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 ● MARCH 5, 2019

Village Hall - Council Chambers	Regular Meeting	7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

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

III. PUBLIC HEARING

1. 1150 W. Euclid Avenue - Lexington Lakes

   Preliminary Planned Development to permit a 30-unit residential townhome development

IV. COMMUNICATIONS

V. ADJOURNMENT

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PLAN COMMISSION

MINUTES ● FEBRUARY 19, 2019

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

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

Staff present: Mr. Ben Vyverberg, Ms. Katie Rivard and Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jan 15, 2019 7:00 PM **- Accepted**

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

III. PUBLIC HEARING

1. Vacant Lot North of 1240 W. Winnetka Street **- Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 4, 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. Topographical Survey
5. Boundary Survey
6. Plat of Subdivision
7. Engineering Plans
8. Lot 2 Architectural Plans
9. ORD# 0-004-13- 1240 W Winnetka Rezoning
10. Current Zoning Map
11. Comprehensive Plan Future Land Use Map

Sworn in Petitioner: Mr. Bill Deal, Petitioner, 1122 N. Grove Avenue, Palatine, IL and Mr. Dave Coons, neighbor, 1240 N. Winnetka Street, Palatine, IL
Mr. Deal stated it is simple with the lots being larger than the zoning calls for. He explained it will be a 2-lot subdivision.

Sworn in Staff: Mr. Ben Vyverberg, Ms. Katie Rivard and Ms. Lyn Bremanis

Ms. Rivard gave a brief overview of the request explaining the subject property is a little over a half acre and is vacant and unimproved. She stated the Petitioner is requesting to rezone and subdivide into 2 lots. She stated the property was annexed in 2001. Ms. Rivard explained when properties are annexed they are automatically zoned R-1. She stated in 2013 the property to south was rezoned to R-2 which brought it into compliance.
Ms. Rivard explained the requested subdivision will allow for 2 new single family homes and both lots meet the R-2 setback and bulk standards. She spoke to the plans for Lot 2 being for a single story home approximately 2,000 sq. ft. in size referring to the elevation slide. Ms. Rivard referred to the Engineering Plans slide explaining they are proposing a new storm sewer along the frontage that would continue along the northern property line continuing towards the existing detention basin. She stated there will be new water service tied into the existing at the frontage of the property and sanitary would be tied into the existing across the street. Ms. Rivard stated both sidewalks and parkway tree are proposed. She referred to the zoning map showing the surrounding area zoning and spoke to the northwest sub area plan. She referred to the Future Land Use Map pointing out that it calls for single-family surrounding the property. Ms. Rivard referred to

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the slide to show elevations and existing conditions.

Mr. Coons stated Mr. Deal went over the plans with him and the neighbor to the north. He stated they are copasetic with the fact that Mr. Deal has been sensitive to their requests and concerns on drainage. Mr. Coons stated his one issue is with the proposed sidewalk. He requested that Mr. Deal be allowed a waiver to not install the sidewalk expressing concern with location, safety, and aesthetics.

Chairman Dwyer stated the Village is adamant about sidewalks. He stated he has seen them where it looks weird when they are first installed but 20 years later the sidewalks are finished. He asked Staff if cash-in-lieu would be acceptable.
Ms. Rivard stated the Village is trying to get away from cash-in-lieu but can further review with the Village Engineer.

Chairman Dwyer stated he thinks further development of area will not be done for a number of years.
Mr. Coons spoke to the cost differential of installing the sidewalks versus cash-in-lieu. He restated his request for a waiver pointing out the lack of sidewalks throughout including in front of the Sikh Temple.

Mr. Bettenhausen spoke to the grading plan for Lot 2 and asked if it would be possible to replace the open end with a yard inlet.
Mr. Deal explained the issue with that spot is the grade to the south. He stated there is a low area on the east side of the house and have to maintain a drainage point there and from the proposed garage to the street so they end up with a culvert pipe. He stated they could put a yard drain in but they would still have a depressed area to collect water.

Mr. Bettenhausen stated the location of the open end seems like it would create a nuisance for the homeowner.
Mr. Deal stated open end culvert pipes are everywhere in rural areas.

Mr. Bettenhausen stated they are usually located in the ditch in the right of way not in the middle of the yard.
Mr. Deal explained it is graded to drain to the front ditch area.

Mr. Bettenhausen pointed out the lot width and depth on the site plan does not match survey.
Mr. Deal stated that is an error explaining the survey is correct.

Mr. Bettenhausen pointed out the setbacks need to be reduced as well.
Mr. Deal agreed.

STAFF RECOMMENDATIONS:

The proposed zoning classification would be consistent with the development patterns of properties already constructed to the east and south, and to the comprehensive plan's development recommendations for the surrounding

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properties (with the exception of the Sikh Temple). Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The development shall substantially conform to the Engineering plans prepared by Manhard Consulting dated 12/13/2018, the architectural plans prepared by James H. Deal Architect, last revised 07/16/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A Public Improvement letter of credit for 115% of the full amount of the engineer's estimate of probable cost of such public improvements shall be submitted to ensure the completion of the required public improvements in a manner acceptable to the Village Engineer.
3. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. Recording fees in the amount of $300 shall be submitted.
5. Cash-in-lieu of detention shall be submitted in the amount of $5,907.02.
6. The Final Engineer Plans and Engineer's Cost Estimate, if necessary, shall be revised in a manner acceptable to the Village Engineer.
7. The Final Plat of Resubdivision shall significantly conform to the Plat of Resudivision prepared by Murry and Moody, Ltd. and attached hereto.
8. The Final Plat of Resubdivision shall be submitted on Mylar with all required signatures, in a manner acceptable to the Village Engineer.
9. The anti-monotony code shall apply.
10. The Petitioner shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.

Chairman Dwyer asked the Petitioner if the conditions are acceptable.
Mr. Deal answered yes.

Chairman Dwyer asked if cash-in-lieu would be acceptable.
Mr. Deal stated that would cost more and eliminating the sidewalk would be great.
Chairman Dwyer stated there is no chance they would eliminate.
Mr. Deal stated cash-in-lieu would not be a deal breaker.

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

DISCUSSION:
Mr. Noonan stated it is straightforward except for the sidewalks.

Chairman Dwyer stated it is a bad place for a sidewalk.

Discussion on cash-in-lieu.

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Mr. Noonan made motion to approve with an added 11th condition requiring cash-in-lieu of sidewalks; seconded by Mr. Bettenhausen.

Mr. Dwyer summarized that this request has met the standards and was approved unanimously by a vote of 5-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on March 4, 2019.

Mr. Deal asked if it would be possible to push sidewalks closer to street.
Chairman Dwyer explained his concern is with the small area of sidewalk explaining his preference is to wait and see how things develop. He explained the cash-in-lieu would allow the Village the money to put sidewalks when time is appropriate.

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

2. 1140 E. Northwest Highway **- Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 4, 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. Business Plan
6. Architectural Plans
7. Onsite Civil Plans
8. Offsite Civil Plans
9. JOURNEYS Renderings
10. ORD# 0-141-01- Journeys existing Special Use

Sworn in petitioner: Ms. Beth Nabors & Mr. John Kenney
Mr. Kenney gave a brief overview of the request explaining they want to keep the existing services on the first floor. He stated the second floor is an opportunity to increase the security for their clients to keep the most disadvantaged as well as family groups in otherwise offsite PADS locations. He referred to the floor plan slides to show layout of 2nd and 3rd floors. He explained the 3rd floor is affordable apartments for those who are able to pay rent and eventually move on to market rate apartments.

Ms. Bremanis gave overview explaining they are currently in operation and plan on continuing those services on the first floor. She referred to the surrounding zoning map explaining they are currently B2 but are requesting to be part of a Planned Development. She referred to the site plan slide that shows proposed parking and the new building. Ms. Bremanis went through the slides including the utility plan, storm sewer, grading plans, elevations and floor plans. She spoke to the variation they are requesting to allow the parking spaces to be 18.5 ft. instead of the required 19ft. Ms. Bremanis explained part of the conditions is to have a cross access agreement with the property to the west to allow for emergency vehicles the ability to turn around. She stated they will meet all MWRD and IDOT permits as required.

Ms. Robins asked when they plan on beginning demolition.
Mr. Kenney explained there are three different options which include leaving the building in place while construction which has some safety issues for clientele and employees. He stated another option was to setup temporary trailers to allow clients to still come to same location and the 3rd option is for an offsite temporary location. Mr. Kenney explained the pros and cons for each option which includes issues with MWRD permit if building is left in place.

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Ms. Robins asked how long to get up and running once building is demolished.
Mr. Kenney explained the building is 100% precast concrete so they anticipate a quick construction timeline. He stated approximately 12 months but may be able to shorten down to 9 months.

Mr. Bettenhausen asked if based on other locations if 3 part time security staff works well.
Mr. Kenney asked if he is referring to the second floor.
Mr. Bettenhausen clarified it says 3 part time staff mobile throughout the building.
Ms. Nabors explained currently there is no security at any of the PADS sites rather run by volunteers that are between 55-80 years age range. She further explained the security at this site is critical because they are taking on the population that are difficult at the scattered sites including mental health issues, outbursts in middle of night, and survivors of domestic violence. Ms. Nabors stated this will allow the satellite locations to assist more people that just need a brief moment in a shelter.

Mr. Bettenhausen asked if the amount of staff planned will be adequate
Ms. Nabors answered yes explaining they will be staging the full time staff as well to allow 24 hour staffing

STAFF RECOMMENDATIONS:
Journeys has been in operation since 2000 at the current location. The Petitioner is requesting to construct a new 3-story building that would maintain the current operations on the 1st floor and add both an overflow PADS site on the 2nd floor and transitional apartments on the 3rd floor. Staff does not have any concerns with the proposed site or engineering plans for the building and proposed parking lot. The first floor services have been in operation for 19 years, while the introduction to the PADS (overnight stays) and transitional housing are new uses to the site.
The Police and Fire Departments have reviewed the proposed site and operations' plans and made technical recommendations therein. The Petitioner has agreed comply with these recommendations. While Staff does not anticipate any specific issues based upon the proposal, the introduction of the new function is ultimately a policy issue for the Village Council to review. Therefore, Staff recommends Action at the Discretion of the Plan Commission. If the Plan Commission recommends approval, Staff recommends the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Jacob and Hefner Associates dated 8/7/18 last revised 10/23/2018, Offsite Plans dated 12/13/18 last revised 1/22/19 and the architectural plans prepared by HKM Architects dated 10/23/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Planned Development to operate a shelter and supportive housing is granted solely to Journeys | The Road Home, further described in the business and operations' plan.

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3. The final operations' and security plan shall be revised in a manner acceptable to the Police Chief and Village Attorney.
4. A Cross Access Agreement shall be submitted between the 1136 and 1140 E. Northwest Highway and in a manner acceptable to the Director of Fire Prevention and Village Attorney.
5. A parking management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and shall include tenant parking restrictions, sufficient enough to manage the parking provided for this project.
6. Any change in the ownership or operating entities shall require Village Council review and approval.
7. The residential use component shall participate in the Village's Crime Free Multi-Housing Program.
8. A Plat of Easement Dedication, shall extend along the proposed offsite proposed sanitary sewer (as proposed) and shall be submitted on Mylar in a manner acceptable to the Director of Planning and Zoning, Village Engineer, and Village Attorney.
9. A Plat of Consolidation shall be submitted on Mylar in a manner acceptable to the Director of Planning and Zoning and Village Attorney.
10. A Public Improvement letter of credit for 115% of the full amount of the engineer's estimate of probable cost of such public improvements shall be submitted to ensure the completion of the required public improvements in a manner acceptable to the Village Engineer.
11. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
12. A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
13. Recording fees in the amount of $300 shall be submitted.
14. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
15. The final engineering plans, including the photometric plan shall be submitted in a manner acceptable to the Village of Palatine.
16. Staff will conduct a 6-month review of the use and, if deemed necessary, Staff may recommend to Village Council additional conditions of approval.
17. MWRD and IDOT permits shall be submitted in a manner acceptable to the Village Engineer. With regard to the IDOT permit and the final access location determination made by IDOT, any changes affecting the site plan, which maintain substantial conformance to the subject engineering plans, may be reviewed directly by the Village Council.
18. A construction management plan shall be submitted in a manner acceptable to the Directors of Public Works, Planning and Zoning, and Community Services. This plan shall outline the proposed construction schedule and contractor parking areas during the construction process.
19. In conjunction with the construction management plan, Journeys shall submit an

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operations' plan identifying the specific demolition schedule for the existing building and an operations' plan for how and where the existing services and uses will be provided and how the parking will be managed during this time period. This plan should also identify the schedule for any consolidation of concurrent uses into the Subject Property, so that Staff can review and assess the capacity at this location during this time. Depending upon the final contents of this plan, additional Village review, including another Special Use or parking Variation, and approvals may be required. This plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Attorney.
Chairman Dwyer asked the petitioner if they have seen staff's conditions and if they are acceptable.
Mr. Kenney answered yes.

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

DISCUSSION:
Ms. Robins stated she has no concerns pointing out they have taken great care in planning to make it something that serves the community. She stated she has been there to volunteer many times and it is needed. Ms. Robins stated her only concern was with the amount of time it would take to get demolished and built but they have addressed those concerns and seem to be doing what is best for their clientele.

Chairman Dwyer pointed out one of conditions is they need to identify the interim plan.

Mr. Noonan made motion to approve subject staff's conditions; Seconded by Mr. Bettenhausen.

Mr. Dwyer summarized that this request has met the standards and was approved unanimously by a vote of 5-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on March 11, 2019.

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

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IV. COMMUNICATIONS

V. ADJOURNMENT

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VILLAGE OF PALATINE
Plan Commission

SCHEDULED 03/05/19 07:00 PM

CASE STAFF STATEMENT (ID # 5133)

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 30 townhomes

ZONING AND LAND USE: Current: Planned Development - commercial use - former Trace Labs/NTS property

Proposed: Planned Development to allow 30 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:	P 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 proposed to demolish the existing structure and construct a new 30-unit residential townhome development. Therefore, the Petitioner is requesting:

- **Preliminary Planned Development to permit a 30-unit residential townhome development**

ANALYSIS:

Zoning and Use of Subject Property

- The subject property is zoned Planned Development and is approximately 4.75 acres. 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.

Zoning and Site Design

- The Petitioner and contract purchaser is proposing 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. A majority of the driveway lengths are approximately 20 feet (20 feet is the minimum proposed). There would be 13 designated guest spaces and 13 on-street parking spaces for the development 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	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 30-unit 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 Petitioner has identified the style of architectural as "Modern Farmhouse" and the proposed building materials include cast stone rustic masonry base wainscot, 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 is a 3-bedroom, 2.5-bath main floor master bedroom plan with an open great room and den. The interior units are 3-bedroom, 2.5-bath second floor master bedroom unit.
- Buildings 2-4 (located on the east side of the proposed development) would be setback 30 feet from the eastern property line and the proposed patios would have a setback of 23 feet from the eastern property line. The Peregrine Lake

Estates West buildings directly abutting the eastern property line are setback 25-27 feet and their decks are setback 13 feet from the property line. For reference, the current NTS building is set back approximately 100 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 within 20 feet of 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 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 two retaining walls in the northeast section (adjacent to Buildings 4 & 5) of the property are setback approximately 6-7 feet from the townhomes.

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 92% (159 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.

- The landscaping plan includes new parkway trees and 9 are required per Code. 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 approximately 1 foot from the southern 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. While some plan changes were made during the course of review, there are many outstanding Staff recommended changes that have not been incorporated into the final plans.

- Ranch End Units - 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 between Buildings 1 & 2 do not satisfy code requirements. This includes the on-street parking on the west side of the street between Buildings 1 & 2. The location and distribution is not appropriate and will create traffic conflicts. Thus, Staff would not recommend counting these spaces in the parking count. This reduces the parking ratio to 4.76 spaces/unit. Staff has previously recommended several alternatives to provide both adequate and usable parking spaces and workable driveway depths for this development, but the plans were not revised accordingly.
- 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. While the most recent architectural plans are an improvement from the previous plans, the Village has continually and consistently indicated that the architectural elements and product of the proposed townhouse development should be comparable to Peregrine Lake Estates West or Maison Du Comte as representative example of townhome developments in this quadrant of the Village. The proposed elevations include vinyl siding and a limited masonry detail, which Staff does not see as architectural compatibility with both of the referenced developments. Staff has consistently referenced the architectural elements of Peregrine Lake Estates and Maison Du Comte as relevant considerations for any proposal on the subject property. And, the referenced Planned Development purpose (as required in the Zoning Ordinance) above requires such consistency. Further, Peregrine Lakes was constructed to be adjacent to office/research use on the west. Additionally, the separation between residential buildings to office building was approximately 125 feet. With the proposed development having a building separation of 57 feet (a reduction of 46%), the architectural character is critical.
- Driveway Depths - The minimum proposed driveway length is 20 feet. While a typical parking space has a length of 19 feet, Staff has expressed concerns over the depth of the driveways at 20 feet in relation to lack of parkway or other open space before the curb line to the street. In a typical, residential property, there would be a 30-foot front yard setback (minimum R-3 required front yard) in addition to a parkway of between 5 and 15 feet. This in essence provides for at least a 30-foot drive area to park and separation from traffic conflicts. The elimination of units and reconfiguring of the site plan could address some of this problem.
- Landscaping - The most recent landscape plan redistributed landscaping on the east side of the property at the expense of unit and foundation plantings within the site. 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 agreed to by the developer.

- 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 map will be a component of the Plan Commission meeting, with an indication that 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 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 propose 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.

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 Utlities Map
- Architectural Plans
- Memo from BSB Design
- Parking Exhibit
- Landscape Plan
- Memo from Dickson Design Studio
- Tree Preservation Plan
- Proximity Exhibit - proposed Lexington Lake and West Peregrine Lake Estates
- Auto-Turn Exhibit
- Future Land Use Map
- Petitioner's Request for Future Land Use Map Amendment
- Zoning Variance Summary
- Preliminary Planned Development application - 1150 W. Euclid Avenue
- Public Notice - Lexington Lakes

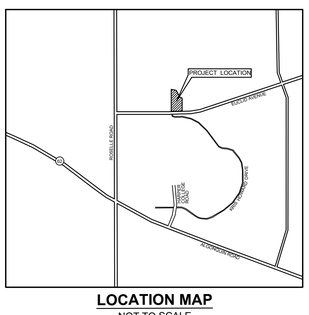
1150 W. Euclid Avenue

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

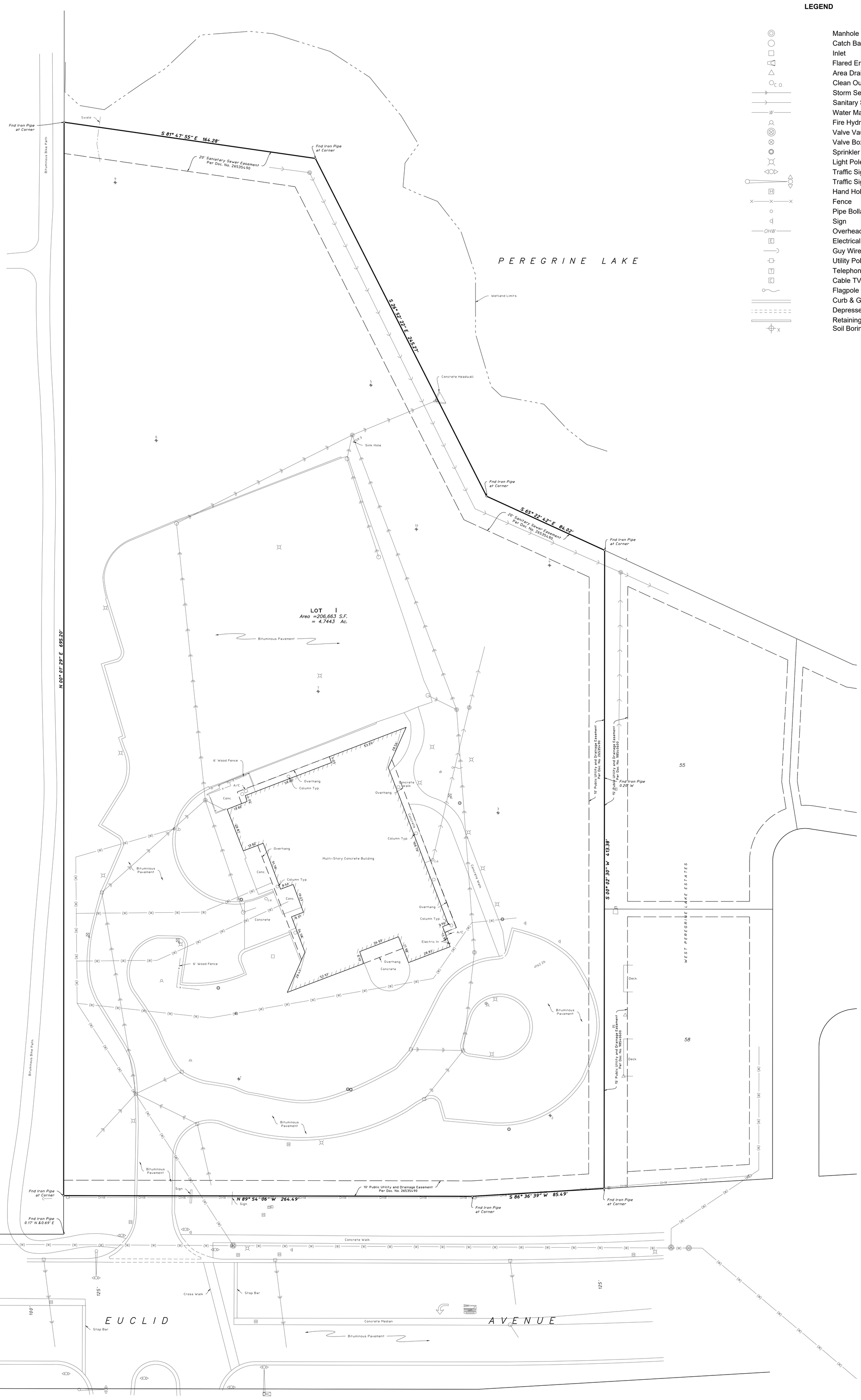
ALTA / NSPS LAND TITLE SURVEY

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.



LOCATION MAP
NOT TO SCALE



LEGEND

- Manhole
- Catch Basin
- Inlet
- Flared End Section
- Area Drain
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- 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:

1. The basis of bearing shown hereon is assumed.
2. 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. (1-800-892-0123) for utility markings. J.U.L.I.E. Design Stage Ticket No: X2291391 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
3. Based on information provided on the Flood Insurance Rate Map Community – Panel No. 17031C0179J 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."
4. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 1401 008986394 D2 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)
) SS:
County of Cook)

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

STATE OF ILLINOIS
JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-18

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

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

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

Plot Date: Oct 24, 2018 - 1:15pm Plotted By: nicole-l
File Name: P:\2015\152021\Drawings\Final Survey\152021 Boundary & Topographic Survey.dwg

Benchmark

CP #606 (See survey)

Description: Cross Notch.

Elevation: 765.46 (NAVD 88)

LEGEND

- Manhole
- Catch Basin
- Inlet
- Flared End Section
- Area Drain
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
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- Hand Hole
- Fence
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- Sign
- Overhead Utility Line
- Electrical Pedestal
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Cable TV Pedestal
- Flagpole
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- Curb Elevation and Gutter/Pavement Elevation
- Pavement Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Bush
- Brushline
- Soil Boring

Surveyor's Notes:

1. Field work was completed on October 23, 2018.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced from Kara Company's RTK Network.
4. 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 (1-800-892-0123).

State of Illinois)
) SS:
County of Cook)

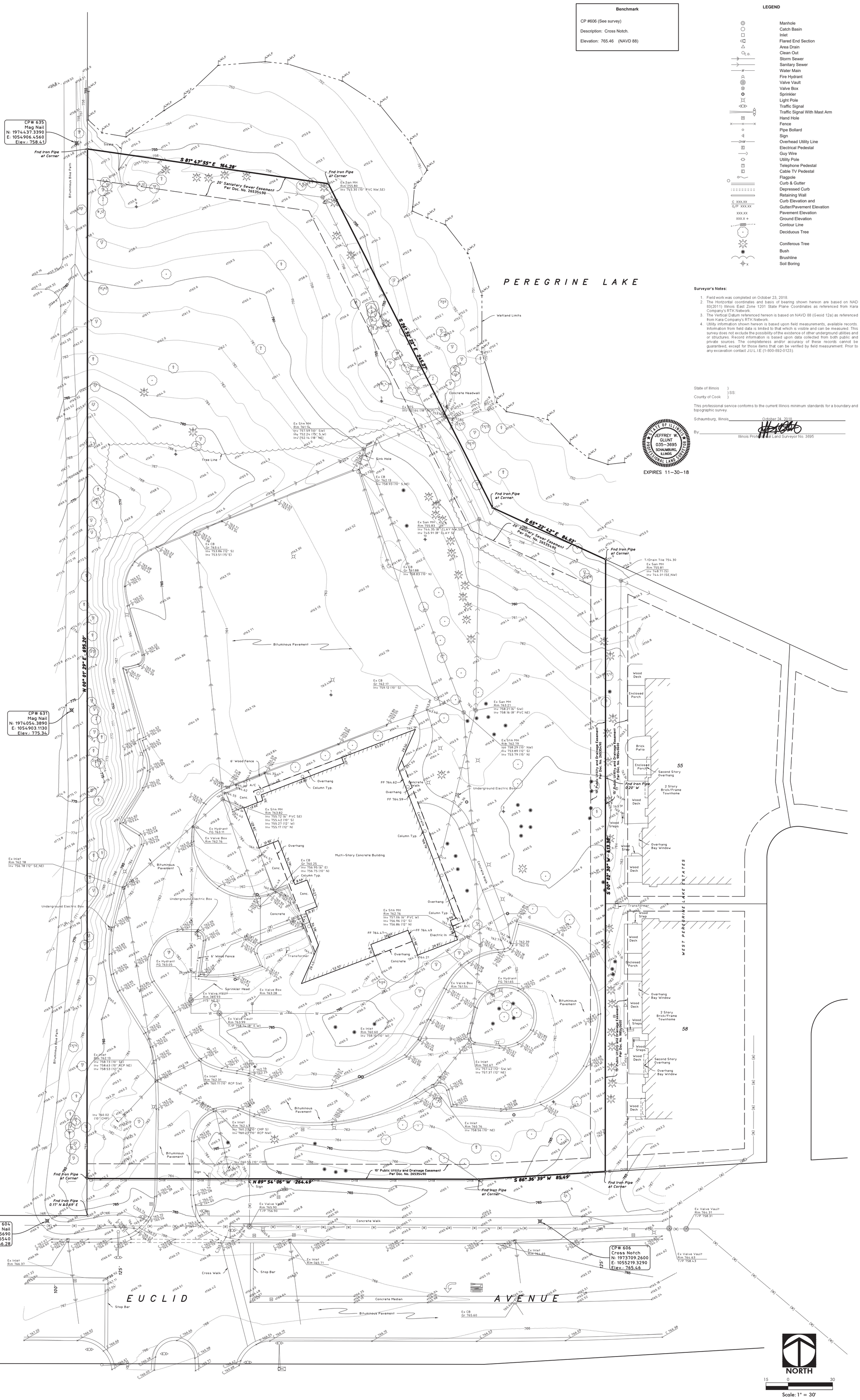
This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois October 24, 2018

By _____
Illinois Professional Land Surveyor No. 3695

STATE OF ILLINOIS
JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-18



Project Manager: J W G
Engineer: L A K
Date: 2018-10-24
Project No. 15-202
Sheet 1 / 1

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

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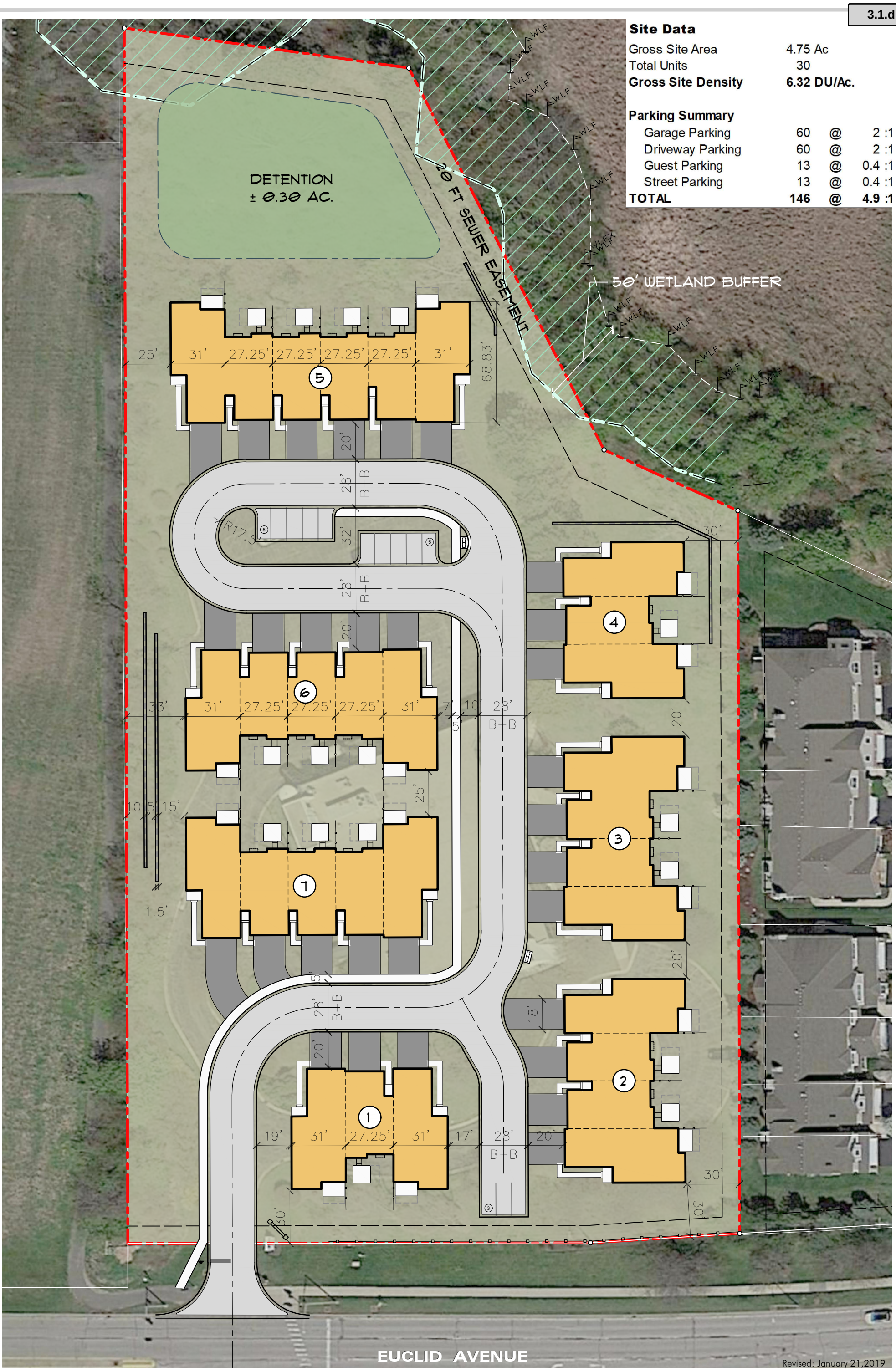


Site Data

Gross Site Area	4.75 Ac
Total Units	30
Gross Site Density	**6.32 DU/Ac.**

Parking Summary

Garage Parking	60	@	2 :1
Driveway Parking	60	@	2 :1
Guest Parking	13	@	0.4 :1
Street Parking	13	@	0.4 :1
TOTAL	**146**	**@**	**4.9 :1**

Revised: January 21,2019

NORTH

0 50

Scale: 1" = 50'

AERIAL COLOR SITE PLAN
EUCLID PARCEL

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: 8-31-2018
Project No. 15-202

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

P:\2015\15202\Drawings\Exhibits\15202-Color Site Plan Exhibit.dwg | Jan 21, 2019 - 11:39am | tim-b

Plot Date: Jan 23, 2019 - 10:49am Plotted By: tim-b
File Name: P:\2015\15202\Drawings\Preliminary\15202-Preliminary Plat.dwg

PRELIMINARY PLAT OF SUBDIVISION

OF

LEXINGTON 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.

DEVELOPER / SUBDIVIDER:

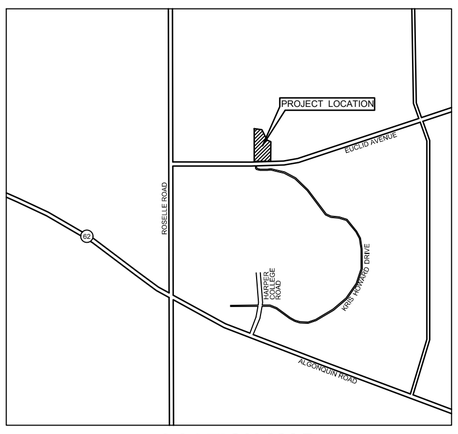
Lexington Homes
1731 Marcey Street, Suite 200
Chicago, IL
Tel: 847-875-8289
Fax: 773-60-0301

PREPARED BY:

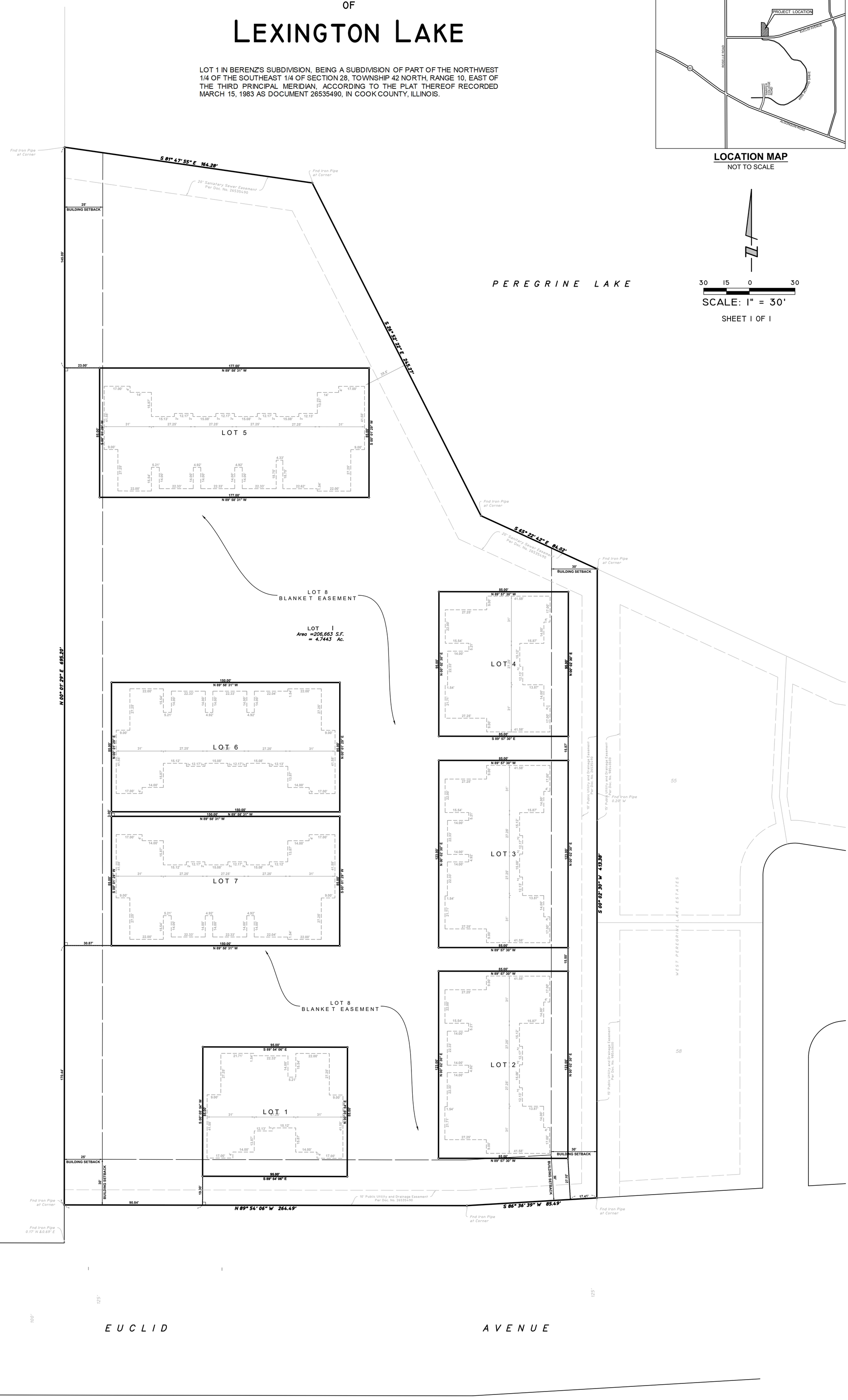
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 East State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF PALATINE

200 E. Wood St
Palatine, IL 60067
Tel: 847-359-9051



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 30'

SHEET 1 OF 1

Project Manager: T J B
Engineer: L A K
Date: 2018-08-31
Project No. 15-202
Sheet 1/1

PRELIMINARY PLAT OF SUBDIVISION

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
1	1/23/2019	Moved Buildings 6 & 7

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SITE DATA TABLE

Site Area	4.74 AC	206,663 SF

Zoning	Classification
Existing Zoning	PUD
Proposed Zoning	PUD

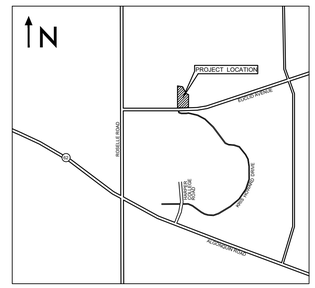
Density	Units	Units/Ac
3 Story Townhome	**30**	**6.3**
3 Bedroom	*30*	
2 Bedroom	*0*	

Parking	Spaces	Spaces / Unit
Guest	13	
Street Parking	13	
Driveway	60	
Garage	60	
TOTAL	**146**	**4.9**

Coverage	Area (SF)	Area (Ac)	Area (%)
Impervious	107,904	2.48	52.2%
Buildings	*52,428*	*1.20*	*25.4%*
Driveways	*12,903*	*0.30*	*6.2%*
Private Road	*26,541*	*0.61*	*12.8%*
Pond	*12,309*	*0.28*	*6.0%*
Sidewalk	*3,723*	*0.09*	*1.8%*
Pervious	98,759	2.27	47.8%
TOTAL	**206,663**	**4.74**	

PRELIMINARY ENGINEERING PLAN
LEXINGTON 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

INDEX TO SHEETS

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

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
FM	Force Main	FM
W	Water Main	ø W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
B	B-Box	B
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
G	Gas Valve	G
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
FO	Fiber Optic Line	FO
E	Electrical Pedestal	E
E	Electric Manhole	E
	Guy Wire	
	Utility Pole	
T	Telephone Pedestal	T
T	Telephone Manhole	T
T	Telephone Line	T
CATV	Cable TV Line	CATV
C	Cable TV Pedestal	C
	Flagpole	
M	Mailbox	M
	Handicapped Parking Stall	
X	Number of Parking Stalls	X
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
C XXX.XX	Curb Elevation and	C XXX.XX
G/P XXX.XX	Gutter/Pavement Elevation	G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
T/W XXX.XX	Top of Wall Elevation	T/W XXX.XX
B/W XXX.XX	Bottom of Wall Elevation	B/W XXX.XX
	Open Lid Frame & Grate	Gr XXX.XX
	Closed Lid Frame & Lid	Rim XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	B-1
	Over Land Flow Route	

811
Know what's **below.**
Call before you dig.

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

Benchmark

CP #606 (See survey)

Description: Cross Notch.

Elevation: 765.46 (NAVD 88)

ANTHONY J. BARRETT
062-066586
LICENSED PROFESSIONAL ENGINEER OF
STATE OF ILLINOIS

EXPIRES 11-30-19

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

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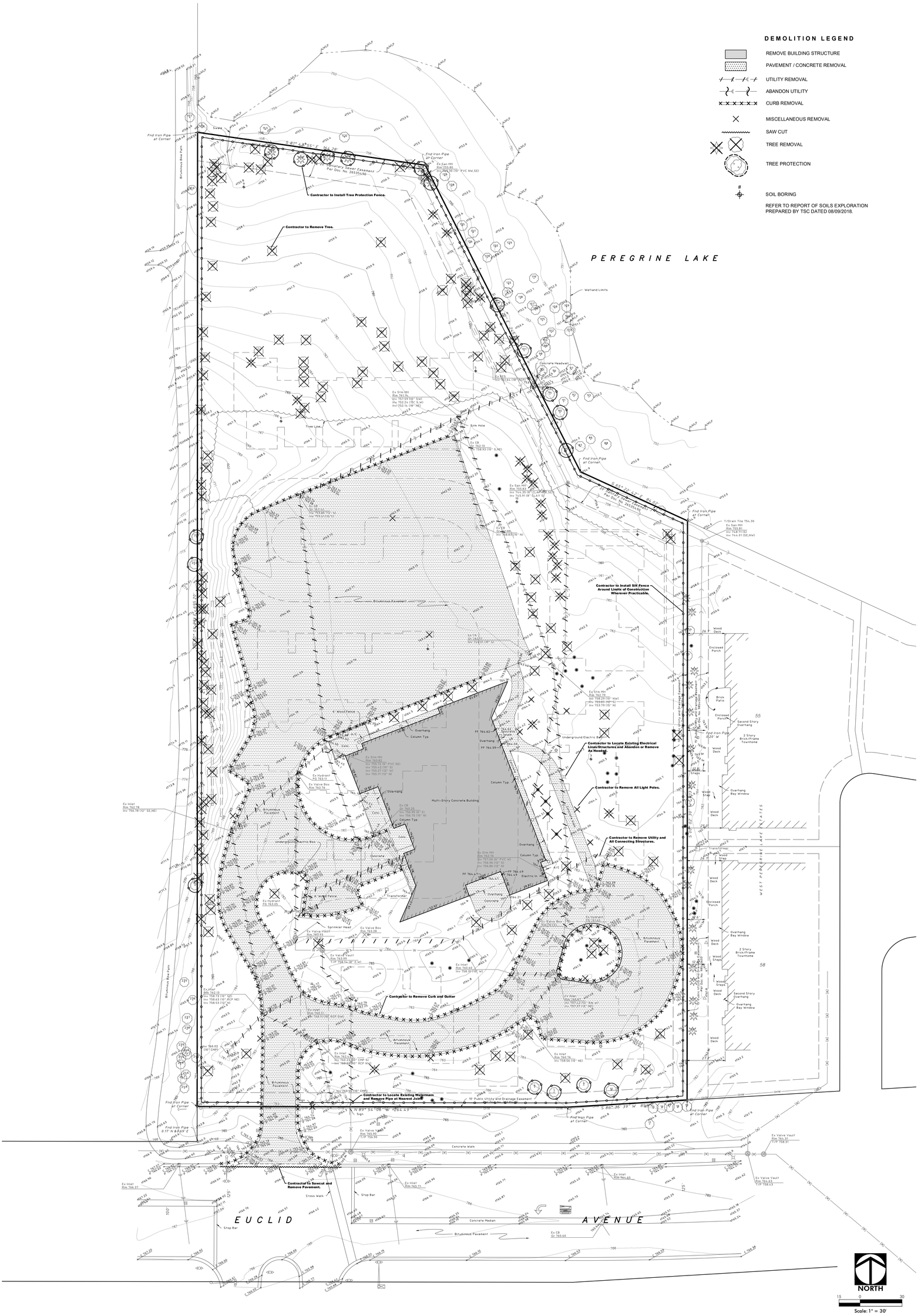
TITLE SHEET

PRELIMINARY ENGINEERING PLAN
LEXINGTON LAKE
PALATINE, IL

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

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

File Date: Jan 24, 2019 - 2:18pm Plotted By: (nick)
File Name: F:\2015\152002\Drawings\Preliminary\152002-Engineering.dwg



EXISTING CONDITIONS & DEMOLITION PLAN

PRELIMINARY ENGINEERING PLANS
LEXINGTON LAKE
PALATINE, IL

Project Manager: TJB
Engineer: LAK
Date: 2018-08-31
Project No. 15-202
Sheet 2/5

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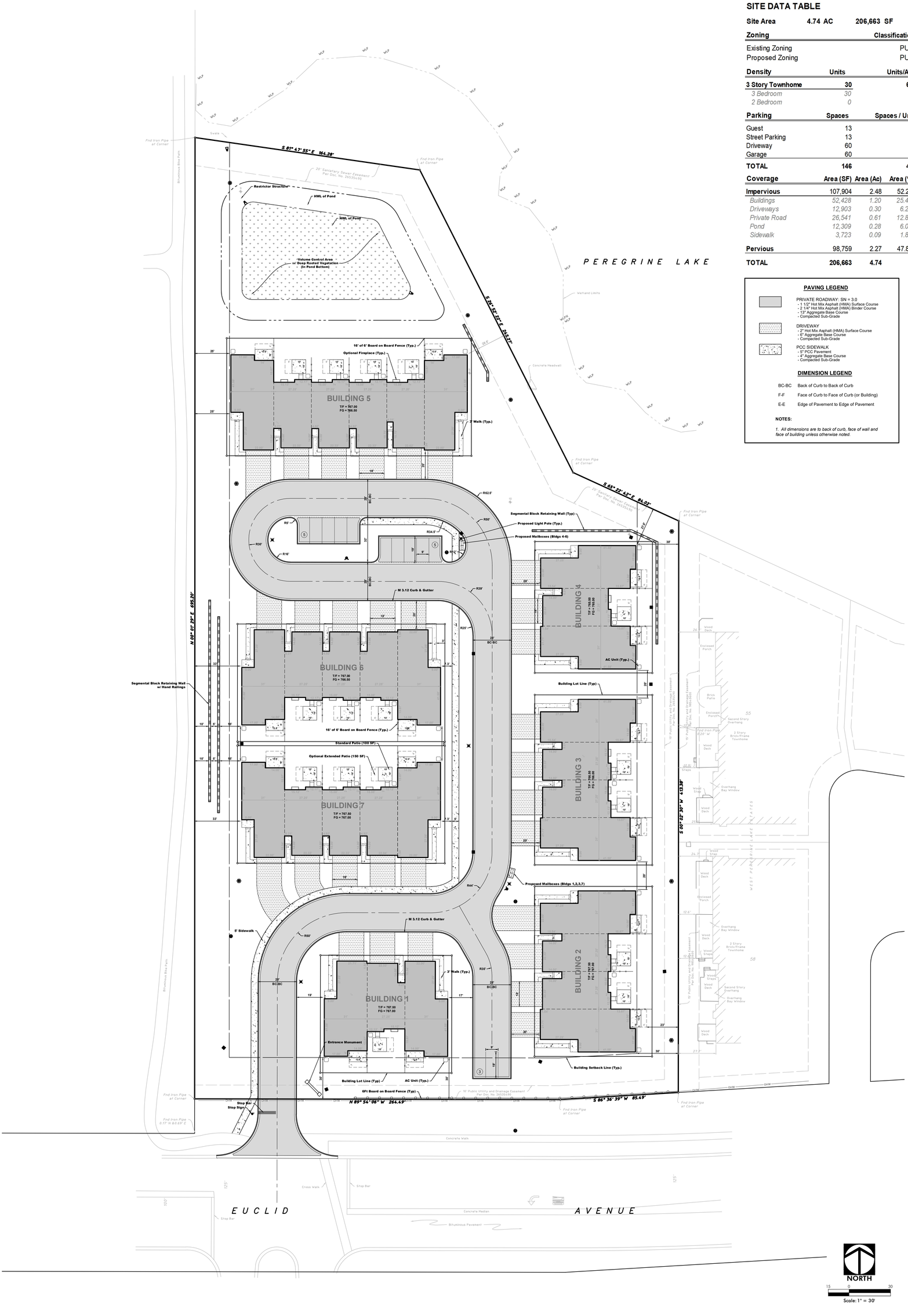
No.	Date	Revision
2	01/23/2019	Raised Site, Moved Buildings 6 & 7
1	10/24/2018	Per Village Review



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	**30**		**6.3**
3 Bedroom	*30*		
2 Bedroom	*0*		
Parking	**Spaces**		**Spaces / Unit**
Guest	13		
Street Parking	13		
Driveway	60		
Garage	60		
TOTAL	**146**		**4.9**
Coverage	**Area (SF)**	**Area (Ac)**	**Area (%)**
Impervious	107,904	2.48	52.2%
Buildings	*52,428*	*1.20*	*25.4%*
Driveways	*12,903*	*0.30*	*6.2%*
Private Road	*26,541*	*0.61*	*12.8%*
Pond	*12,309*	*0.28*	*6.0%*
Sidewalk	*3,723*	*0.09*	*1.8%*
Pervious	98,759	2.27	47.8%
TOTAL	**206,663**	**4.74**	

PAVING LEGEND

PRIVATE ROADWAY: SN = 3.0
- 1 1/2" Hot Mix Asphalt (HMA) Surface Course
- 2 1/4" Hot Mix Asphalt (HMA) Binder Course
- 13" Aggregate Base Course
- Compacted Sub-Grade

DRIVEWAY
- 2" Hot Mix Asphalt (HMA) Surface Course
- 6" Aggregate Base Course
- Compacted Sub-Grade

PCC SIDEWALK
- 5" PCC Pavement
- 4" Aggregate Base Course
- Compacted Sub-Grade

DIMENSION LEGEND

BC-BC	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 LAKE
PALATINE, IL

Project Manager: TJB
Engineer: LAK
Date: 2018-06-31
Project No. 15-202
Sheet 3/5

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. 184-003152
www.haegerengineering.com

No.	Date	Revision
2	01/23/2019	Raised Site, Moved Buildings 6 & 7
1	10/24/2018	Per Village Review

File Date: 01-23, 2019 - 1:23pm
File Name: F:\2015\15202\Drawings\Preliminary\15202-Engineering.dwg
Plotted By: rmcb

A. Hydraulic Site Data:

Site Area	4.74 Ac
MWRD Release Rate per Acre	0.30 CFS/Ac
MWRD Allowable Release Rate	1.42 CFS
Site Restricted Release Rate	**1.42 CFS**
Site HWL (High Water Level)	761.00
Site NWL (Normal Water Level)	756.00
BFE (FEMA Firmette)	753.55
Seasonal High Groundwater Elevation	N/A
Restrictor Elevation	756.00
Restrictor Size	4.93 Inches
Restrictor Type	Orifice w/ Hood

B. Coverage Summary:

	Sq. Ft	Acre	%	CN
PROPOSED Impervious Area=	106,995	2.456	52%	98.0
PROPOSED Pervious Area=	99,668	2.288	48%	74.0
PROPOSED Total=	**206,663**	**4.744**		**86.4**

C. Volume Control:

	Impervious Area (Acres)	Infiltration Rainfall	Infiltration Volume Req.(CF)	Infiltration Volume Req. (Ac-Ft)
Required				
Per MWRD WMO	2.46	0.083	8,916	0.205
Proposed				Net Volume (Ac-Ft)
Within Detention Pond Bottom				**0.236**

D. Detention:

Required	Storage (Ac-Ft)
by MWRD (per Nomograph)	**0.986**
Proposed	Storage (Ac-Ft)
MWRD Detention Provided	**1.151**

GRADING PLAN

PRELIMINARY ENGINEERING PLANS
LEXINGTON LAKE
PALATINE, IL

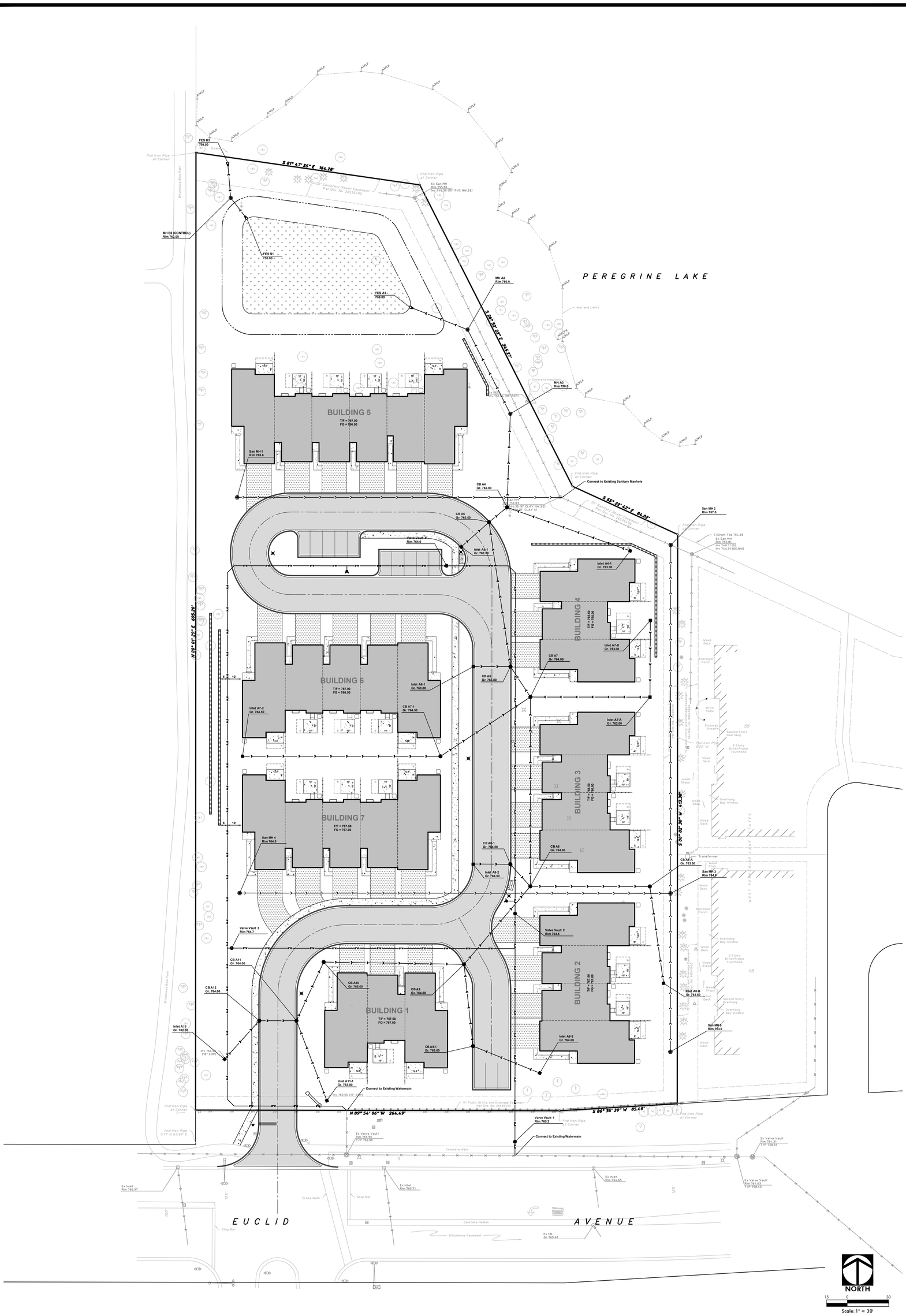
HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision
2	01/23/2019	Raised Site, Moved Buildings 6 & 7
1	10/24/2018	Per Village Review

Project Manager: TJB
Engineer: LAK
Date: 2018-08-31
Project No. 15-202
Sheet 4/5

Packet Pg. 30

3.1-g



UTILITY PLAN

PRELIMINARY ENGINEERING PLANS
LEXINGTON LAKE
PALATINE, IL

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
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No.	Date	Revision
2	01/23/2019	Raised Site, Moved Buildings 6 & 7
1	10/24/2018	Per Village Review

Project Manager: TJB
Engineer: LAK
Date: 2018.08.31
Project No. 15-202
Sheet 5/5

Packet Pg. 31

3.1-g

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

1150 W. Euclid Avenue

Attachment: Existing Utilities Map (1150 W. Euclid Avenue - Lexington Lakes Preliminary Planned Development)

For over 40 years
LexingtonHomes

Conceptual New Elevations

LEXINGTON LAKES

Various Locations

BSB DESIGN
BSBDesign.com

February 25, 2109 MS160181

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

For over 40 years
LexingtonHomes

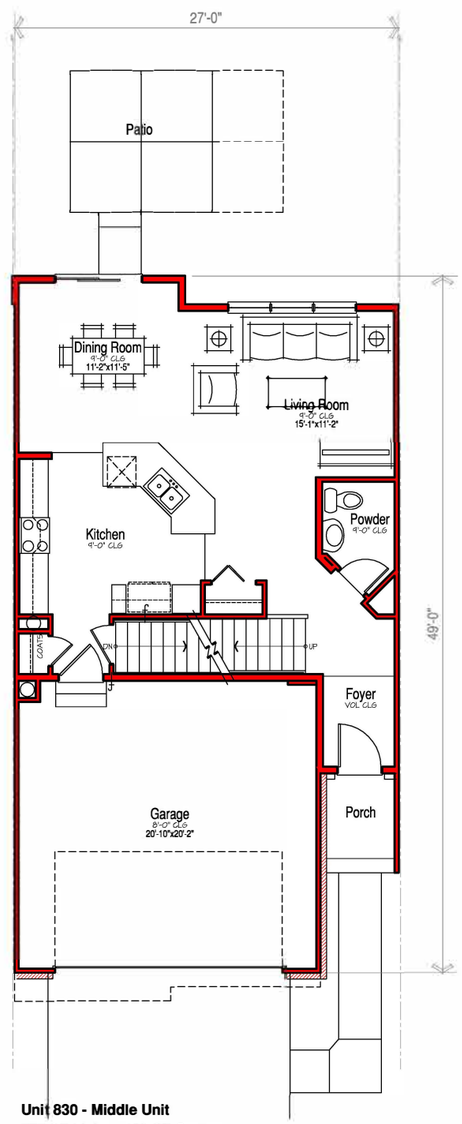
Conceptual New Elevations

LEXINGTON LAKES

Various Locations

BSB DESIGN
BSBDesign.com

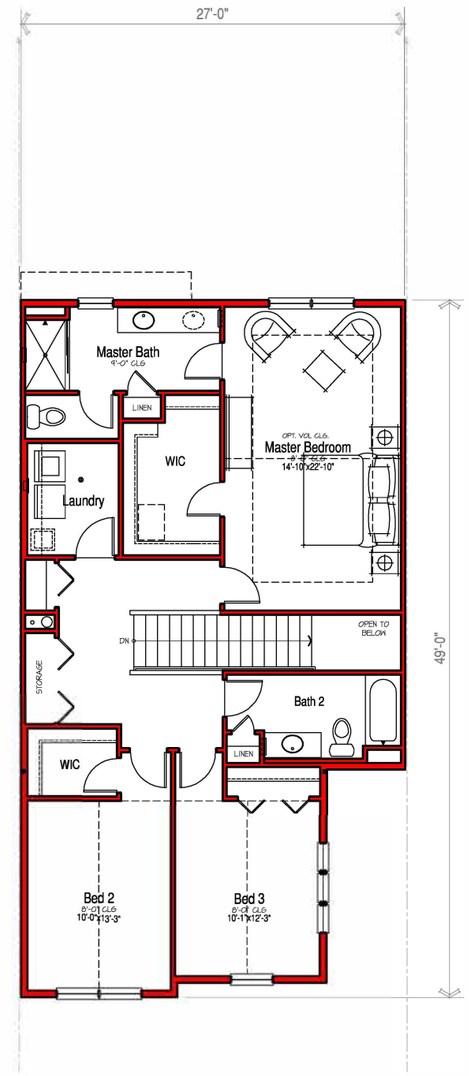
February 25, 2019| MS160181



Unit 830 - Middle Unit
777 SF Living, 439 SF Garage

Main Floor Plan

SCALE: 3/32"=1'-0"



Unit 830 - Middle Unit
1150 SF Living

Upper Floor Plan

SCALE: 3/32"=1'-0"

LEXINGTON HOMES
Chicago

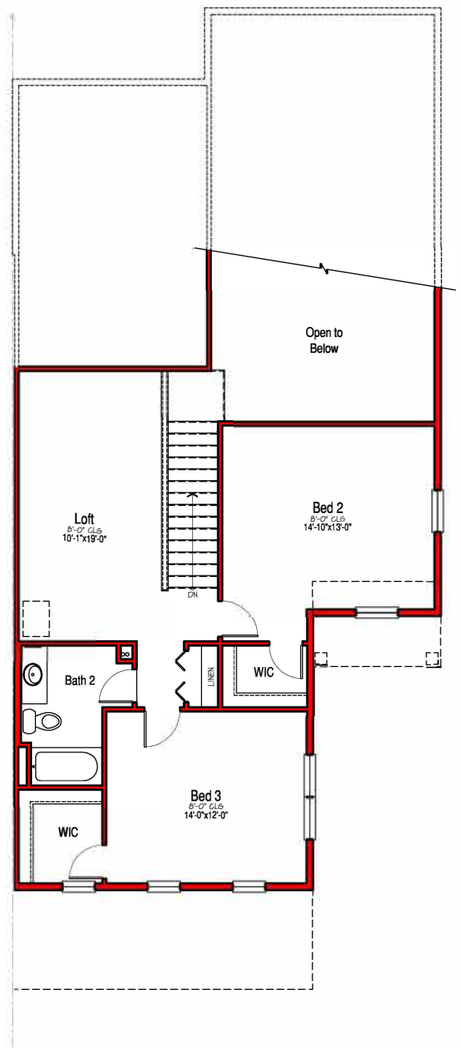
Unit 830 - 1927 SF

LEXINGTON LAKES
Palatine, IL

BSE DESIGN

February 25, 2109 | MS160181

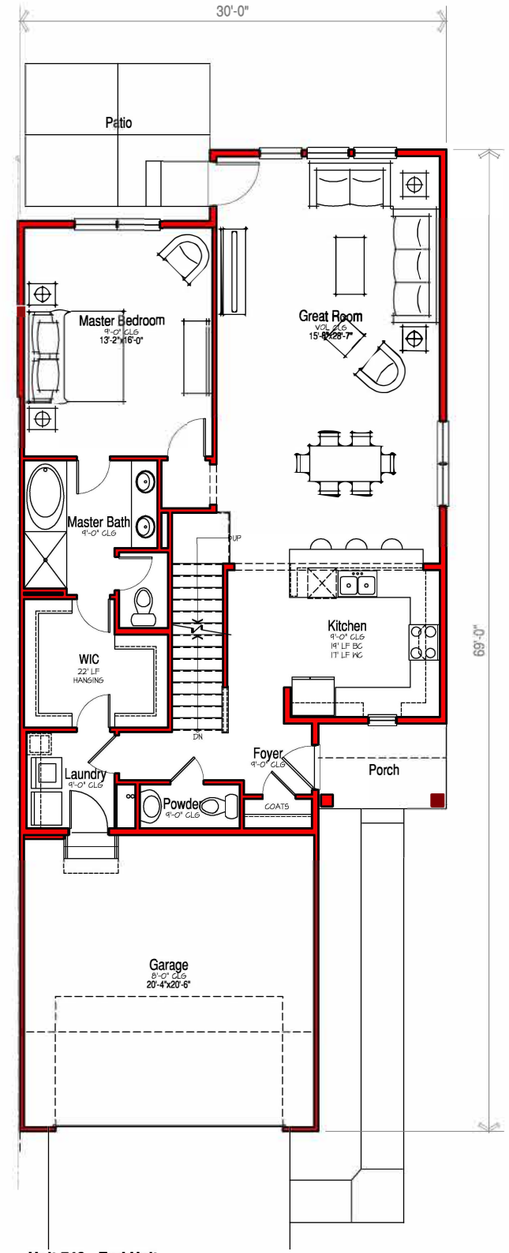
Attachment: Architectural Plans (1150 W. Euclid Avenue - Lexington Lakes Preliminary Planned Development)



Unit 740 - End Unit
814 SF Living

Alt. Upper Floor Plan

SCALE: 3/32"=1'-0"



Unit 740 - End Unit
1310 SF Living, 438 SF Garage

Main Floor Plan

SCALE: 3/32"=1'-0"

LEXINGTON HOMES
Chicago

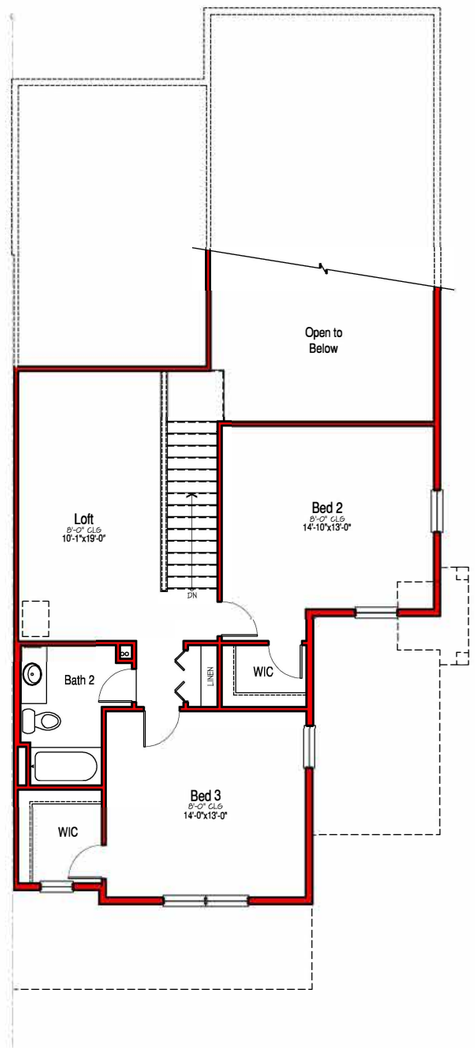
Alt. Unit 740 - 2124 SF

LEXINGTON LAKES
Palatine, IL

BSE DESIGN

February 25, 2109 | MS160181

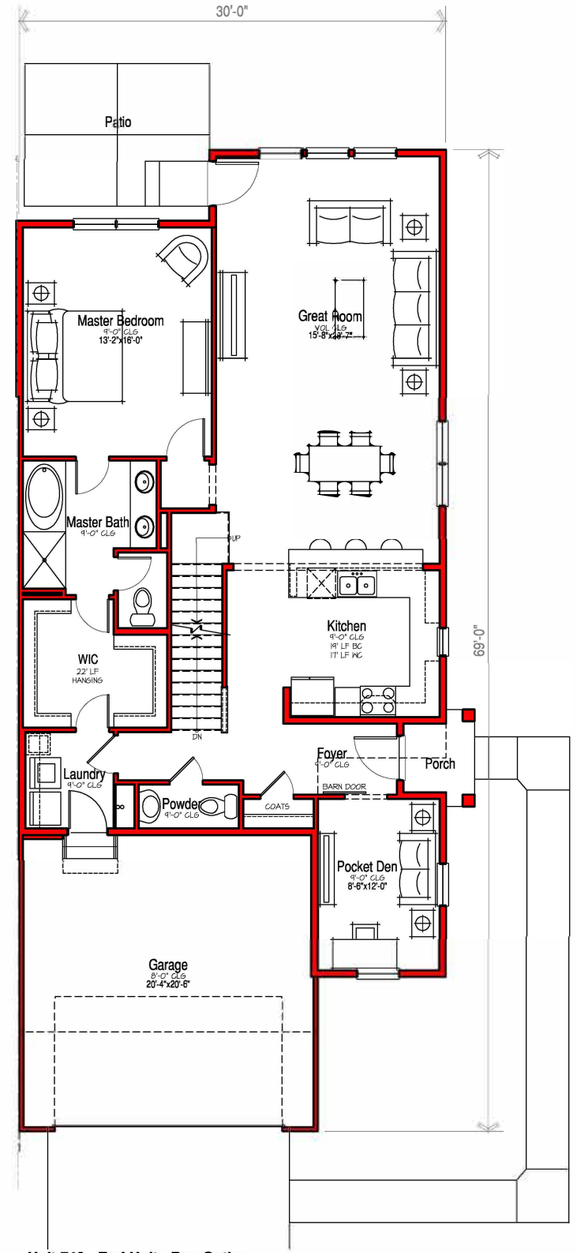
Attachment: Architectural Plans (1150 W. Euclid Avenue - Lexington Lakes Preliminary Planned Development)



Unit 740 - End Unit - Den Option
829 SF Living

Alt. Upper Floor Plan

SCALE: 3/32"=1'-0"



Unit 740 - End Unit - Den Option
1460 SF Living, 433 SF Garage

Main Floor Plan

SCALE: 3/32"=1'-0"

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

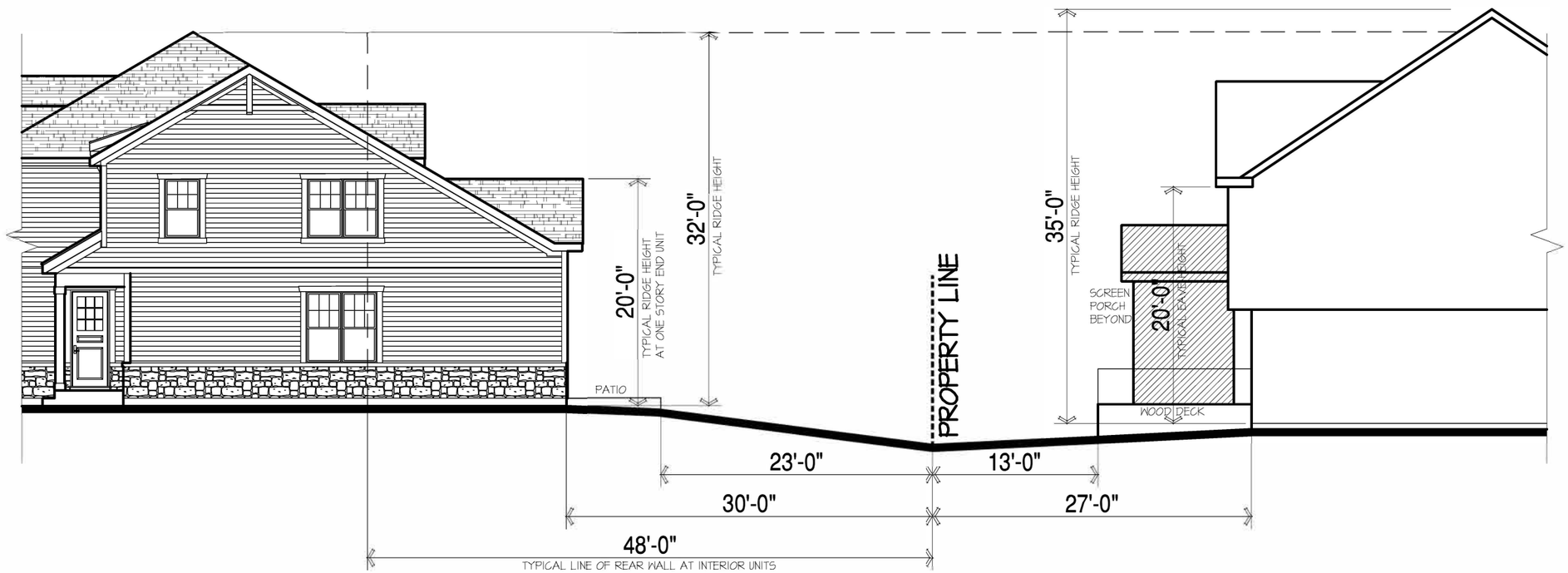
LEXINGTON HOMES
Chicago

Alt. Unit 740 w/Den - 2289 SF

LEXINGTON LAKES
Palatine, IL

BSE DESIGN

February 25, 2109 | MS160181



Proposed: Lexington Lakes

Existing: Peregrine Lakes Estates

LEXINGTON HOMES
Chicago

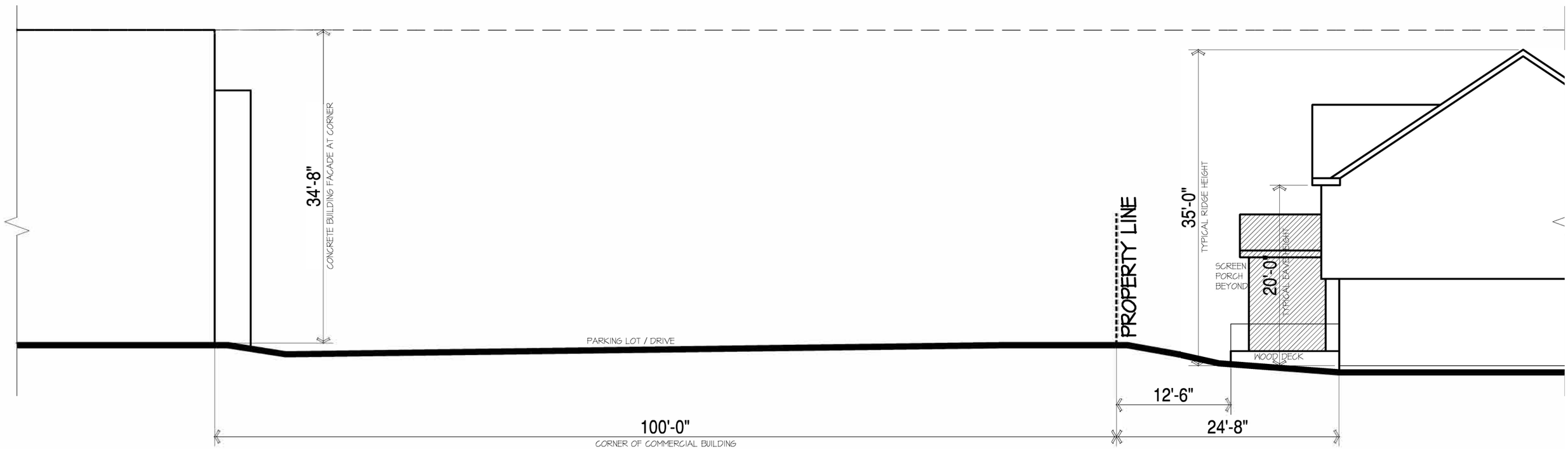
Site Section Building Height / Property Line Setback Comparison

LEXINGTON LAKES
Palatine, IL

BSE DESIGN

February 25, 2019 | MS160181

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



Existing Commercial Building

Existing: Peregrine Lakes Estates

LEXINGTON HOMES
Chicago

Site Section Building Height / Property Line Setback Comparison

LEXINGTON LAKES
Palatine, IL

BSE DESIGN

February 25, 2109 | MS160181

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

BSB
DESIGN

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
Paltine, Il 60074
Office 847.705.2200
National Experience, Regional Sensitivity

Attachment: Memo from BSB Design (1150 W. Euclid Avenue - Lexington Lakes Preliminary Planned Development)

PARKING TABLE

Site Area	4.74 AC	206,663 SF
Units	30	

Parking	Spaces	Spaces / Unit
Guest	13	
Street Parking	13	
Driveway	60	
Garage	60	
TOTAL	146	4.9

NORTH

15 0 30

Scale: 1" = 30'

No.	Date	Revision

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.4400 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

PARKING EXHIBIT

LEXINGTON LAKES
LEXINGTON HOMES, LLC

PALATINE, IL

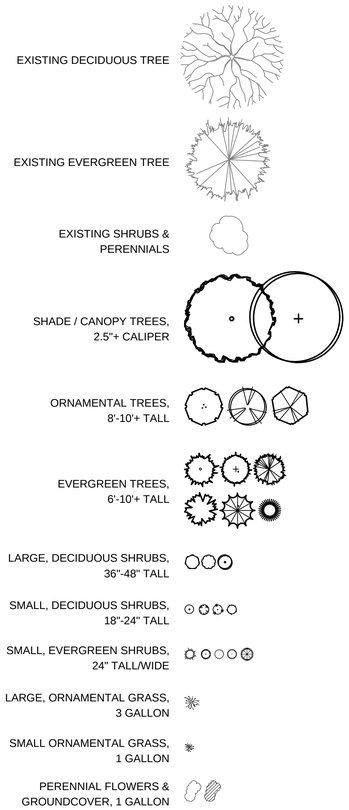
Project Manager:	T J B
Engineer:	T J B
Date:	1/21/2019
Project No.	15202
Sheet	1/1

Plot Date: Jan 21, 2019 - 10:15am Plotted By: tim-b
File Name: P:\2015\15202\Drawings\Exhibits\15202-Parking Exhibit.dwg

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

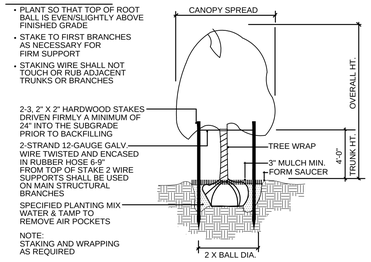
PLANT SYMBOLS KEY

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



PLANTING DETAILS

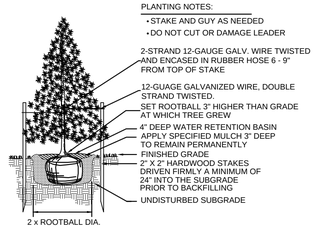
PLANTING NOTES:
- PLANT SO THAT TOP OF ROOT BALL IS EVEN/SLIGHTLY ABOVE FINISHED GRADE
- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- STAKING WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES



TREE PLANTING & STAKING

NOT TO SCALE

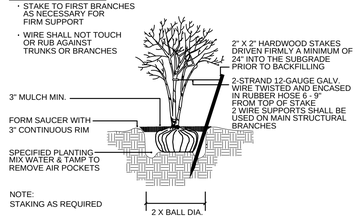
PLANTING NOTES:
- STAKE AND GUY AS NEEDED
- DO NOT CUT OR DAMAGE LEADER



EVERGREEN TREE PLANTING

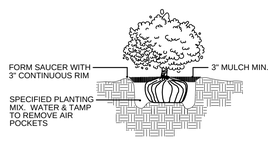
NOT TO SCALE

PLANTING NOTES:
- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- WIRE SHALL NOT TOUCH OR RUB AGAINST TRUNKS OR BRANCHES



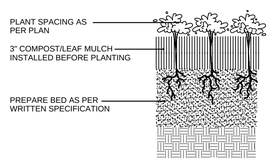
MULTI-TRUNK TREE STAKING

NOT TO SCALE



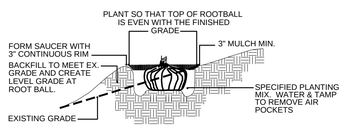
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. 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).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
   F. MAINTENANCE AND CARE OF PLANT MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING (IF NECESSARY), DEAD-HEADING, WEEDING, AND MULCHING.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. 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.
6. 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.
7. 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.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO A CENTER HEIGHT OF TWELVE INCHES (12").
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. 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.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. 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.
17. 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.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), UNLESS OTHERWISE NOTED ON THE PLAN.
21. 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.
22. 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.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
24. (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 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.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

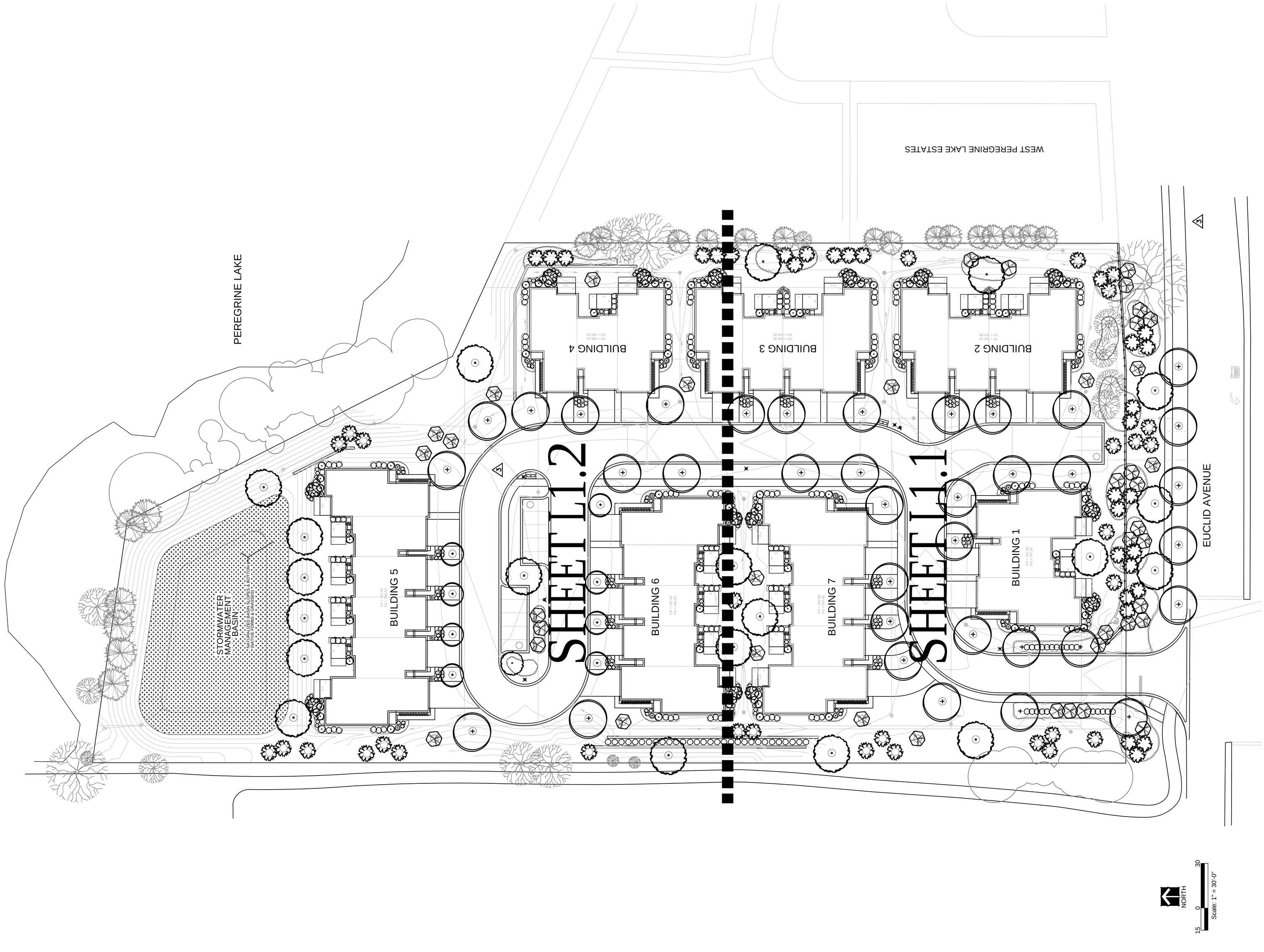
LEXINGTON LAKE
1150 EUCLID AVENUE - PALATINE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L0.1

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



LANDSCAPE PLAN - SHEET KEY

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.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

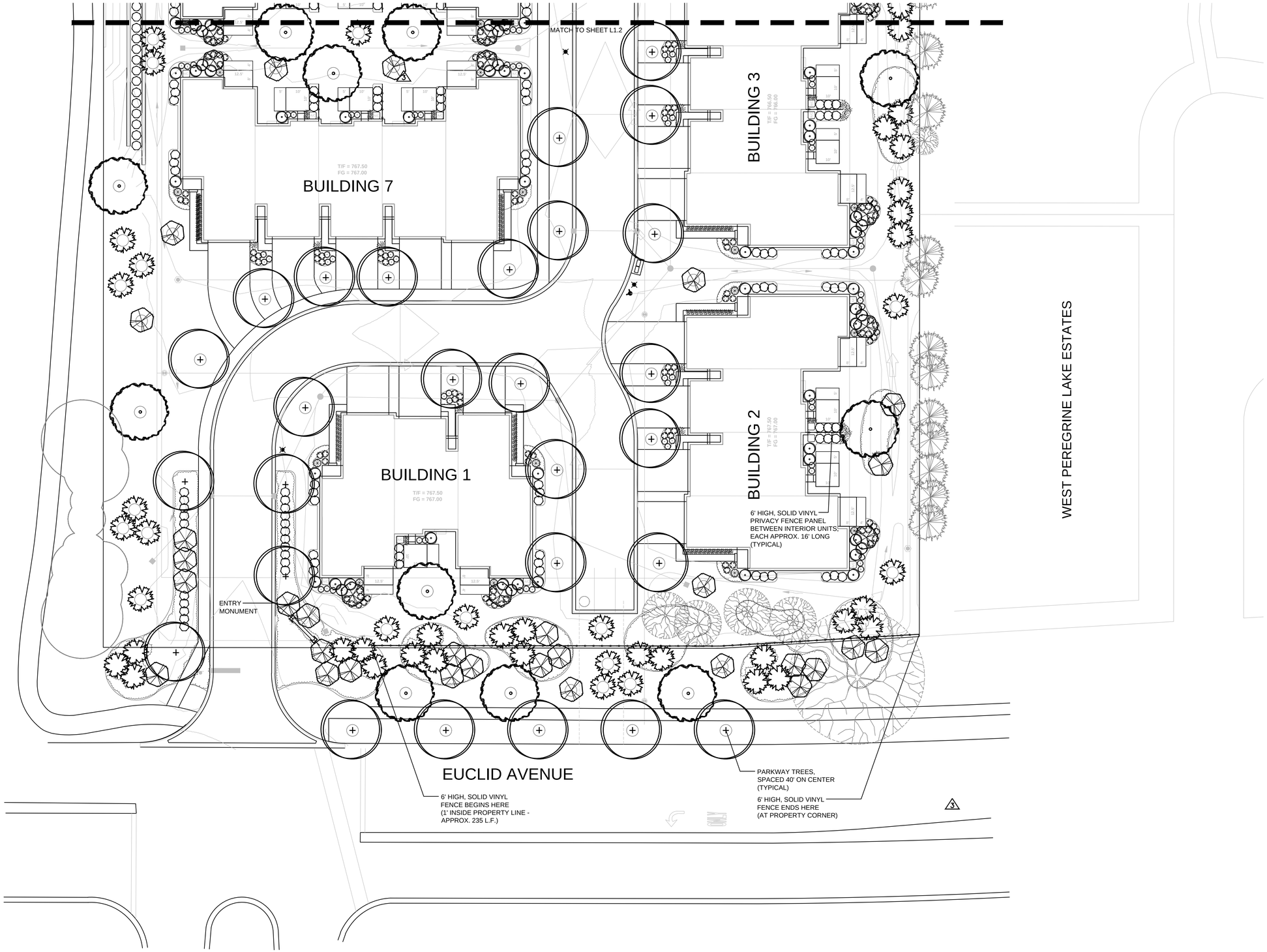
LEXINGTON LAKE

1150 EUCLID AVENUE - PALATINE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.0



NORTH

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.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

LEXINGTON LAKE

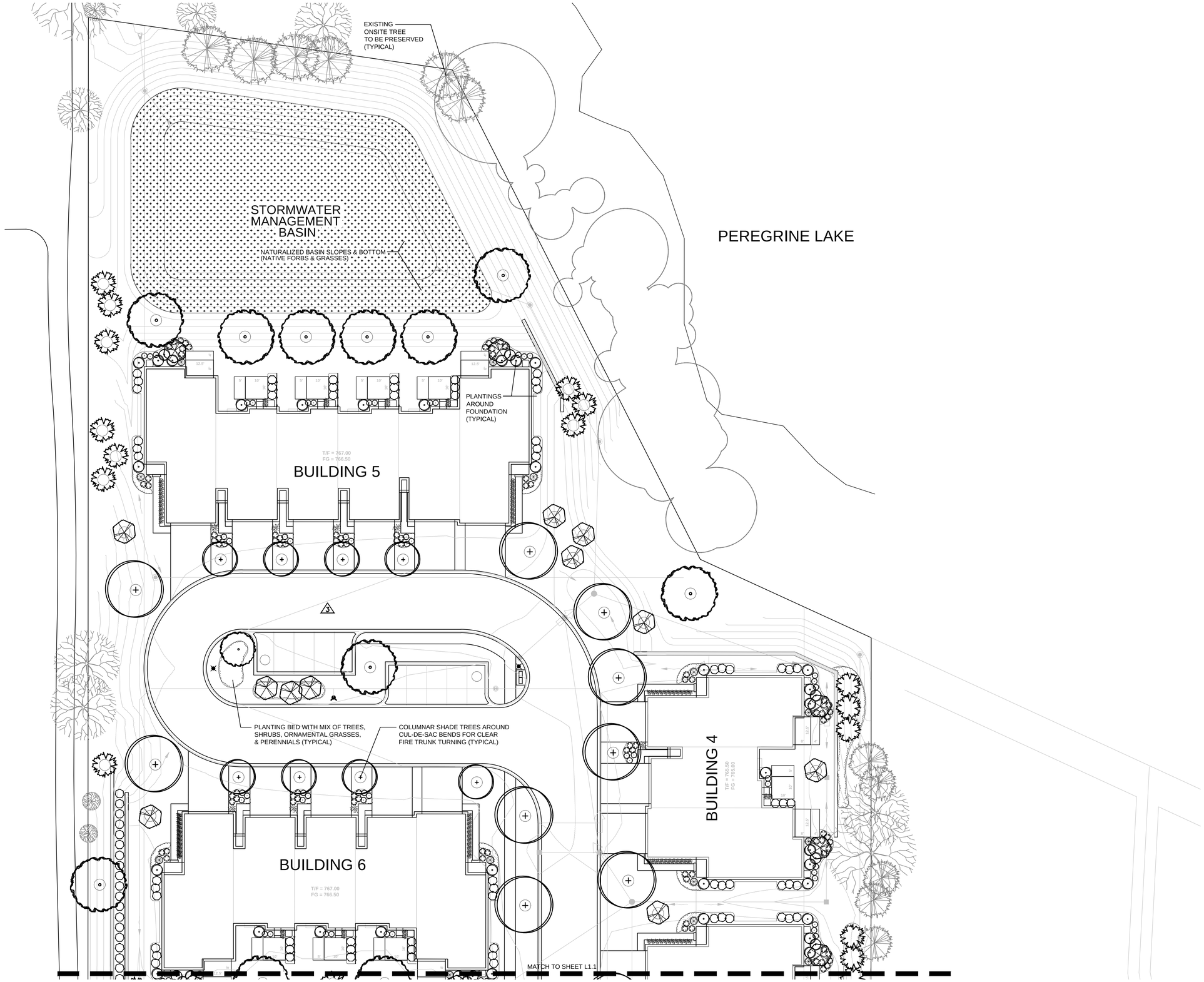
1150 EUCLID AVENUE - PALATINE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1

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



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.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

LEXINGTON LAKE

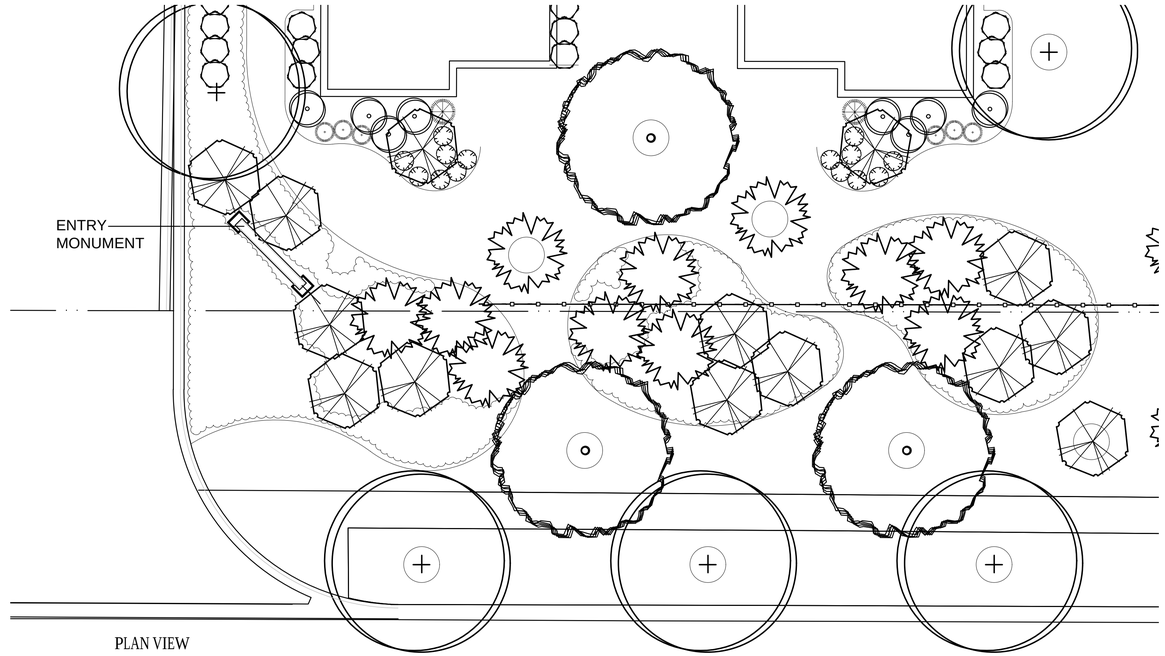
1150 EUCLID AVENUE - PALATINE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.2

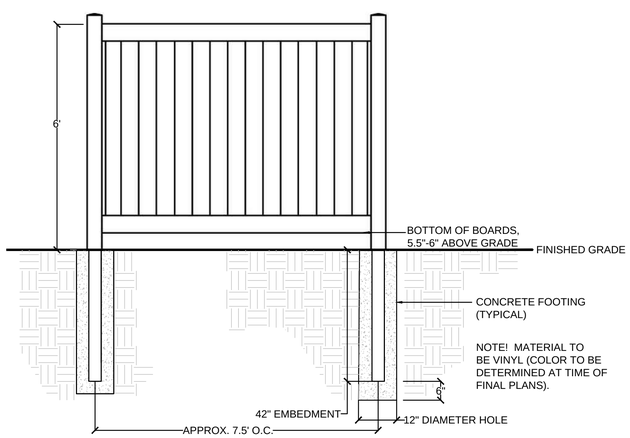
Attachment: Landscape Plan (1150 W. Euclid Avenue - Lexington Lakes Preliminary Planned Development)



ENTRY MONUMENT - LANDSCAPE PLAN

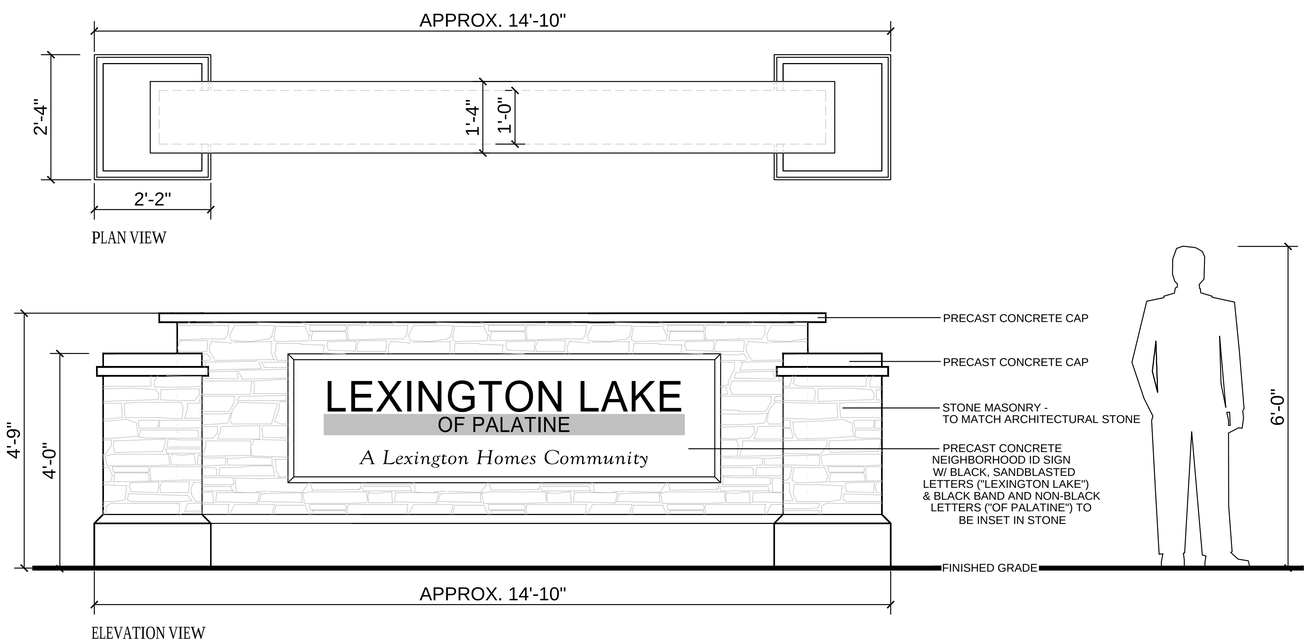
SCALE: 1" = 10'-0"

3



FENCE - DETAIL

NOT TO SCALE



ENTRY MONUMENT - DETAIL

NOT TO SCALE

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

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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.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

LEXINGTON LAKE

1150 EUCLID AVENUE - PALATINE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.3

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

2019-01-25
Village of Palatine
Lexington Lakes Proposed Landscape Architecture Design:

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 – (159) will be removed and (14) 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 growth desired 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).

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 stone, limestone-like caps, and a single-sided sign panel with sand-blasted lettering. The sign measures approximately 15’ long, including the (2) 26” square, stone 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.

526 Skyline Drive | Algonquin IL 60102 | 847.878.4019 | dicksondesignstudio.com

Attachment: Memo from Dickson Design Studio (1150 W. Euclid Avenue - Lexington Lakes Preliminary Planned Development)

Lexington Lakes Proposed Landscape Architecture Design: *(continued)*

All homes will have foundation landscape flanking the four-sided architecture. In order to provide continuity and cohesion throughout the entire development, each end unit will receive the same planting treatment around its foundation, as is the same for each interior unit. Each unit foundation landscape includes (1) ornamental tree and 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.

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, it's 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).

Sharon L. Dickson PLA
Dickson Design Studio, Inc.

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	REMOVE
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.

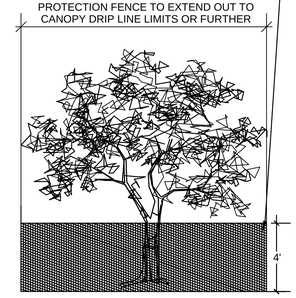
M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

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

PROTECTION FENCE TO EXTEND OUT TO CANOPY DRIP LINE LIMITS OR FURTHER



FENCE TO BE PROVIDED AROUND ALL OFF-SITE TREES WHOSE CANOPY DRIP-LINE EXTENDS ACROSS BOUNDARIES OF PROJECT SITE.

FENCE IS FOR PROTECTION OF ZOOT ZONES.

FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE SHALL BE 4' TALL, ORANGE, SNOW-FENCE (OR APPROVED EQUAL), POSTED WITH A SIGN THAT READS:
"TREE PROTECTION ZONE - KEEP OUT"

SECURE FENCE TO WOODEN STAKES OR METAL POLES, SPACED NO GREATER THAN 8' ON CENTER

NOTE!
AFTER EXISTING TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, PARKED, ETC., INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, #200
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PLAN DATE

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5.	
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PROJECT NAME AND SHEET TITLE

LEXINGTON LAKE

1150 EUCLID AVENUE - PALATINE, IL

TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER

1 OF 3

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

TREE INVENTORY (CONTINUED)

ONSITE TREES

TREE ID	COMMON NAME	BOTANIC NAME	DBH	CONDITION	MULTI STEM	TREE TYPE	PROPOSED ACTION
1	Douglas Fir	*Psedotsuga menziesii*	8	Fair		Evergreen	REMOVE
2	Hawthorn	*Crategus spp.*	3,3,3,5	Good	MS	Deciduous	REMOVE
3	Hawthorn	*Crategus spp.*	3,4,4,6	Good	MS	Deciduous	REMOVE
4	Hawthorn	*Crategus spp.*	3,3,4,4,5	Good	MS	Deciduous	REMOVE
5	Hawthorn	*Crategus spp.*	3,4,5,5,6	Good	MS	Deciduous	REMOVE
6	Hawthorn	*Crategus spp.*	4,4,5,5,5	Good	MS	Deciduous	Preserve
7	Hawthorn	*Crategus spp.*	3,4,4,5,6	Good	MS	Deciduous	Preserve
8	Hawthorn	*Crategus spp.*	8,8	Fair	MS	Deciduous	REMOVE
9	Hawthorn	*Crategus spp.*	3,4,4,4,4,5,6	Good	MS	Deciduous	Preserve
10	Hawthorn	*Crategus spp.*	4,4,6,8	Good	MS	Deciduous	Preserve
11	Honey Locust	*Gleditsia tricanthos*	29	Good		Deciduous	Preserve
12	Hawthorn	*Crategus spp.*	5,5,8,9	Good	MS	Deciduous	REMOVE
13	Hawthorn	*Crategus spp.*	4,5,5,9,10	Good	MS	Deciduous	REMOVE
14	Hawthorn	*Crategus spp.*	5,6,6,8	Good	MS	Deciduous	REMOVE
15	Common Buckthorn	*Rhamnus cathartica*	6,6	Fair	MS	Deciduous	REMOVE
16	Common Buckthorn	*Rhamnus cathartica*	3,4	Fair	MS	Deciduous	REMOVE
17	Common Buckthorn	*Rhamnus cathartica*	4,5	Fair	MS	Deciduous	REMOVE
18	Common Buckthorn	*Rhamnus cathartica*	3,4	Fair	MS	Deciduous	REMOVE
19	Common Buckthorn	*Rhamnus cathartica*	4,6,8	Fair	MS	Deciduous	REMOVE
27	Hawthorn	*Crategus spp.*	3,3,4,4,4,5	Fair	MS	Deciduous	REMOVE
28	Hawthorn	*Crategus spp.*	4,4,4,6	Fair	MS	Deciduous	REMOVE
29	Hawthorn	*Crategus spp.*	3,4,4,5	Fair	MS	Deciduous	REMOVE
30	Littleleaf Linden	*Tilia cordata*	22	Good		Deciduous	REMOVE
31	Littleleaf Linden	*Tilia cordata*	21	Good		Deciduous	REMOVE
32	Littleleaf Linden	*Tilia cordata*	4,5,5,5,6,6,7,7,8	Good	MS	Deciduous	REMOVE
33	Littleleaf Linden	*Tilia cordata*	19	Good		Deciduous	REMOVE
34	Littleleaf Linden	*Tilia cordata*	15	Good		Deciduous	REMOVE
35	Littleleaf Linden	*Tilia cordata*	12	Good		Deciduous	REMOVE
36	Littleleaf Linden	*Tilia cordata*	18	Fair		Deciduous	REMOVE
39	Hawthorn	*Crategus spp.*	8,8,9	Good	MS	Deciduous	REMOVE
40	Hawthorn	*Crategus spp.*	3,4,4,5,8	Good	MS	Deciduous	REMOVE
41	Hawthorn	*Crategus spp.*	6,6,8,10	Good	MS	Deciduous	REMOVE
42	Austrian Pine	*Pinus nigra*	3,4,4,5,5	Good	MS	Evergreen	REMOVE
45	Callery Pear	*Pyrus calleryana*	4,4,5	Good		Deciduous	Preserve
47	Crabapple	*Malus* spp.	4,6,6,7,7	Good		Deciduous	REMOVE
48	Crabapple	*Malus* spp.	5,6,6,6,	Poor	MS	Deciduous	REMOVE
49	Blue Spruce	*Picea pungens*	12	Fair		Evergreen	REMOVE
56	Blue Spruce	*Picea pungens*	8	Good		Evergreen	Preserve
57	Hawthorn	*Crategus spp.*	3,3,4	Good	MS	Deciduous	REMOVE
58	Hawthorn	*Crategus spp.*	4,5	Good	MS	Deciduous	REMOVE
59	Hawthorn	*Crategus spp.*	3,3,3,4	Good	MS	Deciduous	REMOVE
60	Hawthorn	*Crategus spp.*	3,3,4	Good	MS	Deciduous	REMOVE
61	Crabapple	*Malus* spp.	4,5,6,7	Good	MS	Deciduous	REMOVE
62	Crabapple	*Malus* spp.	4,5,5,6,6,6,	Good	MS	Deciduous	REMOVE
63	Crabapple	*Malus* spp.	3,4	Good	MS	Deciduous	REMOVE
64	Crabapple	*Malus* spp.	3,3,5,5,6	Good	MS	Deciduous	REMOVE
65	Crabapple	*Malus* spp.	4,5,5	Good	MS	Deciduous	REMOVE
66	Crabapple	*Malus* spp.	3,3,3,5,5,5	Good	MS	Deciduous	REMOVE
67	Crabapple	*Malus* spp.	4,4,4,6	Good	MS	Deciduous	REMOVE
68	Crabapple	*Malus* spp.	4,4,4,5,5	Good	MS	Deciduous	REMOVE
69	Crabapple	*Malus* spp.	3,5,5	Good	MS	Deciduous	REMOVE
70	Austrian Pine	*Pinus nigra*	21	Fair		Evergreen	REMOVE
71	Austrian Pine	*Pinus nigra*	16	Good		Evergreen	REMOVE
72	Austrian Pine	*Pinus nigra*	16	Good		Evergreen	REMOVE
73	Austrian Pine	*Pinus nigra*	13	Fair		Evergreen	REMOVE
74	Austrian Pine	*Pinus nigra*	18	Good		Evergreen	REMOVE
75	Austrian Pine	*Pinus nigra*	16	Good		Evergreen	REMOVE
76	Austrian Pine	*Pinus nigra*	15	Fair		Evergreen	REMOVE
77	Austrian Pine	*Pinus nigra*	14	Fair		Evergreen	REMOVE
78	Austrian Pine	*Pinus nigra*	14	Good		Evergreen	REMOVE
79	Austrian Pine	*Pinus nigra*	19	Good		Evergreen	REMOVE
80	Austrian Pine	*Pinus nigra*	13	Good		Evergreen	REMOVE
81	Austrian Pine	*Pinus nigra*	19	Good		Evergreen	REMOVE
82	Eastern Cottonwood	*Populus deltoides*	20,20	Good	MS	Deciduous	REMOVE
83	Black Willow	*Salix nigra*	13	Poor		Deciduous	REMOVE
84	Boxelder	*Acer negundo*	19	Good		Deciduous	REMOVE
85	Boxelder	*Acer negundo*	8	Fair		Deciduous	REMOVE
110	Boxelder	*Acer negundo*	5	Good		Deciduous	REMOVE
111	Eastern Cottonwood	*Populus deltoides*	16	Fair		Deciduous	REMOVE
112	Black Willow	*Salix nigra*	13	Fair		Deciduous	REMOVE
113	Eastern Cottonwood	*Populus deltoides*	11,19	Good	MS	Deciduous	REMOVE
114	Black Willow	*Salix nigra*	10,18	Poor	MS	Deciduous	REMOVE
115	Eastern Cottonwood	*Populus deltoides*	18	Good		Deciduous	REMOVE
116	Eastern Cottonwood	*Populus deltoides*	16	Good		Deciduous	REMOVE
122	Austrian Pine	*Pinus nigra*	12	Fair		Evergreen	REMOVE
123	Eastern Cottonwood	*Populus deltoides*	8	Good		Deciduous	REMOVE
124	Eastern Cottonwood	*Populus deltoides*	14	Good		Deciduous	REMOVE
125	Eastern Cottonwood	*Populus deltoides*	12	Good		Deciduous	REMOVE
126	Eastern Cottonwood	*Populus deltoides*	8	Good		Deciduous	REMOVE
127	Eastern Cottonwood	*Populus deltoides*	4,7	Good	MS	Deciduous	REMOVE
131	Siberian Elm	*Ulmus pumila*	19	Fair		Deciduous	REMOVE
132	Black Cherry	*Prunus serotina*	4,4	Fair	MS	Deciduous	REMOVE
133	Austrian Pine	*Pinus nigra*	16	Fair		Evergreen	REMOVE
134	Austrian Pine	*Pinus nigra*	16	Poor		Evergreen	REMOVE
140	Austrian Pine	*Pinus nigra*	15	Good		Evergreen	Preserve
141	Cottonwood	*Populus deltoides*	6	Poor		Deciduous	REMOVE
142	Austrian Pine	*Pinus nigra*	18	Good		Evergreen	Preserve
143	Siberian Elm	*Ulmus pumila*	10	Fair		Deciduous	REMOVE
144	Siberian Elm	*Ulmus pumila*	7,8,8,9	Fair	MS	Deciduous	REMOVE
145	Austrian Pine	*Pinus nigra*	16	Good		Evergreen	Preserve
147	Austrian Pine	*Pinus nigra*	16	Good		Evergreen	Preserve
148	Siberian Elm	*Ulmus pumila*	4	Poor		Deciduous	REMOVE
149	Austrian Pine	*Pinus nigra*	15	Fair		Evergreen	REMOVE
150	Austrian Pine	*Pinus nigra*	17	Good		Evergreen	Preserve
151	Austrian Pine	*Pinus nigra*	15	Fair		Evergreen	REMOVE
152	Siberian Elm	*Ulmus pumila*	9	Fair		Deciduous	REMOVE
154	Green Ash	*Fraxinus pennsylvanica*	13	Dead		Deciduous	REMOVE
155	Eastern Cottonwood	*Populus deltoides*	15	Good		Deciduous	REMOVE
156	Eastern Cottonwood	*Populus deltoides*	6,12,14	Good	MS	Deciduous	REMOVE
160	Silver Maple	*Acer Saccharinum*	5,6,6	Fair		Deciduous	REMOVE
161	Siberian Elm	*Ulmus pumila*	12	Good	MS	Deciduous	REMOVE
162	Siberian Elm	*Ulmus pumila*	12	Fair		Deciduous	REMOVE
163	Siberian Elm	*Ulmus pumila*	6	Good		Deciduous	REMOVE
164	Green Ash	*Fraxinus pennsylvanica*	7	Dead		Deciduous	REMOVE
165	Siberian Elm	*Ulmus pumila*	7,12	Fair	MS	Deciduous	REMOVE
166	Siberian Elm	*Ulmus pumila*	6	Good		Deciduous	REMOVE
167	Siberian Elm	*Ulmus pumila*	12,14	Fair	MS	Deciduous	REMOVE
168	White Ash	*Fraxinus americana*	5	Good		Deciduous	REMOVE
169	Green Ash	*Fraxinus pennsylvanica*	6,8,12	Dead	MS	Deciduous	REMOVE
170	Green Ash	*Fraxinus pennsylvanica*	6	Fair		Deciduous	REMOVE
171	Crabapple	*Malus* spp.	3,3,4,5	Fair	MS	Deciduous	REMOVE
172	Eastern Red Cedar	*Juniperus virginiana*	8	Fair		Evergreen	REMOVE
173	Mulberry	*Morus spp.*	10,12	Good	MS	Deciduous	REMOVE
174	Black Cherry	*Prunus serotina*	9	Good		Deciduous	REMOVE
175	Black Cherry	*Prunus serotina*	5,6	Poor	MS	Deciduous	REMOVE
176	Black Cherry	*Prunus serotina*	5	Good		Deciduous	REMOVE
177	Black Cherry	*Prunus serotina*	8	Poor		Deciduous	REMOVE
178	Crabapple	*Malus* spp.	4,5	Fair	MS	Deciduous	REMOVE
179	Black Cherry	*Prunus serotina*	7,8	Poor	MS	Deciduous	REMOVE
180	Siberian Elm	*Ulmus pumila*	12	Fair		Deciduous	REMOVE
181	Green Ash	*Fraxinus pennsylvanica*	6	Good		Deciduous	REMOVE
182	Black Cherry	*Prunus serotina*	7	Poor		Deciduous	REMOVE
183	Black Cherry	*Prunus serotina*	5	Poor		Deciduous	REMOVE
184	Boxelder	*Acer negundo*	*(grouping)*	Fair		Deciduous	REMOVE
185	Crabapple	*Malus* spp.	5	Fair		Deciduous	REMOVE
186	Black Cherry	*Prunus serotina*	6	Fair		Deciduous	REMOVE
187	Black Cherry	*Prunus serotina*	6,6	Poor	MS	Deciduous	REMOVE
188	Boxelder	*Acer negundo*	6	Fair		Deciduous	REMOVE
189	American Elm	*Ulmus americana*	15	Good		Deciduous	REMOVE
190	Siberian Elm	*Ulmus pumila*	10	Fair		Deciduous	REMOVE
191	Eastern Red Cedar	*Juniperus virginiana*	9	Fair		Evergreen	REMOVE
192	Black Cherry	*Prunus serotina*	18	Poor		Deciduous	REMOVE
193	Black Cherry	*Prunus serotina*	10	Good		Deciduous	REMOVE
194	Black Cherry	*Prunus serotina*	19	Poor		Deciduous	REMOVE
195	Black Cherry	*Prunus serotina*	15,16	Fair	MS	Deciduous	REMOVE
196	Black Cherry	*Prunus serotina*	6	Fair		Deciduous	REMOVE
197	Black Cherry	*Prunus serotina*	10	Poor		Deciduous	REMOVE
198	Black Cherry	*Prunus serotina*	9	Fair		Deciduous	REMOVE
199	Black Cherry	*Prunus serotina*	13	Fair		Deciduous	REMOVE
200	Black Cherry	*Prunus serotina*	14	Poor		Deciduous	REMOVE
203	Black Cherry	*Prunus serotina*	15	Poor		Deciduous	REMOVE
204	Black Cherry	*Prunus serotina*	9	Poor		Deciduous	REMOVE
205	Black Cherry	*Prunus serotina*	10	Poor		Deciduous	REMOVE
206	Mulberry	*Morus spp.*	7	Fair		Deciduous	REMOVE
207	Black Cherry	*Prunus serotina*	13	Good		Deciduous	REMOVE
208	Black Cherry	*Prunus serotina*	9	Dead		Deciduous	REMOVE
209	Hackberry	*Celtis occidentalis*	4	Good		Deciduous	Preserve
210	Hackberry	*Celtis occidentalis*	4	Good		Deciduous	Preserve
211	Hackberry	*Celtis occidentalis*	6	Good		Deciduous	REMOVE
212	Black Cherry	*Prunus serotina*	12	Fair		Deciduous	REMOVE
213	Black Cherry	*Prunus serotina*	14	Poor		Deciduous	REMOVE
214	Black Cherry	*Prunus serotina*	10	Fair		Deciduous	REMOVE
215	Black Cherry	*Prunus serotina*	12	Poor		Deciduous	REMOVE
216	Black Cherry	*Prunus serotina*	8	Dead		Deciduous	REMOVE
217	Black Cherry	*Prunus serotina*	8	Dead		Deciduous	REMOVE
218	Black Cherry	*Prunus serotina*	9,11	Poor	MS	Deciduous	REMOVE
219	Boxelder	*Acer negundo*	9	Poor		Deciduous	REMOVE
220	Black Cherry	*Prunus serotina*	11	Fair		Deciduous	REMOVE
221	Black Cherry	*Prunus serotina*	5	Good		Deciduous	REMOVE
222	Common Buckthorn	*Rhamnus cathartica*	8	Poor		Deciduous	REMOVE
223	Black Cherry	*Prunus serotina*	8	Fair		Deciduous	REMOVE
224	Black Cherry	*Prunus serotina*	4	Dead		Deciduous	REMOVE
225	Black Cherry	*Prunus serotina*	6	Poor		Deciduous	REMOVE
226	Common Buckthorn	*Rhamnus cathartica*	9	Good		Deciduous	REMOVE
227	Black Cherry	*Prunus serotina*	13	Fair		Deciduous	REMOVE
228	Black Cherry	*Prunus serotina*	5	Dead		Deciduous	REMOVE
229	Black Cherry	*Prunus serotina*	7	Poor		Deciduous	REMOVE
230	Boxelder	*Acer negundo*	17,18	Fair	MS	Deciduous	REMOVE
231	Crabapple	*Malus spp.*	5	Poor		Deciduous	REMOVE
232	Boxelder	*Acer negundo*	4	Good		Deciduous	REMOVE
233	Black Cherry	*Prunus serotina*	17	Fair		Deciduous	REMOVE
234	Common Buckthorn	*Rhamnus cathartica*	5	Fair		Deciduous	REMOVE
243	Common Buckthorn	*Rhamnus cathartica*	6	Fair		Deciduous	REMOVE

NOTES!

ONSITE TREES:

- (173) EXISTING TREES TOTAL:

  - (159) TO BE REMOVED
  - (14) 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.
6.
7.
8.
9.
10.

PROJECT NAME AND SHEET TITLE

LEXINGTON LAKE

1150 EUCLID AVENUE - PALATINE, IL

TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER

2 OF 3

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

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.

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.	
6.	
7.	
8.	
9.	
10.	

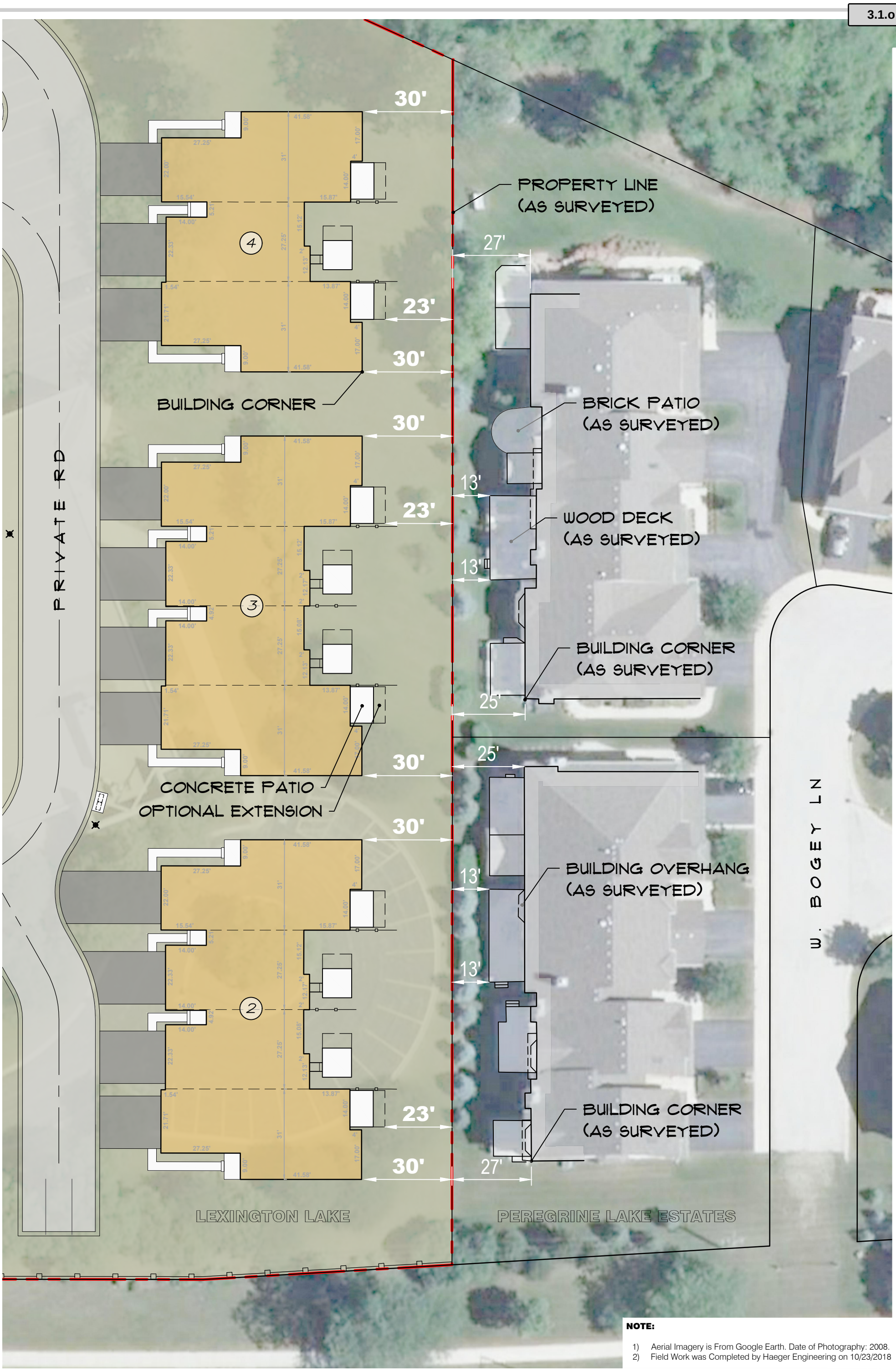
PROJECT NAME AND SHEET TITLE

LEXINGTON LAKE
1150 EUCLID AVENUE - PALATINE, IL

TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER

3 OF 3



NOTE:

1) Aerial Imagery is From Google Earth. Date of Photography: 2008.
2) Field Work was Completed by Haeger Engineering on 10/23/2018

NORTH

0 30

Scale: 1" = 30'

PROXIMITY EXHIBIT

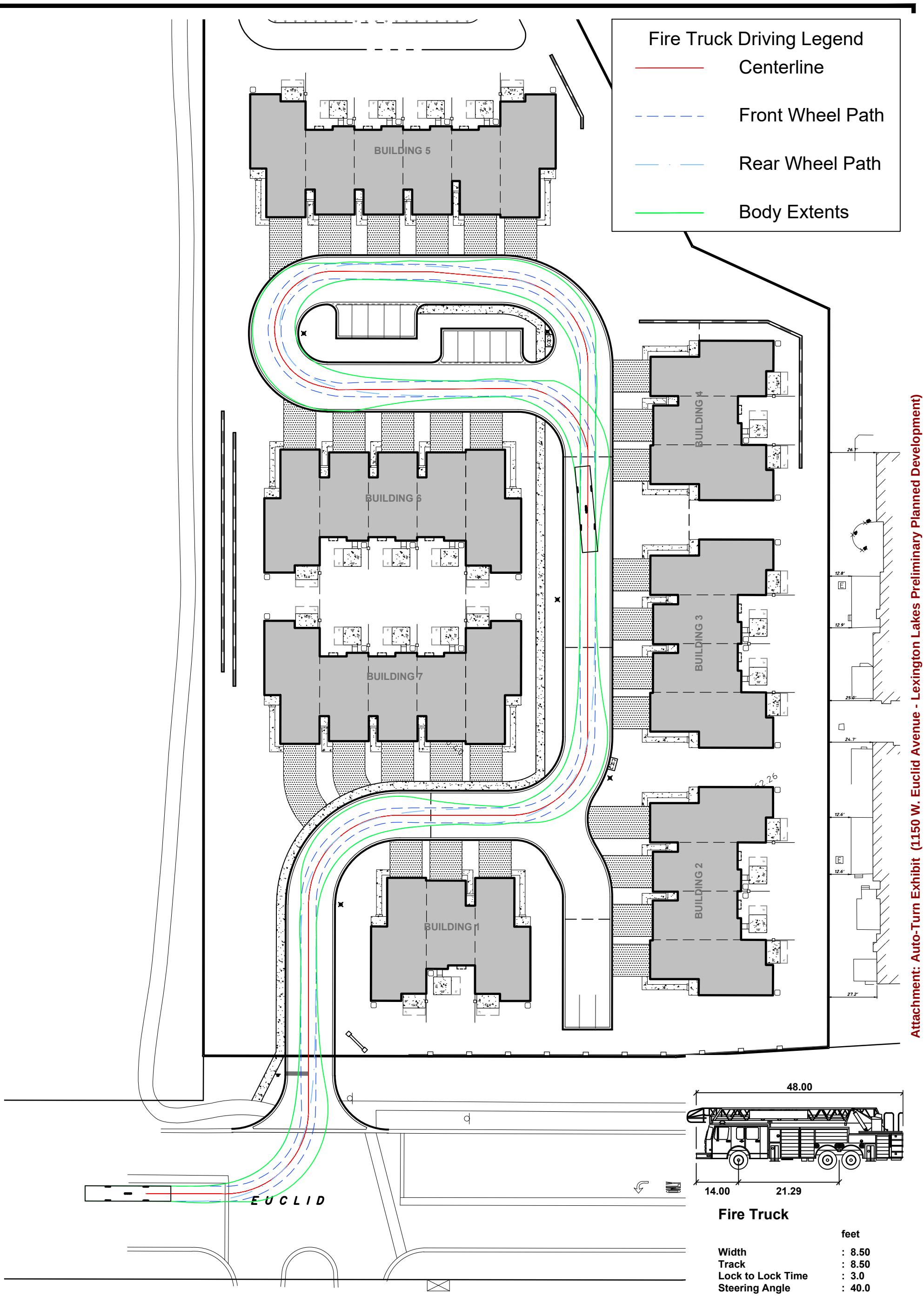
LEXINGTON LAKE
LEXINGTON HOMES, LLC
VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

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: 01.24.2019
Project No. 15-202

P:\2015\15202\Drawings\Exhibits\15202-Proximity Exhibit.dwg | Jan 24, 2019 - 12:00pm | tim-b

Plot Date: Jan 23, 2019 - 9:55am Plotted By: tim-b
File Name: P:\2015\15202\Drawings\Exhibits\15202-AutoTurn.dwg



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

Project Manager: TJB
Engineer: JSS
Date: 01/16/2019
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

NORTH
0 50
Scale: 1" = 50'

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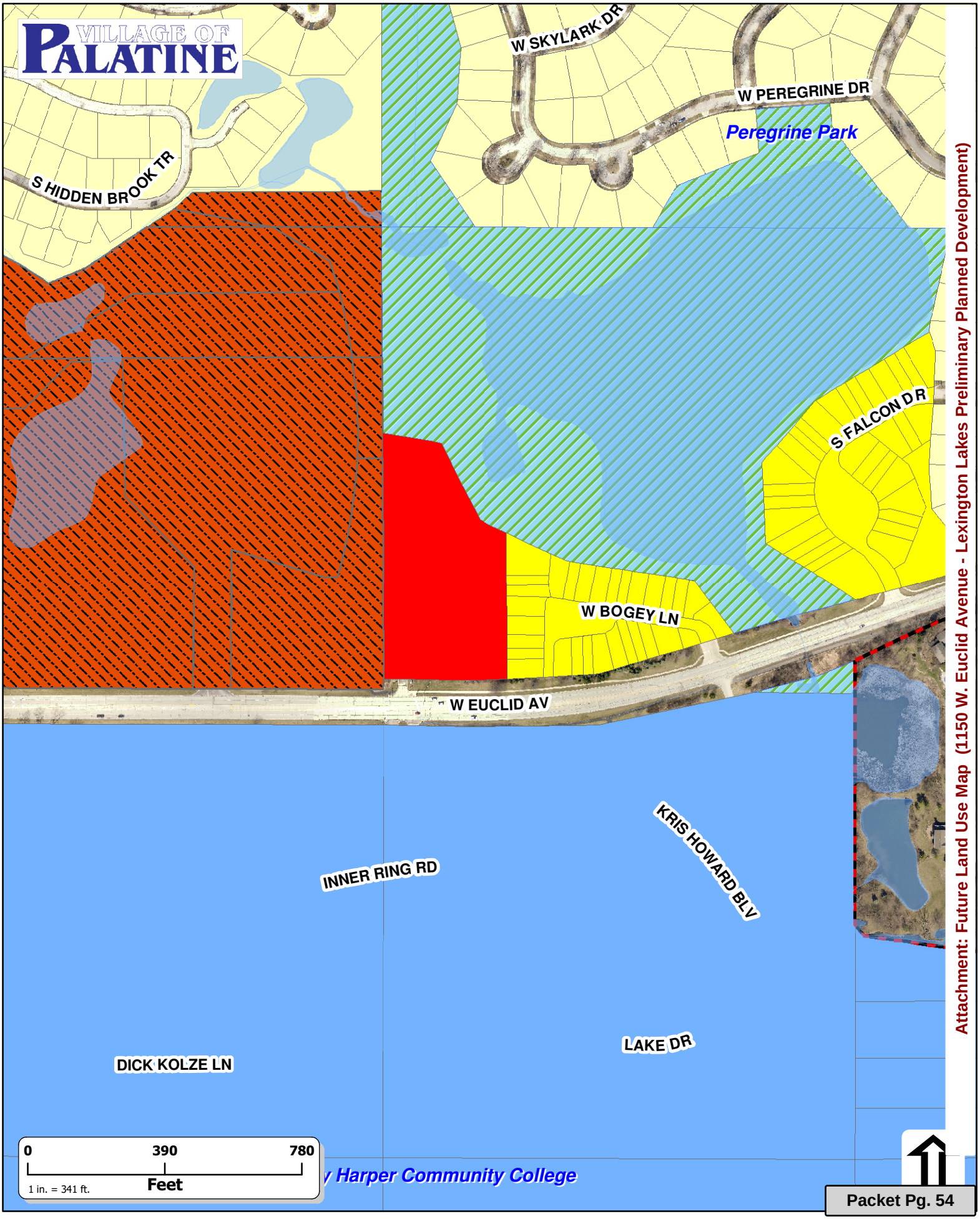
1150 W. Euclid Avenue - Future Land Use Map



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

BURNEY
ATTORNEY AT LAW

40 Brink Street
Crystal Lake, IL 60014

Direct: 815.356.2645
tburney@zcwlaw.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.

BURNEY
ATTORNEY AT LAW

40 Brink Street
Crystal Lake, IL 60014

Direct: 815.356.2645
tburney@zcwlaw.com

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 Setbacks[2]								
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
Side[3]								
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

VILLAGE OF PALATINE

PRELIMINARY PLANNED DEVELOPMENT

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	Business Name (If applicable)
Lexington Homes, Att'n Nate Wynsma	
Address	City/State/Zip Code
1731 N. Marcey St, Suite 200, Chicago, IL 60614	
Telephone	Fax
773-598-8407	N/A
Email	
NWynsma@lexingtonchicago.com	
Subject Property Address	
1150 W. Euclid Ave	
AUTHORIZED AGENT (If applicable)	Business Name (If applicable)
Nate Wynsma	
Address	City/State/Zip Code
1731 N. Marcey St, Suite 200, Chicago, IL 60614	
Telephone	Fax
773-598-8407	N/A
Email	
NWynsma@lexingtonchicago.com	

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

Signature _____ Date 9/18/18

RECEIVED
SEP 20 2018
BUILDING SERVICES
4:28 PM

Attachment: Preliminary Planned Development application - 1150 W. Euclid Avenue (1150 W. Euclid Avenue - Lexington Lakes Preliminary

Attachment: Preliminary Planned Development application - 1150 W. Euclid Avenue (1150 W. Euclid Avenue - Lexington Lakes Preliminary

VILLAGE OF PALATINE

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	Village Council Date

RECEIVED SEP 20 2018 PLANNING & ZONING DEPARTMENT date received

PLEASE TYPE OR PRINT IN INK:

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

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. Existing uses on the property consist of an abandoned office-industrial building

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

6. Current zoning of property: P-Planned Development4 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 30 unit 2 story town-home development consisting of 30-3 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 ere 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.

Attachment: Preliminary Planned Development application - 1150 W. Euclid Avenue (1150 W. Euclid Avenue - Lexington Lakes Preliminary

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: _____ Date: 9/18/18

State of Illinois

County of ~~Cook~~ Kane

This instrument was acknowledged before me on SEPTEMBER 18, 20 18 by

_____

(Seal)

JAY WENDT
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 25, 2021

_____
Notary Public

Attachment: Preliminary Planned Development application - 1150 W. Euclid Avenue (1150 W. Euclid Avenue - Lexington Lakes Preliminary

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, March 5, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
1. Preliminary Planned Development to permit a 30-unit residential townhome development
The property is commonly known as 1150 W. Euclid Avenue (PIN# 02-28-400-077).
The Petitioner is requesting to construct a new 30-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 18th day of February 2019.
Published in Daily Herald February 18, 2019 (4518565)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery, Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake, Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach, Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollo 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 18-FEB-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 Paula Baltzer
Authorized Agent

Control # 4518565