

IV. COMMUNICATIONS

V. ADJOURNMENT



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 7, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Dennis Dwyer	Chairman	Present	
Patrick Noonan	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

- Plan Commission - Regular Meeting - Feb 21, 2023 7:00 PM - **Accepted as Amended**

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Eric Friedman, Plan Commissioner
AYES:	Dwyer, Noonan, Friedman, Bettenhausen, Kolososki, Fedota

Minutes Acceptance: Minutes of Mar 7, 2023 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 780 W. Dundee Road - **Recommended to Approve**

Case #ZON-000009-2023

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 20th, 2023 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Application
2. Plat of Subdivision
3. Engineering Plans
4. Tree Preservation
5. Elevation Example
6. Plat of Survey
7. Public Notice

Sworn in Staff: Lyn Bremanis

Sworn in Petitioner: Amir Rafidia, USA Developers and Josh Terpstra with Haeger Engineering.

Mr. Terpstra provides background information on the subject property and explains the parcel is at the northwest corner of Dundee and North Haven Dr. It was previously unincorporated cook county and was annexed into the village of Palatine as R-1 single family residential. USA Developers is the new owner and seeking to subdivide the lots from one lot into four lots and rezone from R-1 to R-2. Mr. Terpstra provides an overview of the site plan design and engineering design. He explains that they are seeking to rezone to the R-2 regulation. He states that the site plan meets or exceeds the zoning requirements for R-2. The 4 lots are proposed to have one single family residence on each lot with driveway access off the North Haven Drive cul-de-sac. He explains the engineering design also meets the Village of Palatine codes and requirements. There are outside agencies that have jurisdiction for this location. MWRD of Chicago controls the storm water management and sanitary, and Dundee Rd on the south is controlled by IDOT. The proposed lots will source the water and sanitary service from an existing sanitary and water lines that run beneath North Haven Drive. There is a proposed storm water management facility located at the SW corner of the southern 2 lots in the proposed development that which discharges to the existing storm sewer below North Haven Drive and will discharge to the wetland area north of the cul-de-sac which meets the existing drainage patterns of the site. The owner is aware that other agencies require permits and those permits must be obtained prior to the village approval. They've begun that process.

Mr. Bettenhausen questions the sequence of construction. He asks if the lots will be sold before the home is built or is the home being built on spec.

Mr. Terpstra explains that USA Developers owns all four lots and will use all lots for themselves. Mr. Rafidia agrees and states that the homes will be occupied by family members.

Mr. Bettenhausen asks if the driveways shown on the plans represent the actual build. Mr. Terpstra states the driveways will be built as represented. If there are any conflicts with the utilities it would be addressed with the architect.

Mr. Fedota asks if there is any fencing planned for the flow control area.

Mr. Terpstra states that USA developers owns the commercial property to the west. The existing line of trees and landscaping to the west would be a separating factor from the commercial property and the residential property.

Mr. Fedota asks if there is an HOA that would provide maintenance of the swale. Mr. Terpstra explains that there is a condition that the HOA would provide maintenance for the area and the easement.

Mr. Fedota asks if there are any substantial changes from the preliminary.

Mr. Terpstra states that there is not.

Ms. Bremanis talks about the property being annexed in April of 2022. When annexed in, per code, it is automatically zoned as R-1. Rezoning it to R-2 was discussed during the preliminary planned development. She provides photographs of the existing conditions which illustrates the clearing of the lots that has been completed. She states the forestry division will verify any additional trees being removed.

Mr. Friedman asks if the road is a public road or part of the HOA.

Ms. Bremanis states it is a public road.

Resident: Steve Fishman 1585 North Haven Dr.

Mr. Fishman states his concern regarding the new development. He is concerned about the additional traffic leaving the subdivision to exit onto Dundee Rd. He states adding four more houses would double the number of cars coming in and out of the area. It is already difficult to enter and exit onto Dundee Rd. He states that the street is narrow and is worried about street parking. He is concerned about congestion and the excess load to the sewer system. He questions how this will affect the existing homes on North Haven Dr.

Ms. Bremanis addresses his concern regarding the narrow street and states that the village is aware of the street width. The Fire Marshall has reviewed and the west side of the street may be deemed as no parking. Parking will only be permitted on one side of the street to keep an open lane. In regards to the sewer system, the Village Engineer has reviewed the sewer system and approved for this proposed project. Ms. Bremanis offers the resident the opportunity to contact the engineer directly and will provide his information.

Mr. Dwyer asks Mr. Terpstra the size of the storm sewer system on North Haven Dr.

Mr. Terpstra states he would have to check the TOPO plan but he believes it's a 12" sewer. He states there is a proposed storm water management facility at the southwest corner of the proposed plan. Sanitary sewer and water services would be provided by connecting to existing services in the N. Haven Drive right of way. Mr. Fishman is also concerned about parking. He states there is currently limited parking and with the additional properties there is no room for guests to park on the street.

Ms. Bremanis states that although the street is narrow, there should be room for additional parking within the resident's driveways and on the street.

Mr. Fishman reiterates his concerns regarding the limited parking.

Further discussion between resident and board members ensue regarding parking.

STAFF RECOMMENDATION:

The final plat subdivision and rezoning to R-2 is consistent with the Preliminary Plat of Subdivision and Annexation approvals, Comprehensive Plan recommendations, and are comparable to the existing subdivision to the east. The proposed lots exceed the minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance. The proposed subdivision is also consistent with Marks Landing Subdivision (directly east). Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Haeger Engineering dated 2/01/23 and attached hereto as Exhibit 'A' except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Haeger Engineering, Inc. and attached hereto.
3. The Final Engineering Plans, Final Engineer's Cost Estimate, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
4. A Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
5. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
6. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
7. Recording fees in the amount of \$300 shall be submitted.
8. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
9. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.
10. HOA declarations shall be submitted in a manner acceptable to the Village

Attorney, prior to the issuance of a building permit.

- 11. The final architectural elevations shall comply with the Architectural Design Guidelines (“monotony code”), per Section 6-41 of the Village Code.

Mr. Noonan - made a motion to close the public hearing - 2nd by Mr. Fedota

DISCUSSION:

Mr. Noonan states his sympathy for the resident.

Mr. Kolososki states 2 cars can be parked on driveway and there is room on the street for additional guest parking.

Mr. Fedota states the division of 1 parcel to 4 is the meeting at hand and all other concerns do not apply to this meeting.

Mr. Dwyer states this is not a planned development meeting and the plans meet the requirements for the final subdivision and the R-2 request

Further discussion about parking.

Mr. Noonan made a motion to approve case #ZON-000009-2023; seconded by Mr. Kolososki

Mr. Dwyer summarized the request was unanimously accepted by a vote of 6-0. This will tentatively go to Village council on March 20th, 2023.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Dwyer, Noonan, Friedman, Bettenhausen, Kolososki, Fedota

Minutes Acceptance: Minutes of Mar 7, 2023 7:00 PM (Approval of Minutes)

IV. COMMUNICATIONS**Communication:**

Ms. Bremanis states the next meeting will have one item on the Agenda for a3-21-23 regarding a 4-Lot Single Family Subdivision.

Village Council met on Monday 3-6-23 and continued the Salt Creek Park District request to March 20th.

Mr. Dwyer asks about the status of the Comprehensive plan review. Lyn states there have been preliminary meetings and this is still in the works.

V. ADJOURNMENT

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 03/21/23 07:00 PM

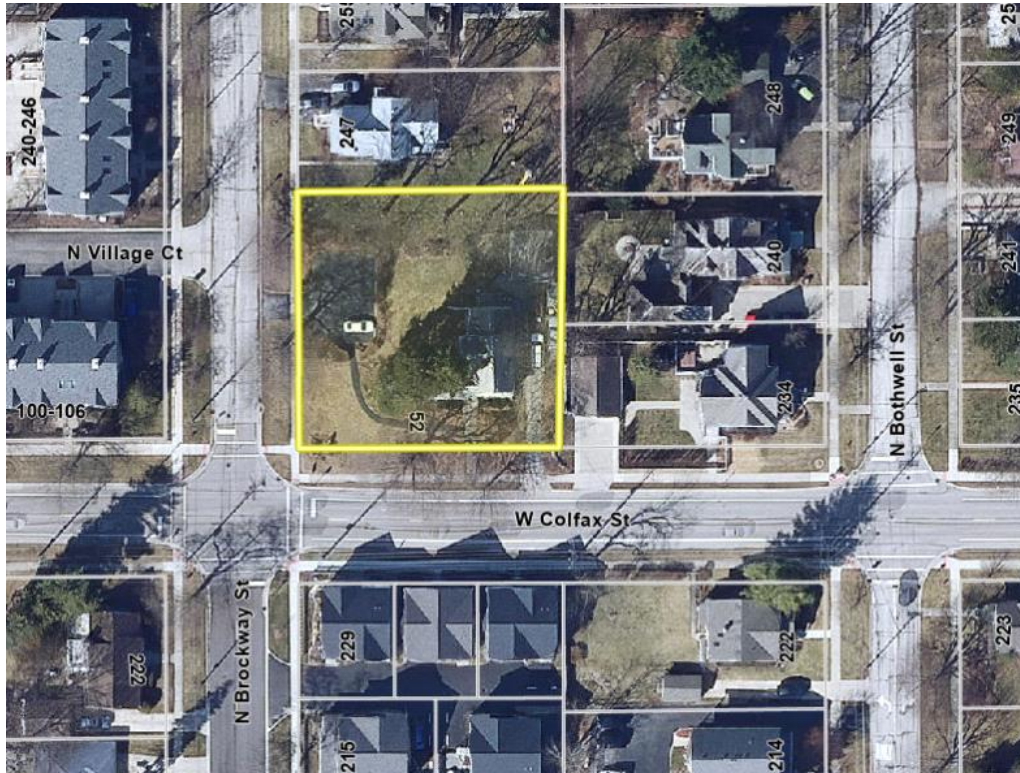
CASE STAFF STATEMENT (ID # 8203)

52 W. Colfax Street

CASE NUMBER: PPD – 000001-2023

PETITIONER: Greg Rose - GWR Enterprises, INC.

LOCATION: 52 W. Colfax Street



PROPOSAL: The Petitioner is seeking Preliminary Planned Development approval to allow for the development of 4 single-family residential lots and homes.

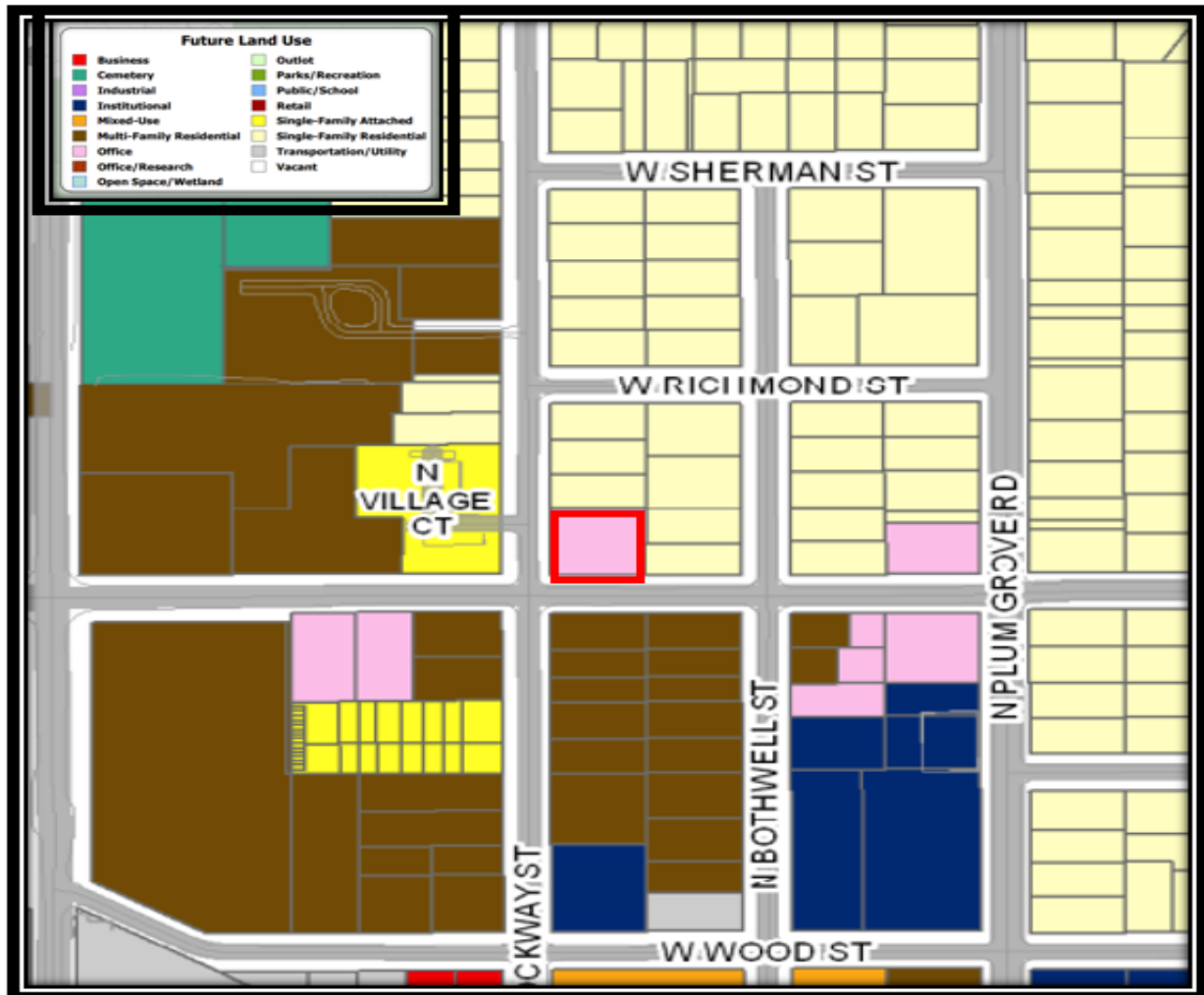
ZONING AND LAND USE: The existing lot is zoned R-3 (multi-family) and contained a residential home, which previously operated as a chiropractic office, with the doctor residing on the property. The lot is .399-acres (17,409 square feet) and is located at the northeast corner of W. Colfax and N. Brockway Streets. This chiropractic office was a permitted use in the district, with the doctor residing at the residence. The previous use

began its operations in approximately 1986 and continued until the recent past. The Subject Property is located in one of the oldest parts of the Village and was part of the initially platted lots in Downtown Palatine – SE ¼ SEC of Ante-Fire subdivision.

SURROUNDING CONDITIONS:

North:	R-2 - single family residential
South:	Planned Development - Stone Garden (5 units on .351 acres - 15,312 square feet or 14.24 units/acre).
East:	R-2 single-family residential
West:	Planned Development - Village Green townhomes (13 units on .971 acres or 13.38 units/acre).

COMPREHENSIVE PLAN: The Future Land Use map contemplates a continued non-residential office use for the Subject Property.



BACKGROUND: The Petitioner is the contract purchaser of the property and requests a Preliminary Planned Development to permit a 4-lot single-family residential development. Therefore, the Petitioner is requesting the following:

Preliminary Planned Development to permit a 4-lot single-family residential development

ANALYSIS:

- The Subject Property was previously operated as a chiropractic office and personal residence, since its initial existence in 1986. It is located in an older

area of the Village and is situated adjacent to the Central Business District, with Wood Street identified as the northern boundary of the B-3 district.

- There is not a consistently established land use pattern or zoning identity to this section of the Village. This is likely both a function of the proximity to the Central Business District and a result of the previous downtown planning and implementation activities. The Subject Property, through its previous land use as a medical office, with a commercial parking area along Brockway Street, existed in conjunction with the other residential uses.
- While the lots to the north and east maintain a current R-2 zoning designation, the property directly east across the street (“Village Green” townhouses) is zoned Planned Development and contains 13 units on .971 acres of 13.38 units/acre.
- The property directly south of the Subject Property is also zoned Planned Development (“Stone Garden Subdivision”) and contains 5 units on .351 acres or 14.24 units/acre. The lot directly north is zoned R-2, but previously functioned as a multi-unit duplex on an 8,712 square foot lot.

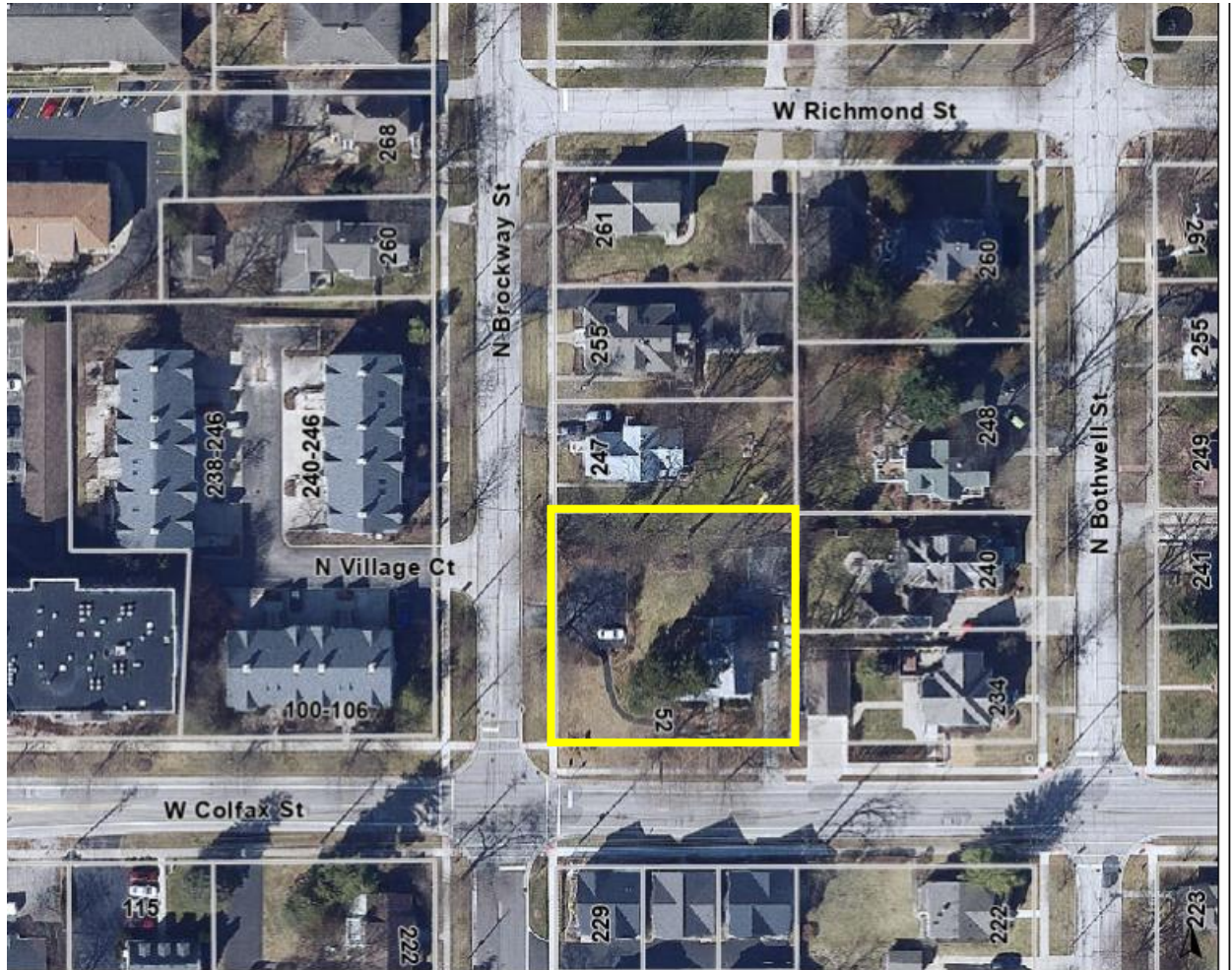
Zoning and Site Design:

- The lot is current zoned R-3 and the following table delineates the proposed lot sizes and setbacks:

Proposed Lot Size (R-3 minimum is 8,000 SF)	Lot Width (there is no minimum lot width in the R-3 district = SUB =75)	Lot Depth (110' required)	Minimum Setbacks FY/(CS)	Interior Side
Lot 1 = 4,599 SF	51.96 feet	88.54 feet	15 feet (17 feet - Colfax)	5 feet
Lot 2 = 3,452 SF	40 feet	88.54 feet	15 feet	5 feet
Lot 3 = 3,452 SF	40 feet	88.54 feet	15 feet	5 feet
Lot 4 = 5,723 SF	43.37 feet	131.97 feet	17 feet (Colfax)	5 feet (east) 8 feet (west)

- Under is current multi-family zoning, Each lot is afforded direct driveway access to Colfax and Brockway Streets, with a 2-car garage and driveway parking available. All of the lots provide minimum interior side yard setbacks of 5 feet and minimum front yard setbacks of 15 feet, with the corner side yard (Colfax) and front yard setbacks for Lots 1 and 4 at 17 feet. This is directly comparable to the minimum required R-2 corner side yard setback of 20 feet and minimum required side yard for R-2 lots less than 67 feet in width.

- The proposed setbacks are consistent with most of the surrounding single-family homes and provide greater setbacks than development to the south.



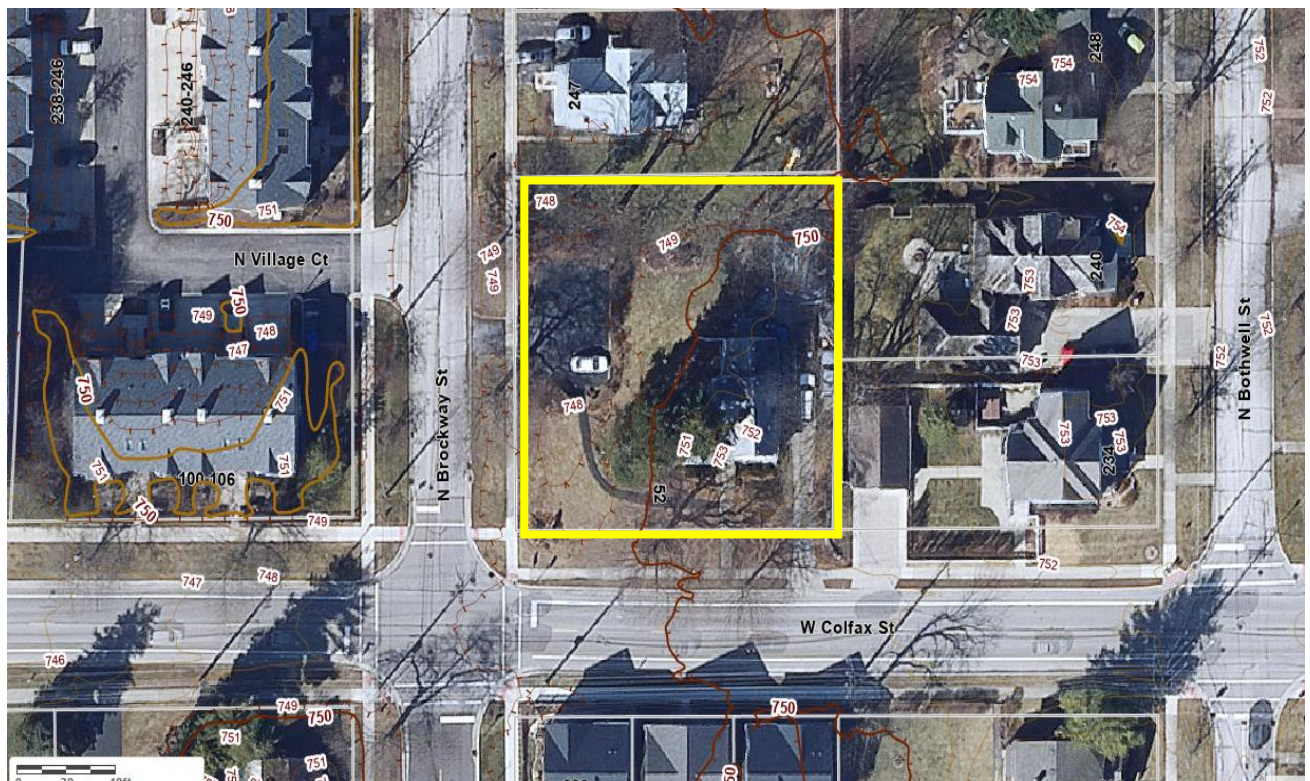
- Along the west side of Brockway Street, the homes at 260 and 268 N. Brockway Street maintain front yard setbacks of approximately 17 feet and 18 feet, respectively. On the east side of Brockway Street, the homes at 247, 255, and 261 N. Brockway have front yard setbacks of approximately 21 feet, 14 feet, and 17 feet. The homes along Bothwell Street also have similar setbacks to the proposed.
- Most of the lots in this area are 66 feet by 132 feet, which is the traditional lot size in this area. The area to the southeast along Bothwell Street has several single-family lots that are 60, 50, and 48 feet wide. As proposed, the 4-lots are not out of character from the surrounding property characteristics. The R-3 district would allow a density of 3.48 3-bedroom homes for this lot.

Case Staff Statement (ID # 8203)
Meeting of March 21, 2023

- The Village Green townhomes directly west of the property provides a 23-foot front yard and Stone Garden to the south has an 8.5-foot setback from Colfax Street and a 10.5-foot setback from Brockway Street.

Engineering:

- The surrounding neighborhood is established and completely developed, with all of the required infrastructure and utilities available within the area. Based upon the existing circumstances, within the downstream area of the Subject Property, the Village Code would require both volume control and stormwater detention for this property. As required, parkway trees would be installed.
- The Subject Property generally drains from the northeast to the southwest. With the exception of a slight shelf on the northern section of Lot 4, the property is relative flat.
- Providing detention is consistent with the Stone Garden development, directly south of the Subject Property and appropriate, given the constant surcharge received by areas downstream of the property. This will prevent additional stormwater runoff from adding runoff to the extended system.



Architecture:

- Each of the homes are designed to have 3 bedrooms and 2 bathrooms. The building footprints would be approximately 30 feet wide by 59 or 63 feet deep, within each lot. The second floor plans indicate a 28 foot by 26 foot area. The total square footage of the homes is approximately 2,500 square feet.
- The proposed building materials would include LP siding or other non-vinyl siding alternative. Per the narrative, the proposed home designs will incorporate colors, materials, and accents to coordinate with the surrounding established home in the area. This includes matching the treatments of the siding and accent materials.

RECOMMENDATION:

This area of the Village maintains a confluence of varying land uses (attached multi-family, single-family homes, non-conforming duplexes, detached single-family with a shared central drive, condominiums, and apartment uses). While the Future Land Use envisioned a continued medical office use, Staff believes the proposed is a compatible land use and site plan to incorporate into the area. By utilizing the existing street system and providing direct driveway access for each lot, the existing single-family land use patterns will continue for this property. And, the proposed front yard and corner side yard setbacks align with the surrounding properties. Although the rear yard setbacks are narrower than the Code may require, Lot 4 provides a 50-foot setback and works to comparably with the surrounding setbacks to the east. The proposed elevations and materials should also align with the existing elevations in the neighborhood. Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

- 1. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**
- 2. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.**
- 3. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**
- 4. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution. The final separation of the**

dwellings shall comply with the IRC R-302, in a manner acceptable to the Director of Fire Prevention.

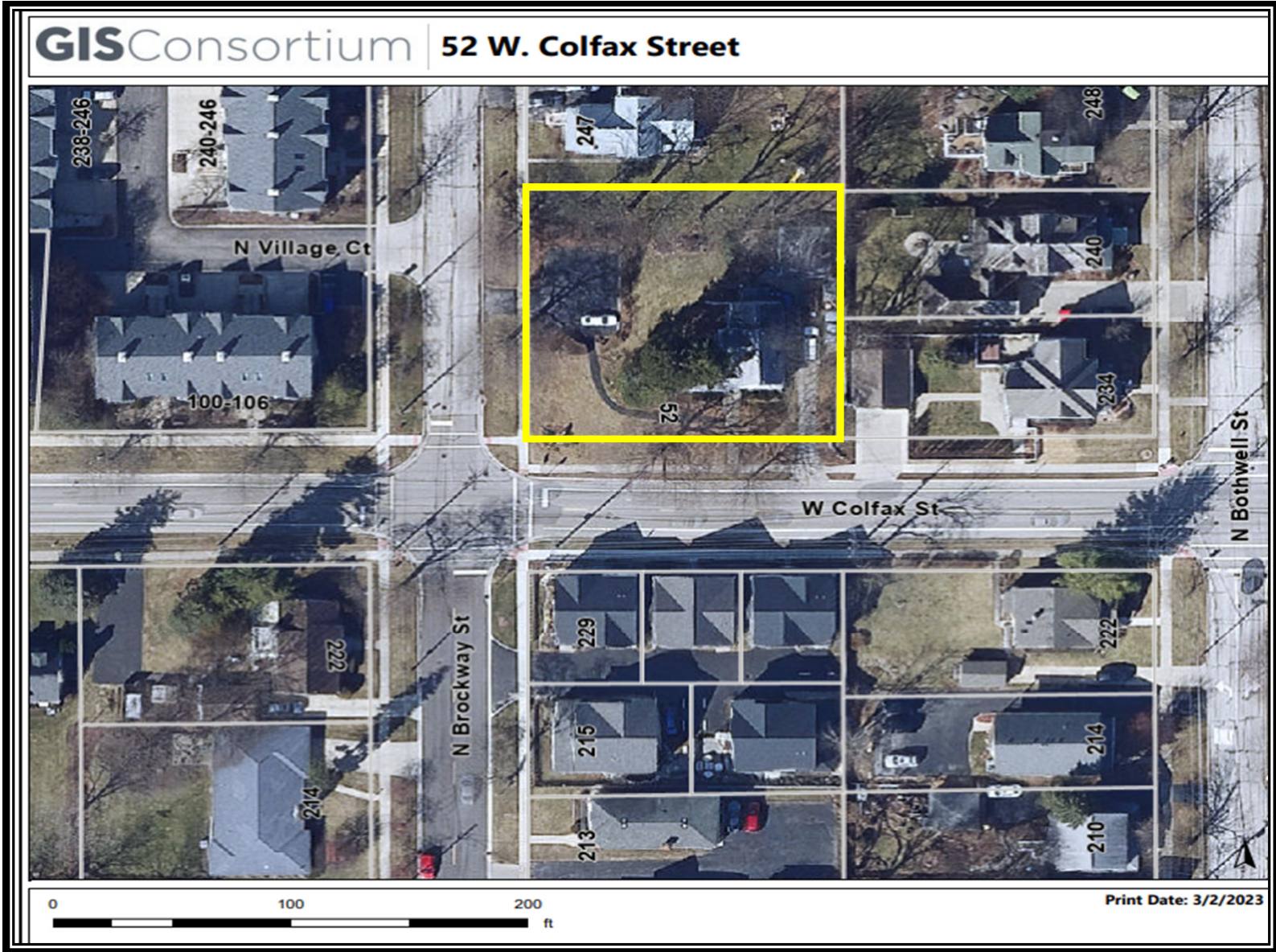
- 5. The Final Engineering Plans shall be submitted and revised in a manner acceptable to the Village Engineer and shall include both volume control and stormwater detention.**
- 6. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.**
- 7. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**
- 8. A Planned Development Letter of Credit in the amount of \$40,000 - (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
- 9. If required, a Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. As determined by the Village Attorney, the HOA declarations shall be submitted and revised in a manner acceptable to the Village Attorney.**
- 10. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.**

ATTACHMENTS:

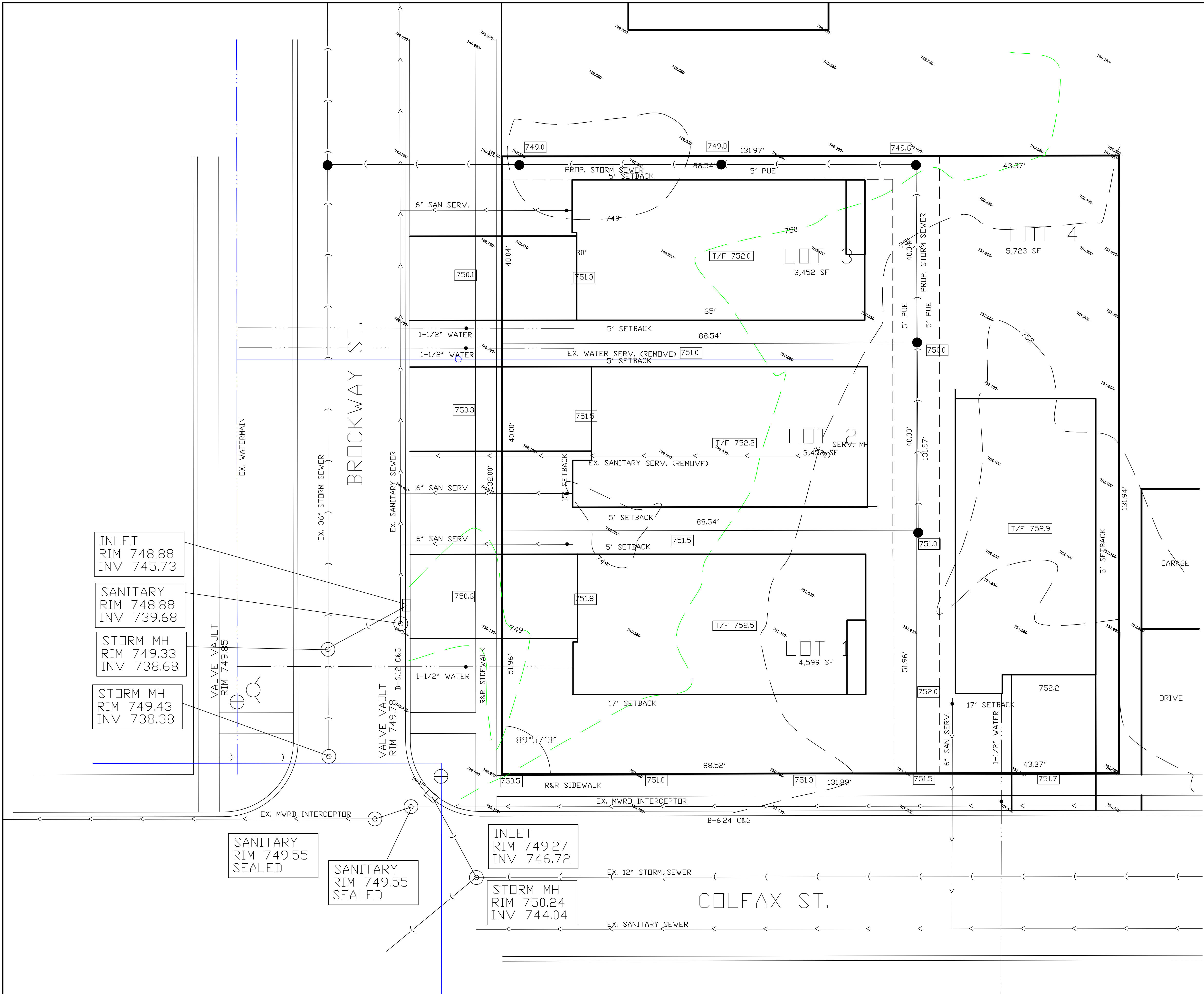
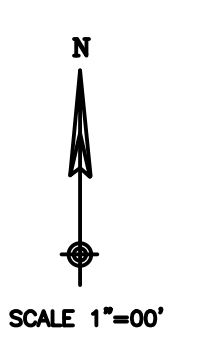
- Aerial map
- 5350 PRELIMINARY ENGINEERING
- 5350 PRELIMINARY PLAT
- Proposed Floorplans and Elevations
- 52 W Colfax - Development Narrative and description
- PPD application - Submittal Docs 01262023 - 52 w colfax
- Current Zoning Map - Subject and Surrounding Properties

Case Staff Statement (ID # 8203)
Meeting of March 21, 2023

- Stone Garden Plat of Survey (directly south of the subject property)
- Stone Garden site plan (directly south of the Subject Property)
- Plat of Survey - 52 W. Colfax Street
- Current Utility Map
- DH Public Notice



Attachment: Aerial map (52 W. Colfax Street - Preliminary Planned Development -4-lot single-family



PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF
FIRE HYDRANT LOCATED AT THE NW CORNER
OF PLUM GROVE RD. & WILSON STREET
NGVD29 ELEVATION 755.77
TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

INLET
RIM 748.88
INV 745.73

SANITARY
RIM 748.88
INV 739.68

STORM MH
RIM 749.33
INV 738.68

STORM MH
RIM 749.43
INV 738.38

SANITARY
RIM 749.55
SEALED

SANITARY
RIM 749.55
SEALED

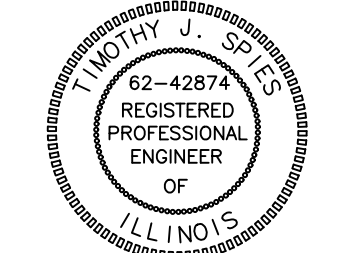
INLET
RIM 749.27
INV 746.72

STORM MH
RIM 750.24
INV 744.04

--- EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION

DATED THIS 15 TH DAY OF DEC, AD 2022

OWNER _____ ENGINEER *th*



SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

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

REVISIONS	

DRAWN BY: TJS	JOB NO. 5350
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 11-21-22

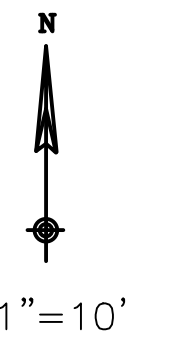
PRELIMINARY SITE DEVELOPMENT PLAN
COLFAX BROCKWAY SUBDIVISION

SHEET NO.
1
OF 1 SHEETS

Attachment: 5500 PRELIMINARY ENGINEERING (52 W. Colfax Street - Preliminary Planned Development - 4-for single-family residential development)

PRELIMINARY PLAT OF SUBDIVISION OF COLFAX BROCKWAY SUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O. Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

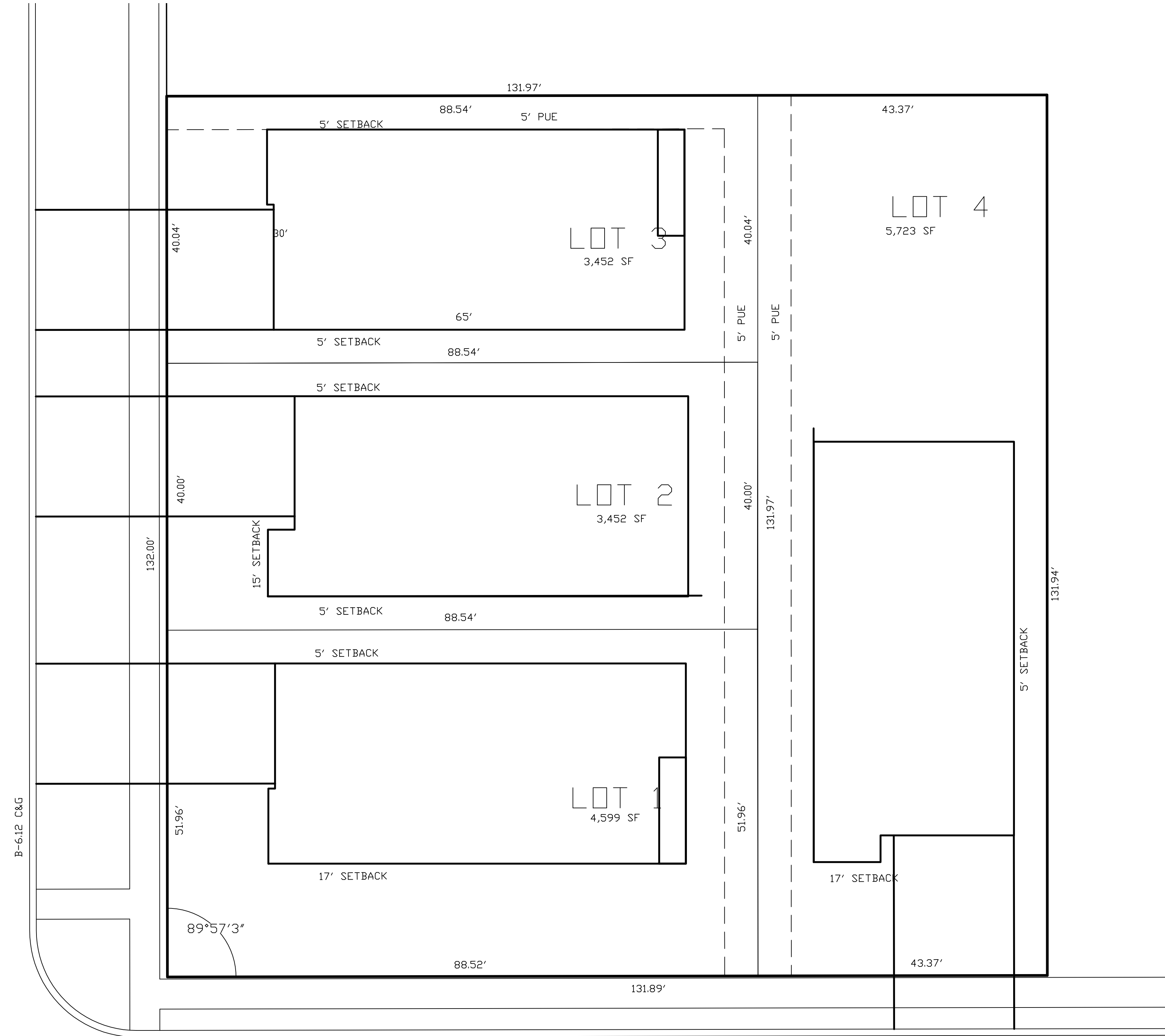


LEGAL DESCRIPTION:

BEGINNING 30 RODS WEST OF THE 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE NORTH ON A STRAIGHT LINE 9 RODS TO STAKE OR STONE; THENCE WEST TO RODS; THENCE SOUTH 9 RODS; THENCE EAST 10 RODS TO THE PLACE OF BEGINNING IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 52 W. COLFAX ST., PALATINE, IL.

BROCKWAY ST.



COLFAX ST.

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

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

REVISIONS	

DRAWN BY:	TJS	JOB NO.	5350
DESIGNED BY:	TJS	SCALE:	1"=10'
CHECKED BY:	TJS	DATE:	12-15-22

PRELIMINARY PLAT OF SUBDIVISION
COLFAX BROCKWAY SUBDIVISION

SHEET NO.
1
OF 1 SHEETS



FRONT ELEVATION



FRONT ELEVATION

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



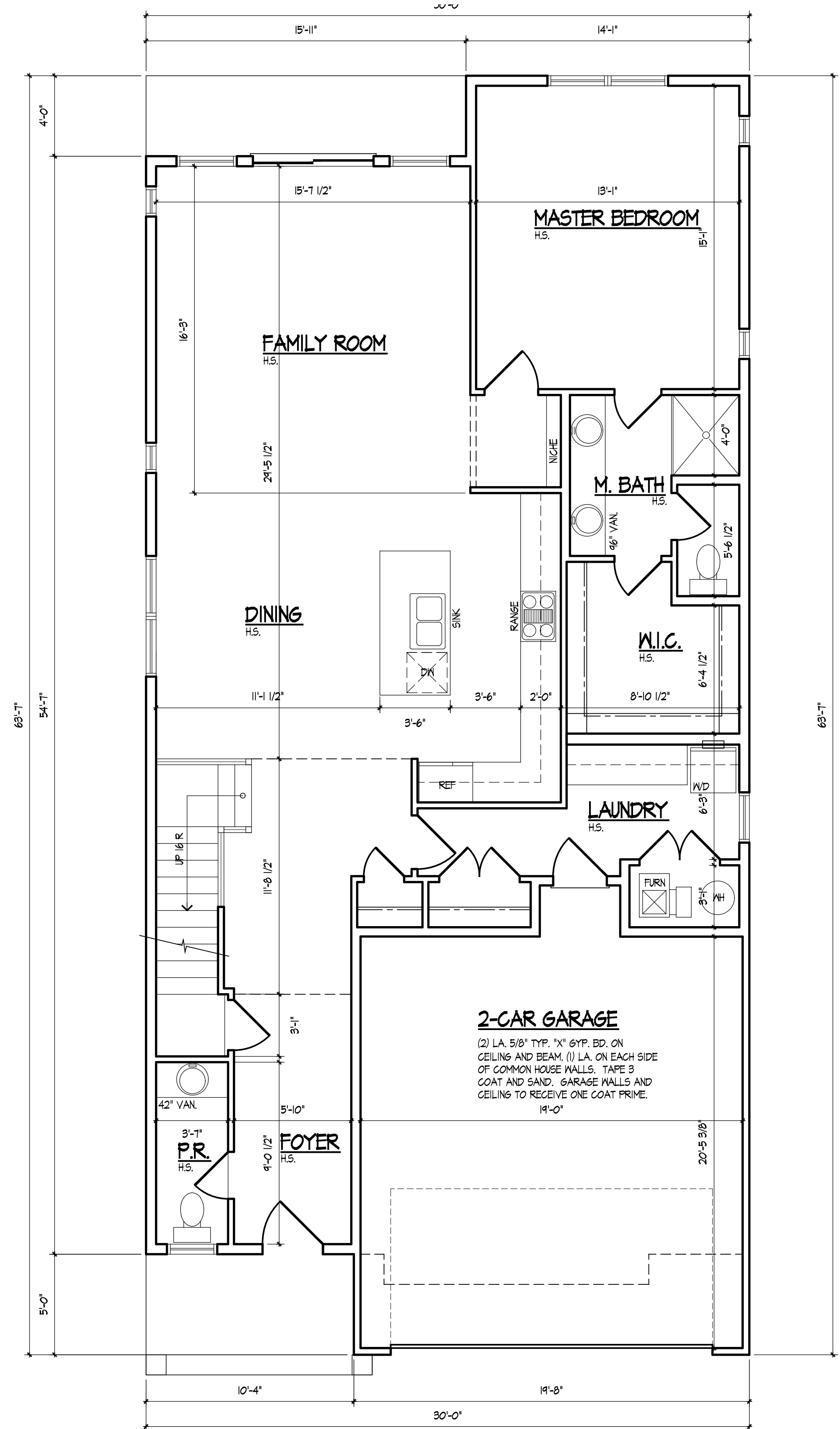
FRONT ELEVATION

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



FRONT ELEVATION

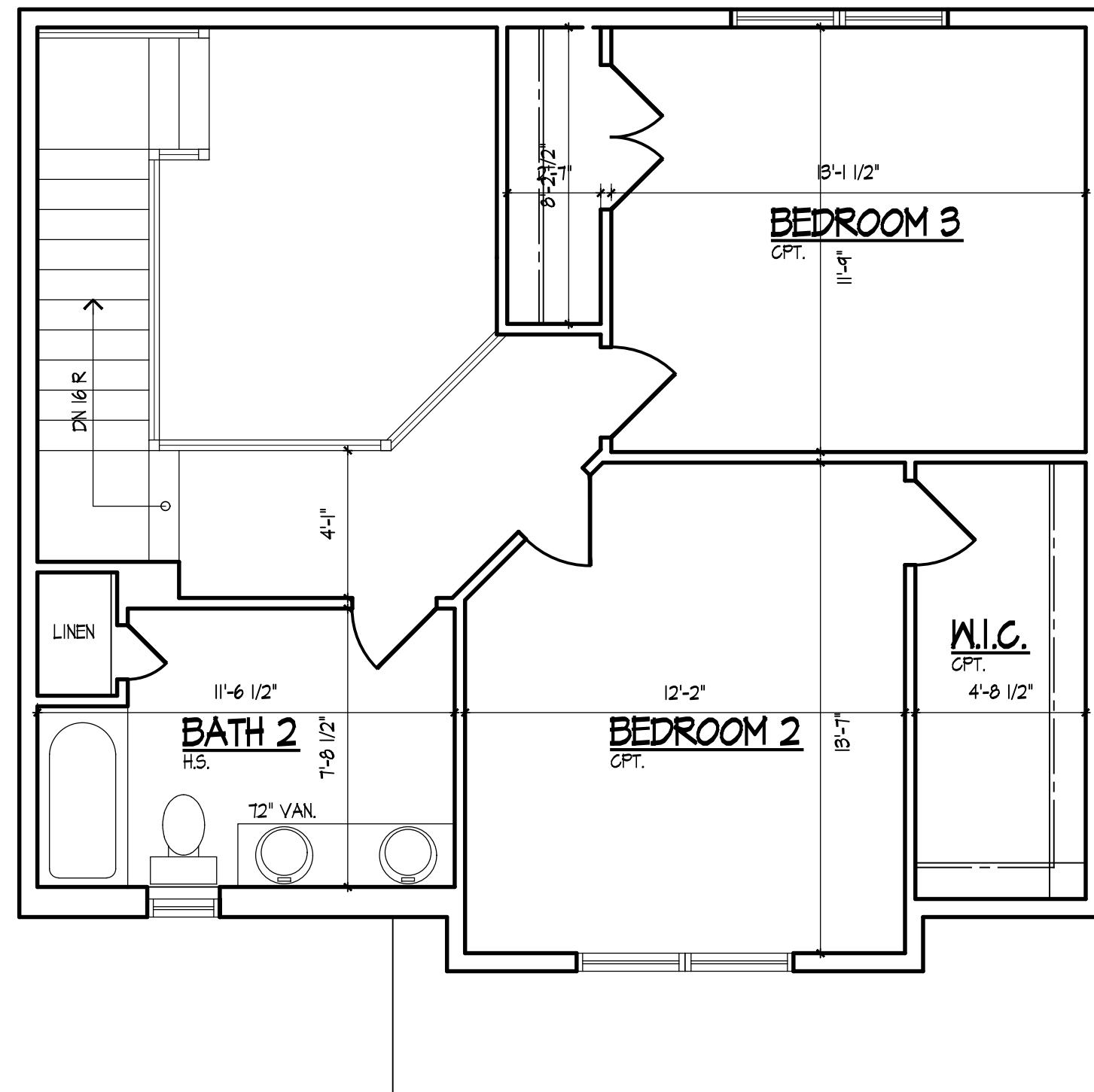
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

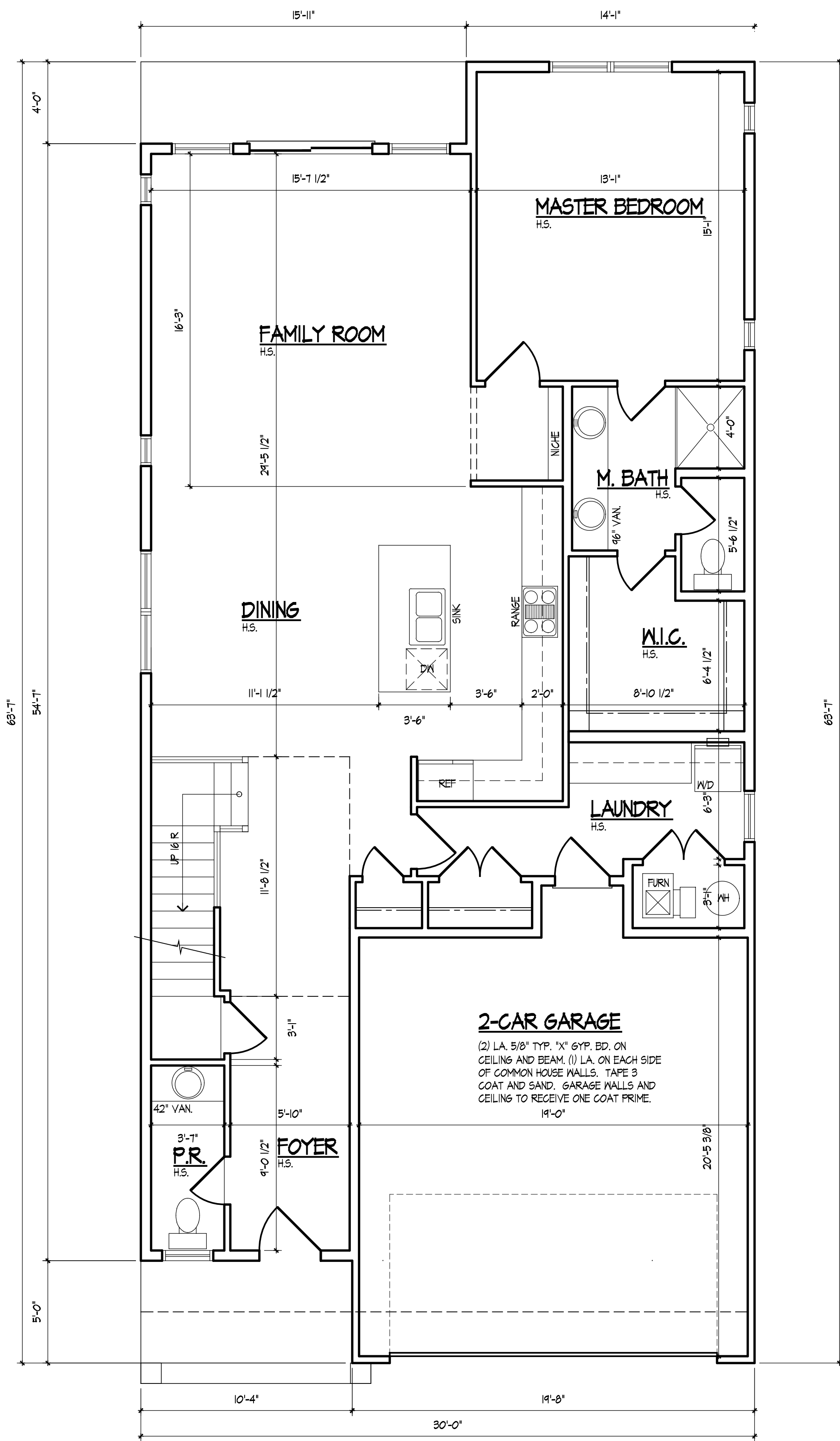
FIRST FLR = 1378 S.F.
 SECOND FLR = 620 S.F.
 TOTAL = 1998 S.F.
 GARAGE = 414 S.F.

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



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FIRST FLR = 1379 S.F.
 SECOND FLR = 709 S.F.
 TOTAL = 2,088 S.F.
 GARAGE = 414 S.F.



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" OPTION 2

52 W Colfax

The exterior elevation presentation of the homes is designed with the surrounding historical homes in mind. Colors, rooflines, accents, and materials have all been considered in the designs. This enclave of four homes will fit in very well with the surrounding aesthetics. It is a lower density alternative with a “nod” to the historical buildings in downtown Palatine.

Exterior materials will largely be lap siding with accompanying accents to match. Soffits and fascia will be aluminum. Roofs will be treated with 30yr architectural, asphalt shingles.



PRELIMINARY PLANNED DEVELOPMENT

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

CONTACT INFORMATION WORKSHEET

Form with fields for PETITIONER(S), Business Name, Address, City/State/Zip Code, Telephone, Fax, Email, and Subject Property Address. Includes a section for AUTHORIZED AGENT.

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

Handwritten signature over the signature line.

Handwritten date 1/26/23 over the date line.

Attachment: PPD application - Submittal Docs 01262023 - 52 w colfax (52 W. Colfax Street - Preliminary Planned Development -4-lot single-



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	Zoning Case #
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): GWR Enterprises, Inc.
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:
52 W Colfax, Palatine, IL 60067
5. All existing land use(s) on the property are:
6. Current zoning of property: R-2 Size of the property: .4 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.:
We propose 4 fee simple single family homes. 3 facing Brockway, and 1 facing Colfax. These homes will be 2 story homes and about 2000-2700 sq ft in size. They will be similar in style to the existing neighborhood.

- 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):

We request the 4 lots to be smaller than the r2 zoning in place.
 2 sites would be 40x88, 1 site would be 52x88, and 1 would be 43x132.
 We seek 5' sideyard setbacks for lots 1,2, and 4. Lot 3 would have an interior sideyard setback of 5', and an exterior setback of 17'.
 Lots 1,2, and 3 would have 15' front yard setbacks. Lot 4 would have a front yard setback of 17'.

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

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

Signature: [Handwritten Signature]

Date: 1/26/23

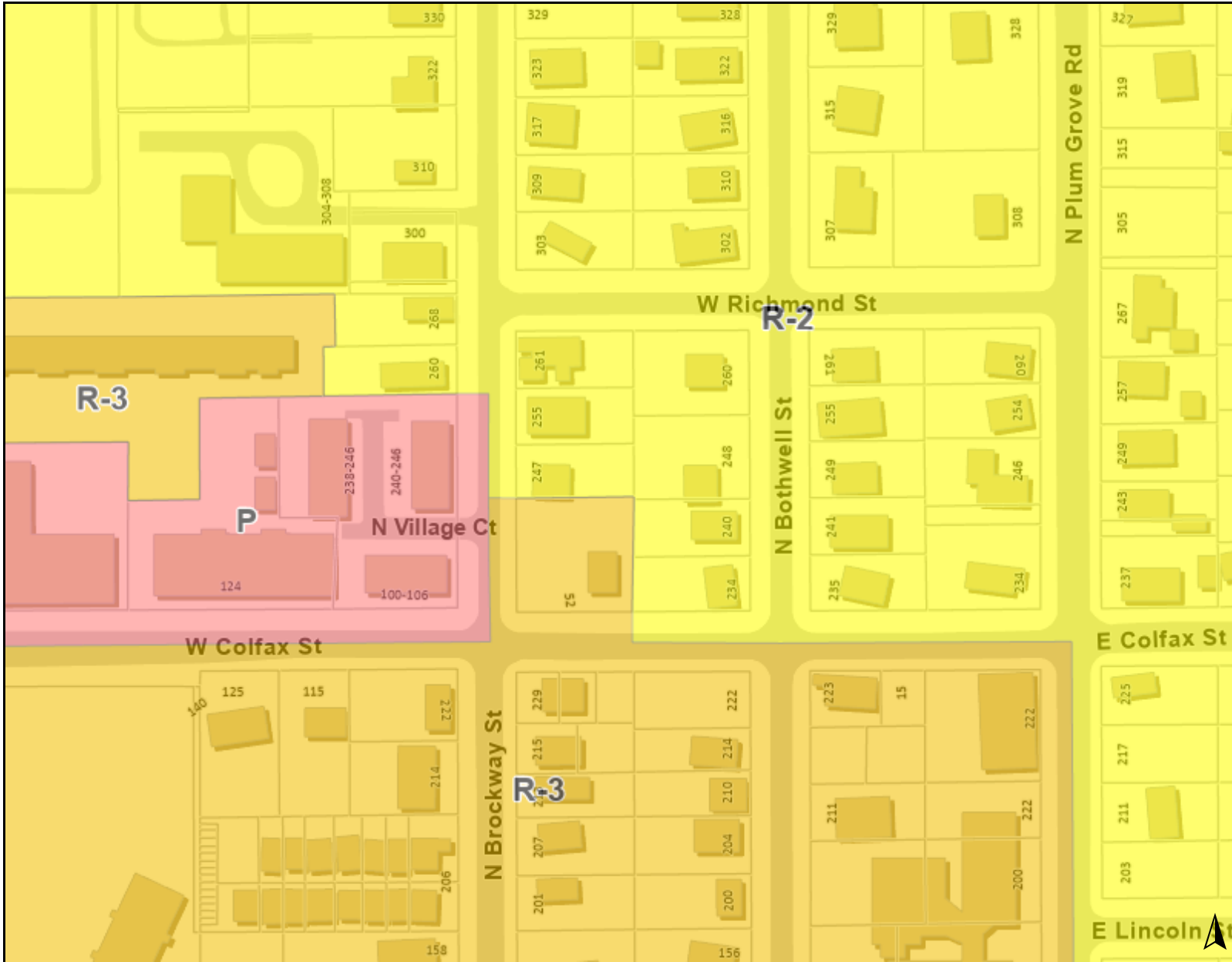
State of Illinois
County of Cook

This instrument was acknowledged before me on 26 JANUARY, 2023 by
Michelle M Rose



Notary Public

(Seal)

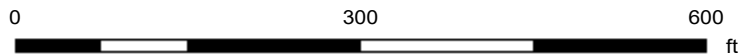


Legend

Zoning and Development

Zoning

- P: Planned Unit Development
- R-2: Single Family
- R-3: High Density Multi-Family



Print Date: 3/16/2023

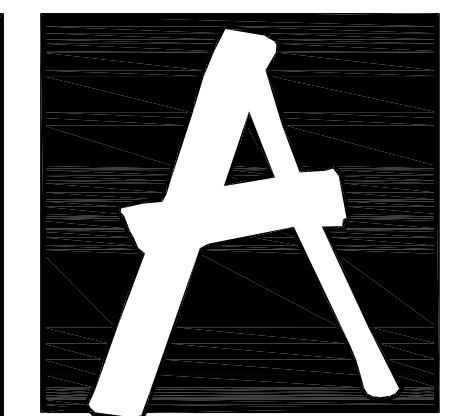
Notes

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N. BROCKWAY ST. & W. COLFAX ST., 6 SINGLE FAMILY RESIDENCES

PALATINE, ILLINOIS

W. COLFAX ST.



GROUP A ARCHITECTURE
A Professional Corporation
1100 Landmeier Rd. Suite 202
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

PROJECT

STONE GARDEN
PALATINE, ILLINOIS 60067

DRAWING USE
PERMIT

SIGNATURE AND SEAL

NO.	ISSUED FOR	DATE
1	REVIEW	01.06.2015
2	REVIEW	01.16.2015
3	REVIEW	03.02.2015
4	REVIEW	03.04.2015
5	REVIEW	04.07.2015
6	REVIEW	04.12.2015
7	PERMIT	04.13.2015

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DRAWN BY: D.V.

CHECKED BY: R.K.

APPROVED BY: R.K.

JOB NUMBER: 13.045

DRAWING TITLE: LANDSCAPE PLAN

DRAWING NUMBER: L1.0

NEW 4'-0" HIGH BRICK WALL WITH 18"X18" BRICK POSTS
4 SPIREAS & 3 HOSTAS WITH BARK MULCH AND 6" ROUND STONE

NEW 2" MAPLE OR SIMILAR
NEW 3'-6"/4'-0" HIGH CEDAR FENCE

NEW 2" MAPLE OR SIMILAR
NEW 3'-6"/4'-0" HIGH CEDAR FENCE

NEW 1 1/2" CRABAPPLE
NEW 1 1/2" CRABAPPLE

NEW 3'-6"/4'-0" HIGH CEDAR FENCE

EXISTING 4'-0" HIGH CHAINLINK FENCE

EXISTING TREE

NEW 3'-6"/4'-0" HIGH CEDAR FENCE

SIDE YARD SETBACK 8'-6"

LOT 1
LOT SIZE: 2,624.5 FT²
2-STORY RESIDENCE
T/FOUNDATION: 751.0'
2-CAR GARAGE
T/GARAGE FLOOR: 750.8'

LOT 2
LOT SIZE: 2,624.5 FT²
2-STORY RESIDENCE
T/FOUNDATION: 751.5'
2-CAR GARAGE
T/GARAGE FLOOR: 751.0'

LOT 3
LOT SIZE: 2,407.0 FT²
2-STORY RESIDENCE
T/FOUNDATION: 752.0'
2-CAR GARAGE
T/GARAGE FLOOR: 751.0'

3 SPIREAS & 3 HOSTAS

3 SPIREAS & 3 HOSTAS

4 HOSTAS

12 AUTUMN JAZZ VIBERNUM SCREEN

EXISTING 4'-0" HIGH CHAINLINK FENCE

REAR YARD SETBACK 5'-0"

2-CAR GARAGE
T/GARAGE FLOOR: 750.8'
LOT 4
LOT SIZE: 2,624.5 FT²
2-STORY RESIDENCE
T/FOUNDATION: 751.0'

2-CAR GARAGE
T/GARAGE FLOOR: 751.0'
LOT 5
LOT SIZE: 2,624.5 FT²
2-STORY RESIDENCE
T/FOUNDATION: 751.0'

2-CAR GARAGE
T/GARAGE FLOOR: 751.0'
LOT 6
LOT SIZE: 2,407.0 FT²
2-STORY RESIDENCE
T/FOUNDATION: 751.0'

SIDE YARD SETBACK 8'-6"

EXISTING 4'-0" HIGH CHAINLINK FENCE

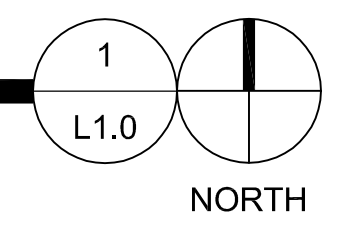
EXISTING 4'-0" HIGH CHAINLINK FENCE

EXISTING TREE

N. BROCKWAY ST.

LANDSCAPE PLAN

SCALE: 1:75
0' 5' 10' 20'



Attachment: Stone Garden site plan (directly south of the Subject Property) (62 W. Colfax Street - Preliminary Planned Development - 4-lot single-family residential development)

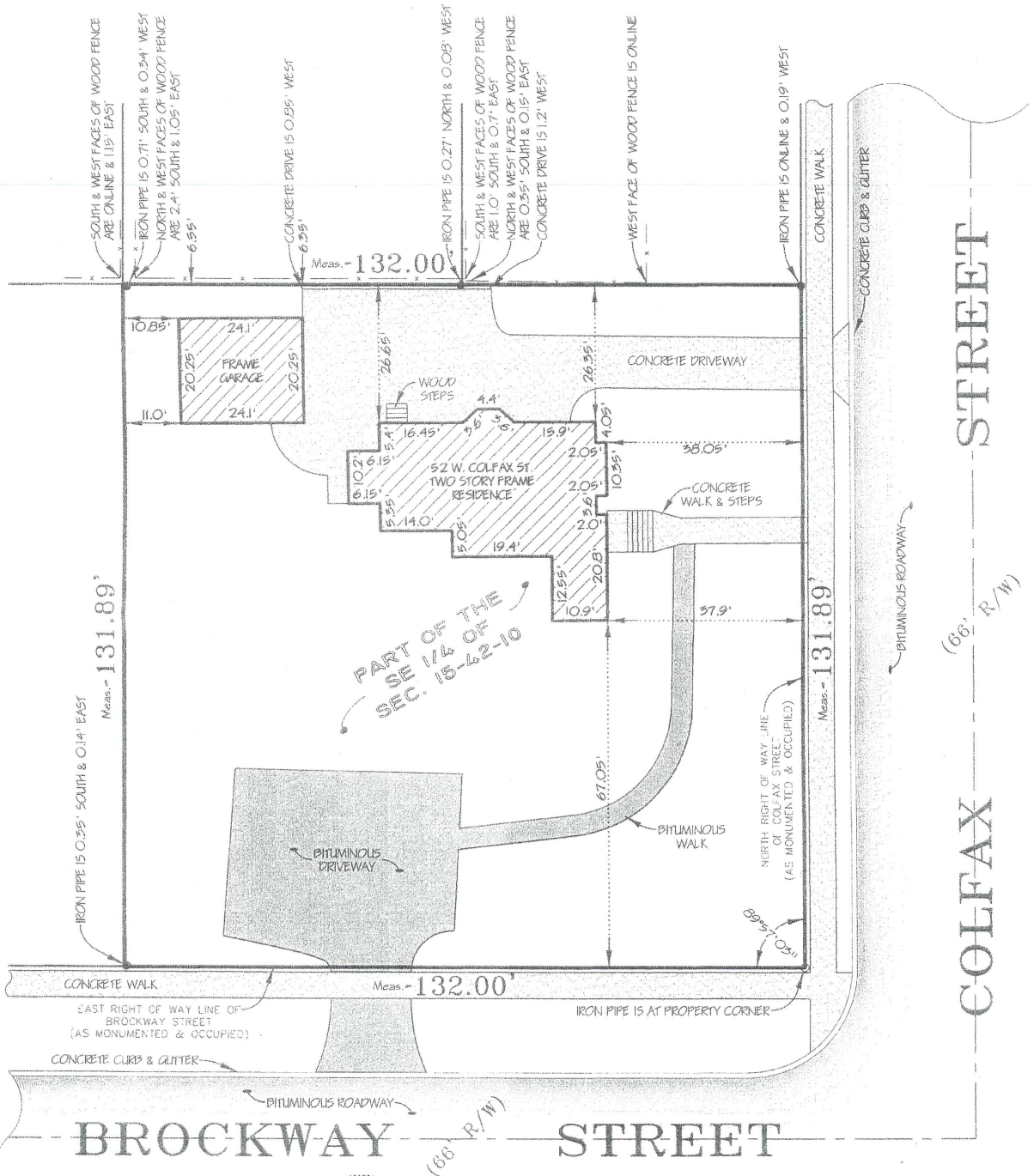
SURVEY LEGEND

- Monumentation Found
- Monumentation Set (IRLS 35-251)
- (50') Record Dimension
- Fence Line

PLAT OF SURVEY

BEGINNING 30 RODS WEST OF THE 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE NORTH ON A STRAIGHT LINE 9 RODS TO STAKE OR STONE; THENCE WEST 10 RODS; THENCE SOUTH 9 RODS; THENCE EAST 10 RODS TO THE PLACE OF BEGINNING IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS.

AREA OF SITE = 17,409 SQ.FT.



STATE OF ILLINOIS) SS
COUNTY OF DU PAGE

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 30th DAY OF August, A.D. 2022.
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2022.



NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks or restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

CARRADUS LAND SURVEY, INC.

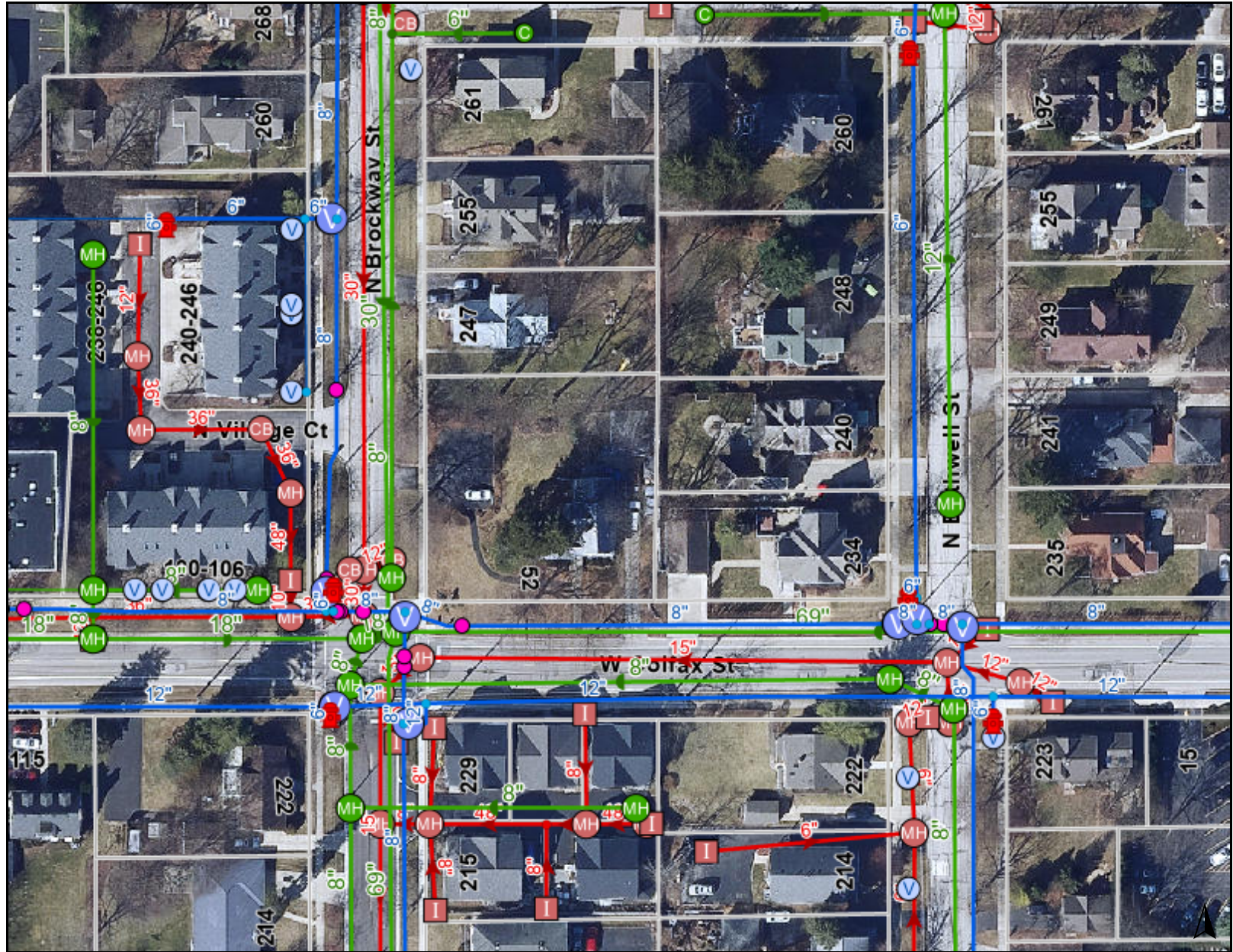
Residential & Commercial Land Surveying Services
191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
(630) 588-0416 (Fax) 653-7682 carradus_survey@yahoo.com

PREPARED FOR: LAW OFFICES OF JOHN R. HUBENY

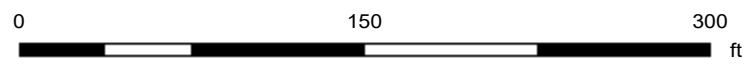
DRAWN BY: CMC	DATE OF FIELD WORK: 08/30/22	SCALE: 1" = 20'	FIGURE - PAGE: 424-37
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Attachment: Plat of Survey - 52 W. Colfax Street (52 W. Colfax Street - Preliminary Planned Development - 4-lot single-family residential

GIS Consortium 52 W. Colfax Street - Utility map



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



Print Date: 3/16/2023

Notes

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Attachment: Current Utility Map (52 W. Colfax Street - Preliminary Planned Development -4-lot single-

PUBLIC NOTICE A Public Hearing...

Posted 5 hours ago

PUBLIC NOTICE A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, March 21, 2023 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Preliminary Planned Development to allow a 4-lot single-family residential development. The property is commonly known as 52 W. Colfax Street. The Petitioner is applying for a Preliminary Planned Development to allow for the development of 4 new single-family homes. The above petition has been filed by Greg Rose, GWR Enterprises, INC. and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #: PPD-000001-2023 VILLAGE OF PALATINE Dennis Dwyer, Chair Palatine Plan Commission DATED: This 6th day of March 2023 Published in Daily Herald March 6, 2023 (4596309) , posted 03/06/2023