



## 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 • OCTOBER 18, 2022

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Village Hall - Council Chambers

Regular Meeting

7:00 PM

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#### I. CALL TO ORDER

#### II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jun 21, 2022 7:00 PM

#### 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.

#### IV. COMMUNICATIONS

#### V. ADJOURNMENT



## VILLAGE OF PALATINE

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### PLAN COMMISSION MINUTES • JUNE 21, 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	Absent	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Absent	

#### II. APPROVAL OF MINUTES

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

<b>RESULT:</b>	<b>ACCEPTED AS AMENDED [UNANIMOUS]</b>
<b>AYES:</b>	Dwyer, Noonan, Williams, Friedman, Kolososki
<b>ABSENT:</b>	Bettenhausen, Fedota

Minutes Acceptance: Minutes of Jun 21, 2022 7:00 PM (Approval of Minutes)

### III. PUBLIC HEARING

#### 1. 1025 and 1037 W. Kenilworth Avenue - **Recommended to Approve**

Case 20-10

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on June 6, 2022 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Application
2. Project Narrative
3. Plat of Survey
4. Plat of Subdivision
5. 1025 & 1037 Engineering Plans
6. Letter of Objection
7. Public Notice
8. Letter of Objection #2
9. Letter of Objection #3

#### **Sworn in Petitioners:**

**Mr. George Borawski**

**Will Hepburn, P.E., Civil Engineer III - Bono Consulting Civil Engineers**

Mr. Borawski states his request is to subdivide 2 lots off of Middleton Avenue. Lots are currently 60,000 sq. ft. and he is requesting to divide into (4) 15,000 sq. ft. lots.

Mr. Hepburn states that they plan to provide public improvements along Middleton Ave by extending the sanitary and watermains and adding sidewalk, new pavement and curb and gutter where required.

Ms. Bremanis explains that the 2 current lots are zoned R1. The petitioner is seeking to rezone the Subject Property from R-1 to Planned Development and to subdivide the lots into four separate lots. An illustration of the existing property is presented. She explains that subdividing the property would add 2 lots to the south, both 75 feet in width and 204 linear feet long. She provides comparison information for surrounding properties with similar conditions. She states that the new proposed lots meet the R2 standards and provides lot measurements. She gives information on the existing utility and storm line locations and explains that they are proposing to extend the water line to the south down Middleton Avenue. Photos of the existing lots are presented and she provides illustrations to explain the area. She states that sidewalks would be installed along Middleton and trees planted in the parkway as part of the proposed plan.

Mr. Friedman questions if we have records of areas that have been annexed into Palatine prior to subdivision or similar plan development agreements with the

county.

Ms. Bremanis states there may have been lots subdivided prior to being annexed into Palatine and there would not be record on file with the Village.

Mr. Dwyer states it could be confusing that the zoning is for Planned Development opposed to R1 or R2 since this is a residential area.

Ms. Bremanis states it is for consistency on how we process subdivisions and maintaining the large size lots and setbacks.

Mr. Vyverberg restated that this is consistent to how these subdivisions had been processed in the past. He also states that the architect code has to meet the monotony code that didn't exist in 2002/2003. In addition the maintenance of the bioswales.

Mr. Dwyer asked about one of the objector letters being that the interior lots would not have access if subdivided. Mr. Dwyer stated he did not see how they could create access for these interior lots.

Ms. Bremanis stated that is correct.

Mr. Dwyer refers to the letters of opposition that have been received from residents. He states that they oppose the request and ask that the large lots remain as is.

Resident: Mr. Jim Hall - 245 S Clyde is sworn in.

Mr. Hall refers to Current Zoning Map and states that he and his wife are opposed to this subdivision request. He provides background on the purchase of his property and states that the large lots were appealing to him which led him to the purchase of his property. States that he has invested an enormous amount of money to bring water and sewer to the area that he will never recoup. He states that Mr. Borawoski's request is an opportunity for him to make a profit and states that this opportunity is not available to the owners of the middle properties as only the corner lots can be subdivided. He is completely opposed and requests the area remain as is.

Mr. Friedman comments that the subdivision does not impact the lots in the area. He asks how this will impact him specifically.

Mr. Hall states that the privacy and distance from neighbors along with the large lot size was the reason he purchased his property. It will also add population to the small subdivision and feels the request will change the character of the neighborhood.

Resident - Ed DiPaolo - 1051 W Kenilworth was sworn in.

Mr. De Pala stated he is opposed to the subdivision request and submitted a letter of objection. His main objection is changing the lot sizes of the properties, the large property lots are the appeal of the neighborhood. His second objection is that he would not be able to subdivide his lot since it is interior. In addition, Middleton is a substandard street.

Mr. Friedman asks if the redevelopment would include improving Middleton Dr. Ms. Bremanis states that it is.

Resident - Arturo Santano - 247 S Middleton -

He states he is friendly with Mr. Borawski and has no personal conflict with him but has concerns with this petition. He states that subdividing the property would potentially have a house next to his which changes the appeal of his property and way of life. He also is concerned that the construction traffic using the existing narrow road into the subdivision would be a hazard. The road barely allows 2 passing cars currently and construction traffic would only create further complications.

Mr. Friedman asked about the existing tree line that appears to buffer the yard. Mr. Santano stated those are right on the lot line.

Mr. Dwyer asks Mr. Hepburn if the timing and changes to Middleton will be improved to meet the village standards for a residential street.

Mr. Hepburn states it would meet the standards but are limited to right of way with the circle drive.

Mr. Dwyer asks how it would meet standards without encroaching on the circle driveway in the right of way.

Ms. Bremanis provides measurements and states it will be improved but will not meet village standards. In regards to the narrow road concern during construction, she states that a Construction Management Plan is part of the conditions.

Discussion ensues regarding water conditions.

Ms. Bremanis states that sanitary sewer would connect to the existing services in the S. Middleton Avenue right-of-way. Water service would connect to the new water main. She explains how the storm water drains currently and states the proposed plan would not significantly alter the drain pattern.

Resident - Mr. Hall states the water flow is a concern.

Resident - Mr. Arturo states there is a high water table next to the wetlands. Currently, the water ponds at his driveway during heavy rains.

Petitioner - Mr. Borawski states that the detention area existed when the Clyde extension was built.

#### **STAFF RECOMMENDATION:**

While some of the immediately adjacent properties remain R-1 zoning with larger lots, the proposal is consistent with recent developments immediately northwest, northeast and east of the Subject Property. Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision prepared by Murry and Moody, LTD. and the Engineering Plans prepared by Bono

- Consulting Civil Engineers., dated 11/22/2019 last revised 06/01/2022, except as such plans may be revised to conform to Village Codes and Ordinances.
2. All future residences shall follow the Village's R-2 Standards.
  3. A Public Improvement letter of credit or appropriate security deposit shall be submitted in a manner acceptable to the Village Engineer.
  4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
  5. A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
  6. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Murry and Moody, LTD.
  7. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
  8. Recording fees in the amount of \$300 shall be submitted.
  9. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.
  10. Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.
  11. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.
  12. A MWRD permit shall be submitted.

**Mr. Noonan made a motion to close the public hearing.**

**DISCUSSION:**

Mr. Kolososki is not opposed to the petitioner's request and states that the area invites subdivision.

Mr. Noonan asks when the Sub lot at Clyde and Kenilworth was completed and the zoning map is referenced showing dates of previous sub divisions.

Mr. Dwyer states that request for sub dividing of lots that have been requested in the past did not have the same level of objection and states that he is not in favor of the subdivision.

Mr. Noonan has concerns regarding the street not meeting the village standards. Mr. Friedman states individual homeowners in the neighborhood that enjoy their large property would still have their large property. He states that the proposed subdivision of these properties are in line with what is in the area.

Mr. Dwyer states that it would change the character of the adjoining properties.

**Mr. Friedman made a motion to approve subject staff's conditions; 2<sup>nd</sup> by Mr. Kolososki**

**Commissioner Dwyer summarized the request was accepted by a vote of 3-2. This will tentatively go to Village council on Monday August 8<sup>th</sup>, 2022.**

**RESULT:** RECOMMENDED TO APPROVE [3 TO 2]  
**MOVER:** Eric Friedman, Plan Commissioner  
**SECONDER:** Robert Kolososki, Plan Commissioner  
**AYES:** Williams, Friedman, Kolososki  
**NAYS:** Dwyer, Noonan  
**ABSENT:** Bettenhausen, Fedota

Minutes Acceptance: Minutes of Jun 21, 2022 7:00 PM (Approval of Minutes)

2. 2240-2296 N. Rand Road - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on June 6, 2022 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Missner Group - Engineer Plans
2. Missner Group - Architect Plans
3. Missner Group - Plat of Subdivision
4. Missner Group - Landscape Plan
5. Site Plan
6. Arch Site Plan - Additional Parking Exhibit
7. KLOA Rand Rd Traffic Study
8. Photometric Lighting Plan
9. PF PD Application
10. Rezoning Application
11. PF Subdivision Application
12. Alta Survey 2234-2240 Rand Rd
13. 2296 N Rand Rd - Alta Survey
14. Public Notice

**Sworn in Petitioners:**

**Lawrence M. Freedman - Law Offices Ash, Anos, Freedman & Logan, LLC**

**Cody Balogh - The Missner Group**

**Edward Adler - The Missner Group**

**Charles Swanson - Ware Malcomb**

**Brett Duffy, P.E. - Spaceco, Inc.**

**Luay R. Aboona, PE, PTOE - KLOA**

Commissioner Friedman states for the record that he has a working relationship with members of the Petitioner team, but that relationship will not affect his ability objectively review the request.

Commissioner Noonan also states for the record that he has a working relationship with members of the Petitioner team and confirmed the same.

Mr. Freedman - Authorized Agent and Attorney introduces Mr. Edward Adler of The Missner Group.

Petitioner, Mr. Adler, provides background information on their company and states that they are a developer of property, 3<sup>rd</sup> Generation, 75 year old company. He explains that they are a General Contractor and Real Estate Developers. They have been involved in Industrial Real Estate for approximately 45 years whether investing or developing. They are infill developers and don't typically buy farm land. Typically building buildings in the 80 to 250,000 sq. ft. range. Their operation has expanded into NW Indiana and Merrillville, IN. The location within Palatine was attractive as an infill location because of proximity to

Highway 53 and O'Hare airport.

Architect - Charles Swanson - Director of Architecture with Ware Malcomb Architects

Mr. Swanson talks about current conditions and is proposing a Class A, modern office/warehouse distribution facility. He presents a proposed site plan showing a rendering of the building with parking spaces. He states parking spaces will meet the requirements for the space. He further explains that truck parking would be at the back of the lot and the proposed office building would be an attractive structure from street view. He states that it would be a significant improvement to the existing conditions.

Mr. Vyverberg provides insight to the proposed Planned Development and states that the petitioner plans to consolidate the existing 7 parcels into one consolidated lot and develop a new warehouse/distribution center with associated office uses. He provides information on the surrounding properties and states it is zoned B5. He provides information on the existing utilities and states that the Village Engineer's review sited a new sidewalk would be required along Rand Rd. The Petitioner provided a Traffic Impact Study and talks about the parking demands which anticipates 10% of the building being occupied with office use and the balance for warehouse/distribution. He provides information from the developer as to the anticipated tenant that they are targeting which could be food use/distribution or light assembly use.

Mr. Friedman asks if the staff review considers this a development opportunity as one of the entry faces into Palatine. He questions whether constructing a building so close to the roadway without a way to screen it is the vision of Palatine. He would like to make sure we get it right for this corridor project.

Mr. Vyverberg states that the site plan complies with all the B5 standards and states the height requirement is also being met. The review considered what the underlying zoning allows and whether it is dissimilar to the surrounding properties and refers to the UPS building as a reference.

Mr. Friedman states that the scale of the UPS facility is not seen at street level. He states that there are buildings that surround the facility that provide screening. The structure is not visible unless you drove in.

Mr. Dwyer requests to see an elevation of what it would look like.

Mr. Swanson provides elevations of the Planned Development. He states that the design is attractive which would rent out well with the type of tenant they are hoping to attract. He states that the building complies with all setbacks.

Mr. Friedman states it is a beautiful facility that would look great along the I-55 corridor but has concerns whether it fits the vision of Palatine.

Mr. Swanson provides elevations showing the overview of the project site, aerial

view and site elevation.

**STAFF RECOMMENDATION:**

The Subject Property was annexed into the Village in 2007 from unincorporated Cook County. The proposed redevelopment will continue the redevelopment patterns along Rand Road and the contemplated warehouse/distribution/light industrial uses is not inconsistent with the surrounding developments. With the existing roadway systems along Rand and Lake Cook Roads, the proposed development has the necessary capacity to operate. Therefore, Staff recommends approval of the Preliminary and Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development, subject to the following conditions:

Preliminary and Final Planned Development:

1. **The development shall substantially conform to the engineering plans by Spaceco., INC., dated March 22, 2022, as revised, the architectural plans by Ware Malcomb, date April 3, 2022, as revised, the KLOA Traffic Study, and the landscaping plans by Kathryn Talty, dated January 28, 2022, except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **Uses and signage shall be governed by the Manufacturing District use lists in the Village of Palatine Zoning Ordinance (note - this includes all of the required performance standards). Sign plans shall follow the Manufacturing district sign regulations.**
3. **As a component of the Final Planned Development, a Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer.**
4. **The final engineering plans shall be revised in a manner acceptable to the Village Engineer.**
5. **The final landscape plans shall be subject to the review and approval of the Director of Planning and Zoning and shall include addition shrub plantings along the Rand Road frontage, adjacent to the parking lot.**
6. **The final photometric and lighting plan shall be revised in a manner acceptable to the Village Engineer. Light shields shall be required for any lights proximate to residential properties, at the determination of the Village Engineer. This may include a 25-foot mounting height for exterior lights, in order to reduce the glare, at the direction of the Village Engineer.**
7. **The final traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.**
8. **Cross access easements, declarations and a Reciprocal Easement Agreement for the entire property governing the maintenance of access**

points, stormwater areas and any other common areas shall be submitted in a manner acceptable to the Village Attorney and Village Engineer. This could include a cross access easement for the property directly north of the Subject Property, if that property were to redevelop in the future, if requested by the Village of Palatine.

9. The final dumpster locations and required screening materials shall be submitted in compliance with Village Code. The screening shall be constructed of durable materials similar to those of the building and shall have solid (opaque) walls and doors. The final locations could also require the submission of a revised auto-turn, in a manner acceptable to the Director of Fire Prevention.
10. As a condition of the Final Planned Development and pursuant to the project narrative, the Petitioner shall submit the proposed business and operations' plans (identified tenants) for Staff review for compliance with the manufacturing use list and standards.
10. If, at the determination of the Village, the proposed tenant composition (% of office uses) increases or the Village of Palatine determines that there is a significant parking demand deficiency, based upon the required parking needs, the trailer parking directly east of the detention basin shall be converted to auto parking stalls, or a portion thereof, as noted on Ware Malcomb Concept Site Plan ("Scheme 9"), depicting up to 30 additional parking spaces.

Preliminary and Final Plat of Subdivision:

1. The Final Engineering plans shall substantially conform to the engineering plans by Spaceco., INC., dated March 22, 2022, except as such plans shall be changed to conform with Village Codes and Ordinances and in a manner acceptable to the Village Engineer.
2. The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.
3. The Final Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer and submitted on a Mylar, with all required signatures.
4. Recording fees in an amount of \$600 shall be submitted.
5. The Final Plan Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
6. A Public Improvement Letter of Credit shall be submitted to ensure the completion of all public improvements, as defined within the Village Code, for an amount of 115% of the approved EEOC, along with a cash bond of 10% for the required one-year maintenance period in a manner acceptable to the Village Engineer.

6. The EEOPC shall be revised in a manner acceptable to the Village Engineer.
7. The Petitioners shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.
8. The cross-access easement, declarations, and reciprocal easement agreement regarding the maintenance of the access points, storm water areas, or any other required common areas shall be submitted in a manner acceptable to the Village Attorney and Village Engineer.
9. All extra-agency permits (e.g. IDOT, MWRD, etc.) shall be submitted in a manner acceptable to the Village Engineer.

Mr. Noonan made a motion to close the public hearing.

#### DISCUSSION:

Mr. Kolososki states the proposed plan may be tall, but fits with the Rand Road vision and the gateway to Palatine.

Mr. Friedman states it is a lot of building for a busy road. He indicated that he feels that aggregating all of the properties together and putting a massive building doesn't feel like the intent is being met for that district.

Mr. Friedman inquired how staff reviewed the proposal given that these parcels represent a gateway into the Village. With this level of investment, this building will be here for some time.

Mr. Vyverberg noted that as the proposal complies with both the B-5 and Manufacturing district requirements and were the proposed uses permitted, only site plan review would be required. One of the underlying balances of the staff review is what is allowed within the given zoning district and that the architectural materials have been approved on other recent projects.

Mr. Friedman commented upon the scope of the UPS property and noted its setback.

Mr. Noonan inquired about the height of the Hyundai building.

Mr. Friedman commented on the prevalence of these type of distribution buildings.

The architect commented on the large amount of glazing on the building. The speculative nature of the building requires an 18-month lead time for the pre-cast materials. The windows, color of the panels, and materials will work to distinguish the building as a Class A building.

The architect commented that berming is typically provided for screening of the

loading docks, which would not apply here. The building would be 36 feet clear height. There are 156 auto parking spaces, with 140 installed initially and 16 additional parking spaces on the north side of the building.

Mr. Dwyer inquired if the Missner Group is the owner or contract purchaser.

They are the contract purchaser.

Mr. Kolososki commented that the location is appropriate, given the proximity to Route 53.

Mr. Friedman commented on the massing of the building, which may be too much.

Discussion about the Algonquin Road development and this proposal would be better were it smaller.

**Mr. Noonan made a motion to approve subject staff's conditions; 2<sup>nd</sup> by Mr. Kolososki  
Commissioner Dwyer summarized the request was accepted by a vote of 4-1. This will tentatively go to Village council on Monday July 11<sup>th</sup>, 2022.**

**Communication:**

Ben states that the Text Amendments have not gone to the Village Council and is tentative for July 11<sup>th</sup> or the first meeting in August.

Mr. Dwyer states public notices refer to file # and the package refers to it as case #. Inquires if both should refer to the same reference.

<b>RESULT:</b>	<b>RECOMMENDED TO APPROVE [4 TO 1]</b>
<b>MOVER:</b>	Patrick Noonan, Plan Commissioner
<b>SECONDER:</b>	Robert Kolososki, Plan Commissioner
<b>AYES:</b>	Dwyer, Noonan, Williams, Kolososki
<b>NAYS:</b>	Friedman
<b>ABSENT:</b>	Bettenhausen, Fedota

Minutes Acceptance: Minutes of Jun 21, 2022 7:00 PM (Approval of Minutes)

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Jun 21, 2022 7:00 PM (Approval of Minutes)

VILLAGE OF PALATINE  
Plan Commission

SCHEDULED 10/18/22 07:00 PM

CASE STAFF STATEMENT (ID # 7928)

**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.**

CASE NUMBER: 22-41

PETITIONER: Vu Trieu (Northshore Development Group –  
<http://www.nsdgbuilders.com/>)

LOCATION: 101 W. Palatine Road; 2-12 S. Brockway Street

PROPOSAL: 3-story apartment building with 18 units and roof tenant amenity area.

ZONING AND LAND USE: The Subject Property (Gunnar Hansen Resubdivision) is zoned Planned Development. It is the former location of the Kramer Photography building and an associated multi-tenant building.



## SURROUNDING CONDITIONS:

North:	Planned Development (Palatine Bank and Trust)
South	B-1 - shopping center district (AT & T facility and office building)
East:	Utility District (municipal parking lot) & B-1 (shopping center - Garfield's, Fox Glove Cottage, Anne's Unique Boutique, & Bendita Cocina restaurant)
West:	B-2 (W. Brothers roofing and Heng Wing restaurant)

## COMPREHENSIVE PLAN:

- The 2016 TOD plan identified the potential redevelopment of the Subject Property (a part of Concept #3) and those properties to the west as appropriate for a mixed use residential development of approximately 40-units:



### Existing Conditions

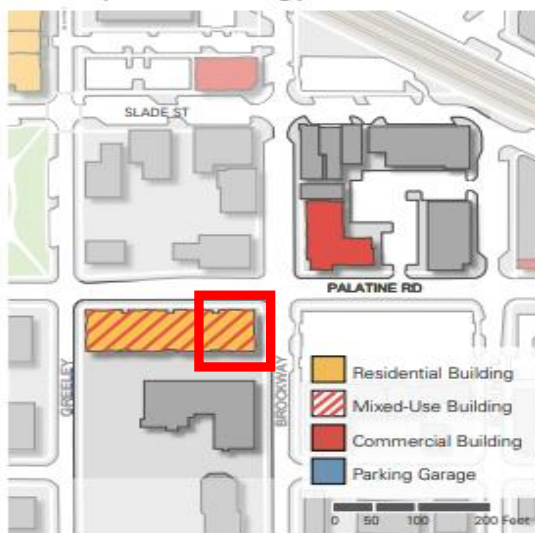
Sites 3 and 4 currently house several active businesses, and therefore any plans for future redevelopment would need to include close collaboration with property owners. However, as new infill development in Downtown occurs in Palatine, these sites will be attractive opportunities for denser multi-family, mixed-use development.

### Site 3 Urban Design Strategy

Site 3 is a good opportunity to create a denser layout of commercial on the ground floor, and 3-4 floors of multi-family residential above. Located along Palatine Road, this parcel should be designed in a similar scale to the multi-family residential property directly to the west, and would help to complete the character of the street.

04 Development Recommendations  
**SITE 3 & 4 CONCEPT**

Development Strategy



Concept Massing Overview



Site #	Site Area (sqf)	Proposed Uses	Building	Proposed Heights (# of Floors)	Gross Square Footage	Estimated Units	Estimated Parking Spaces
3	34,880	Mixed - Use Residential	1	4	77,200	40	68
4	25,400	Commercial	1	2	18,400	-	18

- While the TOD Plan contemplated the potential redevelopment of several properties in this area, it also reaffirmed the appropriateness for residential uses on the Subject Property.

**BACKGROUND:**

- The Subject Property (2 existing lots is 17,437 square feet/.40-acres) is zoned Planned Development and was previously occupied by an anchor use and multi-tenant building. The property was sold in 2019 and the buildings were subsequently demolished in 2021.
- The Petitioner has applied for a Preliminary Planned Development to allow an 18-unit apartment building, a covered and partially enclosed 34-space parking lot, and a roof amenity area.

- Therefore, the Petitioner is requesting:
  - **Preliminary Planned Development to allow an 18-unit, 3-story apartment building, with a roofed resident amenity area.**

**ANALYSIS:**

- The Petitioner acquired the property in 2019 and demolished the buildings in 2021. The Petitioner proposes to construct a new 18-unit; 3-story apartment building. The resident roof amenity area is inset from the building.
- The Subject Property is centrally located within Downtown Palatine and approximately .2 miles from Palatine's Metra Train Station.

**Site Design, Density, and Architecture:**

- The proposed apartment building is 3-stories, with the first level containing 34 parking spaces, including 2 handicap parking spaces. In addition to the parking area, the first floor contains the lobby, building amenity space (1,188 square feet – northeast corner of the building) elevator lobby, trash, electrical and building rooms.
- The 2<sup>nd</sup> and 3<sup>rd</sup> floors consist of nine two-bedroom apartments, ranging in size from 1,070 square feet to 1,226 square feet. Each floor also contains a separate elevator lobby, trash room, staircases, and centrally located storage lockers (591 square feet).
- Each of the unit floorplan includes a balcony, distributed among the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the building. There is also a roof amenity area contemplated, which includes an inset trellised area, accessed by 2 sets of stairs and an elevator portal. The amenity area would include a gas fire pit, several grilling areas and seating below the trellises.
- With 18 units proposed, the proposed gross density is 45 units/acre. This is also comparable to other multi-family developments within the Downtown:

<b>Development:</b>	<b>Location:</b>	<b>Area Acres:</b>	<b>Units:</b>	<b>Gross Density:</b>
Benchmark	Greely Street, Palatine Road,	1.43 acres	72 total	50.3 units/acre

Case Staff Statement (ID # 7928)  
Meeting of October 18, 2022

	& Johnson Street			
Wellington Court	Smith & Colfax Streets	.875	43 units	49.14 units/acre
The Heritage	Smith, Johnson & Greeley Street Streets	1.648	55	33.37 units/acre
The Providence	Plum Grove Road & Wilson Street	1.42	112	78.87 units/acre
The Stratford	Palatine Road & Johnson Street	.899	32	35.60

- The building will be set back 5 feet from Palatine Road. The building setback on the south side maintains an approximately 2-foot setback. The two other sides of the building maintain a comparable property line setback, with some insets. The ground floor garage façade elevations along S. Brockway Street and W. Palatine Road are enclosed, with the ground floor elevations on the south (AT & T building) and west (W. Brothers Roofing) being open to the garage parking.
- The three-story building has a maximum height (parapet) of 41 feet 4 inches. Including the top of the stairs on the inset resident roof area, the height is 50 feet 2 inches. Due to this area being setback, the 3-story elevation would be maintained from street level. This is directly comparable to the height of the Palatine Bank & Trust Building, which is 40 feet to the middle of the roof tower and approximately 45 feet tall overall.
- The proposed elevations include a brick façade, architectural lighting elements, and ground floor windows along Palatine Road and S. Brockway Street. The upper floors continue a similar window treatment and a brick façade.

**Downtown Design Guidelines:**

- The adopted Downtown Design Guidelines indicate that new buildings should be compatible with the character of existing nearby Downtown buildings. This includes building style, massing, form, color, and materials. The recommended building requirements for durable and high quality materials are also articulated in the proposed building.
- Staff also recognizes the ground level opening on two sides of the building to portions of the garage parking. This will serve to further reduce any impact to the surrounding properties and also create additional visual interest to the elevations. The proposed architectural elements are consistent with these requirements.

**Engineering and parking:**

- While the zoning ordinance requires 2 spaces/per unit, the Subject Property is also within the Zoning Ordinance defined Central Business District:
- **11.01 (m) Business Standards for the Properties located within the Central Business District. The following standards apply to all commercial properties within the Central Business District; defined as the area bounded by Wood Street on the north, Smith Street on the west, Johnson Street on the south, and Plum Grove Road on the east.**
- The parking section of the Zoning Ordinance reviews the parking requirements in the Central Business Districts, as follows:

B-3, Central Business District or any property bounded by Wood Street (north), Johnson Street (south), Smith Street (west) and Plum Grove Road (east), regardless of the underlying zoning (Ord. No. 0-83-10, §1, 7/19/10)	This requirement may be waived with approval from the administrator
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- The proposed parking ratio provides 1.88 spaces/unit. The minimum parking requirement for multi-family uses is 2 spaces/unit or 2.25 spaces/unit, with garages. Therefore, the Preliminary Planned Development petition requests parking deficiency of 4.25 (5) parking spaces.
- In addition to the parking review, the proposed parking ratio is consistent with or exceeding of other approved multi-family developments in Downtown Palatine:

<u>Development</u>	<u>Parking spaces</u>	<u>Spaces/unit</u>
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	<u><b>provided</b></u>	
<i>The Benchmark</i>	122	1.69
<i>Wellington Court</i>	72	1.67
<i>The Heritage</i>	97	1.75
<i>The Providence</i>	198	1.76
<i>The Stratford</i>	51	1.59
<b>101 W. Palatine Road</b>	<u><b>34</b></u>	1.88

- Within the parking garage, the parking space depth is 18 feet, which is 1 foot shallower than the minimum requirements. Two of the interior drive aisles are 22 feet wide, rather than the minimum required 24 feet wide. These elements are comparable to other approved multi-family developments in Downtown. Also, with the limited number of parking spaces (34), Staff does not have any specific concerns about the garage site plan.
- Utilities exist in the immediate area and the proposed final engineering plans would be further reviewed and evaluated by the Village Engineer, within the Final Planned Development application process.

**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**

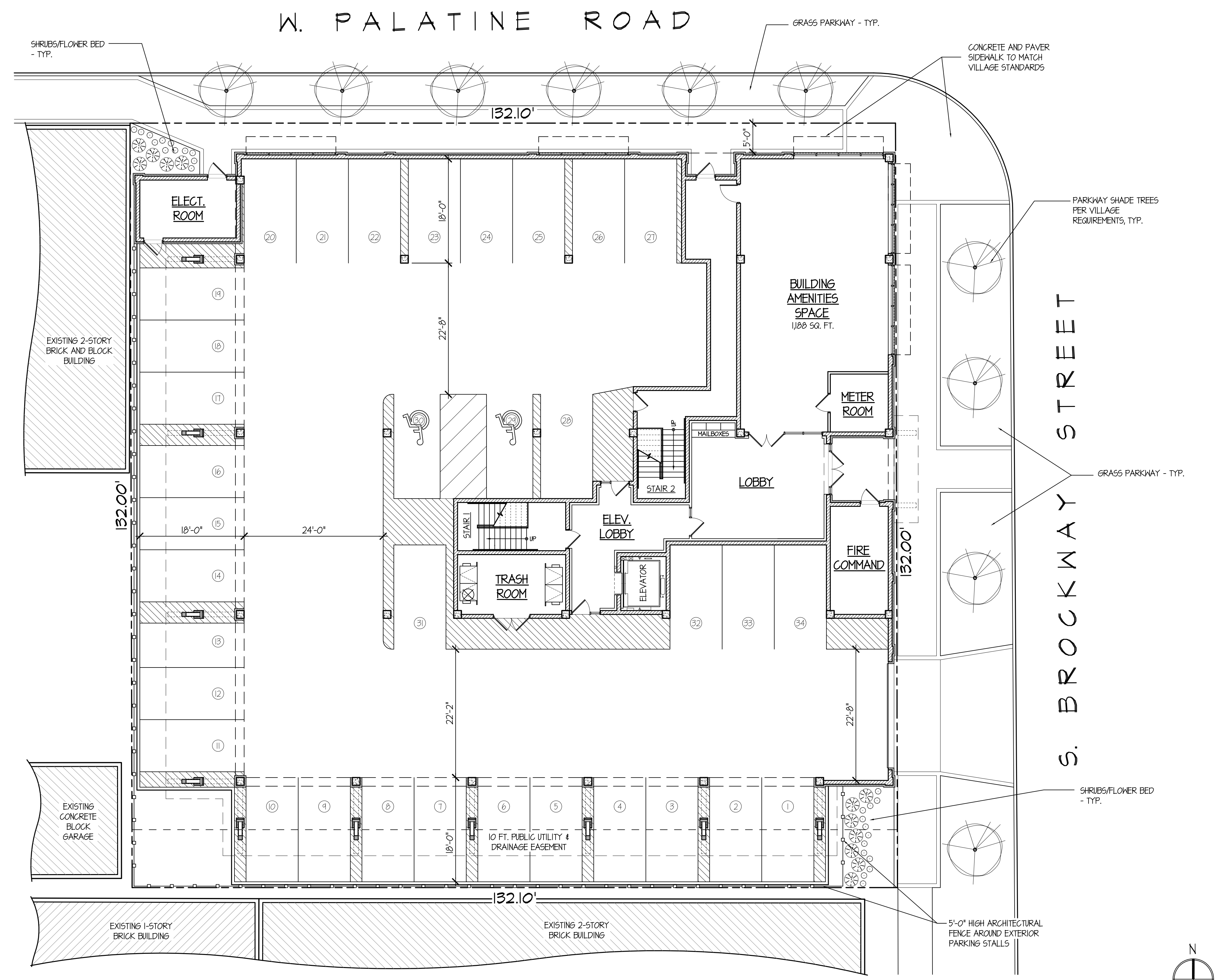
prepared by Tinaglia Architects, except as such plans may be changed to conform to Village Codes and Ordinances.

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.**

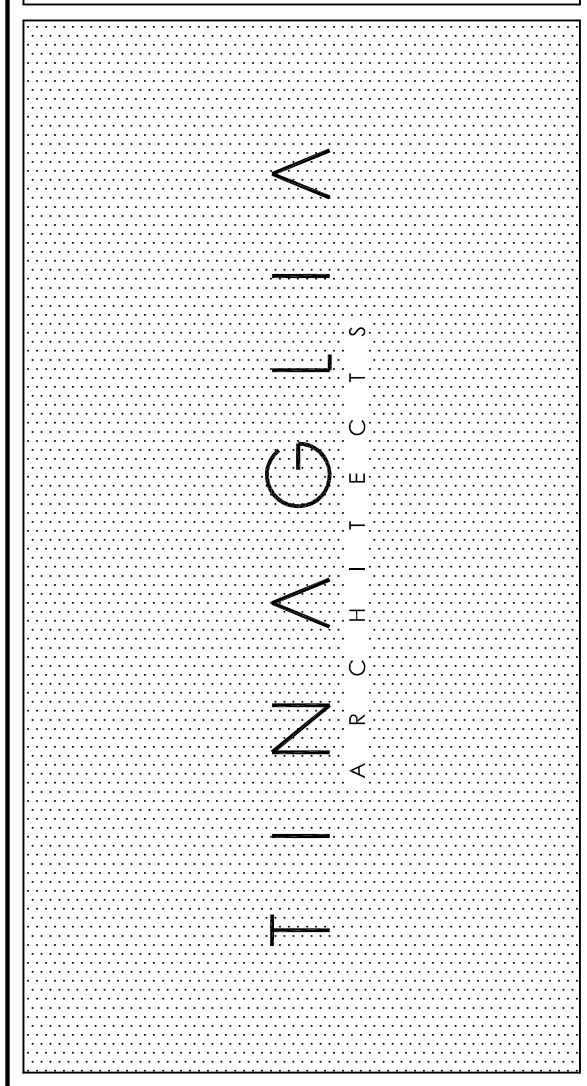
**ATTACHMENTS:**

- Architectural Plans
- Preliminary Planned Development application
- Plat of Survey - Gunnar K. Hansen Resubdivision
- 101 W. Palatine Road - 1991 Planned Development
- Existing utility map
- Legal Notice



PROJECT DATA	
TOTAL LOT AREA:	17,431.18 SQ. FT.
PROPOSED BUILDING UNIT DATA:	
TOTAL PROPOSED UNITS:	18 UNITS (2) BEDROOM
PER VILLAGE OF PALATINE ZONING CODE	
PARKING REQUIRED:	2 STALLS PER DWELLING UNIT = 36 PARKING STALLS REQUIRED
PROPOSED PARKING DATA:	
TOTAL PROPOSED UNITS:	18 UNITS
TOTAL PARKING PROPOSED:	34 PARKING STALLS
PROPOSED RATIO:	1.88 STALLS PER UNIT

TINAGLIA ARCHITECTS • INC  
814 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS • IL 60004  
VOICE • 847 253 0002  
DATA • 847 253 3063  
www.tinaglia.com



CLIENT  
**NORTHSHORE DEVELOPMENT GROUP**  
1963 PINE STREET  
NORTHFIELD, ILLINOIS 60063

PROJECT  
**MIXED-USE DEVELOPMENT**  
PALATINE RD. & BROCKWAY ST.  
PALATINE, ILLINOIS 60067

DRAWING TITLE  
**SITE PLAN / GRADE PLAN**

DRAWING INDEX	
1.P	PROPOSED SITE PLAN / GRADE LEVEL PLAN
2.P	PROPOSED TYPICAL 2ND & 3RD FLOOR / ROOF PLANS
3.P	PROPOSED ELEVATIONS
4.P	PROPOSED ELEVATIONS

FILE NAME 4102-2P			
NO.	REVISED PER	DATE	BY
1	ELEVATION DESIGN	12.6.21	RDL
2	DESIGN DEVELOPMENT	3.25.22	KQB

SITE PLAN / GRADE PLAN  
SCALE: 1" = 10'-0"

BUILDING FOOTPRINT = 12,641 SQ. FT.

# 101 W. PALATINE ROAD

A NEW 3-STORY APARTMENT BUILDING  
- PALATINE, ILLINOIS -

JOB NO. 410221

SHEET NO. OF 4 **1.P**

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 ARCHITECTS

CLIENT  
**NORTHSHORE DEVELOPMENT GROUP**  
 1963 PINE STREET  
 NORTHFIELD, ILLINOIS 60693

PROJECT  
**MIXED-USE DEVELOPMENT**  
 PALATINE RD. & BROCKWAY ST.  
 PALATINE, ILLINOIS 60067

DRAWING TITLE  
**TYP. 2nd & 3rd & ROOF PLANS**

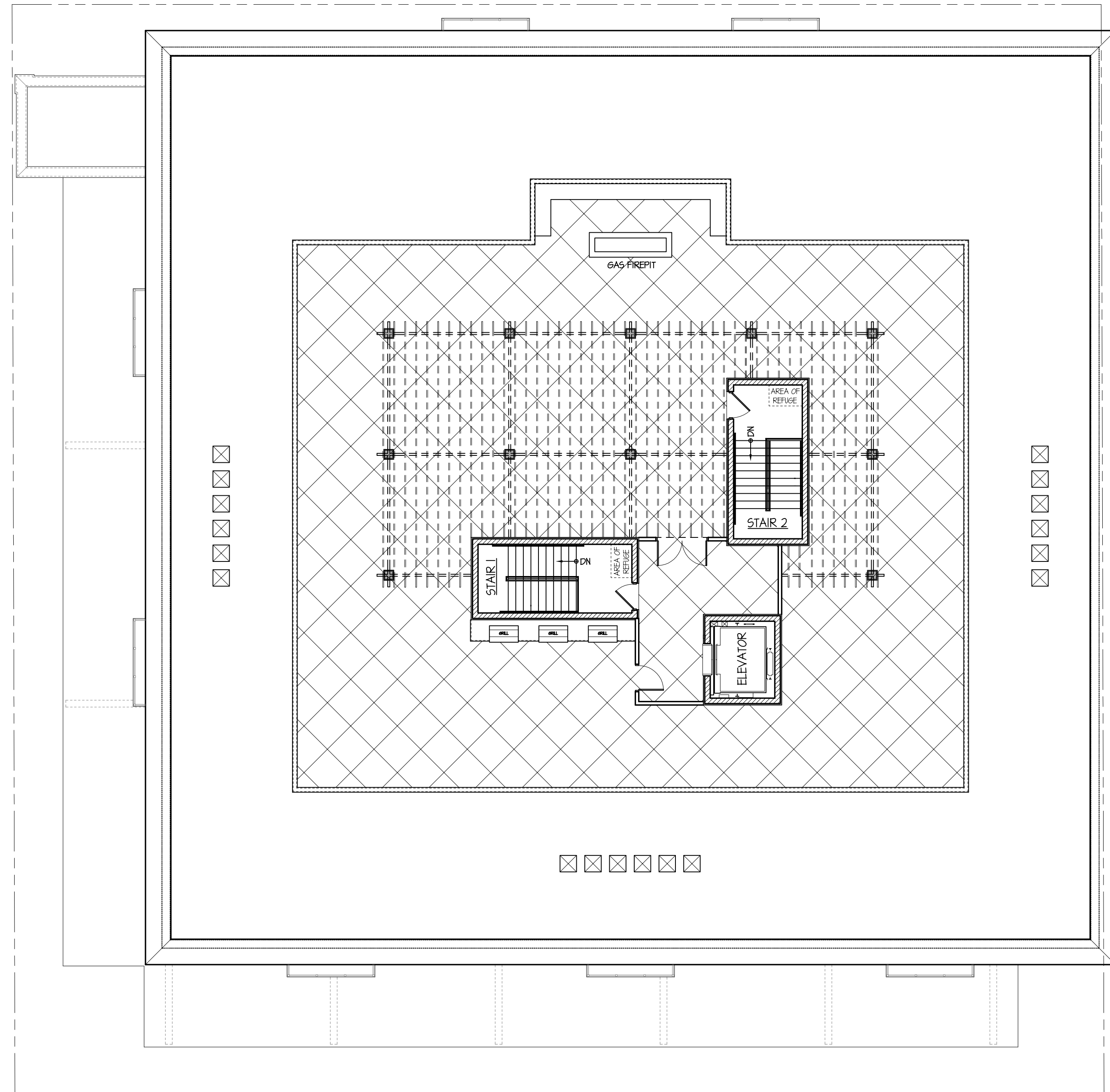
FILE NAME 4102-2P  
 DRAWN BY RDL DATE 2.19.21

NO.	REVISED PER	DATE	BY
1	ELEVATION DESIGN	12.6.21	RDL
2	DESIGN DEVELOPMENT	3.25.22	KGB

JOB NO. **410221**

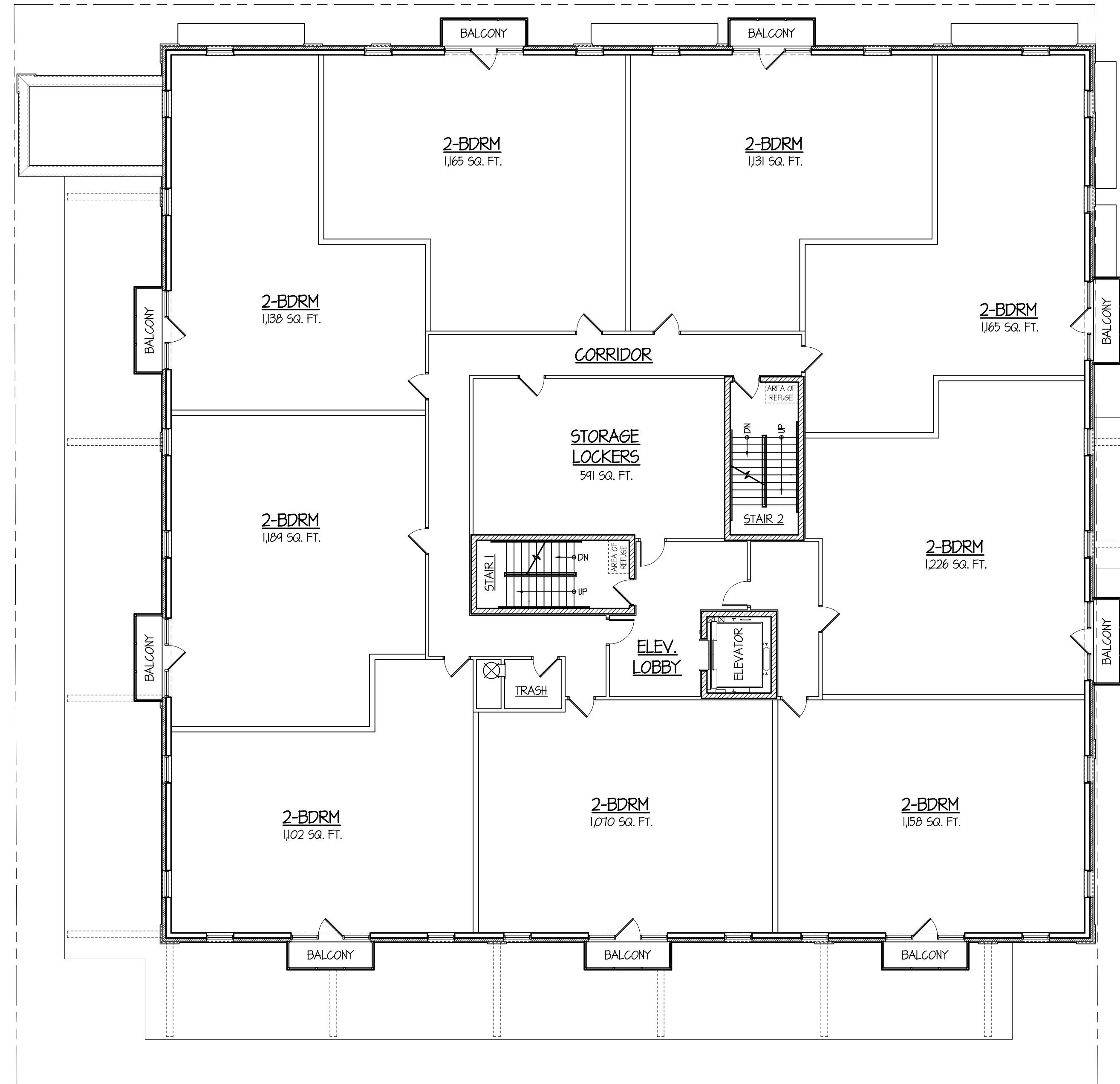
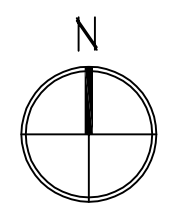
SHEET NO. **2.P**  
 OF 4

PROFESSIONAL DESIGN FIRM LICENSE # 184-002934



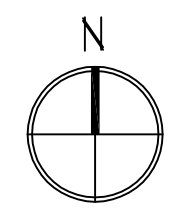
**ROOF AMENITIES PLAN**

SCALE: 1" = 10'-0"



**TYPICAL 2nd & 3rd FLOOR PLANS**

SCALE: 1" = 10'-0"



COMMON SPACE WITH STORAGE AREA = 2,084 SQ. FT. = 16.2% OF FLOOR AREA  
 COMMON SPACE WITHOUT STORAGE AREA = 1,493 SQ. FT. = 12.0% FLOOR AREA

TYPICAL FLOOR PLAN AREA = 12,428 SQ. FT.

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Attachment: Architectural Plans (101 W. Palatine Road; 2-12 S. Brockway Street- Preliminary Planned Development)

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NORTHFIELD, ILLINOIS 60693

PROJECT  
**MIXED-USE DEVELOPMENT**  
PALATINE RD. & BROCKWAY ST.  
PALATINE, ILLINOIS 60067

DRAWING TITLE  
**EXTERIOR ELEVATIONS**

FILE NAME 4102-2P  
DRAWN BY RDL DATE 2.19.21

NO.	REVISED PER	DATE	BY
1	ELEVATION DESIGN	12.6.21	RDL
2	DESIGN DEVELOPMENT	3.25.22	KGB

JOB NO. 410221

SHEET NO. **3.P**  
OF 4

PROFESSIONAL DESIGN FIRM LICENSE # 184-002934



PROPOSED EAST (BROCKWAY STREET) ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED NORTH (PALATINE ROAD) ELEVATION

SCALE: 1/8" = 1'-0"

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 1963 PINE STREET  
 NORTHFIELD, ILLINOIS 60693

PROJECT  
**MIXED-USE DEVELOPMENT**  
 PALATINE RD. & BROCKWAY ST.  
 PALATINE, ILLINOIS 60067

DRAWING TITLE  
**EXTERIOR ELEVATIONS**

FILE NAME 4102-2P  
 DRAWN BY RDL DATE 2.19.21

NO.	REVISED PER	DATE	BY
1	ELEVATION DESIGN	12.6.21	RDL
2	DESIGN DEVELOPMENT	3.25.22	KGB

JOB NO. **410221**

SHEET NO. **4.P**  
 OF 4

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



**PROPOSED WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**PROPOSED SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



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

**RE: PRELIMINARY PLANNED DEVELOPMENT**

Dear Petitioner:

It is the responsibility of the Planning and Zoning Department to assist you with the preparation of a complete petition that meets all of the standards of the Village of Palatine. Submitting a complete application allows your petition to proceed through the review process smoothly and in a timely manner. The attached information and application packet provides an explanation of the review process, a checklist of the required items and the required forms to be completed.

The review process requires actions of both you and the assigned Project Staff Planner. Staff will work diligently to review your application, making sure that all requirements have been met and ask that you, as the petitioner, work hard by supplying all the required materials.

Upon submittal of a complete application, the assigned Project Staff Planner will gather any comments and/or concern from other department or division staff members. These comments and/or concerns will be returned to you within ten (10) working days from the date of receiving a complete submittal. To efficiently move forward in the review process, it is recommended that staff comments and/or concerns be satisfactorily addressed.

If you have any questions or concerns regarding your petition or the review process, please contact us at 847-359-9047.

Sincerely,

Department of Planning & Zoning  
 Village of Palatine

## PETITION REVIEW PROCESS PRELIMINARY FINAL PLANNED DEVELOPMENT

The Village of Palatine's seven (7) step review process is outlined below:

### **Step 1: Pre-Application Meeting**

Although this first step is optional, it is highly recommended that the petitioner schedule a meeting with the Planner to discuss the feasibility of the proposal and to become familiar with the Village requirements and procedures. Pre-application meetings can be scheduled by contacting the Planning and Zoning Division at (847) 359-9047.

### **Step 2: Submittal of Petition**

Once you have received preliminary approval of a development proposal, Staff will send you a letter indicating all conditions that must be satisfied prior to being scheduled for final development approval. This step involves the submittal of all applicable plans, plats, supporting documentation and required fees. The Project Planner will identify which materials are required for a complete submittal. Be advised additional materials may be determined to be required during the review process.

### **Step 3: Staff Review**

Upon receipt of a complete submittal, the assigned Project Planner will coordinate an inter-departmental review of the submittal. The plans are reviewed for compliance with all Village codes and ordinances. Once a review has been completed, the assigned Project Planner gathers the comments and sends a review letter to the Petitioner or the authorized agent of the Petitioner. Subsequent reviews continue until all deficiencies in the plan have been corrected. Once a petition has been satisfactorily reviewed, it will proceed to the next step in the process.

### **Step 4: Notification**

The Project Planner will notify the petitioner of the scheduled meeting date for review before the Plan Commission. In order to keep a scheduled meeting date, proper public notice must be completed as follows:

A public hearing is required for this proposal.

1) The Village is responsible for publishing a notice in the local newspaper. The notice explains the petition and provides the legal description and location of the property and the name of the petitioner. **Note: Illinois laws require that the notice appear in the paper at least 15 days prior to the public hearing.**

2) The Petitioner is responsible for placing a notification sign on the subject property, and to send notification letters certified mail to all surrounding property owners within 250 feet of the subject property no later than 15 days prior to the hearing (the letters and sign are prepared by the Planning and Zoning Staff). A \$125 deposit per sign is required, and is refunded within 4-6 weeks of the conclusion of the petition review process. The Petitioner must submit an affidavit to the Village no later than 7 days prior to the hearing which indicates they have completed the items listed prior.

3) Lastly, the Village will send written notification of the public hearing to all residents within 250 feet of the subject property 15 days prior to the hearing.

To receive a list of the surrounding property owners within 250 feet of the subject property, please contact the Palatine Township Assessor's Office by visiting their office at 721 S. Quentin Road, calling their office at 847-358-6700 or emailing [dgambo@palatinetownship.com](mailto:dgambo@palatinetownship.com)

**Step 5: Action by the Plan Commission**

*Note: One (1) week prior to the date of the public meeting, the petitioner will be responsible for providing 13 full size copies and three 11" x 17" copies of all plans to the assigned Project Planner. All plans and plats should be folded.*

The Plan Commission listens to input from the Village staff, the petitioner, and any objectors or supporters. Upon review of the petition, the Plan Commission will submit a recommendation to the Committee of the Whole of the Village Council. The Plan Commission may require special conditions it deems necessary to insure conformity with the intent of all applicable Village codes and ordinances and established Village policies.

**Step 6: Action by the Committee of the Whole of the Village Council**

The petition is forwarded to the Committee of the Whole of the Village Council (COTW) with a recommendation from the Plan Commission. The COTW is a committee consisting of the Mayor and all elected members of the Village Council. The COTW will consider the recommendation from the Plan Commission and may ask for input from the petitioner or objectors. A recommendation is forwarded from the COTW to the Village Council for official action.

**Step 7: Action by the Village Council**

The Village Council makes the final decision regarding the petition. The Village Council can vote to approve the petition, approve the petition with modifications, or deny the petition. If approved, a resolution approving the plat is signed during the Village Council meeting. The petitioner is mailed a copy of the resolution within three (3) business days of the Village Council approval.

**Note:** The process generally takes up to eight (8) weeks from the time a complete application package is submitted. However, projects can take longer to process depending on the response time of the petitioner and complexity of the proposal.

In order to do justice to each petition, the Plan Commission will consider a limited number of petitions at each meeting. For this reason, submitting a petition before a deadline does not guarantee a place on the agenda. A petitioner will receive notice of the scheduled meeting date.

## **PRELIMINARY PLANNED DEVELOPMENT**

### Submittal Requirements

#### **REQUIRED MATERIALS FOR ALL SUBMITTALS**

1. Application fees – see current fee schedule.
2. Application for Hearing (attached)
3. Plat of Survey. The plat must include a legal description and be certified by a surveyor.
4. Real Estate Interest Disclosure Form (attached).
5. Proof of ownership (Title Insurance Policy, or Deed) and/or a copy of the contract to purchase.
6. Jurisdictional statement from the US Army Corp of Engineers. (if applicable)
7. Illinois Department of Natural Resources Endangered Species Consultation Program Agency Action Report (EcoCAT).
8. Receipt from the North Cook County Soil and Water Conservation District (if over 1 acre). Additional information can be found at <http://www.northcookswcd.org/> and <http://www.northcookswcd.org/pdfs/forms/NRI-Application-Guidelines3-17.pdf>

#### **THE FOLLOWING MATERIALS MAY BE REQUIRED BY THE VILLAGE AS PART OF THE SUBMITAL OR AS A CONDITION OF APPROVAL.**

9. Preliminary Plat of Subdivision
10. Existing conditions of the property
11. Preliminary engineering plans including utility connections, preliminary grading plan, preliminary calculations, methods of storm water management
12. Site data information, including total acreage, number of lots, lot sizes, number of dwelling units, and gross/net density, amount of parking spaces required/provided, etc. (To be presented in table form on the site plan).
13. Preliminary Architectural Plans
14. A copy of Declarations or Covenants, Conditions and Restrictions
15. Preliminary Landscape Plan
16. Preliminary Lighting Plan
17. Preliminary Site Plan

18. Marketing Materials
19. Economic Impact Analysis
20. Engineer's Cost Estimate of the Costs of Project Improvements
21. Traffic and other impact studies.
22. Tree Preservation Plan
23. Surrounding property conditions
24. Detailed description of the proposed development including # and types of residential units, permitted commercial uses, signage guidelines, phasing schedules, reasoning for site and building design, etc.
25. Any other information deemed necessary by the Administrator

**ALL PLANS AND PLATS SHALL BE FOLDED**

- Detailed information which must be shown on the final plat of subdivision is attached.
- Additional copies of plats and plans will be requested prior to the scheduled meeting/hearing date.
- Note that school and park district donations are required for all developments according to the current Village fee schedule prior to issuance of a building permit.
- Note that letters of credit and 10% cash bonds to guarantee the installation of public improvements are required for all final plats of subdivisions.
- A plan review fee, based on 1.5% of total project improvement costs (which shall consist of, but not exclusively of curb and gutters, sidewalks, pavements, sanitary sewer system, storm sewer system, water distribution system, stormwater detention facilities, parkway trees, landscaping, street lights, plus soil erosion control measures) as estimated by the design engineer and approved by the Village Engineer.

**PRIOR TO RECORDATION OF A FINAL PLAT THE FOLLOWING MUST BE COMPLETED**

- Mylar copy submitted with all required signatures
- A Subdivision Improvement Agreement signed by the subdivider and/or builder (this is provided by the Village).
- Recording fees for the recording of the Final Plat



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

Form with fields for PETITIONER(S), Business Name, Address, City/State/Zip Code, Telephone, Fax, Email, and Subject Property Address. Includes handwritten entries for Vu Trieu, 1963 Pine Street, Northfield, IL 60093, and 101 W. Palatine Road, Palatine, IL 60067.

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

Handwritten signature

5-8-2022

Signature

Date



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 and 3 rows: Project Planner, Zoning Case #, Filing Fee, Notification Deadline, PC Public Hearing Date, Village Council Date.

Empty box with 'date received' label at the bottom.

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Vu Trieu

2. Authorized Agent of Petitioner (if different):

Name:

Address:

Telephone No. Business No.

Email:

Relationship to Petitioner:

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

4. Address of the property for which this application is being filed:
101 W. Palatine Road

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

6. Current zoning of property: P Size of the property: 0.400 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.:

New 18 dwelling unit residential building with a first floor enclosed garage

Attachment: Preliminary Planned Development application (101 W. Palatine Road; 2-12 S. Brockway Street- Preliminary Planned

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):

Reduce the parking requirement from 2 spaces per unit to 1.88 spaces per unit

Reduce the drive aisle widths to 22'-8" and 22'-2"

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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: 5-8-2022

State of Illinois  
County of Cook

This instrument was acknowledged before me on 5/, 20 22 by



(Seal)

[Handwritten Signature]  
Notary Public

Attachment: Preliminary Planned Development application (101 W. Palatine Road; 2-12 S. Brockway Street- Preliminary Planned



# Real Estate Interest Disclosure Form

<b>Name of Disclosing Party (individual, business, etc.)</b> Vu Trieu		
Relationship to Petitioner (check one) <input checked="" type="checkbox"/> Petitioner <input type="checkbox"/> Legal Entity holding an Interest (i.e. realtor, attorney, etc.) <input type="checkbox"/> Legal Entity Holding a Right of Control (i.e. landlord, etc.)		
Address of Disclosing Party 1963 Pine Street		City/State/Zip Code Northfield, IL 60093
Telephone 847-682-9899	Fax	Email vuctrieu@gmail.com
Address of Subject Property 101 W. Palatine Road		City/State/Zip Code Palatine, IL 60067
Legal Description of Subject Property (see plat of survey or title) <b>Please see title survey attached</b>		
List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)		
Name	Address	Legal Interest

I affirm that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed.

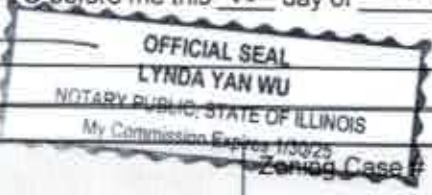
I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.

5-8-2022

Signature \_\_\_\_\_ Date \_\_\_\_\_

SUBSCRIBED AND SWORN TO before me this 10 day of May 2022

Notary Public Signature \_\_\_\_\_



Project Planner	Zoning Case #
-----------------	---------------

Attachment: Preliminary Planned Development application (101 W. Palatine Road; 2-12 S. Brockway Street- Preliminary Planned

LANGUAGE TO BE INCLUDED ON THE PLAT OF SUBDIVISION

**OWNER'S CERTIFICATE**

State of Illinois)  
County of Cook) S.S.

This is to certify that Vu Trien are the property owners of the property described hereon and that they have caused the said property to be surveyed and consolidated as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title hereon indicated.

Dated this 8<sup>th</sup> day of May, A.D., 2022

**NOTARY CERTIFICATE**

State of Illinois)  
County of Cook) S.S.



I, Lynda Yan Wu a notary public in and for said county in the state aforesaid, do hereby certify that Vu Trien are 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 and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10 day of May, A.D., 2022

[Signature]

Notary Public My commission expires on: 1/30/25

**MORTGAGOR'S CERTIFICATE (if applicable)**

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) S.S.

This is to certify that \_\_\_\_\_ hereby 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 \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2\_\_\_\_

By: \_\_\_\_\_ Title: \_\_\_\_\_

Attest: \_\_\_\_\_ Title: \_\_\_\_\_

**NOTARY CERTIFICATE**

I, \_\_\_\_\_ a notary public in and for said county in the state aforesaid, do hereby certify that \_\_\_\_\_ and \_\_\_\_\_ of \_\_\_\_\_ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument such officers, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth, and that the said \_\_\_\_\_ did also then and there acknowledge that he/she, as custodian of the corporate seal of said corporation, did affix said seal to said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2\_\_\_\_\_

\_\_\_\_\_  
Notary Public

My commission expires on: \_\_\_\_\_

**PLAN COMMISSION**

Approved by the Plan Commission of the Village of Palatine, Cook County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

Signed: \_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Secretary

**VILLAGE COUNCIL**

Approved by the Village Council of the Village of Palatine, Cook County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

Signed: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
Village Clerk

**VILLAGE ENGINEER**

State of Illinois)  
County of Cook) S.S.

This plat has been checked for conformance to the Village of Palatine standards and

requirements, and working drawings and specifications for improvements have been prepared in conformance with the Village standards and requirements, and engineering fees due to the Village of Palatine has been paid.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2\_\_\_\_.

Signed: \_\_\_\_\_  
Village Engineer

**VILLAGE COLLECTOR**

I do hereby certify that there are no deferred special assessments or unpaid current assessments due against the land included in the above plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2\_\_\_\_.

By: \_\_\_\_\_  
Village Collector

**SURFACE WATER DRAINAGE CERTIFICATE**

State of Illinois)  
County of Cook) S.S.

We hereby certify to the best of our knowledge and belief that adequate provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivider and that such surface waters will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By: \_\_\_\_\_  
Owner

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Illinois Professional Engineer

Dated: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

State of Illinois)  
County of Cook) S.S.



**SCHOOL DISTRICT CERTIFICATE**

Elementary School District # \_\_\_\_\_

High School District # \_\_\_\_\_

**SEND THE NEXT TAX BILL TO:**

\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)

Vu Trieu  
1963 Pine Street  
Northfield, IL 60093

**PROPERTY INDEX NUMBER(S):** Township-Section-Block-Parcel

PIN: 02-22-203-018-0000  
02-22-203-019-0000

4" x 2" area for Cook County  
Authorities

4" x 2" area for IDOT  
Approval (if required)

**EASEMENT PROVISIONS:**

As indicated in the attached document

**Blanket Easements for Single Family Developments or  
Multi-Family Developments with Common Areas**

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

Commonwealth Edison Company  
and  
Ameritech  
and  
Northern Illinois Gas Company  
and  
Any Cable Communications Firm or Company Granted  
a Cable Communications Franchise by the Village of Palatine  
and  
The Village of Palatine, Grantees

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermains, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked easement, and the property designated on the Plat as a common area or areas, and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon or on adjacent lots, common area or areas, 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 the grantees' facilities or in, upon or over the property within the dotted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. 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 term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such may be otherwise designated on the plat by terms such as "out lots", "open space", "open area", "common ground", "parking and common area". The term "common area or areas" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions recorded herewith as Document Number

(e) Blanket easement provisions for Single Family Developments without common areas shall be provided by clearly indicating on the plat the following language or as approved by the administrator.

**Blanket Easements for Single Family Developments,  
Without Common Areas**

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

**Commonwealth Edison Company  
and  
Ameritech  
and  
Northern Illinois Gas Company  
and  
Any Cable Communications Firm or Company Granted  
a Cable Communications Franchise by the Village of Palatine  
and  
The Village of Palatine, Grantees**

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermains, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "easement", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon or on adjacent lots, 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 the grantees' facilities or in, upon or over the property within the dotted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. 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.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions recorded herewith as Document Number

(f) Easements for Condominium Developments shall be provided by clearly indicating on the plat the following language or as approved by the administrator.

Attachment: Preliminary Planned Development application (101 W. Palatine Road; 2-12 S. Brockway Street- Preliminary Planned

**Blanket Easements for Condominium Developments**

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

**Commonwealth Edison Company  
and  
Ameritech  
and  
Northern Illinois Gas Company  
and  
Any Cable Communications Firm or Company Granted  
a Cable Communications Franchise by the Village of Palatine  
and  
The Village of Palatine, Grantees**

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermains, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and Common Elements or areas to serve improvements thereon or on adjacent lots, or Common Elements, 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 the grantees' facilities or in, upon or over the property within the dotted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. 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 term "Common Elements" shall have the meaning set forth in the "Condominium Property Act", Chapter 765 ILCS 605/2(c) as amended from time to time. "Common elements" also includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions for the \_\_\_\_\_ Condominiums recorded herewith as Document Number \_\_\_\_\_

Attachment: Preliminary Planned Development application (101 W. Palatine Road; 2-12 S. Brockway Street- Preliminary Planned

## TREE PRESERVATION GUIDELINES FOR FINAL PLATS OF SUBDIVISION

### 7.01. Procedure for the protection of existing trees.

(a) *Protection of existing trees.* When determining the location of improvements within a development and the location of structures on lots, the developer shall make every reasonable effort to save healthy trees having a diameter of four (4) inches or greater (measured at twelve (12) inches above ground level).

(b) *Preliminary plat procedure.* As part of the preliminary plat procedure, the developer shall submit a plat certifying the location, size and species of all healthy trees having a diameter of four (4) inches or greater (measured at twelve (12) inches above the ground level) for areas within twenty-five (25) feet of any proposed improvement. For remaining areas covered by the preliminary plat, only the general locations of the trees is required.

- (1) The developer shall indicate on such plat which trees are proposed to be saved in accordance with this section 7.01.
- (2) The trees to be saved in accordance with this section 7.01 shall be agreed upon as part of the preliminary plat of approval.

(c) *Final plat procedure.* As part of the final plat procedure contained herein, the developer shall submit:

- (1) A proposed grading plan for the site indicating the location, size and species of the trees to be saved in accordance with the preliminary plat approval.
- (2) A plan establishing the methods to be used for preserving the trees that are to be saved. Such plan shall include the following provisions:
  - a. All grading and construction equipment shall be forbidden from encroaching within the tree's drip line.
  - b. Crushed limestone or other materials detrimental to the tree shall not be dumped within the tree's drip lines or at any higher location where drainage toward the tree could affect the health of the tree.
  - c. Installation of tree protection fencing shall be based on the following formula:
    - i. For less than twelve inches (12") diameter, fencing shall be installed at the dripline of the tree to be preserved.
    - ii. For trees greater than twelve inches (12") diameter, fencing shall be installed at one foot (1') diameter distance from the tree trunk in every direction for every one inch (1") of DBH of the tree to be preserved.
    - iii. Location of the fencing shall be shown around each tree proposed to be preserved on the tree preservation plan
  - d. The developer's proposed methodology for saving existing trees in accordance with preliminary plat approval shall be reviewed by the administrator. If, in the reasonable opinion of the administrator, the developer has not taken the necessary precaution in preserving such existing trees, no building permit will be issued until such time as the developer satisfactorily amends the plans for the preservation of such existing trees.

(d) *Destroyed or razed trees.* In the event that a tree designated on the approved plan for saving should be damaged, destroyed or razed by the developer during the construction process, the developer shall replace such tree with a tree of a species approved by the village and having a diameter not less than the tree so destroyed or razed (no one replacement tree shall exceed six inches (6") in diameter measured at twelve inches (12") above the ground, however several smaller diameter trees having a combined diameter equal to the tree damaged, razed or destroyed shall be planted for trees larger than six inches (6") in the approximate location of the tree so damaged, destroyed or razed. In addition to planting the required replacement trees, the developer shall pay an amount equal to \$100 per one inch (1") in diameter measured twelve inches (12") above the ground for each tree so damaged, destroyed or razed. The developer shall post an improvement security in accordance with section 9.02 of this appendix to guarantee the planting of the replacement trees. Such guarantee shall be held one year after planting to guarantee the tree is in a healthy acceptable condition.

(e) *Statement of intent.* The developer of residential subdivisions of three (3) lots or less shall not be required to submit a plat certifying the location, size and species of all healthy trees having a diameter of four (4) inches or greater measured twelve (12) inches above grade level but shall instead submit a statement of intent regarding the removal and or preservation of all existing healthy trees on the property.

**\*\*\*The Village of Palatine's Public Works Department has a list of approved parkway trees. A copy is available, if needed.**

## Illinois Department of Natural Resources Endangered Species Consultation Program Agency Action Report (EcoCAT)

Pursuant to the *Illinois Endangered Species Protection Act* and the *Illinois Natural Areas Preservation Act*, an ecological compliance assessment report must be completed for any of the following proposals.

- construction
- discharge of pollutants or application of chemicals into the air, water, or land
- dredging any naturally occurring materials
- re-zoning between classifications
- subdivision and other development plats
- infrastructure alterations (utilities, roads, sewers)
- land management
- alteration, removal, excavation or plowing of non-farmed, non-cultivated areas
- altering existing topography
- annexations
- parks, stream, or lake modifications

You will find the required application and additional information at the Department of Natural Resource's website <http://dnr.illinois.gov/EcoPublic/>

Complete the required questionnaire including General Information, Applicant Information, Project Information, and Location Information sections and submit it to the IDNR. They will ask for contact information for the Village. This is as follows:

Department of Planning and Zoning  
200 E. Wood Street  
Palatine, IL 60067  
847-359-9047

Additional Information can be found at <https://www.dnr.illinois.gov>

5812 W. HIGGINS AVENUE  
CHICAGO, ILLINOIS 60630



# MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

## ALTA/NSPS Land Title Survey

PHONE: (773) 282-5900  
FAX: (773) 282-9424  
mmurvey1285@icgglobal.net

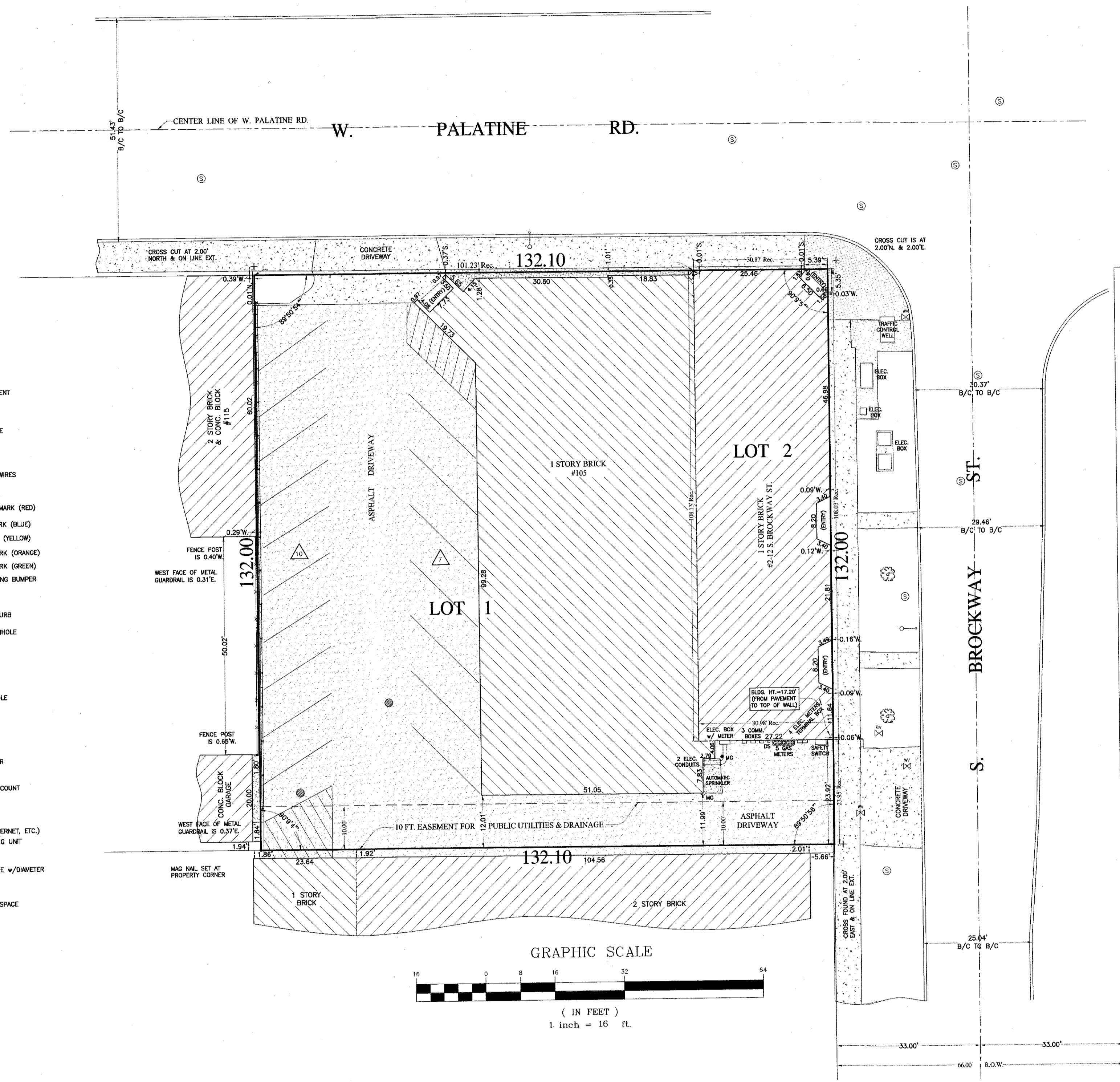
PARCEL 1:  
LOT 2 IN GUNNAR K. HANSEN RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK "C" IN PALATINE, A SUBDIVISION BY ALEXANDER S. PRATT OF PART OF THE NORTHEAST 1/4 IN SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 16, 1991 AS DOCUMENT NUMBER 3988674, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
LOT 1 IN GUNNAR K. HANSEN RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK "C" IN PALATINE, A SUBDIVISION BY ALEXANDER S. PRATT OF PART OF THE NORTHEAST 1/4 IN SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 16, 1991 AS DOCUMENT NUMBER 3988674, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2-12 S. BROCKWAY ST., PALATINE, IL. 60067  
101 W. PALATINE RD., PALATINE, IL. 60067

P.L.N. 02-22-203-018-0000 & 02-22-203-019-0000

TOTAL LAND AREA = 17,437 sq. ft. = 0.400 acre, more or less  
BUILDING FOOTPRINT = 9,434 sq. ft.



- LEGEND:**
- SANITARY LINE
  - STORM LINE
  - WATER LINE
  - GAS LINE
  - BRICK PAVEMENT
  - CONCRETE PAVEMENT
  - B/C --- BACK OF CURB
  - R.O.W. --- RIGHT OF WAY
  - CHAIN LINK FENCE
  - IRON FENCE
  - WOOD FENCE
  - U.P. --- UTILITY POLE W/WIRES
  - WALL LIGHT
  - L<sup>R</sup> --- ELECTRIC PAINT MARK (RED)
  - L<sup>B</sup> --- WATER PAINT MARK (BLUE)
  - L<sup>Y</sup> --- GAS PAINT MARK (YELLOW)
  - L<sup>O</sup> --- COMM. PAINT MARK (ORANGE)
  - L<sup>G</sup> --- SEWER PAINT MARK (GREEN)
  - CONCRETE PARKING BUMPER
  - STREET SIGN
  - D.C. --- DE-PRESSED CURB
  - UNIDENTIFIED MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - WATER MANHOLE
  - COMM. MANHOLE
  - ELECTRIC MANHOLE
  - GAS VALVE
  - WATER VALVE
  - FIRE HYDRANT
  - TREE w/DIAMETER
  - PARKING STALL COUNT
  - INLET
  - COMM. --- COMMUNICATION (TELEPHONE, INTERNET, ETC.)
  - A/C --- AIR CONDITIONING UNIT
  - EVERGREEN TREE w/DIAMETER
  - STREET LIGHT
  - HANDICAPPED SPACE
  - TRAFFIC LIGHT

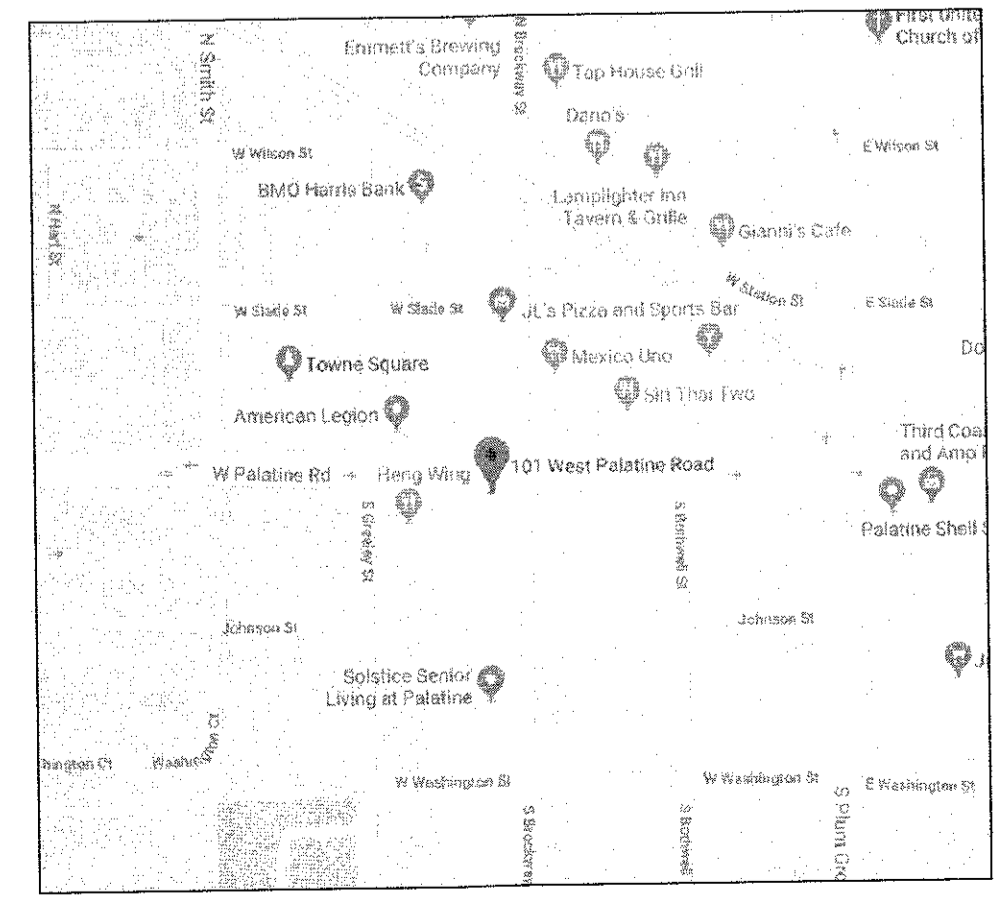
- ITEMS FROM TABLE "A":**
- \*ITEM #9: THERE WERE 17 LINED PARKING SPACES FOUND WITHIN THE SURVEYED PROPERTY.
  - \*ITEM #14: THE SURVEYED PROPERTY IS LOCATED AT THE INTERSECTION OF SOUTH BROCKWAY STREET AND WEST PALATINE ROAD IN PALATINE, ILLINOIS.
  - \*ITEM #16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - \*ITEM #21: THE CLIENT AND THE SURVEYOR AGREED ON THE TERMS OF SHOWING ONLY VISIBLE ABOVE-GROUND UTILITIES ON THE PLAT OF SURVEY.

**FLOOD CERTIFICATION: (PER FEMA WEBSITE)**

THE PROPERTY DESCRIBED ABOVE IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOODWAY MAPPED: NO. FLOODWAY ON PROPERTY: NO. MAP USED: RATE MAP. COMMUNITY NAME: CHICAGO, CITY OF. COMMUNITY NO.: 175120. COMMUNITY PANEL: 0181. MAP NUMBER: 1703100181. EFFECTIVE DATE: AUGUST 19, 2008. FLOOD ZONE: X. BASE FLOOD ELEVATION FROM FIRM (±0.5 FT.): N/A NAVD 1988.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Order No. 93693  
Scale: 1 inch = 16 FEET  
Field Completion Date: 13 DECEMBER 2019  
Ordered by: LEVIT & LIPSHUTZ



**VICINITY MAP**

**EXCEPTIONS FROM THE TITLE COMMITMENT:**

P 16. Grant of easement filed February 9, 1973 as LR 2674680 made by Palatine National Bank as Trustee under Trust agreement dated January 2, 1969 known as trust number 212 to the Commonwealth Edison Company its successors and assigns an easement to construct, operate, maintain, renew, relocate and remove from time to time wires, cables, conductors, pedestals and other facilities used in connection with underground transmission and distribution of electricity together with right of access to the same over the South 10 feet of the Land.  
H 18. Note: There shall be no additional direct vehicle access from Lot 1 onto Palatine Road, as shown on Plat of Resubdivision, recorded July 10, 1991 as document 91341427 and filed August 16, 1991 as document LR 3988674.  
I 19. Easement over the South 10 feet of the Land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other Land with gas service, together with right of access to said equipment as created by grant to Northern Illinois Gas Company and its respective successors and assigns and as shown on the Plat of Subdivision recorded July 10, 1991 as document 91341427 and filed August 16, 1991 as document LR 3988674.  
J 20. Easement over the South 10 feet of the Land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other Land with telephone and electrical service, together with the right to overhang aerial service wires and the right of access to such wires, as created by grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the Plat of Subdivision recorded July 10, 1991 as document 91341427 and filed August 16, 1991 as document LR 3988674.  
K 21. Note: The Plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Rev. Stat. 1987, Champaign, Par. 2, however, a highway permit for access is required by the owner of the property, a plan that meets requirements contained in the department's policy on permits for access driveways to state highways will be required by the department, as shown on Plat of Resubdivision, recorded July 10, 1991 as document 91341427 and filed August 16, 1991 as document LR 3988674.  
L 22. Easement provision, as shown on Plat of Resubdivision, recorded July 10, 1991 as document 91341427 and filed August 16, 1991 as document LR 3988674.  
Whenever the words 'Public Utilities' or 'Public Utilities Easement' shall appear on the Plat, the Village of Palatine, a municipal corporation, Cook County, Illinois and its successors and assigns, jointly and severally shall hold a perpetual easement under, over and across the surface of property shown within the lines of the Plat marked as such for installation, construction, use, repair and maintenance of all public utility equipment, including but not limited to, facilities used in connection with overhead and underground transmission and distribution of electricity and sound and signals, aerial, surface wires, water and sewerage mains and pipes, the right to cut, trim or remove trees, bushes and roots and any other structures or obstructions that may be necessary to the proper installation, construction, use, repair and maintenance of such facilities, and the right to enter upon the subdivided property for all such purposes, construction shall not be placed over the grantee's facilities or in, upon or over the property within the lines marked 'easement' without the prior written consent of the grantee, provided, however, that such consent of the grantee shall not relieve the grantor (s), their successors or assigns from the duty and obligation to remove any such obstructions at their sole expense, upon direction of the grantee, whenever the grantee deems such removal necessary in the 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 maintenance thereof  
**TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY**  
COMMITMENT NUMBER: 1559004371969A  
COMMITMENT DATE: OCTOBER 17, 2019

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b, 17c, 8, 9, 14, 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 13, 2019.

DATE: DECEMBER 16, 2019  
SIGNATURE: Jb. Domayk  
REGISTRATION NO. 35-3758  
L.I.C. EXP. 11/30/2020

C - O - P - V  
91341426

HANSEN TRUE

HANSEN TRUE VALUE  
HARDWAREORDINANCE NO. 0-77-91

AN ORDINANCE  
GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT  
105 W. PALATINE ROAD AND 2-12 S. BROCKWAY STREET  
HANSEN TRUE VALUE HARDWARE BUILDING

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on May 21, 1991 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission having made its findings in a written report to the President and Board of Trustees of the Village of Palatine;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees 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:

Lots 1 and 2 in Block "C" in the Village of Palatine in the Northeast Quarter of the Northeast Quarter of Section 22, Township 42 North, Range 10 East of the Third Principal Meridian, as subdivided, platted and recorded by A.S. Pratt in the recorder's office of Cook County, Illinois.

Commonly known as the Hansen True Value Hardware Building.

SECTION 2: That final Planned Development approval shall be subject to the following conditions:

1. The property shall be developed and maintained to conform to the Plot Plan, attached hereto as Exhibit "A", except as revised to comply with the conditions below.
2. The Plot Plan shall be revised to show the required handicap parking space as being properly striped and signed.
3. The property shall be limited to attached signage in accordance with Section 8.03 A of the Palatine Zoning Ordinance.

SECTION 3: That the petition for special use, a copy of the public notice, and the report of the Plan Commission 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 from and after its passage and approval as provided by law.

PASSED: This 10th day of June, 1991

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

APPROVED by me this 10th day of June, 1991

*[Signature]*  
President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 10th day of June, 1991

*[Signature]*  
Village Clerk

Attachment: 101 W. Palatine Road - 1991 Planned Development (101 W. Palatine Road; 2-12 S. Brockway Street- Preliminary Planned

PLOT PLAN EXHIBIT "A" ON FILE IN THE OFFICE OF THE  
VILLAGE CLERK - VILLAGE OF PALATINE, ILLINOIS

plan commission  
may 21, 1991

page 6

Discussion

The following four issues were considered to be most important in regards to this development: Suitability of Site for Residential; Public street connecting to private street; flooding; parking.

Mrs. Hayes asked how far a plan commission needs to go to lessen the possibility of future problems.

Mrs. Huening said she feels these units will sell, because the housing is affordable, and Palatine is a desirable place to live. Potential purchasers will see these as acceptable trade-offs for the Yellow Freight noise.

The plan commission is concerned that the Deer Run street is not up to village standard for public streets, even though it is private. Members feel if the village wants it to be public, it should finance the necessary improvements to upgrade. The commission feels it is the PEZ's responsibility to make a final determination on integrity of the street based on Cassidy's investigation of whether or not the street actually is built to village standards, and if not, why not.

Regarding parking, it was noted that the number provided exceeds the 110 required with an average of three per unit with 50 percent of the units having two-car garages.

Flooding was fully addressed by the developer, commissioners feel.

RECOMMENDATION

Ms. Taylor moved, Greenlees seconded that the plan commission recommend to the village board that it approve the petition of Pulte Home Corporation for a preliminary plan for a 8.65-acre PUD of 49 townhomes located in 10 two-story buildings south of Northwest hwy. which land is commonly known as the Anderson property with staff conditions as included as Attachment #2. Plan commission findings show strong concern that the problem of the private street in Deer Run be resolved by the PEZ and that every effort be made to preserve the oak trees on the south side of Northwest hwy.

Those voting aye: Greenlees, Ms. Taylor, Hansen, Mrs. Huening, Antrim, Mrs. Hayes, Dwyer.  
Those passing: Mrs. Meller

The motion carried.

Conrad Hansen left the meeting at 11 p.m.

REPORT OF PUBLIC HEARING - Docket P-91-31

The notice of public hearing was read by the chairman. The petitioner, Gunnar K. Hansen, seeks preliminary and final approval for a PUD, resubdivision of the property into two separate lots, and rezoning from B1 to P for 17,462.5 square feet at 105 W. Palatine rd. and 2-12 S. Brockway st., commonly known as Hansen's True Value Hardware Store.

The following petitioner's exhibits were introduced:

1. Petition for Hearing
2. Certificate of Title
3. Real Estate Contract
4. Statement of Intent/Selling or Leasing
5. Plat of Survey
6. Plat of Resubdivision
7. Plot Plan
8. Palatine Real Estate Interest Disclosure Form
9. Affidavit

plan commission  
may 21, 1991

page 7

Mike Cassady was sworn in and gave background on the subject property and described surrounding land uses and zones.

north	First Nationwide Bank	B1
east	Worldwide Liquors	B1
south	Illinois Bell	B1
west	Surveyors Office	B1

The stores on the property were constructed in various phases on the site of the old Palatine National Tea. The hardware store has been in this location since 1954. Other small stores have been located in the Brockway st. units. Fires over the years have necessitated rebuilding and reconfiguration of space as the need for larger hardware store quarters occurred.

Purpose of the petition is to legally divide the hardware store building and the Brockway st. units so both may be separately owned. Currently, the property is divided into two lots, each approximately 132 x 66 feet. The petitioner would like to resubdivide the property to create a new Lot #2 which would encompass the area inside the building envelope around the Brockway st. units. The buildings and lots would be separated by a common wall. The new Lot #1 would encompass the remainder of the property. Lot #1 would still have access off Palatine rd. and Brockway st. The site plan indicates that the hardware store building is 6,000 square feet in area and will have a parking lot with 20 parking spaces. Lot #2 would have a lot area and building area of 3,300 square feet and would have pedestrian access off Brockway st. Not on-site parking will be provided for Lot #2.

The building is considered a legal non-conforming structure, because it does not meet the setback requirements of the B1 district (30 foot front, 10 foot interior side, 20 foot rear, and 20 foot side abutting a street). The existing structure is located on the front lot line abutting Palatine rd. and is on the side lot line abutting Brockway st. The petitioner is seeking PUD approval and rezoning to P in an effort to eliminate the need for variations from the B1 district relating to lot width (minimum = 200 feet) and front, side, and rear setbacks.

A Statement of Covenants, Easements, and Limitations which will be included on the Plat of Subdivision, if approved, has been drafted. In addition to provision for utility and structural maintenance, the statement restricts use of land and buildings to uses permitted in the B3 CBD zone. (The village attorney is reviewing the draft covenants.) Petitioner's current plans are to sell proposed Lot #1 to Robert Kramer who will move and expand his photography studio currently located at 17 E. Palatine rd.

Conrad Hansen and Terry Leighty were sworn in to speak on behalf of the petition.

Staff Recommendations

Cassady read staff recommendations (Attachment #3) into the record.

Conrad Hansen said the conditions are acceptable to the petitioner. he added that he feels the resubdivision will be beneficial to the CBD.

The public hearing closed at 11:45 p.m.

RECOMMENDATION

Greenlees moved, Mrs. Meller seconded that the plan commission recommend that the village board approve the petition of Gunnar Hansen for preliminary and final plan for a PUD, resubdivision, and rezoning from B1 to P for land located at the southwest corner of Palatine rd. and Brockway commonly known as Hansen True Value Hardware Store with staff conditions as presented in Attachment #3.

Unanimously carried.

The meeting adjourned at 12 midnight.

Natalie Meyer McKenzie  
secretary

Item # 8

APPENDIX 1

City of Chicago, Ill.

STATEMENT OF INTENTION  
OF SELLING OR LEASING  
THE PLANNED UNIT DEVELOPMENT

APR 11 1991

The purpose of this request to form a Planned Unit Development on the property is to sell the portion commonly known as 105 West Palatine Road to Mr. Robert W. Kramer, or his assigns, for the purpose of moving and expanding his photographic studios from 17 East Palatine Road in downtown Palatine to larger quarters.

It is further to subdivide and keep the portion originally known as 2 to 12 South Brockway Street as rental or future sale property by Gunnar K. Hansen.

We are further requesting that the permitted uses in the new Central Business District zoning B-3 be applied to the property.

There will not be any outside construction therefore we plan to keep and preserve all parkway and planting area trees.

Attachment: 101 W. Palatine Road - 1991 Planned Development (101 W. Palatine Road; 2-12 S. Brockway Street- Preliminary Planned

Item # 9

## APPENDIX 2

GUNNAR K. HANSEN

PLANNED UNIT DEVELOPMENT

## STATEMENT OF COVENANTS, EASEMENTS &amp; LIMITATIONS

County Seal: 1991

APR 11 1991

The following items will be entered onto the plat of subdivision.

## METERS GUTTERS AND ACCESS

An easement is hereby reserved for and granted to the owner or owners of lot 2 of the Gunnar K. Hansen Resubdivision and Planned Unit Development, their successors and assigns jointly and severally for the purpose of building maintenance, location of gas and electric meters, transmission pipes and lines, location of rain gutters and gutter downspouts, and public utility service. This easement shall extend onto lot 1 for a width of six feet along the entire length of the south property line of lot 2 and continue south at a five foot width along the east wall of the existing structure now located on lot 1 to a point five feet south of the south end of that wall and continue west at a five foot width for a distance of twenty feet along the south wall of the existing structure on lot 1 for the purpose of transmission and discharge of rainwater and snow melt from the gutter of the roof of the structure now located on lot 2. This easement further allows the discharge of transmitted rain water to continue to flow naturally on the surface from the point of the end of the easement.

## CHIMNEY MAINTENANCE AND ROOF ACCESS

An easement is hereby reserved for and granted to the owner or owners of lot 1 of the Gunnar K. Hansen Resubdivision and Planned Unit Development, their successors and assigns jointly and severally for the purpose of building maintenance, chimney maintenance, gas transmission, and roof access. This easement shall extend above the now existing structure on lot 2 for a width of six feet east of the west property line of lot 2 and extend north from the south property line of lot 2 for a distance of six feet.

#### CHIMNEY ENCROACHMENT

An easement is hereby reserved for and granted to the owner or owners of lot 1 of the Gunnar K. Hansen Resubdivision and Planned Unit Development, their successors and assigns jointly and severally for the purpose of chimney encroachment. This easement shall extend onto lot 2 east for a distance of 27 inches from the west property line and a width of four inches north of the south property line.

#### SPRINKLER SYSTEM

A declaration is hereby made that the owner of lot 2 of the Gunnar K. Hansen Resubdivision and Planned Unit Development, his successors and assigns agrees to maintain at his expense the existing sprinkler system located on lot 2 and shared with lot 1. This maintenance agreement will continue until the owner of lot 2 submits notice in writing to the owner of lot 1 his intention to discontinue the use of a sprinkler system. During the time the sprinkler is in operation the owner of lot 2 agrees to pay his prorata portion of the annual inspection fees which are charged for the entire sprinkler system.

#### PARTY WALL

The general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omission shall apply between the parties hereto. The costs of reasonable repairs, maintenance and replacement of a party wall shall be shared equally by the owners except that the entire cost of repairing damage caused by the negligence or willful act or omission of one owner shall be paid for by that owner.

#### LIMITATIONS

The uses of the land, buildings, and structures will be restricted to the uses permitted under Village of Palatine code 11.04 B-3 Central Business District. Copy attached.

Part of Item #9

- 23. Physical Culture and Health Services; includes gymnasiums, swimming pools, reducing salons, masseuses and public baths.
  - 24. School Office Buildings; not including the parking or storage of buses.
  - 25. Restaurants; with or without drive-through.
  - 26. Taverns or Bars.
  - 27. Truck Rental.
  - 28. Trailer Rental.
  - 29. Undertaking Establishments and Funeral Parlor; with one attached residential unit.
  - 30. Wind Energy Conversion Systems.
  - 31. Unique or New Uses; not listed within this ordinance; provided that the use complies with the intent of the B-2 District.
- E. Minimum Lot Width: 50 feet.
  - F. Maximum Floor Area Ratio: 1.0.
  - G. Minimum Setbacks:
    - 1. Front: 25 feet depth.
    - 2. Rear: 20 feet.
    - 3. Side: 5 feet.
    - 4. Side Abutting Street: 10 feet.
  - H. Transitional Yard. When a side lot line coincides with a side lot line in an adjacent Village of Palatine residentially zoned district, a landscaped buffer of at least fifteen (15) feet shall be provided.
  - J. Maximum Building Height: 3 stories, not to exceed 45 feet.
- 11.04. B-3, Central Business District.
- A. Legislative Intent. The purpose of the B-3, Central Business District is to provide a centrally located shopping and service area within Palatine for the retail sale of small items and essential services.

- B. **Boundaries.** Only the following described property in the Village, and none other, shall be eligible for B-3, Central Business District zoning:

All property bounded by Wood Street on the north, Johnson Street on the south, Plum Grove Road on the east, and Smith Street on the west.

C. **General Conditions.**

1. Dwelling units shall have a minimum floor area of 300 square feet per bedroom.
2. Dwelling units shall be attached and accessory to the principal business use.
3. In any building occupied in part by residential uses, business uses shall not be located above the level of the first story ceiling.
4. Dwelling units shall conform to the parking regulations set forth in Article VII.
5. Dwelling units wholly or any part thereof below the second story shall not be part of the store front.

D. **Permitted Uses.** The following uses are permitted:

1. Antique Shops; of refurbished and refinished materials.
2. Appliance Stores; of household items which can be carried by one (1) individual without assistance.
3. Art Supply Stores.
4. Artist's Studio.
5. Bakeries; manufacturing of goods limited to those retailed on the premises.
6. Banks and Financial Institutions; without drive-in facilities.
7. Barber Shops.
8. Beauty Parlors.
9. Beauty Schools; when the service of a beauty parlor is offered to the public.
10. Bicycle Sales and Repair.

11. Book and Stationery Stores.
12. Camera and Photographic Supply Stores.
13. Candy Stores.
14. Card Shops.
15. Catalog Stores.
16. China and Glassware Stores.
17. Clinics; medical or dental.
18. Clothes and Costume Rental Agencies.
19. Clothing Repair Stores; including tailoring, shoe and hat repair.
20. Clubs, Lodges, Temples, Fraternal and Not For Profit Organizations; not to be confused with synagogue or private club.
21. Coin and Stamp Stores.
22. Currency Exchanges.
23. Dancing Schools and Studios.
24. Delicatessens; where no on-site consumption of food is accomplished.
25. Drapery Stores.
26. Dressmaking and Millinery Shops.
27. Dry Cleaners and Clothes Pressing Establishments; but not a central plant with more than one (1) retail outlet, and no use of inflammable cleaning agents.
28. Dry Good Stores; textiles, clothing and related articles of trade.
29. Dwelling Units; subject to the general conditions of Section 11.04 (C).
30. Electronic Communications Equipment Sales; including television and radio and repair of such items.
31. Florists.

32. Food Stores, Grocery Stores, Meat Markets and Frozen Foods.
33. Furrier Shops.
34. Gift Shops.
35. Hardware Stores.
36. Hearing Aid Stores.
37. Historical Buildings and Landmarks; preserved for the public.
38. Hobby Shops..
39. Interior Decorating Studios and Shops.
40. Jewelry Stores.
41. Laundries, Laundrettes; hand or automatic, self-service only.
42. Leather Goods and Luggage Stores.
43. Liquor Stores; package liquors only.
44. Loan Offices.
45. Locksmith Shops.
46. Medical Appliance Stores.
47. Mini-Parcel Service; with maximum square footage of 1,500 square feet.
48. Musical Instruction.
49. Musical Instrument Sales and Repair.
50. Municipal Parking Lots.
51. Newspaper Distribution Agencies.
52. Newspaper Offices (public).
53. Nursing Home
54. Notion Stores.
55. Offices; professional, business or governmental.
56. Office Supply Stores.

57. Opticians and Optometrists Shops.
58. Paint and Wallpaper Stores.
59. Parking Lots; for private self-propelled passenger vehicles.
60. Pet Shops.
61. Pharmacies.
62. Photographic Studios and Equipment Supply.
63. Picture Framing.
64. Post Offices or Sub-Stations.
65. Prerecorded Music Sales; any medium.
66. Public Parks, Public Playgrounds and Public Community Centers.
67. Second Hand Thrift Shop.
68. Sewing Machine Sales and Service; household machines only.
69. Sporting Good Stores.
70. Telephone Exchanges.
71. Ticket Agencies; amusement.
72. Tobacco Shops.
73. Toy Stores.
74. Travel Agencies, Bureaus and Transportation Ticket Offices.
75. Temporary Buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.
76. Temporary Uses of Special Events; for a period not to exceed seventy-two (72) hours; as approved by the Village Board at least ten (10) days before the event.
77. Mixed Uses; combination of economically compatible permitted uses listed above provided that the floor area of such establishment does not exceed 50,000 square feet.

78. Compatible Uses; per procedure and standards listed in Section 11.01 (E) of this ordinance.

**E. Accessory Uses.**

1. Those customarily incidental to the permitted uses
2. Signs; per regulations in Article VIII of this ordinance.
3. Communication Devices; per regulations in Section 6.02 of this ordinance.
4. Awnings, Canopies or Marquees; providing a head-room of at least eight (8) feet.

**F. Special Uses.** The following uses are permitted as special uses when authorized by the Village Board subject to the standards set forth in Section 14.05 of this ordinance:

1. Art Galleries and Public Museums.
2. Auction Rooms.
3. Banks and Financial Institutions; with drive-in facilities.
4. Churches, provided that they are located on a single user lot and that said churches are located at least five (5) feet from any other lot in a business district and at least twenty (20) feet from any other lot in a residential.
5. Communication Devices which Exceed Height Limit.
6. Fences, Front yard.
7. Live Entertainment.
8. Meeting Halls; with a legal capacity of one hundred (100) or more people.
9. Public Service Facilities.
10. Restaurants; excluding drive-in or drive-through facilities.
11. Taverns and Bars.
12. Unique or New Uses; not listed within this ordinance; provided that the use complies with the intent of the B-3 District.

13. Wind Energy Conservation System.
- G. Minimum Lot Width: None.
- H. Maximum Floor Area Ratio: 1.5.
- J. Minimum Setbacks:
1. Front: 5 feet.
  2. Rear: 20 feet.
  3. Side: 0 feet; or if provided, it shall be at least 5 feet.
- K. Maximum Building Height: 3 stories, not to exceed 45 feet.

11.05. B-4, Office-Research District.

- A. Legislative Intent. The purpose of the B-4, Office-Research District is to provide for professional and corporate office and research facilities within a unified area. All development on a B-4 parcel shall have a single user or firm, subject to the requirements of this section.
- B. Permitted Uses. The following uses are permitted:
1. Corporate, Business, Charitable, Not-For-Profit Organizations and Labor Union Offices and Headquarters; housing management and administrative personnel only, except:
    - a. Any sales of products shall be allowed as an accessory use only.
    - b. Any display of products shall be allowed as an accessory use only.
  2. Professional Offices; occupied by one firm, including its subsidiaries, except:
    - a. Any sales of products shall be allowed as an accessory use only.
    - b. Any display of products shall be allowed as an accessory use only.
  3. Laboratories, Offices and Other Facilities; for research and development including basic, applied development and technical services.
  4. Production of Prototype Products; when limited to

Item #2

DEPARTMENT OF COMMUNITY DEVELOPMENT  
VILLAGE OF PALATINE

**PRELIMINARY AND FINAL  
PLANNED DEVELOPMENT  
(SINGLE STEP)**

LEAVE BLANK	
Zoning Docket No.	_____
Property Recorded in Torrens?	Y N
Filing Fee \$	Date Filed

Community Development

APR 11 1991

PETITION FOR HEARING

Please type or print clearly in ink.

Gunnar K. Hansen Living Trust #212 at

1. Name of Petitioner(s): Suburban National Bank of Palatine  
 Address: 339 N. Fremont St. Palatine, IL 60067  
City State ZIP

Telephone: 934-7589 Business Telephone: 358-1890

2. Authorized Agent of petitioner (if different):  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
City State ZIP

Telephone: \_\_\_\_\_ Relationship to petitioner: \_\_\_\_\_

3. Property Interest of Petitioner (circle one)  
 Owner  Lessee  Contract Purchaser  Other: \_\_\_\_\_

4. Address or location of the property for which this petition is being filed:  
105 W. Palatine Rd. and 2 to 12 South Brockway St. Palatine, IL.

5. All existing land uses on the property are:  
Office and retail space 17462.5 sq. ft.

6. Current zoning of the property: B-1 Size of the property: .4 acres

7. Briefly describe the proposed Planned Development with regard to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:  
We propose to subdivide the land under a Planned Unit Development so that two parties may own parts of it and bring the uses to those of the B-3 Central Business District zoning so that it will be consistent with the Comprehensive Plan.

PETITIONER'S EXHIBIT

# 1

Continued on back

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): Because these buildings were built in 1948, 1949, and 1968 under codes of that time, there would need to be a variation from both the front and rear yard set backs. Otherwise it's tied to the Village B-3 standards. There is no on site parking for the Brockway St. stores. Under B-3 these requirements can be waived by the Village administrator

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing by the Plan Commission. All required documents must be submitted with this petition. Return the completed checklist along with the required submittals. All documents are subject to staff review and approval before the item is scheduled for a public hearing.

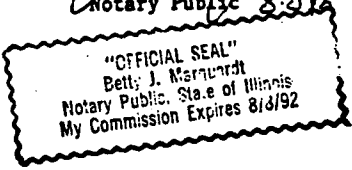
10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: April 10, 1991

Gunnar K. Hansen Living Trust by  
*Gunnar K. Hansen*

SUBSCRIBED and SWORN to before  
me this 10th day of  
April, 1991.

*Betty J. Marquardt*  
Notary Public *B. J. M.*



Attachment: 101 W. Palatine Road - 1991 Planned Development (101 W. Palatine Road; 2-12 S. Brockway Street- Preliminary Planned

ORDINANCE NO. 0-3-89

AN ORDINANCE  
GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT  
HEATHERSTONE PLANNED DEVELOPMENT

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on October 18, 1988 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission having made its findings in a written report to the President and Board of Trustees of the Village of Palatine

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees 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 Appendix A, Zoning Ordinance of the Palatine Code of Ordinances for the real estate described as follows, to wit:

See Legal Description, Exhibit "A" attached hereto and made a part hereof

Commonly known as the vacant property north of Churchill Drive and west of Wilke (Frontage Road), and as property proposed for the development, "Heatherstone".

SECTION 2: That final Planned Development approval shall be subject to the following conditions:

1. The project shall be developed with lots according to the Final Plat of Subdivision (by Spaceco Engineering, dated 8/9/88, revised 10/24/88) the engineering plan (by Spaceco Engineering, dated 7/21/88, revised 10/5/88), the berm and entryway landscaping plans (by Theodore Brickman Co., dated 2/15/88, revised 10/20/88), and the street tree plan (by J. Pizzuto and Associates, dated 8/22/88, revised 10/24/88), except as such plans may be changed to conform to Village Codes and to the Conditions as stated below.
2. Architecture of the proposed homes shall substantially conform to the models shown in the petitioner's architectural elevations and floor plans, receipt date 8/17/88. Additional models of similar quality to those submitted on 8/17/88 may be approved by the Village Manager upon receipt of architectural elevations and floor plans for said additional models.
3. Development of the lots shall conform to Village "R-2" standards, except that a variation of twenty (20) percent to permit rear yard encroachments of thirty

(30) percent on Lots 2, 3, 27 and 48, instead of the maximum ten (10) percent, shall be permitted.

4. All soil erosion and sedimentation control measures indicated on the soil erosion and sedimentation control plan shall be implemented prior to the commencement of any site development and the clearing and stripping operations.

5. The entire project shall be completed by January 1, 1992.

6. As-built plans shall be prepared and submitted to the Federal Emergency Management Agency (FEMA) regarding the relocated flood plain (map amendment) before any building permits are issued for lots in areas proposed to be filled, which areas are below the elevation of 719 feet. Lots which are presently at or above said elevation may obtain building permits in accordance with the conditions of this Ordinance and all applicable building codes. No occupancy permits may be granted for lots below the flood plain elevation until said FEMA map amendment has been approved, except for homes to be used as models.

7. Mass grading work shall not begin until until Condition No. 15 below has been satisfied, and the proposed work in the lake (floodway) shall not begin until a permit from the Illinois Division of Water Resources has been issued..

8. A Letter of Credit, in a form acceptable to the Village of Palatine and in the amount of \$867,414.50, shall be submitted prior to recording of the Plat to insure adequate completion of the public improvements, along with a ten (10) percent cash bond for the one (1) year maintenance period.

9. A Letter of Credit, in a form acceptable to the Village of Palatine and in the amount of \$100,000. shall be submitted to insure satisfactory completion of the Planned Development.

10. All signage shall conform to Village regulations for subdivision identification signs, except that the entry signs shown on the berm and entryway landscaping plans may be illuminated, subject to the condition that a timer be installed which will shut off the lights illuminating said signs no later than 11:00 P.M.

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

	<u>Per 3-Bedroom Unit</u>	<u>Per 4-Bedroom Unit</u>
Palatine Park District:	\$143.18	\$183.21
School District 15:	373.03	576.73
School District 211:	83.04	178.02

12. The developer shall use their best efforts to negotiate a construction easement with Commonwealth Edison in order to improve and stabilize the inlet channel at the north end of the lake.

13. The Homeowners Association Declaration shall be revised to include language restricting fences in the rear yards of lots which abut the berm to a board-on-board fence of a specific size, construction, and color. To preserve lakeside vistas, the Declaration shall also be revised to prohibit fences in

Attachment: 101 W. Palatine Road - 1991 Planned Development (101 W. Palatine Road; 2-12 S. Brockway Street- Preliminary Planned

the rear yards of lots which abut the lake. Said revised declaration shall be executed and submitted to the Village Attorney for approval before recording along with the Plat of Subdivision.

14. The developer shall be required to participate in the cost of construction for the Winston Park Sewer Improvement project, at the cost of \$7,850.48 per acre for this 19.1 acre project, excluding the lake (\$2,541.43 per house, to be paid before the issuance of each building permit).

15. As MSD Permit for the Winston Park Sewer Improvement project shall be issued by the Metropolitan Sanitary District of Greater Chicago in conjunction with the MSD Permit for the sanitary system improvements on the subject property. Both of these permits are required for this development to proceed.

16. The proposed berms along Wilke Road, Jonathan Drive, and Churchill Road shall be hydro-seeded.

17. Corner lots with side-load garages shall have garages with a thirty (30) foot setback.

18. The developer shall dredge the stream channel adjacent to lake Louise from the north edge of the lake to the southernmost lot on Sanborn Drive adjacent to the channel. The developer shall thereafter either relocate the outlet culvert of the lake north to the northwesterly corner of the lake to increase the flow in the channel, or shall address the flow in the channel according to plans approved by the Village prior to the issuance of any building permits.

SECTION 3: That the petition for special use, a copy of the public notice, and the report of the Plan Commission 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 from and after its passage and approval as provided by law.

PASSED: This 9th day of January, 1989

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

APPROVED by me this 9th day of January, 1989

Frank R. Munch  
President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 9th day of January, 1989

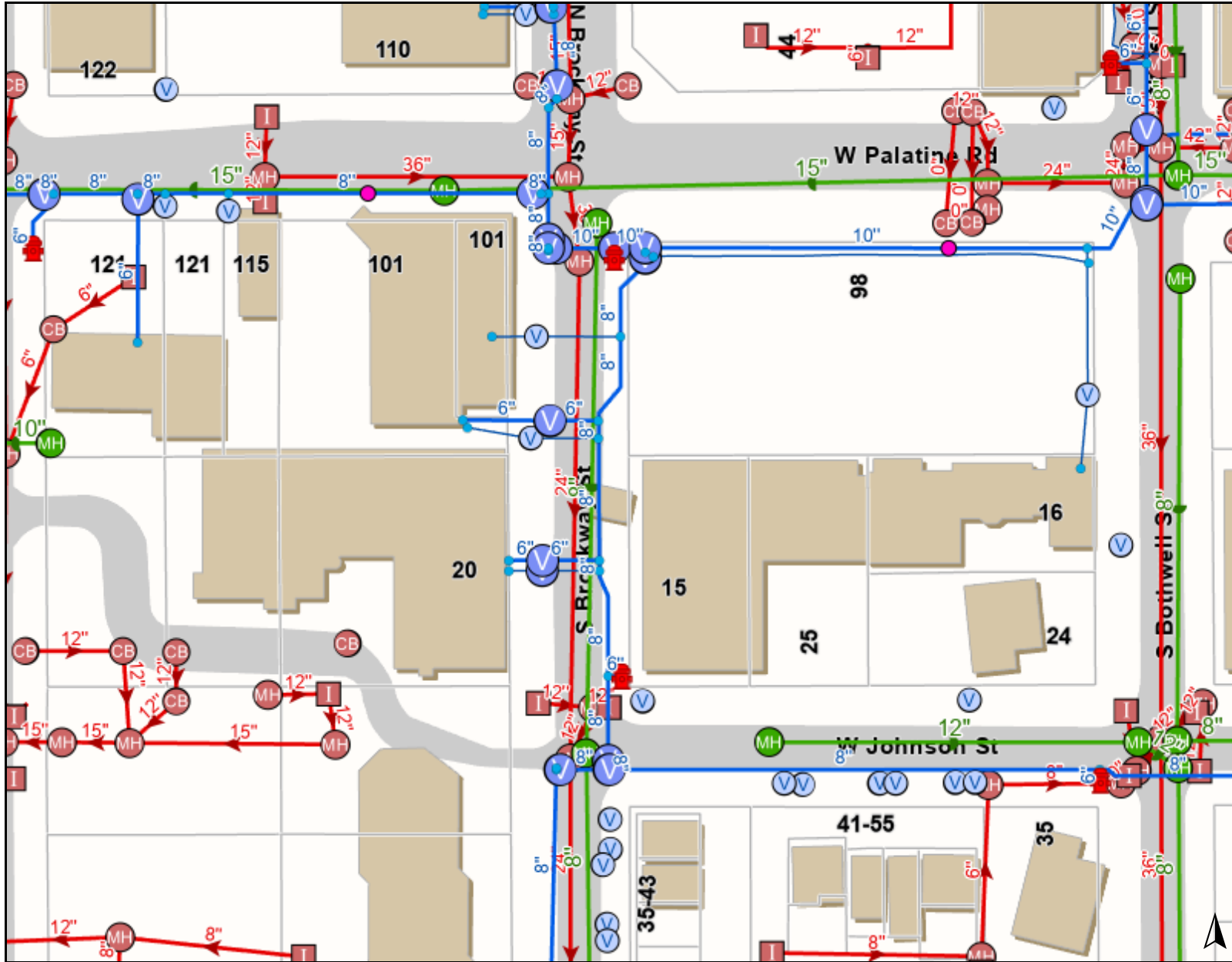
[Signature]  
Village Clerk

Attachment: 101 W. Palatine Road - 1991 Planned Development (101 W. Palatine Road; 2-12 S. Brockway Street- Preliminary Planned

THAT PART OF LOTS 7 AND 9 (TAKEN AS A TRACT) IN GEORGE KIRCHOFF ESTATE SUBDIVISION IN FRACTIONAL SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 591.46 FEET OF THAT PART OF LOT 9 WHICH LIES NORTH OF THE NORTH LINE OF WINSTON PARK NORTHWEST UNIT NO. 1 AND EAST OF THE EAST LINE OF SAID WINSTON PARK NORTHWEST NO. 1, AS RECORDED JULY 30, 1957 AS DOCUMENT 16972096 AND LYING SOUTH OF THE NORTH 185.00 FEET OF SAID LOT 7, THE NORTH LINE OF THIS TRACT BEING 185.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID FRACTIONAL SECTION 13 (EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART TAKEN FOR ROAD PURPOSES IN CASE NO. 65 L 8421 VESTING ORDER ENTERED MAY 24, 1965 AND ALSO EXCEPTING THEREFROM THOSE PARTS FALLING IN LAKE LOUISE UNIT NO. 1, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 13 AFORESAID) IN COOK COUNTY, ILLINOIS (ALSO EXCEPTING THAT PART OF LOT 9 IN GEORGE KIRCHOFF ESTATE SUBDIVISION IN FRACTIONAL SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF AND ADJOINING LAKE LOUISE UNIT NO. 1, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 13 AFORESAID AND LYING EAST OF AND ADJOINING THE EASTERLY LINE OF OXFORD DRIVE AS LAID OUT IN SAID LAKE LOUISE UNIT NO. 1 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF OXFORD DRIVE AFORESAID 601.09 FEET SOUTHEASTERLY (AS MEASURED ON THE NORTHERLY LINE OF SAID OXFORD DRIVE) OF THE MOST NORTHWESTERLY CORNER OF LAKE LOUISE UNIT NO. 1 AFORESAID); THENCE NORTHEASTERLY ON A LINE NORMAL TO SAID EASTERLY LINE OF OXFORD DRIVE, A DISTANCE OF 173.33 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 466.00 FEET, A DISTANCE OF 142.67 FEET TO A POINT OF TANGENCY; THENCE EAST ON A LINE TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 284.85 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 554.00 FEET, A DISTANCE OF 86.50 FEET, MORE OR LESS TO THE WESTERLY LINE OF TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS DIVISION OF HIGHWAYS AS PER CASE NO. 65 L 8421 VESTING ORDER ENTERED MAY 24, 1965; THENCE SOUTHERLY ON SAID WESTERLY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS, DIVISION OF HIGHWAYS, A DISTANCE OF 672.48 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF LAKE LOUISE UNIT NO. 1 AFORESAID; THENCE WEST ON THE NORTH LINE OF LAKE LOUISE UNIT NO. 1, A DISTANCE OF 775.33 FEET TO THE EASTERLY LINE OF SAID OXFORD DRIVE; THENCE NORTH ON SAID EASTERLY LINE OF OXFORD DRIVE, A DISTANCE OF 584.08 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

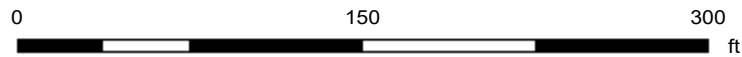
HEATHERSTONE

EXHIBIT "A"



**Legend**

- Water Utilities
- Hydrant
- Water Fitting
- Water Valve
- Water Service Valve
- Water Main Break
- Water Lateral
- Water Main
- Sanitary Utilities
- Sanitary Manhole
- Sanitary Main
- Storm Utilities
- Storm Catch Basin
- Storm Inlet
- Storm Manhole
- Storm Fitting
- Storm Main



Print Date: 10/14/2022

**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.

Attachment: Existing utility map (101 W. Palatine Road; 2-12 S. Brockway Street- Preliminary Planned

## PUBLIC NOTICE A PUBLIC HEARING...

PUBLIC NOTICE A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, October 18, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Preliminary Planned Development to permit a 3-story, 18-unit apartment building. The property is commonly known as 101 W. Palatine Road and 2-12 S. Brockway Street. The Petitioner is requesting Preliminary Planned Development approval to construct a new 3-story, 18-unit apartment building on the Subject Property, located at the southwest corner of W. Palatine Road and 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. The above petition has been filed by Vu Trieu (Northshore Development Group) and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #: 22-41 VILLAGE OF PALATINE Dennis Dwyer, Chair Palatine Plan Commission DATED: This 3rd day of October of 2022 Published in Daily Herald October 3, 2022 (4589250) , posted 10/03/2022

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Attachment: Legal Notice (101 W. Palatine Road; 2-12 S. Brockway Street- Preliminary Planned Development)