



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 • AUGUST 6, 2019

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 - Apr 16, 2019 7:00 PM

III. PUBLIC HEARING

1. 1150 W. Euclid Avenue - Lexington Lakes
Preliminary Planned Development to permit a 26-unit residential townhome development

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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PALATINE, IL 60067-5339 – (847) 359-9050
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PLAN COMMISSION MINUTES • APRIL 16, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Katie Rivard

II. APPROVAL OF MINUTES

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

Mr. Friedman made a motion to approve the minutes of March 5, 2019; seconded by Mr. Bettenhausen.

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

Minutes Acceptance: Minutes of Apr 16, 2019 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1400 W. Algonquin Road - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on April 1, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. 2019 Revised freestanding sign elevations
4. Canopy Signage Plans
5. The Pride - Western multi-tenant building attached sign plans
6. Freestanding signs and landscaping site plan
7. 2016 freestanding sign plan
8. Engineering and Subdivision Plans

Sworn in: Mr. Guy Morgano (employee for The Pride - standing in for the Petitioner Mr. Soltis with CIMA Developers)

Sworn in staff: Ms. Katie Rivard

Ms. Rivard gave a brief overview of the request.

Staff Recommendation:

The final sign plans were revised from the initially proposed plans, which were not initially submitted with the Planned Development review. The size of the freestanding signs were further reduced from the original concept plans. The tenant panel signs proposed for the western building comply with the attached sign code regulations. The main entrance sign was intended to be a feature sign and included tenant panels. This allows the western multi-tenant building to have a freestanding sign presence, without a third freestanding sign. The setback and location of the proposed car wash entrance sign is acceptable. Additionally, this is a typical component of similar such uses within the Village of Palatine. Therefore, Staff recommends approval of the proposal subject to the following conditions:

1. With the exception of the proposed revisions, all other conditions of Planned Development Ordinance #O-61-16 shall remain in effect.
2. The final sign photometrics shall comply with Village Codes and Ordinances.
3. The Plat of Consolidation shall be executed in a manner acceptable to the Village.

Ms. Robins asked if pictures of the signs were in the PowerPoint.
Ms. Rivard answered yes pointing out they are also in the packet.

Ms. Robins asked if the Village is okay with them being bigger.
Ms. Rivard answered yes pointing out they are actually smaller than originally proposed both in height and square footage.

Mr. Hansen clarified what they proposed didn't comply with our ordinance.
Ms. Rivard explained at the original Village Council meeting a condition was added that the signs must follow the B-2 standards and since the proposed signs do not comply with those standards they require additional zoning review.
Mr. Morgano stated the main sign is a little larger because the multi-tenant building to be constructed in the future does not have room for signage. He pointed out the 2 blank panels that can be utilized in the future.

Mr. Hansen asked Mr. Morgano if they can and will comply with the 3 staff conditions.
Mr. Morgano answered yes.

Ms. Robins asked where the sign will be installed.
Ms. Rivard referred to pages 14-16 of the packet explaining the larger sign will be at the corner of Roselle and Algonquin and the smaller sign will be along Roselle at the northeast corner of the property.

Mr. Friedman asked where the diesel canopy is.
Mr. Morgano explained it is in the back of the building.

Mr. Noonan asked for clarification on sign location.
Ms. Rivard explained the bigger sign is on the corner in the landscaped area and the second sign is at the northeast corner.

Ms. Robins clarified the signs will not obstruct traffic.
Ms. Rivard answered that is correct it will not obstruct line of site explaining there are no issues with what is proposed.

Ms. Williams made a motion to close the public hearing; seconded by Mr. Noonan

Mr. Noonan made a motion to approve subject staff's 3 conditions; seconded by Mr. Hansen

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on May 6, 2019

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

2. Text Amendments - Section 3.02 of the Village of Palatine Zoning Ordinance -

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on April 1, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice

Chairman Dwyer stated the petitioner has requested to continue this item to a date uncertain.

Mr. Hansen referred to the packet and asked staff before the amendments come back for review to clarify the meaning of the word fuel. He pointed out some of these rules and regulations may apply to the Walgreens stores that provide fuel in the form of electric recharging.

Ms. Rivard stated they will define.

Discussion on clarifying the meaning of fuel possibly including electric and propane.

Discussion on what is an automobile and possibly changing verbiage to read motor vehicle.

Ms. Rivard pointed out "motor vehicle" is referenced throughout the parking section so it may be appropriate to change the term from automobile to motor vehicle for consistency.

Mr. Noonan made a motion to continue to a date uncertain; seconded by Ms. Robins.

The motion was unanimously approved to be continued to a date uncertain by a vote of 7-0.

Discussion on the definition of logo.

Discussion on how a sign is defined.

Discussion on motor vehicle laundry or car wash.

Ms. Rivard asked Chairman Dwyer if he was seeking a more general definition for a sign.

Chairman Dwyer stated he thinks it is impossible to define it.

Discussion on if canopies should apply to more than motor vehicles such as pharmacies and financial institutions.

IV. COMMUNICATIONS**V. ADJOURNMENT****1. Motion to Adjourn - Motion Carried by Voice Vote**

Mr. Noonan made a motion to adjourn; seconded by Mr. Hansen.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Conrad Hansen, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Noonan, Williams, Friedman, Bettenhausen, Kolososki
ABSENT:	Fedota

Minutes Acceptance: Minutes of Apr 16, 2019 7:00 PM (Approval of Minutes)

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 08/06/19 07:00 PM

CASE STAFF STATEMENT (ID # 5470)

1150 W. Euclid Avenue - Lexington Lakes

CASE NUMBER: 18-90

PETITIONER: Lexington Homes (Nate Wynsma)

LOCATION: 1150 W. Euclid Avenue (former Trace Labs/NTS property)

PROPOSAL: Preliminary Planned Development to permit 26 townhomes

ZONING AND LAND USE: Current: Planned Development - commercial use -
former Trace Labs/NTS property
Proposed: Planned Development to allow 26
townhomes

SURROUNDING CONDITIONS:

North:	B-4 Office Research (detention basin) / R-1B Single Family Residential (Hunting Ridge)
South:	R-1 Single-Family Residential (Harper College)
East:	Planned Development (Peregrine Lake Estates West)
West:	B-4 Office Research (Weber Stephen)

COMPREHENSIVE PLAN: Future Land Use Map - Business

BACKGROUND:

The subject property is 4.75 acres and includes the vacant former NTS (National Technical Systems) testing and supply-chain building and associated parking lot. The Petitioner is proposing to demolish the existing structure and construct a new 26-unit residential townhome development. Therefore, the Petitioner is requesting:

- **Preliminary Planned Development to permit a 26-unit residential townhome development**

ANALYSIS:

- The subject property is zoned Planned Development and it was originally

approved as a Planned Development for Fluke Manufacturing in August 1984. It was subsequently acquired and operated by Trace Labs in 2015. Trace Labs was acquired by National Testing Services, which ultimately relocated and ceased its operations at this location.

Zoning and Site Design

- The Petitioner and contract purchaser is proposing 26 townhome units, clustered throughout 5 buildings (2 6-unit, 1 5-unit; 2 4-unit) for a gross density of 5.5 units/acre. The initial request included 30 townhome units, clustered throughout 7 buildings (1 6-unit, 2 5-unit; 2 4-unit; 2 3-unit buildings) for a gross density of 6.32 units/acre.
- The townhouses are accessed through a private road that moves throughout the site. The roadway width is 28 feet (back-to-back). The development would continue to use the existing curb cut on Euclid Avenue.
- The proposed units include 2-car garages and driveway aprons to accommodate an additional 2 parking spaces. The driveway lengths have increased to a minimum 22 feet. Building 5 has an additional 5 feet of sidewalk and an 8-foot apron. There would be 13 designated guest spaces (10 perpendicular spaces and 3 on-street spaces) for a total parking ratio of 4.5 spaces/unit. The initial request included driveway lengths of 20 feet and 13 on-street parking spaces for a total parking ratio of 4.9 spaces/unit.
- The chart below compares the densities and parking ratios of the proposed development and the Peregrine Lake Estates townhouse portions only:

	Acres	Number of Units	Gross Density (units/acre)	Parking Ratio (spaces/unit)
Lexington Lakes (proposed)	4.75 acres	26	5.5 units/acre	4.5 spaces/unit
Lexington Lakes (initial)	4.75 acres	30	6.32 units/acre	4.9 spaces/unit
Peregrine Lake Estates East	6.487 acres	32	6.487 units/acre	4.8 spaces/unit
Peregrine Lake Estates West	3.87 acres	28	7.23 units/acre	4.4 spaces/unit

- KLOA traffic study: Between the weekday and weekend trips, the traffic study estimates 186 daily two-way trips for the development. The ITE estimated daily 2-way trips for a 12,800 square foot office building (Trace Labs & CTS) to be 144 or an increase of 42. The AM peak hour is 7:15 AM to 8:15 AM, with the PM peak hour being 4:45 PM to 5:45 PM. The overall LOS for this intersection is rated as B/A for weekday/weekend AM/PM peak hours. The southbound leg is rated as an LOS of D in the AM hours. The study concludes that the development will not significantly impact the intersection or the development's traffic generation.

Land Use Considerations

- The Future Land Use Plan recommends the subject property for a continued commercial/business use. The subject property was annexed into the Village in 1979 and has operated as a research and testing office since the early 1980's.
- The Petitioner has submitted a letter requesting the Plan Commission and Village Council consider an amendment to the Comprehensive Plan's Future Land Use Map for the Subject Property from "Business" to "Single-Family Attached", at the same time it considers the request for rezoning to Planned Development.

Architecture

- The peak height of the structures is 32 feet at 2 stories. The maximum peak height allowed in the R-3 Multi-Family district is 50 feet and the maximum peak height in the R-2 Single-Family district is 35 feet. By comparison, the structures of Peregrine Lake Estates West have a peak height of 35 feet.
- The proposed building materials include brick, vinyl horizontal siding, and vinyl vertical board and batten siding on all elevations. The initial request referred to the style of architecture as "Modern Farmhouse" and the proposed building materials include cast stone rustic masonry base wainscot (on 3 elevations), vinyl horizontal siding, vertical board and batten siding, with bronze colored vinyl windows and patio doors.
- The Petitioner has indicated the development is designed for active adults and empty nesters. The plans offer 2 different unit types with optional floor plan variations. The proposed end unit options include a 3-bedroom, 2.5-bath main floor master bedroom plan with an open great room and den and a 3-bedroom, 2.5 bath second floor master bedroom. The interior units are 3-bedroom, 2.5-bath second floor master bedroom unit.

- The end units of Buildings 1 & 2 (located on the east side of the proposed development) would be set back a minimum 45 feet from the eastern property line and the interior units would have a 61 foot setback from the eastern property line. The Peregrine Lake Estates West buildings directly abutting the eastern property line are set back 25-27 feet and their decks are set back 13 feet from the property line. For reference, the current NTS building is set back approximately 100 feet from the eastern property line. The initial request had 3 buildings on the east side of the proposed development set back 30 feet from the eastern property line with patios set back 13 feet from the eastern property line.

Engineering

- Utilities exist in the area and the development will connect and extend to those services.
- The property grades south to north toward Peregrine Lake detention basin. The proposed storm water management plans include one detention basin on the north side of the property (.30-ac). There is also a 50-foot wetlands buffer shown. The closest unit is approximately 25 feet from the buffer area. The site grades north to south with an approximately 10-foot grade down to the bottom of the basin.
- The maintenance of the detention basin and volume control will be the responsibility of the Homeowner's Association. All of the site utilities serve only the development. All maintenance will be the responsibility of the HOA and shall be documented in the homeowner documents accordingly.
- Per page 7 of the Wetland Delineation Report dated 01/10/2019, the off-site wetland may require a 50-foot buffer to be established. The wetland buffer may be varied to a minimum of the greater of one-half the required buffer width upon approval of the Village of Palatine and MWRD.
- There is also a 20-foot storm sanitary sewer easement shown running along the wetland buffer on the north side of the property.
- The development would include 4 retaining walls throughout the site. The two retaining walls on the west side of the property are approximately 2 and 3 feet tall and 140 feet long. The total difference in grade is approximately 5 feet (bottom of wall to top of wall). The Petitioner increased the setbacks of the retaining walls. The retaining wall closest to Building 2 is set back approximately 20 feet from the

townhomes. The retaining wall closest to Building 3 is set back approximately 8 feet.

Signage and Landscaping

- The proposal includes 1 monument sign located at the southeast corner of the entrance. The sign is approximately 14'-10" long x 4'-9" tall (approximately 70 square feet).
- The Tree Preservation plan indicates that approximately 95% (165 of the 173) of the existing trees will be removed. The proposed landscaping throughout the development includes foundation plantings, ornamental trees, and a mixture of deciduous and evergreen shrubs, ornamental grasses, and perennials. Additionally, the landscaping plan indicates several existing deciduous and evergreen trees and several new deciduous and evergreen trees will be planted on the eastern property line to provide additional buffering between the development and Peregrine Lake Estates.
- Per Cook County Department of Transportation and Highways, no parkway trees shall be planted within 200 feet from an approaching traffic signal. Therefore, all previously proposed parkway trees have been removed. Staff will recommend the landscaping plan is revised to include an additional 6 trees throughout the development. A sidewalk is existing along the frontage of the subject property and a new limited sidewalk will be installed in sections of the development.
- The detention basin will include native plantings that are able to withstand both periods of wet and dry times. The maintenance of the detention basin would be the responsibility of the HOA.
- The proposal includes 6-foot high, 16-foot long solid, vinyl fences between the patios of the interior units. Additionally, a 6-foot high, 235-foot long solid, vinyl fence will run parallel to Euclid Avenue beginning east of the monument sign and ending at the eastern property line.

Project Review Summary

During the Staff review of the Petitioner's initial plan submission and throughout the subsequent re-reviews and correspondence, Staff has identified and recommended revisions to the plans. The Petitioner has addressed many of Staff's concerns and recommendations with this resubmittal.

- Ranch End Units - As presented at the initial Plan Commission meeting, Staff previously recommended including a ranch unit, at least on end units, if not throughout the development, for the end units to both address the comments provided at the neighborhood meeting (the Petitioner held a neighborhood meeting in December 2018 to introduce the plans and answer questions about the project) and to lessen the potential impact to the townhouse development to the east. The Petitioner has indicated the revised architectural plans are a “ranch style” concept; however, the changes do not address this consideration, nor lessen the potential impact to the adjacent townhouse development (West Peregrine Lake Estates), as required by the stated purpose for planned developments, per the Zoning Ordinance. Also, the building code still identifies the end units as 2-story buildings, as opposed to 1-story.
- Guest Parking - Per Section 13.03 of the Zoning Ordinance - Planned development standards - traffic circulation - the proposed guest parking spaces have been revised to eliminate the potential for traffic conflicts. While the parking spaces are distributed in the northern portion of the site only, the initially proposed guest parking spaces did not satisfy code requirements.
- Architecture - Per Section 13.02 (e) of the Zoning Ordinance, planned developments shall insure a quality of design and construction, commensurate with other developments in the Village. The revised architectural plans include vinyl siding with brick elements on all elevations, which is more comparable to Peregrine Lake Estates West and Maison Du Comte. Further, Peregrine Lakes was constructed to be adjacent to office/research use on the west. The separation between residential buildings to office building was approximately 125 feet. The Petitioner has revised the site plan to have a building separation of 72 feet (instead of 57 feet) for a reduction of 42% (instead of 54%). The initial architectural plans included vinyl siding with limited masonry detail, which was not comparable to Peregrine Lake Estates West and Maison Du Comte.
- Driveway Depths - The revised site plan indicates a minimum proposed driveway length of 22 feet, as previously recommended by Staff. The typical parking space has a length of 19 feet. Staff had concerns with the previously proposed driveways lengths of 20 feet due to the lack of parkway or other open space before the curb line to the street.
- Landscaping - The initial and revised landscape plans do not include additional foundation plantings as previously recommended by Staff. The initial landscape plan redistributed landscaping on the east side of the property at the expense of unit and foundation plantings within the site. Additionally, the 6 initially proposed parkway trees have been removed. While the landscaping plan will remain a component of final review, Staff has recommended additional unit and foundation plantings as previously proposed and this was not included in the revised landscape plans.

- Future Land Use Map - The Future Land Use map indicates that a business use is appropriate for the Subject Property. This reflects both the historical use of the subject property and this area of Euclid Avenue. At this time, Village Council has not advised Staff to amend the Comprehensive Plan; therefore, the inconsistency with the Future Land Use is not a component of the Plan Commission meeting, but ultimately a policy matter for the Village Council to review (the Petitioner has requested Village Council consideration of an amendment therein). The Petitioner's transmittal letter dated February 11, 2019 requests Village Council consideration of an amendment to the Comprehensive Plan from a business use to a single-family attached use.
- Engineering - The Plan Commission and Village Council shall state whether a waiver of the minimum buffer would be acceptable. Ultimately, MWRD has the final approval.

RECOMMENDATIONS:

The Petitioner has made significant revisions to the initial plans in order to address many of Staff's concerns and recommendations. The layout of the proposed development has been revised and includes a reduction in the number of units and buildings, increased building setbacks and driveway lengths, and appropriately placed guest parking spaces as well as revised architectural plans that include a style of architecture that conforms to Section 13.02 (e) of the Zoning Ordinance. The Future Land Use Map recommends a continued commercial/business use for this property. Given the recent acquisition of the adjacent Schneider Electric property by Weber Stephens, continued investment in the institutional uses to the south at Harper College, acquisition and development of the property at the northwest corner of Roselle Road and Algonquin Road, Staff has not been directed to change the Comprehensive Plan - Future Land Use designation. Therefore, with the plan revisions and site changes, Staff recommends action at the discretion of the Plan Commission. If the Plan Commission recommends approval of the proposal, Staff recommends the following conditions:

1. The Preliminary Planned Development shall substantially conform to the Engineering plans prepared by Haeger Engineering dated August 31, 2018 and last revised on June 10, 2019, the Architectural plans prepared by BSB Design, dated April 23, 2019, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Plat of Subdivision shall be revised to include the MWRD maintenance requirements language for the detention/volume control and shall be revised in a

manner acceptable to the Village Engineer.

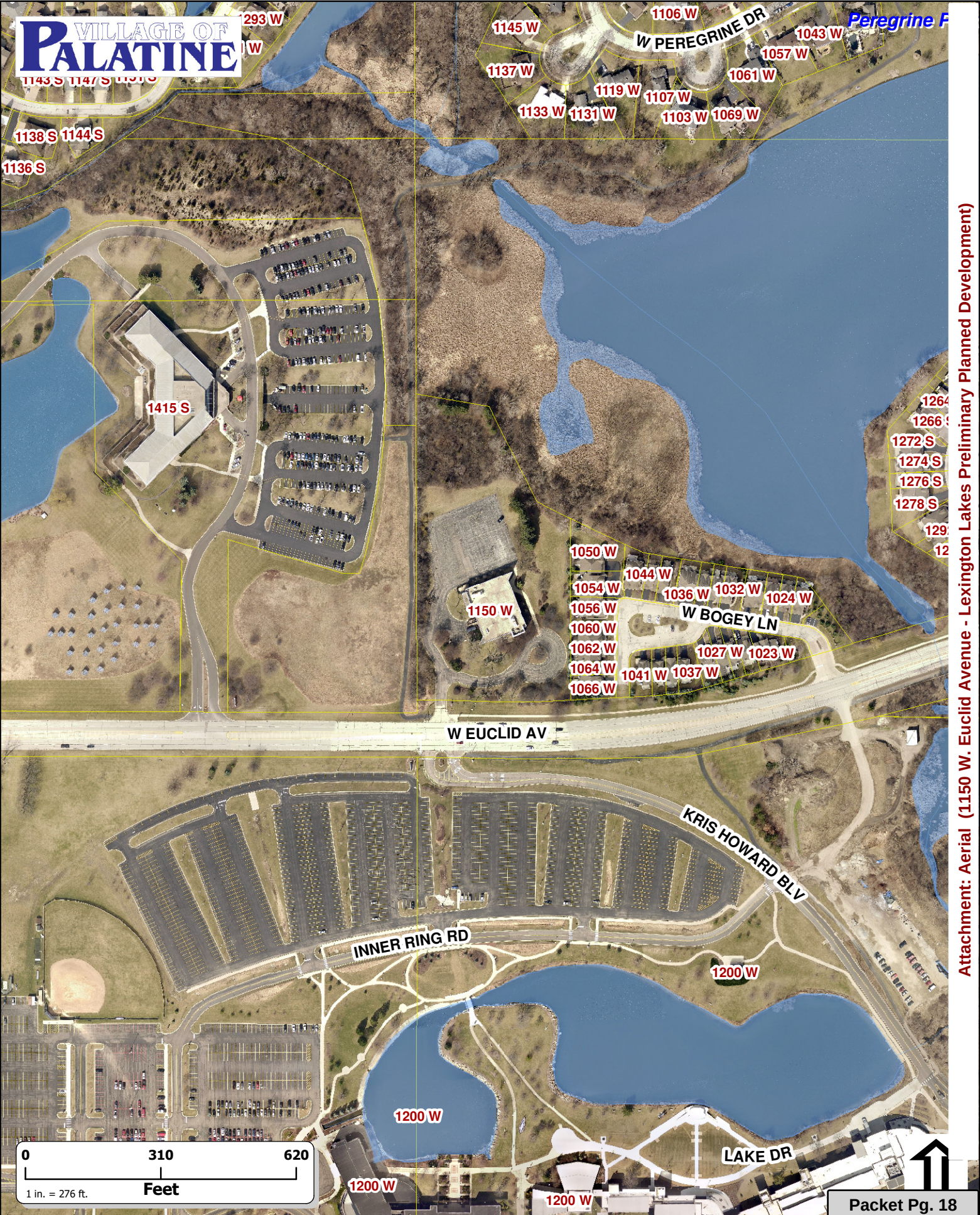
3. The Engineer's Estimate of Cost shall be submitted in a manner acceptable to the Village Engineer and in compliance with the Code.
4. The Final Landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning. This should include additional unit/foundation plantings and additional landscaping on the east side of the property, additional trees planted throughout the site to accommodate the removal of the 6 parkway trees, and an extension of the proposed fence along the eastern property line to provide sufficient screening for Peregrine Lake Estates West.
5. A Final Tree Preservation plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. The Final Auto-Turn Exhibit shall be revised in a manner acceptable to the Fire Marshal.
7. The required letters of credit and recording fees shall be submitted in a manner acceptable to the Director of Planning and Zoning.
8. MWRD, IDOT, and IEPA permits will be required.
9. In conjunction with the final Planned Development application process, the Petitioner shall submit construction management plan and schedule in a manner acceptable to the Village of Palatine.
10. A final fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
11. The existing lift station (1200 S. Patrick Lane) shall be evaluated to determine if there is sufficient capacity for the proposed development.
12. The maintenance of the detention basin and volume control shall be the responsibility of the Homeowner's Association. As all of the site utilities serve only the development. All maintenance shall be the responsibility of the HOA and shall be documented in the homeowner documents accordingly. This shall remain a condition of Final Planned Development approval.
13. The HOA shall be responsible for maintaining and annually inspecting and testing the private fire hydrants. This shall remain a condition of Final Planned Development approval.

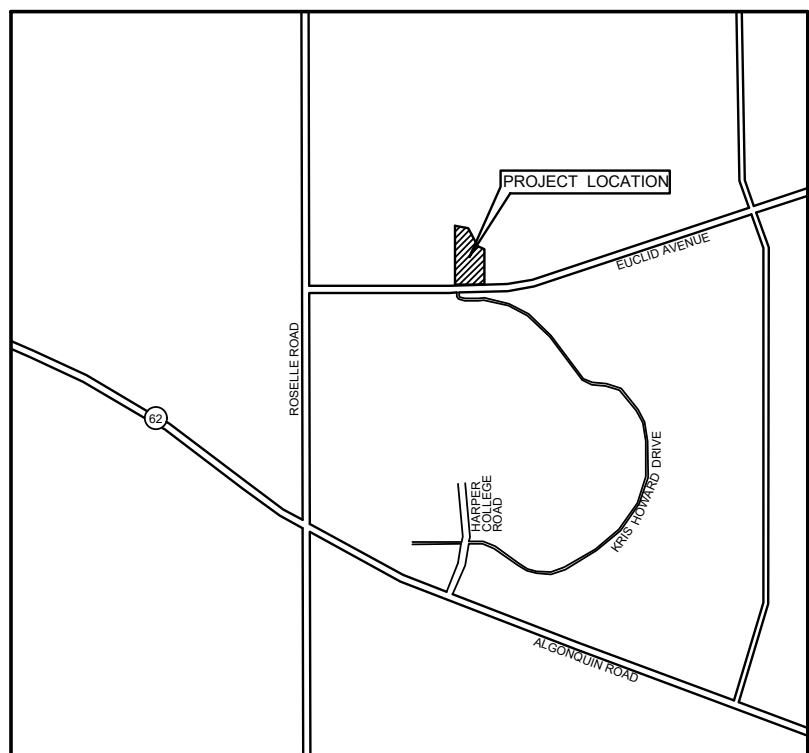
14. Final Homeowners Association Declarations shall be submitted in a manner acceptable to the Village Attorney.

ATTACHMENTS:

- Aerial
- Plat of Survey - Existing Conditions
- Boundary and Topographic Survey - Existing Conditions
- Site Plan
- Preliminary Plat of Subdivision
- Site Data Table
- Preliminary Engineering Plans
- Existing Utilities Map
- Architectural Plans
- BSB Memo 01-25-2019
- Parking Exhibit
- Preliminary Landscape Plan
- DDS Landscape Narrative 07-03-2019
- Tree Preservation Plan
- Proximity Exhibit
- Auto-turn Exhibit
- Future Land Use Map
- Petitioner's Request for Future Land Use Map Amendment
- Zoning Variance Summary
- PPD Application
- 03-05-19 PC Minutes
- Public Notice 08-06-19

1150 W. Euclid Avenue

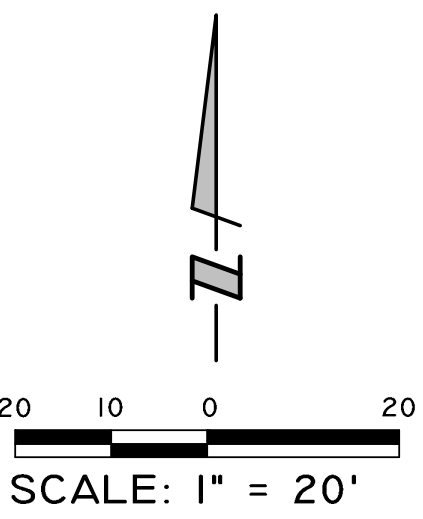




ALTA / NSPS LAND TITLE SURVEY

OF

LOT 1 IN BERENZ'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1983 AS DOCUMENT 26535490, IN COOK COUNTY, ILLINOIS.



LEGEND

- Manhole
- Catch Basin
- Inlet
- Flared End Section
- Area Drain
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Sprinkler
- Light Pole
- Traffic Signal
- Traffic Signal With Mast Arm
- Hand Hole
- Fence
- Pipe Bollard
- Sign
- Overhead Utility Line
- Electrical Pedestal
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Cable TV Pedestal
- Flagpole
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- Soil Boring



Surveyor's notes:

- The basis of bearing shown hereon is assumed.
- Utility information shown hereon is based upon field measurements, available records, information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-882-0123) for utility markings. J.U.L.I.E. Design Stage Ticket No. X291391 was ordered for this project. Possible Utilities:
 - a. Village of Palatine - Water, Sanitary, and Sewer - Maps have been provided and depicted on the survey.
 - b. COMED - no reply
 - c. Comcast - no reply
 - d. Nicor Gas - no reply
 - e. MCI - no reply
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 1703C0175J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
- In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 1401 03886334 02 with an Effective Date of July 6, 2018.

With respect to Schedule B of said commitment:

- Exception I - Sanitary Sewer Easement - Doc. No. 24461953 & 26535490 - Plotted and shown hereon.
- Exception J - Easement - Doc. No. 26535490 - Plotted and shown hereon.
- Exception K - Easement - Doc. No. 26535490 - Plotted and shown hereon.
- Exception L - Easement for Public Utilities and Drainage - Doc. No. 26535490 - Plotted and shown hereon.
- Exception N - Grant of Easement - Station Agreement No. N-4-627M - Document not provided.

State of Illinois)
County of Cook) SS:
To: ETCR, Inc., a California Corporation;
Lexington Homes; and
Chicago Title Insurance Company, its successors and/or assigns.

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, 3, 4, 7a, and 11 of Table A thereof. The field work was completed on August 8, 2018.

This professional service conforms to the current Illinois minimum standards for a boundary survey.
Schaumburg, Illinois August 23, 2018

By: Illinois Professional Land Surveyor No. 3695



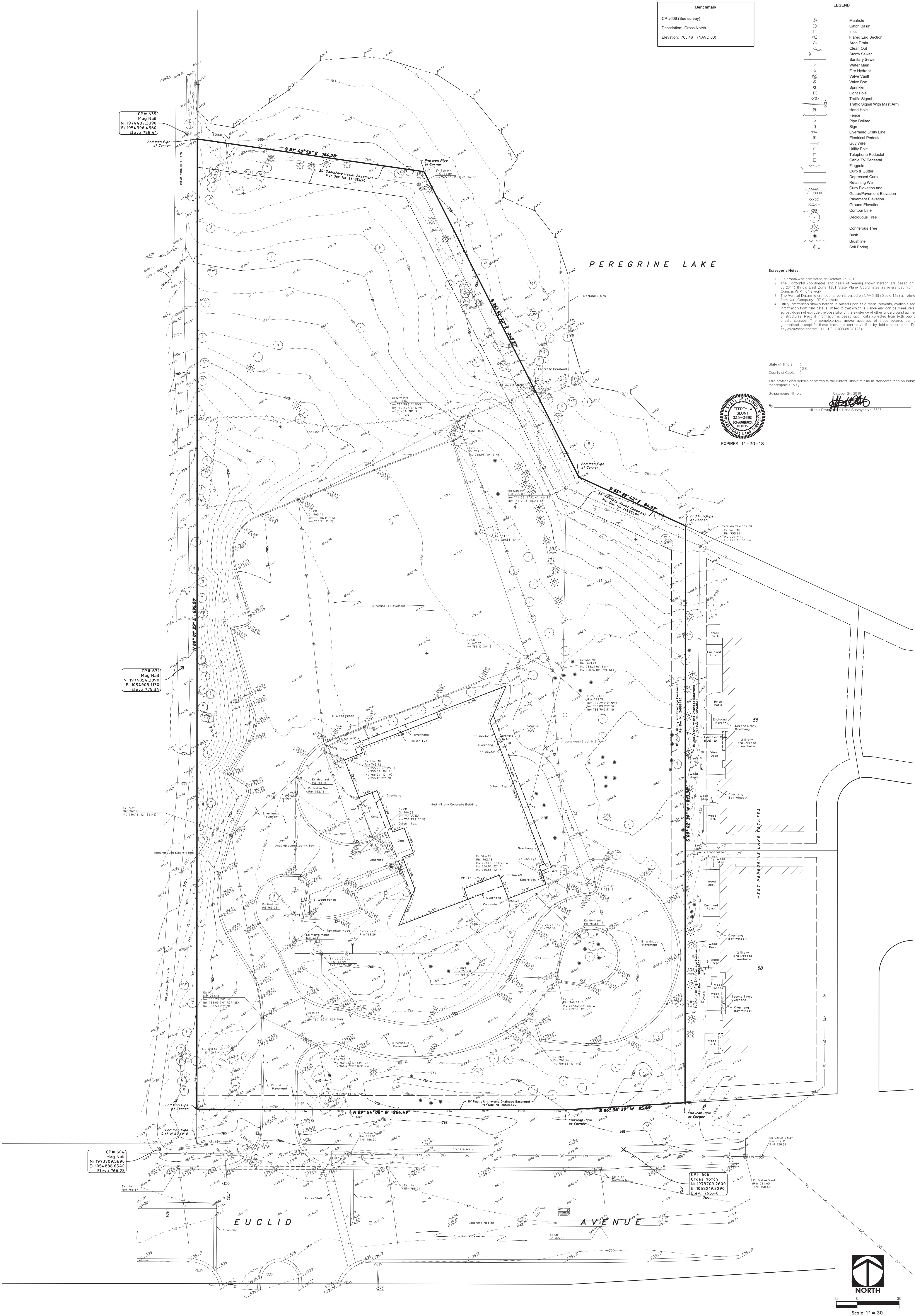
HAEGER ENGINEERING
consulting engineers • land surveyors

100 East Oak Parkway, Schaumburg, IL 60173
Illinois Professional Design Firm License No. 184-003152
www.haengerengineering.com

Ordered by: LEXINGTON HOMES
Order No.: 15-202

EXPIRES 11-30-18

Plot Date: Oct 24, 2018 11:17am Plotted by: mchall
File Name: 1150 W Euclid (1150 W Euclid) Boundary & Topographic Survey.dwg



BOUNDARY AND
TOPOGRAPHIC SURVEY

1150 W. EUCLID AVENUE
PALATINE, ILLINOIS

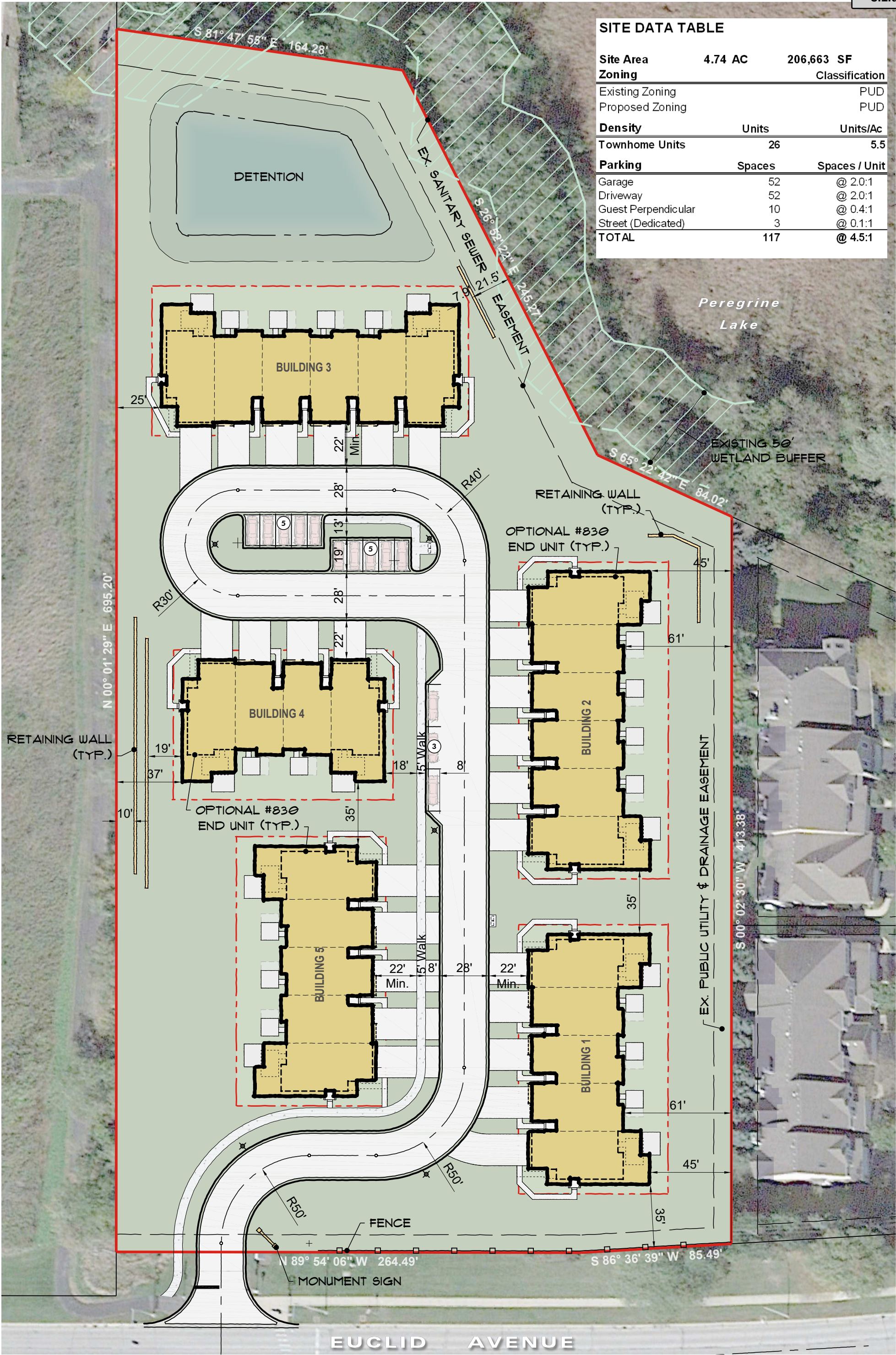
**HAEGER ENGINEERING**

consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No. Date Revision

Packet Pg. 20



Attachment: Site Plan (1150 W. Euclid Avenue - Lexington Lakes Preliminary Planned Development)

NORTH

0

50

Scale: 1" = 50'

SITE PLAN EXHIBIT

LEXINGTON ON THE LAKE

VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING

consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173

Tel: 847.394.6600 Fax: 847.394.6608

Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager: T

Engineer: T

Date: 7-12-2019

Project No. 15-202

Packet Pg. 21

P:\2015\15202\Drawings\Preliminary\15202-Color Site Plan.dwg | Jul 02, 2019 - 4:02pm | jason-h

PIN: 02-28-400-077

Developer/ Subdivider:
Lexington Homes
1731 Marcey Street, Suite 200
Chicago, IL 60614
Tel.: 847.875.8289
Fax: 773.601.0301
lexingtonchicago.com

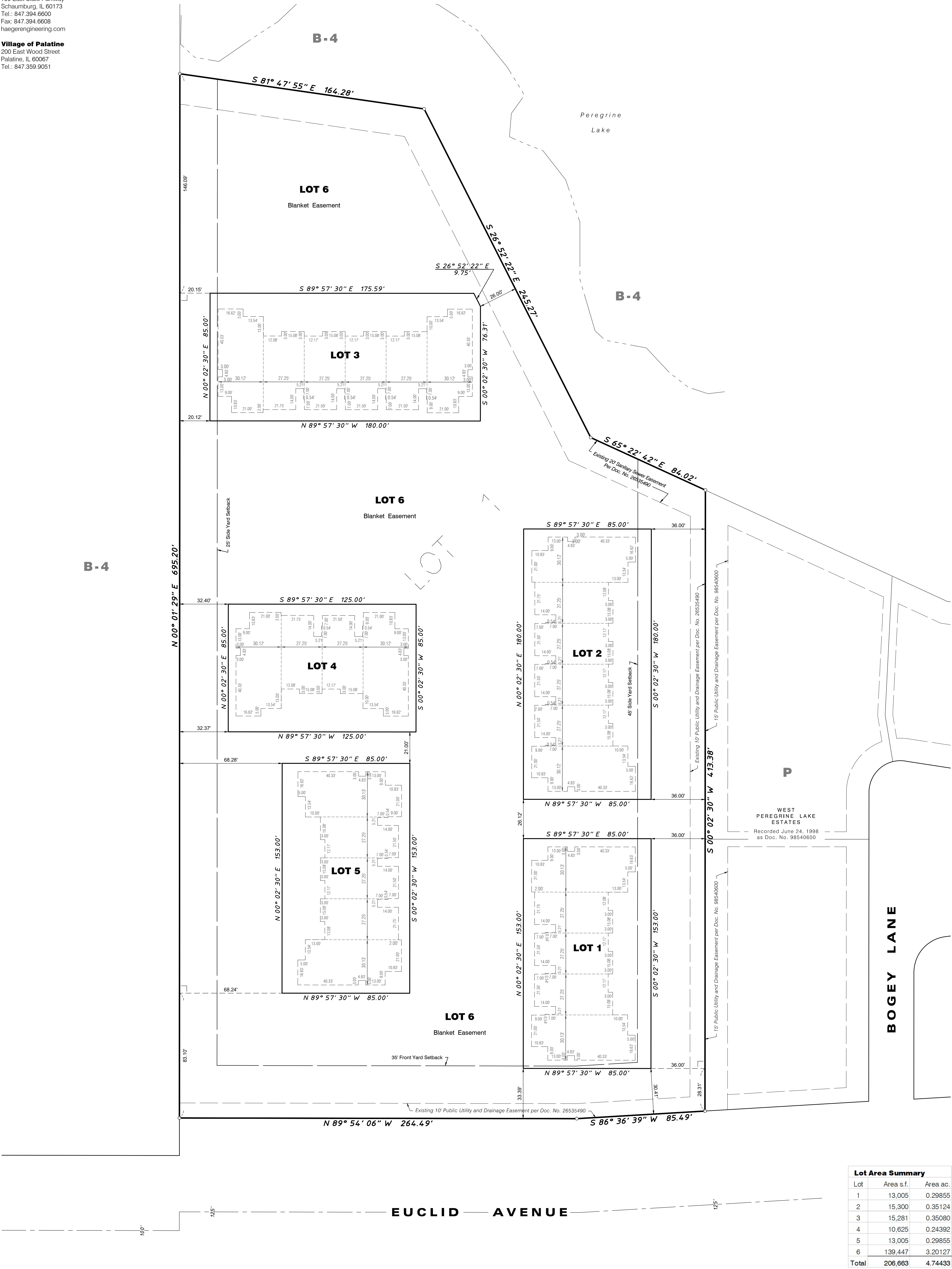
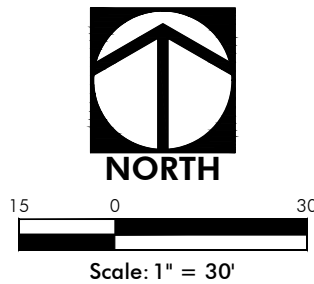
Prepared By:
Haeger Engineering
Illinois Professional Design Firm
#184-003152
100 East State Parkway
Schaumburg, IL 60173
Tel.: 847.394.6600
Fax: 847.394.6608
haegerengineering.com

Village of Palatine
200 East Wood Street
Palatine, IL 60067
Tel.: 847.359.9051

PRELIMINARY PLAT OF LEXINGTON ON THE LAKE

LOT 1 IN BERENZ'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1983 AS DOCUMENT 26535490, IN COOK COUNTY, ILLINOIS.

SHEET 1 of 1



Lot Area Summary		
Lot	Area s.f.	Area ac.
1	13,005	0.29855
2	15,300	0.35124
3	15,281	0.35080
4	10,625	0.24392
5	13,005	0.29855
6	139,447	3.20127
Total	206,663	4.74433

Attachment: Preliminary Plat of Subdivision (1150 W. Euclid Avenue - Lexington Lakes Preliminary Planned Development)

SITE DATA TABLE

Site Area	4.74 AC	206,663 SF
Zoning		Classification

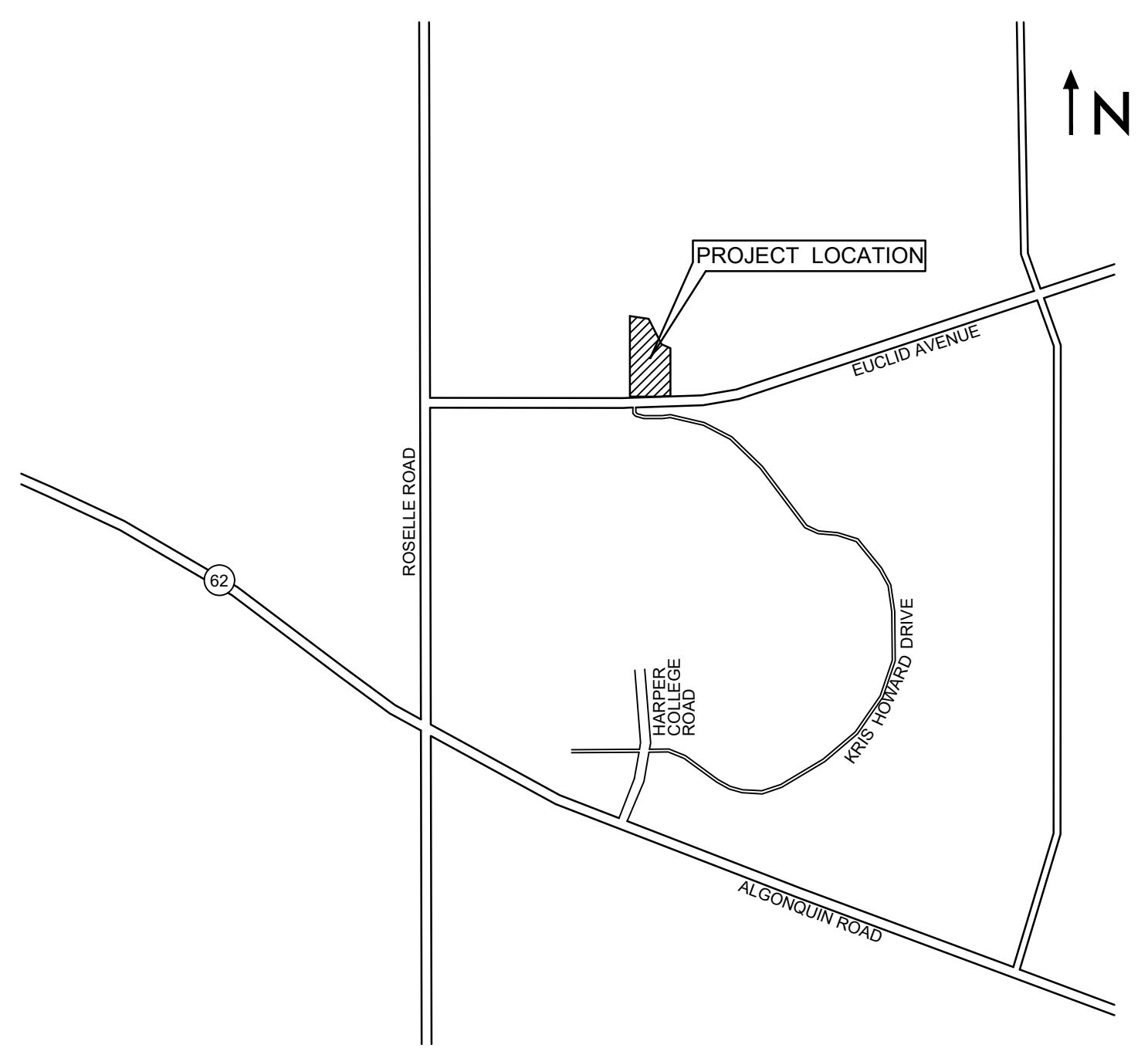
Existing Zoning	PUD
Proposed Zoning	PUD

Density	Units	Units/Ac
3 Story Townhome	26	5.5
<i>3 Bedroom</i>	<i>26</i>	
<i>2 Bedroom</i>	<i>0</i>	

Parking	Spaces	Spaces / Unit
Guest	13	@ 0.5:1
Driveway	52	@ 2.0:1
Garage	52	@ 2.0:1
TOTAL	117	@ 4.5:1

Coverage	Area (SF)	Area (Ac)	Area (%)
Impervious	95,838	2.20	46.4%
<i>Buildings</i>	<i>44,443</i>	<i>1.02</i>	<i>21.5%</i>
<i>Driveways</i>	<i>11,796</i>	<i>0.27</i>	<i>5.7%</i>
<i>Private Road</i>	<i>26,369</i>	<i>0.61</i>	<i>12.8%</i>
<i>Pond</i>	<i>7,092</i>	<i>0.16</i>	<i>3.4%</i>
<i>Sidewalk</i>	<i>6,137</i>	<i>0.14</i>	<i>3.0%</i>
Pervious	110,825	2.54	53.6%
TOTAL	206,663	4.74	

PRELIMINARY ENGINEERING PLAN
LEXINGTON ON THE LAKE
1150 W. EUCLID AVENUE
SECTION 28 TOWNSHIP 42 NORTH RANGE 10 EAST
PALATINE, ILLINOIS
COOK COUNTY



LOCATION MAP
NOT TO SCALE

DEVELOPER / SUBDIVIDER:
Lexington Homes
1731 Marcey Street, Suite 200
Chicago, IL
Tel: 847-875-8289

PREPARED BY:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF PALATINE
200 E. Wood Street
Palatine, IL 60067
Tel: 847-358-7500

Benchmark
CP #606 (See survey)
Description: Cross Notch.
Elevation: 765.46 (NAVD 88)

INDEX TO SHEETS	
NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	GEOMETRY & PAVING PLAN
4	GRADING PLAN
5	UTILITY PLAN

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	



EXPIRES 11-30-19

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision
3	06/10/2019	New Site Plan
2	01/23/2019	Revised Site, Moved Buildings 6 & 7
1	10/24/2018	Per Village Review

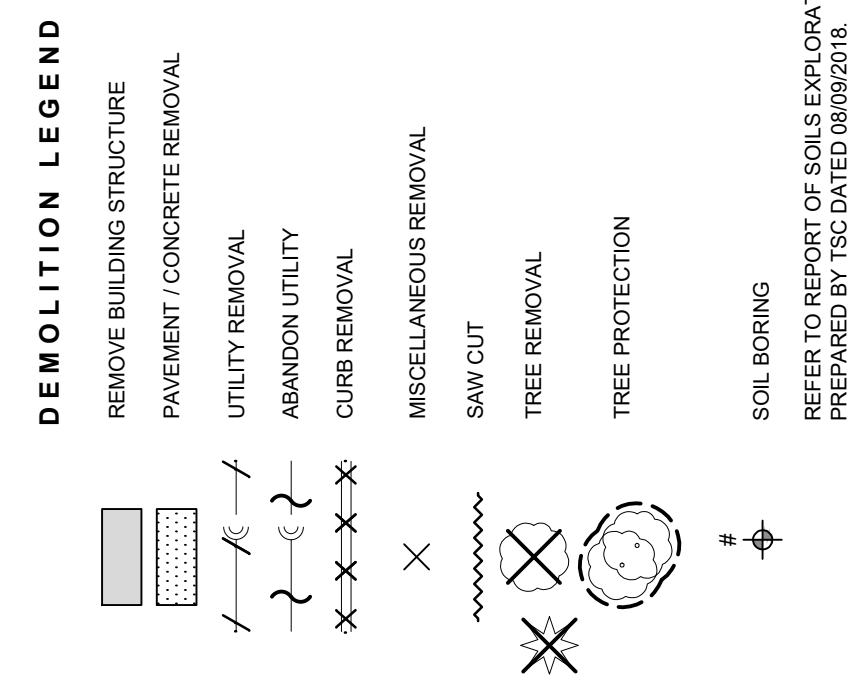
TITLE SHEET
PRELIMINARY ENGINEERING PLAN
LEXINGTON ON THE LAKE
PALATINE, IL

Project Manager: T J B
Engineer: L A K
Date: 8/31/2018
Project No. 15-202
Sheet 1/5



Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.



SITE DATA TABLE			
Site Area	4.74 AC	206,663 SF	Classification
Zoning			
Existing Zoning			PUD
Proposed Zoning			PUD
Density		Units	Units/Ac
3 Story Townhome		26	5.5
3 Bedroom		26	
2 Bedroom		0	
Parking		Spaces	Spaces / Unit
Guest		13	@ 0.51
Driveway		52	@ 2.01
Garage		52	@ 2.01
TOTAL		117	@ 4.51
Coverage		Area (SF) Area (Ac) Area (%)	
Impervious		95,838 2.20 48.4%	
Buildings		44,443 1.02 21.5%	
Driveways		11,796 0.27 5.7%	
Private Road		26,369 0.61 12.8%	
Pond		7,092 0.16 3.4%	
Sidewalk		6,137 0.14 3.0%	
Pervious		110,825 2.54 53.6%	
TOTAL		206,663 4.74	

PAVING LEGEND

PRIVATE ROADWAY: ON, 3.0
- 1 1/2" Hot Mix Asphalt (HMA) Surface Course
- 1 1/2" Hot Mix Asphalt (HMA) Binder Course
- 1 1/2" Aggregate Base Course
- Compacted Sub-Grade

DRIVEWAY: ASPHALT (HMA) Surface Course
- 5" Aggregate Base Course
- Compacted Sub-Grade

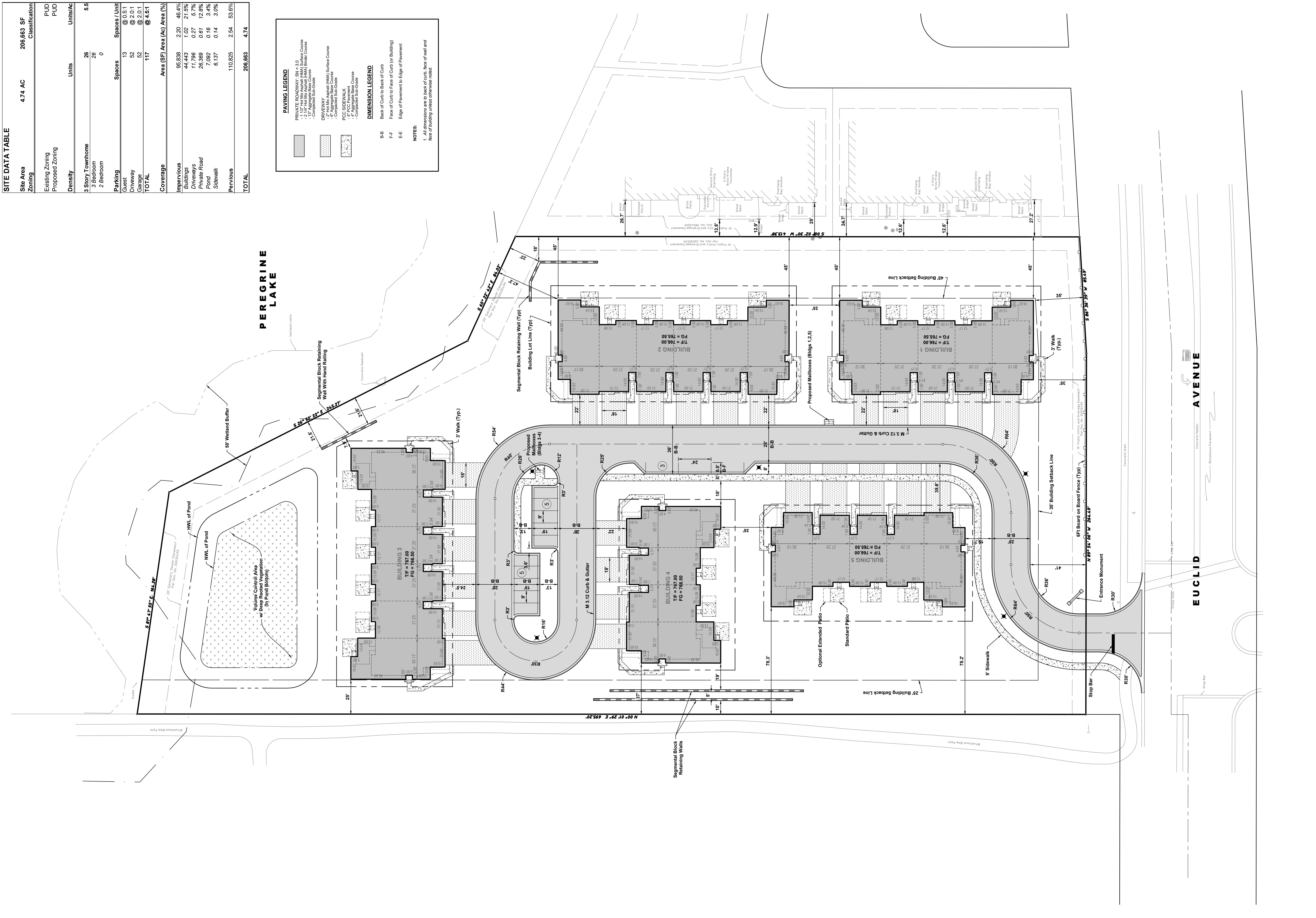
5' SIDEWALK: 5" HOT MIX ASPHALT (HMA) Surface Course
- 5" HOT MIX ASPHALT (HMA) Binder Course
- 5" HOT MIX ASPHALT (HMA) Base Course
- Compacted Sub-Grade

DIMENSION LEGEND

B-B Back of Curb to Back of Curb
F-F Face of Curb to Face of Curb (or Building)
E-E Edge of Pavement to Edge of Pavement

NOTES:

1. All dimensions are to back of curb, face of wall and face of building unless otherwise noted.



GEOMETRY & PAVING PLAN

PRELIMINARY ENGINEERING PLANS
LEXINGTON ON THE LAKE
PALATINE, IL

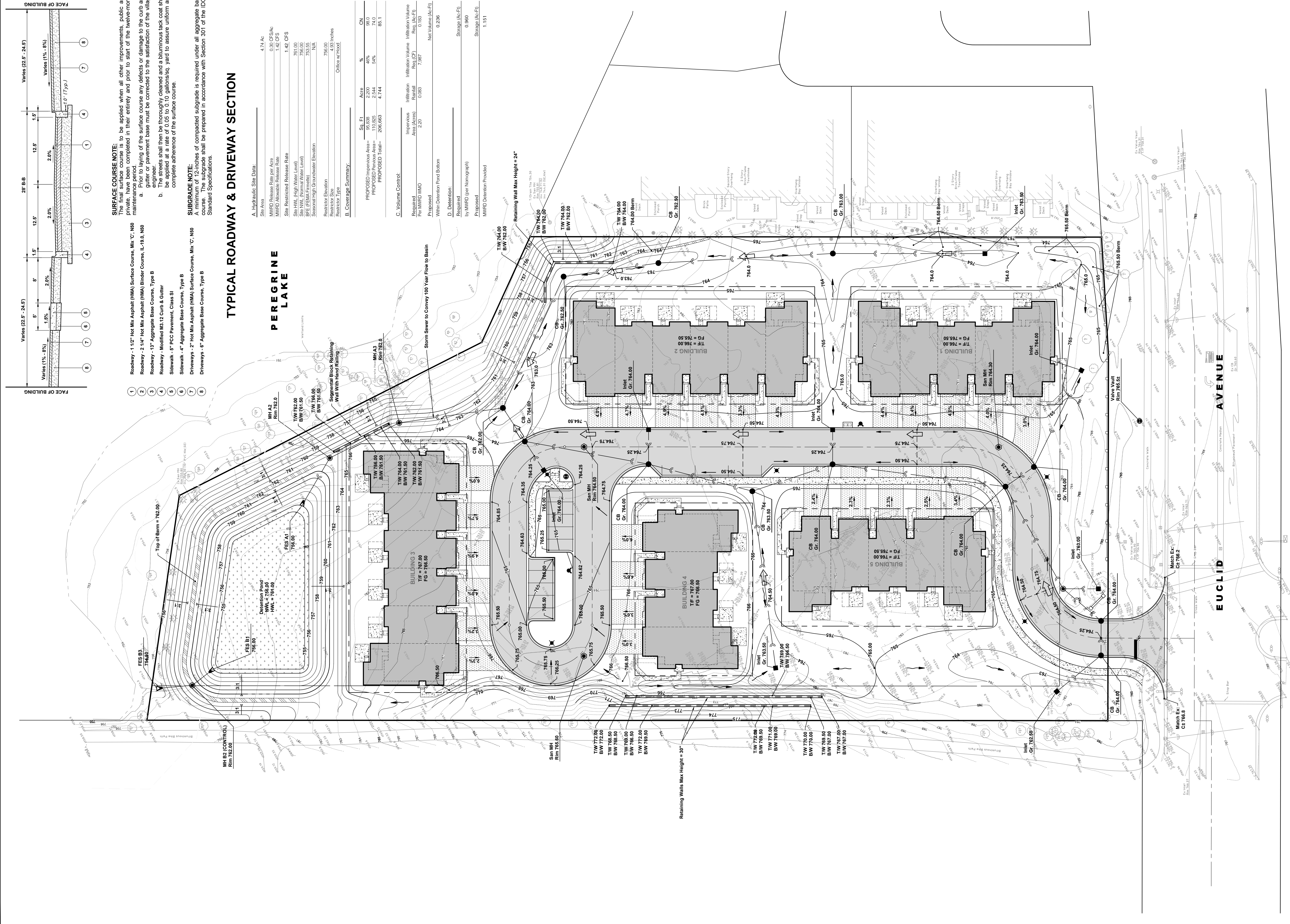
HAEGER ENGINEERING
consulting engineers • land surveyors

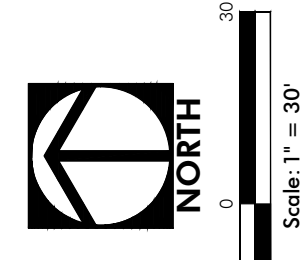
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6000 Fax: 847.394.6408
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

Project Manager: T J B
Engineer: L A K
Date: 2018-08-31
Project No. 15-202
Sheet 3

Attachment: Preliminary Engineering Plans (1150 W. Euclid Avenue - Lexington Lakes Preliminary Planned Development)

3.1.g









For over 40 years
LexingtonHomes

830 End Configuration - Front and Side
 Dark Brick and Dark and Light Siding

LEXINGTON ON THE LAKE
 Various Locations



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2018 BSB Design, Inc.

April 23, 2019 | MS160181









For over 40 years
Lexington Homes

Conceptual Elevation
 840 End Configuration - Front Elevation
 Light Brick and Light Siding

LEXINGTON ON THE LAKE
 Various Locations

BSB
 DESIGN
 BSBDesign.com



2019-01-25

Village of Palatine

Lexington Lakes Proposed Architectural Design:

The unit plans are designed towards an active adult and empty nester market featuring two distinct unit types with optional plan variations to suit an individual owner's needs and style. Our proposed end unit is a 3 bedroom 2.5 bath main floor master bedroom plan with an open space great room and den. The other unit is a traditional 2 story 3 bedroom 2.5 bath second floor master bedroom unit. Both home plans have 2 car garages, basements and modern amenities and finishes, spacious walk in closets and loft spaces for additional functionality and living areas.

By locating the master down units on the ends of the buildings we create one story ranch elements and facades along the side and rear elevations adjacent to other buildings within the development as well as out to our neighbors at Peregrine Lakes. This architectural technique deemphasizes the mass and brings the perimeter height to a one story pedestrian scale.

The proposed ranch and 2 story elevations of the building are designed in a Modern Farmhouse style featuring 4 sided architectural treatments utilizing a variety of exterior materials and details. Each building is wrapped with a cast stone rustic masonry base wainscot. There are one story elements on the front side and rears of the homes with varying pitched roofs and architectural bracketing details. Every unit has large expanses of window fenestration in varying sizes and patterns to bring in natural light and create great views of the landscaping within the community. The facades are comprised of maintenance free materials such as vinyl horizontal siding and vertical board and batten siding, with deep bronze color premium vinyl windows and patio doors. Gables feature large farmhouse style brackets and trim details. The fascias and soffits will be wrapped in aluminum for longevity and will have bronze colored gutters and downspouts to add color and texture to the elevations. There are bracketed cantilevered bays on the front elevations which further enhance the streetscape and diminish the appearance of the mass and garage door planes. The rear and side elevations of the buildings have many deep plane changes that break down the mass and accentuate the private exterior living patio and landscape areas for the residents. This treatment and plane change on the building is very uncommon to the market as most townhome developments have flat unarticulated rear elevations. The colors, variety of textures, materials, bay windows, and architectural details will set this development apart from others in terms of design quality and life style living.

Jeff Mulcrone AIA, LEED AP BD+C

Director of Design

BSB Design

1540 E. Dundee Road

Palatine, IL 60074

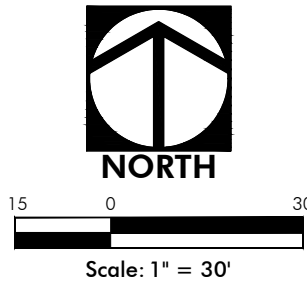
Office 847.705.2200

National Experience, Regional Sensitivity

Attachment: BSB Memo 01-25-2019 (1150 W. Euclid Avenue - Lexington Lakes Preliminary Planned Development)



PARKING TABLE		
Site Area	4.74 AC	206,663 SF
Units	26	
Parking	Spaces	Spaces / Unit
Guest	13	
Driveway	52	
Garage	52	
TOTAL	117	4.5



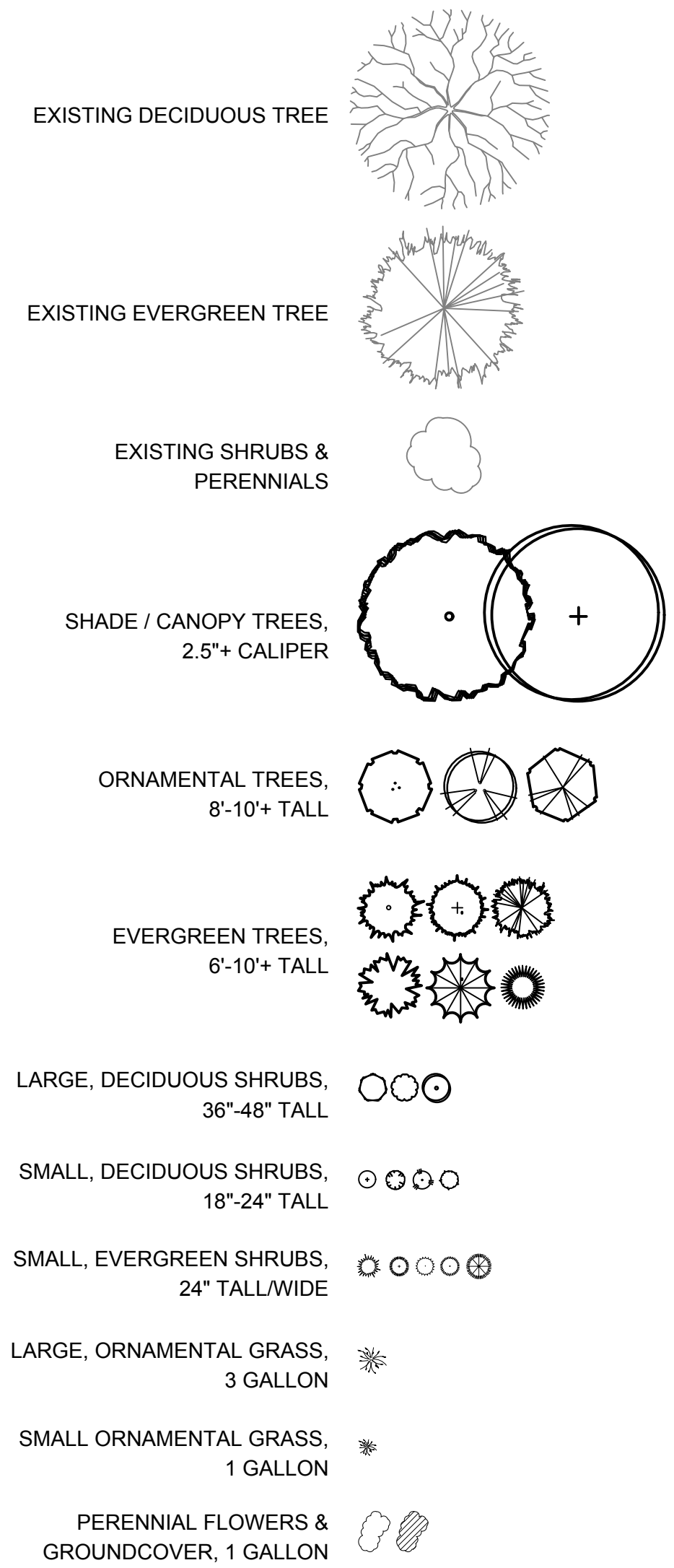
HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003132
www.haegerengineering.com

PARKING EXHIBIT
LEXINGTON LAKES
LEXINGTON HOMES, LLC
PALATINE, IL

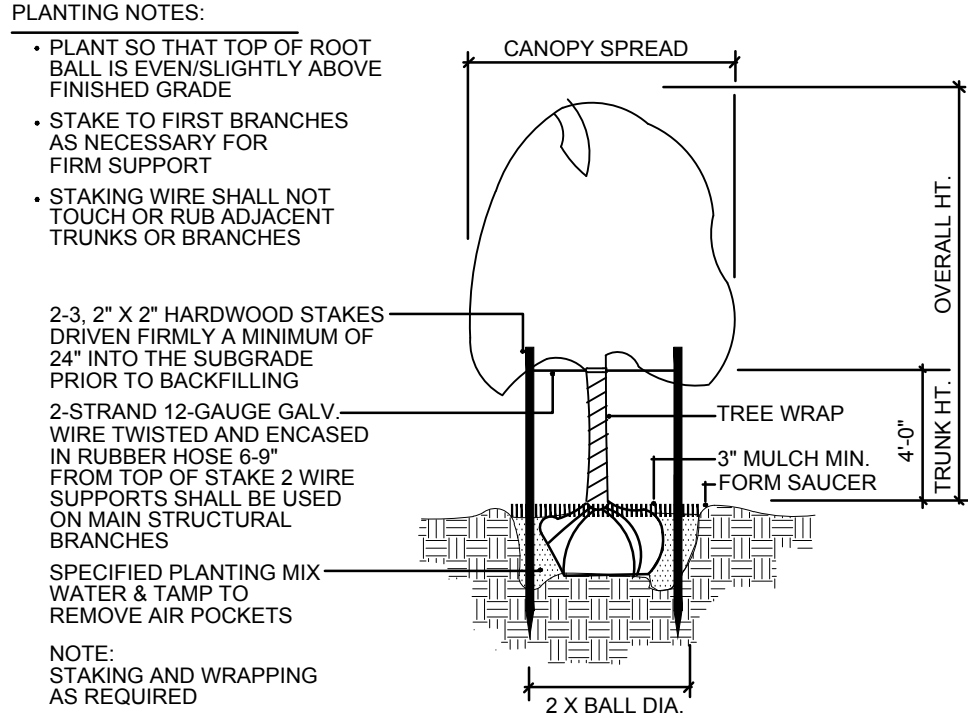
Project Manager: TJB
Engineer: TJB
Date: 7/02/2019
Project No. 15202
Sheet 1/1

PLANT SYMBOLS KEY

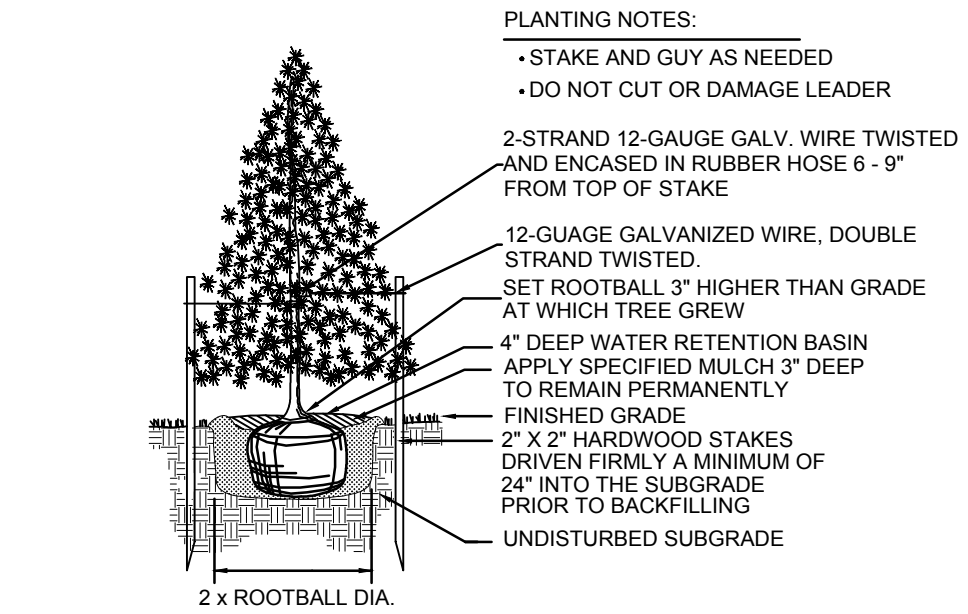
NOTE!
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.



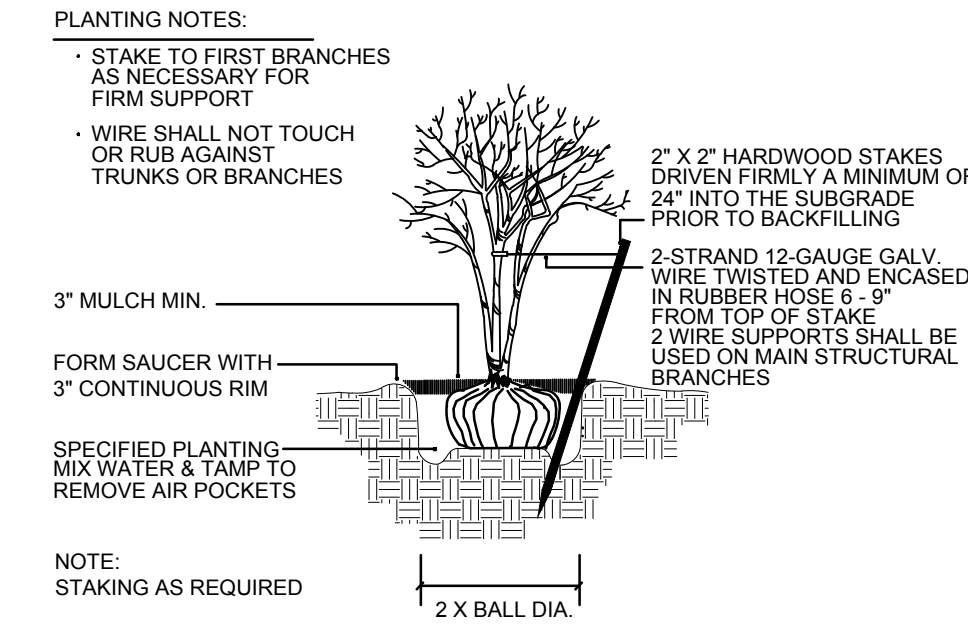
PLANTING DETAILS



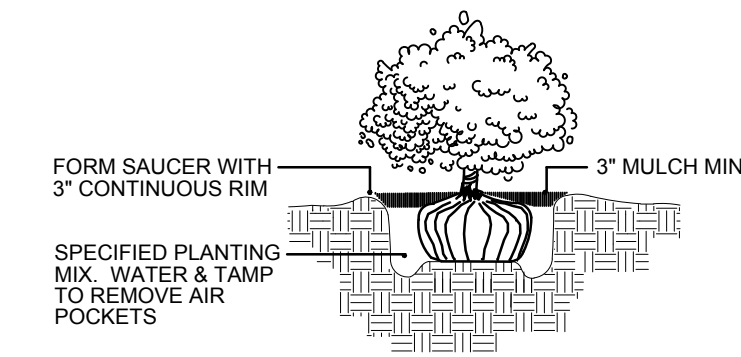
TREE PLANTING & STAKING
NOT TO SCALE



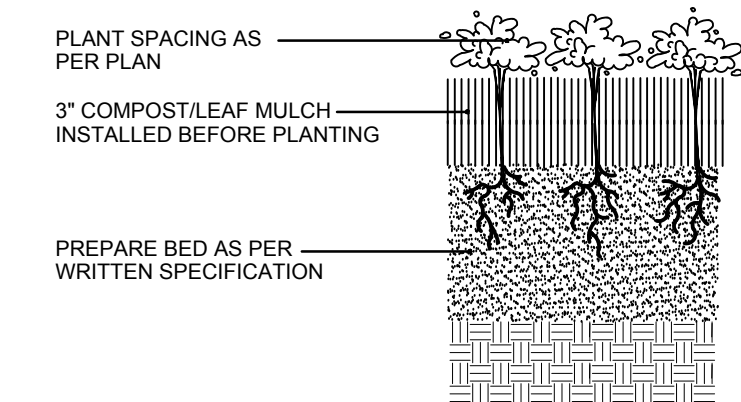
EVERGREEN TREE PLANTING
NOT TO SCALE



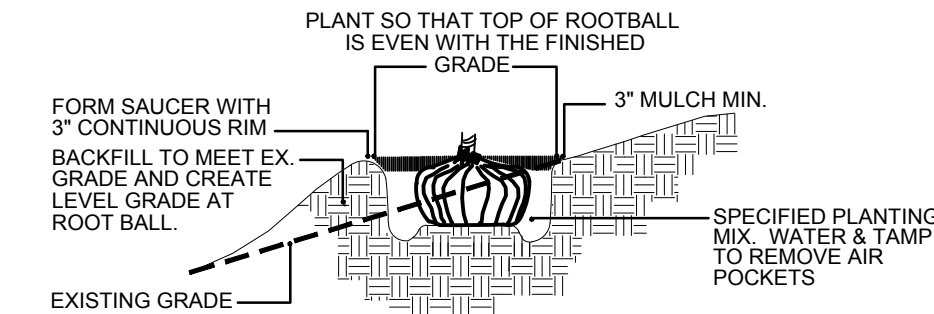
MULTI-TRUNK TREE STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE



HILLSIDE PLANTING
NOT TO SCALE

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
 - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
 - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
 - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
 - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
 - MAINTENANCE AND CARE OF PLANT MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING (IF NECESSARY), DEAD-HEADING, WEEDING, AND MULCHING.
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO A CENTER HEIGHT OF TWELVE INCHES (12").
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), UNLESS OTHERWISE NOTED ON THE PLAN.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:
LEXINGTON HOMES, LLC.
1731 N. MARCEY STREET, #200
CHICAGO, IL 60614
TEL (773) 457-8563

CONTACT: JOHN AGENLIAN

CIVIL ENGINEER

HAEGER ENGINEERING
100 E. STATE PARKWAY
SCHAUMBURG, IL
TEL (847) 394-6600

CONTACT: LEN KLEINJAN

ARBORIST:

DAVEY RESOURCE GROUP
DIVISION OF THE DAVEY TREE EXPERTS
MILWAUKEE, WI
TEL (414) 517-1695

CONTACT: PETE SORENSEN

LANDSCAPE ARCHITECT:

DICKSON DESIGN STUDIO, INC.
526 SKYLINE DRIVE
ALGONQUIN, IL 60102
TEL (847) 878-4019

CONTACT: SHARON DICKSON

SHEET KEY

L0.1 PROJECT TEAM

GENERAL LANDSCAPE NOTES

PLANTING DETAILS

PLANT SYMBOLS KEY

L1.0 SHEET KEY: LANDSCAPE PLAN

L1.1 DETAIL: LANDSCAPE PLAN

L1.2 DETAIL: LANDSCAPE PLAN

L1.3 TYPICAL FOUNDATION LANDSCAPE PLAN

ENTRY MONUMENT

FENCE



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

**1731 N. MARCEY STREET, #200
CHICAGO, IL 60614**

PLAN DATE

SEPTEMBER 12, 2018

REVISIONS

1.	PER TREES & MONU.	10/1/18
2.	PER SITE PLAN	11/01/18
3.	PER SITE PLAN	11/14/18
4.	ADD FENCE/WALKS	12/19/18
5.	SITE PLAN/FENCE	1/25/19
6.	PER SITE PLAN	7/3/19
7.		
8.		
9.		
10.		

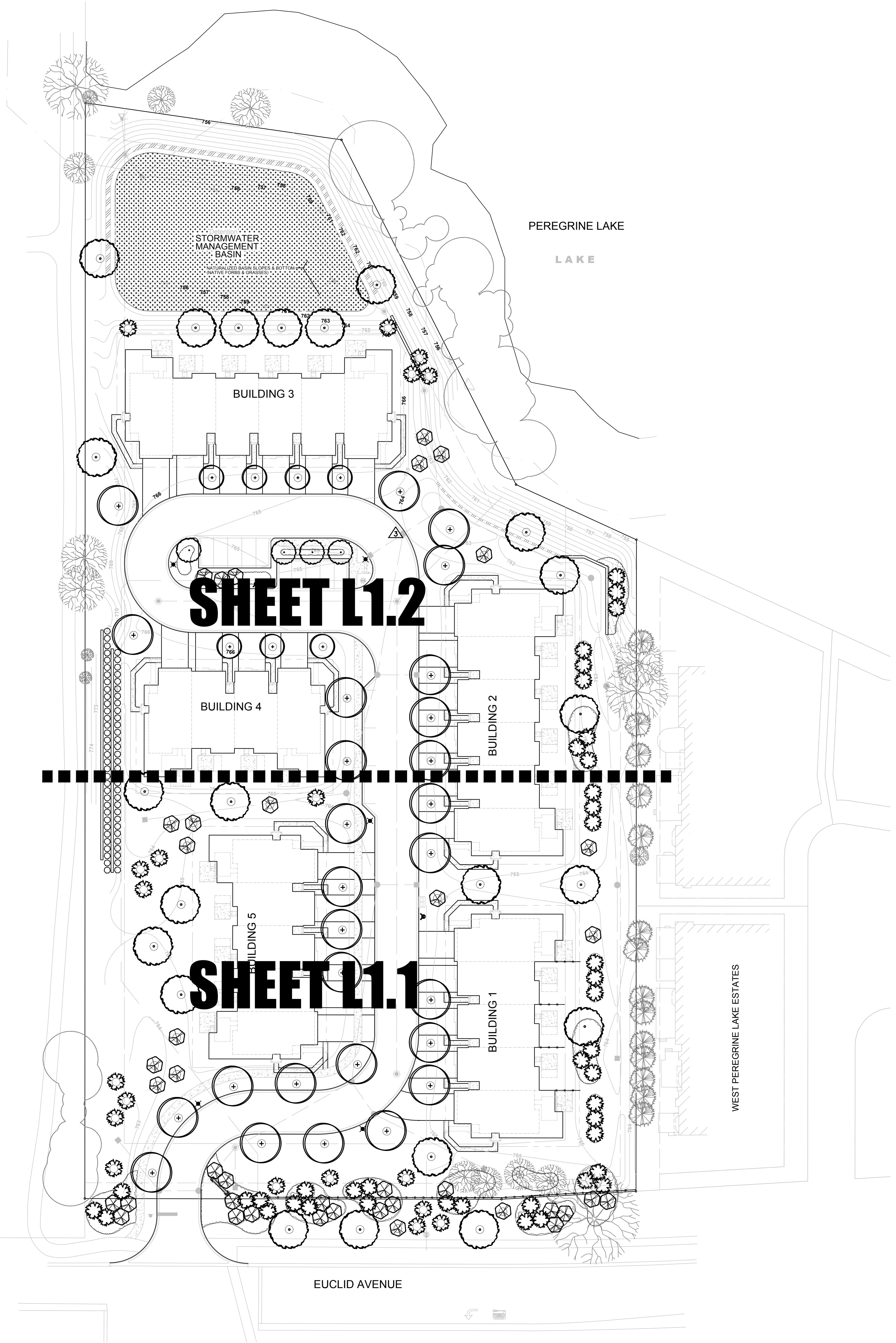
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LEXINGTON ON THE LAKE
1150 EUCLID AVENUE - PALATINE, IL

PRELIMINARY LANDSCAPE PLAN

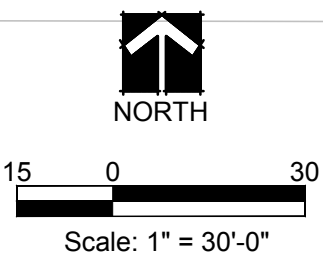
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L0.1



SHEET L1.2

SHEET L1.1



LANDSCAPE PLAN - SHEET KEY

L1.0

SHEET NUMBER

PRELIMINARY LANDSCAPE PLAN

LEXINGTON ON THE LAKE
1150 EUCLID AVENUE - PALATINE, IL

PROJECT NAME AND SHEET TITLE

10.

9.

8.

7.

6. PER SITE PLAN 7/3/19

5. SITE PLAN/FENCE 1/25/19

4. ADD FENCE/WALKS 12/19/18

3. PER SITE PLAN 11/14/18

2. PER TREES & MONU. 10/1/18

1.

REVISIONS

SEPTEMBER 12, 2018

PLAN DATE

CHICAGO, IL 60614

1731 N. MARCEY STREET, #200

LEXINGTON HOMES

CLIENT NAME AND ADDRESS

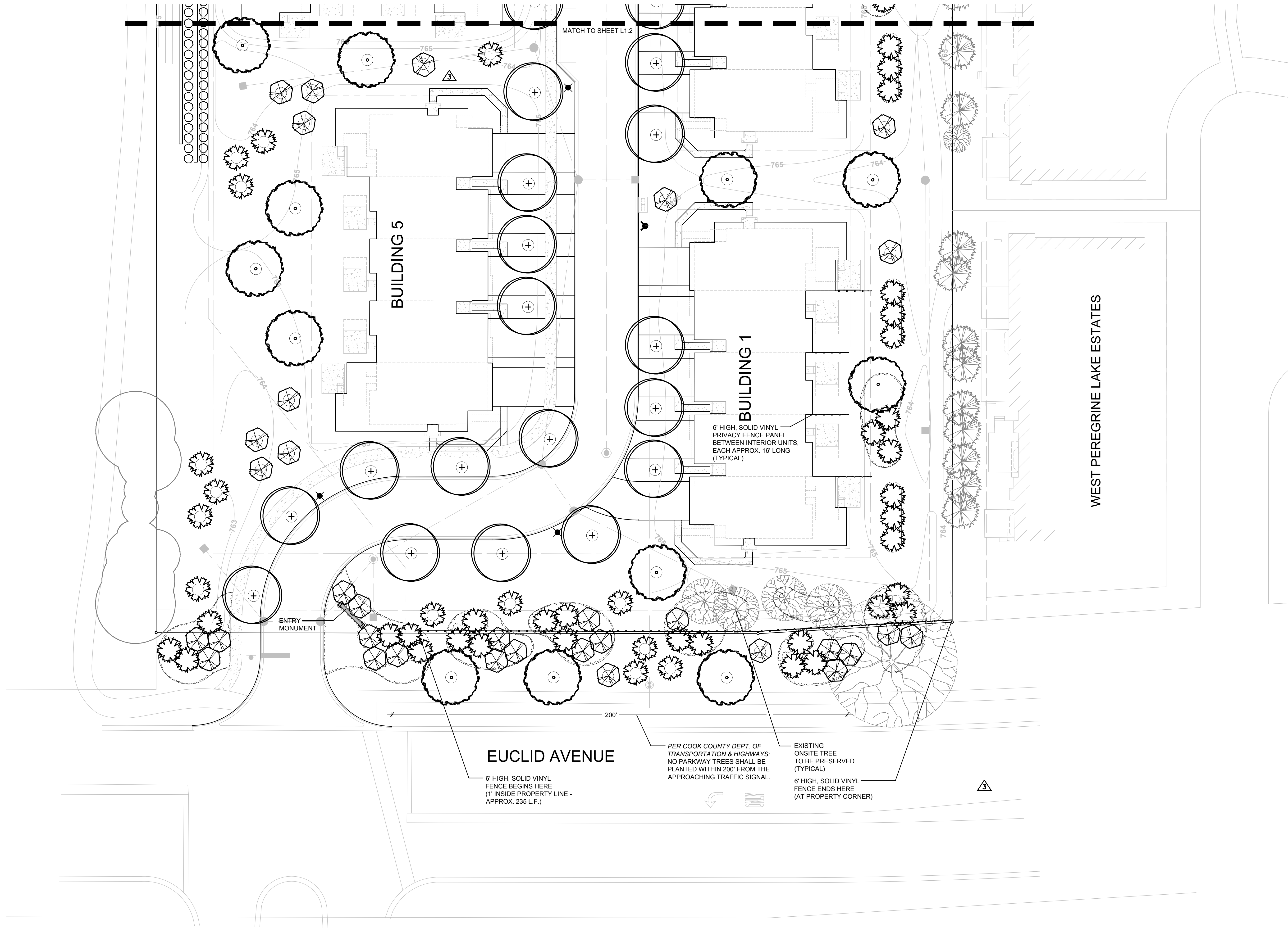
847 878 4019

ALGONQUIN IL 60102

526 SKYLINE DRIVE

dickson design
STUDIO





dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, #200
CHICAGO, IL 60614

PLAN DATE

SEPTEMBER 12, 2018

REVISIONS

1.	PER TREES & MONU. 10/1/18
2.	PER SITE PLAN 11/01/18
3.	PER SITE PLAN 11/14/18
4.	ADD FENCE/WALKS 12/19/18
5.	SITE PLAN/FENCE 1/25/19
6.	PER SITE PLAN 7/3/19
7.	
8.	
9.	
10.	

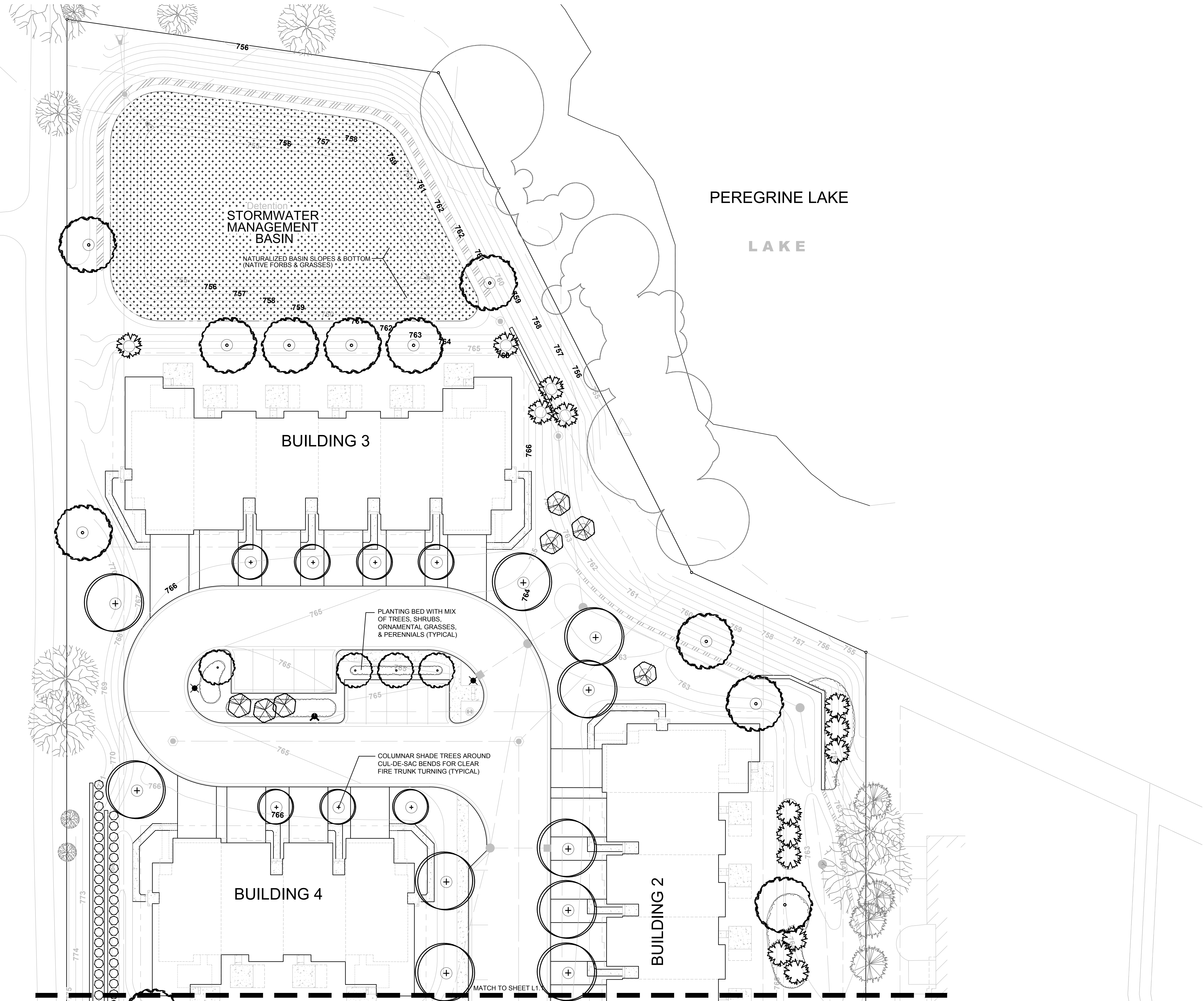
PROJECT NAME AND SHEET TITLE

LEXINGTON ON THE LAKE
1150 EUCLID AVENUE - PALATINE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1



LANDSCAPE PLAN
SCALE: 1" = 20'-0"



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, #200
CHICAGO, IL 60614

PLAN DATE

SEPTEMBER 12, 2018

REVISIONS

1.	PER TREES & MONU. 10/1/18
2.	PER SITE PLAN 11/01/18
3.	PER SITE PLAN 11/14/18
4.	ADD FENCE/WALKS 12/19/18
5.	SITE PLAN/FENCE 1/25/19
6.	PER SITE PLAN 7/3/19
7.	
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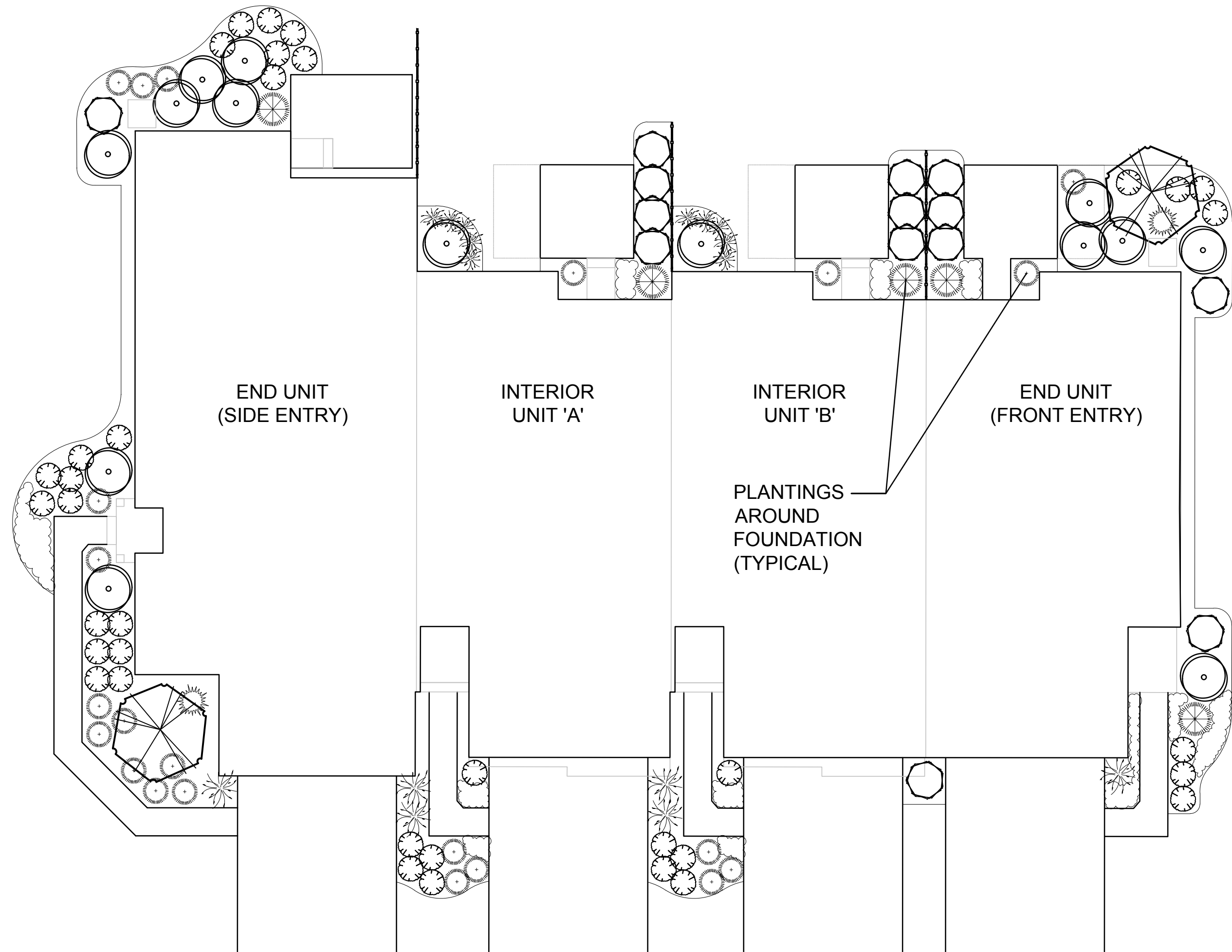
PROJECT NAME AND SHEET TITLE

LEXINGTON ON THE LAKE
1150 EUCLID AVENUE - PALATINE, IL

PRELIMINARY LANDSCAPE PLAN

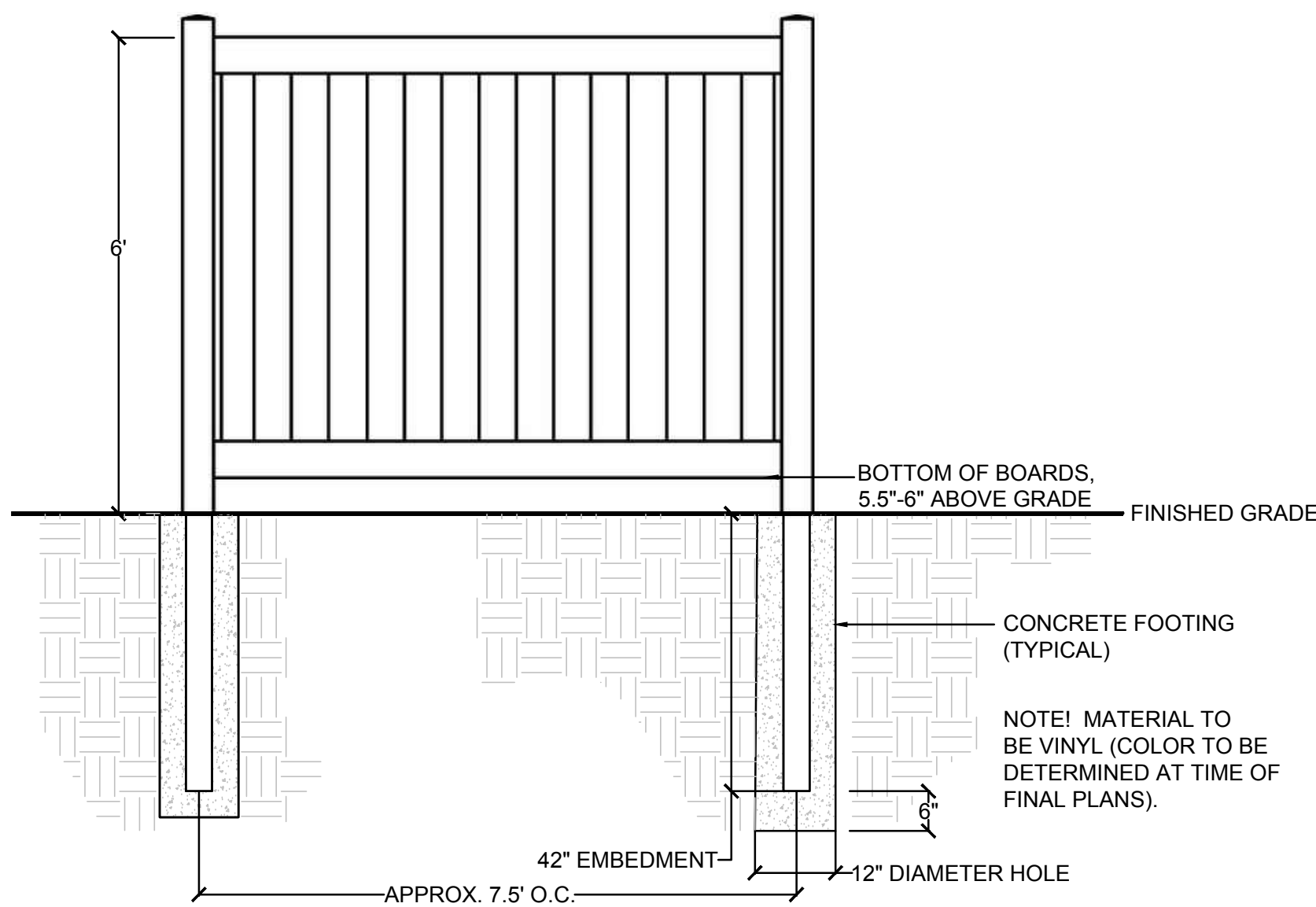
SHEET NUMBER

L1.2



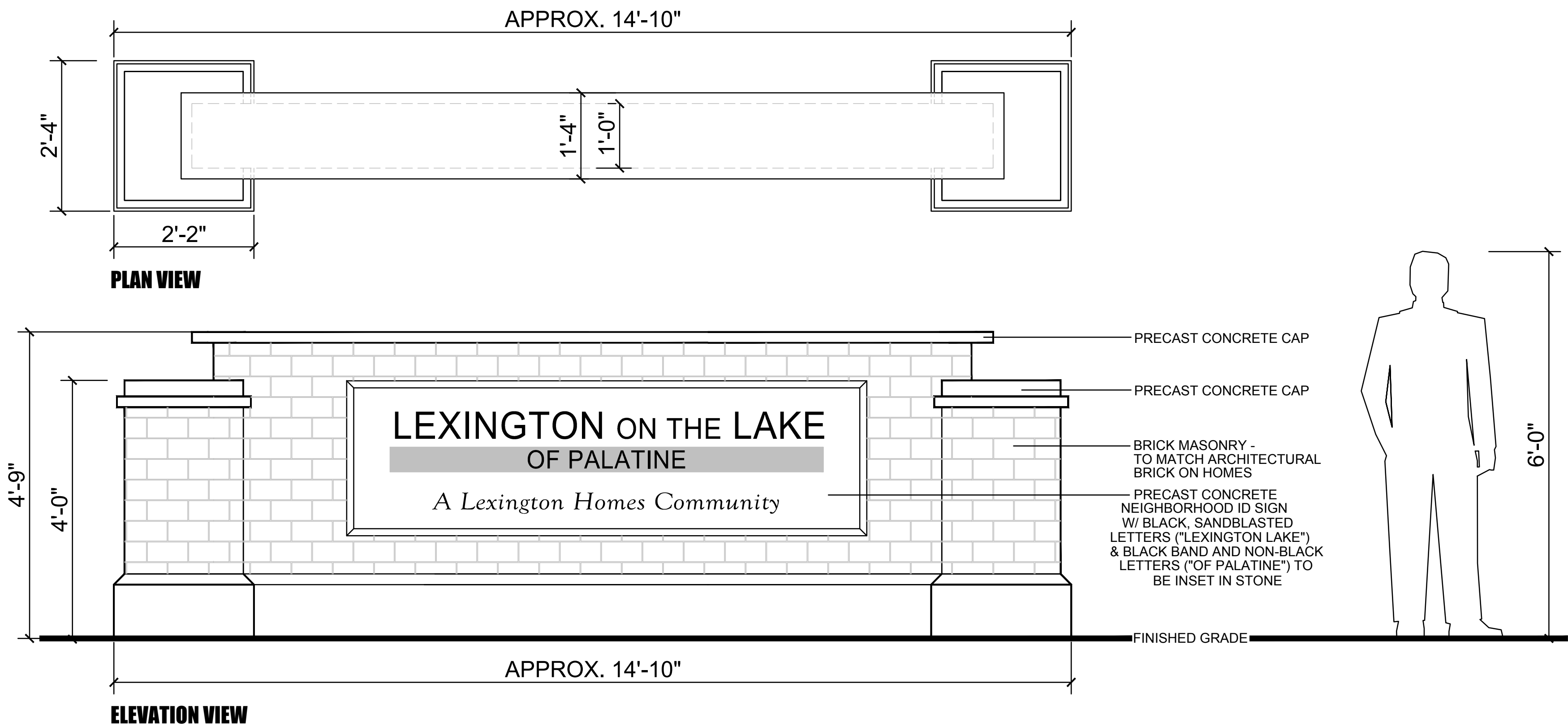
TYPICAL FOUNDATIONS - LANDSCAPE PLAN

SCALE: 1" = 10'-0"



FENCE - DETAIL

NOT TO SCALE



ENTRY MONUMENT - DETAIL

NOT TO SCALE



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526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, #200
CHICAGO, IL 60614

PLAN DATE

SEPTEMBER 12, 2018

REVISIONS

1.	PER TREES & MONU. 10/1/18
2.	PER SITE PLAN 11/01/18
3.	PER SITE PLAN 11/14/18
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5.	SITE PLAN/FENCE 1/25/19
6.	PER SITE PLAN 7/3/19
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

LEXINGTON ON THE LAKE
1150 EUCLID AVENUE - PALATINE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.3



2019-07-03

Village of Palatine

Lexington on the Lake Proposed Landscape Architecture Design Narrative:

In order to prepare the proposed landscape plan, a tree survey and inventory were completed. The inventory was completed by a certified arborist. The arborist compared each existing tree with a like species of specimen quality, in order to determine the condition / overall health of each tree. Findings included that there are (173) existing trees onsite, including a mix of deciduous and evergreen species – (165) will be removed and (8) will be preserved, pending the final engineering design. Existing trees to be preserved are located along the north, south, east & west borders.

The proposed landscape has been designed to be conducive to our climate zone, offer multiple seasons of interest, and include a diversity of species, sizes, textures, bloom times, and colors. All plants will be selected for quality, long-term sustainability and desired growth habits. Proposed plant material enhances the overall development and the building architecture. It has been carefully and purposely sited to screen views and it takes into consideration window locations and pedestrian and vehicular visibility (both for aesthetics and safety). Total plant quantity counts for this plan are the same as the previously submitted plan – (60) shade trees, (60) evergreen trees, and (40) ornamental trees.

The stormwater basin, located on the north end of the site, will be naturalized with native plantings and able to withstand periods of wet and dry times. These plantings will aid in water storage and water purification. The monitoring and care of the basin will be handled by the development HOA.

This site has one entry monument located at the southeast corner of the entrance drive. The main entry monument has been designed to complement the architectural style of the proposed homes. It consists of brick, limestone-like caps, and a single-sided sign panel with sand-blasted lettering. The sign measures approximately 15' long, including the (2) 26" square, brick end piers, and is 4-9" tall. Taller ornamental and evergreen trees at one end of the sign and lower-growing plant material surrounding all sides of the sign will ground this feature and provide a pleasing entrance to the development.

All homes will have foundation landscape flanking their four-sided architecture. In order to provide continuity and cohesion throughout the entire development, each unit type will receive the same planting treatment around its foundation. Each end unit foundation landscape includes (1) ornamental tree and all unit foundations include a mixture of deciduous and evergreen shrubs, ornamental grasses, and perennials. Proposed plant material has been chosen to complement the architecture, to pay careful attention to window placement and height, and to offer 4-seasons of interest with a variety of plant types and species.

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526 Skyline Drive ■ Algonquin Illinois 60102 ■ 847 878 4019



2019-07-03
Village of Palatine
Lexington on the Lake Design Narrative
Page 2 of 2

Finally, 6' high, vinyl fencing (color to be determined at time of final plans) will further aid proposed plant material in privacy screening. Fence panels (16' long) are located between patios of all interior units. A 235' long fence runs parallel to Euclid Avenue, its start point is located east of the proposed monument sign, hidden among proposed evergreen trees. It ends at the southeast corner of the site (1' inside the south property line).

Dickson Design Studio, Inc.



Sharon L. Dickson PLA | ASLA



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TREE INVENTORY

NOTES!

- ALL OFFSITE, EXISTING TREES SHALL BE PRESERVED.
- TREE SURVEY WAS COMPLETED BY: HAEGER ENGINEERING (PALATINE, IL - TEL 847.394.6600) & DAVEY RESOURCE GROUP
- TREE INVENTORY COMPLETED BY CERTIFIED ARBORISTS: DAVEY RESOURCE GROUP, A DIVISION OF THE DAVEY TREE EXPERTS (MILWAUKEE, WI - TEL 414.517.1695)

OFF-SITE TREES

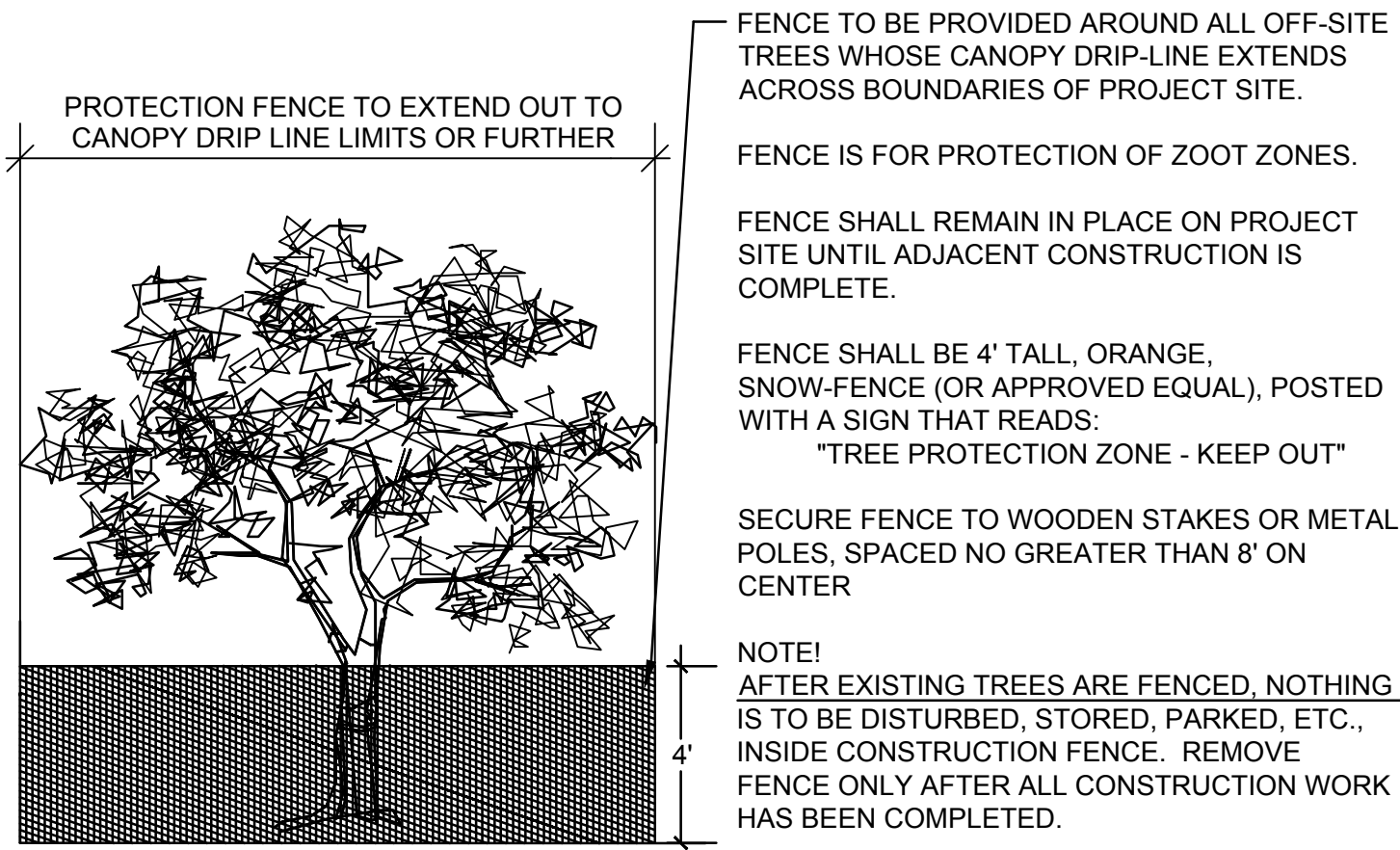
TREE ID	COMMON NAME	BOTANIC NAME	DBH	CONDITION	MULTI STEM	TREE TYPE	PROPOSED ACTION
20	Blue Spruce	Picea pungens	8	Good		Evergreen	Preserve
21	Blue Spruce	Picea pungens	10	Good		Evergreen	Preserve
22	Blue Spruce	Picea pungens	8	Good		Evergreen	Preserve
23	Blue Spruce	Picea pungens	10	Good		Evergreen	Preserve
24	Blue Spruce	Picea pungens	12	Good		Evergreen	Preserve
25	Blue Spruce	Picea pungens	10	Good		Evergreen	Preserve
26	Blue Spruce	Picea pungens	12	Good		Evergreen	Preserve
37	Blue Spruce	Picea pungens	8	Good		Evergreen	Preserve
38	Blue Spruce	Picea pungens	9	Good		Evergreen	Preserve
43	Callery Pear	Pyrus calleryana	6	Good		Deciduous	Preserve
44	Blue Spruce	Picea pungens	8	Good		Evergreen	Preserve
46	Blue Spruce	Picea pungens	10	Good		Evergreen	Preserve
50	Blue Spruce	Picea pungens	8	Good		Evergreen	Preserve
51	Blue Spruce	Picea pungens	10	Good		Evergreen	Preserve
52	White Pine	Pinus strobus	8	Good		Evergreen	Preserve
53	Boxelder	Acer negundo	20	Good		Deciduous	Preserve
54	River Birch	Betula nigra	10,11,11	Good		Deciduous	Preserve
55	White Pine	Pinus strobus	8	Good		Evergreen	Preserve
86	Boxelder	Acer negundo	5,13	Good	MS	Deciduous	Preserve
87	Boxelder	Acer negundo	8,10,13	Poor	MS	Deciduous	Preserve
88	Common Buckthorn	Rhamnus cathartica	4	Good		Deciduous	Preserve
89	Boxelder	Acer negundo	8	Good		Deciduous	Preserve
90	Boxelder	Acer negundo	8,9,9	Good	MS	Deciduous	Preserve
91	Boxelder	Acer negundo	10	Good		Deciduous	Preserve
92	Boxelder	Acer negundo	12,13	Fair	MS	Deciduous	Preserve
93	Boxelder	Acer negundo	6	Fair		Deciduous	Preserve
94	Boxelder	Acer negundo	10,14	Fair	MS	Deciduous	Preserve
95	Boxelder	Acer negundo	4	Good		Deciduous	Preserve
96	Boxelder	Acer negundo	6,7	Dead	MS	Deciduous	Preserve
97	Boxelder	Acer negundo	5,10	Fair	MS	Deciduous	Preserve
98	Boxelder	Acer negundo	8	Good		Deciduous	Preserve
99	Black Cherry	Prunus serotina	12	Dead		Deciduous	Preserve
100	Boxelder	Acer negundo	7,8	Good	MS	Deciduous	Preserve
101	Boxelder	Acer negundo	7	Good		Deciduous	Preserve
102	Boxelder	Acer negundo	9	Poor		Deciduous	Preserve
103	Boxelder	Acer negundo	6	Poor		Deciduous	Preserve
104	Common Buckthorn	Rhamnus cathartica	6	Good		Deciduous	Preserve
105	Boxelder	Acer negundo	12	Poor		Deciduous	Preserve
106	Boxelder	Acer negundo	10	Dead		Deciduous	Preserve
107	Boxelder	Acer negundo	10	Poor		Deciduous	Preserve
108	Boxelder	Acer negundo	6	Dead		Deciduous	Preserve
109	Boxelder	Acer negundo	6	Dead		Deciduous	Preserve
117	Boxelder	Acer negundo	6	Good		Deciduous	Preserve
118	Common Buckthorn	Rhamnus cathartica	(grouping)	Good		Deciduous	Preserve
119	Boxelder	Acer negundo	6,6,7	Poor	MS	Deciduous	Preserve
120	Black Cherry	Prunus serotina	6	Fair		Deciduous	Preserve
121	Boxelder	Acer negundo	4	Good		Deciduous	Preserve
128	Black Cherry	Prunus serotina	10	Good		Deciduous	Preserve
129	Black Cherry	Prunus serotina	8	Good		Deciduous	Preserve
130	Boxelder	Acer negundo	5	Good		Deciduous	Preserve
135	Siberian Elm	Ulmus pumila	7	Dead		Deciduous	Preserve
136	Black Cherry	Prunus serotina	7	Good		Deciduous	Preserve
137	Boxelder	Acer negundo	(grouping)	Good		Deciduous	Preserve
138	Red Maple	Acer rubrum	6,10,11	Good	MS	Deciduous	Preserve
139	Black Cherry	Prunus serotina	10	Fair		Deciduous	Preserve
146	Siberian Elm	Ulmus pumila	13	Fair		Deciduous	Preserve
153	Siberian Elm	Ulmus pumila	9	Fair		Deciduous	Preserve
157	Siberian Elm	Ulmus pumila	21	Good		Deciduous	Preserve
158	Siberian Elm	Ulmus pumila	5	Good		Deciduous	Preserve
159	Siberian Elm	Ulmus pumila	10	Good		Deciduous	Preserve
201	Black Cherry	Prunus serotina	5,7,8	Fair	MS	Deciduous	Preserve
202	Black Cherry	Prunus serotina	7,8	Good	MS	Deciduous	Preserve
235	Boxelder	Acer negundo	15,18	Good	MS	Deciduous	Preserve
236	Black Cherry	Prunus serotina	14	Fair		Deciduous	Preserve
237	Black Cherry	Prunus serotina	7	Poor		Deciduous	Preserve
238	Black Cherry	Prunus serotina	8	Fair		Deciduous	Preserve
239	Black Cherry	Prunus serotina	6	Good		Deciduous	Preserve
240	Black Cherry	Prunus serotina	10	Fair		Deciduous	Preserve
241	Boxelder	Acer negundo	7	Good		Deciduous	Preserve
242	Boxelder	Acer negundo	11	Fair		Deciduous	Preserve
244	Black Cherry	Prunus serotina	11	Fair		Deciduous	Preserve
245	Black Cherry	Prunus serotina	8	Good		Deciduous	Preserve
246	Mulberry	Morus spp.	16	Good		Deciduous	Preserve
247	Black Cherry	Prunus serotina	9	Fair		Deciduous	Preserve
248	Boxelder	Acer negundo	6,8,13	Good	MS	Deciduous	Preserve

NOTE! FOR LISTING OF ONSITE TREES, REFER TO PAGE 2.

NOTES

1. TREE PRESERVATION:
- A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**
- B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.
- C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.
- D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".
- E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.
- F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.
- G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.
- H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.
- I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.
- J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.
- K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).
- L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.
- M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.
- N. ALL OFF-SITE TREES SHALL BE PRESERVED.
- O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

TREE PROTECTION FENCE DETAIL



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STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, #200
CHICAGO, IL 60614

PLAN DATE

SEPTEMBER 12, 2018

REVISIONS

1.	PER TREE INFO. 10/1/18
2.	PER SITE PLAN 11/01/18
3.	ADD FENCE/WALKS 12/19/18
4.	SITE PLAN/FENCE 1/25/19
5.	PER SITE PLAN 7/3/19
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

LEXINGTON on the LAKE
1150 EUCLID AVENUE - PALATINE, IL

TREE PRESERVATION &
REMOVAL PLAN

SHEET NUMBER

1 OF 3

TREE INVENTORY (CONTINUED)

ONSITE TREES

TREE ID	COMMON NAME	BOTANIC NAME	DBH	CONDITION	MULTI STEM	TREE TYPE	PROPOSED ACTION
1	Douglas Fir	<i>Pseudotsuga menziesii</i>	8	Fair		Evergreen	REMOVE
2	Hawthorn	<i>Crategus spp.</i>	3,3,3,5	Good	MS	Deciduous	REMOVE
3	Hawthorn	<i>Crategus spp.</i>	3,4,4,6	Good	MS	Deciduous	REMOVE
4	Hawthorn	<i>Crategus spp.</i>	3,3,4,4,5	Good	MS	Deciduous	REMOVE
5	Hawthorn	<i>Crategus spp.</i>	3,4,5,5,6	Good	MS	Deciduous	REMOVE
6	Hawthorn	<i>Crategus spp.</i>	4,4,5,5,5	Good	MS	Deciduous	Preserve
7	Hawthorn	<i>Crategus spp.</i>	3,4,4,5,6	Good	MS	Deciduous	Preserve
8	Hawthorn	<i>Crategus spp.</i>	8,8	Fair	MS	Deciduous	REMOVE
9	Hawthorn	<i>Crategus spp.</i>	3,4,4,4,4,5,6	Good	MS	Deciduous	Preserve
10	Hawthorn	<i>Crategus spp.</i>	4,4,6,8	Good	MS	Deciduous	Preserve
11	Honey Locust	<i>Gleditsia tricanthos</i>	29	Good		Deciduous	Preserve
12	Hawthorn	<i>Crategus spp.</i>	5,5,8,9	Good	MS	Deciduous	REMOVE
13	Hawthorn	<i>Crategus spp.</i>	4,5,5,9,10	Good	MS	Deciduous	REMOVE
14	Hawthorn	<i>Crategus spp.</i>	5,6,6,8	Good	MS	Deciduous	REMOVE
15	Common Buckthorn	<i>Rhamnus cathartica</i>	6,6	Fair	MS	Deciduous	REMOVE
16	Common Buckthorn	<i>Rhamnus cathartica</i>	3,4	Fair	MS	Deciduous	REMOVE
17	Common Buckthorn	<i>Rhamnus cathartica</i>	4,5	Fair	MS	Deciduous	REMOVE
18	Common Buckthorn	<i>Rhamnus cathartica</i>	3,4	Fair	MS	Deciduous	REMOVE
19	Common Buckthorn	<i>Rhamnus cathartica</i>	4,6,8	Fair	MS	Deciduous	REMOVE
27	Hawthorn	<i>Crategus spp.</i>	3,3,4,4,4,5	Fair	MS	Deciduous	REMOVE
28	Hawthorn	<i>Crategus spp.</i>	4,4,4,6	Fair	MS	Deciduous	REMOVE
29	Hawthorn	<i>Crategus spp.</i>	3,4,4,5	Fair	MS	Deciduous	REMOVE
30	Littleleaf Linden	<i>Tilia cordata</i>	22	Good		Deciduous	REMOVE
31	Littleleaf Linden	<i>Tilia cordata</i>	21	Good		Deciduous	REMOVE
32	Littleleaf Linden	<i>Tilia cordata</i>	4,5,5,5,6,6,7,7,8	Good	MS	Deciduous	REMOVE
33	Littleleaf Linden	<i>Tilia cordata</i>	19	Good		Deciduous	REMOVE
34	Littleleaf Linden	<i>Tilia cordata</i>	15	Good		Deciduous	REMOVE
35	Littleleaf Linden	<i>Tilia cordata</i>	12	Good		Deciduous	REMOVE
36	Littleleaf Linden	<i>Tilia cordata</i>	18	Fair		Deciduous	REMOVE
39	Hawthorn	<i>Crategus spp.</i>	8,8,9	Good	MS	Deciduous	REMOVE
40	Hawthorn	<i>Crategus spp.</i>	3,4,4,5,8	Good	MS	Deciduous	REMOVE
41	Hawthorn	<i>Crategus spp.</i>	6,6,8,10	Good	MS	Deciduous	REMOVE
42	Austrian Pine	<i>Pinus nigra</i>	3,4,4,5,5	Good	MS	Evergreen	REMOVE
45	Callery Pear	<i>Pyrus calleryana</i>	4,4,5	Good		Deciduous	Preserve
47	Crabapple	<i>Malus spp.</i>	4,6,6,7,7	Good		Deciduous	REMOVE
48	Crabapple	<i>Malus spp.</i>	5,6,6,6,	Poor	MS	Deciduous	REMOVE
49	Blue Spruce	<i>Picea pungens</i>	12	Fair		Evergreen	REMOVE
56	Blue Spruce	<i>Picea pungens</i>	8	Good		Evergreen	REMOVE
57	Hawthorn	<i>Crategus spp.</i>	3,3,4	Good	MS	Deciduous	REMOVE
58	Hawthorn	<i>Crategus spp.</i>	4,5	Good	MS	Deciduous	REMOVE
59	Hawthorn	<i>Crategus spp.</i>	3,3,3,4	Good	MS	Deciduous	REMOVE
60	Hawthorn	<i>Crategus spp.</i>	3,3,4	Good	MS	Deciduous	REMOVE
61	Crabapple	<i>Malus spp.</i>	4,5,6,7	Good	MS	Deciduous	REMOVE
62	Crabapple	<i>Malus spp.</i>	4,5,5,6,6,6,	Good	MS	Deciduous	REMOVE
63	Crabapple	<i>Malus spp.</i>	3,4	Good	MS	Deciduous	REMOVE
64	Crabapple	<i>Malus spp.</i>	3,3,5,5,6	Good	MS	Deciduous	REMOVE
65	Crabapple	<i>Malus spp.</i>	4,5,5	Good	MS	Deciduous	REMOVE
66	Crabapple	<i>Malus spp.</i>	3,3,3,5,5,5	Good	MS	Deciduous	REMOVE
67	Crabapple	<i>Malus spp.</i>	4,4,4,6	Good	MS	Deciduous	REMOVE
68	Crabapple	<i>Malus spp.</i>	4,4,4,5,5	Good	MS	Deciduous	REMOVE
69	Crabapple	<i>Malus spp.</i>	3,5,5	Good	MS	Deciduous	REMOVE
70	Austrian Pine	<i>Pinus nigra</i>	21	Fair		Evergreen	REMOVE
71	Austrian Pine	<i>Pinus nigra</i>	16	Good		Evergreen	REMOVE
72	Austrian Pine	<i>Pinus nigra</i>	16	Good		Evergreen	REMOVE
73	Austrian Pine	<i>Pinus nigra</i>	13	Fair		Evergreen	REMOVE
74	Austrian Pine	<i>Pinus nigra</i>	18	Good		Evergreen	REMOVE
75	Austrian Pine	<i>Pinus nigra</i>	16	Good		Evergreen	REMOVE
76	Austrian Pine	<i>Pinus nigra</i>	15	Fair		Evergreen	REMOVE
77	Austrian Pine	<i>Pinus nigra</i>	14	Fair		Evergreen	REMOVE
78	Austrian Pine	<i>Pinus nigra</i>	14	Good		Evergreen	REMOVE
79	Austrian Pine	<i>Pinus nigra</i>	19	Good		Evergreen	REMOVE
80	Austrian Pine	<i>Pinus nigra</i>	13	Good		Evergreen	REMOVE
81	Austrian Pine	<i>Pinus nigra</i>	19	Good		Evergreen	REMOVE
82	Eastern Cottonwood	<i>Populus deltoides</i>	20,20	Good	MS	Deciduous	REMOVE
83	Black Willow	<i>Salix nigra</i>	13	Poor		Deciduous	REMOVE
84	Boxelder	<i>Acer negundo</i>	19	Good		Deciduous	REMOVE
85	Boxelder	<i>Acer negundo</i>	8	Fair		Deciduous	REMOVE
110	Boxelder	<i>Acer negundo</i>	5	Good		Deciduous	REMOVE
111	Eastern Cottonwood	<i>Populus deltoides</i>	16	Fair		Deciduous	REMOVE
112	Black Willow	<i>Salix nigra</i>	13	Fair		Deciduous	REMOVE
113	Eastern Cottonwood	<i>Populus deltoides</i>	11,19	Good	MS	Deciduous	REMOVE
114	Black Willow	<i>Salix nigra</i>	10,18	Poor	MS	Deciduous	REMOVE
115	Eastern Cottonwood	<i>Populus deltoides</i>	18	Good		Deciduous	REMOVE
116	Eastern Cottonwood	<i>Populus deltoides</i>	16	Good		Deciduous	REMOVE
122	Austrian Pine	<i>Pinus nigra</i>	12	Fair		Evergreen	REMOVE
123	Eastern Cottonwood	<i>Populus deltoides</i>	8	Good		Deciduous	REMOVE
124	Eastern Cottonwood	<i>Populus deltoides</i>	14	Good		Deciduous	REMOVE
125	Eastern Cottonwood	<i>Populus deltoides</i>	12	Good		Deciduous	REMOVE
126	Eastern Cottonwood	<i>Populus deltoides</i>	8	Good		Deciduous	REMOVE
127	Eastern Cottonwood	<i>Populus deltoides</i>	4,7	Good	MS	Deciduous	REMOVE
131	Siberian Elm	<i>Ulmus pumila</i>	19	Fair		Deciduous	REMOVE
132	Black Cherry	<i>Prunus serotina</i>	4,4	Fair	MS	Deciduous	REMOVE
133	Austrian Pine	<i>Pinus nigra</i>	16	Fair		Evergreen	REMOVE
134	Austrian Pine	<i>Pinus nigra</i>	16	Poor		Evergreen	REMOVE
140	Austrian Pine	<i>Pinus nigra</i>	15	Good		Evergreen	REMOVE
141	Cottonwood	<i>Populus deltoides</i>	6	Poor		Deciduous	REMOVE
142	Austrian Pine	<i>Pinus nigra</i>	18	Good		Evergreen	REMOVE
143	Siberian Elm	<i>Ulmus pumila</i>	10	Fair		Deciduous	REMOVE
144	Siberian Elm	<i>Ulmus pumila</i>	7,8,8,9	Fair	MS	Deciduous	REMOVE
145	Austrian Pine	<i>Pinus nigra</i>	16	Good		Evergreen	REMOVE

TREE ID	COMMON NAME	BOTANIC NAME	DBH	CONDITION	MULTI STEM	TREE TYPE	PROPOSED ACTION
147	Austrian Pine	<i>Pinus nigra</i>	16	Good		Evergreen	REMOVE
148	Siberian Elm	<i>Ulmus pumila</i>	4	Poor		Deciduous	REMOVE
149	Austrian Pine	<i>Pinus nigra</i>	15	Fair		Evergreen	REMOVE
150	Austrian Pine	<i>Pinus nigra</i>	17	Good		Evergreen	REMOVE
151	Austrian Pine	<i>Pinus nigra</i>	15	Fair		Evergreen	REMOVE
152	Siberian Elm	<i>Ulmus pumila</i>	9	Fair		Deciduous	REMOVE
154	Green Ash	<i>Fraxinus pennsylvanica</i>	13	Dead		Deciduous	REMOVE
155	Eastern Cottonwood	<i>Populus deltoides</i>	15	Good		Deciduous	REMOVE
156	Eastern Cottonwood	<i>Populus deltoides</i>	6,12,14	Good	MS	Deciduous	REMOVE
160	Silver Maple	<i>Acer Saccharinum</i>	5,6,6	Fair		Deciduous	REMOVE
161	Siberian Elm	<i>Ulmus pumila</i>	12	Good	MS	Deciduous	REMOVE
162	Siberian Elm	<i>Ulmus pumila</i>	12	Fair		Deciduous	REMOVE
163	Siberian Elm	<i>Ulmus pumila</i>	6	Good		Deciduous	REMOVE
164	Green Ash	<i>Fraxinus pennsylvanica</i>	7	Dead		Deciduous	REMOVE
165	Siberian Elm	<i>Ulmus pumila</i>	7,12	Fair	MS	Deciduous	REMOVE
166	Siberian Elm	<i>Ulmus pumila</i>	6	Good		Deciduous	REMOVE
167	Siberian Elm	<i>Ulmus pumila</i>	12,14	Fair	MS	Deciduous	REMOVE
168	White Ash	<i>Fraxinus americana</i>	5	Good		Deciduous	REMOVE
169	Green Ash	<i>Fraxinus pennsylvanica</i>	6,8,12	Dead	MS	Deciduous	REMOVE
170	Green Ash	<i>Fraxinus pennsylvanica</i>	6	Fair		Deciduous	REMOVE
171	Crabapple	<i>Malus spp.</i>	3,3,4,5	Fair	MS	Deciduous	REMOVE
172	Eastern Red Cedar	<i>Juniperus virginiana</i>	8	Fair		Evergreen	REMOVE
173	Mulberry	<i>Morus spp.</i>	10,12	Good	MS	Deciduous	REMOVE
174	Black Cherry	<i>Prunus serotina</i>	9	Good		Deciduous	REMOVE
175	Black Cherry	<i>Prunus serotina</i>	5,6	Poor	MS	Deciduous	REMOVE
176	Black Cherry	<i>Prunus serotina</i>	5	Good		Deciduous	REMOVE
177	Black Cherry	<i>Prunus serotina</i>	8	Poor		Deciduous	REMOVE
178	Crabapple	<i>Malus spp.</i>	4,5	Fair	MS	Deciduous	REMOVE
179	Black Cherry	<i>Prunus serotina</i>	7,8	Poor	MS	Deciduous	REMOVE
180	Siberian Elm	<i>Ulmus pumila</i>	12	Fair		Deciduous	REMOVE
181	Green Ash	<i>Fraxinus pennsylvanica</i>	6	Good		Deciduous	REMOVE
182	Black Cherry	<i>Prunus serotina</i>	7	Poor		Deciduous	REMOVE
183	Black Cherry	<i>Prunus serotina</i>	5	Poor		Deciduous	REMOVE
184	Boxelder	<i>Acer negundo</i> (grouping)		Fair		Deciduous	REMOVE
185	Crabapple	<i>Malus spp.</i>	5	Fair		Deciduous	REMOVE
186	Black Cherry	<i>Prunus serotina</i>	6	Fair		Deciduous	REMOVE
187	Black Cherry	<i>Prunus serotina</i>	6,6	Poor	MS	Deciduous	REMOVE
188	Boxelder	<i>Acer negundo</i>	6	Fair		Deciduous	REMOVE
189	American Elm	<i>Ulmus americana</i>	15	Good		Deciduous	REMOVE
190	Siberian Elm	<i>Ulmus pumila</i>	10	Fair		Deciduous	REMOVE
191	Eastern Red Cedar	<i>Juniperus virginiana</i>	9	Fair		Evergreen	REMOVE
192	Black Cherry	<i>Prunus serotina</i>	18	Poor		Deciduous	REMOVE
193	Black Cherry	<i>Prunus serotina</i>	10	Good		Deciduous	REMOVE
194	Black Cherry	<i>Prunus serotina</i>	19	Poor		Deciduous	REMOVE
195	Black Cherry	<i>Prunus serotina</i>	15,16	Fair	MS	Deciduous	REMOVE
196	Black Cherry	<i>Prunus serotina</i>	6	Fair		Deciduous	REMOVE
197	Black Cherry	<i>Prunus serotina</i>	10	Poor		Deciduous	REMOVE
198	Black Cherry	<i>Prunus serotina</i>	9	Fair		Deciduous	REMOVE
199	Black Cherry	<i>Prunus serotina</i>	13	Fair		Deciduous	REMOVE
200	Black Cherry	<i>Prunus serotina</i>	14	Poor		Deciduous	REMOVE
203	Black Cherry	<i>Prunus serotina</i>	15	Poor		Deciduous	REMOVE
204	Black Cherry	<i>Prunus serotina</i>	9	Poor		Deciduous	REMOVE
205	Black Cherry	<i>Prunus serotina</i>	10	Poor		Deciduous	REMOVE
206	Mulberry	<i>Morus spp.</i>	7	Fair		Deciduous	REMOVE
207	Black Cherry	<i>Prunus serotina</i>	13	Good		Deciduous	REMOVE
208	Black Cherry	<i>Prunus serotina</i>	9	Dead		Deciduous	REMOVE
209	Hackberry	<i>Celtis occidentalis</i>	4	Good		Deciduous	Preserve
210	Hackberry	<i>Celtis occidentalis</i>	4	Good		Deciduous	Preserve
211	Hackberry	<i>Celtis occidentalis</i>	6	Good		Deciduous	REMOVE
212	Black Cherry	<i>Prunus serotina</i>	12	Fair		Deciduous	REMOVE
213	Black Cherry	<i>Prunus serotina</i>	14	Poor		Deciduous	REMOVE
214	Black Cherry	<i>Prunus serotina</i>	10	Fair		Deciduous	REMOVE
215	Black Cherry	<i>Prunus serotina</i>	12	Poor		Deciduous	REMOVE
216	Black Cherry	<i>Prunus serotina</i>	8	Dead		Deciduous	REMOVE
217	Black Cherry	<i>Prunus serotina</i>	8	Dead		Deciduous	REMOVE
218	Black Cherry	<i>Prunus serotina</i>	9,11	Poor	MS	Deciduous	REMOVE
219	Boxelder	<i>Acer negundo</i>	9	Poor		Deciduous	REMOVE
220	Black Cherry	<i>Prunus serotina</i>	11	Fair		Deciduous	REMOVE
221	Black Cherry	<i>Prunus serotina</i>	5	Good		Deciduous	REMOVE
222	Common Buckthorn	<i>Rhamnus cathartica</i>	8	Poor		Deciduous	REMOVE
223	Black Cherry	<i>Prunus serotina</i>	8	Fair		Deciduous	REMOVE
224	Black Cherry	<i>Prunus serotina</i>	4	Dead		Deciduous	REMOVE
225	Black Cherry	<i>Prunus serotina</i>	6	Poor		Deciduous	REMOVE
226	Common Buckthorn	<i>Rhamnus cathartica</i>	9	Good		Deciduous	REMOVE
227	Black Cherry	<i>Prunus serotina</i>	13	Fair		Deciduous	REMOVE
228	Black Cherry	<i>Prunus serotina</i>	5	Dead		Deciduous	REMOVE
229	Black Cherry	<i>Prunus serotina</i>	7	Poor		Deciduous	REMOVE
230	Boxelder	<i>Acer negundo</i>	17,18	Fair	MS	Deciduous	REMOVE
231	Crabapple	<i>Malus spp.</i>	5	Poor		Deciduous	REMOVE
232	Boxelder	<i>Acer negundo</i>	4	Good		Deciduous	REMOVE
233	Black Cherry	<i>Prunus serotina</i>	17	Fair		Deciduous	REMOVE
234	Common Buckthorn	<i>Rhamnus cathartica</i>	5	Fair		Deciduous	REMOVE
243	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Fair		Deciduous	REMOVE

*inspections performed in September 2018

NOTES!

ONSITE TREES:

- (173) EXISTING TREES TOTAL:

- (165) TO BE REMOVED
- (8) TO BE PRESERVED



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, #200
CHICAGO, IL 60614

PLAN DATE

SEPTEMBER 12, 2018

REVISIONS

1.	PER TREE INFO. 10/1/18
2.	PER SITE PLAN 11/01/18
3.	ADD FENCE/WALKS 12/19/18
4.	SITE PLAN/FENCE 1/25/19
5.	PER SITE PLAN 7/3/19
6.	
7.	
8.	
9.	
10.	



EXISTING TREE SURVEY & PROPOSED SITE PLAN

- NOTES!
- EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.
 - EXISTING TREES SLATED FOR PRESERVATION WILL BE RE-EVALUATED AT TIME OF FINAL PLANS, ASSURING THEIR PRESERVATION IS STILL VIABLE.
 - PRIOR TO COMMENCING ANY CONSTRUCTION, ALL EXISTING TREES TO BE PRESERVED SHALL HAVE TREE PROTECTION FENCING ERECTED. PROTECTION FENCING SHALL REMAIN INTACT UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

3 OF 3

SHEET NUMBER

TREE PRESERVATION & REMOVAL PLAN

PROJECT NAME AND SHEET TITLE

LEXINGTON ON THE LAKE

1150 EUCLID AVENUE - PALATINE, IL

1731 N. MARCEY STREET, #200

CHICAGO, IL 60614

PLAN DATE

SEPTEMBER 12, 2018

LEXINGTON HOMES

CLIENT NAME AND ADDRESS

526 SKYLINE DRIVE

ALGONQUIN IL 60102

847 878 4019

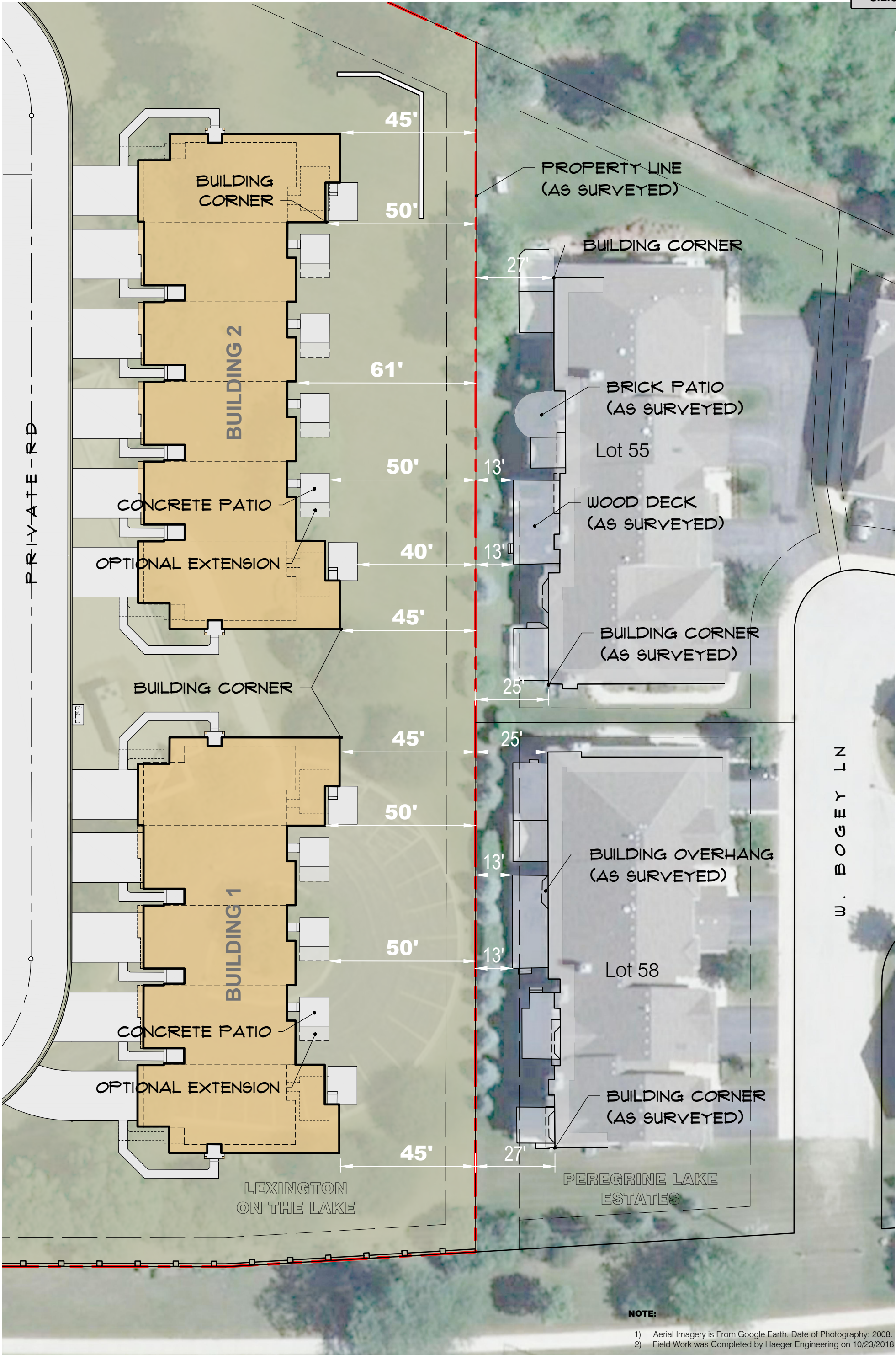
dickson design

STUDIO

526 SKYLINE DRIVE

ALGONQUIN IL 60102

847 878 4019



Attachment: Proximity Exhibit (1150 W. Euclid Avenue - Lexington Lakes Preliminary Planned Development)

NORTH

0

30

Scale: 1" = 30'

PROXIMITY EXHIBIT

LEXINGTON ON THE LAKE

LEXINGTON HOMES, LLC

VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

HAEGER ENGINEERING

consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173

Tel: 847.394.6600 Fax: 847.394.6608

Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager: T

Engineer: T

Date: 07-12-2019

Project No. 15-202

Packet Pg. 47

P:\2015\15202\Drawings\Exhibits\15202-Proximity Exhibit.dwg | Jun 28, 2019 - 2:01pm | tom-j

Plot Date: 11/28/2019 11:54am Printed By: jss
File Name: P:\2019\15202\Drawing\Exhibit\15202 AutoTurn.dwg



Attachment: Auto-turn Exhibit (1150 W. Euclid Avenue - Lexington Lakes Preliminary Planned Development)

Project Manager: TJB
Engineer: JSS
Date: 07/02/2019
Project No. 15202
Sheet 1 / 1

**AUTOTURN
EXHIBIT**

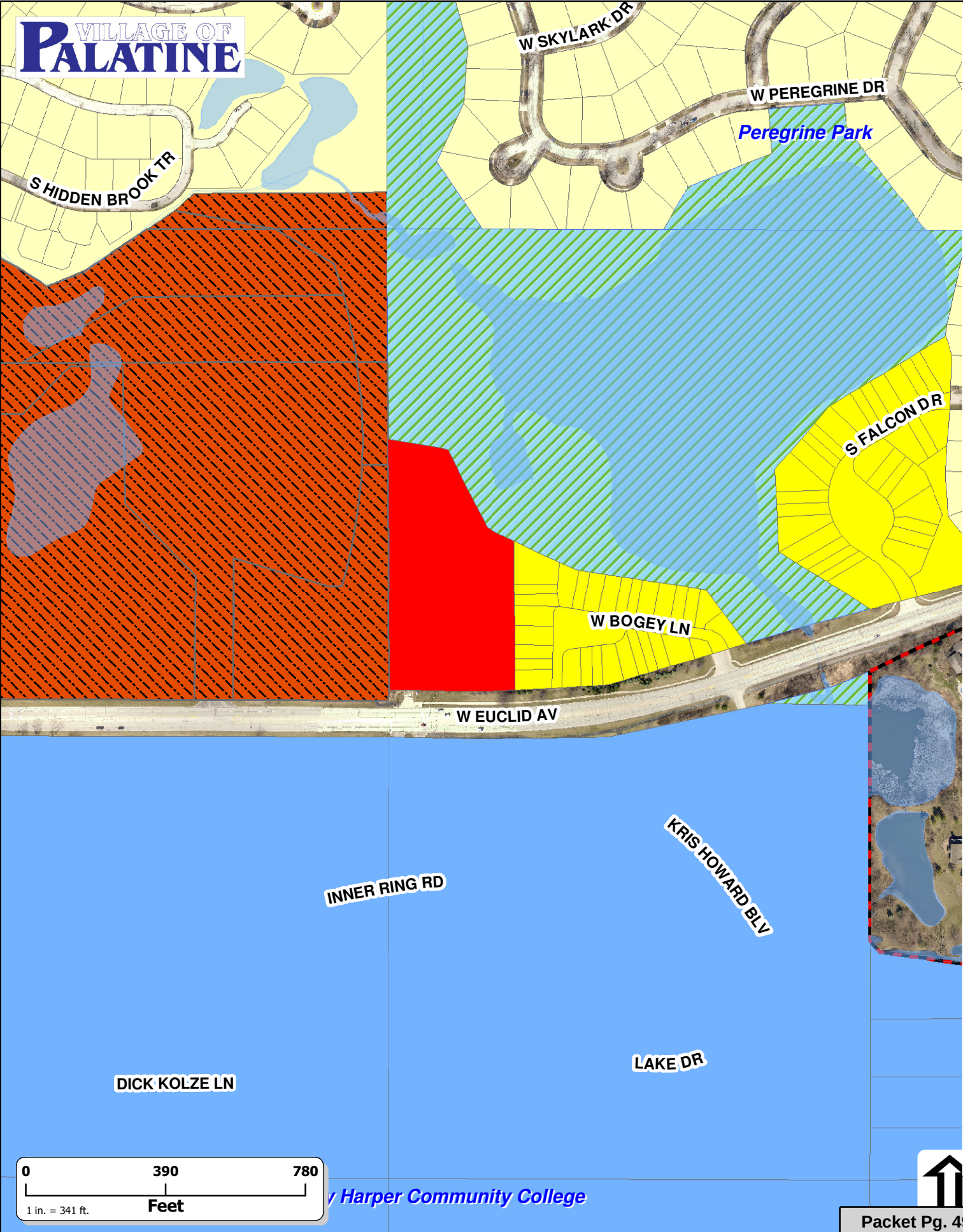
**EUCLID
PARCEL**

PALATINE, IL

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com



0 50
Scale: 1" = 50'



Attachment: Future Land Use Map (1150 W. Euclid Avenue - Lexington Lakes Preliminary Planned Development)



40 Brink Street
Crystal Lake, IL 60014

Direct: 815.356.2645
tburney@zawl.com

MEMORANDUM

To: Ben Vyverberg
Katie Rivard
From: Tom Burney
Attorney for Lexington Homes
Date: February 11, 2019
Re: Request for Map Amendment to Comprehensive Plan

Please treat this as our request that the Plan and Zoning Committee and the Village Board consider our request for an amendment to the Comprehensive Plan Map for the Subject Property from “Business” to “Single Family Attached” at the same time as it considers our request for rezoning to the R-3 Planned Unit Development.

The basis for our request is set forth below.

The 2011 map designate the subject property the former site of Trace Labs for future development for “Business” purposes.

It is assumed that this designation was reflective of the business use of the property at the time the 2011 map was adopted.

While the property takes its identity from the Euclid Ave. corridor unlike other corridors in the Village (Rand Road, Dundee Road and Northwest Highway Comp Plan at pp. 23-54) the Euclid Ave. corridor was not the subject of a subarea plan. Harper College which is located directly across Euclid Ave from the property is identified in the plan at pg. 2 there is no detailed discussion of this area in the text of the Plan.

The property is relatively small in size containing 4.74 acres. It is wedged in between an area devoted to an office campus, the headquarters of Weber Grill and Peregrine Lakes West, a townhouse development lying to the east. The Comp Plan map designates the Weber property “Office Research” and the townhouse property for “Single Family Attached”. The subject property is designated “Business”.

The property was available for sale at the time Weber was assembling its ground for its campus. Weber did not include this property in that assemblage even though it was available to the market. This is a strong indication that Weber has no interest in any further expansion.



40 Brink Street
Crystal Lake, IL 60014

Direct: 815.356.2645
tburney@zawl.com

February 11, 2019
Page 2

The property is too small for traditional business use and is an odd ball for Office Research.

The subject property takes its character from the attached residential use to the east. Business uses can be incompatible particularly on a small site like the subject property with the residential use to the east. Office research is inappropriate due to its size.

An amendment to the Comprehensive Plan map designating the subject property Single Family Attached is warranted in our opinion for the reasons set forth above.

Lexington Lake Zoning Overview - Proposed Geometry Compared to Palatine R-3, Single Family-Attached								
	Lot 1 (3 Units)	Lot 2 (4 Units)	Lot 3 (4 Units)	Lot 4 (3 Units)	Lot 5 (6 Units)	Lot 6 (5 Units)	Lot 7 (5 Units)	Overall ¹ (30 Units)
Lot Area								
Proposed (Sqare Feet)	7,929	10,123	10,123	7,929	14,510	12,317	12,317	206,663
Proposed (Acres)	0.18203	0.23239	0.23239	0.18203	0.33311	0.28275	0.28275	4.74433
Minimum Ground Floor Area per Dwelling Unit (Avg. Unit Footprint Area per Building) s.f.								
Proposed for Zoning Approval	1,676	1,564	1,564	1,676	1,452	1,497	1,497	6,889
Required	500	500	500	500	500	500	500	500
Waiver/ Special Use/ PUD Approval	N/A-compliant							
Minimum Lot Area per Dwelling Unit (Lot s.f./No. of DUs) s.f.								
Proposed (As Drawn)	2,643	2,531	2,531	2,643	2,418	2,463	2,463	6,889
Proposed for Zoning Approval	2,400	2,400	2,400	2,400	2,400	2,400	2,400	6,889
Required	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Waiver/ Special Use/ PUD Approval	Waiver of 2,600 s.f.							N/A-compliant
Maximum Floor Area Ratio *Preliminary Values*								
Proposed (As Drawn) ⁴	1.01	1.04	1.04	1.01	1.06	1.05	1.05	0.38
Proposed for Zoning Approval	1.25	1.25	1.25	1.25	1.25	1.25	1.25	0.50
Permitted	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Waiver/ Special Use/ PUD Approval	Waiver of 0.75							N/A-compliant
Maximum Lot Coverage								
Proposed (As Drawn)	73.29%	72.79%	72.79%	73.29%	72.24%	72.47%	72.47%	49.45%
Proposed for Zoning Approval	80%	80%	80%	80%	80%	80%	80%	55%
Permitted	40%	40%	40%	40%	40%	40%	40%	40%
Waiver/ Special Use/ PUD Approval	Waiver of 40%							Waiver of 15%
Minimum Setbacks²								
Front								
Proposed for Zoning Approval	2' Min.	2' Min.	2' Min.	2' Min.	2' Min.	2' Min.	2' Min.	30'
Required	30'	30'	30'	30'	30'	30'	30'	30'
Waiver/ Special Use/ PUD Approval	Waiver of 28'							N/A-compliant
Side³								
Proposed for Zoning Approval	5' Min.	5' Min., 10' Min. Tot.	5' Min., 10' Min. Tot.	5' Min.	5' Min.	5' Min.	5' Min.	25' Min.
Required	25'	6' / 16' Tot.	6' / 16' Tot.	25'	25'	25'	25'	6' / 16' Tot.
Waiver/ Special Use/ PUD Approval	Waiver of 20'	Waiver of 1'/ 6' Total	Waiver of 1'/ 6' Total	Waiver of 20'	Waiver of 20'	Waiver of 20'	Waiver of 20'	N/A-compliant
Rear								
Proposed for Zoning Approval	8' Min.	8' Min.	8' Min.	8' Min.	8' Min.	8' Min.	8' Min.	125'
Required	20'	40'	40'	20'	20'	20'	20'	10'
Waiver/ Special Use/ PUD Approval	Waiver of 12'	Waiver of 32'	Waiver of 32'	Waiver of 12'	Waiver of 12'	Waiver of 12'	Waiver of 12'	N/A-compliant
Building Height								
Proposed Mean Building Height	27'-6"	27'-6"	27'-6"	27'-6"	27'-6"	27'-6"	27'-6"	27'-6"
Permitted Mean Bldg Height	50'	50'	50'	50'	50'	50'	50'	50'
Waiver/ Special Use/ PUD Approval	N/A-compliant							
Notes								
¹ Overall values refer to the overall property boundary and not to individual building envelope lots.								
² Lots 1, 4, 5, 6, and 7 are submitted as Corner Lots; lots 2 and 3 as Interior Lots.								
³ 16' Side yard total combined for both side yards (min. 6' width) is required per Village of Palatine Zoning Ordinance, Appendix A - Zoning, Sec. 10.07.								
⁴ Floor area totals for this calculation are bulk, including demising space between units, garage areas, volume areas, and stairs. Basement areas are excluded.								
Haeger Engineering February 20, 2019								



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

Office Use Only	Project Planner KR	Zoning Case # 18-90
	Filing Fee	Notification Deadline —
	PC Public Hearing Date 8/6/19	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Lexington Homes, Att'n Nate Wyszma

2. Authorized Agent of Petitioner (if different):

Name: _____

Address: _____

Telephone No. _____ Business No. _____

Email: _____

Relationship to Petitioner: _____

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

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

1150 W. Euclid Ave

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

6. Current zoning of property: P-Planned Development Size of the property: 4.75 +/- acres 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.:

A 26 unit 2 story town-home development consisting of 26 3 bedroom dwelling units each served by a 2 car garage.

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):

TBD

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.



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 MINUTES • MARCH 5, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Mr. Ben Vyverberg and Ms. Katie Rivard

II. APPROVAL OF MINUTES

- Plan Commission - Regular Meeting - Feb 19, 2019 7:00 PM

Ms. Williams made a motion to approve the minutes of February 19, 2019; seconded by Ms. Robins.

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

III. PUBLIC HEARING

1. 1150 W. Euclid Avenue - Lexington Lakes

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 18, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. Proof of Ownership
4. Plat of Survey
5. Engineering and Subdivision Plans

Sworn in petitioner: Mr. Tom Burney, Attorney for Petitioner, 40 Brink Street Crystal Lake, IL; Mr. Nate Wynsma, Vice President Acquisition and Planning Lexington Homes, 1731 N. Marcey Street Suite 200, Chicago, IL; Ms. Elke Anstadt, BSB Design; Mr. Luay Aboona, KLOA; Ms. Sharon Dickson, Landscape Architect, Dickson Design Studio; Mr. Bob Durkin, Representative for the property owner; Mr. Tim Burda, Engineer, Haeger Engineering

Mr. Burney stated they are seeking Preliminary Planned Development for 30 townhouses. He stated they are also asking for recommendation to amend the Comprehensive Plan designation from B for Business to R for Residential like the property to east.

Mr. Burney went through PowerPoint presentation. He stated they have gone through 3 different staff reviews and feel they have taken many of the suggestions and comments and incorporated them into the proposed plan. Mr. Burney pointed out this is the 3rd time this property has come before the board. He spoke to the other requests including Lexington in 2016 with a 36-unit plan and a memory care facility that were not well received and withdrawn. Mr. Burney spoke to the neighboring properties including Weber Stephens to the west who both the owner and the Village have tried to get them to buy the property with no success. He stated it is a 4.75 acre property that is not good for office research that is presently recommended for B zoning. He stated he can't imagine that the Village sees a commercial business located between Weber Stephens and Peregrine Lake Estates being a proper transition or adjacent land use. Mr. Burney stated they feel the proposed multi-family low-density use they is more appropriate. He stated they feel it is warranted that the Comprehensive Plan should be changed as the Peregrine Lake Estates property is.

Mr. Burney went through PowerPoint presentation slides:

He referred to the aerial to show neighboring properties including Peregrine Lake Estates to the east, the B-4 Weber Stephens property to the west, Harper College to the south and residential to the north.

Mr. Burney spoke to the Palatine zoning referring to the slide of the online zoning map. He explained the P zoning is unusual and aside from an amendment to the PUD nothing else can be built aside from Trace Labs.

Mr. Burney referred to the future land use plan slide showing the property as commercial expressing concern with the transition from residential. He pointed out the residential properties have slowly made their way west with this being the last property remaining.

Mr. Nate Wynsma - Lexington Homes

Mr. Wynsma stated Lexington Homes has a long history with Palatine constructing many developments including Lexington Chase, Lexington Hills and Lexington Oaks. He pointed out they were the previous owners of Concord Homes, which built Concord Mills and Claridge Estates. Mr. Wynsma stated they have a long term investment in Palatine since they own the Kennedy Corporate Center.

Mr. Wynsma went through the PowerPoint referring to the aerial to show location being at Euclid and Roselle. He spoke to the current conditions having a 27,000 sq. ft. building and a parking lot and drive aisles surrounding the building. He stated it shares a traffic signalized intersection with Harper College to the south.

Mr. Wynsma referred to the site plan slide explaining the proposed use is for 30 townhomes configured in 7 buildings. He stated the end units are "mastered down" units which are larger and the interior being mastered up 2 stories.

Mr. Wynsma spoke to the auto turn exhibit developed during their engineering process to accommodate emergency vehicles. He explained it has been revised a few times and had a meeting with the Fire Marshal to ensure the exhibit met the standards.

Mr. Wynsma spoke to the Village Code for driveways referring to the slide to show the proposed driveways of 18 feet wide and 20 feet deep. He referred to the slide to show the table of 146 parking spaces provided including 60 garage spaces, 60 spaces in the driveways, 13 on-street spaces and 13 guest spaces. Mr. Wynsma referred to the proximity plan view slide to show the relationship between Buildings 2, 3 and 4 that back up to Peregrine Lake Estates. He spoke to the setbacks of the decks and patios referring to the Proximity Elevation View slide.

Mr. Wynsma stated the style of architecture is modern farmhouse and the elevations are unique to the Lexington Lakes and have been designed specifically for this project. He spoke to the architectural details including natural stone wainscot continuously on all four sides, enhanced gable ends, darker earth tones of stone and roof shingles, complimentary siding materials and colors to accentuate, oil rubbed bronzed windows with matching gutters and downspouts.

Mr. Wynsma spoke to staffs' suggestions and how they addressed them. He stated the same elements were carried around to the rear referring to the slide to show how they created courtyards for interior units. Mr. Wynsma spoke to the homes layouts and the ranch elevations on the end units. He stated there are 2 basic standard open concept floor plans including the Master Up Unit 830, which is a middle unit, Unit 740 which is the end unit side entry with foyer. He stated Chicago is a basement market but trend has moved away from wanting bedrooms in basement. Mr. Wynsma spoke to the square footage and pricing explaining the Interior "Master Up" plans will be approx. 2,000 sq. ft. and will be priced at \$460,000 -500,000 and the end units will be larger at 2300 sq. ft. above grade priced between \$520,000-550,000. He stated there are currently a few units for sale in Peregrine Lake Estates priced from \$369,000-600,000. Mr. Wynsma spoke to the neighboring properties being sold for the high \$500's - \$600,000. Mr. Wynsma explained this development is targeting the maintenance-free community as well as age targeted with the "Mastered Down" end unit. He spoke to examples of similar premium age targeted new construction communities including Ayershire at Hicks and Dundee which are 1,400 sq. ft. ranch units that are starting at \$375,000. He stated another similar development is Brentwood in Barrington where the "Mastered Down" plan is \$500,000 and also has a modern farmhouse style.

Mr. Wynsma explained their desire is to offer townhome community that is complimentary to Peregrine Lake Estates in scale, density, materials and price points. He referred to the slides of existing conditions of surrounding communities and design element comparisons between Peregrine Lake Estates and Lexington Lakes.

Mr. Kolososki asked what the board and batten material.
Mr. Wynsma explained it is a maintenance-free vinyl material.

Mr. Hansen asked how that compares to the neighbors.
Mr. Wynsma stated it is the same. He explained the difference between the treatments is their side elevations have no wood wrap around the windows on the side and the rear and no masonry on the rear.

Luay Aboona - KLOA

Mr. Aboona stated they did a traffic study looking at the impact of the proposed townhomes. He stated the site is served by a signalized intersection which lines up to the Harper College campus access road. He stated this provides a controlled and safe access. Mr. Aboona stated they looked at the impact on the intersection and compared the traffic of the proposed 30 townhomes and the previous use on the site. He stated they looked at the weekday morning and evening peak hours. He stated there is a heavy volume of left turns going into the college campus which has an extended green time. Mr. Aboona spoke to the concentrated traffic related to the college campus. He stated the previous site generated 60 trips during peak hours compared to 15-20 for the proposed site. He stated it is his conclusion this development will have a positive impact on

traffic in the area and the signalized intersection will continue to operate adequately.

Ms. Robins asked if there is enough turn around for delivery trucks on the south side.

Mr. Aboona explained they could use the driveways to turn around and come back out.

Ms. Sharon Dickson - Landscape Architect - Dickson Design Studio

Ms. Dickson spoke to the proposed landscaping referring to the landscape architecture slides. She stated there will be a storm water detention basin located at the north end of the site that will be planted with native forb and grasses and will be maintained and monitored by the HOA. Ms. Dickson spoke of the foundation plantings which consist of a mixture of trees and shrubs, ornamental grasses and perennials that were chosen to compliment the building architecture and offer four seasons of interest. She stated on the interior units there is a 6-foot high fence panel to separate the patios. Ms. Dickson explained there is landscape packages offered for both the interior and the rear end units. She explained their main focus is the buffer along the east border and along Euclid Avenue, which will include trees preserved along with new trees implemented. Ms. Dickson stated along with substantial landscaping along Euclid Avenue there will be a 6-foot solid vinyl privacy fence as well as the entrance monument which consists of stone, limestone coping and an etched panel. She stated the sign measures approximately 5 feet tall and 15 feet long.

Mr. Kolososki asked about the limestone type material for the sign.

Ms. Dickson explained there is a coping cap on top and a double coping on the end piers. She further explained it is a concrete product that is cast to look like a limestone which is also found on the base.

Chairman Dwyer asked what the plan is for the existing trees.

Ms. Dickson explained they have a tree preservation and removal plan. She further explained the trees they look to preserve are along the property borders. She stated they are working out plans with their civil engineer to determine if the trees can be preserved.

Chairman Dwyer asked if any of the trees on the interior will be preserved.

Ms. Dickson answered no.

Mr. Hansen pointed out they are removing 92% so it's more of a tree removal plan.

Ms. Dickson explained the tree preservation and removal plan are overlaid on the same plan.

Mr. Tom Burney asked to add the PowerPoint and the book of documents as additional exhibits.

Chairman Dwyer entered the Presentation PowerPoint as Exhibit #21 and the booklet as Exhibit #22.

Bob Durkin - Representative for the property owner

Mr. Durkin stated the property has been on the market for approximately 4 years and they have exhausted every effort to find a present conforming use. He stated they have spoken to Weber Stephens numerous times but there was no interest. Mr. Durkin stated this is the 3rd time this property has been before the board but this is the first time ownership has spoken. He stated they feel like they should be on the record to explain their economic loss and express their hope to get this project considered. He spoke to the past proposals including a contract with Lexington Homes a number of years back which was withdrawn around the time they were speaking to Weber Stephens. He spoke to the contract with Pathways for a memory loss and assisted living facility which had ambulatory issues that were unresolvable so they withdrew. Mr. Durkin stated they spoke to the Village after that and around November 16, 2017 they received a letter from Mr. Reid Otteson. Mr. Durkin read the letter into record. He stated when they received that letter they felt this next step was appropriate and would strongly appreciate strong consideration for this project.

Mr. Burney stated that concludes the formal presentation.

Sworn in staff: Mr. Ben Vyverberg and Ms. Katie Rivard

Ms. Rivard gave a brief overview of the proposal explaining the subject property is just under 5 acres and is the former NTS building. She stated the Petitioner is requesting a Preliminary Planned Development for a 30-unit townhome development. She explained property was zoned Planned Development for Fluke Manufacturing in August 1984 later acquired by Trace Labs in 2015. Ms. Rivard stated National Testing Systems took over but has since relocated and ceased operations.

Ms. Rivard went through the PowerPoint slides including the existing conditions. She referred to the site plan slide explaining they are proposing 30 units with 7 buildings total and 28-foot wide streets. She spoke to the proposed available parking, which totals to 4.9 spaces per unit. Ms. Rivard went through the architectural plan slides pointing out the peak height is 32 feet compared to the maximum height in the R-3 which is 50 feet and the maximum in R-2 is 35 feet. Peregrine Lake Estates' buildings are approximately 35 feet high. She referred to the Proximity Proposed slides to show the existing building setback is approximately 100 feet from the property line and the proposed townhomes would be setback 30 feet while Peregrine Lake Estates is at 27 feet.

Ms. Rivard spoke to the parking totaling 146 spaces referring to the Parking Exhibit slide.

She spoke to the Engineering and how the services exist and how they will tie into those. She stated the property grades south to north towards the Peregrine Lake detention basin. She pointed out there is a detention basin toward the north end of the property along with a 50 foot wetland buffer. Ms. Rivard stated

maintenance of the basin will be the responsibility of the HOA and all utilities only serve the development. She spoke to the retaining walls referring to the engineering slides to show location.

Ms. Rivard spoke to the Tree Preservation Plan explaining 92% of the trees will be removed referring to the slide to show the proposed removed and preserved trees. She spoke to the proposed fence and monuments showing the location on the landscape plan slide. Ms. Rivard stated 9 parkway trees are required while they are proposing 8 along with an existing tree as well.

Mr. Hansen asked about last bullet point on packet page and whether the directional wording is correct.

Ms. Rivard answered it should have been the eastern property line.

Mr. Kolososki asked if Fire has the same concern on response time as they did with the assisted living project.

Mr. Vyverberg explained the same concerns with the assisted living were not present with the proposed townhomes.

Chairman Dwyer asked the Petitioner whether it will be Lexington Lake or Lexington Lakes pointing out the slide shows the monument reading Lexington Lake.

Mr. Wynsma stated it will be Lexington Lakes. He clarified the fence sits 1 foot inside the south property line and will stop 1 foot short of the east property line.

Mr. Bettenhausen asked if the street parking will it be striped and assigned for specific locations.

Mr. Wynsma state he is not sure but believe it will be marked no parking on one side and if the Village requires it will be striped.

Mr. Bettenhausen pointed out there are 4 potential locations where a fire truck can potentially hit a parked car when comparing the proposed parking exhibit to the auto turn exhibit for fire trucks.

Mr. Wynsma stated they will overlay them both and do them together.

Sworn in Mr. Kevin Hedrich, 1064 N. Bogey Lane, Palatine, IL

Mr. Hedrich stated his unit backs up directly to the east property line and has questions about water control and drainage. He expressed concern with the elevation and how it appears to significantly drop toward the east property line. He stated currently when there is a lot of rain it is already an issue with water puddling.

Mr. Wynsma referred to the proximity slide and parking exhibit slide to show grade. He explained how it slopes away to a swale and comes back up to the property so any drainage off back would flow into a swale and come back into property and drains from south to the north.

Mr. Hedrich asked if it will be a hard swale or landscape only

Mr. Wynsma stated landscape only

Mr. Hansen asked if the swale is existing or building
Mr. Wynsma answered they would be building as part of their grading plan.

Sworn in Ms. Darcy Hedrich, 1064 N. Bogey Lane, Palatine, IL

Ms. Hedrich asked about snow removal. She stated they have issues with it and expressed concern if they put between the buildings it may cause a problem when it melts.

Mr. Wynsma explained the plan for the HOA for snow removal referring to the parking exhibit slide to show the area at the end of the will be used as well as the entrance. He stated the majority will go in the northeast corner or the islands and along the west property line. Mr. Wynsma stated they will identify in the maintenance plan as part of their declaration. He explained in the worst conditions typically the snow would be hauled away off site.

Ms. Hedrich pointed out their emergency exit and asked where the proposed site's emergency exit is located.

Mr. Wynsma stated they don't have an emergency exit. He stated they have spoken to Cook County DOT who did not indicate they want it to connect in anyway so they are able to mound snow at the end of the area.

Ms. Hedrich expressed concerned with traffic stating the traffic is terrible near the entrance at Bogey Lane due to traffic at Harper College. She stated currently she has to use Trace's parking lot to turn around.

Chairman Dwyer pointed out the difference in the proposed development is the signalized intersection which will allow people to get in and out.

Ms. Hedrich asked what the Village will do to help her development.

Chairman Dwyer asked if Euclid Avenue is a county or state road.

Mr. Vyverberg answered it is under the control of the Cook County Highway Department.

Chairman Dwyer explained to Ms. Hedrich that Cook County would have to be petitioned to make that intersection signalized and whoever requests it will have to pay for it.

Sworn in Ms. Patricia Loftus, 1029 W. Bogey Lane, Palatine, IL

Ms. Loftus asked if Lexington Homes has built this style of property anywhere else that they can go look at. She expressed concern that the cottage style may be a short-term trend and how that will affect Peregrine Lake Estates. She asked why Peregrine Lake Estates was required to have a second exit but this proposal does not require it.

Chairman Dwyer explained Peregrine Lake Estates property is parallel to Euclid Avenue so there are entrances on both ends but with this proposal there is no street on the opposite end.

Ms. Loftus clarified Peregrine Lake Estates was required to have a second entrance but Lexington Lakes does not.

Chairman Dwyer answered yes because it is not possible because there is no street at the far end.

Ms. Loftus asked what the proposed square footage per unit would be.

Chairman Dwyer stated it said approx. 2,000 sq. ft. for most of the units and 2,300 sq. ft. for some of the end units.

Ms. Loftus expressed concern with snow removal stating she doesn't see them taking it offsite.

Chairman Dwyer stated the Petitioner can answer but it is up to the HOA.

Ms. Loftus stated she is a real estate agent and understands a lot of the HOA processes but does not believe they will have trucks take the snow offsite. She spoke to the traffic at Harper College that occurs at all hours and expressed concern with the impact this development's traffic will cause to Peregrine Lake Estates. Ms. Loftus asked if there will be a berm or fence to differentiate the 2 developments. She asked during construction what the builder will do to alleviate any issues with keeping the neighborhood clean. Ms. Loftus asked if the fire and police service is adequate to handle 30 more units.

Mr. Vyverberg stated during staff review snow removal was discussed and as part of the Planned Development, if approved, will be required to submit declarations acceptable by the Village Attorney. He stated several developments downtown are required as part of their HOA that they have to truck the snow offsite. Mr. Vyverberg stated the Fire Department did not have the same concern as with the memory care proposal.

Ms. Loftus pointed out the Village has stated they would like to see this development to be a design congruent to Peregrine Lake Estates and she doesn't believe cottage is congruent and wondering if they can come up with another plan.

Mr. Vyverberg addressed the question on maintenance and cleanliness during the construction process explaining there is a site development permit that is required should this use be approved with various street sweeping requirements and under continuous inspection throughout the process. He further explained there are codes and ordinances in place to make sure the site is maintained during the construction process not to the detriment of the surrounding properties.

Mr. Wynsma stated these townhomes were designed specifically for Lexington Lakes so they have not built them anywhere else. He stated if someone wanted to see quality of materials they have a community they are just finishing in Arlington Heights called Lexington Towne.

Mr. Hansen asked if the site is identified for the residents to see.

Mr. Wynsma answered yes stating you can't miss it being the only new construction in the area.

Mr. Wynsma spoke to the architecture style and its popularity. He stated he thinks it is timeless because of the scale of it.

Mr. Wynsma addressed the square footage question explaining they are 2,000 sq. ft. for interior units and 2,300 sq. ft. on end unit "Master Down" plans.

Mr. Wynsma pointed out snow removal was addressed by staff.

Mr. Wynsma spoke to traffic comments stating they have a unique situation with the signalized intersection. He stated though it does nothing to help reduce traffic coming to and from Weber Stephens or Harper College for the rest of the community it lessens the impact of anything that would be developed here. Mr. Wynsma pointed out the traffic study shows that the current use would generate more daily traffic than the proposed development.

Mr. Wynsma spoke to the architectural elements of the rear of the buildings helping with the adjoining property line. He spoke to the setbacks being between 30-48 feet and pointed out they have no above grade structures other than landscaping.

Sworn in Ms. April Anderson, 1062 W. Bogey Lane, Palatine, IL

Ms. Anderson asked when the swale goes in to help with drainage during construction.

Mr. Wynsma stated the first steps during construction would be clearing the lot including the building and parking lot. He further explained once the site is cleared the first step is masquerading, which is when they cut and fill with clay and the drainage swales would be cut in within the first 30 days of construction. Mr. Wynsma pointed out even before all this an erosion control fence would be installed at the property line. Mr. Wynsma stated the swale would be cut first. He spoke to the standards in place typically require that in the land development process even before development starts they would be required to blanket or seed where turf becomes established within the swale area. Mr. Wynsma explained that is a permit process under the Village of Palatine as well as Cook County and MWRD standards.

Ms. Anderson clarified it would be 30 days.

Mr. Wynsma explained the first 30 days would be the masquerading. He stated in the first 90 days you will see erosion control and turf. He stated that is assuming they are there this year.

Ms. Anderson pointed out the stone looks lovely but low, which would be covered

by landscaping. She expressed concern that it will be a subdivision that is primarily siding.

Mr. Wynsma stated the stone will be prominent especially on sides and rear. He stated nothing would grow high enough to cover the stone.

Ms. Anderson clarified there is very little landscaping along sides and back.

Mr. Wynsma clarified what he meant was they were more low growth perennials.

Ms. Anderson asked if they were building the entire subdivision and then sell or building them as they sell them.

Mr. Wynsma stated they will build a model building first and would start 2 buildings right away and then pre-sell units. He further explained once they sell 2-3 units in a building they would start construction.

Ms. Anderson asked if the model will be the building closer to Euclid Avenue.

Mr. Wynsma stated it is unknown yet. He explained they don't typically like to build models that back to roads but in this case the back of the building with lights on it will look pretty good. He stated Building #1 would most likely be the model and Building #2 would be the first building built. Mr. Wynsma stated they would like to complete the marketing window so the monument would go in first and all of Euclid Avenue finished as quickly as possible. He stated they continue to talk to Cook County DOT about the large parkway between the existing sidewalk and the back of curb and get their approval plant more trees. He further explained this requires a permit from Cook County DOT to do so.

Sworn in Mr. Bill Cortz, 1060 W. Bogey Lane, Palatine, IL

Mr. Cortz expressed concern with the water drainage and the construction noise factor. He asked if anything will be done with the light at Euclid Avenue to get the trucks out in a timely fashion. He recommended using the wetland area to create a parking lot to push snow removal that would drain into the wetland area.

Chairman Dwyer pointed out the negative to that is when snow is picked up it would contain oil and salt from the road you don't want that in the wetland.

Mr. Cortz pointed out with the wetlands there are a lot of wildlife and the gable look may be breeding ground for nests. He asked if they would consider eliminating from that standpoint.

Mr. Wynsma asked staff about the hours of operation per the noise ordinance.

Ms. Rivard explained the hours are Monday-Saturday 7am-8pm and Sunday 12-8pm.

Mr. Wynsma stated Cook County will not alter the timing of the signals. He pointed out the area between Buildings #4 and 5 would probably be the primary area to plow snow. He would not want to create parking there but the green space would be a primary location to store snow. Mr. Wynsma agreed the gable

ends and the birds is a good point and will be addressed in the maintenance plan.

Sworn in Mr. Tony Bach, 1025 W. Bogey Lane, Palatine, IL

Mr. Bach asked about the emergency entrance on Bogey Lane and why they do not require one.

Chairman Dwyer explained the Village would love to have an emergency exit but it is not feasible.

Discussion ensued on secondary entrance requirements.

Mr. Vyverberg stated staff would be happy to follow up with the residents but explained as a requirement of Peregrine Lake Estates West they were required to have an emergency exit onto Bogey Lane. He further explained in this instance as the direction from Fire Prevention when reviewed it wasn't something that was contemplated or required.

Mr. Burney thanked the board for their time and the staff for their ideas through the 5 month process. He pointed out they did not take all of the staff's recommendations principally on the front made up of masonry because they wanted to do something different and modern. He pointed out the Village Manager's suggestions spoke to density, height and quality and the proposal presented shows the density and height are both less than Peregrine Lake Estates and the level of detail especially on the rear of the units is remarkable. Mr. Burney stated he believes they have met all the standards of a Planned Development and asked for the recommendation that the Comprehensive Plan should be comprehensively planned like the property to the east.

Chairman Dwyer asked if the preliminary plans were reviewed by the Village Engineer.

Mr. Vyverberg explained they were preliminarily review by the Village Engineer and anything not listed as a suggested condition by staff has been deemed to be acceptable. He further explained there is a MWRD required 50-foot wetland buffer which the petitioner is proposing to slightly encroach upon and that is a decision that will be made by MWRD.

Staff Recommendation:

Mr. Vyverberg stated when looking at the planned development purpose, staff focused on Section 13.02(e) "the notion to consider the quality of design and construction, commensurate with other developments within the Village". He referred to the aerial map slide to show the proximity of the subject property directly adjacent to Peregrine Lake Estates West and Peregrine Lake Estates East. Mr. Vyverberg spoke to the architectural comparisons related to the difference in the amount of masonry between the proposed development and the Peregrine Lake Estates properties. Mr. Vyverberg expressed concern with the distribution and locations of the on-street parking spaces within the site. He

spoke to staff's concern with driveway depth. Mr. Vyverberg stated the property is zoned Planned Development pointing out the Future Land Use Map and the consideration from the 2011 Comprehensive Plan focuses on a continued business use. He stated the Village Attorney, Patrick Brankin, can speak to some of the questions raised in the petitioner's representative's memo regarding the Future Land Use Map and the consideration before the board.

Sworn in Mr. Patrick Brankin, Village Attorney

Mr. Brankin spoke to the mentioned Comprehensive Plan Amendment. He explained as a general matter the Village does not consider Comprehensive Plan amendments on a lot-by-lot basis. He stated as it relates to the proposed case on packet page 55 the amendment requested to be considered at the time of rezoning to the R-3 PUD. Mr. Brankin explained rezoning does not take place until the final review so that question is not before the board at this time but may come before the board after the preliminary is reviewed by Village Council. He suggested the board confine their recommendations to the purpose of the Planned Development in Section 13.02 and the standards of the Preliminary Planned Development in Section 13.03.

Mr. Burney pointed out one of staff's concerns was that the development is not consistent with the Comprehensive Plan. He asked that it be on record that they have attempted to demonstrate the business recommendation is not entitled to the weight that you would normally accord a Comprehensive Plan recommendation. He stated he is stuck because on one hand there is a staff concern on the Comprehensive Plan consistency and on the other the Village Attorney is telling them they cannot ask for it to be changed.

Mr. Brankin stated that is not what he is saying clarifying the request is premature so is not before the board at this time.

Chairman Dwyer asked if it would be appropriate for the board to ask for a recommendation on whether the future land use be changed.

Mr. Brankin answered no explaining that would come later in the process depending on the action that comes from the Village Council.

Mr. Vyverberg continued the staff recommendation explaining the Future Land Use Map recommends a continued commercial/business use for this property. Given the recent acquisition of the adjacent Schneider Electric property by Weber Stephens, continued investment in the institutional uses to the south at Harper College, acquisition and development of the property at the northwest corner of Roselle Road and Algonquin Road, Staff does not support any change to the Comprehensive Plan. While the proposal is similar in density and setbacks of Peregrine Lake Estates, the architectural elements are not. Also, there are other outstanding items previously identified, which remain. Therefore, Staff recommends denial of the proposal. If the Plan Commissions recommends approval of the proposal, Staff recommends the following conditions:

1. The Preliminary Planned Development shall substantially conform to the Engineering plans prepared by Haeger Engineering dated January 28, 2019, the Architectural plans prepared by BSB Design, dated January 23, 2019, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Plat of Subdivision shall be revised to include the MWRD maintenance requirements language for the detention/volume control and shall be revised in a manner acceptable to the Village Engineer.
3. The Engineer's Estimate of Cost shall be submitted in a manner acceptable to the Village Engineer and in compliance with the Code.
4. The Final Landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning. This shall include additional unit/foundation plantings and additional landscaping on the east side of the property as well as extending the proposed fence along the eastern property line to provide sufficient screening for Peregrine Lake Estates West.
5. A Final Tree Preservation plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. The Final Auto-Turn Exhibit shall be revised in a manner acceptable to the Fire Marshal.
7. The required letters of credit and recording fees shall be submitted in a manner acceptable to the Director of Planning and Zoning.
8. MWRD, IDOT, and IEPA permits will be required.
9. In conjunction with the final Planned Development application process, the Petitioner shall submit construction management plan and schedule in a manner acceptable to the Village of Palatine.
10. A final fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
11. The existing lift station (1200 S. Patrick Lane) shall be evaluated to determine if there is sufficient capacity for the proposed development.
12. The maintenance of the detention basin and volume control shall be the responsibility of the Homeowner's Association. As all of the site utilities serve only the development. All maintenance shall be the responsibility of the HOA and shall be documented in the homeowner documents accordingly. This shall remain a condition of Final Planned Development approval.
13. The HOA shall be responsible for maintaining and annually inspecting and testing the private fire hydrants. This shall remain a condition of Final Planned Development approval.

Chairman Dwyer clarified Condition #11 meant if capacity is not sufficient it would have to be taken care of at the expense of the Petitioner.

Mr. Vyverberg answered that is correct stating that is what was discussed with the Village Engineer.

Chairman Dwyer recommended adding those exact words to be clear. Chairman Dwyer pointed out Peregrine Lake will inevitably be Peregrine Marsh because it is filling with silt. He stated since it is visible from many units there should be an added acknowledgment from any future purchasers. Chairman Dwyer asked if that could be added as Condition #14.

Mr. Vyverberg stated staff has no objection if the board would like to add that condition.

Mr. Bettenhausen pointed out Condition #8 should include a Cook County permit.

Mr. Hansen asked if any part of the presentation has indicated staff to change their recommendation.

Mr. Vyverberg stated he has not been able to read in detail anything submitted this evening but the content of the presentation has not led staff to change their recommendation.

Mr. Hansen asked Mr. Burney if the client is prepared to cooperate with staffs' conditions.

Mr. Burney answered yes.

Ms. Williams made a motion to close the public hearing; seconded by Mr. Kolososki.

DISCUSSION:

Chairman Dwyer pointed out the change in the Comprehensive Plan is outside of the board's purview. He stated the request should be looked at as if the land is zoned for residential property and then to decide if it fits in with the adjoining properties. Chairman Dwyer stated the snow removal concern was addressed by staff and the traffic studies have shown that the proposed developments' traffic would be less than a business use. He stated staff has real concerns about parking and whether it blends in with the adjoining neighbors.

Mr. Kolososki stated the use of materials is so different that they don't complement each other. He stated if the stone in front was extended upwards to beginning of the second floor level it would be more consistent to the development to the east. He spoke to the traffic concerns and how if cars were parked on street a fire truck may run them over. Mr. Kolososki pointed out the townhomes to the east made a mistake packing in as many townhomes in a small area as possible so it looks very congested. He stated the original proposal at 36 was too much and this is still a little too much in terms of density.

Ms. Robins expressed concern with the dead end road.

Mr. Hansen asked if the concern with the road would be as an emergency exit or a regular exit that would not be lighted.

Ms. Robins answered both pointing out even though the area is residential there will be delivery trucks that will now have to back out or use residents' driveways. She pointed out the Fire Department was concerned with the last proposal not only on adequate service but also response time and that has not been addressed. She pointed out the purchasers should be aware of this.

Discussion ensued on fire concerns.

Chairman Dwyer asked staff if there is any consideration on adding a fire station at Harper College.

Mr. Vyverberg stated he is aware that there have been discussions but is not aware of anything happening imminently on that.

Chairman Dwyer agreed with Mr. Kolososki on the differences between Peregrine Lake Estates and this community

Chairman Dwyer suggested if the motion is made recommending approval it should include the 14 conditions or if recommended denial to add phrasing to include "if it receives Village Council Approval the following 14 conditions apply".

Ms. Williams made a motion to deny but if approved by Village Council the 14 conditions shall apply; seconded by Mr. Bettenhausen.

Mr. Dwyer summarized that this request has not met the standards and was unanimously denied by a vote of 7-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on April 8, 2019.

RESULT:	RECOMMEND TO DENY [UNANIMOUS]
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Rodney Bettenhausen, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Williams, Friedman, Bettenhausen, Kolososki
ABSENT:	Noonan, Fedota

IV. COMMUNICATIONS**V. ADJOURNMENT**

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, August 6, 2019 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. Preliminary Planned Development to permit a 26-unit residential townhome development

The property is commonly known as 1150 W. Euclid Avenue (PIN# 02-28-400-077).

The Petitioner, Lexington Homes, has revised their initial site plan (30-unit townhome development) and re-submitted to construct a new 26-unit residential townhome development on the former Trace Labs/CTS property.

The above petition has been filed by Lexington Homes (Nate Wynsma) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-90

VILLAGE OF PALATINE
Dennis Dwyer, Chair

Palatine Plan Commission
DATED: This 22nd day of July 2019.

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Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 22-JUL-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4529035