VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
http://www.palatine.il.us

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JANUARY 16, 2023

Regular Meeting **7:00 PM**

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Greg Solberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Present	
Brad Helms	District 6 Councilman	Present	

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, and Director of Human Resources Pam Jackson

II. PLEDGE TO THE FLAG – Time: 7:00 PM

Mayor Schwantz invited everyone to stand and join him in the Pledge to the Flag.

III. APPROVAL OF MINUTES – Time: 7:00 PM

1. Village Council & Committee of the Whole - Regular Meeting - January 9, 2023 - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT – Time: 7:01 PM

1. As Submitted **-**

Mayor Schwantz announced upcoming events:

Saturday, January 21: 5 PM - 7:30 PM
Knights of Columbus Spaghetti Dinner Fundraiser
Benefiting St. Thomas of Villanova Parish
St. Thomas of Villanova Rowley Center

Thursday, January 26: 10:30 AM - 9 PM
Knights of Columbus Dine to Donate
Benefiting K9 for Veterans
Photo's Hotdogs

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:01 PM

Recess to Committee of the Whole **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:01 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Resolution Granting a Two-Lot Subdivision at 1150 W. Wilson Street **- Adopted by Voice Vote** (Council District: One)

Planning & Zoning Director Ben Vyverberg presented a developer's request to subdivide a 1.36 acre parcel into 2 residential lots in the South Frog Hollow Sub Area. The Village Engineer has initially reviewed and conditionally accepted the engineering plans, noting the proposed subdivision conforms to all the minimum Zoning and Subdivision standards, Site Development, and Floodplain regulations. The Plan Commission unanimously approved the subdivision, and staff concurs.

RESULT:	**ADOPTED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

   Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:03 PM

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Granting a Special Use to Permit a Tobacco Shop at 1713 N. Rand Road #100 **- Motion Carried by Voice Vote** (Council District: Four)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to open a tobacco shop, selling tobacco, vape products and accessory items, within a multi-tenant building. Minors may not enter the premises unless accompanied by a parent or legal guardian. Vyverberg reviewed parking agreements. The ZBA voted unanimously to approve, and staff concurs.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider an Ordinance Granting a Variation for a Multi-Family Unit to be Less than the Minimum Required Square Feet to Allow an Existing Condominium Unit (#104) to be Divided Into Two Units at 140 W. Wood Street **- Motion Carried by Voice Vote** (Council District: Six)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request to divide a two-bedroom unit into a one-bedroom unit and a studio unit, smaller than the minimum 500 square feet required by Ordinance. The Park Town HOA approved the conversion. Only one such unit remains that could be converted in this way. Parking is compliant. The ZBA voted unanimously to approve the variation and staff concurs.

   In response to Councilman Solberg, Vyverberg stated the request does have to do with the HOA assessment.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. As Submitted **-**

   Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:09 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:09 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:09 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:09 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:09 PM

Reconvene the Village Council Meeting **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VIII.CONSENT AGENDA

All items are considered to be routine by the Village Council and will be enacted by one motion, with waiver of first reading. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider a Resolution Granting a Two-Lot Subdivision at 1150 W. Wilson Street **- Adopted by Roll Call** (Council District: One)

   Resolution #R-1-23

2. Consider an Ordinance Granting a Special Use to Permit a Tobacco Shop at 1713 N. Rand Road #100 **- Approved** (Council District: Four)

   Ordinance #O-5-23

3. Consider an Ordinance Granting a Variation for a Multi-Family Unit to be Less than the Minimum Required Square Feet to Allow an Existing Condominium Unit (#104) to be Divided Into Two Units at 140 W. Wood Street **- Approved** (Council District: Six)

   Ordinance #O-6-23

4. Consider a Resolution Granting a Reduction in the Public Improvements Security Deposit and Commencement of the One-Year Maintenance Period for the Autumn Road Subdivision **- Adopted by Roll Call** (Council District: One)

   Resolution #R-2-23

5. Consider an Ordinance Decreasing the Number of Class D Liquor Licenses by One for Open Kitchens, 512 W. Northwest Highway **- Approved** (Council District: Six)

   Ordinance #O-7-23

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:10 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:10 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:10 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No report.

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:10 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   Councilman Myslinski commended the Mayor for being here this evening after hip replacement Friday.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:10 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:10 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 7:10 PM

A. VILLAGE MANAGER

1. As Submitted **-**

No Report

B. VILLAGE CLERK

1. As Submitted **-**

C. VILLAGE ATTORNEY – Time: 7:10 PM

1. As Submitted **-**

No Report

XI. CLOSED SESSION AS REQUIRED – Time: 7:10 PM

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:10 PM

No one came forward.

XIII. ADJOURNMENT – Time: 7:11 PM

Adjourn the Village Council Meeting **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JANUARY 9, 2023

Regular Meeting **7:00 PM**

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Absent	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Greg Solberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Present	
Brad Helms	District 6 Councilman	Present	

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Nicholas Standiford, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, and Director of Human Resources Pam Jackson

II. PLEDGE TO THE FLAG – Time: 7:00 PM

Mayor Schwantz invited everyone to stand and join him in the Pledge to the Flag.

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - December 12, 2022 **- Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Lamerand, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Millar

Minutes Acceptance: Minutes of Jan 9, 2023 7:00 PM (APPROVAL OF MINUTES)

IV. MAYOR'S REPORT

1. As Submitted -

Mayor Schwantz announced upcoming events:

Christmas trees and wreaths, free of decorations, can be placed at the parkway for pick up on your scheduled collection day throughout January.

The Village Hall will be closed next Monday, January 16, in honor of Martin Luther King, Jr.; however, the regularly scheduled Village Council Meeting will take place at 7:00 PM, January 16, in the Council Chambers.

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:01 PM

Recess to Committee of the Whole **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Lamerand, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Millar

VI. COMMITTEE OF THE WHOLE

A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:01 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion to Approve the Temporary Closure of Public Streets and Waiver of Fees All Related to the Jaycees' Proposed 2023 Hometown Fest **- Approved by Voice Vote** (Council District: Six)

Village Manager Reid Ottesen presented the Palatine Jaycees plan for their annual Hometown Fest from Friday, June 30 - Tuesday, July 4, 2023:

- Friday June 30: 5 PM - 10 PM (Special Needs Carnival from 3 - 5 PM)
- Saturday July 1: Noon - Midnight (Parade at 11 AM)
- Sunday July 2: Noon - 10 PM
- Monday July 3: 3 PM - Midnight (Fireworks at 9:30 PM)
- Tuesday July 4: Noon - 5 PM

with requests for:

1) Waiver of fees for Village services, permits, and licenses;

2) Temporary closure of Wood Street, between Mozart Street and Oak Street,

Minutes Acceptance: Minutes of Jan 9, 2023 7:00 PM (APPROVAL OF MINUTES)

from Monday, June 26 - Wednesday, July 5 for the carnival (this approval would be subject to access being maintained to the Village Hall and Park District facilities throughout the event);

3) Setup will begin Thursday, June 29 and tear down will start Tuesday afternoon on July 4th and conclude on Wednesday, July 5th; and

4) Temporary closure of streets on July 1st for the parade. Any requested overnight security from the Palatine Police Department will be billed and paid for by the Jaycees. The hours were approved by the Palatine Park District on December 13, 2022

Ottesen recommends approval of the Palatine Jaycees Hometown Fest, but recommends Jaycees conduct overnight surveillance or hire independent contractors. Palatine police security overnight will be billed.

Zack Kulig and Andrew Namowicz presented details of Hometown Fest 2023. In response to Councilman Lamerand regarding the 2022 MC's political comments, they stated last year's MC has been replaced and barred from any microphone. This has been handled internally.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Jim Schwantz, Mayor
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Millar

2. As Submitted **-**

Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:05 PM

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Granting a Variation to Permit an Accessory Structure to be 770 Square Feet, Instead of the Maximum Permitted 700 Square Feet, at 126 N. Elmwood Avenue **- Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented a proposal to expand an existing detached garage to 770 square feet (700' maximum allowed) for truck parking at 126 N. Elmwood. It complies with setback, bulk, building and lot overage code. The ZBA voted unanimously to recommend approval and staff concurs.

Minutes Acceptance: Minutes of Jan 9, 2023 7:00 PM (APPROVAL OF MINUTES)

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Millar

2. Consider an Ordinance Granting Variations to Permit a Fence to be Installed in the Side Yard Abutting a Street and Without the Required Landscaping at 948 N. Topanga Drive **- Motion Carried by Voice Vote** (Council District: Six)

   Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a Variation to permit a fence set back 0 feet from the side property line abutting a street (minimum required 5 feet); and a Variation not to install the required landscaping between the fence and the lot line abutting a public street. As directed, petitioner has removed some of the existing parkway landscaping to eliminate line of sight concerns for pedestrians. The ZBA voted unanimously to recommend approval of the variations and staff concurs.

   In response to Councilman Myslinski, Village Manager Reid Ottesen clarified that there are five feet between the sidewalk and the property line.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. Consider an Ordinance Granting a Special Use to Permit an Addition to be Set Back 36 Feet from the Rear Lot Line Instead of the Minimum Required 40 Feet at 1153 N. Edgewater Court **- Motion Carried by Voice Vote** (Council District: One)

   Planning & Zoning Director Ben Vyverberg presented the resident's proposal to construct a one-story screened-in porch in their rear yard, set back 36 feet (minimum 40'). Building and lot coverage are within code. The ZBA voted unanimously to recommend approval of the Special Use and staff concurs.

   Chris Ferry, Howard Avenue, Elmhurst owner was present to field questions.

Minutes Acceptance: Minutes of Jan 9, 2023 7:00 PM (APPROVAL OF MINUTES)

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Jim Schwantz, Mayor
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Millar

4. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash at 1220 N. Rand Road **- Motion Carried by Voice Vote** (Council District: Five)

   Planning & Zoning Director Ben Vyverberg reported Wicked Quick Car Wash, LLC has recently acquired the car wash at 1220 N. Rand Rd. and seeks a transfer of Special Use #O-133-86 to permit the continued operation; the business hours will be extended by one hour. Staff recommends approval.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Millar

5. As Submitted **-**

   Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:14 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:14 PM

TIM MILLAR, CHAIRMAN Lamerand

1. As Submitted **-**

   Nothing was submitted.

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:14 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Jan 9, 2023 7:00 PM (APPROVAL OF MINUTES)

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:15 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:15 PM

Reconvene the Village Council Meeting **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Lamerand, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Millar

VIII.CONSENT AGENDA

All items are considered to be routine by the Village Council and will be enacted by one motion, with waiver of first reading. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Lamerand, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Millar

1. Consider a Motion Ratifying the Village Manager's Approval of 2022 Warrant #24 **- Approved**

2. Consider a Motion to Approve 2023 Warrant #1 **- Approved**

3. Consider a Motion to Approve the Temporary Closure of Public Streets and Waiver of Fees All Related to the Jaycees' Proposed 2023 Hometown Fest **- Approved** (Council District: Six)

4. Consider an Ordinance Granting a Variation to Permit an Accessory Structure to be 770 Square Feet, Instead of the Maximum Permitted 700 Square Feet, at 126 N. Elmwood Avenue **- Approved** (Council District: Six)

   Ordinance #O-1-23

Minutes Acceptance: Minutes of Jan 9, 2023 7:00 PM (APPROVAL OF MINUTES)

5. Consider an Ordinance Granting Variations to Permit a Fence to be Installed in the Side Yard Abutting a Street and Without the Required Landscaping at 948 N. Topanga Drive **- Approved** (Council District: Six)

   Ordinance #O-2-23

6. Consider an Ordinance Granting a Special Use to Permit an Addition to be Set Back 36 Feet from the Rear Lot Line Instead of the Minimum Required 40 Feet at 1153 N. Edgewater Court **- Approved** (Council District: One)

   Ordinance #O-3-23

7. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash at 1220 N. Rand Road **- Approved** (Council District: Five)

   Ordinance #O-4-23

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:15 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:15 PM

TIM MILLAR, CHAIRMAN

In Councilman Millar's absence, Vice Chairman Lamerand made the Committee Report.

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:15 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Jan 9, 2023 7:00 PM (APPROVAL OF MINUTES)

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:15 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:15 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:16 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 7:16 PM

A. VILLAGE MANAGER – Time: 7:16 PM

1. As Submitted **-**

No Report

B. VILLAGE CLERK – Time: 7:16 PM

1. As Submitted **-**

No Report

C. VILLAGE ATTORNEY – Time: 7:16 PM

1. As Submitted **-**

No Report

XI. CLOSED SESSION AS REQUIRED – Time: 7:16 PM

No Closed Session requested.

Minutes Acceptance: Minutes of Jan 9, 2023 7:00 PM (APPROVAL OF MINUTES)

XII. RECOGNITION OF AUDIENCE – Time: 7:16 PM
No one came forward.

XIII.ADJOURNMENT – Time: 7:16 PM

Adjourn the Village Council Meeting **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Millar

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Jan 9, 2023 7:00 PM (APPROVAL OF MINUTES)

Consider a Resolution Granting a Two-Lot Subdivision at 1150 W. Wilson Street

BACKGROUND:
The Subject property, zoned R-2 Single-Family Residential, contains 1.36 acres. It previously contained a single-family residential home and related improvements. The property was sold, and the home was demolished. The Petitioner proposes to subdivide the property into 2 residential lots and is therefore requesting approval of the following:

Preliminary and Final Plat of Subdivision to permit 2-lot single-family residential subdivision.

KEY ISSUES:

- The Subject Property was annexed in 1993. While the existing property is approximately 1.36 acres, the proposed resubdivision contemplates the following lot characteristics:

	Proposed Lot Size (9,000 sq. ft. for interior lots; 10,000 sq. ft. for corner lots)	**Lot Width** (75' for interior lots; 85' for corner lots)	**Lot Depth** (110' required)
Lot 1 - **western**	29,791.18 SF (.68 acres)	100.28'	297.08
Lot 2 - **eastern**	29,779 SF (.68 acres)	100'	297.79

- Both lots exceed all the minimum required lot standards and R-2 zoning requirements.
- The Subject Property is also part of the South Frog Hollow Sub Area (adopted in May 2002), which recognized this subdivision and recommended that redevelopment contemplate larger lot sizes in this area. While the underlying R-2 zoning requirements regulate this property; the proposed subdivision includes two .68 acre lots and complies with both the zoning requirements and the broader intentions of the Sub Area plan.
- As an existing condition, the property grades from south to north, with Salt Creek encompassing northern portions of the lots. The Subdivision Ordinance requires a 100-foot maintenance easement for the portions of the lot including Salt Creek. The easement was a component of the initial subdivision and restated in the proposed resubdivision.
- The northern portions of the lots are encumbered within the floodplain. Per the engineering plans, the proposed home sites and any required grading therein, will not impact or effect the floodplain. As part of the engineering review and proposed conditions, a Letter of Map Amendment (LOMA - prior to Certificate of Occupancy) must be provided to confirm the proposed homes are not located in the floodplain. The engineering plans and Village Engineer review of the plans indicate that the proposed improvements will not impact the floodplain, but the LOMA required is the regulatory standard for this confirmation.
- Per MWRD's WMO, stormwater detention is not required, but volume control is necessary. The proposed engineering plans identify the volume control areas on the north sides of the home sites for each lot. The Village Engineer has initially

reviewed and conditionally accepted the engineering plans.

- Village utilities and infrastructure exist within the area and the proposed improvements will extend and incorporate the existing utilities, where required. The most recent subdivision redevelopment in this area occurred at Zhou Subdivision, where 1 single lot was subdivided into 3 new residential lots.
- The proposed subdivision conforms to all the minimum required bulk standards in the zoning ordinance and minimum lot requirements within the Subdivision, Site Development, and Floodplain regulations amendment ordinance. Additionally, the proposed 2-lot subdivision is consistent with the Comprehensive Plan recommendation and continues the established patterns of residential redevelopment in this area.

ALTERNATIVES:

Public Hearing:	Plan Commission - January 3, 2023
Residents testifying:	None.
Vote:	The Plan Commission voted unanimously to approve the requested Subdivision and Rezoning, and Staff concurs.

ACTION REQUIRED:

A motion to approve a 2-lot subdivision at 1150 W. Wilson Street.

ATTACHMENTS:

- Aerial Map
- RES Wilson Street Subdivision
- EXHIBIT - Final Plat of Resubdivision
- EXHIBIT - Wilson Street Resubdivision Engineering plans
- Representational Elevations
- Plan Commission materials - January 3, 2023
- DRAFT January 3, 2023 Plan Commission minutes

RESULT:	**ADOPTED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

GISConsortium | 1150 W. Wilson Street - 2-lot R-2 subdivision

Legend

0 300 600 ft

Print Date: 12/30/2022

Notes

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

Attachment: Aerial Map (1150 W. Wilson Street - PF Subdivision)

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL
1150 W. WILSON STREET

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT; and

WHEREAS, 1150 W. Wilson Street has complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine at the January 3, 2023 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute a preliminary and final plat of subdivision "Wilson Street Resubdivision" pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following condition(s):

1. **The Volume Control area shall be reflected on the plat of subdivision and clearly indicating that the property owner is responsible to maintain these areas, without any modifications. This language would be restated on each plat of survey for the property.**

2. **The final 100-foot maintenance easement language shall be revised in a manner acceptable to the Village Attorney and Village Engineer.**

3. **Engineering plans are subject to final review prior to issuance of Site development permit.**

4. **An MWRD/WMO permit is required.**

5. **FEMA LOMA shall be required (prior to CO) to document the new homes are not located in the Flood Plain.**

6. **The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.**

7. **Review fees, in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**

Attachment: RES Wilson Street Subdivision (1150 W. Wilson Street - PF Subdivision)

8. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.

9. The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.

10. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.

11. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Morrison Surveying CO. Inc.

12. Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.

13. As required by the Subdivision, Site Development, and Floodplain Ordinance, sidewalks shall be included with the Final Engineering Plans, in a manner acceptable to the Village Engineer.

14. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.

15. Recording fees in the amount of $300 shall be submitted.

DATED: This _____day of _____, 2023

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2023

_____

Attachment: RES Wilson Street Subdivision (1150 W. Wilson Street - PF Subdivision)

Village Clerk

Attachment: RES Wilson Street Subdivision (1150 W. Wilson Street - PF Subdivision)

FINAL PLAT OF RE-SUBDIVISION OF WILSON SUBDIVISION

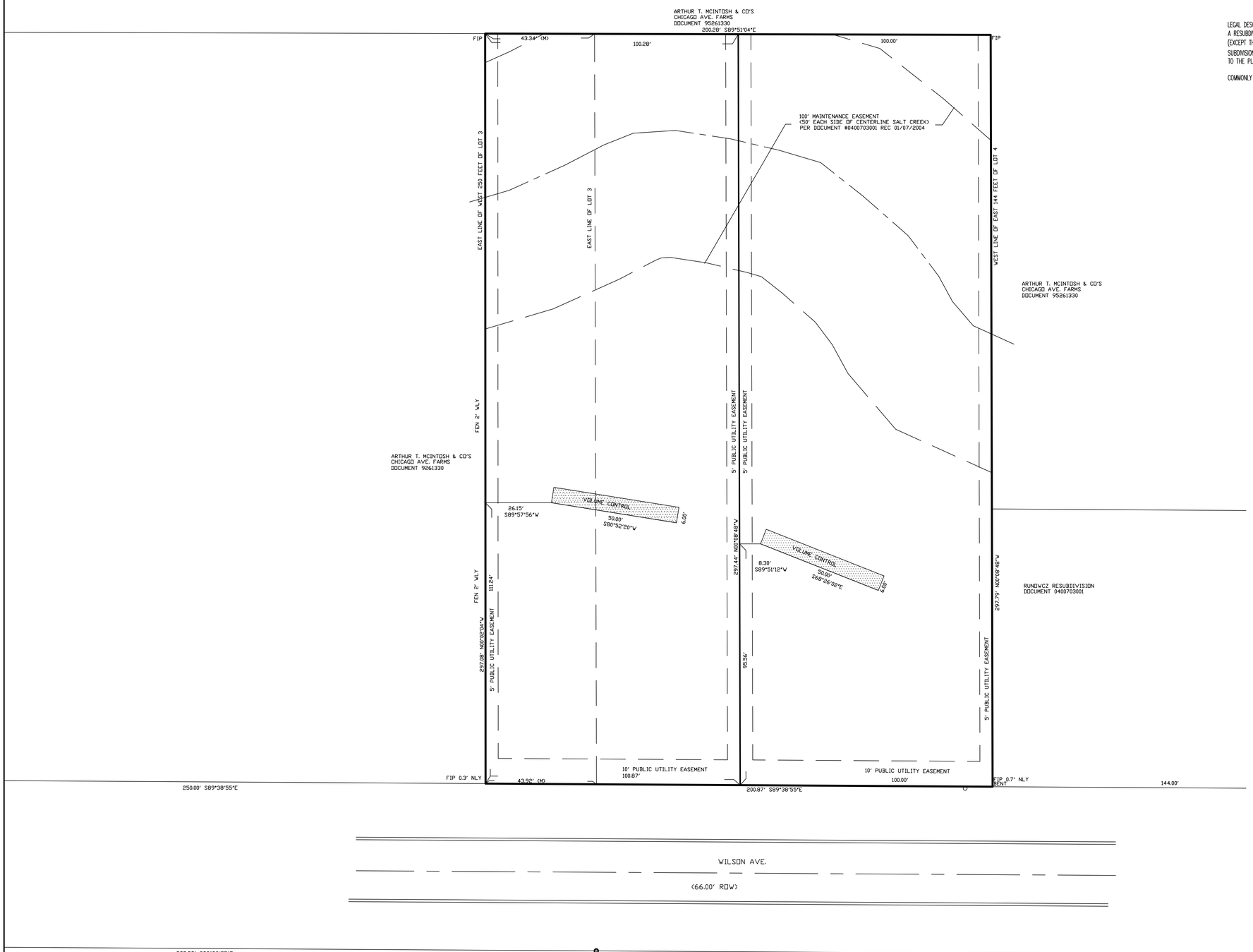
MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

LEGAL DESCRIPTION:
A RESUBDIVISION OF LOT 1 IN RUNOWICZ SUBDIVISION A SUBDIVISION OF LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF) ALL IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 2004 AS DOCUMENT 0400703001, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1150 W. WILSON ST. PALATINE, ILLINOIS

N

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



VOLUME CONTROL EASEMENT
VOLUME CONTROL AREA AND ON-SITE STORM SEWER SERVING SAID AREA SHALL BE MAINTAINED BY EACH INDIVIDUAL HOMEOWNER ACCORDING TO THE TERMS SET FORTH IN SCHEDULE R OF THE MWRD-WMO PERMIT.

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

REVISIONS
PER VILLAGE 11-15-22

DRAWN BY: TJS	JOB NO. 5305
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 10-05-22

PLAT OF SUBDIVISION
WILSON SUBDIVISION

SHEET NO. 1 OF 2 SHEETS

Attachment: EXHIBIT - Final Plat of Resubdivision (1150 W. Wilson Street - PF Subdivision)

FINAL PLAT OF RE-SUBDIVISION OF WILSON SUBDIVISION

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604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
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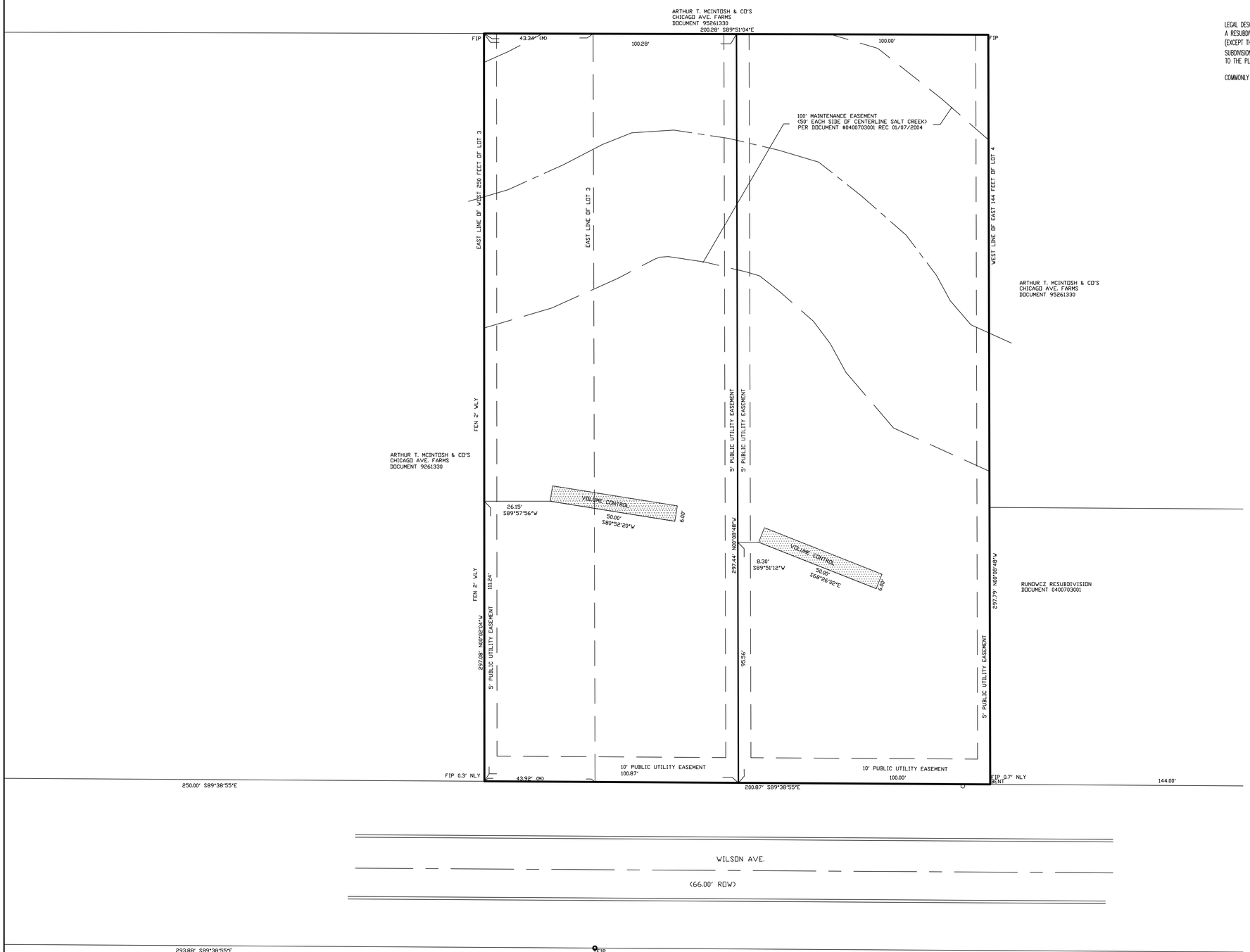

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PLAT OF SUBDIVISION
WILSON SUBDIVISION

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

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS "PUBLIC UTILITIES", "PUBLIC UTILITIES EASEMENT" OR "PU&D EASEMENT" SHALL BE APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS,M AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER MAINS (INCLUDING "B" BOXES), SEWAGE MAINS AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE SUCH OBSTRUCTIONS AT THIER SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGEMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY AUTHORIZED BY THE VILLAGE (REFERRED TO AS "GRANTEES"), JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS UTILITY EASEMENT, DRAINAGE AND UTILITY EASEMENT, OR UTILITY AND LANDSCAPING EASEMENT WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS GIVEN IN THIS SECTION; AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES' FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY THE GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

CABLE TELEVISION

A PERMANENT, NONEXCLUSIVE EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE AND/OR TO ANY CABLE TELEVISION COMPANY AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (REFERRED TO AS THE "COMPANY") AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS SHOWN AND/OR LABELED AS "DRAINAGE AND UTILITY EASEMENT" WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING AND MAINTAINING CABLE TELEVISION LINES OR APPURTENANCES AND, WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE ATTACHED PLAT FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL OF SUCH WORK. THE RIGHT IS ALSO GRANTED TO THE CITY AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH SUCH USES AND RIGHTS. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND, AND THE USE OF SUCH EASEMENT SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

GAS EASEMENT

A AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASE,EMT", P.U.&D.E., "COMMON AREA OR AREAS", (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE THE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS, AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENT" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERMS IN SECTION 605/2(e) OF THE "CONDOMINIUM POLICY ACT" (ILLINOIS COMPILED STATUTES, CH 765, SEC. 605/2(e)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT OR PARCEL OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AMERITECH ILLINOIS:

BY:_____ DATE:_____

TITLE:_____

AT&T COMCAST:

BY:_____ DATE:_____

TITLE:_____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:_____ DATE:_____

TITLE:_____

Permission to record the plat is hereby granted to:

_____
(NAME)

_____
(ADDRESS)

_____

_____

Permanent Index Number:
02-16-405-017-0000

EASEMENT PROVISIONS
An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E'(or similar designation), the property designated in the Declaration of Condominium and/or on this plat as 'Common Elements', and the property designated on the plat as 'common area or areas', and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E'(or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term 'Common Elements' shall have the meaning set forth for such term in the 'Condominium Property Act', Chapter 765 ILCS 605/2(c), as amended from time to time.

The term 'common area or areas' is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as 'outlots', 'common elements', 'open space', 'open area', 'common ground', 'parking' and 'common area'. The term 'common area or areas', and 'Common Elements' include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

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

School Districts:

Elementary School District #_____

High School District #_____

Send the tax bill to :

_____
(NAME)

_____
(ADDRESS)

_____

_____

NOTARY CERTIFICATE

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

I,_____ a notary public in and for said county in the state aforesaid, do hereby certify that _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., _____.

_____
Notary Public

My commision expires on _____

OWNER'S CERTIFICATE

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

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

Dated this _____ day of _____, A.D., _____

_____
OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

This plat has been checked for conformance to Village of Palatine standards and requirements and working drawings and specifications for streets, curb and gutter, watermains, sanitary sewer mains, storm water drainage and grading, sidewalks, street lights and street trees and soil erosion control have been prepared in conformance with the Village of Palatine standards and requirements and all engineering fees due the Village of Palatine have been paid.

_____ _____
Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

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

By _____ Dated _____
Owner

By _____ Dated _____
Illinois Professional Engineer #62-42874

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

PLAN COMMISION

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

Approved by the plan commision of the Village of Palatine, Cook County, Illinois, at a meeting held this _____ day of _____, A.D., _____.

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR

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

Dated this _____ day of _____, A.D., _____.

By: _____
Village Collector

VILLAGE COUNCIL

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

Approved by the Village Council of the Village of Palatine, Cook County, Illinois,

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

SURVEYOR'S CERTIFICATE

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

I, Matthew James Morrison, an Illinois Professional Land Surveyor, hereby certify that I have surveyed and subdivided and platted for the owners thereof the following described property to wit:

A RESUBDIVISION OF LOT 1 IN RUNOWCZ SUBDIVISION A SUBDIVISION OF LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF) ALL IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 2004 AS DOCUMENT 0400703000I, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1150 W. WILSON ST. PALATINE, ILLINOIS

I also certify that the land included by said survey falls within the corporate limits of the Village of Palatine, Illinois.

I further declare, based upon a review of the flood insurance rate map (F.I.R.M.) Community Panel Number 17031C0177J with effective date August 19, 2008, it is our opinion that a portion of said property does fall within a special flood hazard area as identified by said F.I.R.M. maps.

This plat correctly represents said survey and subdivision in every detail. All lot corners are marked with an iron pipe unless otherwise noted. Dimensions are in feet and decimal parts thereof, corrected to 62 degrees F. temperature.

Arlington Heights, Illinois, this 05th day of October, A.D., 2022

_____
I.P.L.S. No. 35-3735

MATTHEW JAMES MORRISON
35.3735
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
MORRIS, IL

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

REVISIONS
PER VILLAGE 11-15-22

DRAWN BY:	TJS	JOB NO.	5305
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	10-05-22

PLAT OF SUBDIVISION
FONTAINE HILL SUBDIVISION

SHEET NO. 2 OF 2 SHEETS

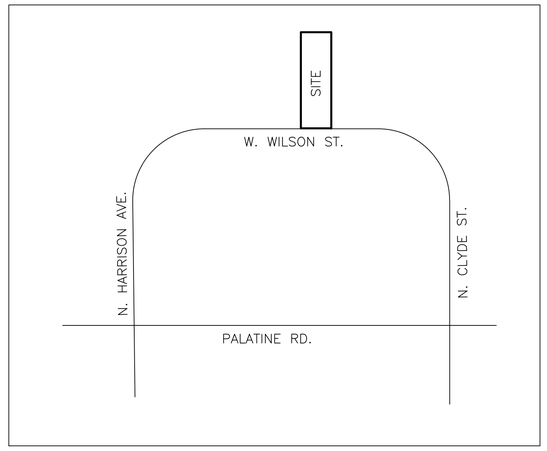
Attachment: EXHIBIT - Final Plat of Resubdivision (1150 W. Wilson Street - PF Subdivision)

PUBLIC IMPROVEMENT PLANS
FOR
WILSON SUBDIVISION
PALATINE, IL
BY
GWR BUILDERS, INC.

LEGAL DESCRIPTION:

LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF) ALL IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1926 AS DOCUMENT 9261330 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1150 W. WILSON AVE. PALATINE, ILLINOIS



LOCATION MAP

INDEX OF SHEETS

1. TITLE SHEET
2. MWRDGC GENERAL NOTES
3. GENERAL NOTES
4. EXISTING CONDITIONS
5. SITE DEVELOPMENT PLAN
6. EROSION CONTROL PLAN
7. EXHIBIT R
8. DETAILS
9. EXISTING DRAINAGE EXHIBIT
10. PROPOSED DRAINAGE EXHIBIT

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER		
STORM SEWER		
UNDERDRAIN		
WATERMAIN		
GAS	G	G
IBT	I	I
CABLE	C	C
ELECTRIC	E	E
MANHOLE, INLET, CB FIRE HYDRANT, VALVE		
ELEVATIONS	(XXX.XX)	XXX.XX
TOP OF CURB EDGE OF PAVEMENT	XXX.XX XXX.XX	XXX.XX XXX.XX
GEOMETRIC COORDINATE	XXXX	XXXX
LIGHT POLES		
DRAINAGE ARROWS		
SEWER CLEANOUT		
WATER METER VAULT	M	M
UTILITY POLE		
SOIL BORINGS	N/A	B-
TRAFFIC SIGN		
TRAFFIC ARROW		
PARKING STALL COUNT		
TREE		
RELOCATE TREE		
ITEM REMOVAL		N/A
PAVEMENT REMOVAL		N/A
P.C.C		
MARSH		N/A

ALL DIMENSIONS AND COORDINATES ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE
OPEN SYMBOLS AND DASHED LINES INDICATE EXISTING IMPROVEMENTS

EXISTING UTILITIES
WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

DRAINAGE STATEMENT
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

REGISTERED PROFESSIONAL ENGINEER 62-42874

PREPARED FOR:
GWR BUILDERS
47 N. BOTHWELL
PALATINE, IL

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS
EXPIRES 11-30-23

CALL JULIE TOLL FREE
1(800)892-0123
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
WARNING
CALL BEFORE YOU DIG
CALL
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48 HOURS BEFORE YOU DIG

PROJECT BENCHMARK:
RIM OF SANITARY MANHOLE ALONG THE SOUTH SIDE OF WILSON STREET, AT THE SW CORNER OF THE SUBJECT PROPERTY.

NGVD29 ELEVATION 777.86

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

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

REVISIONS
PER VILLAGE 11-15-22

DRAWN BY:	L.T.S.	JOB NO.	5305
DESIGNED BY:	TJS		
CHECKED BY:	T.J.S.	DATE:	10-05-22

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 10 SHEETS

Attachment: EXHIBIT - Wilson Street Resubdivision Engineering plans (1150 W. Wilson Street - PF Subdivision)

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF PALATINE MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).

2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0.28 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

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

REVISIONS
PER VILLAGE 11-15-22

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS
JOB NO. 5305
SCALE:
DATE: 10-05-22

MWRDGC GENERAL NOTES
WILSON SUBDIVISION

SHEET NO. 2 OF 10 SHEETS

Attachment: EXHIBIT - Wilson Street Resubdivision Engineering plans (1150 W. Wilson Street - PF Subdivision)

GENERAL NOTES AND CONDITIONS

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE.

2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE VILLAGE OF PALATINE. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE VILLAGE OF PALATINE REQUIREMENTS.

3. THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE SUBDIVISION CONTROL ORDINANCE SHALL GOVERN OVER ALL.

4. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE REQUEST FOR INSPECTION, COMMENCEMENT OR RESUMPTION OF ANY WORK.

5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE VILLAGE WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. SET OF MYLAR–REPRODUCIBLE RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE VILLAGE BY THE DEVELOPER.

   THE CONTRACTOR SHALL ACCURATELY MARK THE LOCATION OF EACH SANITARY SERVICE, STORM SERVICE AND WATER SERVICE CONNECTION BY PLACING A 4" X 4" POST EIGHT FEET LONG AT THE END OF EACH SERVICE CONNECTION. EACH POST SHALL BE SET SO IT IS PLUMB AND THE TOP END IS THIRTY SIX (36) INCES ABOVE GRADE. THE TOP EIGHTEEN (18) INCES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A TABULAR LISTING OF EACH AND EVERY SERVICE CONNECTION AND THIER LOCATIONS RELATIVE TO PERMANENT FIXED OBJECTS SUCH AS MANHOLES, PROPERTY CORNERS, ETC. EACH "B"–BOX SHALL BE ACCURATELY LOCATED BY A SERIES OF THREE PRECISE INTERSECTING LOCATION MEASURMENTS. THE DEPTH AS MEASURED FROM FINISHED GRADE SHALL ALSO BE RECORDED. FINALLY, THE LOCATION OF ALL WYES AND SERVICE LINE TAPE SHALL BE ACCURATELY RECORDED BY MEASURING THE DISTANCE TO THE NEAREST DOWNSTREAM STRUCTURE.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, ILLINOIS BELL TELEPHONE, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS, AND CABLE TELEVISION IF ANY. THE JULIE NUMBER IS 1–800–892–0123.

7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE FOR TWO (2) YEARS AFTER 80% OCCUPANCY IS REACHED.

8. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE VILLAGE IF WITHIN VILLAGE LIMITS.

9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.

10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES. ALL SIGNS SHALL BE AS PER THE MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION.

11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE VILLAGE AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.

12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

1. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. REFER TO THE STATE OF ILLINOIS "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL". THE U.S. SOIL CONSERVATION SERVICE IS ALSO AVAILABLE TO PROVIDE GUIDANCE.

2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.

3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND OR DEBRIS BY SWEEPING.

4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED. STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.

5. STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SWALES, AND ADJACENT LANDS THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION. ALL STORM STRUCTURES SHALL HAVE FILTER FABRIC PLACED UNDER THE COVER AS ADDED PROTECTION. ADDITIONAL MEASURES AS DIRECTED BY THE VILLAGE ENGINEER.

6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.

7. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.

8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.

9. REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.

10. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE WILL BE PLACED AROUND THE RETENTION POND AND EITHER HAY BALES OR SILT FENCE WILL BE BE STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.

11. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS IV OR THICKER CONFORMING TO ASTM C–76, WITH PREFORMED JOINTS (ASTM C–433).

2. ALL INLETS, CATCHBASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.

3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION CA–7 OR APPROVED EQUAL. (100% CRUSHED)

4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE VILLAGE OF PALATINE. LOCATION, SIZE & INVERT OF FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.

5. FOOTING DRAINS SHALL DISCHARGE TO GRADE VIA SUMP PUMP DISCHARGE.

WATER SERVICE

1. THE MINIMUM COVER FOR ALL WATER WATER SERVICE PIPE IS FIVE AND A HALF FEET (5'–6") FROM FINISHED GRADE TO TOP OF PIPE.

2. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE FOR A DISTANCE 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE–TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

3. THE WATER SERVICE PIPE SHALL BE 1–1/2" DIA. TYPE K COPPER. CORPORATION COCK SHALL BE MUELLER #H15000. THE CURB STOP SHALL BE MUELLER #H15154 AND THE SERVICE BOX SHALL BE MUELLER #H10302. ALL ITEMS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D–3034 WITH GASKET JOINTS CONFORMING TO ASTM D–3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.

2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.

4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA–11/13, 100% CRUSHED PER ASTM D–2321, EQUIVELANT TO CLASS I OR APPROVED EQUAL.

5. "BAND–SEAL" OR SIMILAR FLEXIBLE–TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.

6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND–SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.

7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.

8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.

9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE–TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER.WRITTEN (TYPED) LOGS SHALL BE SUBMITTED TO THE VILLAGE DETAILING SERVICE WYE LOCATIONS AND DEFECTS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED. CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE VILLAGE OF PALATINE PROCEDURES, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.

11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.

2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.

3. THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.

4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER. AND AS SHOWN ON THE PLANS.

5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OR DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.

6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.

7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.

8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN–UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.

9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED STANDARD SPECIFICATIONS, AND THE REQUIREMENTS OF THE VILLAGE OF PALATINE

10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF I.D.O.T. CLASS SI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS..., CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.

11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.

12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3/4"–THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4"–DIAMETER BY 18–INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100–FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10–FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.

13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

PRIOR TO ANY EXCAVATION WORK THE PERIMETER OF THE PROJECT SHALL BE SILT FENCED AS WELL AS ANY WETLANDS THAT ARE TO BE PROTECTED.

1. STRIPPING & STOCKPILING OF TOPSOIL AND ROUGH GRADING.
2. PLACEMENT OF ALL SILT FENCE AS SOON AS BASINS ARE COMPLETED.
3. FINAL GRADING AND CONSTRUCTION.
4. ESTABLISH PERMANENT VEGETATION OR EROSION CONTROL MATTING DURRING THE FIRST POSSIBLE GROWING SEASON.

NOTES ON SILT FENCE MAINTENANCE

1. SOIL DEPOSITS LEFT ON EROSION CONTROL DEVICES WILL BE REMOVED AFTER EACH RAINFALL.
2. IF PART OF THE SILT FENCE DETERIORATES DURING THE CONSTRUCTION, IT WILL BE REPLACED. SILT FENCES SHALL BE INSPECTED AND REPAIRED DAILY.
3. AFTER THE COURSE OF CONSTRUCTION AND AFTER GRASS HAS TAKEN, EROSION CONTROL DEVICES WILL BE REMOVED, SWALES WILL BE GRADED TO CONFORM TO THE PROPOSED GRADING PLAN, AND GRASS WILL BE PLACED IN THESE AREAS.

NOTE:

ALL STOCK PILES SHALL BE SILT FENCED & TEMPORARILY SEEDED.
ALL TEMPORARY SEEDING SHALL BE DONE WITHIN 7 DAYS OF ROUGH GRADING. ALL PERMANENT SEEDING SHALL BE DONE WITHIN 7 DAYS OF FINAL GRADING.
ALL STORM RUNOFF TO BE COLLECTED & CONVEYED TO THE DETENTION BASIN VIA STORM SEWERS.
ALL DRAINAGE CHANNELS SHALL BE SEEDED & NETTED OR SODDED AND SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL. ANY MAINTENANCE REQUIRED SHALL BE DONE IMMEDIATLY.
ALL SWALES SHALL BE PROTECTED BY ROCK CHECK DAMS PER DETAIL @ 50' INTERVALS, ACCORDING TO CONSERVATION PRACTICES #910.

SCHEDULE OF CASTINGS

	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R–1712–C	R–1712–C	"WATER"
CATCHBASIN TYPE A	R–4340–B	R–3501–P R–3010 W/ R–6.15 CURB R–3270 W/ R–6.12 CURB R–3501–P W/ M–3.12 CURB	NONE
STORM MANHOLE TYPE A	R–1712–C	R–1712–C	"STORM"
SANITARY MANHOLE TYPE A	R–1712–C	R–1712–C	"SANITARY"
SANITARY MANHOLE STEPS	PS–1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	PS–1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	NONE

ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL
ALL GRATES SHALL BE BICYCLE–SAFE, AS APPLICABLE
ALL SANITARY MANHOLE LIDS SHALL BE SELF–SEALING, GASKETED WITH CONCEALED PICKHOLE.

TABLE OF PIPE & JOINT SPECIFICATIONS

USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C–76	O–RING JOINT C–443
SANITARY SERVICE	P.V.C.	SDR–26 ASTM D–3034	JOINT ASTM D–3212 GASKET F–477
SANITARY SEWER	P.V.C.	SDR–26 ASTM D–3034	JOINT ASTM D–3212 GASKET F–477
WATER MAIN	D.I.P.	CL 52 ANSI/AWWA C151/A21.4	ANSI/AWWA FA27 ASTM D–3139

NOTE:
AS A MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE MOST RECENT ASTM STANDARD AND IEPA STANDARDS FOR DESIGN AND CONSTRUCTION PRACTICES FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS

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

REVISIONS
PER VILLAGE 11–15–22

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS
JOB NO. 5305
SCALE:
DATE: 10–05–22

GENERAL NOTES
WILSON SUBDIVISION

SHEET NO. 3 OF 10 SHEETS

Attachment: EXHIBIT - Wilson Street Resubdivision Engineering plans (1150 W. Wilson Street - PF Subdivision)

CHICAGO AVE. FARMS
DOCUMENT 95261330
200.28' S89°51'04"E

N

SCALE 1"=20'

FIP
43.34' (M)
S89°51'04"E
H.S.S'
DILAPIDATED CINDER BLK BDLG.
100' MAINTENANCE EASEMENT (50' EACH SIDE OF CENTERLINE SALT CREEK) PER DOCUMENT #0400703001 REC 01/07/2004
CENTERLINE SALT CREEK
TOP OF BANK SALT CREEK
EAST LINE OF WEST 250 FEET OF LOT 3
EAST LINE OF LOT 3
WEST LINE OF EAST 144 FEET OF LOT 4
ARTHUR T. MCINTOSH & CO'S CHICAGO AVE. FARMS DOCUMENT 95261330
ARTHUR T. MCINTOSH & CO'S CHICAGO AVE. FARMS DOCUMENT 9261330
FEN 2' WL
FEN 2' WL
T/F 772.80
GARAGE
1 STORY BRICK/FRM RESIDENCE #1150
COV'D PATIO
PORCH
CONC. DRIVE
37.00'
84.82'
20.12'
6.06'
22.63'
24.96'
9.98'
21.35'
23.48'
6.10'
34.11'
N00°05'04"W
RUNOWCZ RESUBDIVISION DOCUMENT 0400703001
T/F 763.90
T/F 771.50
FIP 0.7' NLY
FIP 1.0' NLY
144.00'
250.00' S89°38'55"E
200.87' S89°38'55"E
43.92' (M)
PP
HYDRANT FL 773.69
HYDRANT FL 771.08
12" CULVERT
8" DIWM
EXISTING RIBBON CURB
WILSON AVE.
(66.00' ROW)
INV 772.2 +-
INV 768.2 +-
8" SANITARY SEWER @ 3.80%
SANITARY MH RIM 777.86 INV 773.51
SANITARY MH RIM 772.25 INV 766.15
PROJECT BM 778.10 TIP
293.88' S89°38'55"E

NOTE: ALL TREES SHALL BE REMOVED

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534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
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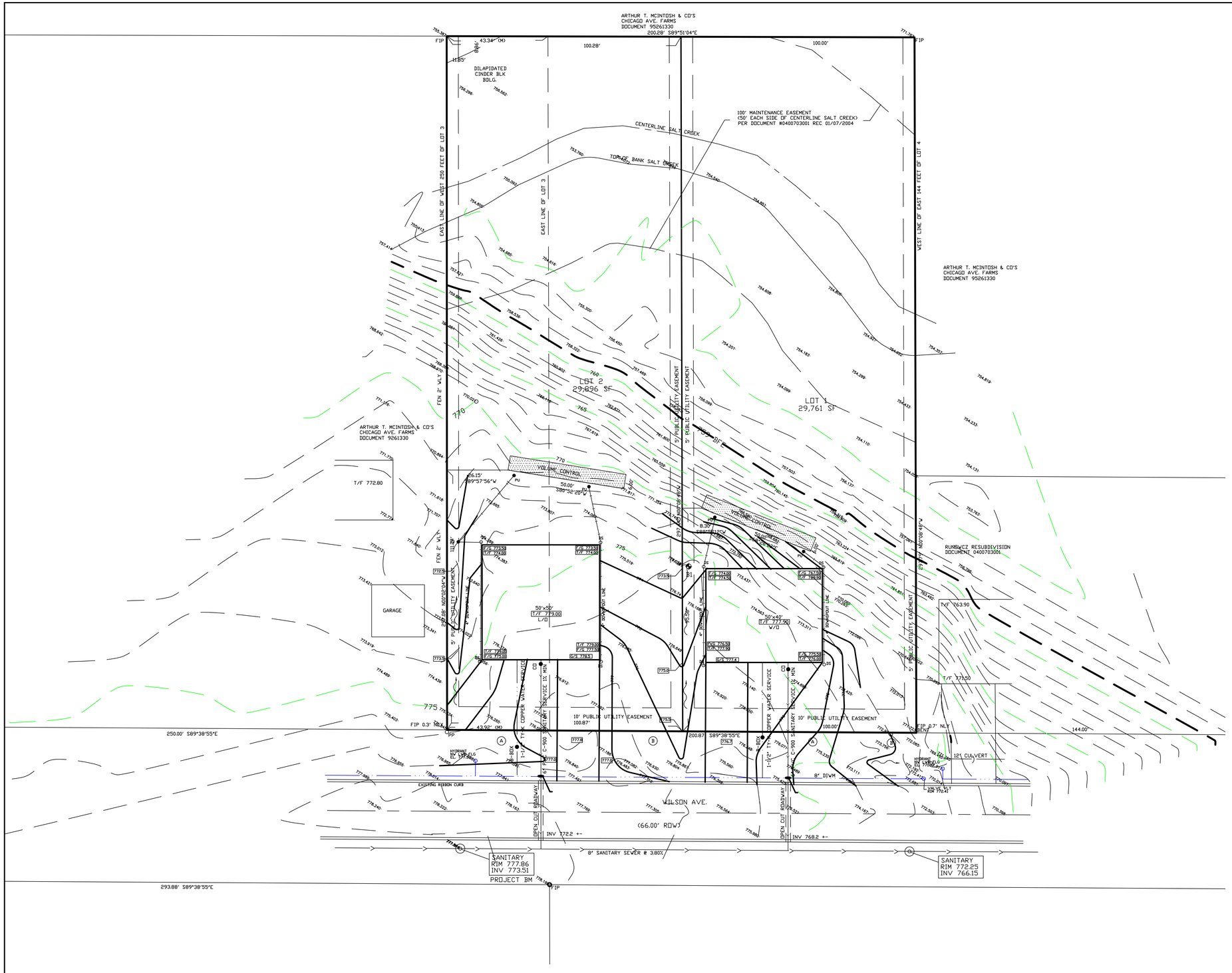
REVISIONS
PER VILLAGE 11-15-22

DRAWN BY: TJS	JOB NO. 5305
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 10-05-22

EXISTING CONDITIONS
WILSON SUBDIVISION

SHEET NO. 4 OF 10 SHEETS

Attachment: EXHIBIT - Wilson Street Resubdivision Engineering plans (1150 W. Wilson Street - PF Subdivision)



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Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
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REVISIONS
PER VILLAGE 11-15-22

DRAWN BY: TJS	JOB NO. 5305
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 10-05-22

SITE DEVELOPMENT PLAN
WILSON SUBDIVISION

SHEET NO. 5 OF 10 SHEETS

Attachment: EXHIBIT - Wilson Street Resubdivision Engineering plans (1150 W. Wilson Street - PF Subdivision)

N

SCALE 1"=20'

ARTHUR T. MCINTOSH & CO'S
CHICAGO AVE. FARMS
DOCUMENT 95261330

200.28' S89°51'04"E

100.28'

100.00'

FIP

43.34' (M)

11.55'

DILAPIDATED
CINDER BLK
BDLG.

100' MAINTENANCE EASEMENT
(50' EACH SIDE OF CENTERLINE SALT CREEK)
PER DOCUMENT #0400703001 REC 01/07/2004

CENTERLINE SALT CREEK

TOP OF BANK SALT CREEK

EAST LINE OF WEST 250 FEET OF LOT 3

EAST LINE OF LOT 3

WEST LINE OF EAST 144 FEET OF LOT 4

ARTHUR T. MCINTOSH & CO'S
CHICAGO AVE. FARMS
DOCUMENT 95261330

FEN 2' W'LY

5' PUBLIC UTILITY EASEMENT

LOT 2
29,896 SF

LOT 1
29,761 SF

ARTHUR T. MCINTOSH & CO'S
CHICAGO AVE. FARMS
DOCUMENT 9261330

T/F 772.80

VOLUME CONTROL

66.15'
S89°57'56"W

50.00'
S89°52'20"W

GARAGE

5' PUBLIC UTILITY EASEMENT

4' DRAINAGE EASEMENT

B.O. 775.00

T/F 779.00
L/D

50'x50'

T/F 777.50
V/D

T/F 774.50
T/F 774.00

T/F 775.00
T/F 775.50

T/F 775.50
T/F 776.00

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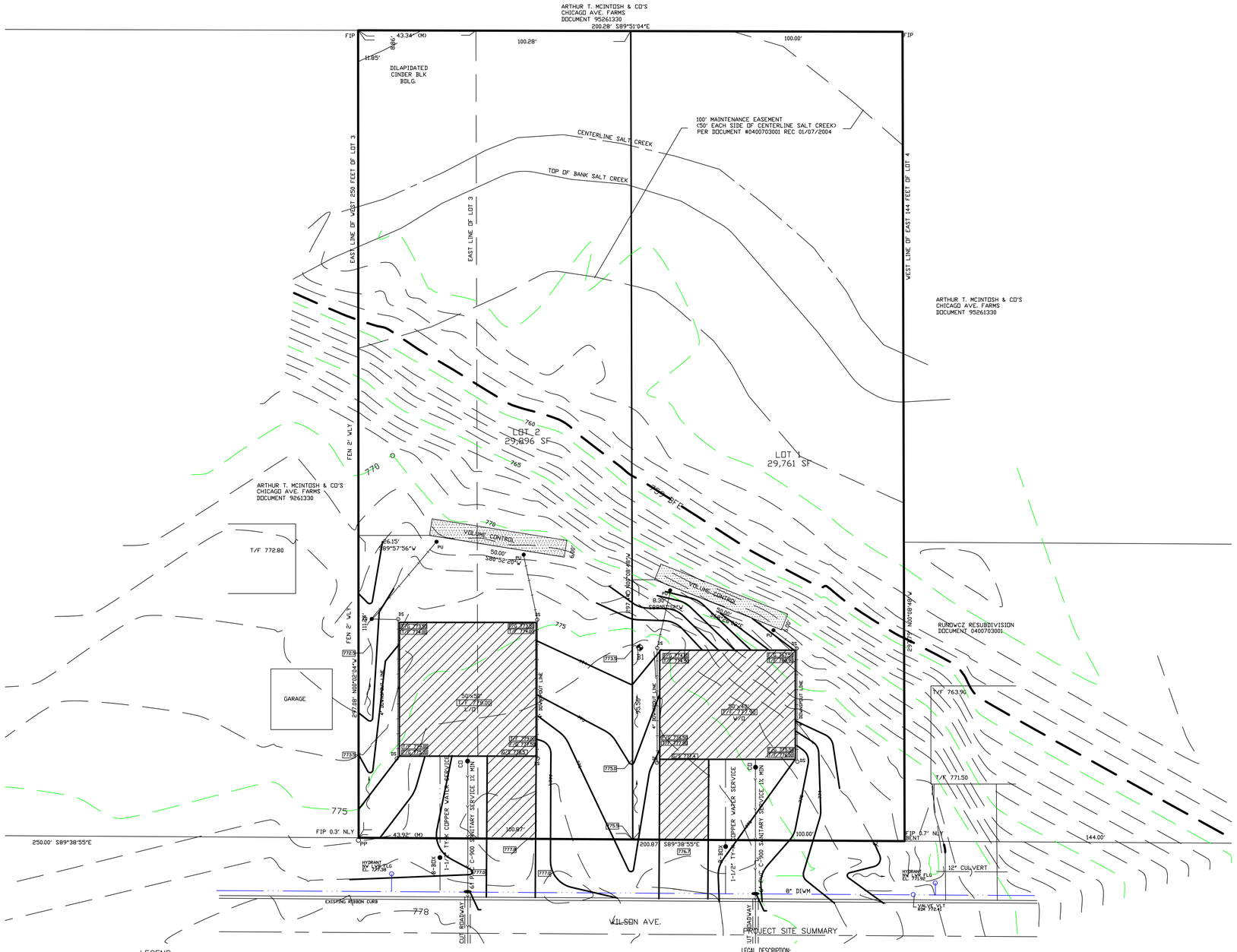
T/F 784.50
T/F 785.00

T/F



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SCALE 1"=20'

LEGEND

- QUALIFIED SEWER CONSTRUCTION
- STORM SEWER
- BOUNDARY LINE
- VOLUME CONTROL AREA

EACH INDIVIDUAL HOMEOWNER WILL BE RESPONSIBLE FOR MAINTAINING THE VOLUME CONTROL FACILITY ON THEIR LOT.

PROJECT SITE SUMMARY

LEGAL DESCRIPTION:
A RESUBDIVISION OF LOT 1 IN RUNOWICZ SUBDIVISION A SUBDIVISION OF LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF). ALL IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 2004 AS DOCUMENT 04007030001, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1150 W. WILSON ST. PALATINE, ILLINOIS

PROPERTY ADDRESS: 1150 W. WILSON ST., PALATINE, IL.
PROPERTY INDEX NUMBER: 02-16-405-017-0000

PROJECT AREA: 1.37 ACRES
TOTAL CONTIGUOUS AREA: 1.37 ACRES

STORMWATER MANAGEMENT SUMMARY

VOLUME CONTROL LOT 1	250 CF REQ'D	324 CF PRV'D
VOLUME CONTROL LOT 2	301 CF REQ'D	324 CF PRV'D

MAINTENANCE PLAN FOR WILSON SUBDIVISION

INDIVIDUAL HOMEOWNERS, WITH FACILITIES SHOWN ON THIS EXHIBIT (EXHIBIT R) SHALL ASSUME RESPONSIBILITIES FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

1. GENERAL
REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
- LITTER AND DEBRIS SHALL BE CONTROLLED
- LANDSCAPE AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY.
- ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS.
- RIPRAP AREAS SHALL BE REPAIRED WITH ADDITION OF NEW RIPRAP, AS NECESSARY, OF SIMILAR SIZE AND SHAPE.

2. STORMWATER MANAGEMENT FACILITIES
ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOWS AND OUTFLOWS TO THE VOLUME CONTROL FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE VOLUME CONTROL FACILITY SHALL ALSO BE MAINTAINED. INSPECTIONS FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER.

SIDE SLOPES/EMBANKMENT/EMERGENCY OVERFLOW STRUCTURE
- INSPECT EMBANKMENTS FOR SETTLEMENT AND EROSION
- REMOVE WOODY GROWTH FROM THE EMBANKMENT
- ANY BREAKS, HIRE REGISTERED PROFESSIONAL ENGINEER FOR DESIGN RESOLUTION
- SEED AND SOD ANY ERODED AREAS
- SIGNS OF PIPING (LEAKAGE) OR SEEPAGE, REPAIR
- STABILIZE EMERGENCY OVERFLOW STRUCTURE IF EROSION OBSERVED
- REMOVE OBSTRUCTIONS BLOCKING EMERGENCY OVERFLOW SPILLWAY

VEGETATED AREAS
- REGULAR MOWING TO CONTROL VEGETATION, NO CUTTING OF NATIVE VEGETATION
- NEED FOR PLANTING, RESEEDING OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF SIGNIFICANT PORTION HAS NOT BEEN ESTABLISHED (50% OF SURFACE AREA). RESEED WITH ALTERNATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.
- EVIDENCE OF GRAZING, MOTORBIKES, OR OTHER VEHICLES, REPAIR
- CHECK FOR INVASIVE VEGETATION, REMOVE WHERE POSSIBLE.
- ALL VEGETATION MUST BE MAINTAINED PER THE APPROVED PLANTING PLAN.

OUTLET CONTROL STRUCTURE
- INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE REDUCED.
- REMOVE ACCUMULATED SEDIMENT AT OUTLET.
- SCOUR AND EROSION AT OUTLET, REPAIR AND RESEED.
- ANY ICE DAMAGE TO OUTLET OF PIPE, REPAIR IF NECESSARY.
- CONDITION OF TRASH RACK, REMOVE DEBRIS.
- OUTLET CHANNEL CONDITIONS DOWNSTREAM

ACCESS FOR MAINTENANCE EQUIPMENT
- REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS

SAFETY FEATURES
- ACCESS CONTROLS TO HAZARDOUS AREAS.
- FENCES
- LOOSE OR DAMAGED POSTS
- LOOSE OR BROKEN WIRES
- CONDITION OF GATES
- SIGNS

2. VOLUME CONTROL FACILITY
ROUTINE INSPECTIONS OF THE VOLUME CONTROL FACILITIES SHALL BE PERFORMED BY THE OWNER ON A YEARLY OR AS NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
- FACILITY SHALL BE INSPECTED YEARLY USING THE MONITORING WELL TO VERIFY THE SYSTEM FUNCTIONING PROPERLY.
-
- ACCUMULATED SEDIMENT FROM SURFACE SHALL BE VACUUMED OUT AND DISPOSED OF PROPERLY.
- APPROPRIATE SIGNAGE SHALL BE REPAIRED IF DAMAGED OR ILLEGIBLE.

3. STORMWATER COLLECTION SYSTEM
THE OWNER SHALL PERFORM MONTHLY INSPECTIONS OF ALL COMPONENTS OF THE STORMWATER COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:

STORM INLETS/MANHOLES
- REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES
- RESET COVERS/LIDS ON AN AS NEEDED BASIS.
- REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED.

STORM SEWERS/CULVERTS
- VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY.
- STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OULETS, AND WITHIN THE CONDUIT, CLEAN OUT AS NECESSARY
-
- RESTORE RIPRAP AT OUTLETS IF EROSION OBSERVED
- RESTORE RIPRAP AT OUTFALLS
- REPLANT AND RESEED ANY ERODED AREAS

OVERLAND FLOW ROUTES (DITCHES/SWALES)
- ANNUAL VISUAL INSPECTIONS SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTE IS MAINTAINED. THE SLOPE AND CROSS SECTIONAL AREA OF THE DITCH/SWALE SHALL BE VERIFIED DURING THIS INSPECTION
- REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH
- SEED AND SOD ANY ERODED AREAS
- RESTORE RIPRAP AS NECESSARY
- REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY
- REGULAR MOWING TO CONTROL VEGETATION

5. VEGETATED AREAS
- NEED FOR PLANTING RESEEDING OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED (50% OF SURFACE AREA AFTER SECOND GROWING SEASON). RESEED WITH ALTERNATIVE NATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.
- EVIDENCE OF GRAZING, MOTORBIKES OR OTHER VEHICLES, REPAIR
- CHECK FOR INVASIVE VEGETATION, REMOVE WHEN POSSIBLE
- REGULAR MOWING TO CONTROL VEGETATION, IT IS RECOMMENDED THAT NATIVE VEGETATION REMAIN UNCUT.
- DEAD OR DAMAGED NON-NATIVE GRASSY AREAS-REPAIR WITH APPROPRIATE VEGETATION ACCORDING TO THE APPROVED PLANTING PLAN.

6. QUALIFIED SEWER CONSTRUCTION
- PERFORM MANHOLE INSPECTIONS ONCE EVERY 5 YEARS, MAKE REPAIRS AS NECESSARY
- PERFORM SEWER INSPECTIONS ONCE EVERY 5 YEARS, MAKE REPAIRS AS NECESSARY
- PERFORM REGULAR CLEANING SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS
- REMOVE ANY OBSTRUCTIONS PLACED IN THE MAINTENANCE EASEMENT THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS.

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

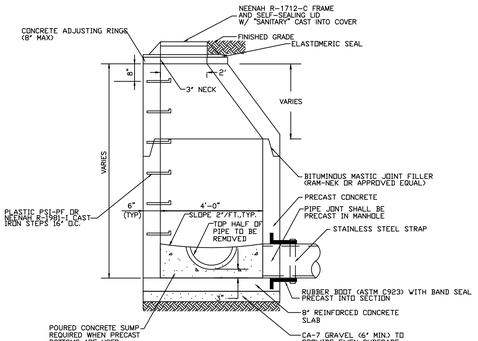
REVISIONS
PER VILLAGE 11-15-22

DRAWN BY: TJS	JOB NO. 5305
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 10-05-22

EXHIBIT R
WILSON SUBDIVISION

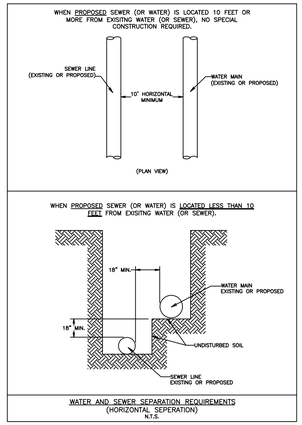
SHEET NO. 7 OF 10 SHEETS

Attachment: EXHIBIT - Wilson Street Resubdivision Engineering plans (1150 W. Wilson Street - PF Subdivision)

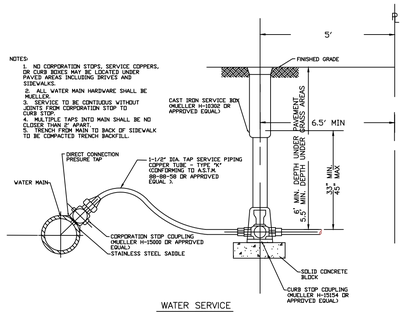


SANITARY MANHOLE DETAIL

N.T.S.

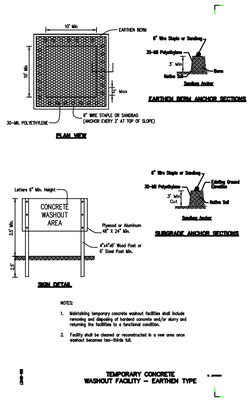


WATER AND SEWER SEPARATION REQUIREMENTS
(HORIZONTAL SEPERATION)
N.T.S.

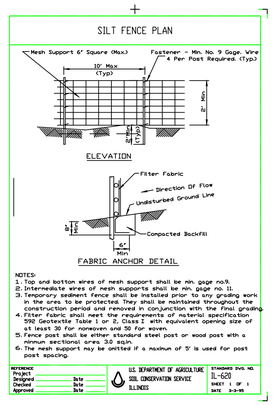


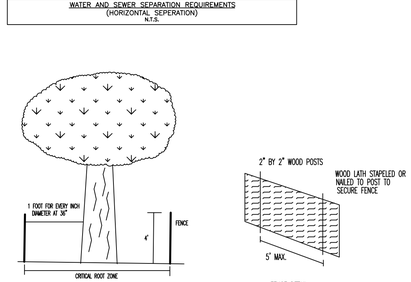
WATER SERVICE

N.T.S.



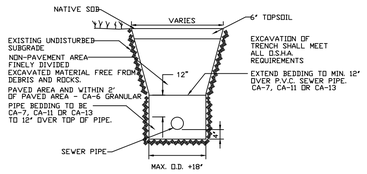
TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE





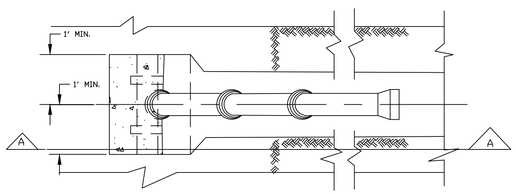
PAVEMENT TRENCH DETAIL

NTS

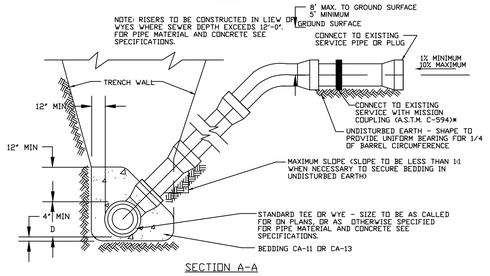


SEWER PIPE BEDDING DETAIL

N.T.S.



PLAN



SECTION A-A

SANITARY SERVICE RISER

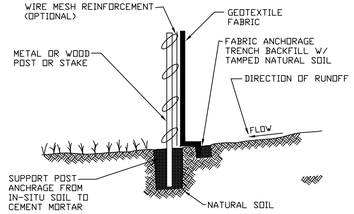
N.T.S.

FENCE DETAIL

INSTALL AND MAINTAIN A 4' TALL HIGH VISIBILITY MESH, SNOW OR CHAIN LINK FENCE. MESH OR SNOW FENCE TO BE SECURED TO WOOD OR METAL POSTS SPACED A MAXIMUM OF 5' APART. FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1 INCH FOR EVERY INCH DIAMETER MEASURED AT 36" FROM GROUND LEVEL. IF METAL STAKES ARE USED FENCE MUST BE SECURED WITH A MINIMUM OF 4 WIRE TIES. CHAIN LINK FENCE TO HAVE TEMPORARY POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT THROUGHOUT CONSTRUCTION.

FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.

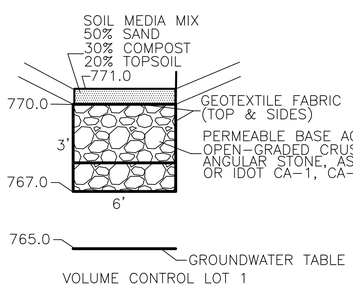
TREE PROTECTION DETAIL



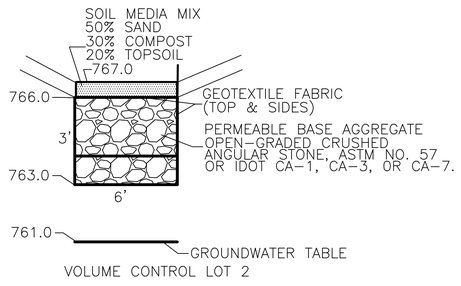
NOTE:
DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

SILT FENCE TO INSTALLED & MAINTAINED BY THE LOT OWNER TO THE APPROVAL OF THE VILLAGE INSPECTOR.

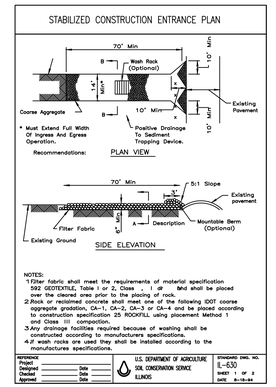
TYPICAL DETAIL FOR
SILT FENCE CONTROL

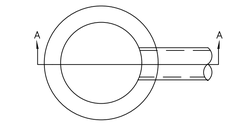


VOLUME CONTROL LOT 1



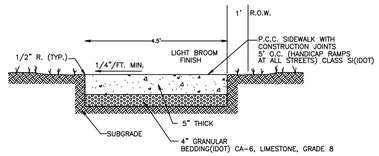
VOLUME CONTROL LOT 2





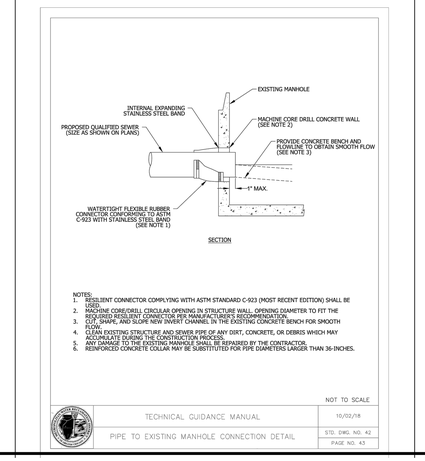
TYPE "A" INLET

NTS



CONCRETE SIDEWALK SECTION

N.T.S.



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

REVISIONS
PER VILLAGE 11-15-22

DRAWN BY: TJS	JOB NO. 5305
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 10-05-22

DETAIL SHEET
WILSON SUBDIVISION

SHEET NO. 8 OF 10 SHEETS

Attachment: EXHIBIT - Wilson Street Resubdivision Engineering plans (1150 W. Wilson Street - PF Subdivision)

CHICAGO AVE. FARMS
DOCUMENT 95261330
200.28' S89°51'04"E

N

SCALE 1"=20'

FIP
43.34' (M)
H.S.S.'
DILAPIDATED CINDER BLK BDG.
100' MAINTENANCE EASEMENT (50' EACH SIDE OF CENTERLINE SALT CREEK) PER DOCUMENT #0400703001 REC 01/07/2004
CENTERLINE SALT CREEK
TOP OF BANK SALT CREEK
EAST LINE OF WEST 250 FEET OF LOT 3
EAST LINE OF LOT 3
WEST LINE OF EAST 144 FEET OF LOT 4
ARTHUR T. MCINTOSH & CO'S CHICAGO AVE. FARMS DOCUMENT 95261330
ARTHUR T. MCINTOSH & CO'S CHICAGO AVE. FARMS DOCUMENT 9261330
FEN. 2' W.L.
FEN. 2' W.L.
T/F 772.80
GARAGE
54.82'
SERV'D PATIO
1-STORY BRICK/FRM RESIDENCE #1150
37.06'
20.12'
4.96'
22.83'
PORCH
24.96'
21.38'
CONC. DRIVE
T/F 763.90
T/F 771.50
RUNOWCZ RESUBDIVISION DOCUMENT 0400703001
N00°06'49"W
144.00'
FIP 1.0' NLY
FIP 0.7' NLY
FIP 0.3' NLY
43.92' (M)
PP
250.00' S89°38'55"E
200.87' S89°38'55"E
293.88' S89°38'55"E
12" CULVERT
8" DIWM
EXISTING RIBBON CURB
WILSON AVE.
(66.00' ROW)
INV 772.2 +-
INV 768.2 +-
8" SANITARY SEWER @ 3.80%
SANITARY MH RIM 777.86 INV 773.51
SANITARY MH RIM 772.25 INV 766.15
PROJECT BM 778.19 TIP

DRAINAGE AREA 59,677 SF = 1.37 ACS
TC = 15 MIN, C=0.48, I100=9.28 IN/HR
I10=5.56 IN/HR
Q10=CIA=0.48(5.56)1.37=3.66 CFS
Q100=CIA=0.48(9.28)1.37=6.10 CFS

PROPOSED CONTOUR LINE
EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION
IMPERVIOUS AREA 0.08 ACS
PERVIOUS AREA 1.29 ACS

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ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 11-15-22

DRAWN BY: TJS	JOB NO. 5305
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 07-05-22

EXISTING DRAINAGE EXHIBIT
FONTAINE HILL SUBDIVISION

SHEET NO. 9 OF 10 SHEETS

Attachment: EXHIBIT - Wilson Street Resubdivision Engineering plans (1150 W. Wilson Street - PF Subdivision)

DOCUMENT 95261330
200.28' S89°51'04"E

FIP

43.34' (M)

100.28'

100.00'

FIP

DILAPIDATED CINDER BLK BDLG.

100' MAINTENANCE EASEMENT
(50' EACH SIDE OF CENTERLINE SALT CREEK)
PER DOCUMENT #0400703001 REC 01/07/2004

CENTERLINE SALT CREEK

TOP OF BANK SALT CREEK

EAST LINE OF WEST 250 FEET OF LOT 3

EAST LINE OF LOT 3

WEST LINE OF EAST 144 FEET OF LOT 4

ARTHUR T. MCINTOSH & CO'S
CHICAGO AVE. FARMS
DOCUMENT 95261330

LOT 2
29,896 SF

LOT 1
29,761 SF

5' PUBLIC UTILITY EASEMENT

5' PUBLIC UTILITY EASEMENT

FEN 2' WLY

ARTHUR T. MCINTOSH & CO'S
CHICAGO AVE. FARMS
DOCUMENT 9261330

T/F 772.80

VOLUME CONTROL

VOLUME CONTROL

56.15'
S89°57'56"W

50.00'
S80°52'20"E

8.39'
S89°57'56"W

50.00'
S80°52'20"E

5' PUBLIC UTILITY EASEMENT

FEN 2' WLY

111.39'
N00°02'04"W

GARAGE

RUNDWCZ RESUBDIVISION
DOCUMENT 0400703001

T/F 763.90

T/F 771.50

FIP 0.3' NLY

43.92' (M)

250.00' S89°38'55"E

200.87' S89°38'55"E

100.00'

FIP 0.7' NLY
CEMENT

144.00'

FIP 1.0' NLY

10' PUBLIC UTILITY EASEMENT
100.87'

10' PUBLIC UTILITY EASEMENT
100.00'

1-1/2" TYP COPPER WATER SERVICE

C-900 SANITARY SERVICE 12" MIN

C-900 SANITARY SERVICE 12" MIN

1-1/2" TYP COPPER WATER SERVICE

12" CULVERT

8" DIWM

HYDRANT
TOP 771.60
OPR 771.47

VALVE VLT
RIM 772.47

EXISTING RIBBON CURB

WILSON AVE.

(66.00' ROW)

OPEN CUT ROADWAY

OPEN CUT ROADWAY

INV 772.2 +-

INV 768.2 +-

8" SANITARY SEWER @ 3.80%

SANITARY
RIM 777.86
INV 773.51

SANITARY
RIM 772.25
INV 766.15

PROJECT BM

293.88' S89°38'55"E

N

SCALE 1"=20'

DRAINAGE AREA 59,677 SF = 1.37 ACS
TC = 15 MIN, C=0.50, I100=9.28 IN/HR
I10=5.56 IN/HR
Q10=CIA=0.50(5.56)1.37=3.81 CFS
Q100=CIA=0.50(9.28)1.37=6.36 CFS

NOTES:
1) VOLUME CONTROL AND STORM SEWER SYSTEM ON-SITE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
2) TREES SHALL BE REMOVED ONLY AS NEEDED.

(A) 2-1/2" STATE STREET MAPLE

(B) 2-1/2" AMUR MAPLE

PROPOSED CONTOUR LINE

EXISTING CONTOUR LINE

+761.00 EXISTING ELEVATION

761.00 PROPOSED ELEVATION

IMPERVIOUS AREA 0.14 ACS

PERVIOUS AREA 1.23 ACS

VOLUME CONTROL AREA LOT 1
250 CF REQ. 324 CF PROV

VOLUME CONTROL AREA LOT 2
301 CF REQ. 324 CF PROV

SPIES & ASSOCIATES, INC.
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534 WEST CAMPUS DRIVE
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REVISIONS
PER VILLAGE 11-15-22

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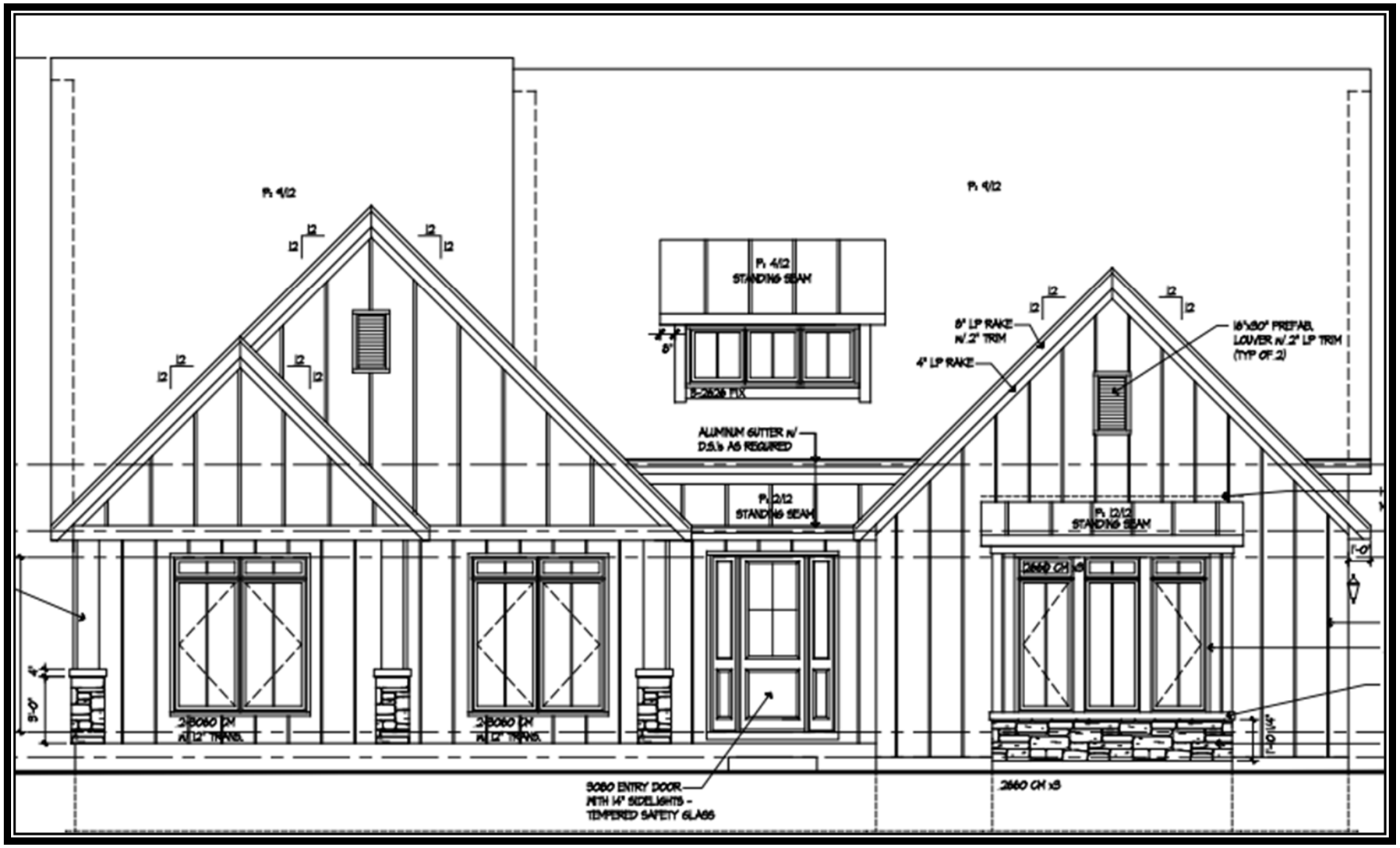
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 07-05-22

PROPOSED DRAINAGE EXHIBIT
FONTAINE HILL SUBDIVISION

SHEET NO. 10 OF 10 SHEETS

Attachment: EXHIBIT - Wilson Street Resubdivision Engineering plans (1150 W. Wilson Street - PF Subdivision)



Attachment: Representational Elevations (1150 W. Wilson Street - PF Subdivision)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 01/03/23 07:00 PM

CASE STAFF STATEMENT (ID # 8055)

1150 W. Wilson Street -

CASE NUMBER: 22-49

PETITIONER: Greg Rose - GWR Enterprises, INC.

LOCATION: 1150 W. Wilson Street

PROPOSAL: Plat of Resubdivision to allow a 2-lot single-family residential subdivision

ZONING AND LAND USE: R-2 single-family residential - existing vacant lot. Previously, the Subject Property was occupied by one single-family home. It has since been demolished, as the property was sold.

SURROUNDING CONDITIONS:

North:	R-2 single-family residential
South:	R-2 single-family residential
East:	R-2 single-family residential
West:	R-2 single-family residential

COMPREHENSIVE PLAN: Single-family residential uses

BACKGROUND: The Subject property is zoned R-2 and totals 1.36 acres. It previously contained one single-family residential home and related improvements. The property was sold and the home was demolished. The petitioner proposes to subdivide the property into 2 residential lots. Therefore, the Petitioner is proposing the following:

Preliminary and Final Plat of Subdivision to permit 2 single-family residential lots

ANALYSIS:

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

- The Subject Property is zoned R-2 single-family residential and was annexed into the Village in 1993. The 1150 property is comprised of Lots 3 and 4 in what was originally platted as Arthur T. McIntosh and Company's Chicago Avenue Farms in 1926 and later a component of Runowicz Subdivision in 2001. While the existing property is approximately 1.36 acres, the proposed resubdivision contemplates the following lot characteristics:

	Proposed Lot Size (9,000 sq. ft. for interior lots; 10,000 sq. ft. for corner lots)	**Lot Width** (75' for interior lots; 85' for corner lots)	**Lot Depth** (110' required)
Lot 1 - western	29,791.18 SF (.68 acres)	100.28'	297.08
Lot 2 - eastern	29,779 SF (.68 acres)	100'	297.79

- Both of the proposed lots exceed the minimum required lot standards and R-2 zoning requirements.
- The Subject Property is also part of the South Frog Hollow Sub Area (adopted in May 2002), which recognized the Runowicz subdivision and also recommended that redevelopment contemplate larger lot sizes in this area. While the underlying R-2 zoning requirements apply to this property; the proposed subdivision includes two .68 acre lots; it also complies with both the controlling underlying zoning requirements and the broader intentions of the Sub Area plan.
- As an existing condition, the property grades from south to north, with the existing Salt Creek encompassing northern portions of the lots. The Subdivision Ordinance requires a 100-foot maintenance easement for the portions of the lot including Salt Creek. The easement was a component of the Runowicz Subdivision and restated in the proposed resubdivision.
- From the Wilson Street right of way (existing grade is 777) to the Salt Creek and floodplain area (existing grade = 754), the northern portions of the lots are encumbered within the floodplain. Per the engineering plans, the proposed home sites and any required grading therein, will not impact or effect the floodplain. The proposed lots will have driveway access to the Wilson Street right-of-way and sidewalks are a required condition of the subdivision.
- As part of the engineering review and proposed conditions, a Letter of Map

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

Amendment (LOMA - prior to Certificate of Occupancy) to confirm that the proposed homes are not located in the floodplain. The engineering plans and Village Engineer review of the plans indicate that the proposed will not impact the floodplain, but the LOMA required is the regulatory standard for this confirmation.

- Per MWRD's WMO, stormwater detention is not required, but volume control is necessary. The proposed engineering plans identify the volume control areas on the north sides of the home sites for each lot. The Village Engineer has initially reviewed and conditionally accepted the engineering plans.
- Village utilities and infrastructure exist within the area and the proposed improvements will extend and incorporate the existing utilities, where required. The most recent subdivision redevelopment in this area occurred at Zhou Subdivision, where 1 single lot was subdivided into 3 new residential lots.

RECOMMENDATION:

The proposed subdivision conforms to all of the minimum required bulk standards in the zoning ordinance and minimum lot requirements within the Subdivision, Site Development, and Floodplain regulations amendment ordinance. Additionally, the proposed 2-lot subdivision is consistent with the Comprehensive Plan recommendation and continues the established patterns of residential redevelopment in this area. Therefore, Staff recommends approval of the proposed subdivision, subject to the following conditions:

1. **The Volume Control area shall be reflected on the plat of subdivision and clearly indicating that the property owner is responsible to maintain these areas, without any modifications. This language would be restated on each plat of survey for the property.**

2. **The final 100-foot maintenance easement language shall be revised in a manner acceptable to the Village Attorney and Village Engineer.**

3. **Engineering plans are subject to final review prior to issuance of Site development permit.**

4. **An MWRD/WMO permit is required.**

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

5. **FEMA LOMA shall be required (prior to CO) to document the new homes are not located in the Flood Plain.**

6. **The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.**

7. **Review fees, in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**

8. **A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**

9. **The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.**

10. **A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.**

11. **The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Morrison Surveying CO. Inc.**

12. **Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.**

13. **As required by the Subdivision, Site Development, and Floodplain Ordinance, sidewalks are required for the proposed Subdivision.**

14. **A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.**

15. **Recording fees in the amount of $300 shall be submitted.**

ATTACHMENTS:

- Aerial Map
- VOP existing utilities - 1150 W. Wilson Street

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

- 1150 W. Wilson Street - Subject and surrounding zoning districts
- Final Plat of Resubdivision - Wilson Street SUB
- Wilson Street Resubdivision - Engineering
- Plat of Survey - existing lots
- Representational elevations
- Subdivision application
- Runowicz SUB - Plat - directly east and including 1150 W. WIlson Street
- Zhou SUB - SE of the Subject Property
- Legal notice

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

GISConsortium

1150 W. Wilson Street - 2-lot R-2 subdivision

Legend

0 300 600 ft

Print Date: 12/30/2022

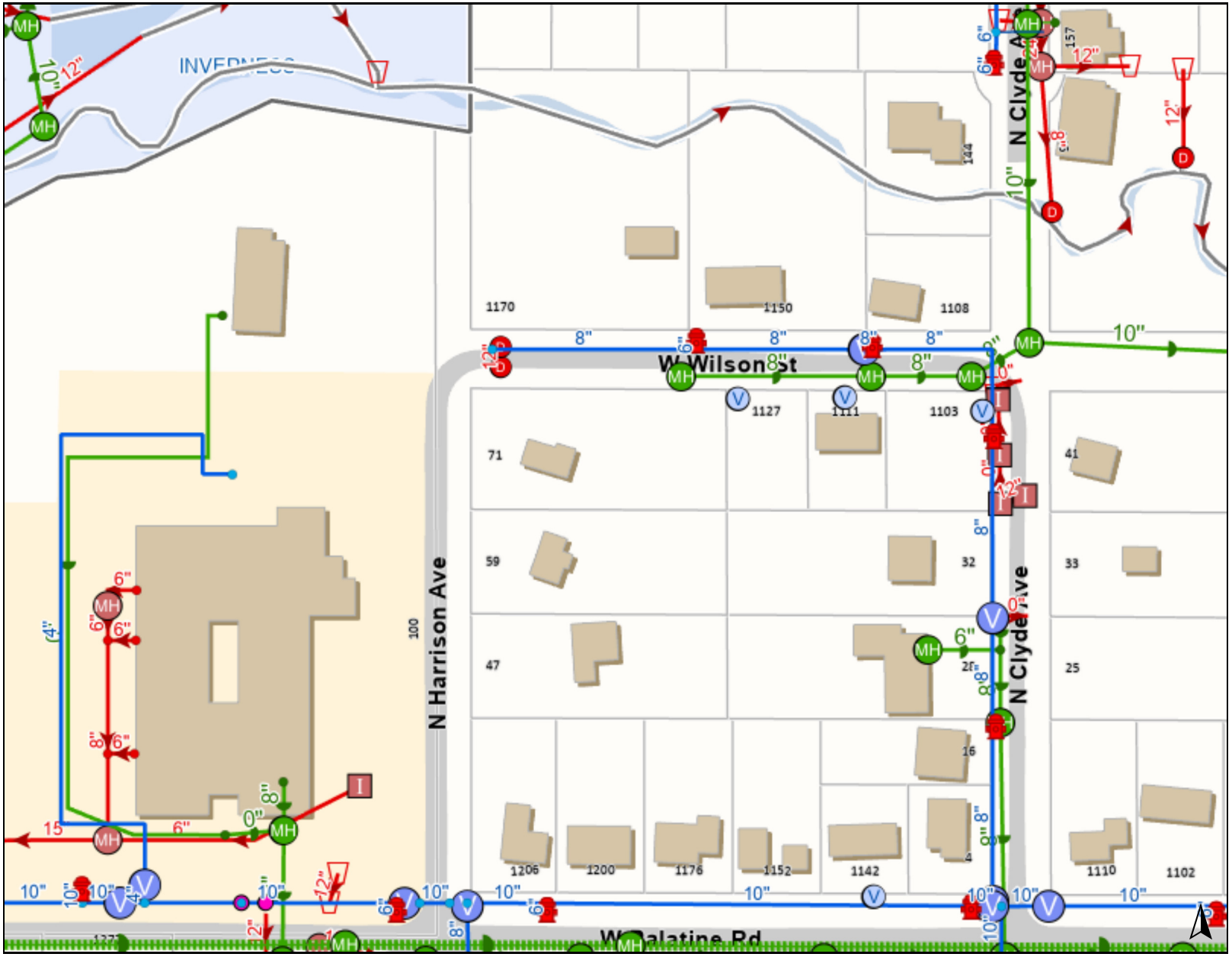
Notes

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

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

GISConsortium

1150 W. Wilson Street - 2-lot subdivision



Legend

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

0 300 600 ft

Print Date: 12/29/2022

Notes

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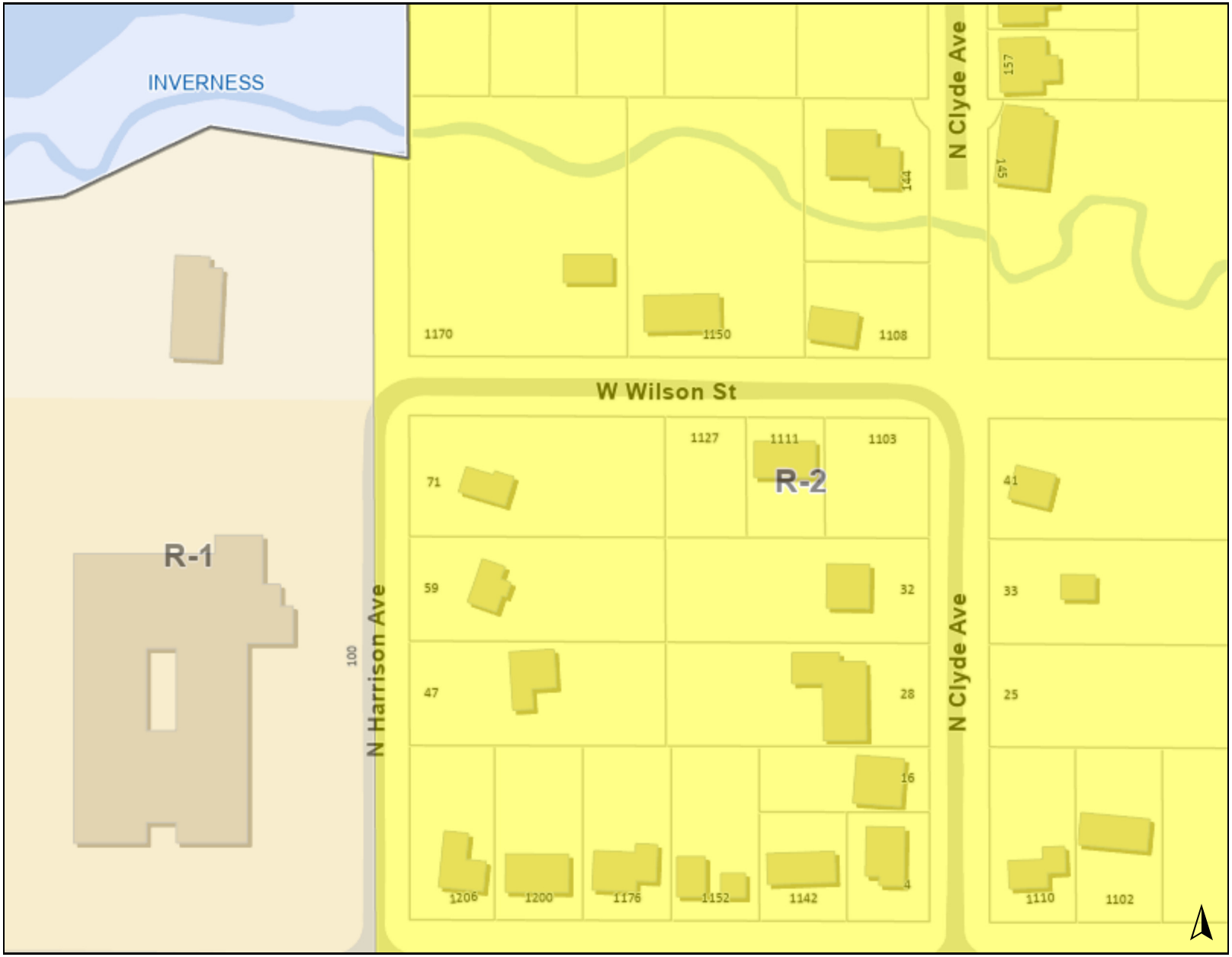
GISConsortium

Map Title



Legend

Zoning and Development

Zoning

- R-1: Single Family
- R-2: Single Family

0 300 600 ft

Print Date: 12/29/2022

Notes

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Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

FINAL PLAT OF RE-SUBDIVISION OF WILSON SUBDIVISION

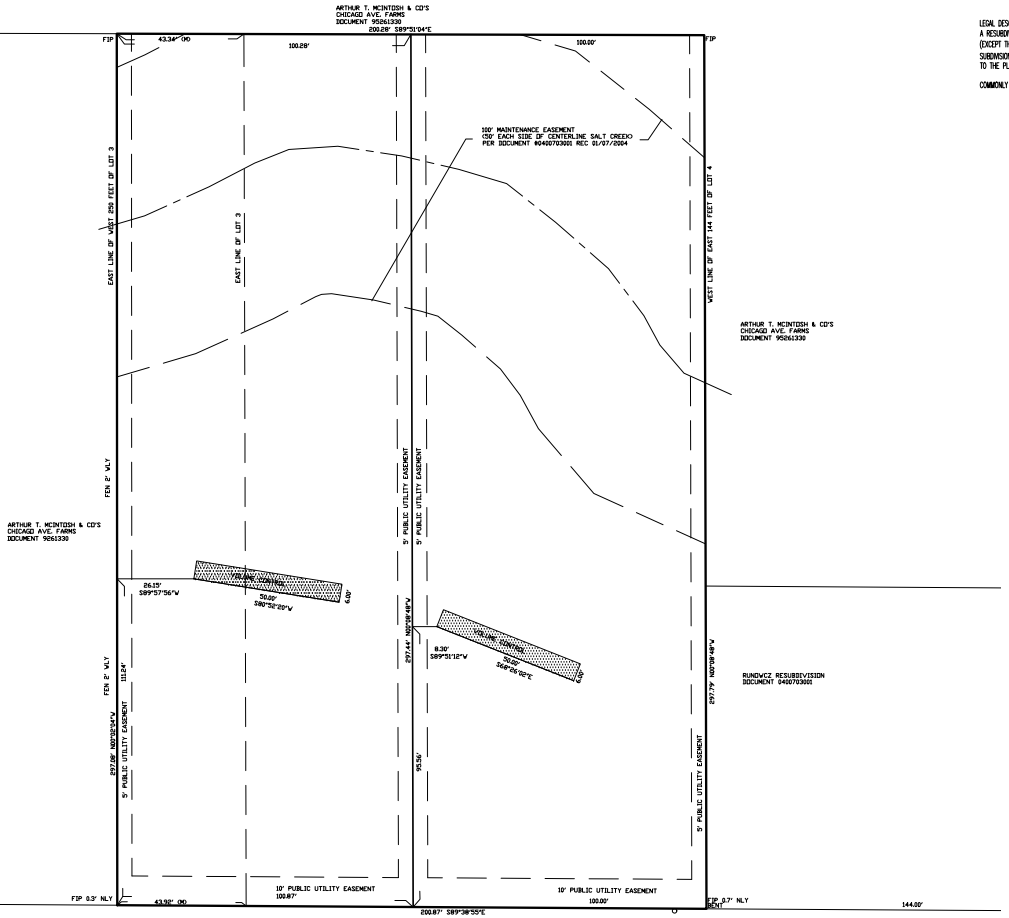
MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

LEGAL DESCRIPTION:
A RESUBDIVISION OF LOT 1 IN RUNDWCZ SUBDIVISION A SUBDIVISION OF LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF) ALL IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 2004 AS DOCUMENT 0400703001, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1150 W. WILSON ST. PALATINE, ILLINOIS

N

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft



VOLUME CONTROL EASEMENT
VOLUME CONTROL AREA AND ON-SITE STORM SEWER SERVING SAID AREA SHALL BE MAINTAINED BY EACH INDIVIDUAL HOMEOWNER ACCORDING TO THE TERMS SET FORTH IN SCHEDULE R OF THE MWRD-WMO PERMIT.

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

REVISIONS
PER VILLAGE 11-15-22

DRAWN BY:	TJS	JOB NO.	5305
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	10-05-22

PLAT OF SUBDIVISION
WILSON SUBDIVISION

SHEET NO. 1 OF 2 SHEETS

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)
Attachment: Final Plat of Resubdivision - Wilson Street SUB (1150 W. Wilson Street)

FINAL PLAT OF RE-SUBDIVISION OF WILSON SUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
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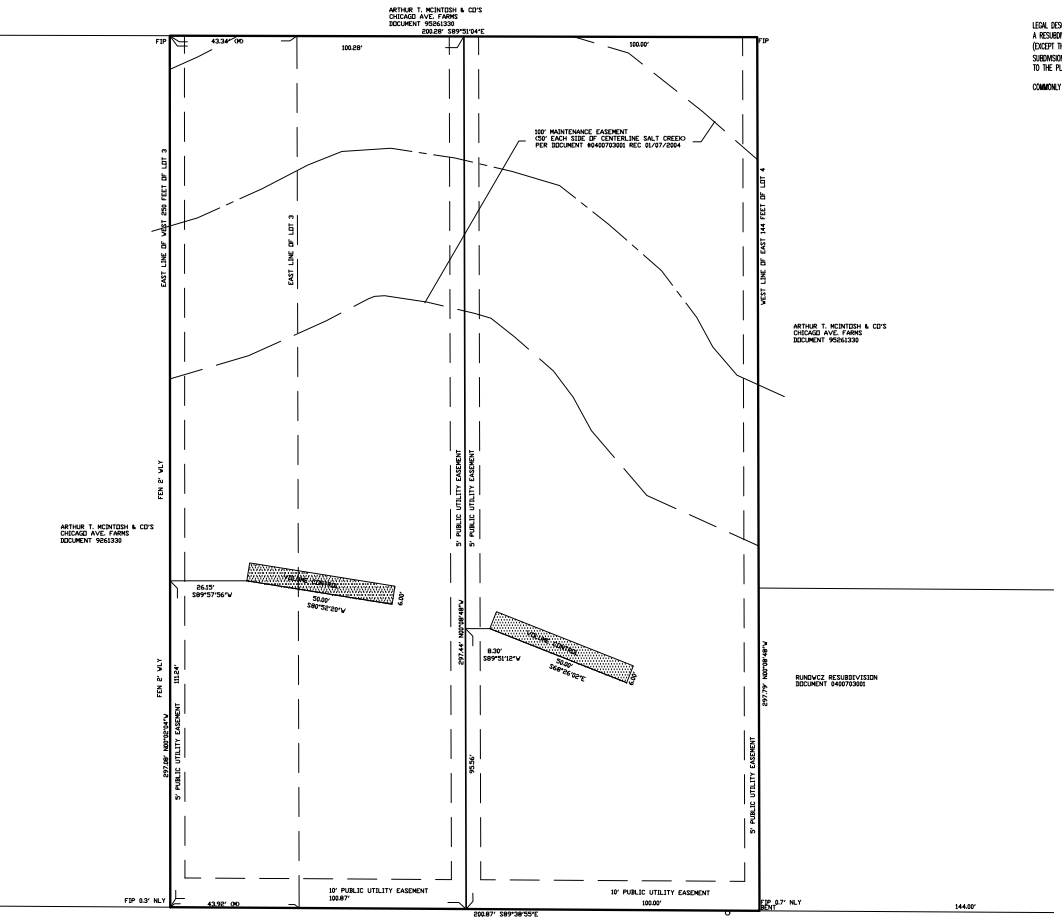

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N

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft

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

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS "PUBLIC UTILITIES", "PUBLIC UTILITIES EASEMENT" OR "PU&D EASEMENT" SHALL BE APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS,M AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER MAINS (INCLUDING "B" BOXES), SEWAGE MAINS AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN; AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE SUCH OBSTRUCTIONS AT THIER SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGEMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY AUTHORIZED BY THE VILLAGE (REFERRED TO AS "GRANTEES"), JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS UTILITY EASEMENT, DRAINAGE AND UTILITY EASEMENT, OR UTILITY AND LANDSCAPING EASEMENT WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS GIVEN IN THIS SECTION; AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES' FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY THE GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

CABLE TELEVISION

A PERMANENT, NONEXCLUSIVE EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE AND/OR TO ANY CABLE TELEVISION COMPANY AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (REFERRED TO AS THE "COMPANY") AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS SHOWN AND/OR LABELED AS "DRAINAGE AND UTILITY EASEMENT" WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING AND MAINTAINING CABLE TELEVISION LINES OR APPURTENANCES AND, WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE ATTACHED PLAT FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL SUCH WORK. THE RIGHT IS ALSO GRANTED TO THE CITY AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH SUCH USES AND RIGHTS. SUCH FACILITIES SHALL MAY BE LOCATED UNDERGROUND, AND THE USE OF SUCH EASEMENT SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

GAS EASEMENT

A AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASE,EMT", P.U.&D.E., "COMMON AREA OR AREAS", (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, AND/OR PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE THE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS, AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENT" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERMS IN SECTION 605/2(e) OF THE "CONDOMINIUM POLICY ACT" (ILLINOIS COMPILED STATUTES, CH 765, SEC. 605/2(e)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT OR PARCEL OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AMERITECH ILLINOIS:

BY:_____ DATE:_____

TITLE:_____

AT&T COMCAST:

BY:_____ DATE:_____

TITLE:_____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:_____ DATE:_____

TITLE:_____

Permission to record the plat is hereby granted to:

_____
(NAME)

_____
(ADDRESS)

_____

_____

Permanent Index Number:
02-16-405-017-0000

EASEMENT PROVISIONS
An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E' (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as 'Common Elements', and the property designated on the plat as 'common area or areas', and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E' (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term 'Common Elements' shall have the meaning set forth for such term in the 'Condominium Property Act', Chapter 765 ILCS 605/2(c), as amended from time to time.

The term 'common area or areas' is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as 'outlots', 'common elements', 'open space', 'open area', 'common ground', 'parking and 'common area'. The term 'common area or areas' and 'Common Elements' include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

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

School Districts:

Elementary School District #_____

High School District #_____

Send the tax bill to :

_____
(NAME)

_____
(ADDRESS)

_____

_____

NOTARY CERTIFICATE

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

I,_____ a notary public in and for said county in the state aforesaid, do hereby certify that _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., _____.

_____
Notary Public

My commision expires on _____

OWNER'S CERTIFICATE

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

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

Dated this _____ day of _____, A.D., _____

_____
OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

This plat has been checked for conformance to Village of Palatine standards and requirements and working drawings and specifications for streets, curb and gutter, watermains, sanitary sewer mains, storm water drainage and grading, sidewalks, street lights and street trees and soil erosion control have been prepared in conformance with the Village of Palatine standards and requirements and all engineering fees due the Village of Palatine have been paid.

_____ _____
Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

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

By _____ Dated _____
Owner

By _____ Dated _____
Illinois Professional Engineer #62-42874

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

PLAN COMMISION

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

Approved by the plan commision of the Village of Palatine, Cook County, Illinois, at a meeting held this _____ day of _____, A.D., _____.

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR

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

Dated this _____ day of _____, A.D., _____.

By: _____
Village Collector

VILLAGE COUNCIL

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

Approved by the Village Council of the Village of Palatine, Cook County, Illinois,

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

SURVEYOR'S CERTIFICATE

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

I, Matthew James Morrison, an Illinois Professional Land Surveyor, hereby certify that I have surveyed and subdivided and platted for the owners thereof the following described property to wit:

A RESUBDIVISION OF LOT 1 IN RUNOWICZ SUBDIVISION A SUBDIVISION OF LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF) ALL IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 2004 AS DOCUMENT 0400703001, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1150 W. WILSON ST. PALATINE, ILLINOIS

I also certify that the land included by said survey falls within the corporate limits of the Village of Palatine, Illinois.

I further declare, based upon a review of the flood insurance rate map (F.I.R.M.) Community Panel Number 17031C0177J with effective date August 19, 2008, it is our opinion that a portion of said property does fall within a special flood hazard area as identified by said F.I.R.M. maps.

This plat correctly represents said survey and subdivision in every detail. All lot corners are marked with an iron pipe unless otherwise noted. Dimensions are in feet and decimal parts thereof, corrected to 62 degrees F. temperature.

Arlington Heights, Illinois, this 05th day of October, A.D., 2022

_____
I.P.L.S No. 35-3735

MATTHEW JAMES MORRISON
35.3735
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
MORRIS, IL

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

REVISIONS
PER VILLAGE 11-15-22

DRAWN BY:	TJS	JOB NO.	5305
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	10-05-22

PLAT OF SUBDIVISION
FONTAINE HILL SUBDIVISION

SHEET NO. 2 OF 2 SHEETS

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

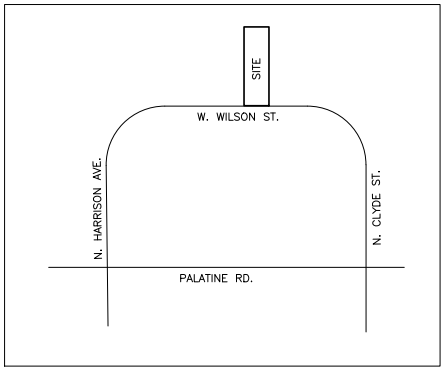
Attachment: Final Plat of Resubdivision - Wilson Street SUB (1150 W. Wilson Street)

PUBLIC IMPROVEMENT PLANS
FOR
WILSON SUBDIVISION
PALATINE, IL
BY
GWR BUILDERS, INC.

LEGAL DESCRIPTION:

LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF) ALL IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1926 AS DOCUMENT 9261330 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1150 W. WILSON AVE. PALATINE, ILLINOIS



LOCATION MAP

INDEX OF SHEETS

1. TITLE SHEET
2. MWRDGC GENERAL NOTES
3. GENERAL NOTES
4. EXISTING CONDITIONS
5. SITE DEVELOPMENT PLAN
6. EROSION CONTROL PLAN
7. EXHIBIT R
8. DETAILS
9. EXISTING DRAINAGE EXHIBIT
10. PROPOSED DRAINAGE EXHIBIT

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER		
STORM SEWER		
UNDERDRAIN		
WATERMAIN		
GAS	G	G
HBT	I	I
CABLE	C	C
ELECTRIC	E	E
MANHOLE, INLET, CB FIRE HYDRANT, VALVE		
ELEVATIONS	(XXX.XX)	XXX.XX
TOP OF CURB EDGE OF PAVEMENT	XXX.XX XXX.XX	XXX.XX XXX.XX
GEOMETRIC COORDINATE	XXXX	XXXX
LIGHT POLES		
DRAINAGE ARROWS		
SEWER CLEANOUT		
WATER METER VAULT	M	M
UTILITY POLE		
SOIL BORINGS	N/A	B
TRAFFIC SIGN		
TRAFFIC ARROW		
PARKING STALL COUNT		
TREE		
RELOCATE TREE		
ITEM REMOVAL		N/A
PAVEMENT REMOVAL		N/A
P.C.C		
MARSH		N/A

ALL DIMENSIONS AND COORDINATES ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE
OPEN SYMBOLS AND DASHED LINES INDICATE EXISTING IMPROVEMENTS

EXISTING UTILITIES
WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

DRAINAGE STATEMENT
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

REGISTERED PROFESSIONAL ENGINEER 62-42874

PREPARED FOR:
GWR BUILDERS
47 N. BOTHWELL
PALATINE, IL

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS
EXPIRES 11-30-23

PROJECT BENCHMARK:
RIM OF SANITARY MANHOLE ALONG THE SOUTH SIDE OF WILSON STREET, AT THE SW CORNER OF THE SUBJECT PROPERTY.

NGVD29 ELEVATION 777.86

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

CALL JULIE TOLL FREE 1(800)892-0123
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WARNING
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SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 11-15-22

DRAWN BY:	L.T.S.	JOB NO. 5305	
DESIGNED BY:	TJS		
CHECKED BY:	T.J.S.	DATE: 10-05-22	

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 10 SHEETS

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)
Attachment: Wilson Street Resubdivision - Engineering (1150 W. Wilson Street)

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF PALATINE MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).

2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0.28 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

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

REVISIONS
PER VILLAGE 11-15-22

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS
JOB NO. 5305
SCALE:
DATE: 10-05-22

MWRDGC GENERAL NOTES
WILSON SUBDIVISION

SHEET NO. 2 OF 10 SHEETS

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)
Attachment: Wilson Street Resubdivision - Engineering (1150 W. Wilson Street)

GENERAL NOTES AND CONDITIONS

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE.

2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE VILLAGE OF PALATINE. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE VILLAGE OF PALATINE. REQUIREMENTS.

3. THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE SUBDIVISION CONTROL ORDINANCE SHALL GOVERN OVER ALL.

4. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE REQUEST FOR INSPECTION, COMMENCEMENT OR RESUMPTION OF ANY WORK.

5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE VILLAGE WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. SET OF MYLAR-REPRODUCIBLE RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE VILLAGE BY THE DEVELOPER.

THE CONTRACTOR SHALL ACCURATELY MARK THE LOCATION OF EACH SANITARY SERVICE, STORM SERVICE AND WATER SERVICE CONNECTION BY PLACING A 4" X 4" POST EIGHT FEET LONG AT THE END OF EACH SERVICE CONNECTION. EACH POST SHALL BE SET SO IT IS PLUMB AND THE TOP END IS THIRTY SIX (36) INCES ABOVE GRADE. THE TOP EIGHTEEN (18) INCES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A TABULAR LISTING OF EACH AND EVERY SERVICE CONNECTION AND THIER LOCATIONS RELATIVE TO PERMANENT FIXED OBJECTS SUCH AS MANHOLES, PROPERTY CORNERS, ETC. EACH "B"-BOX SHALL BE ACCURATELY LOCATED BY A SERIES OF THREE PRECISE INTERSECTING LOCATION MEASUREMENTS. THE DEPTH AS MEASURED FROM FINISHED GRADE SHALL ALSO BE RECORDED. FINALLY, THE LOCATION OF ALL WYES AND SERVICE LINE TAPE SHALL BE ACCURATLY RECORDED BY MEASURING THE DISTANCE TO THE NEAREST DOWNSTREAM STRUCTURE.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, ILLINOIS BELL TELEPHONE, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS, AND CABLE TELEVISION IF ANY. THE JULIE NUMBER IS 1-800-892-0123.

7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE FOR TWO (2) YEARS AFTER 80% OCCUPANCY IS REACHED.

8. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE VILLAGE IF WITHIN VILLAGE LIMITS.

9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.

10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES. ALL SIGNS SHALL BE AS PER THE MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION.

11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE VILLAGE AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.

12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

1. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. REFER TO THE STATE OF ILLINOIS "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL". THE U.S. SOIL CONSERVATION SERVICE IS ALSO AVAILABLE TO PROVIDE GUIDANCE.

2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.

3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND OR DEBRIS BY SWEEPING.

4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED. STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.

5. STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SWALES, AND ADJACENT LANDS THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION. ALL STORM STRUCTURES SHALL HAVE FILTER FABRIC PLACED UNDER THE COVER AS ADDED PROTECTION. ADDITIONAL MEASURES AS DIRECTED BY THE VILLAGE ENGINEER.

6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.

7. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.

8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.

9. REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.

10. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE WILL BE PLACED AROUND THE RETENTION POND AND EITHER HAY BALES OR SILT FENCE WILL BE BE STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.

11. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS IV OR THICKER CONFORMING TO ASTM C-76, WITH PREFORMED JOINTS (ASTM C-433).

2. ALL INLETS, CATCHBASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.

3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION CA-7 OR APPROVED EQUAL. (100% CRUSHED)

4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE VILLAGE OF PALATINE. LOCATION, SIZE & INVERT OF FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.

5. FOOTING DRAINS SHALL DISCHARGE TO GRADE VIA SUMP PUMP DISCHARGE.

WATER SERVICE

1. THE MINIMUM COVER FOR ALL WATER WATER SERVICE PIPE IS FIVE AND A HALF FEET (5'-6") FROM FINISHED GRADE TO TOP OF PIPE.

2. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE FOR A DISTANCE 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

3. THE WATER SERVICE PIPE SHALL BE 1-1/2" DIA. TYPE K COPPER. CORPORATION COCK SHALL BE MUELLER #H15000. THE CURB STOP SHALL BE MUELLER #H15154 AND THE SERVICE BOX SHALL BE MUELLER #H10302. ALL ITEMS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.

2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.

4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA-11/13, 100% CRUSHED PER ASTM D-2321, EQUIVELANT TO CLASS I OR APPROVED EQUAL.

5. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.

6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.

7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.

8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.

9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER.WRITTEN (TYPED) LOGS SHALL BE SUBMITTED TO THE VILLAGE DETAILING SERVICE WYE LOCATIONS AND DEFECTS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED. CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE VILLAGE OF PALATINE PROCEDURES, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.

11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.

2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.

3. THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.

4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER. AND AS SHOWN ON THE PLANS.

5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OR DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.

6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.

7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.

8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.

9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED STANDARD SPECIFICATIONS, AND THE REQUIREMENTS OF THE VILLAGE OF PALATINE

10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF I.D.O.T. CLASS SI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS..., CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.

11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.

12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3/4"-THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4"-DIAMETER BY 18-INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.

13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

PRIOR TO ANY EXCAVATION WORK THE PERIMETER OF THE PROJECT SHALL BE SILT FENCED AS WELL AS ANY WETLANDS THAT ARE TO BE PROTECTED.

1. STRIPPING & STOCKPILING OF TOPSOIL AND ROUGH GRADING.
2. PLACEMENT OF ALL SILT FENCE AS SOON AS BASINS ARE COMPLETED.
3. FINAL GRADING AND CONSTRUCTION.
4. ESTABLISH PERMANENT VEGETATION OR EROSION CONTROL MATTING DURRING THE FIRST POSSIBLE GROWING SEASON.

NOTES ON SILT FENCE MAINTENANCE

1. SOIL DEPOSITS LEFT ON EROSION CONTROL DEVICES WILL BE REMOVED AFTER EACH RAINFALL.
2. IF PART OF THE SILT FENCE DETERIORATES DURING THE CONSTRUCTION, IT WILL BE REPLACED. SILT FENCES SHALL BE INSPECTED AND REPAIRED DAILY.
3. AFTER THE COURSE OF CONSTRUCTION AND AFTER GRASS HAS TAKEN, EROSION CONTROL DEVICES WILL BE REMOVED, SWALES WILL BE GRADED TO CONFORM TO THE PROPOSED GRADING PLAN, AND GRASS WILL BE PLACED IN THESE AREAS.

NOTE:
ALL STOCK PILES SHALL BE SILT FENCED & TEMPORARILY SEEDED.
ALL TEMPORARY SEEDING SHALL BE DONE WITHIN 7 DAYS OF ROUGH GRADING. ALL PERMANENT SEEDING SHALL BE DONE WITHIN 7 DAYS OF FINAL GRADING.
ALL STORM RUNOFF TO BE COLLECTED & CONVEYED TO THE DETENTION BASIN VIA STORM SEWERS.
ALL DRAINAGE CHANNELS SHALL BE SEEDED & NETTED OR SODDED AND SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL. ANY MAINTENANCE REQUIRED SHALL BE DONE IMMEDIATLY.
ALL SWALES SHALL BE PROTECTED BY ROCK CHECK DAMS PER DETAIL @ 50' INTERVALS, ACCORDING TO CONSERVATION PRACTICES #910.

SCHEDULE OF CASTINGS

	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R-1712-C	R-1712-C	"WATER"
CATCHBASIN TYPE A	R-4340-B	R-3501-P R-3010 IN B-6.18 CURB R-3170 IN B-6.12 CURB R-3501-P IN M-3.12 CURB	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM"
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY"
SANITARY MANHOLE STEPS	PS-I PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	PS-I PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	NONE

ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL
ALL GRATES SHALL BE BICYCLE-SAFE, AS APPLICABLE
ALL SANITARY MANHOLE LIDS SHALL BE SELF-SEALING, GASKETED WITH CONCEALED PICKHOLE.

TABLE OF PIPE & JOINT SPECIFICATIONS

USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C-76	O-RING JOINT C-443
SANITARY SERVICE	P.V.C.	SDR-26 ASTM D-3034	JOINT ASTM D-3212 GASKET F-477
SANITARY SEWER	P.V.C.	SDR-26 ASTM D-3034	JOINT ASTM D-3212 GASKET F-477
WATER MAIN	D.I.P.	CL.52 ANSI/AWWA C151/A21.4	ANSI/AWWA F477 ASTM D-3139

NOTE:
AS A MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE WITH THE APPLICABLE ASTM STANDARD AND THE LATEST VERSION OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS

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

REVISIONS
PER VILLAGE 11-15-22

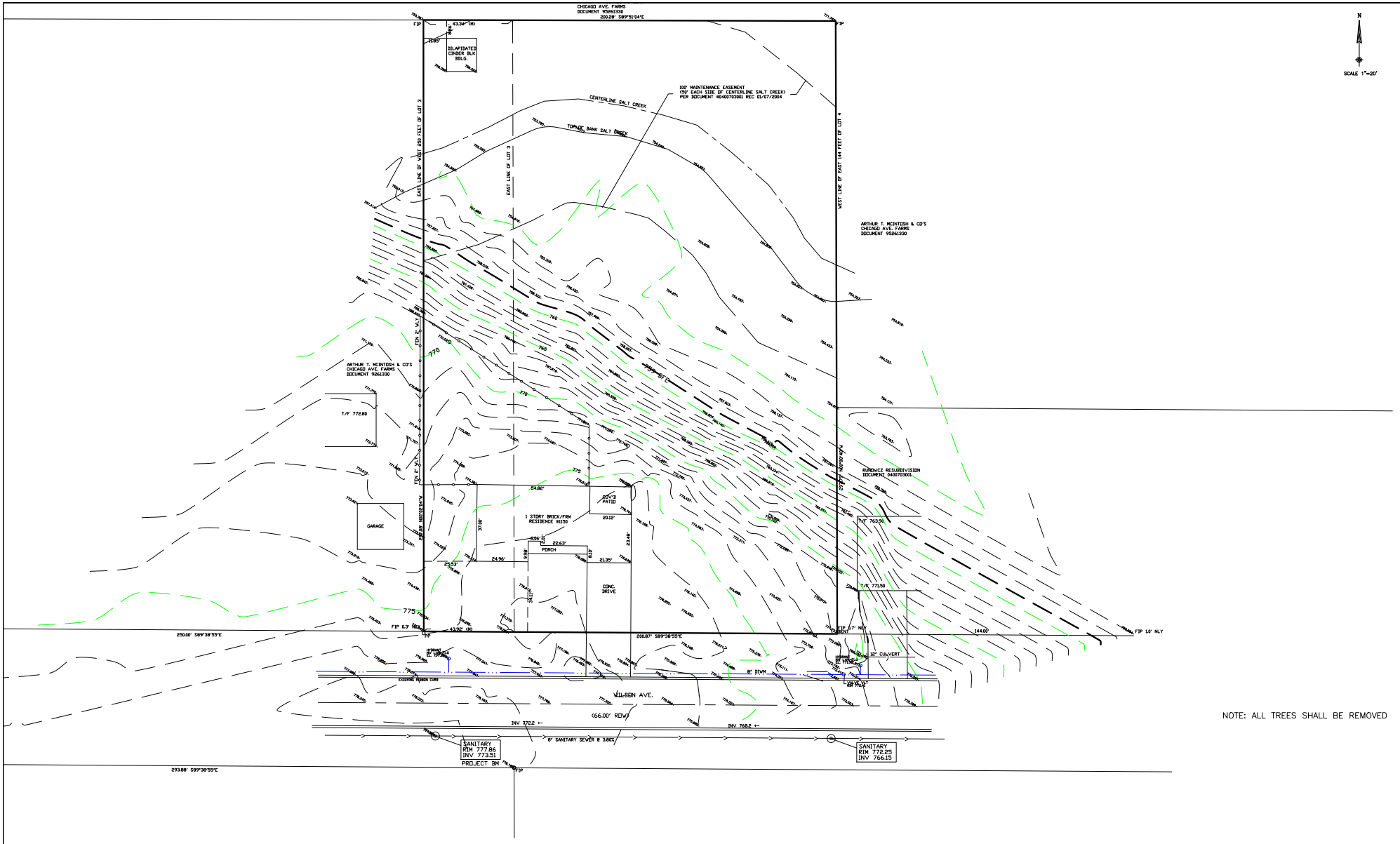
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5305
SCALE:
DATE: 10-05-22

GENERAL NOTES
WILSON SUBDIVISION

SHEET NO. 3 OF 10 SHEETS

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)
Attachment: Wilson Street Resubdivision - Engineering (1150 W. Wilson Street)



NOTE: ALL TREES SHALL BE REMOVED

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

REVISIONS
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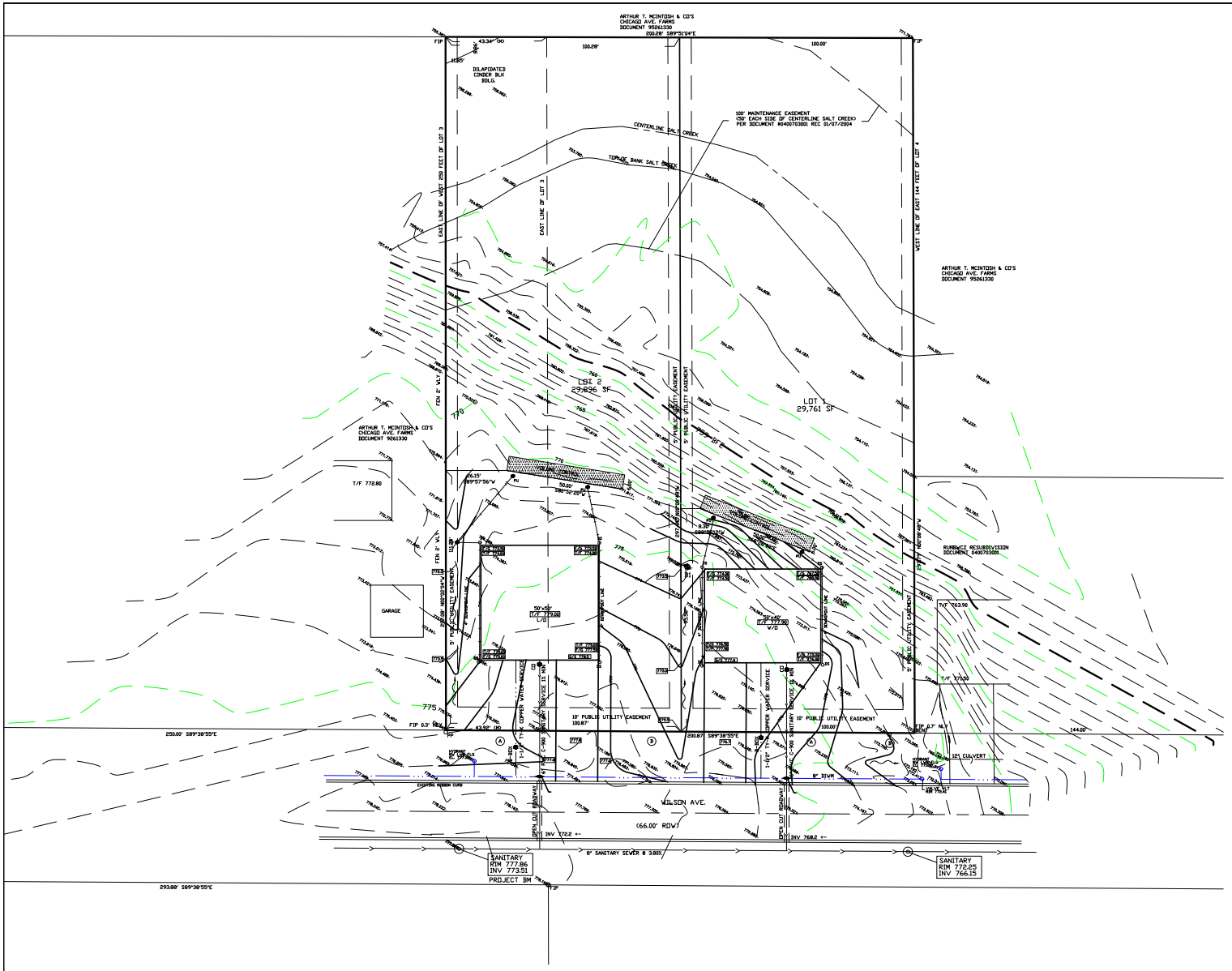
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 10-05-22

EXISTING CONDITIONS
WILSON SUBDIVISION

SHEET NO. 4 OF 10 SHEETS

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)
Attachment: Wilson Street Resubdivision - Engineering (1150 W. Wilson Street)



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Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

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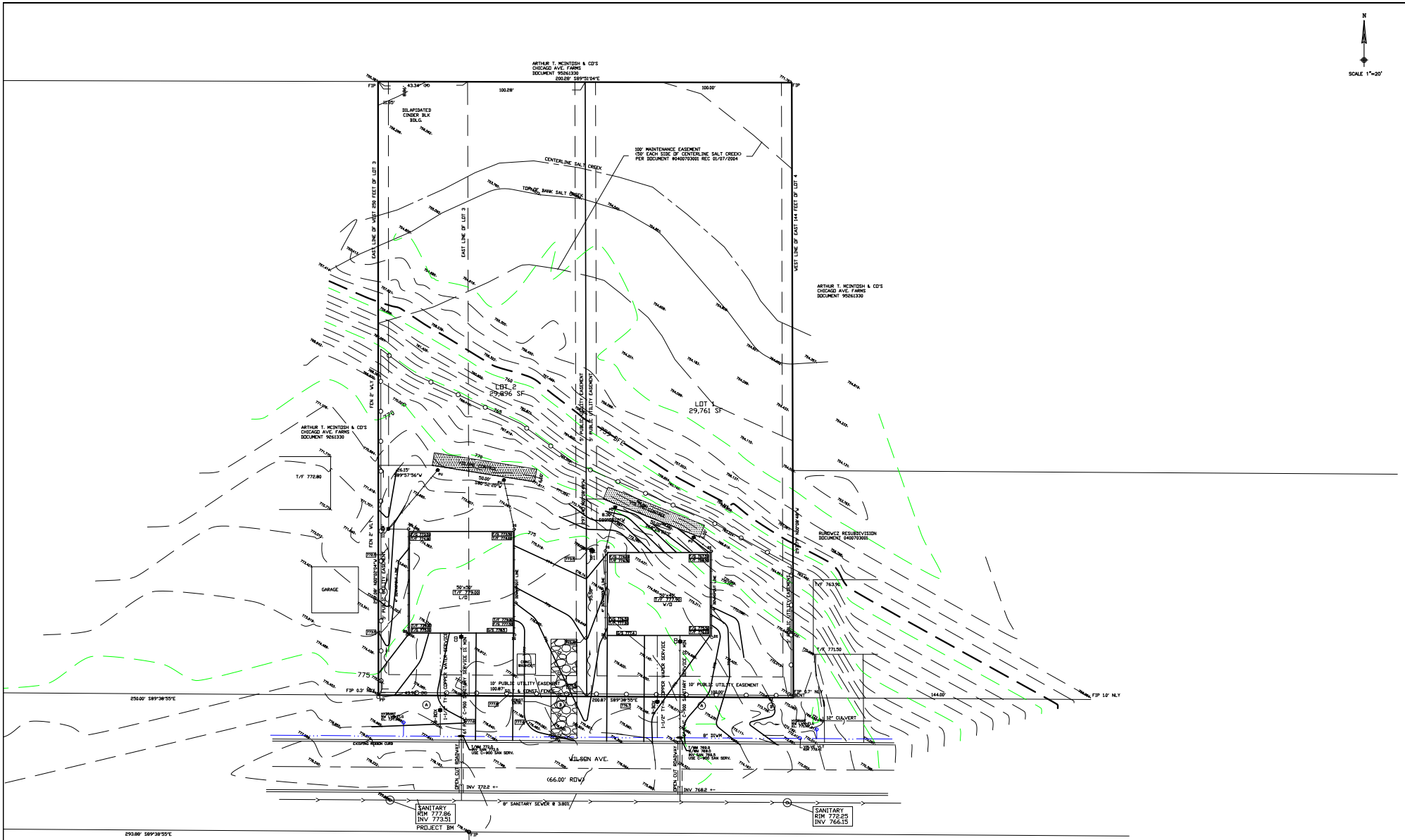
SITE DEVELOPMENT PLAN
WILSON SUBDIVISION

SHEET NO. 5 OF 10 SHEETS

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)
Attachment: Wilson Street Resubdivision - Engineering (1150 W. Wilson Street)



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Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

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DRAWN BY:	TJS	JOB NO.	5305
DESIGNED BY:	TJS	SCALE:	1"=20'
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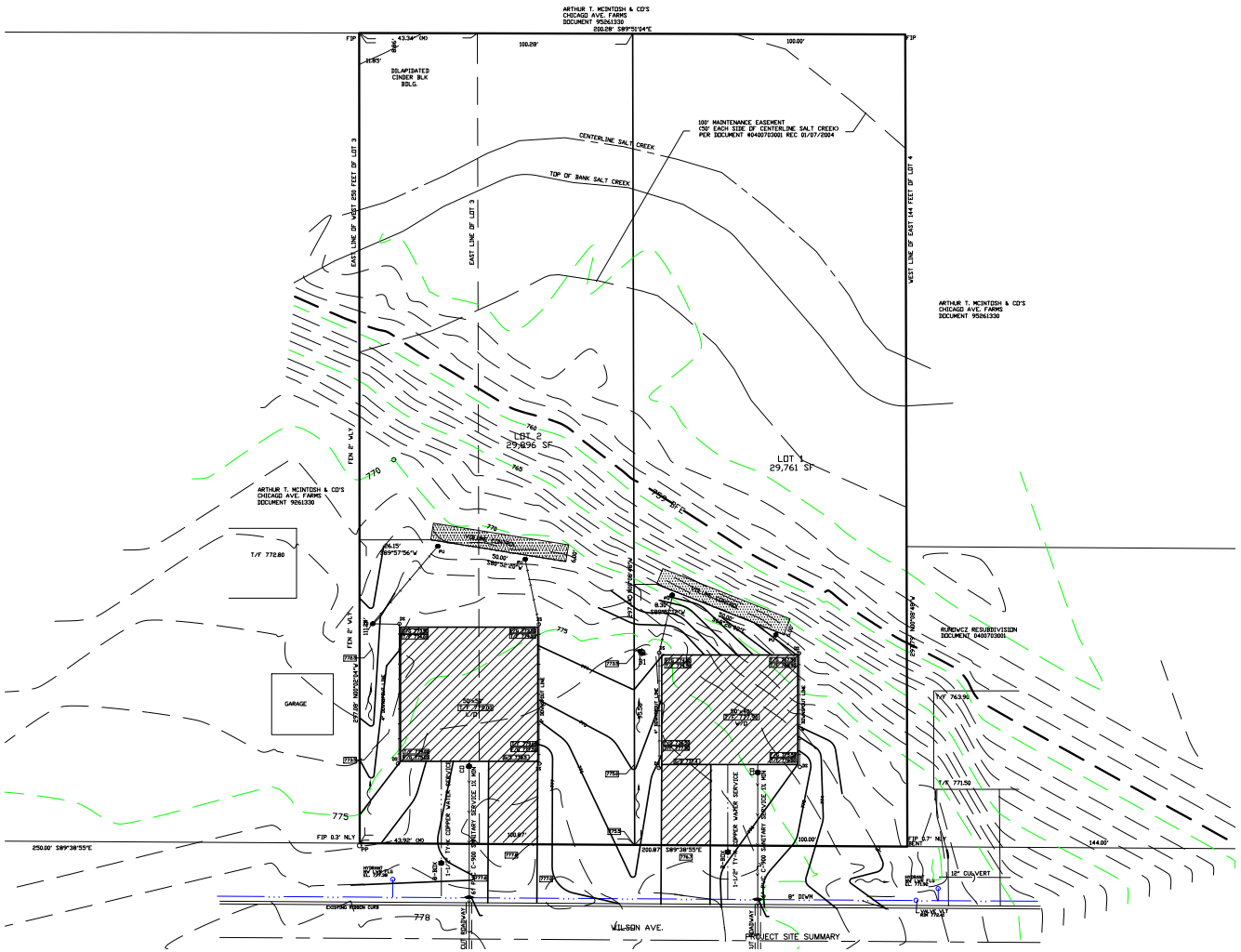
EROSION CONTROL
WILSON SUBDIVISION

SHEET NO. 6 OF 10 SHEETS

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)
Attachment: Wilson Street Resubdivision - Engineering (1150 W. Wilson Street)



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SCALE 1"=20

MAINTENANCE PLAN FOR WILSON SUBDIVISION

INDIVIDUAL HOMEOWNERS, WITH FACILITIES SHOWN ON THIS EXHIBIT (EXHIBIT R) SHALL ASSUME RESPONSIBILITIES FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

1. GENERAL
REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
- LITTER AND DEBRIS SHALL BE CONTROLLED
- LANDSCAPE AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY.
- ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS.
- RIPRAP AREAS SHALL BE REPAIRED WITH ADDITION OF NEW RIPRAP, AS NECESSARY, OF SIMILAR SIZE AND SHAPE.

2. STORMWATER MANAGEMENT FACILITIES
ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOWS AND OUTFLOWS TO THE VOLUME CONTROL FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE VOLUME CONTROL FACILITY SHALL ALSO BE MAINTAINED. INSPECTIONS FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER.

SIDE SLOPES/EMBANKMENT/EMERGENCY OVERFLOW STRUCTURE
- INSPECT EMBANKMENTS FOR SETTLEMENT AND EROSION
- REMOVE WOODY GROWTH FROM THE EMBANKMENT
- ANY BREAKS, HIRE REGISTERED PROFESSIONAL ENGINEER FOR DESIGN RESOLUTION
- SEED AND SOD ANY ERODED AREAS
- SIGNS OF PIPING (LEAKAGE) OR SEEPAGE, REPAIR
- STABILIZE EMERGENCY OVERFLOW STRUCTURE IF EROSION OBSERVED
- REMOVE OBSTRUCTIONS BLOCKING EMERGENCY OVERFLOW SPILLWAY

VEGETATED AREAS
- REGULAR MOWING TO CONTROL VEGETATION, NO CUTTING OF NATIVE VEGETATION
- NEED FOR PLANTING, RESEEDING OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF SIGNIFICANT PORTION HAS NOT BEEN ESTABLISHED (50% OF SURFACE AREA). RESEED WITH ALTERNATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.
- EVIDENCE OF GRAZING, MOTORBIKES, OR OTHER VEHICLES, REPAIR
- CHECK FOR INVASIVE VEGETATION, REMOVE WHERE POSSIBLE.
- ALL VEGETATION MUST BE MAINTAINED PER THE APPROVED PLANTING PLAN.

OUTLET CONTROL STRUCTURE
- INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE REDUCED.
- REMOVE ACCUMULATED SEDIMENT AT OUTLET.
- SCOUR AND EROSION AT OUTLET, REPAIR AND RESEED.
- ANY ICE DAMAGE TO OUTLET OF PIPE, REPAIR IF NECESSARY.
- CONDITION OF TRASH RACK, REMOVE DEBRIS.
- OUTLET CHANNEL CONDITIONS DOWNSTREAM

ACCESS FOR MAINTENANCE EQUIPMENT
- REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS

SAFETY FEATURES
- ACCESS CONTROLS TO HAZARDOUS AREAS.
- FENCES
- LOOSE OR DAMAGED POSTS
- LOOSE OR BROKEN WIRES
- CONDITION OF GATES
- SIGNS

2. VOLUME CONTROL FACILITY
ROUTINE INSPECTIONS OF THE VOLUME CONTROL FACILITIES SHALL BE PERFORMED BY THE OWNER ON A YEARLY OR AS NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
- FACILITY SHALL BE INSPECTED YEARLY USING THE MONITORING WELL TO VERIFY THE SYSTEM FUNCTIONING PROPERLY.
-
- ACCUMULATED SEDIMENT FROM SURFACE SHALL BE VACUUMED OUT AND DISPOSED OF PROPERLY.
- APPROPRIATE SIGNAGE SHALL BE REPAIRED IF DAMAGED OR ILLEGIBLE.

3. STORMWATER COLLECTION SYSTEM
THE OWNER SHALL PERFORM MONTHLY INSPECTIONS OF ALL COMPONENTS OF THE STORMWATER COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:

STORM INLETS/MANHOLES
- REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES
- RESET COVERS/LIDS ON AN AS NEEDED BASIS.
- REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED.

STORM SEWERS/CULVERTS
- VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY.
- STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OULETS, AND WITHIN THE CONDUIT, CLEAN OUT AS NECESSARY
-
- RESTORE RIPRAP AT OUTLETS IF EROSION OBSERVED
- RESTORE RIPRAP AT OUTFALLS
- REPLANT AND RESEED ANY ERODED AREAS

OVERLAND FLOW ROUTES (DITCHES/SWALES)
- ANNUAL VISUAL INSPECTIONS SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTE IS MAINTAINED. THE SLOPE AND CROSS SECTIONAL AREA OF THE DITCH/SWALE SHALL BE VERIFIED DURING THIS INSPECTION
- REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH
- SEED AND SOD ANY ERODED AREAS
- RESTORE RIPRAP AS NECESSARY
- REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY
- REGULAR MOWING TO CONTROL VEGETATION

5. VEGETATED AREAS
- NEED FOR PLANTING RESEEDING OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED (50% OF SURFACE AREA AFTER SECOND GROWING SEASON). RESEED WITH ALTERNATIVE NATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.
- EVIDENCE OF GRAZING, MOTORBIKES OR OTHER VEHICLES, REPAIR
- CHECK FOR INVASIVE VEGETATION, REMOVE WHEN POSSIBLE
- REGULAR MOWING TO CONTROL VEGETATION, IT IS RECOMMENDED THAT NATIVE VEGETATION REMAIN UNCUT.
- DEAD OR DAMAGED NON-NATIVE GRASSY AREAS--REPAIR WITH APPROPRIATE VEGETATION ACCORDING TO THE APPROVED PLANTING PLAN.

6. QUALIFIED SEWER CONSTRUCTION
- PERFORM MANHOLE INSPECTIONS ONCE EVERY 5 YEARS, MAKE REPAIRS AS NECESSARY
- PERFORM SEWER INSPECTIONS ONCE EVERY 5 YEARS, MAKE REPAIRS AS NECESSARY
- PERFORM REGULAR CLEANING SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS
- REMOVE ANY OBSTRUCTIONS PLACED IN THE MAINTENANCE EASEMENT THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS.

PROJECT SITE SUMMARY

LEGAL DESCRIPTION:
A RESUBDIVISION OF LOT 1 IN RUNOWCZ SUBDIVISION A SUBDIVISION OF LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF) ALL IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 2004 AS DOCUMENT 0400703001, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1150 W. WILSON ST. PALATINE, ILLINOIS

PROPERTY ADDRESS: 1150 W. WILSON ST., PALATINE, IL.
PROPERTY INDEX NUMBER: 02-16-405-017-0000

PROJECT AREA: 1.37 ACRES
TOTAL CONTIGUOUS AREA: 1.37 ACRES

STORMWATER MANAGEMENT SUMMARY

VOLUME CONTROL LOT 1	250 CF REQ'D	324 CF PRV'D
VOLUME CONTROL LOT 2	301 CF REQ'D	324 CF PRV'D

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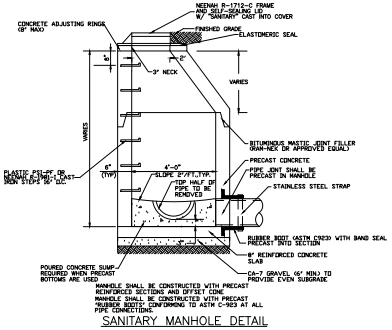
PER VILLAGE 11-15-22

DRAWN BY:	TJS	JOB NO.	5305
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	10-05-22

EXHIBIT R
WILSON SUBDIVISION

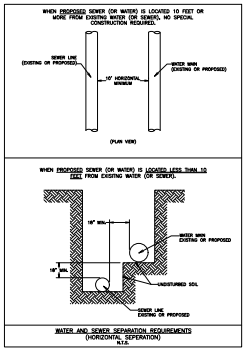
SHEET NO. 7 OF 10 SHEETS

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)
Attachment: Wilson Street Resubdivision - Engineering (1150 W. Wilson Street)



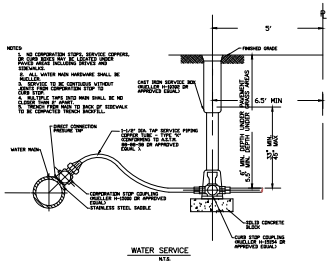
SANITARY MANHOLE DETAIL

N.T.S.



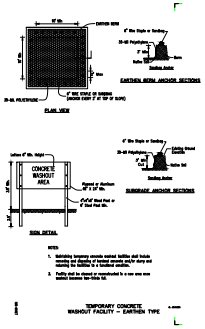
WATER AND SEWER SEPARATION REQUIREMENTS (HORIZONTAL SEPERATION)

N.T.S.

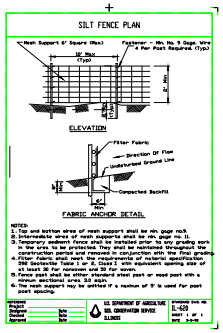


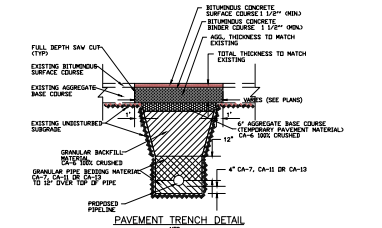
WATER SERVICE

N.T.S.



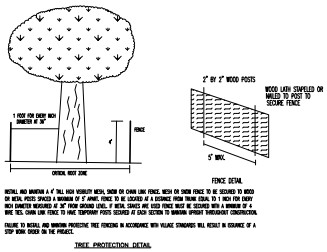
TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE



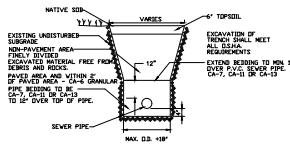


PAVEMENT TRENCH DETAIL

NTS

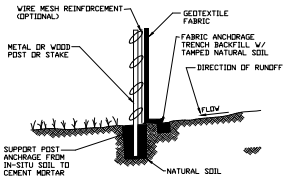


TREE PROTECTION DETAIL



SEWER PIPE BEDDING DETAIL

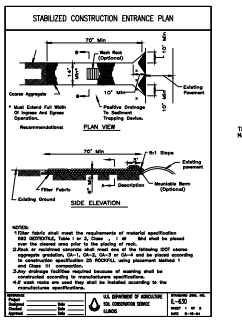
N.T.S.

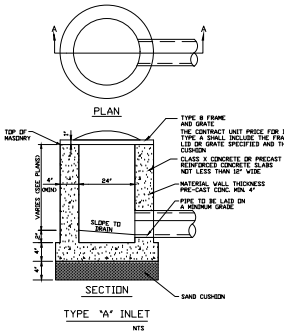


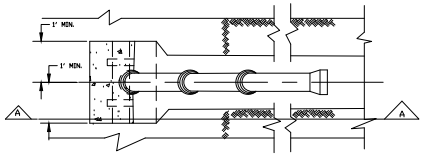
NOTE:
DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

SILT FENCE TO INSTALLED & MAINTAINED BY THE LOT OWNER TO THE APPROVAL OF THE VILLAGE INSPECTOR.

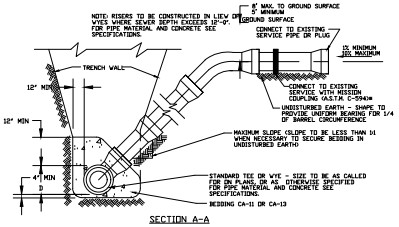
TYPICAL DETAIL FOR SILT FENCE CONTROL







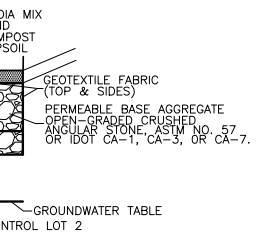
PLAN



SECTION A-A

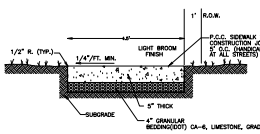
SANITARY SERVICE RISER

N.T.S.



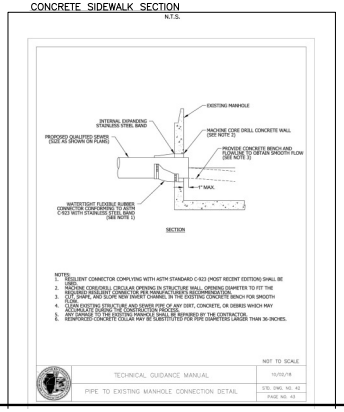
VOLUME CONTROL LOT 1

VOLUME CONTROL LOT 2



CONCRETE SIDEWALK SECTION

N.T.S.



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

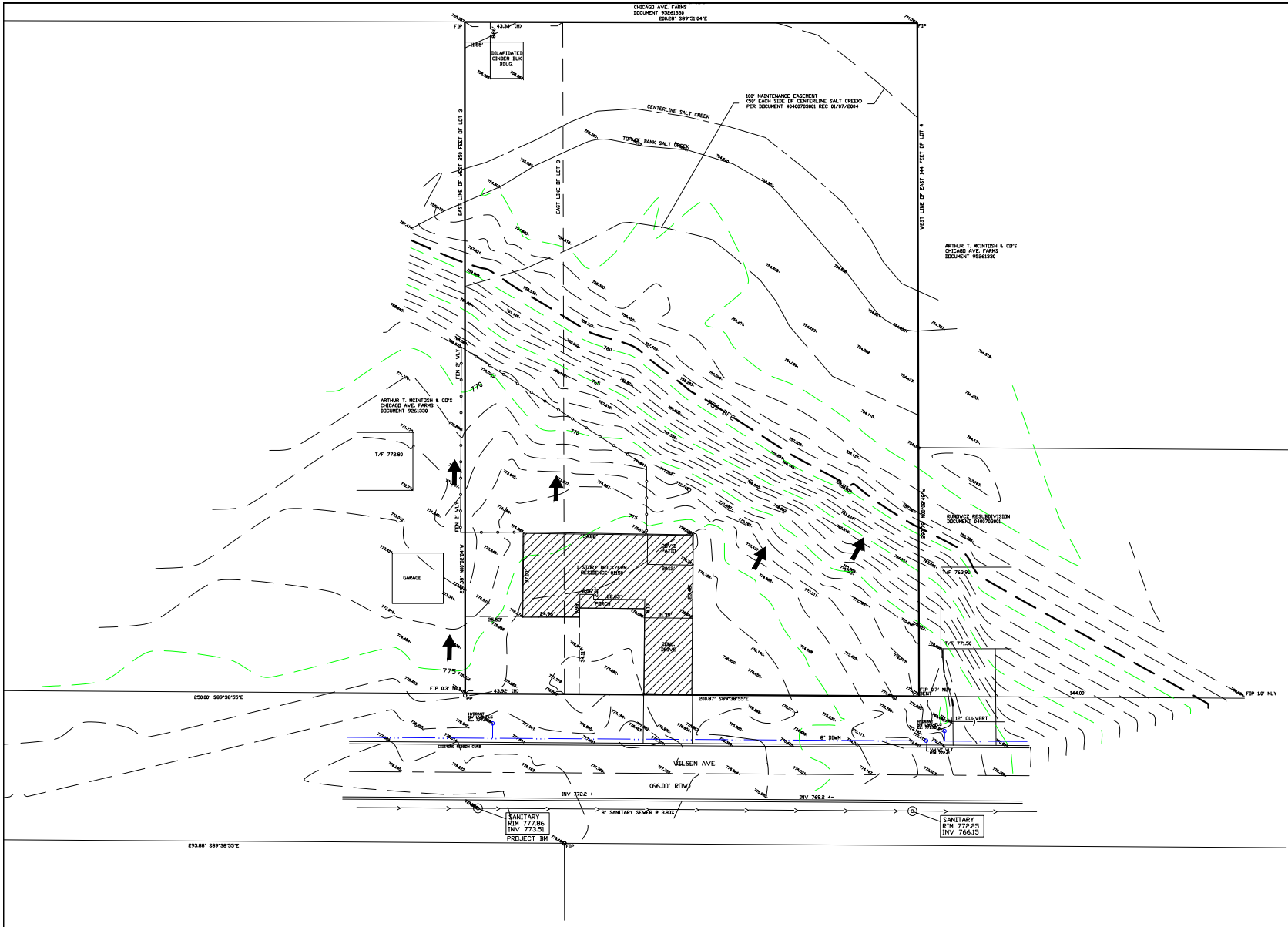
REVISIONS
PER VILLAGE 11-15-22

DRAWN BY: TJS	JOB NO. 5305
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 10-05-22

DETAIL SHEET
WILSON SUBDIVISION

SHEET NO. 8 OF 10 SHEETS

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)
Attachment: Wilson Street Resubdivision - Engineering (1150 W. Wilson Street)



DRAINAGE AREA 59,677 SF = 1.37 AC
TC = 15 MIN, C=0.48, I100=9.28 IN/
I10=5.56 IN/HR
Q10=CIA=0.48(5.56)1.37=3.66 CFS
Q100=CIA=0.48(9.28)1.37=6.10 CFS

PROPOSED CONTOUR LI
EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION
IMPERVIOUS AREA 0.08
PERVIOUS AREA 1.29 AC

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
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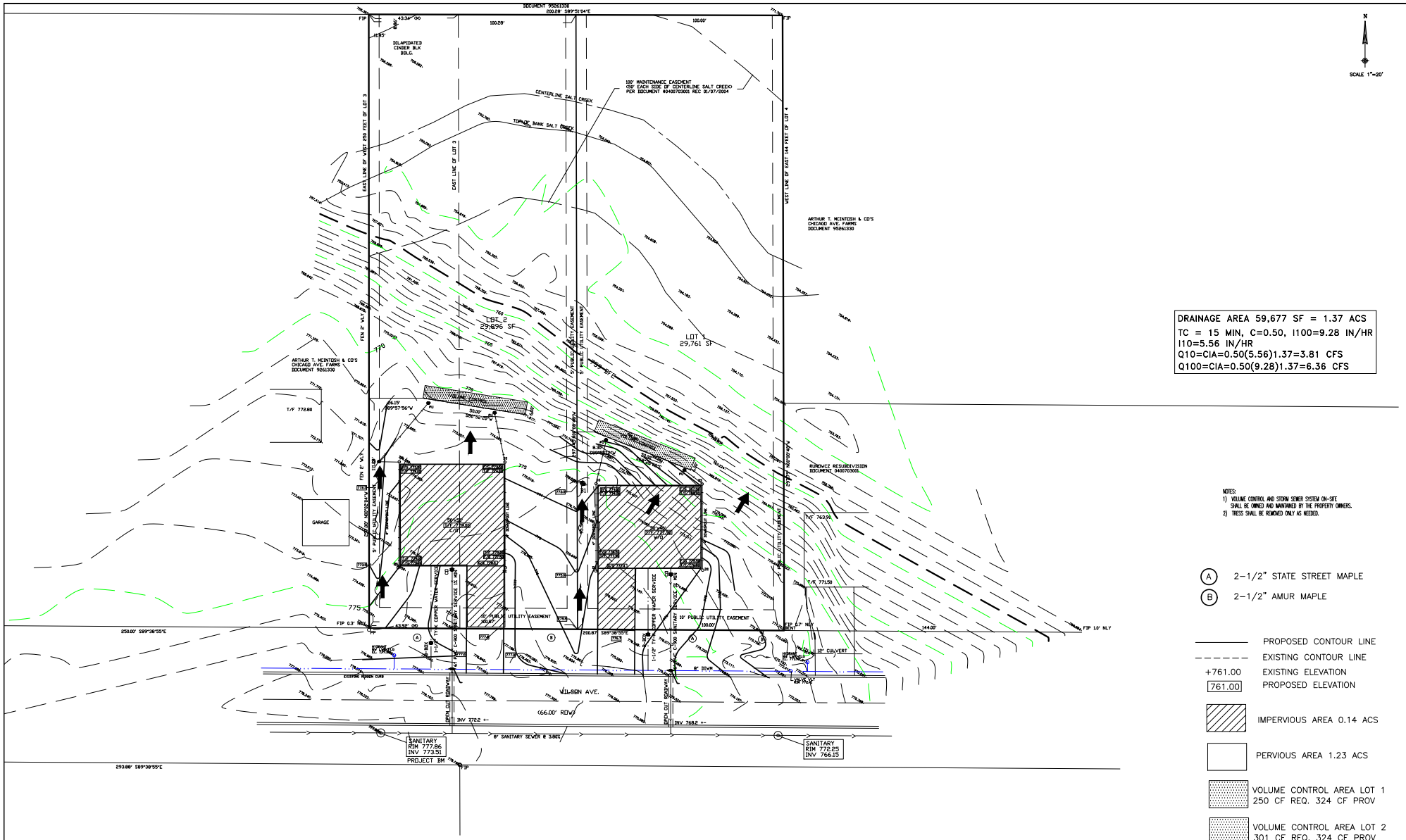
REVISIONS
PER VILLAGE 11-15-22

DRAWN BY:	TJS	JOB NO.	5305
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	07-05-22

EXISTING DRAINAGE EXHIBIT
FONTAINE HILL SUBDIVISION

SHEET NO. 9 OF 10 SHEETS

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)
Attachment: Wilson Street Resubdivision - Engineering (1150 W. Wilson Street)



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

REVISIONS
PER VILLAGE 11-15-22

DRAWN BY:	TJS	JOB NO.	5305
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	07-05-22

PROPOSED DRAINAGE EXHIBIT
FONTAINE HILL SUBDIVISION

SHEET NO. 10 OF 10 SHEETS

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)
Attachment: Wilson Street Resubdivision - Engineering (1150 W. Wilson Street)

PLAT OF SURVEY

MORRISON SURVEYING CO., INC.

2710 N IL Rt 47, Morris, Illinois 60450

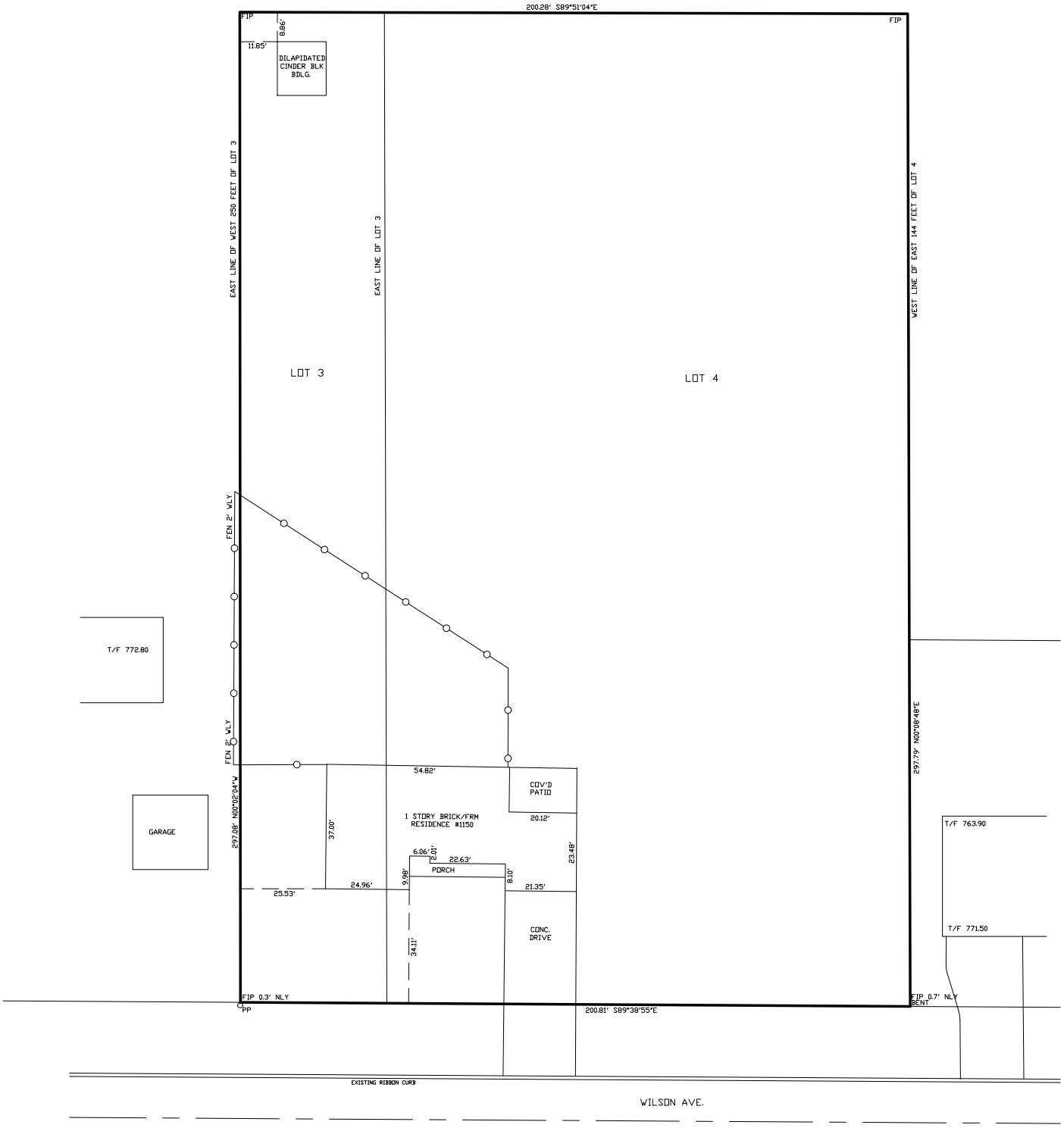
LEGAL DESCRIPTION:

LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF) ALL IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1926 AS DOCUMENT 9261330 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1150 W. WILSON AVE. PALATINE, ILLINOIS

N

SCALE 1"=20'



MATTHEW JAMES MORRISON 35.3735 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS MORRIS, IL

State of Illinois }
County of Grundy } S.S.

We, MORRISON SURVEYING CO INC., (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees farenheight. Dimensions shown on buildings are to the outside of buildings. Given under my hand and seal at Morris, Illinois.

Date: 04-05-22

1. ALL SURVEY POINTS WITH ONE ANOTHER BEFORE BY SAME, AND REPORT ANY DISCREPANCIES IMMEDIATELY.
2. GAL DESCR NCIES IMME
3. LINES, IF A SUBDIVISI...
4. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

SPIES
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

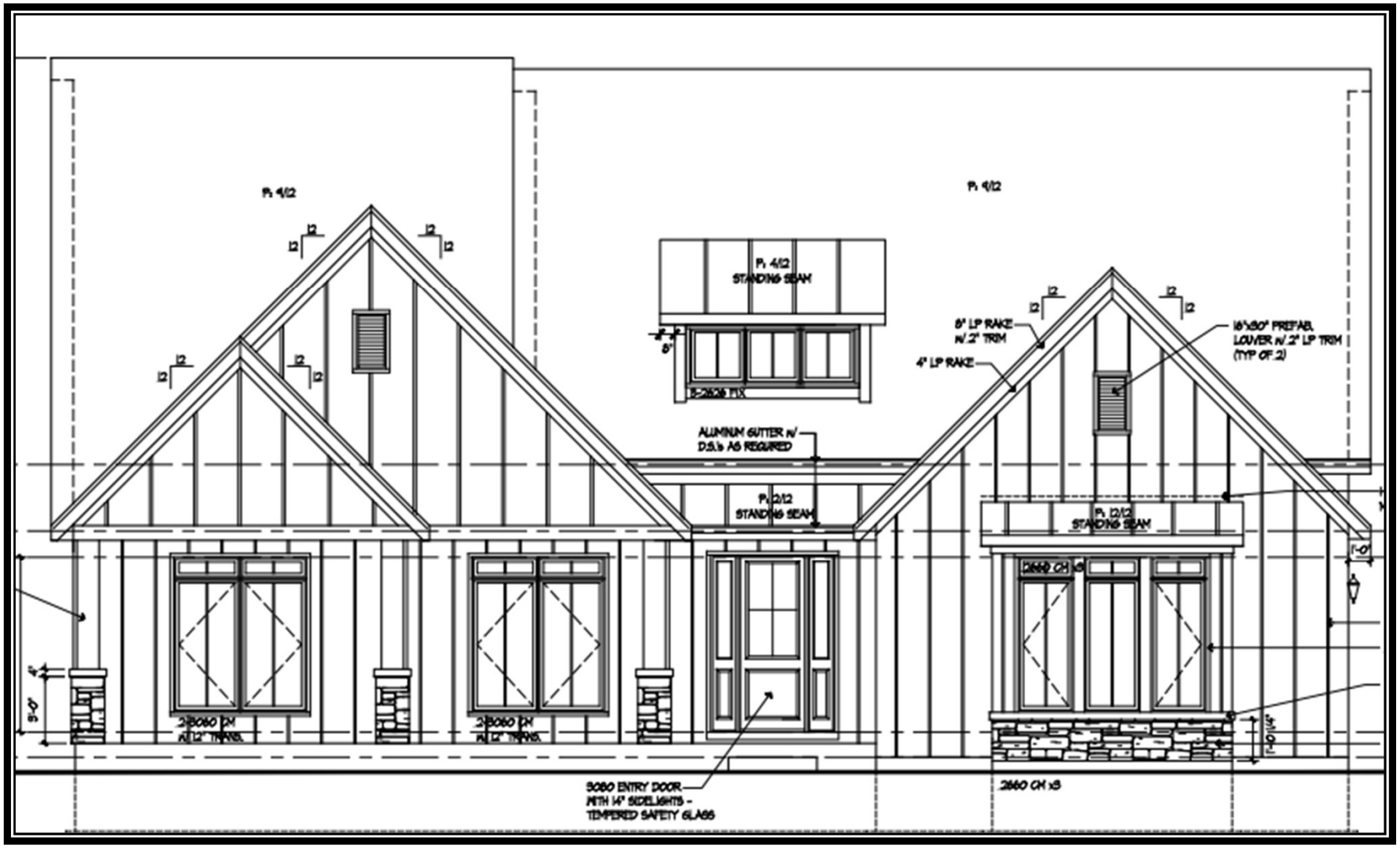
/30/22

FILE NO. 5305

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

Attachment: Plat of Survey - existing lots (1150 W. Wilson Street)

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)



Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

VILLAGE OF PALATINE

PRELIMINARY & FINAL PLAT OF SUBDIVISION

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)**
GWR Enterprises Inc.	
Address	City/State/Zip Code
28W726 Indian Knoll Rd.	
Telephone	Fax
8472091214	
Email	
greg@gwrbuilders.com	
Subject Property Address	
1150 W Wilson	
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Address	City/State/Zip Code
Telephone	Fax
Email	

RECEIVED
OCT 18 2022
VILLAGE OF PALATINE

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

Signature

06/27/2022
Date

Attachment: Subdivision application (1150 W. Wilson Street)
Packet Pg. 62
6.A.1.f
Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)
g. 3

VILLAGE OF PALATINE

PRELIMINARY & FINAL PLAT OF SUBDIVISION

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

Office Use Only		
	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): GWR Enterprises, Inc.
2. Authorized Agent of Petitioner (if different):
   Name: _____
   Address: _____
   Telephone No. _____ Business No. _____
   Email: _____
   Relationship to Petitioner: _____
3. Property Interest of Petitioner(s): Owner
   Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
   1150 W Wilson
5. All existing land use(s) on the property are: Residential
6. The proposed use(s) on the property, if this petition is approved is (are): Residential
7. Current zoning of property: R-2 Size of the property: 1.5 acres
8. State the specific action requested: Subdivide property into 2 lots

Attachment: Subdivision application (1150 W. Wilson Street)
Packet Pg. 63
Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

9. 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: GWR Builders Digitally signed by GWR Builders DN: cn=GWR Builders, c=US, o=GWR Builders, email=greg@gwrbuilders.com Date: 2022.06.28 11:04:17 -05'00' Date: 06/27/2022

State of Illinois

County of Cook

This instrument was acknowledged before me on _____, 20 ___by

_____

_____

Notary Public

(Seal)

Attachment: Subdivision application (1150 W. Wilson Street)

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

RESOLUTION NO. R-62-01

A RESOLUTION GRANTING FINAL SUBDIVISION APPROVAL
RUNOWICZ SUBDIVISION

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT; and

WHEREAS, RUNOWICZ SUBDIVISION has complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute the final plat of subdivision "RUNOWICZ SUBDIVISION" pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following conditions:

1) The subdivision shall substantially conform to the Plat of Subdivision by Murray & Moody, dated 6/6/00, last revised 4/3/01 and to the Engineering Plans prepared by P.A.F & Assoc., dated 8/3/96, last revised 4/23/01; and to the Site Plan prepared by P.A.F & Assoc., dated 12/14/94, last revised 7/1/96; except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

Attachment: Runowicz SUB - Plat - directly east and including 1150 W. Wilson Street (1150 W. Wilson Street)

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

2) A letter of credit to ensure the completion of the public improvements in a form and amount acceptable to the Village Engineer shall be submitted prior to the issuance of a building permit.

3) Any house not constructed by the petitioner shall receive Village Council approval.

4) MWRD, IEPA & IDOT permits are required.

5) Cash in lieu of detention shall be submitted prior to the start of construction.

6) All house elevations fronting on a public street shall be constructed with at least 50% brick. No vinyl or aluminum siding shall be permitted on these elevations. Any house design not adhering to this condition may be constructed if approved by the Village Council.

7) The petitioner shall submit cash in lieu of constructing a bike path in the amount of $5676.50. No Park District impact fee shall be paid. No sidewalks shall be installed. If the Park District does not construct the bike path within 18 months of the date of execution of this Resolution, the Village shall install a sidewalk along the Wilson frontage of the subdivision.

DATED: This 9th day of July, 2001

AYES: 4 NAYS: 1 ABSENT: 1 PASS: 0

APPROVED by me this 9th day of July, 2001

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 9th day of July, 2001

Village Clerk

Attachment: Runowicz SUB - Plat - directly east and including 1150 W. Wilson Street (1150 W. Wilson Street)

RUNOWICZ RESUBDIVISION

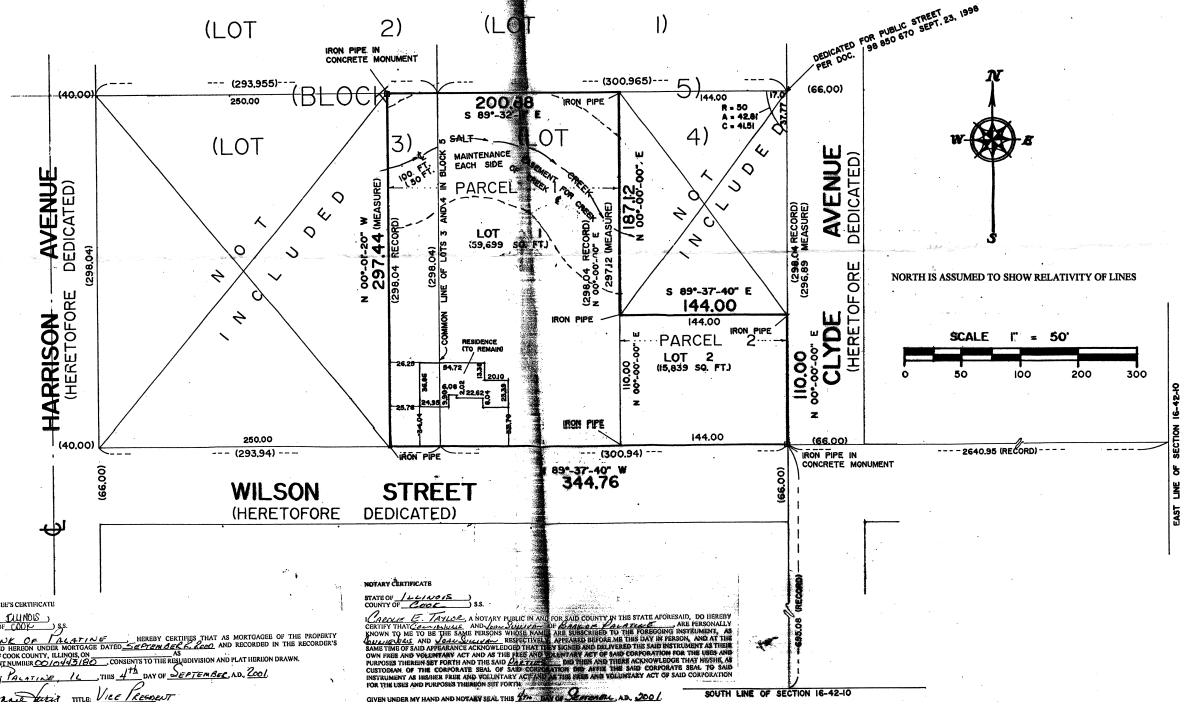
R-62-01

BEING A RESUBDIVISION OF

PARCEL 1:
LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF) IN BLOCK 5 IN ARTHUR T. McINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1926, AS DOCUMENT 9261330, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTH 110 FEET OF THE EAST 144 FEET OF LOT 4 IN BLOCK 5 IN ARTHUR T. McINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1926, AS DOCUMENT 9261330, IN COOK COUNTY, ILLINOIS.

75,538 SQ. FEET / 1.7341 ACRES



MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

BANK OF PALATINE HEREBY CERTIFIES THAT AS MORTGAGEE OF THE PROPERTY DESCRIBED HEREON UNDER MORTGAGE DATED SEPTEMBER 6, 2000 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON AS DOCUMENT NUMBER 00104382 00 CONSENTS TO THIS RESUBDIVISION AND PLAT HEREON DRAWN.

DATED AT PALATINE, IL THIS 4TH DAY OF SEPTEMBER A.D. 2001

BY: Lorraine Perez TITLE: VICE PRESIDENT

ATTEST: Jan Sullivan TITLE: CUSTOMER SERVICE OFFICER

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, Carole E. Taylor, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Lorraine Perez AND Jan Sullivan OF BANK OF PALATINE ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS Vice President AND Customer Service Officer RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON, AND AT THE SAME TIME OF SAID APPEARANCE ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SAID Secretary DID THERE AND THERE ACKNOWLEDGE THAT HE/SHE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX THE SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 4TH DAY OF September A.D. 2001

NOTARY PUBLIC

OFFICIAL SEAL
CAROLE E. TAYLOR
Notary Public, State of Illinois
My Commission Expires 10-23-2003

SOUTH LINE OF SECTION 16-42-10

SCHOOL DISTRICTS:

ELEMENTARY SCHOOL DISTRICT: COMMUNITY CONSOLIDATED # 15
HIGH SCHOOL DISTRICT: PALATINE TOWNSHIP # 211
COLLEGE DISTRICT: HARPER COMMUNITY # 512

VILLAGE ENGINEER

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS AND ALL ENGINEERING FEES DUE THE VILLAGE OF PALATINE HAVE BEEN PAID.

VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS 7th DAY OF July A.D., 2001.

SIGNED: MAYOR ATTEST: VILLAGE CLERK

PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS 19 DAY OF June A.D., 2001.

SIGNED: CHAIRMAN SIGNED: SECRETARY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THIS IS TO CERTIFY THAT I, JAMES C. COLBOURNE II AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF) IN BLOCK 5 IN ARTHUR T. McINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1926, AS DOCUMENT 9261330, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
THE SOUTH 110 FEET OF THE EAST 144 FEET OF LOT 4 IN BLOCK 5 IN ARTHUR T. McINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1926, AS DOCUMENT 9261330, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PART OF THE PROPERTY SHOWN HEREON IS IN THE FLOOD PLAIN, AS PER COMMUNITY PANEL NO. 170054 0035 B EFFECTIVE DATE APRIL 15, 1981.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF THE SURVEY AND SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL, AT PALATINE ILLINOIS, THIS 7th DAY OF JUNE A.D., 2000

JAMES C. COLBOURNE II P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3270

MURRY AND MOODY, LTD.
Land Surveyors
923 S. Plum Grove Road
Suite 101
Palatine, Illinois 60067

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, LORETTA J. RUNOWICZ, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH OWNER I HAVE CAUSED IT TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED..

THIS 30th DAY OF August, A.D., 2001

LORETTA J. RUNOWICZ, OWNER

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, Laura K. Kolaski A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT LORETTA J. RUNOWICZ, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND AT THE SAME TIME OF SAID APPEARANCE ACKNOWLEDGED THAT SHE, AS SAID OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, THAT SHE SIGNED AND SEALED THE FOREGOING INSTRUMENT AS HER OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREON SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 30th DAY OF August, A.D., 2001

NOTARY PUBLIC

OFFICIAL SEAL
LAURA R. KOLASKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-29-2002

SURFACE WATER DRAINAGE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE, THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREA OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT THE SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT AND OWNERS' PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

OWNER

DATED: Aug. 30, 2001

ILLINOIS PROFESSIONAL ENGINEER

DATED: Aug. 30, 2001

62-28834
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
PEDER A. FINNERUD

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS 5th DAY OF December, A.D., 2001

SIGNED: VILLAGE COLLECTOR

SEND NEXT TAX BILL TO: LORETTA J. RUNOWICZ
PIN 02-16-405-014-0000 1150 W. WILSON STREET
02-16-405-016-0000 PALATINE, ILLINOIS 60067

PLAT RECORDED BY: NAME:

ADDRESS: Village Clerk's Office, Village of Palatine, 200 E. Wood Street, Palatine, IL 60067

PHONE:

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

Electric and Telephone Easement

Gas Easement

Cable Television Easement

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" SHALL APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE MAIN AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. PROVIDED, HOWEVER, THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE ANY SUCH OBSTRUCTIONS AT THEIR SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

REVISED 3/10/03 TO SHOW ELEC., PHONE, GAS & CABLE TV EASEMENT INFO.

Docpf 0400702001
Engine: "Sirius" Mode: "Plat"
Created: 01/07/2004 10:59 by ITHelp
Date: 01/07/2004 10:59 / Pg: 0

Packet Pg. 67

6.A.1.f

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

Attachment: Runowicz SUB - Plat - directly east and including 1150 W. Wilson Street (1150 W. Wilson Street)

1422529027

Doc#: 1422529027 Fee: $132.00
RHSP Fee:$9.00 RPRF Fee: $1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 08/13/2014 11:11 AM Pg: 0

RESOLUTION NO. R-22-14

A RESOLUTION GRANTING FINAL SUBDIVISION APPROVAL FOR ZHOU SUBDIVISION (1111 W. WILSON STREET) (CASE NO. 14-29)

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT; and

WHEREAS, ZHOU SUBDIVISION has complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute the final plat of subdivision "ZHOU SUBDIVISION" pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following conditions:

1. **The development shall substantially conform to the Engineering Plans prepared by Spaceco, Inc. dated and last revised 3/6/14 except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:**
2. **The existing chain link fence shall be removed from the non-conforming areas of the property in accordance with the attached engineering plans.**
3. **A letter of credit in the amount of $71,018.20 shall be submitted, in a manner and amount acceptable to the Village of Palatine.**
4. **Review fees in the amount of $2,259.67 shall be submitted.**
5. **The Final Plat of Subdivision shall be submitted on Mylar with all required signatures.**
6. **A Subdivision Improvement Agreement shall be submitted, in a manner acceptable to the Village Attorney.**
7. **Recording fees in the amount of $300 shall be submitted.**
8. **Prior to the execution and recordation of the Plat of Subdivision, the Engineer's Estimate of Cost (EEOC) shall be revised in a manner acceptable**

Attachment: Zhou SUB - SE of the Subject Property (1150 W. Wilson Street)

to the Village Engineer. The letter of credit referenced in Condition #3 may be adjusted as a result of the EEOC revisions.

9. Prior to the execution and recordation of the Plat of Subdivision, cash in lieu of sidewalks shall be submitted in a manner and amount acceptable to the Village Engineer and based upon the revised EEOC and include the frontages of both W. Wilson Street and N. Clyde Avenue, including a sidewalk leg that shall be added from the public walk to the street to allow for pedestrian connection to the existing walking path to the east
10. Prior to the execution and recordation of the Plat of Subdivision cash in lieu of street improvements for both W. Wilson Street and N. Clyde Avenue, shall be submitted in a manner acceptable to the Village Engineer and Director of Public Works and based upon the revised EEOC.
11. The Final Engineering plans shall be revised in a manner acceptable to the Village Engineer and, if deemed necessary by the Village of Palatine, should include a storm sewer extension serving this property and extending under W. Wilson Street to discharge stormwater downstream into Salt Creek and on-site detention. The revised Final Engineering plans shall also include a comprehensive drainage study of the existing drainage issues in the area, which shall be prepared in a manner acceptable to the Village Engineer and include recommendations for necessary improvements, as required by the Village of Palatine and as a result of additional development activity on the subject property.
12. A revised cost estimate should be submitted in a manner acceptable to the Village Engineer for all of the additional required improvements, including a retaining wall, if deemed necessary by the Village of Palatine.

DATED: This 2nd day of June, 2014

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 2nd day of June, 2014

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 2nd day of June, 2014

Village Clerk

Attachment: Zhou SUB - SE of the Subject Property (1150 W. Wilson Street)

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, May 20, 2014, at 8:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:

1. Preliminary and Final Plat of Subdivision to permit a 3 lot single-family residential subdivision.

The property is commonly known as 1111 W. Wilson Street. The proposal would allow the Petitioner to construct 3 single-family residences.

The above petition has been filed by Bin Zhou and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 14-29VILLAGE OF PALATINE

Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 1st day of May, 2014

Published in Daily Herald
May 5, 2014 (4372537)

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, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt.Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 5, 2014 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 Baltzman
Authorized Agent

Control # 4372537

Attachment: Zhou SUB - SE of the Subject Property (1150 W. Wilson Street)

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, MARGARET R. DUER, do hereby certify that I am the duly elected, qualified and acting Clerk of the Village of Palatine, Cook County, Illinois, and that I am the keeper of the records, journals, entries, ordinances and resolutions of the said Village of Palatine.

I do further certify that the foregoing Resolution is a true and correct copy of a Resolution passed and adopted by the Village Council of the Village of Palatine at a Regular meeting held on the 2nd day of June, 2014, and that said resolution was deposited and filed in the office of the Village Clerk on the 2nd day of June, 2014.

I do further certify that the original of which the foregoing is a true copy, is entrusted to my care for safekeeping and that I am the keeper of the same.

I further certify that the vote of the Village Council on the motion to adopt said resolution was as follows:

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

BY WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Palatine this 4th day of June, 2014.

Margaret R. Duer
Palatine Village Clerk

(S E A L)

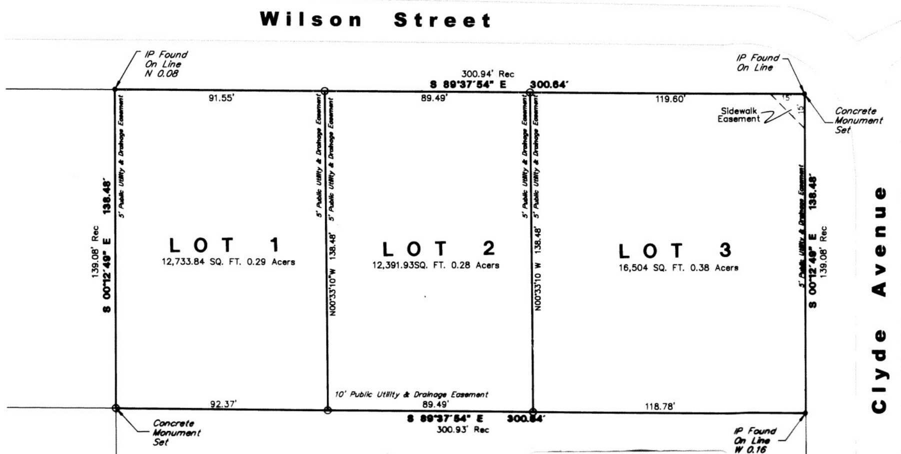
Attachment: Zhou SUB - SE of the Subject Property (1150 W. Wilson Street)

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

Zhou Subdivsion
PLAT OF RESUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Village of Palatine
Village Clerk's Office
200 E. Wood Street
Palatine, IL 60067



Doc#: 1422529027 Fee: $132.00
RHSP Fee:$9.00 RPRF Fee: $1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 08/13/2014 11:11 AM Pg: 0

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL, TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

David D. Orr (RD)
COUNTY CLERK

DATE Aug. 13, 14

Legend:

O –Set Corner
● –Found Corner

[redacted] HEREIN SET FORTH, AND [redacted] INDICATED

[redacted] DAY OF [redacted]

BY: [redacted]

ATT[redacted]

S[redacted]

I, [redacted] AND [redacted] OF

[redacted] PE[redacted]

[redacted] AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE [redacted] TH.

[redacted]

STATE OF ILLINOIS
COUNTY OF COOK SS

THIS IS TO CERTIFY THAT Bin Zhou ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED ARE SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.
DATED THIS____DAY OF____, A.D., 2014

OWNER/OWNERS

STATE OF ILLINOIS
COUNTY OF COOK SS

I,____, A NOTARY PUBLIC IN AND FOR SAID COUNTRY IN THE STATE AFORESAID, DO HEREBY CERTIFY ____ PERSONALLY KNOWN TO ME OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOULUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS____DAY OF____A.D., 2014

NOTARY PUBLIC

OFFICIAL SEAL
CHRISTOPHER L AUER
Notary Public - State of Illinois
My Commission Expires Dec 19, 2016

EASEMENT PROVISIONS

* AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENTS:
WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" SHALL APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THIS SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINENANCE OF ALL PUBLIC UTILITY EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE MAIN AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONALBY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. PROVIDED, HOWEVER, THAT SUCH CONSENT OF THE GRANTEE SHALL NOT FELIEVE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE ANY SUCH OBSTRUCTIONS AT THEIR SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESARY IN ITS SLOLE JUDGEMENT TO ENABLE TH EGRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ELECTRIC AND TELEPHONE:
A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE, AND/OR COMMUNICATION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS (HEREINAFTER "GRANTEE") JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUITON OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS "UTILITY EASEMENT," "UTILITY AND DRAINAGE EASEMENT," OR " UTILITY AND LANDSCAPING EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEY, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EASCH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND AFTER INSTALLATION OF ANY SUCH FACILITIES; THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENACE THEREOF. THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF THE GRANTEES.

GAS:
A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH GAS IS HEREBY RESERVED FOR AND GRANTED TO ANY NATURAL GAS COMPANY AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS, IN ALL PLATTED "EASEMENT" AREAS, STREET, ALLEYS AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SUCH EASEMENT TO BE FOR THE INSTALLATION, MAINENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THE PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTINUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREET, ALLEYS OR PUBLIC WAYS OR PLACES.

CABLE TELEVISION:
A PERMANENT, NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS AND/OR TO ANY CABLE TELEVISION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (THE "COMPANY") AND THEIR SUCCESSORS AND ASSIGNS IN, UNDER, ACCROSS, ALONG, THROUGH, AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS "UTILITY EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING INSPECTING, MAINTAINING, REMOVING, REPLACEING, RENEWING, ALTERING, AND ENLARGING TELEVISION LINES OR APPURTENANCES FROM TIME TO TIME, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT TO ACCESS ACROSS THE EASEMENTS INCLUDED IN THE PLAT OF SUBDIVISION FOR GRTANTED TO THE VILLAGE AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS, NO PERMANENT BUILDINGS OR TREES SHALL BE PLACE ON SUCH EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH AFORESAID USES AND RIGHTS, SUCH FACILITIES SHALL BE GENERALL LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BY SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

SCHOOL DISTRICT STATEMENT:
THIS IS TO STATE THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT OF SUBDIVISION. THIS IS ALSO TO STATE THAT TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK LIES, IS:

GRADE SCHOOL DISTRICT:	15
HIGH SCHOOL DISTRICT:	211
CONSOLIDATED SCHOOL:	15
COMMUNITY COLLEGE DISTRICT:	512

OWNER/OWNERS

WE, LAND SURVEYING SERVICES, INC. IN ACCORDANCE WITH THE PA 87-0705 (THE PLAT ACT) SO HEREBY DESIGNATE

AS THE PERSON WHO MAY RECORD

A TRUE COPY OF WHICH HAS BEEN RETAINED BY US TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.
DATED____A.D.____

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER #3323

STATE OF ILLINOIS ★ GLORIA JEAN KOTER 035-003323 ★ REGISTERED LAND SURVEYOR

Submit Tax Bill
To: BIN ZHOU
Address: 1111 Wilson st. Palatine IL, 60067

PIN : 02-16-409-004

* AS TO:
COMMONWEALTH EDISON CERTIFICATE
STATE OF ILLINOIS)S.S.

REAL ESTATE REPRESENTATIVE

AT&T
~~SBC~~ COMMUNICATIONS CERTIFICATE
STATE OF ILLINOIS)S.S.
COUNTY OF WILL)

APPROVED BY THE DIRECTOR OF ENGINEERING

COMCAST CABLE CERTIFICATE
STATE OF ILLINOIS)S.S.
COUNTY OF WILL)
Frank Gautier 7/18/2014
APPROVED BY THE ~~DIRECTOR OF ENGINEERING~~ R.O.W. ENGINEER

NORTHERN ILLINOIS GAS CERTIFICATE
STATE OF ILLINOIS)S.S.
COUNTY OF WILL)

APPROVED BY THE ~~DIRECTOR OF ENGINEERING~~ LAND MANAGEMENT AGENT

STATE OF ILLINOIS
COUNTY OF COOK SS

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LANDOWNERS' PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUTION OF THE SUBDIVISION.

BY:____ DATED: 7-10-14
~~OWNER~~ P.E.
BY:____ DATED: 7-10-14
~~ILLINOIS PROFESSIONAL ENGINEER~~ OWNER

APPROVED BY THE COUNCIL MEMBERS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS 2nd DAY OF June, A.D. 2014

SIGNED:____
MAYOR
ATTEST:____
DEPUTY VILLAGE CLERK

STATE OF ILLINOIS
COUNTY OF COOK SS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAVE BEEN PAID.

DATED THIS 20 DAY OF August A.D., 20 14

SIGNED:____
VILLAGE COLLECTOR

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS 6th DAY OF August, A.D. 2014

SIGNED:____
CHAIRMAN
ATTEST:____
SECRETARY

STATE OF ILLINOIS
COUNTY OF COOK SS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAVE BEEN PAID.

DATED THIS 2nd DAY OF July A.D., 2014

SIGNED:____
VILLAGE ENGINEER

STATE OF ILLINOIS)
)SS
COUNTY OF MCHENRY)

THIS IS TO CERTIFY THAT WE, LAND SURVEYING SERVICES, INC. AN ILLINOIS PROFESSIONAL LAND SURVEYING COMPANY, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTIES:

LOT 1 IN BLOCK 12 IN ARTHUR T. MCINTOSH & COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1928, AS DOCUMENT NO. 9261330, IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATED, ALL DISTANCE ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE ATTACHED PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

THE PROPERTY HEREON APPEARS TO BE IN ZONE "X" AREA OF MINIMAL FLOODING OF THE FLOOD INSURANCE RATE MAP, VILLAGE OF PALATINE COUNTY COMMUNITY PANEL NUMBER 17031C0177J DATED AUGUST 19, 2008, SUCH REVIEW MAYBE SUBJECT TO POSSIBLE SCALING INTERPETATION AND MAP REPRODUCTION ERRORS.

GIVEN UNDER OUR HAND AND SEAL THIS 30 DAY OF JUNE, 2014.
AT PALATINE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR #3323
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY
LICENSE EXPIRATION DATE 11-30-15

STATE OF ILLINOIS ★ GLORIA JEAN KOTER 035-003323 ★ REGISTERED LAND SURVEYOR

RECORDING FEE
DATE 8-13-14 COPIES
OK BY

Drawn:	MPS	Date:	3-4-2014
Revision	Date	Drawn	Checked

LSSI Land Surveying Services, Inc.
574 W. Colfax Street Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Field Work Completed: 3-4-2014 | Scale: 1" = 40' | Date: 3-4-2014

Site Address:
1111 W. Wilson Street
Palatine, Illinois

Job Number: LS0140112

Sheet Number: SURVEY

Sheet Name: Subdivision Plat

PUBLIC NOTICE A PUBLIC HEARING...

PUBLIC NOTICE A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, January 3, 2023 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Preliminary and Final Plat of Subdivision to allow for a two lot subdivision. The property is commonly known as 1150 W. Wilson Street. The Petitioner is requesting a Preliminary and Final Plat of Subdivision to subdivide the existing lot into two lots for the purpose of constructing two new single-family residential homes. The above petition has been filed by Greg Rose (GWR Enterprises Inc.), property owner and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #: 22-49 VILLAGE OF PALATINE Dennis Dwyer, Chair Palatine Plan Commission DATED: This 19th day of December 2022 Published in Daily Herald December 19, 2022 (4592853) , posted 12/19/2022

Viewed 13 times Posted December 19, 2022

Share

(https://api.whatsapp.com/send?text=https://marketplace.dailyherald.com/il/legals/public-notice-a-public-

Attachment: Plan Commission materials - January 3, 2023 (1150 W. Wilson Street - PF Subdivision)

III. PUBLIC HEARING

1. 1150 W. Wilson Street - **- Recommended to Approve**

Case Staff Number 22-49
Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on December 19th, 2022.

The following petitioner's exhibits were introduced:
1. 1150 W Wilson St - Subject and surrounding zoning
2. Wilson Street Resubdivision - Engineering
3. Plat of Survey - Existing Lots
4. Representational Elevations
5. Subdivision Application
6. Legal Notice

Sworn in staff - Mr. Vyverberg

Sworn in Petitioner - Mr. Greg Rose

Mr. Rose states that the existing house is 200'w x 300'D. The existing house has been torn down and the request is to subdivide the existing lot into (2) 100'W X 300'D lots.
Mr. Dwyer asks if Salt Creek runs behind the Property.
Mr. Rose confirms that the creek does run behind the property and states that it's unique because the creek is approximately 20' below the foundation. This information is noted on the plat and the engineering plan.
Mr. Rose presents the FEMA plan and states the property is shown in the flood plain but the houses are not being built anywhere near it. There is no concern for flooding as the creek would have to rise above 20'.

Mr. Friedman poses a question regarding the FEMA Plan and asks about the blue zone that is shown closer to the building footprint.
Mr. Rose provides information regarding the plan for the home that would be built on that piece of property. He states that the home would likely be a ranch home and would not be a deep home. The home may have a walk out condition with a deck and states it would not be built in the "A" Zone.

Mr. Kolososki asks if the existing home was viewed prior to demolition.
Mr. Rose states it was.
Mr. Kolososki asks if the basement showed any signs of water damage.
Mr. Rose states there was no water damage visible and appeared to be "dry as a bone".

Mr. Dwyer asks about the incline and the difficulty in maintaining the property.
Mr. Rose states the property has an abundance of trees and lawn maintenance would not be an issue. He also stated that the existing trees would not be

Attachment: DRAFT January 3, 2023 Plan Commission minutes (1150 W. Wilson Street - PF Subdivision)

removed.

Mr. Friedman asks about the planned volume control elements.
Mr. Rose states the volume control is dictated by MWRD. He states that the volume control is like a giant French drain that percolates down to the creek. Waters control is not free run off down to the creek it runs through the volume control areas and then is released.

Mr. Kolososki asks if the neighbors to the North would be affected by the run off from the properties.
Mr. Rose states the water is not free running down to the creek and due to the volume control, it would be released at a slower rate. The neighbors to the North would not be affected.

Mr. Vyverberg states petitioner has summarized the proposed property plans. He states the property is zoned R2, single family residential. Petitioner proposes to subdivide the property into 2 residential lots. Mr. Vyverberg provides further information regarding the preliminary plans that have been accepted by the Village Engineer. The Village Engineer and the Petitioners engineer concur that the proposed plan does not appear to affect the flood plain in any way. He presents lot plans and elevations and states that this project complies with subdivision ordinance requirements.

Mr. Vyverberg provides background on the Runowicz Subdivision and the South Frog Hollow Sub Area.
Mr. Dwyer asks if the petitioner complies with the sub area plan.
Mr. Vyverberg explains one deviation regarding sidewalks. Explains that sidewalks would be required for the proposed subdivision.

STAFF RECOMMENDATION:
RECOMMENDATION:
The proposed subdivision conforms to all of the minimum required bulk standards in the zoning ordinance and minimum lot requirements within the Subdivision, Site Development, and Floodplain regulations amendment ordinance. Additionally, the proposed 2-lot subdivision is consistent with the Comprehensive Plan recommendation and continues the established patterns of residential redevelopment in this area. Therefore, Staff recommends approval of the proposed subdivision, subject to the following conditions:

1. **The Volume Control area shall be reflected on the plat of subdivision and clearly indicating that the property owner is responsible to maintain these areas, without any modifications. This language would be restated on each plat of survey for the property.**

2. **The final 100-foot maintenance easement language shall be revised in a manner acceptable to the Village Attorney and Village Engineer.**

Attachment: DRAFT January 3, 2023 Plan Commission minutes (1150 W. Wilson Street - PF Subdivision)

3. **Engineering plans are subject to final review prior to issuance of Site development permit.**

4. **An MWRD/WMO permit is required.**

5. **FEMA LOMA shall be required (prior to CO) to document the new homes are not located in the Flood Plain.**

6. **The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.**
7. **Review fees, in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**
8. **A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**
9. **The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.**
10. **A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.**
11. **The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Morrison Surveying CO. Inc.**
12. **Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.**
13. **As required by the Subdivision, Site Development, and Floodplain Ordinance, sidewalks are required for the proposed Subdivision.**
14. **A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.**
15. **Recording fees in the amount of $300 shall be submitted.**

DISCUSSION:

Mr. Fedota questions Condition #13 and asks about the requirements for sidewalks on this project.

Mr. Vyverberg states that staff would like to see sidewalks installed on the North side of the property.

Mr. Friedman requests clarification regarding the maintenance easement for Salt Creek. He asks if the Maintenance easement includes the front of the property in

Attachment: DRAFT January 3, 2023 Plan Commission minutes (1150 W. Wilson Street - PF Subdivision)

case staff would need to work on the creek. He asks if there is a requirement to have an access easement off the roadway.

Mr. Vyverberg states that if maintenance would be required by public works or engineering it would be able to contact the homeowner for access. Side yard easements would allow the village to access the issue. The language hasn't been written yet, ultimately, the homeowner would need to provide any maintenance on the property.

Mr. Noonan made a motion to close the public hearing; seconded by Mr. Fedota. The motion was unanimously approved

Mr. Noonan made a motion to accept Case #22-49 with (15) conditions, seconded by Mr. Fedota.
The motion was unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This will tentatively go to Village Council on Monday January 16th, 2023.

Communications:

Village Council approved the proposed ranch homes on Quentin Rd. The developer has intentions to move the development back to allow a greater rear set back as per the surrounding resident requests.
Mr. Dwyer asks about the Village updating part of the comprehensive plan and if the Plan Commission will have a roll in that update.
Mr. Vyverberg states that the Plan Commission would have a roll and he will provide information at a later date.

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

Attachment: DRAFT January 3, 2023 Plan Commission minutes (1150 W. Wilson Street - PF Subdivision)

IV. COMMUNICATIONS

Communications:

Village Council approved the proposed ranch homes on Quentin Rd. The developer has intentions to move the development back to allow a greater rear set back as per the surrounding resident requests.
Mr. Dwyer asks about the Village updating part of the comprehensive plan and if the Plan Commission will have a roll in that update.
Mr. Vyverberg states that the Plan Commission would have a roll and he will provide information at a later date.

V. ADJOURNMENT

Attachment: DRAFT January 3, 2023 Plan Commission minutes (1150 W. Wilson Street - PF Subdivision)

Consider an Ordinance Granting a Special Use to Permit a Tobacco Shop at 1713 N. Rand Road #100

BACKGROUND:
The Petitioner is proposing to open a tobacco shop within a multi-tenant building to sell specialty tobacco products and accessories. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a tobacco shop at the Subject Property.

KEY ISSUES:

- The Petitioner is seeking a Special Use for a Tobacco Shop in this shopping center. The store will offer tobacco and accessory products including cigars, vape pens, hookah products, tobacco pipes, etc. The Petitioner reviewed the Villages Drug Paraphernalia code section and acknowledged in their business plan that they will comply with the applicable Village regulations.
- Per the submitted business plan, the shop hours of operation will be Monday-Sunday from 8 AM to 10 PM and there will be 1 full time and 2 part-time employees.
- Per the business plan, there will be clear “21+” signage posted at the entrance and next to the cash register, where all customers will be asked to present a valid form of identification. Minors may not enter the premises unless accompanied by a parent or legal guardian.
- The parking requirement remains the same with the proposed use. In conjunction with this special use review, Staff will be working with the center owner to process the vacation of the right-of-way parking located on the south side of the building.

ALTERNATIVES:
1. Approve the Special Use to permit a tobacco shop at the subject property.
2. Do not approve the Special Use to permit a tobacco shop at the subject property.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on January 10, 2023.
Residents testifying:	None.
Vote:	The ZBA voted unanimously to approve a Special Use to Permit a Tobacco Shop and Staff Concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a tobacco shop at the Subject Property.

ATTACHMENTS:

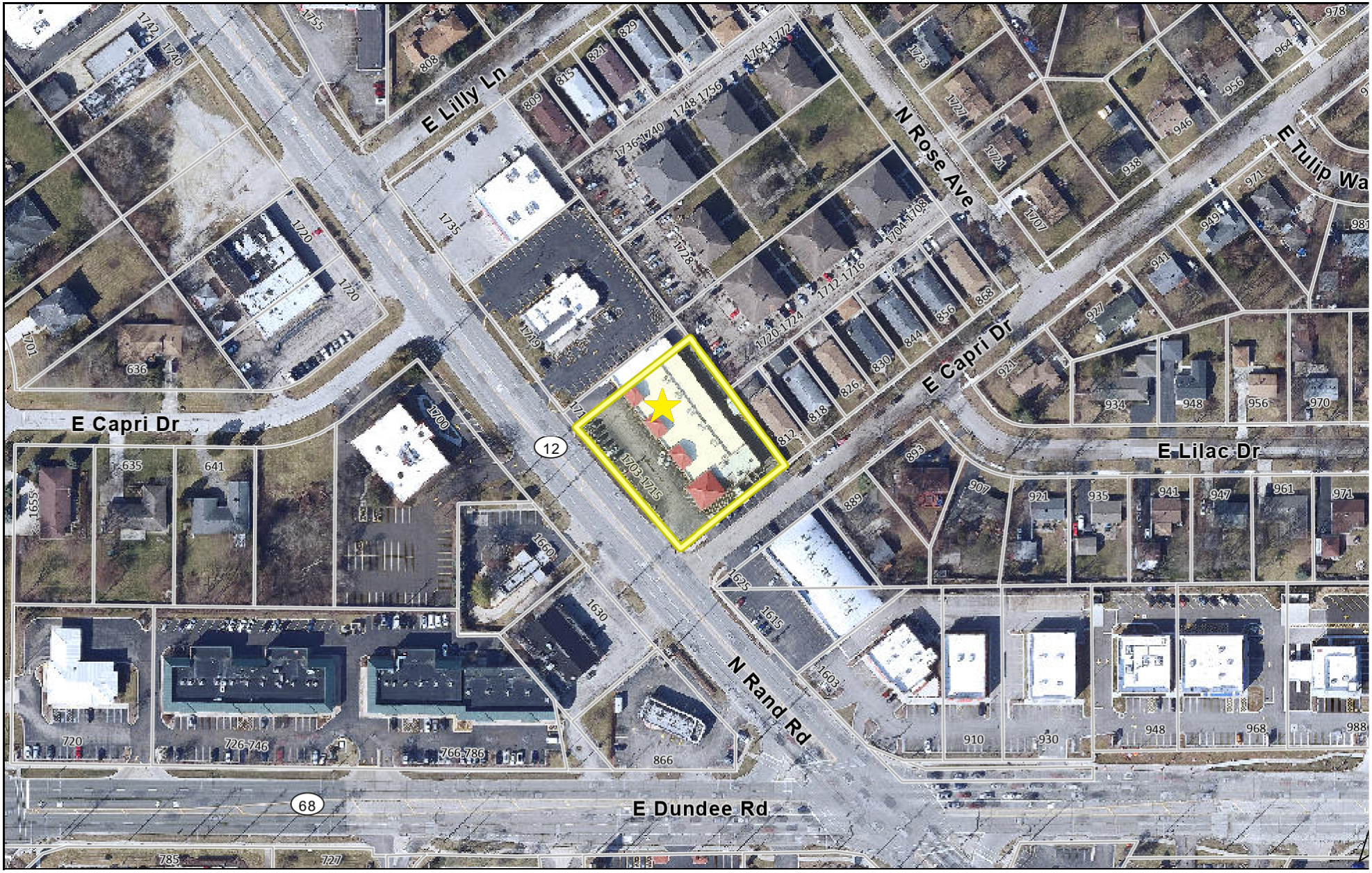
- Aerial Map
- ORD SU 1713 N. Rand Road #100
- EXHIBIT - Business Plan
- EXHIBIT - Floor Plan
- ZBA Packet 1-10-2023

- DRAFT January 10, 2023 ZBA minutes

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

GISConsortium

1713 N. Rand Road



Attachment: Aerial Map (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

0 300 600 ft

Print Date: 12/9/2022

Notes

Cook County Aerial 2020

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
1713 N. RAND ROAD #100

WHEREAS, pursuant to a petition and public hearing on January 10, 2023, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a Tobacco Shop pursuant to Section 11.03 (d) (41) of the Palatine Zoning Ordinance, legally described property:

PARCEL 1: THE SOUTHEAST 225.0 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF OF THAT PART OF LOT 1 LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE SOUTHEAST THEREOF 164.0 FEET NORTHEAST OF THE SOUTHWEST SOURNER THEREOF TO A POINT ON THE NORTHWEST LINE THEREOF, 182.0 FEET NORTHEAST OF THE NORTHWEST CORNER THEREOF IN CAPRI GARDENS BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PART LYING NORTHWEST OF A LINE DRAWN FROM A POINT ON THE NORTHEAST LINE THEREOF 198.25 FEET NORTHWEST OF THE SOUTHEAST CORNER THEREOF TO A POINT ON THE SOUTHWEST LINE THEREOF 201.39 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF).

PARCEL 2: EASEMENT AS CREATED AND RESERVED IN DEED FROM JOSEPH BOBRYTZKE TO RICHARD D. JOHNSON AND LORAINE K. JOHNSTON, HIS WIFE DATED JULY 2, 1968 AND RECORDED AUGUST 2, 1968, AS DOCUMENT 20571461 FOR INGRESS AND EGRESS OVER, UNDER, UPON AND THROUGH THE NORTHEAST 25.0 FEET OF PROPERTY DESCRIBED AS FOLLOWS: THE SOUTHEAST 225.0 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF OF THAT PART OF LOT 1 LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE SOUTHEAST LINE THEREOF 164.0 FEET NORTHEAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTHWEST LINE THEREOF 182.0 FEET NORTHEAST OF THE NORTHWEST CORNER THEREOF OF CAPRI GARDENS BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND PART OF THE SOUTHEAST 1/4 OF SECTION 2,, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PART LYING SOUTHEAST OF A LINE DRAWN FROM A POINT ON THE NORTHEASTERLY LINE THEREOF 198.25 FEET NORTHWEST OF THE SOUTHEAST CORNER THEREOF TO A POINT ON THE SOUTHWEST LINE THEREOF

Attachment: ORD SU 1713 N. Rand Road #100 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

201.39 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF) AND FOR INGRESS AND EGRESS OVER, UNDER, UPON AND THROUGH THAT PART OF THE SOUTHEAST 225.0 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF OF THAT PART OF LOT 1 LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE SOUTHEAST LINE THEREOF 164.0 FEET NORTHEAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTHWEST LINE THEREOF 182.0 FEET NORTHEAST OF THE NORTHWEST CORNER THEREOF IN CPARI GARDENS BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND PART OF THE SOUTHEAST 1/4 OF SECTION, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PART LYING SOUTHEAST OF A LINE DRAWN FROM A POINT ON THE NORTHEASTERLY LINE THEREOF 198.25 FEET NORTHWEST OF THE SOUTHEAST CORNER THEREOF TO A POINT ON THE SOUTHWEST LINE THEREOF 201.39 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT AT THE NORTHWEST CORNER THEREOF THENCE NORTHEAST ALONG THE NORTHWEST LINE THEREOF 68.80 FEET THENCE AT APPROXIMATELY RIGHT ANGLES IN THE SOUTHEAST DIRECTION 24.67 FEET TO A POINT ON THE SOUTHEASTERLY LINE WHICH IS 67.78 FEET FROM THE SOUTHWEST CORNER THEREOF THENCE SOUTHWEST ALONG THE SAID SOUTHEAST LINE 67.78 FEET TO THE SOUTHWEST CORNER THEREOF THENCE NROTHWEST ALONG THE SOUTHWEST LINE THEREOF 23.28 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 1705-15 North Rand Road (02-01-307-015).

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power that:

<u>SECTION 1:</u> Special Use to permit a packaged liquor store pursuant to Section 11.03 (d) (41) of the Palatine Zoning Ordinance, subject to the following condition(s):

1. **The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, Vladyslav Shataliuk, attached hereto, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.**

Attachment: ORD SU 1713 N. Rand Road #100 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

SECTION 2: **That a copy of the public notice is attached hereto and form a part of this ordinance.**

SECTION 3: **That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.**

PASSED: This _____day of _____, 2023

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2023

_____
Village Clerk

Attachment: ORD SU 1713 N. Rand Road #100 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

DYMOK

SMOKE SHOP

1.0 Executive Summary

Introduction

The Company

Dymok LLC is a Limited Liability Company registered in the state of Illinois. Dymok is exclusively owned by Vladyslav Shataliuk. The company does not anticipate bringing on new owners in the foreseeable future.

Products

Dymok Smoke Shops offers the widest variety of specialty and named brand tobacco products in the Illinois area. These include Vapes, Hookah tobacco, roll-your-own products for those clients wishing to make their own cigarettes, pipe tobacco from around the world, hookahs of national and foreign brands, plus accessories such as ashtrays, cigarette and cigar cases, humidors etc.

The Market

The United States is the world's leading tobacco exporter and importer and the second largest tobacco producer, behind only China. Most U.S. tobacco is used for cigarettes. However, both cigarette consumption and cigarette exports have fallen 16 percent since 1991, and the consumption of other tobacco products has suffered a similar loss. All of this makes for a current market situation that is unfavorable to Dymok Smoke Shops. Since the Master Settlement Agreement (MSA) was signed in November 1998, cigarette companies have been forced to boost prices because of payments required by the settlement. Higher prices have curtailed consumption. The long-term decline in cigarette consumption due to non-economic factors continues as well, as private tobacco opposition and health care organizations continue to push for the elimination of all smoking throughout the nation

Dymok possesses a number of competitive advantages, however. These includes established supply channels and its various cost advantages that are difficult to replicate, multiple suppliers in the Illinois area. This facility will act as a pilot project to determine the long-term profitability of this concept. If it proves popular, we plan to expand all our facilities to include this unique customer experience.

Dymok is not very limited in the types of marketing it can do. We plan to by targeting several local magazines. We are also in the process of creating partnerships with other internet firms to create Internet links to our existing informational website. When we launch our online ordering features, we will intensify these efforts.

Financial Considerations

Dymok is a limited debt company and intends to stay that way. We expect to see increased profits from our revitalization efforts by the end of Year 1. Over the next three years we expect that much of our profits will be invested into our new website and online store. We do not anticipate any serious cash problems.

Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

1.1 Objectives

The overall decline of the tobacco and vape industry has lead to lower profit margins and increased risks and costs. Therefore, in order to remain a viable firm, we have created a revitalization plan that includes the following goals.

- **Reduce costs** by 15% over the next three years and ultimately by 20%, specifically concentrating on inventory overhead.
- **Expand our customer base** through the launching of our new website and our online store. Increase market awareness of our products through selected national advertising.
- **Differentiate our patron's purchasing experience** through the creation of online store.

1.2 Mission

The Dymok Smoke Shops strives to offer quality products, brands, and responsive service for a good price. Dymok seeks to offer a unique experience to its patrons by stocking the most comprehensive tobacco products available for its discerning consumers and creating an intimate and comforting environment for the tobacco customers. Dymok will continue to maintain the highest standards of service in the tobacco industry.

1.3 Keys to Success

With the industry being increasingly pinched by declining numbers of customers and more and more hostile judicial and federal regulations, we must insure the following priorities:

- Expand our customer base to retain a sufficient level of profitability.
- Increase customer retention through high quality of service.
- Decrease costs and improve accounting practices to decrease collection days (improve short-term profits) and improve cost assessment.

2.0 Products

Acknowledging the ARTICLE XXVIII. DRUG PARAPHERNALIA our shop will obey all the Codes and ordinances for all equipment, products, and materials of which are peculiar to and marketed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body cannabis or a controlled substance in violation of the Cannabis Control Act and the Cannabis Regulation and Tax Act, or the Illinois Controlled Substances Act. Drug Paraphernalia includes but is not limited to: (Ord. No. O-042-20, 06/22/20).

Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

Product List

- Vapes
- Hookahs
- T-shirts
- Snacks
- Drinks
- Vape Juices
- Lighters
- Burners
- Hookah tobacco
- Hookah Coals
- Hookah Accessories

Dymok Smoke Shops offers the widest variety of specialty and named brand tobaccos, vapes, hookahs and roll-your-own accessories in Palatine area. A partial list is provided to give the reader an idea of the quality and scope of our products.

Vape Brands

Dymok carries many of the finest brands of vapes currently being produced throughout the world, such as:

- SMOK
- Vaporesso
- Ooze
- YoCan
- Geek Vape
- Scorch Torch
- RAW
- Special Blue
- Free Max

Accessories

Dymok carries a wide range of unique smoke shop gifts. These include:

- Ashtrays
- Tobacco Pipes
- Cigarette and cigar cases
- Humidors
- Tobacco jars
- Lighters
- Flasks
- Cleaners

Roll-your-own Cigarettes

For clients who prefer to roll their own cigarettes, Dymok carries a few fine tobaccos and other accessories for doing just that. Listed below are some of the cigarette tobaccos that we currently have available.

- Good Stuff Tobacco
- Kentucky Pipe Tobacco
- 752 Tobacco
- 4ACES Pipe Tobacco
- Cherokee Tobacco
- Criss Cross Pipe Tobacco
- Gambler Tobacco

Hookah Tobacco Brands

- Al Fakher
- Eternal Smoke
- Fumari
- Mazaya

Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

- Fantasia
- Alchemist
- Starbuzz
- Tangiers

Pipe Tobacco (canned and in various sized pouches)

Dymok currently offers over 58 blends, all mixed by hand. These excellent pipe tobaccos have been perfected through over 40 years of retail exposure. Some of the more popular are:

- American Ribbon
- Ambrosia
- Britannica Blend
- Captain English
- McClelland
- Dunhill
- Mac Baren
- Flying Dutchman
- Kentucky Club

Hookah Brands

- Dymok
- Sky
- Embery
- Regal
- Starbuzz
- Khmara
- Khalil Mamoon
- AMY
- MIG
- MattPear

Many of these brands have various mixtures and blends, all which Dymok stocks.

Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

3.0 Market Analysis Summary

We anticipate that 75% of all our patrons will be men. We have divided up our clients into the following market segments based on their dedication. These segments are the specialty smoker, the recreational smoker, average smokers, and occasional smokers.

Since the specialty and recreational smokers will be the most frequent patrons of Dymok and have the highest average profit margin, we will be focusing on marketing and servicing these patrons the most.

Currently we have two competitors within the city limits of Palatine. Most of these competitors are single store firms, and many of them have more limited stock. In addition, over the past ten years the number of local participants in the tobacco industry has seriously declined. As more participants leave the market, much of the client base, declining though it may be, will be left for the survivors and this means a real chance to consolidate and gain market share. Now, management is exploring the possibility of being a leader in market consolidation. This would create a buffer to declining profits by increasing the market share and volume.

3.1 Market Segmentation

Now our potential list of patrons includes all the smoking population in Illinois, with an adult population of 9.5 million people (over the age of 21) we estimate this to be 450,000 people. However, only a small fraction of these potential patrons are specialty smokers and most of the rest are consumers accustomed to purchasing nationwide brand cigarettes and smokes from non-specialty stores such as grocery markets and convenience stores. Therefore, we have divided our clients into the following market segments based on their dedication:

- **Specialty Smokers**: These are your hard-core smokers who actively patronize smoke shops and are looking to find the hardest to find brands that give a unique smoking experience.
- **Recreational Smokers**: These are habitual smokers of everyday brands, but who occasionally are looking for something else.
- **Average Smokers**: These clients are dedicated to everyday brands but shop at smoke stores rather than markets or convenience stores.
- **Occasional Smokers**: These are people who only occasionally smoke a cigar or cigarette, but will sometimes be drawn to shop at a smoke shop due to special occasions (bachelor parties, birthdays, etc.)

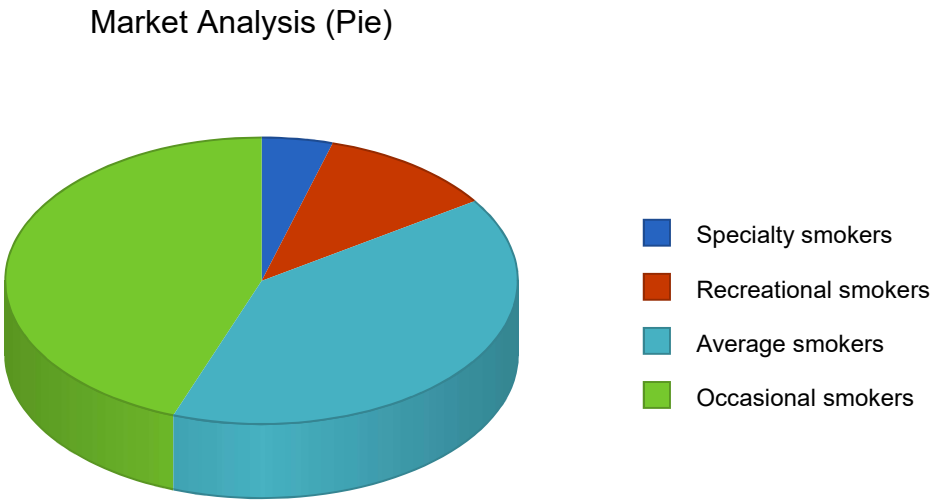
While we acknowledge that there will be some female customers, we anticipate that 75% of all our patrons will be men. When we launch our Internet site with online ordering in 2023, we will be able to sell to all the potential clients in the U.S. Therefore, we see the number of potential patrons sharply increase in that year. Once we become established as an online retailer of specialty and nationwide brand smokes, we expect to have an estimated potential customer base of ~150 million patrons.

Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

Table: Market Analysis

Market Analysis							
		2022	2023	2024	2025	2026	
Potential Customers	Growth						CAGR
Specialty smokers	-2%	20,000	12,800,000	12,544,000	12,293,120	12,047,258	395.41%
Recreational smokers	-2%	50,000	20,154,000	19,750,920	19,355,902	18,968,784	341.33%
Average smokers	-1%	180,000	36,864,000	36,495,360	36,130,406	35,769,102	275.46%
Occasional smokers	-3%	200,000	77,612,000	75,283,640	73,025,131	70,834,377	333.81%
Total	318.18%	450,000	147,430,000	144,073,920	140,804,559	137,619,521	318.18%

Chart: Market Analysis (Pie)



3.2 Target Market Segment Strategy

Since the Specialty and Recreational Smokers will be the most frequent patrons of Dymok and the highest average profit margin, we will be focusing on marketing and servicing these patrons the most. Usually these are clients who possess an upper level of income as well,

Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

which improves volume. Other segments will be drawn into the Dymok shops through trickle down advertising and interest. We are seeking to create a larger dedicated client than what we possess through the creation of our website, to be launched in the second month of 2023.

4.0 Strategy and Implementation Summary

Dymok possesses a number of competitive advantages to its immediate rivals. These include established supply channels and its various cost advantages that are difficult to replicate. This facility will act as a pilot project to determine the long-term profitability of this concept.

4.1 Marketing Strategy

One of the most critical legislations passed recently has been the various restrictions on advertising for tobacco products. But even because of this, Dymok is not very limited in the types of marketing it can do. We plan to by targeting several local magazines. We are also in the process of creating partnerships with other internet firms to create Internet links to our existing informational website. When we launch our online ordering features, we will intensify these efforts.

5.0 Sales Strategy

As every patron is critical in a market, Dymok seeks to create long-term salesperson to customer relationships. This we see as the necessary step in repeat sales that will sustain and grow our business. Promotions, specialty items and other such standard sales strategies will be used when possible.

5.1 Sales Forecast

Sales forecasts are based on conservative estimates. The tobacco products industry is fortunate in that sales are not seasonal and remain steady throughout the year. We estimate that sales will go up in 2023 due to our Internet distribution outlet and this will continue to moderately grow for the foreseeable future.

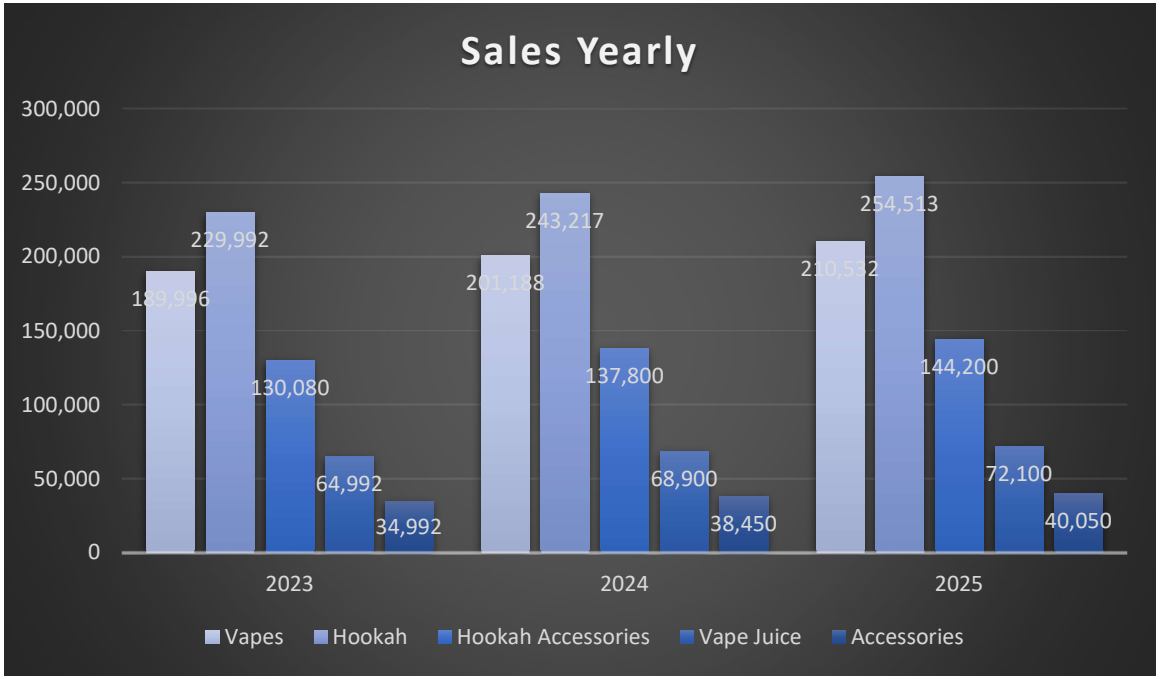
Table: Sales Forecast

Sales Forecast	

Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

	FY 2023	FY 2024	FY 2025
Sales			
Vapes	$189,996	$201,188	$210,532
Hookah	$229,992	$243,217	$254,513
Hookah Accessories	$130,080	$137,800	$144,200
Vape Juice products	$64,992	$68,900	$72,100
Accessories	$34,992	$38,450	$40,050
Total Sales	$650,052	$689,555	$721,395

Chart: Sales Yearly Forecast



6.0 Web Plan Summary

The Dymok Quality Smokes website will be our newest distribution channel that will carry us forward and increase our client base in a market. Many people search the Internet for hard-to-find items and Dymok plans to capitalize on this trend.

Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

The Dymok website needs to be a simple yet classy and well-designed website that, at the same time, is in keeping with the latest trends and products in the tobacco industry. A site that is too flashy or tries to use too much of the latest Shockwave or Flash technology can be overdone and cause potential clients to look elsewhere for online distributors.

The key to the website strategy will be combining a very well-designed front end, with a back end capable of responding quickly and efficiently to our online customer's orders.

6.1 Website Marketing Strategy

Marketing in an Internet retail business depends on recognition for expertise. Once customers have arrived at our website, we will have a classy website that will leverage the company's long career as a specialty smoke shop to inspire confidence in our products and services.

Initial marketing starts with our existing store front customer base, informing them of our Internet presence and encouraging their word-of-mouth recommendations to others. In addition, we will create a database of website customers so that we can regularly contact them concerning promotions and other sales events.

Once we have informed our client about our online presence, we will use an aggressive search engine positioning program. We use the database to make regular contact with email newsletters and notices about new products we carry, special offers, or activities we're sponsoring.

6.2 Development Requirements

The Dymok Quality Smokes website will be initially developed with few technical resources. A simple hosting provider: Hostinger , will host the site and provide the technical back end.

Dymok will work with a contracted user interface designer to develop the simple, classy, yet Internet focused site. The user interface designer will work with a graphic artist to come up with the website logo, and the website graphics.

The maintenance of the site will be done by our contracted designer, as Dymok does not possess the capability to do so in-house. Our online ordering system will use industry standard software for tracking and shipping. We anticipate that any new distribution channel will increase overall inventory and handling costs. To reduce this impact on Dymok's business we have secured contracts with our major suppliers to provide us with just-in-time delivery services.

Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

7.0 Management Summary

Management of Dymok is accomplished by Vladyslav Shataliuk and our one full-time store manager. During an average day of operation, each store requires only one individual per store. Accounting, billing, inventory, and all other bookkeeping will be done by the Vladyslav. And when the shop is fully operational and set up, Dymok will start to outsource much of these tasks to a professional bookkeeping firm.

7.1 Personnel Plan

The personnel plan is included in the following table. It shows the owners salary followed by the additional store manager salary. In addition, we have two part-time employees who shift their schedules between various stores. It should be further noted that there is a profit-sharing program between all the full-time employees so that effort is rewarded.

Once our website becomes fully operational, we expect to have one of our part-time employees shift to full-time.

Table: Personnel

Personnel Plan			
	FY 2023	FY 2024	FY 2025
Vladyslav Shataliuk	$30,000	$30,000	$30,000
Store manager 1	$28,000	$28,000	$28,000
Part-time store employee	$7,200	$14,400	$14,400
Part-time store employee	$7,200	$7,200	$7,200
Total People	5	5	5
Total Payroll	$72,400	$79,600	$79,600

8.4 Projected Profit and Loss

The following is our best estimates of future revenues and costs, based on current market trends, past performance, and perceived revenue of our new cafe and website ventures.

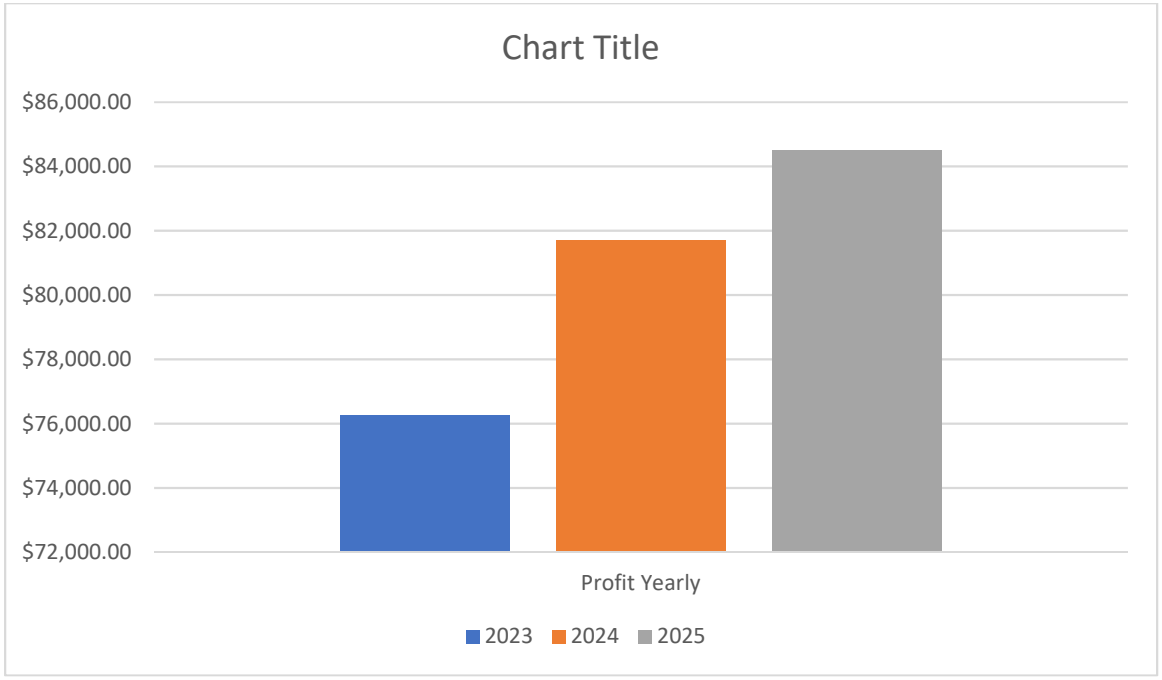
Table: Profit and Loss

Pro Forma Profit and Loss			
	FY 2023	FY 2024	FY 2025
	FY 2023	FY 2024	FY 2025
Sales	$650,052	$689,555	$721,395
Direct Cost of Sales	$451,461	$462,140	$483,479
Other Costs of Goods	$0	$2,000	$2,000
Total Cost of Sales	$451,461	$464,140	$485,479

Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

Gross Margin	$198,591	$225,415	$235,916
Gross Margin %	30.55%	32.69%	32.70%
Expenses			
Payroll	$72,400	$79,600	$79,600
Sales and Marketing and Other Expenses	$6,000	$12,000	$14,000
Depreciation	$0	$2,000	$4,000
Rent	$18,000	$18,000	$18,000
Utilities	$1,320	$1,320	$1,600
Insurance	$3,600	$3,800	$4,200
Payroll Taxes	$15,000	$16,000	$16,000
Other	$6,000	$11,000	$14,000
Total Operating Expenses	$122,320	$143,720	$151,400
Net Profit	$76,271	$81,695	$84,516
Net Profit/Sales	38.4%	36.24%	35.8%

Chart: Profit Yearly



Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

9.0 Summary

9.1 Hours of operation:

- Sunday 8am-10pm
- Monday 8am-10pm
- Tuesday 8am-10pm
- Wednesday 8am-10pm
- Thursday 8am-10pm
- Friday 8am-10pm
- Saturday 8am-10pm

Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

9.2 Estimated number of employees

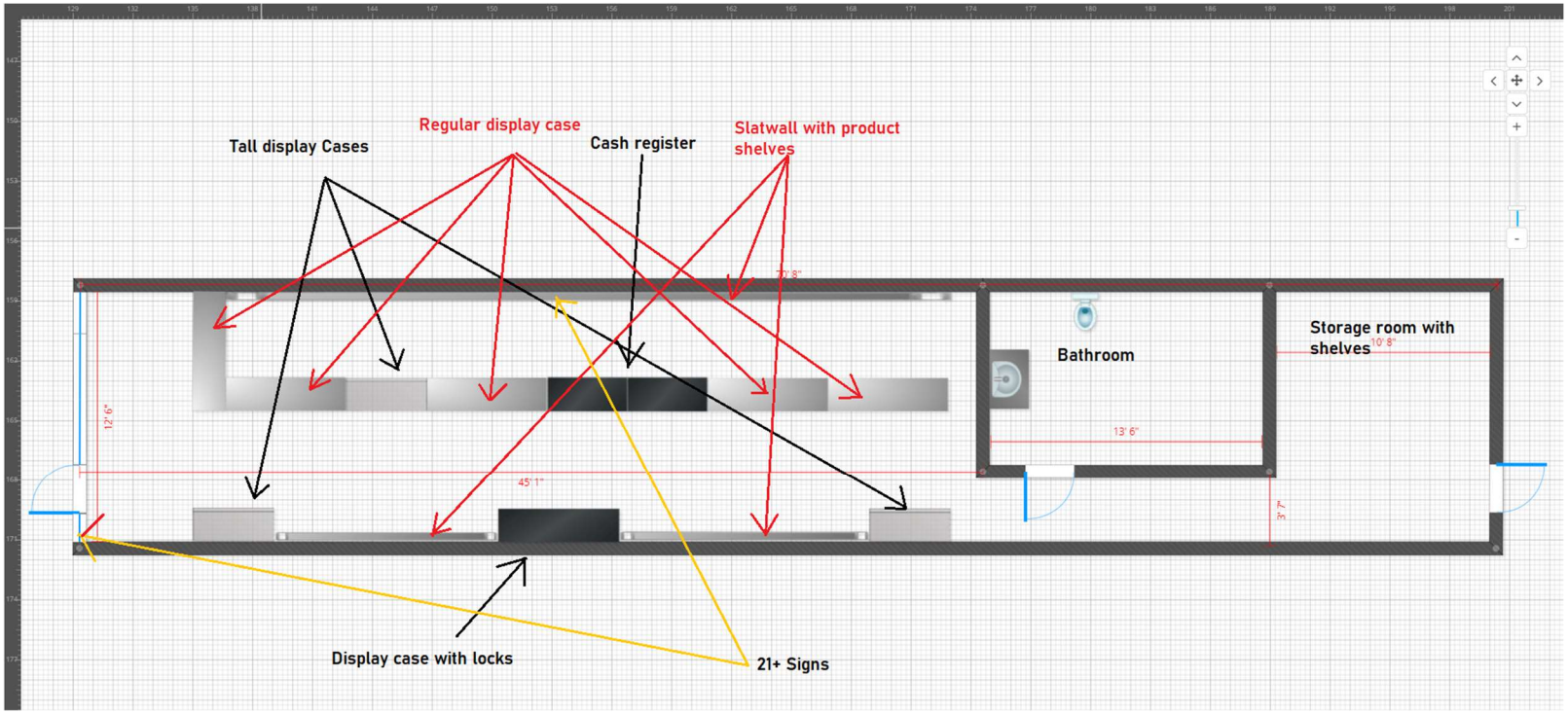
Estimated number of employees is 2 part time or 1 full time employee in the beginning.

And then we are planning to have 1 Full time and 2 part time employees on regular basis.

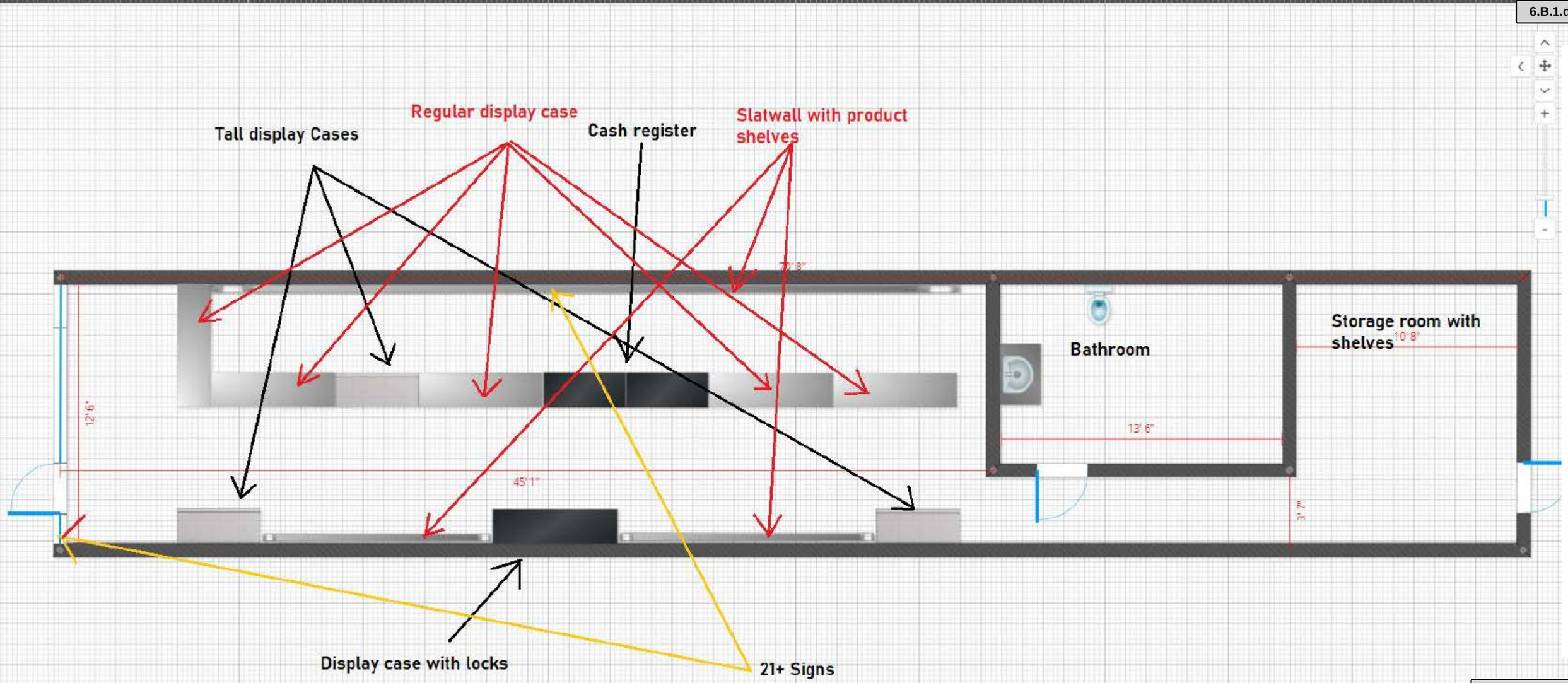
9.3 Signage

We will have clear signage stating that minors may not enter the premises unless accompanied by a parent or legal guardian. Signage 21+ will be displayed next to the entrance and next to the register(it will be shown on the floor plan).

9.4 Floor plan



Attachment: EXHIBIT - Business Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)



Attachment: EXHIBIT - Floor Plan (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 01/10/23 07:00 PM

CASE STAFF STATEMENT (ID # 8056)

1713 N. Rand Road #100

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Vladyslav Shataliuk

CASE NUMBER: SU-000006-2022

ADDRESS: 1713 N. Rand Road #100

PROPOSAL:
Special Use to permit a tobacco shop at the subject property.

LOCATION:	1713 N. Rand Road #100 District 4 (Solberg)	**CURRENT ZONING:**	B-2 General Business

SURROUNDING CONDITIONS:

North:	R-3 Multi-Family Residential
South	B-2 General Business
East:	B-2 General Business
West:	R-1 Single-Family (New Light Christian Church)

BACKGROUND:
The Petitioner is proposing to open a tobacco shop within a multi-tenant building to sell specialty tobacco products and accessories. Therefore, the Petitioner is requesting:

Special Use to permit a tobacco shop at the subject property.

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business and is within the Capri Gardens subdivision. The lot size is approximately 35,000 square feet. Within the multi-tenant building the proposed business will occupy 902 sq. ft. of retail space. Other tenants within the building include Wolf Cabinetry-Granite, Consumer Final Services, Alexis' Hair Salon, Sunny Spa, and others.
- The Subject Property is along the N. Rand Road commercial corridor. However, the Subject Property is directly adjacent to an R-3 multi-family residential complex off of N. Rose Avenue.

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

- The Petitioner is seeking a Special Use permit to allow a Tobacco Shop in this space. The store will offer a variety of tobacco and tobacco accessory products including cigars, vape pens, hookah products, tobacco pipes, etc. The Petitioner has reviewed the Villages Drug Paraphernalia code section and is aware that glass paraphernalia is prohibited (no glass products listed in business plan).
- Per the submitted business plan, the shop hours of operation will be Monday-Sunday from 8 AM to 10 PM.
- Per the business plan, the Petitioner also indicated they are planning to have 1 full time and 2 part-time employees on a regular basis.
- Per the business plan, there will be clear "21+" signage posted at the entrance and next to the cash register, where all customers will be asked to present a valid form of identification. Minors may not enter the premises unless accompanied by a parent or legal guardian.
- The parking requirement will remain the same with the proposed use.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	No Issues Identified.
Environmental Health	N/A
Fire Prevention	No Issues Identified.
Public Works	N/A
Police	No Issues Identified.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:
The Petitioner is proposing to open a tobacco shop in a multi-tenant shopping center. The Petitioner is aware that the sale of drug paraphernalia with the intent to use it for a controlled substance if prohibited. Furthermore, the Petitioner is proposing to have "21+" signage posted in prominent locations within the tenant space, and will have all customers present a valid form of identification for all purchases. With that said, the proposed use should not cause any substantial injury to the value of the surrounding properties. Therefore, Staff recommends approval of the requested Special Use with the

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

following condition:

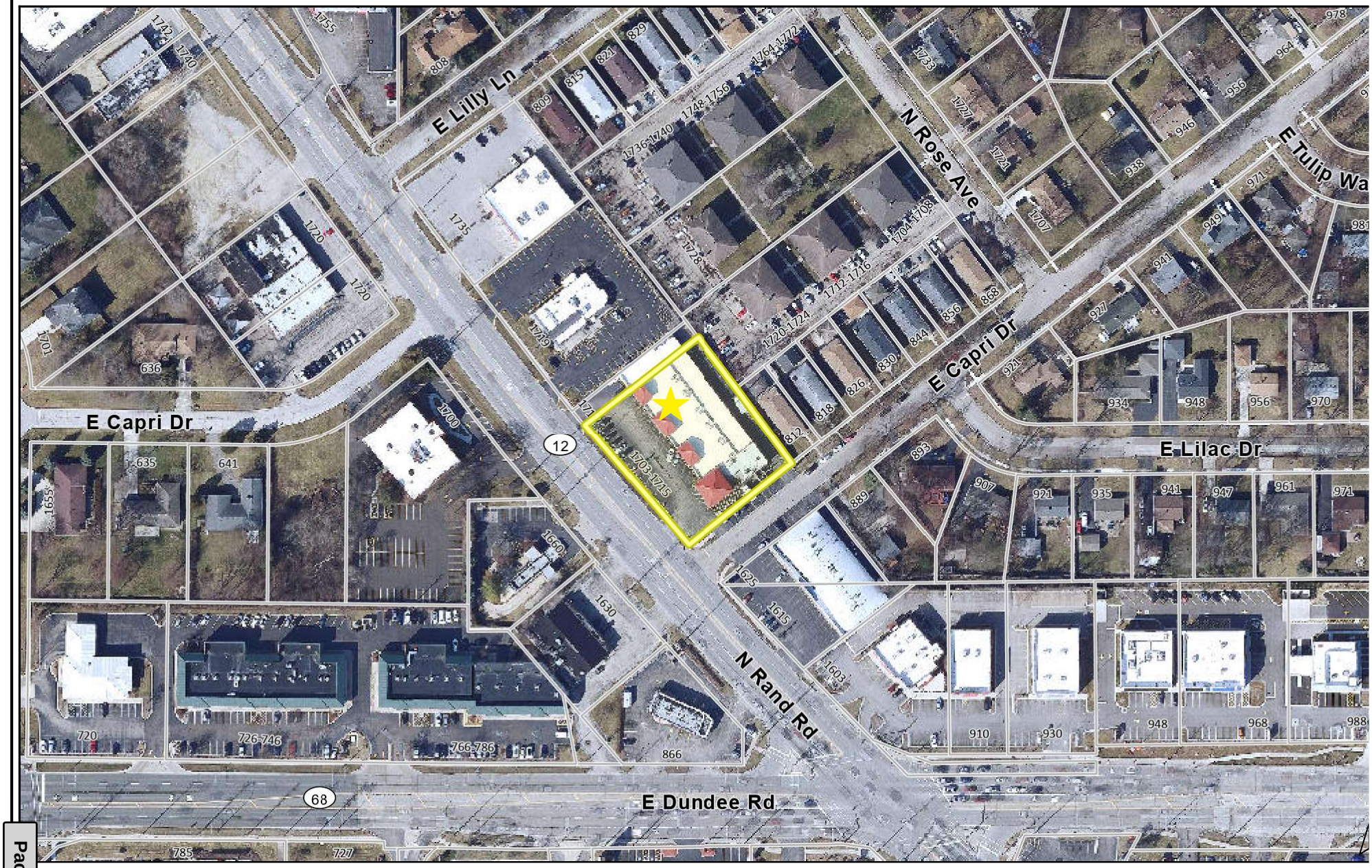
1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, Vladyslav Shataliuk, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Business Plan
- Floor Plan
- Public Notice

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

GISConsortium | 1713 N. Rand Road



0 300 600 ft

Print Date: 12/9/2022

Notes
Cook County Aerial 2020

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and t

Attachment: Aerial Map (1713 N. Rand Road #100 - SU Tobacco Shop)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Vladyslav Shataliuk

Business Name (if applicable)

Dymok Smoke Shop

Subject Property Address

1713 N. Rand Road #100

Please provide a description of your proposed request:

Premises will be converted to display, sell, distribute, deliver, or market tobacco, tobacco products, or tobacco paraphernalia. But excluding an area for smoking tobacco products. It will be an easily accessible location with a futuristic design. We are going to be offering quality products, brands, and responsive service for a good price. We offer a unique experience to its patrons by stocking the most comprehensive tobacco products available for its discerning consumers and creating an intimate and comforting environment for tobacco customers. And we will maintain the highest standards of service in the tobacco industry, and the city of Palatine.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

There are no other shops within a 2-mile radius, so the public could really benefit from this project by driving more people in. The location is easily accessible and visible to the public. And because our products are going to be targeting wealthier people, it will even benefit other businesses.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

We are not located within 300 feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children regularly gather. And located within 500 feet, measured property line to property line, from another smoke shop and tobacco store. We are not going to allow or permit a minor, not accompanied by his or her parent or legal guardian, to enter or remain within our store. We will have clear signage stating that minors may not enter the premises unless accompanied by a parent or legal guardian. No smoking will be permitted on the premises at any time. No distribution of free or low-cost tobacco, tobacco products, or tobacco paraphernalia, as well as coupons for said items, will be permitted.

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

The use will not cause substantial injury to nearby property values. Explain:

It will not cause substantial injury to nearby property values because we are not doing any work outside of the building. We are trying to simply provide our customers with products which they are already buying from other places. To bring more convenience into their life, and bring more business to the city.
So in my opinion, doing that might even help other businesses and properties.

In order to supplement the above standards, the Zoning Board of may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

N/A

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

PLAT of SURVEY

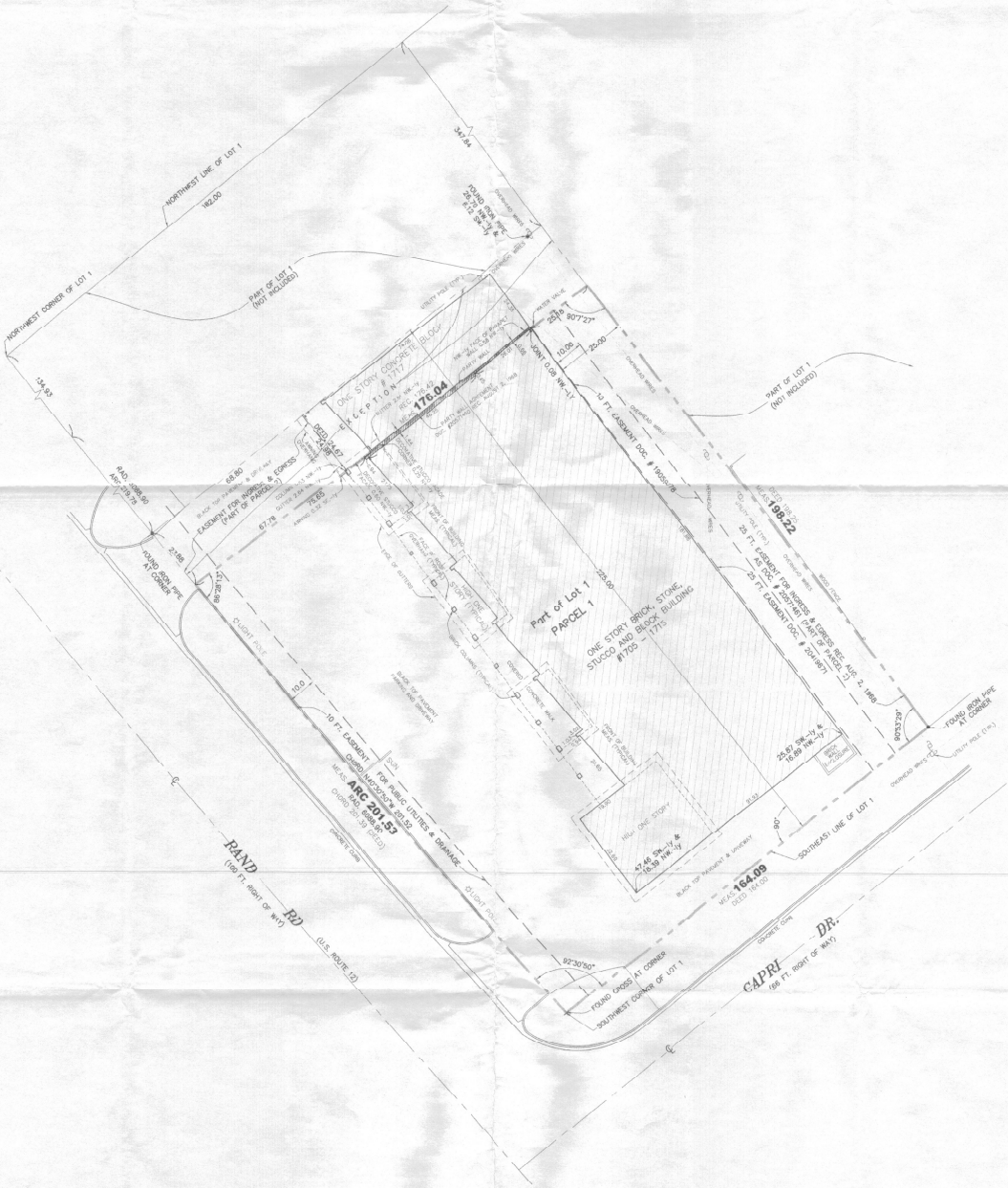
PARCEL 1:

THE SOUTHEAST 225.0 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF OF THAT PART OF LOT 1 LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE SOUTHEAST THEREOF 164.0 FEET NORTHEAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTHWEST LINE THEREOF, 182.0 FEET NORTHEAST OF THE NORTHWEST CORNER THEREOF IN CAPRI GARDENS BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PART LYING NORTHWEST OF A LINE DRAWN FROM A POINT ON THE NORTHEAST LINE THEREOF 198.25 FEET NORTHWEST OF THE SOUTHEAST CORNER THEREOF TO A POINT ON THE SOUTHWEST LINE THEREOF 201.39 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF).

PARCEL 2:

EASEMENT AS CREATED AND RESERVED IN DEED FROM JOSEPH BORRYTZKE TO RICHARD D. JOHNSTON AND LORAINE K. JOHNSTON, HIS WIFE DATED JULY 2, 1968 AND RECORDED AUGUST 2, 1968, AS DOCUMENT 20571461 FOR INGRESS AND EGRESS OVER, UNDER, UPON AND THROUGH THE NORTHEAST 25.0 FEET OF PROPERTY DESCRIBED AS FOLLOWS: THE SOUTHEAST 225.0 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF OF THAT PART OF LOT 1 LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE SOUTHEAST LINE THEREOF 164.0 FEET NORTHEAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTHWEST LINE THEREOF 182.0 FEET NORTHEAST OF THE NORTHWEST CORNER THEREOF OF CAPRI GARDENS BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PART LYING SOUTHEAST OF A LINE DRAWN FROM A POINT ON THE NORTHEASTERLY LINE THEREOF 198.25 FEET NORTHWEST OF THE SOUTHEAST CORNER THEREOF TO A POINT ON THE SOUTHWEST LINE THEREOF 201.39 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF) AND FOR INGRESS AND EGRESS OVER, UNDER, UPON AND THROUGH THAT PART OF THE SOUTHEAST 225.00 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF OF THAT PART OF LOT 1 LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE SOUTHEAST LINE THEREOF 164.0 FEET NORTHEAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTHWEST LINE THEREOF 182.0 FEET NORTHEAST OF THE NORTHWEST CORNER THEREOF IN CAPRI GARDENS BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PART LYING SOUTHEAST OF A LINE DRAWN FROM A POINT ON THE NORTHEASTERLY LINE THEREOF 198.25 FEET NORTHWEST OF THE SOUTHEAST CORNER THEREOF TO A POINT ON THE SOUTHWEST LINE THEREOF 201.39 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT AT THE NORTHWEST CORNER THEREOF THENCE NORTHEAST ALONG THE NORTHWEST LINE THEREOF 68.80 FEET THENCE AT APPROXIMATELY RIGHT ANGLES IN THE SOUTHEAST DIRECTION 34.67 FEET TO A POINT ON THE SOUTHEASTERLY LINE WHICH IS 67.78 FEET FROM THE SOUTHWEST CORNER THEREOF THENCE SOUTHEAST ALONG THE SAID SOUTHEAST LINE 67.78 FEET TO THE SOUTHWEST CORNER THEREOF THENCE NORTHWEST ALONG THE SOUTHWEST LINE THEREOF 23.28 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1705-15 NORTH RAND ROAD, PALATINE, ILLINOIS.
P.I.N. 02-01-307-015
LAND AREA: 34,070 sq. ft.



Legend

FENCE
W.F. = WOOD FENCE C.L.F. = CHAIN LINK
N.F. = NORTH FACE S.F. = SOUTH FACE
I.P. = IRON PIPE I.R.= IRON ROD

SURVEYED by: AFS DRAWN by: JAK CHECKED by: AFS
ORDER No. 10-253 AS-BUILT SCALE: 1" = 20' DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED by: STANLEY KALINOWSKI

PREPARED BY **McTIGUE & SPIEWAK, INC.**
PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION
5805 W. HIGGINS AVE. CHICAGO, ILLINOIS 60630, (773) 736-1344, FAX (773) 736-6616, WWW.SURVEYORSLAND.COM

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

STATE OF ILLINOIS S.S.
COUNTY OF COOK

McTIGUE & SPIEWAK, INC. A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No. 184.000170 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

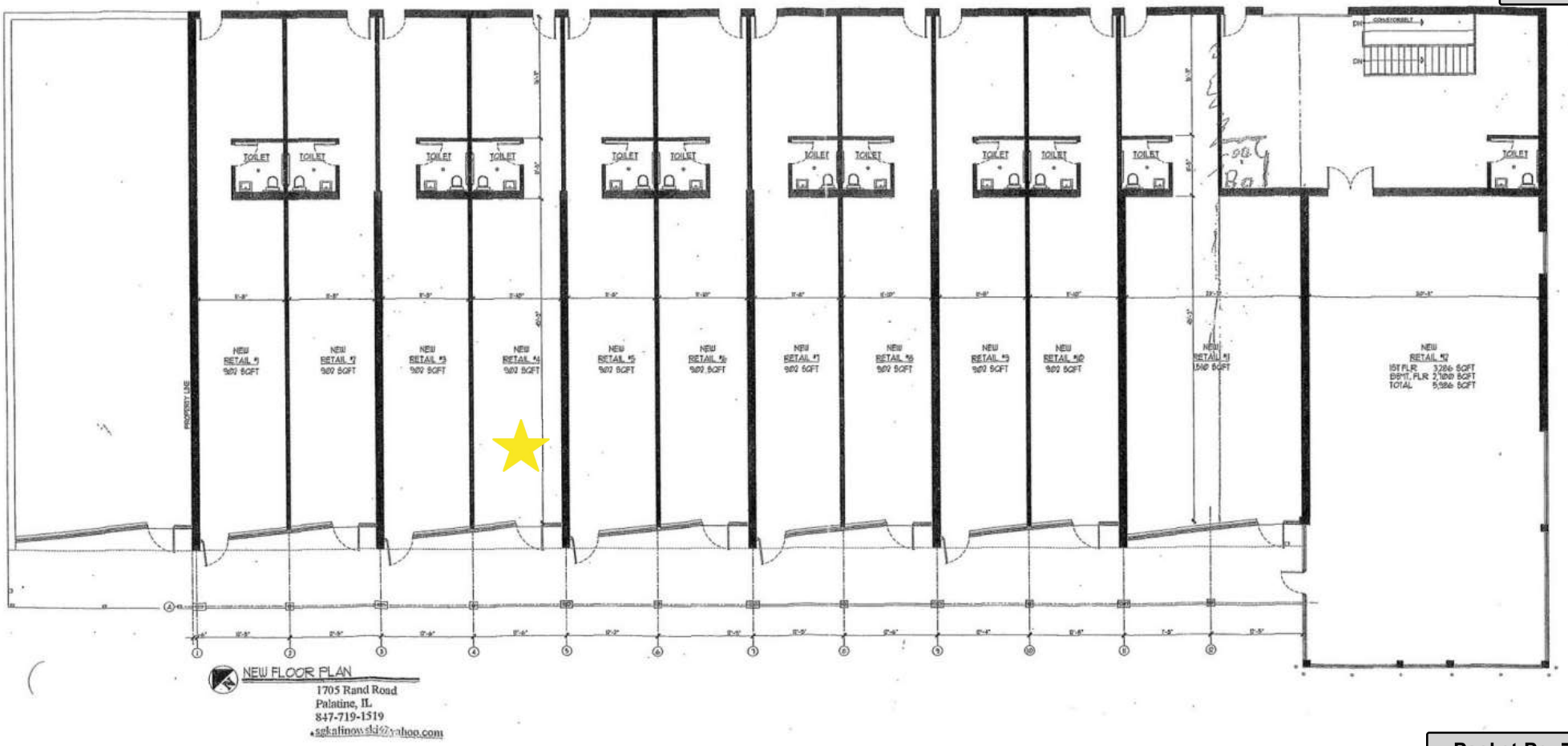
CHICAGO, ILLINOIS, DATED THIS 1ST D

BY
ILLINOIS P
LICENSE N

ANDRZEJ F. SPIEWAK LICENSE #3178 CHICAGO ILLINOIS PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

Attachment: Plat of Survey (1713 N. Rand Road #100 - SU Tobacco Shop)

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)



Attachment: Site Plan (1713 N. Rand Road #100 - SU Tobacco

DYMOK

SMOKE SHOP

Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

1.0 Executive Summary

Introduction

The Company

Dymok LLC is a Limited Liability Company registered in the state of Illinois. Dymok is exclusively owned by Vladyslav Shataliuk. The company does not anticipate bringing on new owners in the foreseeable future.

Products

Dymok Smoke Shops offers the widest variety of specialty and named brand tobacco products in the Illinois area. These include Vapes, Hookah tobacco, roll-your-own products for those clients wishing to make their own cigarettes, pipe tobacco from around the world, hookahs of national and foreign brands, plus accessories such as ashtrays, cigarette and cigar cases, humidors etc.

The Market

The United States is the world's leading tobacco exporter and importer and the second largest tobacco producer, behind only China. Most U.S. tobacco is used for cigarettes. However, both cigarette consumption and cigarette exports have fallen 16 percent since 1991, and the consumption of other tobacco products has suffered a similar loss. All of this makes for a current market situation that is unfavorable to Dymok Smoke Shops. Since the Master Settlement Agreement (MSA) was signed in November 1998, cigarette companies have been forced to boost prices because of payments required by the settlement. Higher prices have curtailed consumption. The long-term decline in cigarette consumption due to non-economic factors continues as well, as private tobacco opposition and health care organizations continue to push for the elimination of all smoking throughout the nation

Dymok possesses a number of competitive advantages, however. These includes established supply channels and its various cost advantages that are difficult to replicate, multiple suppliers in the Illinois area. This facility will act as a pilot project to determine the long-term profitability of this concept. If it proves popular, we plan to expand all our facilities to include this unique customer experience.

Dymok is not very limited in the types of marketing it can do. We plan to by targeting several local magazines. We are also in the process of creating partnerships with other internet firms to create Internet links to our existing informational website. When we launch our online ordering features, we will intensify these efforts.

Financial Considerations

Dymok is a limited debt company and intends to stay that way. We expect to see increased profits from our revitalization efforts by the end of Year 1. Over the next three years we expect that much of our profits will be invested into our new website and online store. We do not anticipate any serious cash problems.

Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

1.1 Objectives

The overall decline of the tobacco and vape industry has lead to lower profit margins and increased risks and costs. Therefore, in order to remain a viable firm, we have created a revitalization plan that includes the following goals.

- **Reduce costs** by 15% over the next three years and ultimately by 20%, specifically concentrating on inventory overhead.
- **Expand our customer base** through the launching of our new website and our online store. Increase market awareness of our products through selected national advertising.
- **Differentiate our patron's purchasing experience** through the creation of online store.

1.2 Mission

The Dymok Smoke Shops strives to offer quality products, brands, and responsive service for a good price. Dymok seeks to offer a unique experience to its patrons by stocking the most comprehensive tobacco products available for its discerning consumers and creating an intimate and comforting environment for the tobacco customers. Dymok will continue to maintain the highest standards of service in the tobacco industry.

1.3 Keys to Success

With the industry being increasingly pinched by declining numbers of customers and more and more hostile judicial and federal regulations, we must insure the following priorities:

- Expand our customer base to retain a sufficient level of profitability.
- Increase customer retention through high quality of service.
- Decrease costs and improve accounting practices to decrease collection days (improve short-term profits) and improve cost assessment.

2.0 Products

Product List

- Vapes
- Hookahs
- T-shirts
- Snacks
- Drinks
- Vape Juices

Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

- Lighters
- Burners
- Hookah tobacco
- Hookah Coals
- Hookah Accessories

Dymok Smoke Shops offers the widest variety of specialty and named brand tobaccos, vapes, hookahs and roll-your-own accessories in Palatine area. A listing of all our products would take up too much space, but a partial list is provided to give the reader an idea of the quality and scope of our products.

Vape Brands

Dymok carries many of the finest brands of cigars currently being produced throughout the world, such as:

- SMOK
- Vaporesso
- Ooze
- YoCan
- Geek Vape
- Scorch Torch
- RAW
- Special Blue
- Free Max

Accessories

Dymok carries a wide range of unique smoke shop gifts. These include:

- Ashtrays
- Tabacco Pipes
- Cigarette and cigar cases
- Humidors
- Tobacco jars
- Lighters
- Flasks

Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

- Cleaners

Roll-your-own Cigarettes

For clients who prefer to roll their own cigarettes, Dymok carries a number of fine tobaccos and other accessories for doing just that. Listed below are some of the cigarette tobaccos that we currently have available.

Hookah Tobacco Brands

- Al Fakher
- Eternal Smoke
- Fumari
- Mazaya
- Fantasia
- Alchemist
- Starbuzz
- Tangiers

Pipe Tobacco (canned and in various sized pouches)

Dymok currently offers over 58 blends, all mixed by hand. These excellent pipe tobaccos have been perfected through over 40 years of retail exposure. Some of the more popular are:

- American Ribbon
- Ambrosia
- Britannica Blend
- Captain English
- McClelland
- Dunhill
- Mac Baren
- Flying Dutchman
- Kentucky Club

Hookah Brands

- Dymok
- Sky
- Embery

Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

- Regal
- Starbuzz
- Khmara
- Khalil Mamoon
- AMY
- MIG
- MattPear

Many of these brands have various mixtures and blends, all which Dymok stocks.

3.0 Market Analysis Summary

We anticipate that 75% of all our patrons will be men. We have divided up our clients into the following market segments based on their dedication. These segments are the specialty smoker, the recreational smoker, average smokers, and occasional smokers.

Since the specialty and recreational smokers will be the most frequent patrons of Dymok and have the highest average profit margin, we will be focusing on marketing and servicing these patrons the most.

Currently we have two competitors within the city limits of Palatine. Most of these competitors are single store firms, and many of them have more limited stock. In addition, over the past ten years the number of local participants in the tobacco industry has seriously declined. As more participants leave the market, much of the client base, declining though it may be, will be left for the survivors and this means a real chance to consolidate and gain market share. Now, management is exploring the possibility of being a leader in market consolidation. This would create a buffer to declining profits by increasing the market share and volume.

3.1 Market Segmentation

Now our potential list of patrons includes all the smoking population in Illinois, with an adult population of 9.5 million people (over the age of 21) we estimate this to be 450,000 people. However, only a small fraction of these potential patrons are specialty smokers and most of the rest are consumers accustomed to purchasing nationwide brand cigarettes and smokes from non-specialty stores such as grocery markets and convenience stores. Therefore, we have divided our clients into the following market segments based on their dedication:

- **Specialty Smokers**: These are your hard-core smokers who actively patronize smoke shops and are looking to find the hardest to find brands that give a unique smoking experience.
- **Recreational Smokers**: These are habitual smokers of everyday brands, but who occasionally are looking for something else.
- **Average Smokers**: These clients are dedicated to everyday brands but shop at smoke stores rather than markets or convenience stores.

Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

- **Occasional Smokers**: These are people who only occasionally smoke a cigar or cigarette, but will sometimes be drawn to shop at a smoke shop due to special occasions (bachelor parties, birthdays, etc.)

While we acknowledge that there will be some female customers, we anticipate that 75% of all our patrons will be men. When we launch our Internet site with online ordering in 2023, we will be able to sell to all the potential clients in the U.S. Therefore, we see the number of potential patrons sharply increase in that year. Once we become established as an online retailer of specialty and nationwide brand smokes, we expect to have an estimated potential customer base of ~150 million patrons.

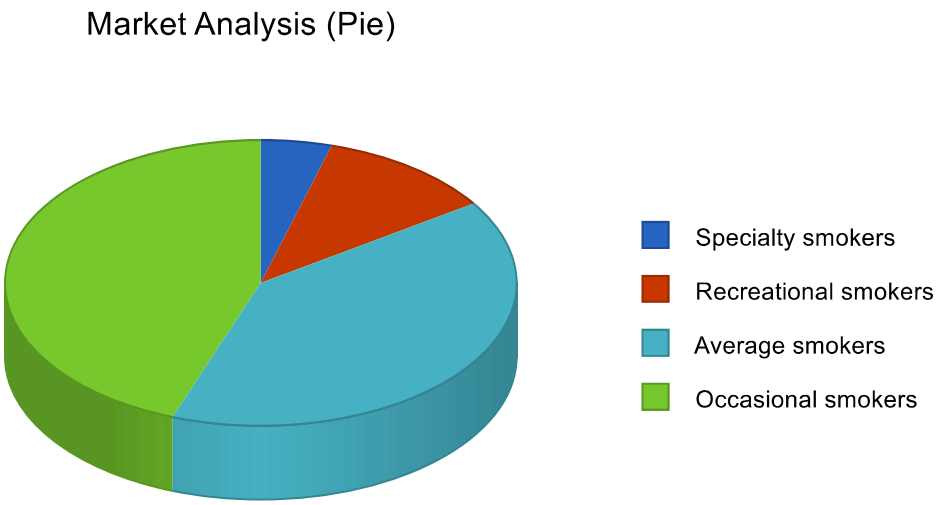
Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

Table: Market Analysis

Market Analysis							
		2022	2023	2024	2025	2026	
Potential Customers	Growth						CAGR
Specialty smokers	-2%	20,000	12,800,000	12,544,000	12,293,120	12,047,258	395.41%
Recreational smokers	-2%	50,000	20,154,000	19,750,920	19,355,902	18,968,784	341.33%
Average smokers	-1%	180,000	36,864,000	36,495,360	36,130,406	35,769,102	275.46%
Occasional smokers	-3%	200,000	77,612,000	75,283,640	73,025,131	70,834,377	333.81%
Total	318.18%	450,000	147,430,000	144,073,920	140,804,559	137,619,521	318.18%

Chart: Market Analysis (Pie)



3.2 Target Market Segment Strategy

Since the Specialty and Recreational Smokers will be the most frequent patrons of Dymok and the highest average profit margin, we will be focusing on marketing and servicing these patrons the most. Usually these are clients who possess an upper level of income as well,

Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

which improves volume. Other segments will be drawn into the Dymok shops through trickle down advertising and interest. We are seeking to create a larger dedicated client than what we possess through the creation of our website, to be launched in the second month of 2023.

4.0 Strategy and Implementation Summary

Dymok possesses a number of competitive advantages to its immediate rivals. These include established supply channels and its various cost advantages that are difficult to replicate, multiple locations in the Illinois state area that will create more volume and greater client loyalty. This facility will act as a pilot project to determine the long-term profitability of this concept. If it proves popular, we plan to expand all our facilities to include this unique customer experience.

4.1 Marketing Strategy

One of the most critical legislations passed recently has been the various restrictions on advertising for tobacco products. But even because of this, Dymok is not very limited in the types of marketing it can do. We plan to by targeting several local magazines. We are also in the process of creating partnerships with other internet firms to create Internet links to our existing informational website. When we launch our online ordering features, we will intensify these efforts.

5.0 Sales Strategy

As every patron is critical in a market, Dymok seeks to create long-term salesperson to customer relationships. This we see as the necessary step in repeat sales that will sustain and grow our business. Promotions, specialty items and other such standard sales strategies will be used when possible.

5.1 Sales Forecast

Sales forecasts are based on conservative estimates. The tobacco products industry is fortunate in that sales are not seasonal and remain steady throughout the year. We estimate that sales will go up in 2023 due to our Internet distribution outlet and this will continue to moderately grow for the foreseeable future.

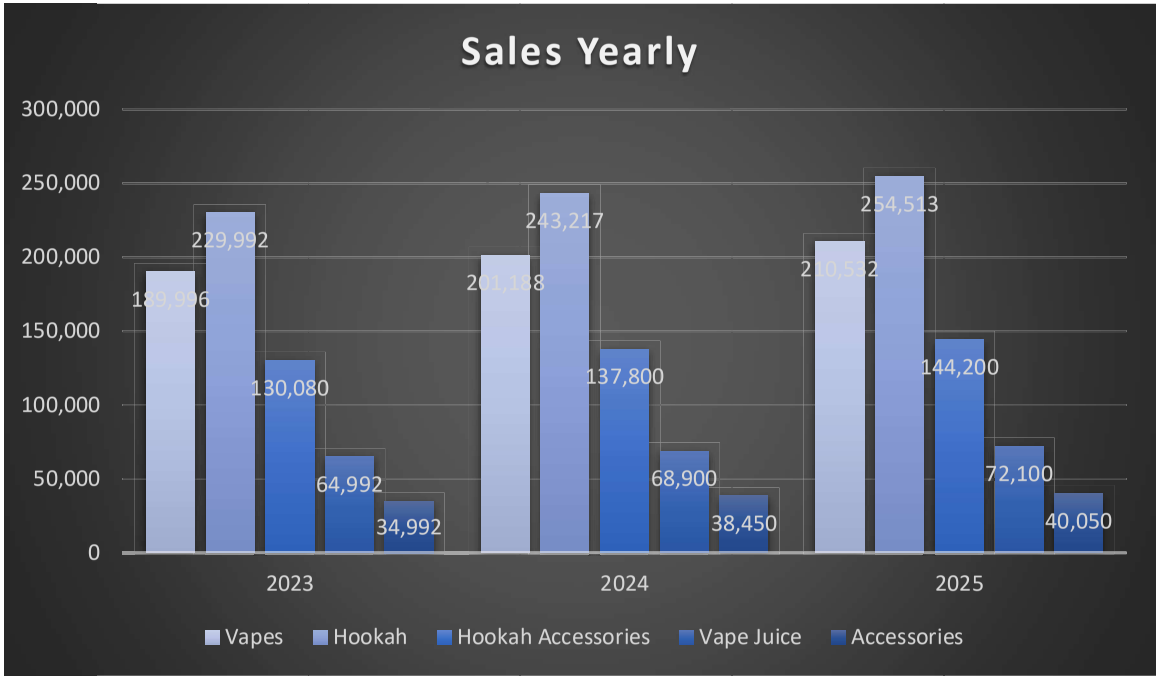
Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

Table: Sales Forecast

Sales Forecast			
	FY 2023	FY 2024	FY 2025
Sales			
Vapes	$189,996	$201,188	$210,532
Hookah	$229,992	$243,217	$254,513
Hookah Accessories	$130,080	$137,800	$144,200
Vape Juice products	$64,992	$68,900	$72,100
Accessories	$34,992	$38,450	$40,050
Total Sales	$650,052	$689,555	$721,395

Chart: Sales Yearly Forecast



6.0 Web Plan Summary

Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

The Dymok Quality Smokes website will be our newest distribution channel that will carry us forward and increase our client base in a market. Many people search the Internet for hard-to-find items and Dymok plans to capitalize on this trend.

The Dymok website needs to be a simple yet classy and well-designed website that, at the same time, is in keeping with the latest trends and products in the tobacco industry. A site that is too flashy or tries to use too much of the latest Shockwave or Flash technology can be overdone and cause potential clients to look elsewhere for online distributors.

The key to the website strategy will be combining a very well-designed front end, with a back end capable of responding quickly and efficiently to our online customer's orders.

6.1 Website Marketing Strategy

Marketing in an Internet retail business depends on recognition for expertise. Once customers have arrived at our website, we will have a classy website that will leverage the company's long career as a specialty smoke shop to inspire confidence in our products and services.

Initial marketing starts with our existing store front customer base, informing them of our Internet presence and encouraging their word-of-mouth recommendations to others. In addition, we will create a database of website customers so that we can regularly contact them concerning promotions and other sales events.

Once we have informed our client about our online presence, we will use an aggressive search engine positioning program. We use the database to make regular contact with email newsletters and notices about new products we carry, special offers, or activities we're sponsoring.

6.2 Development Requirements

The Dymok Quality Smokes website will be initially developed with few technical resources. A simple hosting provider: Hostinger , will host the site and provide the technical back end.

Dymok will work with a contracted user interface designer to develop the simple, classy, yet Internet focused site. The user interface designer will work with a graphic artist to come up with the website logo, and the website graphics.

The maintenance of the site will be done by our contracted designer, as Dymok does not possess the capability to do so in-house. Our online ordering system will use industry standard software for tracking and shipping. We anticipate that any new distribution channel will increase overall inventory and handling costs. To reduce this impact on Dymok's business we have secured contracts with our major suppliers to provide us with just-in-time delivery services.

Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

7.0 Management Summary

Management of Dymok is accomplished by Vladyslav Shataliuk and our one full-time store manager. During an average day of operation, each store requires only one individual per store. Accounting, billing, inventory, and all other bookkeeping will be done by the Vladyslav. And when the shop is fully operational and set up, Dymok will start to outsource much of these tasks to a professional bookkeeping firm.

7.1 Personnel Plan

The personnel plan is included in the following table. It shows the owners salary followed by the additional store manager salary. In addition, we have two part-time employees who shift their schedules between various stores. It should be further noted that there is a profit-sharing program between all the full-time employees so that effort is rewarded.

Once our website becomes fully operational, we expect to have one of our part-time employees shift to full-time.

Table: Personnel

Personnel Plan			
	FY 2004	FY 2005	FY 2006
Vladyslav Shataliuk	$30,000	$30,000	$30,000
Store manager 1	$28,000	$28,000	$28,000
Part-time store employee	$7,200	$14,400	$14,400
Part-time store employee	$7,200	$7,200	$7,200
Total People	5	5	5
Total Payroll	$72,400	$79,600	$79,600

8.4 Projected Profit and Loss

The following is our best estimates of future revenues and costs, based on current market trends, past performance, and perceived revenue of our new cafe and website ventures.

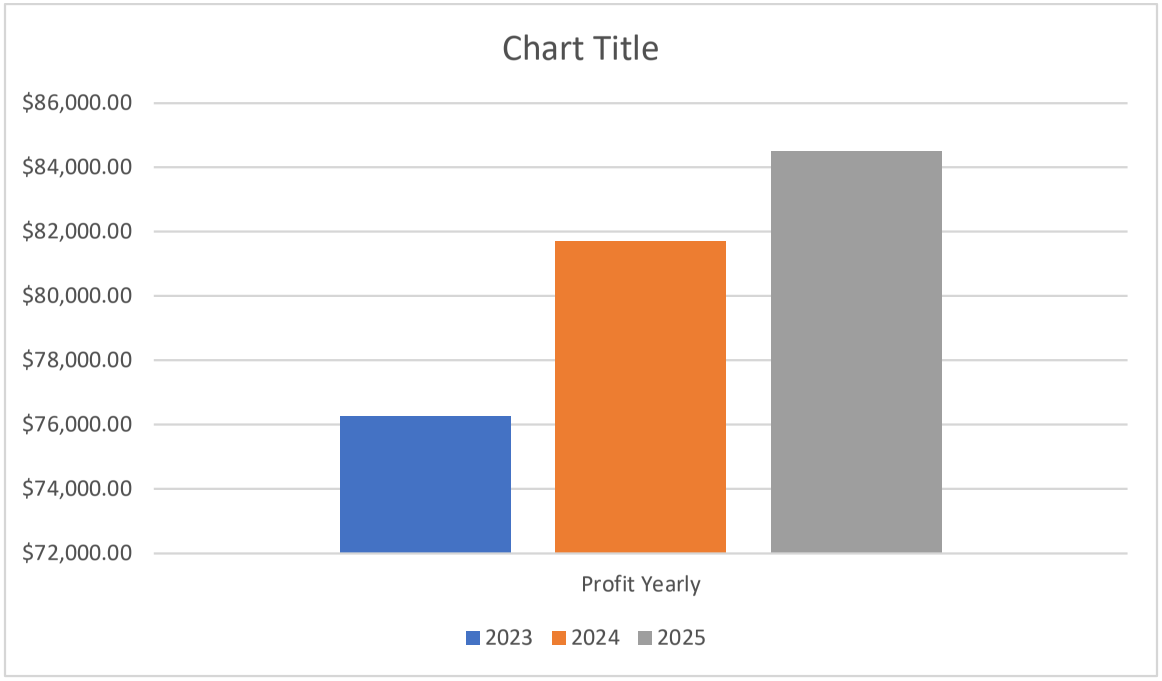
Table: Profit and Loss

Pro Forma Profit and Loss			
	FY 2023	FY 2024	FY 2025
	FY 2023	FY 2024	FY 2025
Sales	$650,052	$689,555	$721,395
Direct Cost of Sales	$451,461	$462,140	$483,479
Other Costs of Goods	$0	$2,000	$2,000
Total Cost of Sales	$451,461	$464,140	$485,479

Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

Gross Margin	$198,591	$225,415	$235,916
Gross Margin %	30.55%	32.69%	32.70%
Expenses			
Payroll	$72,400	$79,600	$79,600
Sales and Marketing and Other Expenses	$6,000	$12,000	$14,000
Depreciation	$0	$2,000	$4,000
Rent	$18,000	$18,000	$18,000
Utilities	$1,320	$1,320	$1,600
Insurance	$3,600	$3,800	$4,200
Payroll Taxes	$15,000	$16,000	$16,000
Other	$6,000	$11,000	$14,000
Total Operating Expenses	$122,320	$143,720	$151,400
Net Profit	$76,271	$81,695	$84,516
Net Profit/Sales	38.4%	36.24%	35.8%

Chart: Profit Yearly



Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

9.0 Summary

9.1 Hours of operation:

- Sunday 8am-10pm
- Monday 8am-10pm
- Tuesday 8am-10pm
- Wednesday 8am-10pm
- Thursday 8am-10pm
- Friday 8am-10pm
- Saturday 8am-10pm

Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

9.2 Estimated number of employees

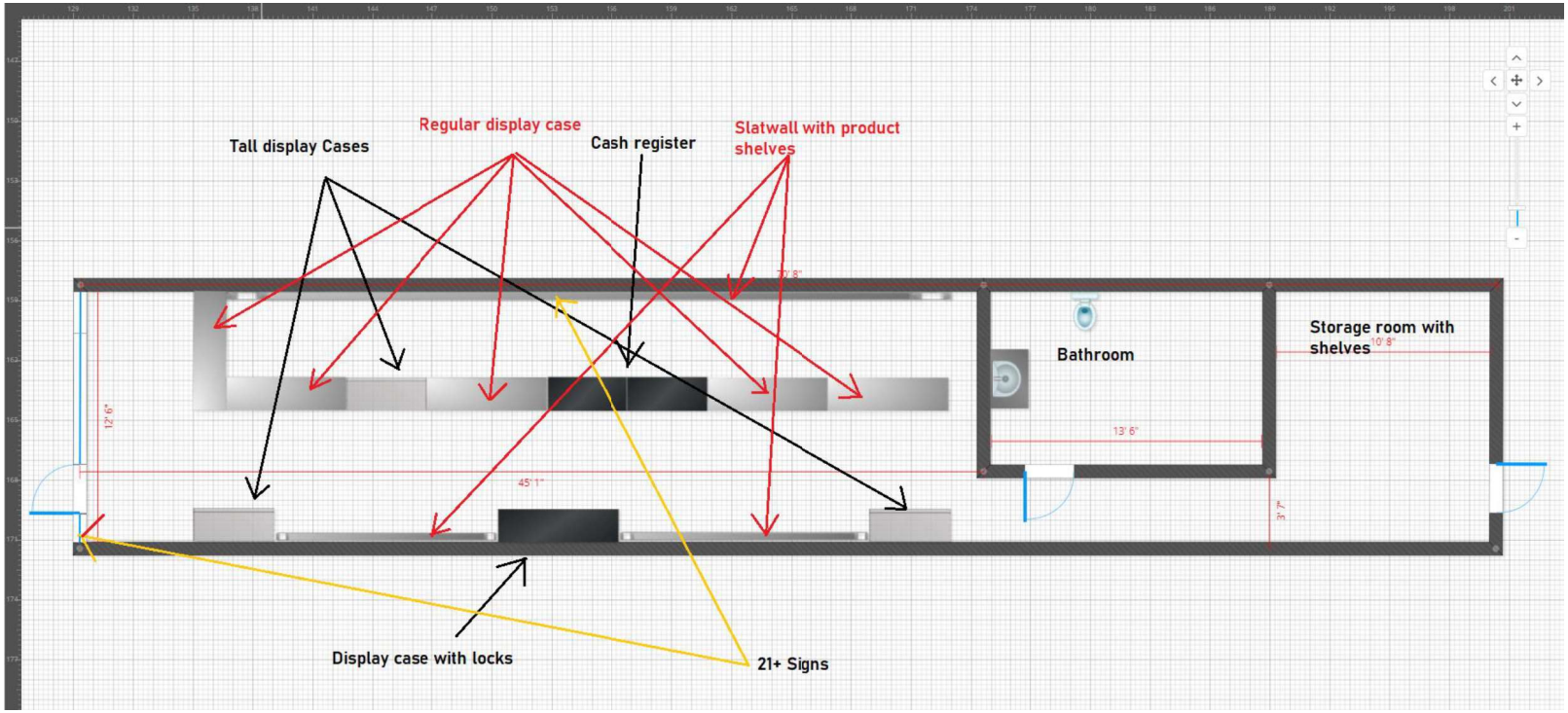
Estimated number of employees is 2 part time or 1 full time employee in the beginning.

And then we are planning to have 1 Full time and 2 part time employees on regular basis.

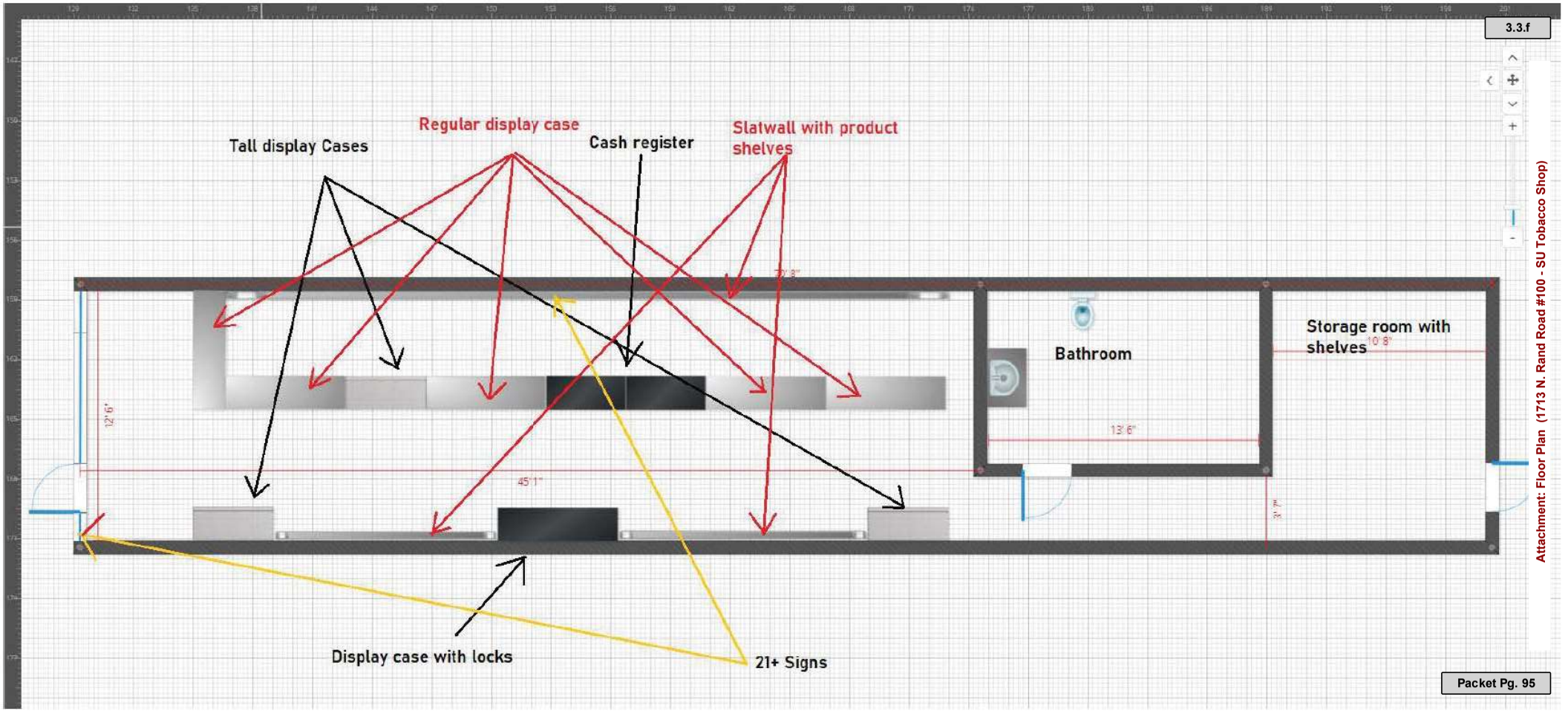
9.3 Signage

We will have clear signage stating that minors may not enter the premises unless accompanied by a parent or legal guardian. Signage 21+ will be displayed next to the entrance and next to the register(it will be shown on the floor plan).

9.4 Floor plan



Attachment: Business Plan (1713 N. Rand Road #100 - SU Tobacco Shop)



Attachment: Floor Plan (1713 N. Rand Road #100 - SU Tobacco Shop)

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 10, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a tobacco shop at the subject property.
The property is commonly known as 1713 N. Rand Road #100.
The Petitioner is proposing to open a tobacco shop to sell specialty tobacco products and accessories.
The above petition has been filed by Vladyslav Shataliuk and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #:SU-000006-2022
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 26th day of December, 2022
Published in Daily Herald December 26, 2022 (4593099)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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County(ies) of Cook
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 general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notice 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 t copy, was published 12/26/2022
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Designee of the Publisher and Officer of the Daily Herald

Control # 4593099

Attachment: ZBA Packet 1-10-2023 (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

3. 1713 N. Rand Road #100 **- Recommended to Approve**

Notice was published in the Daily Herald on December 26, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Business Plan
6. Floor Plan
7. Public Notice

Sworn in the petitioner: Mr. Vladyslav Shataliuk 4308 Blue Iris Court Island Lake, IL owner of business

Mr. Shataliuk stated he is planning to open a smoke shop and thinks it will be beneficial as there are not many smoke shops in area. He spoke of one being down Rand Road but in a different city. Mr. Shataliuk stated his business will not allow sale of drug paraphernalia with the main focus on tobacco and hookah products

Ms. Bremanis gave a brief overview stating the property is zoned B2 occupying approx. 902 square feet and located along the Rand Corridor. She stated the petitioner is aware of all Village regulations and is prepared to follow them. Ms. Bremanis spoke to the hours of operations being Monday-Sunday 8am-10pm with 1 full time and 2 part time employees. She stated per the business plan all customers will be required to show valid identification showing they are 21years or older. Ms. Bremanis stated the parking requirements will remain the same. She stated Community Services, Engineering, Fire Prevention, and Police have reviewed and have no concerns.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a tobacco shop in a multi-tenant shopping center. The Petitioner is aware that the sale of drug paraphernalia with the intent to use it for a controlled substance if prohibited. Furthermore, the Petitioner is proposing to have “21+” signage posted in prominent locations within the tenant space, and will have all customers present a valid form of identification for all purchases. With that said, the proposed use should not cause any substantial injury to the value of the surrounding properties. Therefore, Staff recommends approval of the requested Special Use with the following condition:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, Vladyslav Shataliuk, except as such plans may be changed to conform to the Village Codes and Ordinances.

There were no further questions. The public hearing was closed.

Attachment: DRAFT January 10, 2023 ZBA minutes (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

Mr. Pirog made a motion to approve subject staff's conditions; seconded by Mr. Cavanaugh

DELIBERATIONS:

Mr. Pirog stated it is a good business plan. He pointed out the petitioner is aware and agreed to follow all regulations. He stated he thinks this is a great opportunity

Mr. McGinn stated the location is good being in the Rand corridor

Mr. Cavanaugh stated it is a good use of space

Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on January 16, 2023

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	John Pirog, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Roth-Wurster, Luszczak, McGinn, Cavanaugh, Pirog
ABSENT:	Wood

Attachment: DRAFT January 10, 2023 ZBA minutes (2023-5 : 1713 N. Rand Road #100 - SU Tobacco Shop)

Consider an Ordinance Granting a Variation for a Multi-Family Unit to be Less than the Minimum Required Square Feet to Allow an Existing Condominium Unit (#104) to be Divided Into Two Units at 140 W. Wood Street

BACKGROUND:
The Petitioner proposes to convert a 2-bedroom condominium unit into two units. This results in a 1-bedroom and a studio unit, which are smaller than the minimum Zoning Ordinance requirement of 500 square feet. Therefore, the Petitioner is requesting:

> **Variation to allow a multi-family unit to be 362 square feet, instead of the minimum required 500 square feet.**

KEY ISSUES:

- The Subject Property, zoned R-3 Multi-Family Residential, is located within the Park Towne Condominium building. The conversion from apartments to condominiums took place in 1995, which included the consolidation of certain 1-bedroom and studio units into 2-bedroom units. The table below identifies the existing and proposed unit distribution, within Park Towne:

	Existing	**Proposed**
Studio	42 units	**43 units**
1 - Bedroom	52 units	**53 units**
2 - Bedroom	36 units	**35 units**
Total	130 units	**131 units**

- The Petitioners are requesting to restore the units back to the previous floorplan, (1-bedroom unit - 644 square feet & a studio unit - 362 square feet). Per Code, the minimum required ground floor area is 500 square feet. There are other existing similarly sized studio units within the building, which also do not meet the ground floor area requirement. Two other similar variations were approved in 2019 and 2020. After this request, only one unit remains that could potentially request similar relief.

- The Petitioners purchased the 2-bedroom unit in 2021 and currently reside there. Per the application, the Petitioner indicates that the assessment increases have made the unit one of the highest assessed units in the building, thus making it expensive and difficult to sell. The Park Town HOA approved the conversion.

- Two letters of objection were submitted for this Petition. The comments made objected to HOA procedures and the HOA representative. This is outside both the scope of the Variation and the Village's purview.

- Park Towne recently reconfigured their parking lot and eliminated an access drive to Colfax Street. With the reconfiguration, the parking lot has 189 spaces. In 2019, a parking Variation was granted to reduce the required number of parking spaces from 2 spaces/unit (258) to 1.4 spaces/unit (180). With the increase of one unit, the total number of required parking spaces is 182. Therefore, parking

is compliant. At the time of construction, the Village Code requirement for multi-family parking was 1.5 spaces/unit or 192 parking spaces.

ALTERNATIVES:

1. Approve the variation to permit a Studio Unit to be 362 square feet.
2. Do not approve the variation to permit a Studio Unit to be 362 square feet.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on January 10, 2023.
Residents testifying:	None.
Vote:	The ZBA voted unanimously to approve a Variation to Permit a Studio Unit to be 362 square feet and Staff Concurs.

ACTION REQUIRED:

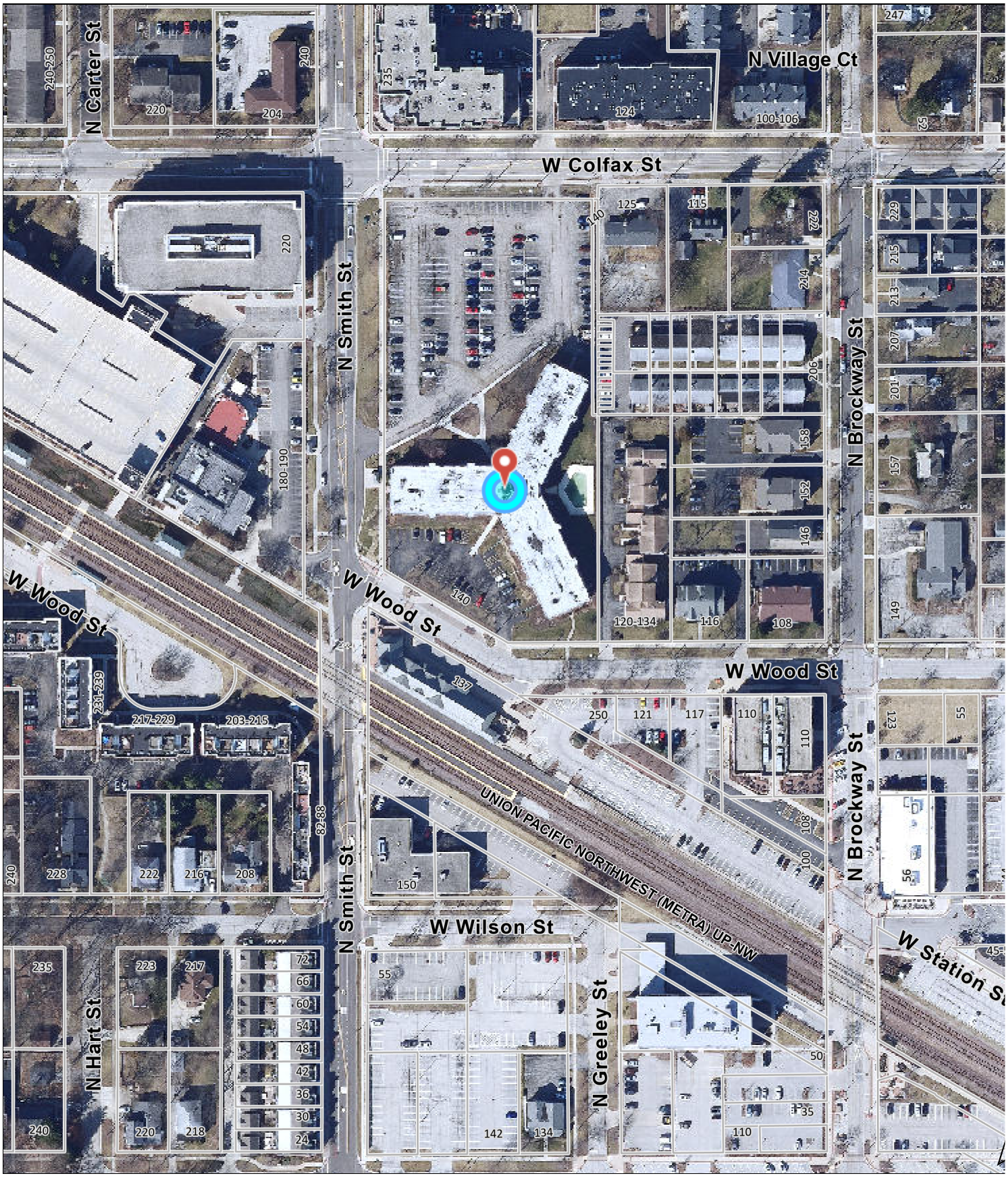
A motion to approve the ordinance granting a Variation to Permit a Studio Unit to be 362 square feet at 140 W. Wood Street Unit 104.

ATTACHMENTS:

- Aerial Map
- VAR ORD 140 W. Wood Street Unit 104
- EXHIBIT - Floor Plans
- 140 W Wood Street ZBA Materials
- DRAFT January 10, 2023 ZBA minutes

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

GISConsortium | 140 W. Wood Street Unit 104



Attachment: Aerial Map (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

0 200 400 ft

Print Date: 12/29/2022

Notes

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION
AT 140 W. WOOD STREET

WHEREAS, pursuant to a petition and public hearing on January 10, 2023, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request a Variation to allow a multifamily unit to be 362 square feet, instead of the minimum required ground floor area of 500 square feet pursuant to Section 10.07(d)(2) of the Palatine Zoning Ordinance on the following legally described property:

Lots 1, 2 and 3 in Block 6 and the West 292.21 feet of Lot 3 in Block 5 in Subdivision of part of the East half of the Southeast quarter of Section 15, Township 42 North Range 10 East of the Third principal Meridian in Cook County, Illinois commonly known as "Park Towne Condominiums"

Commonly known as 140 W. Wood Street - Unit #104 (02-15-407-049-1004)

SECTION 1: Variation to allow a multifamily unit to be 362 square feet, instead of the minimum required ground floor area of 500 square feet, pursuant to Section 10.07(d)(2) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. **The Variation shall substantially conform to the site plan submitted by the Petitioners , except as such plans may be changed to conform to Village codes and Ordinances.**

Attachment: VAR ORD 140 W. Wood Street Unit 104 (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

SECTION 2: **That a copy of the public notice is attached hereto and form a part of this ordinance.**

SECTION 3: **That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.**

PASSED: This _____day of _____, 2023

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

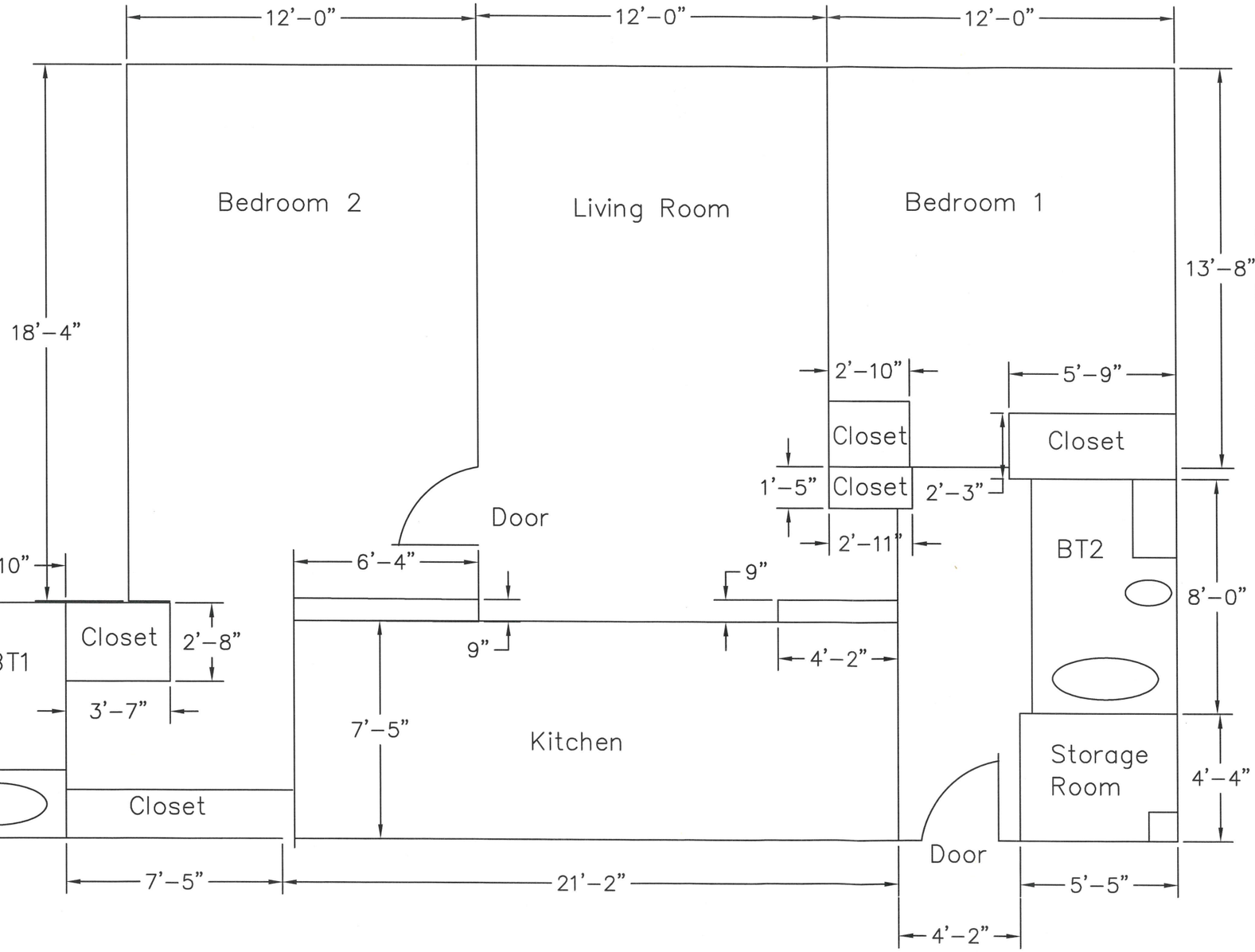
ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2023

_____
Village Clerk

Attachment: VAR ORD 140 W. Wood Street Unit 104 (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

CURRENT FLOOR PLAN

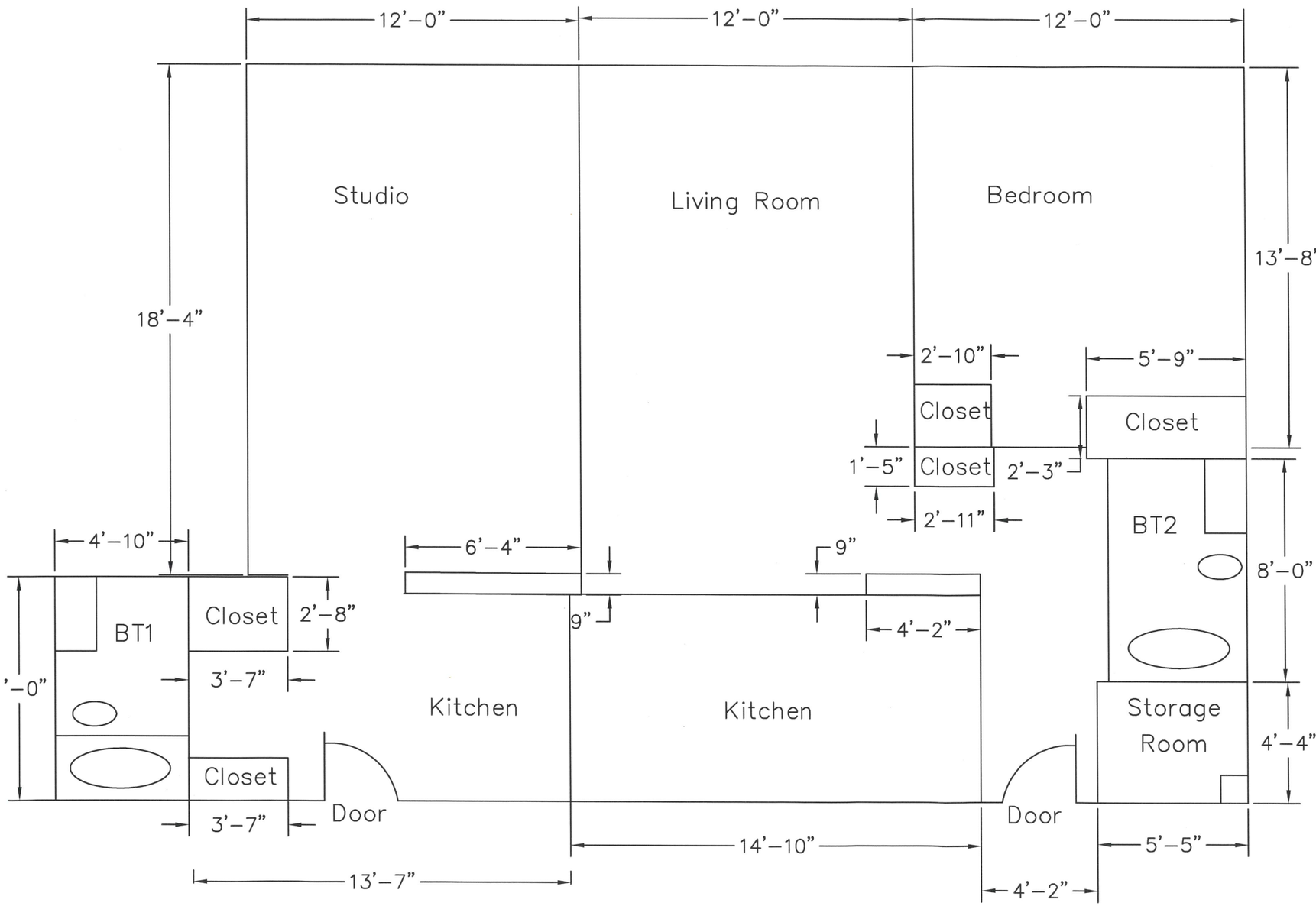


Current State Floor Plan

Bedroom 1 w/closets	12'x 13'–8"	164
Living Room	12'x 18'–11"	227
Bathroom (2)	8'x 4'–10"	38.7
Bathroom (1)	8'x 5'	49
Storage Room	4'–4"x 5'–5"	23.5
Foyer	13'x 4"–2"	54.2
	2'–11"x 4'–2"	12.2
	2'–11"x 1'–5"	4.13
Kitchen	21'–2"x 7'–5"	157
Bedroom (2)	12'x 18'–4"	220
Closets/Hallway	7'–5"x 8'x 2"	60.6
Rough Total		1,010

Attachment: EXHIBIT - Floor Plans (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

FUTURE FLOOR PLAN



Future State Floor Plan

1 Bedroom & 1 Bathroom

Bedroom 1 w/closets	12'x 13'–8"	164
Living Room	12'x 18'–11"	227
Bathroom (1)	8'x 5'	49
Storage Room	4'–4"x 5'–5"	23.5
Foyer	13'x 4"–2"	54.2
	2'–11"x 4'–2"	12.2
	2'–11"x 1'–5"	4.13
Kitchen	14'–10"x 7'–5"	110
Rough Total		644

Studio

Living Room	12'x 18'–11"	220
Kitchen	7'–5"x 10'	74.2
Bathroom (2)	8'x 4'–10"	38.7
Closets/Hallway	3'–7"x 8'–2"	29.3
Rough Total		362
Rough Grand Total		1,006

Attachment: EXHIBIT - Floor Plans (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 01/10/23 07:00 PM

CASE STAFF STATEMENT (ID # 8051)

140 W. Wood Street #104

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: John Simonaitis

CASE NUMBER: VAR-000003-2022

ADDRESS: 140 W. Wood Street #104

PROPOSAL:

Variation to allow a multi-family unit to be 362 square feet, instead of the minimum required 500 square feet pursuant to Section 10.07 (d) (2) of the Palatine Zoning Ordinance

LOCATION:	140 W. Wood Street #104	**CURRENT ZONING:**	R-3 Multi-Family Residential

SURROUNDING CONDITIONS:

North:	Planned Development - The Metropolitan
South	Palatine Train Station
East:	R-3 High Density Multi-Family District
West:	Planned Development - Gateway Center

BACKGROUND:
The Petitioner is proposing to convert a 2-bedroom condominium unit into two units. This would result in a 1-bedroom unit and a studio unit, which would be under the Zoning Ordinance minimum required size of 500 square feet. Therefore, the Petitioner is requesting:

Variation to allow a multi-family unit to be 362 square feet, instead of the minimum required 500 square feet.

SITE ANALYSIS:

- The Subject Property is zoned R-3 Multi-Family is part of Park Towne Condominiums. The conversion from apartments to condominiums took place in

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

1995, which included the consolidation of certain 1-bedroom and studio units into 2-bedroom units. The table below identifies the existing and proposed unit distribution, within Park Towne:

	Existing	**Proposed**
Studio	42 units	**43 units**
1 - Bedroom	52 units	**53 units**
2 - Bedroom	36 units	**35 units**
Total	130 units	**131 units**

- The Petitioners are requesting to restore the units back to the previous condition, with a 1-bedroom unit (644 square feet) and studio unit (362 square feet). However, per Code there is minimum of 500 square feet ground floor area per unit for the R-3 District requirements in multi-family units. There are other existing studio units within the building that are similar in size and do not meet the current minimum ground floor area requirement. Two other recent and similar Variation requests were approved in 2019 and 2020. In addition to this request, there is one remaining 2-bedroom unit that could potentially be petitioned to convert back to the previous condition.

- The Petitioners purchased the 2-bedroom unit in 2021 and currently reside here. Per the Variation application, the Petitioner indicates that the assessment increases have made this unit one of the highest assessed units in the building, thus making it expensive to live in and difficult to sell.

- The Petitioners received approval for the conversion from the Park Towne HOA.

- Park Towne recently reconfigured their parking lot and eliminated an access drive to Colfax Street. With the reconfiguration, the parking lot has 189 spaces. In addition to the 2019 approved square footage Variation, a parking Variation was granted to reduce the required number of parking spaces from 2 spaces/unit (258) to 1.4 spaces/unit (180). With the increase of one unit, the total number of required parking spaces is 182. Therefore, parking is compliant. At the time of construction, the Village Code requirement for multi-family parking was 1.5 spaces/unit or 192 parking spaces.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

Engineering	N/A
Environmental Health	N/A
Fire Prevention	No Issues Identified
Public Works	N/A
Police	N/A

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:
In 1995, Park Towne was converted from apartments to privately owned condominiums. At the time, several studio and 1-bedroom units were combined into single 2-bedroom units. The Petitioner is requesting to divide the unit back to its original form. Per Code, multi-family units must be over 500 square feet. The addition of a studio unit should not affect the existing characteristics of the units within the building. Staff also reviewed the proposed request within the circumstances of the existing multi-family residential building, use, and its unit characteristics, as opposed to either a new building or conversion proposal from another use. Therefore, Staff recommends approval of the proposed Variation, subject to the following condition:

1. The Variation shall substantially conform to the floor plans prepared by the Petitioner submitted on 10/24/22, except as such plans may be changed to conform to Village codes and Ordinances.

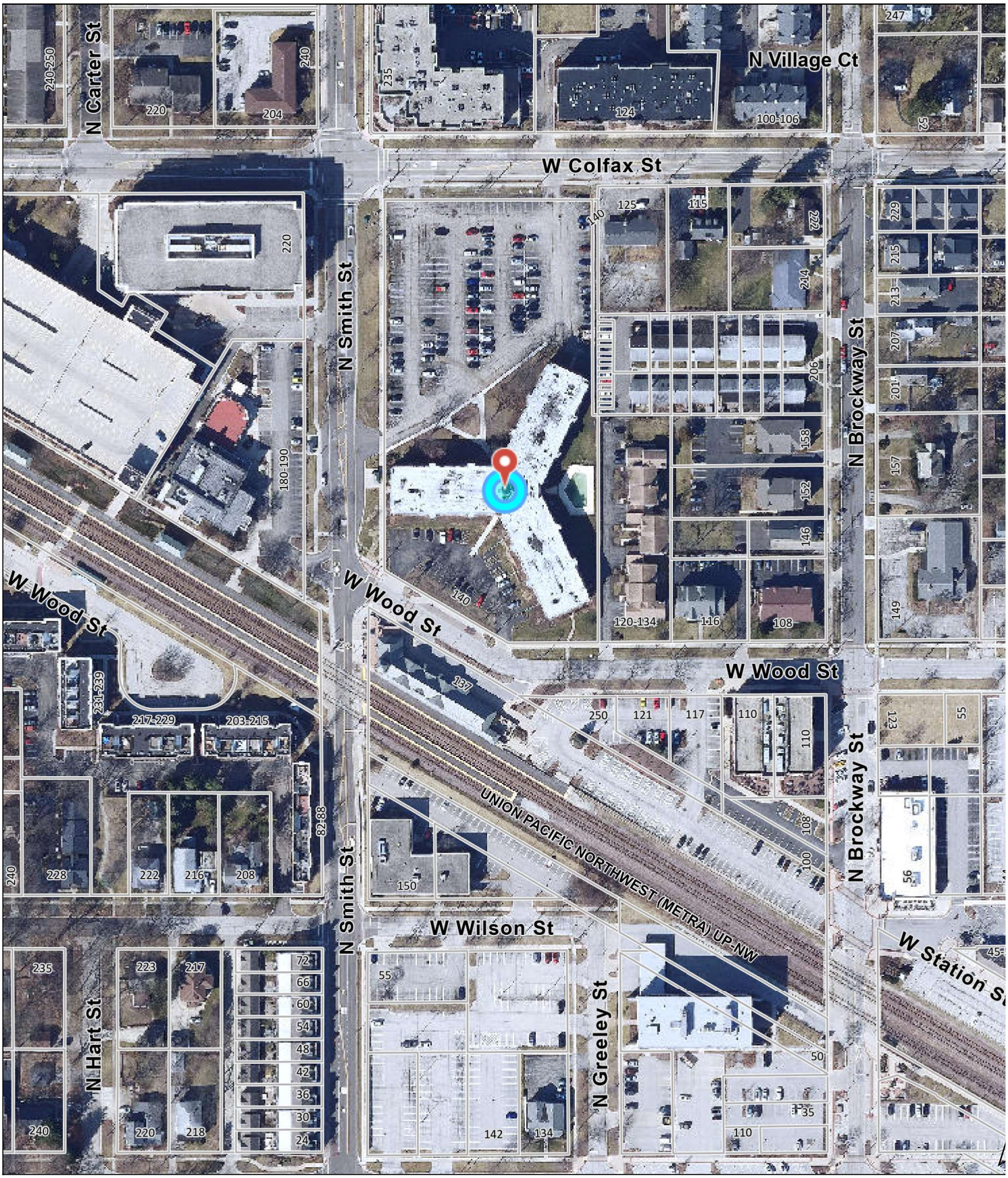
ATTACHMENTS:

- Aerial Map
- Variation Application
- Plat of Survey
- Floor Plans
- Objection Letter 1
- Objection Letter 2
- Public Notice

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

GISConsortium

140 W. Wood Street Unit 104



0 200 400 ft

Print Date: 12/29/2022

Notes

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Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only		
	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information

PETITIONER(S) **Business Name (if applicable)**
John Simonaitis

Subject Property Address
140 W Wood St Apt 104 Palatine, IL 60067

AUTHORIZED AGENT (if applicable) **Business Name (if applicable)**

Address City/State/Zip Code

Telephone	Fax	Email

Relationship to Petitioner (contractor, architect, etc.)

TYPE OF APPLICATION (check one)

□ Special Use □ Special Use Amendment ■ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
140 W Wood Street #104	R-3 Multi Family Residential	R-3 Multi Family Residential

Generally describe your request:

Proposing to convert 2 bedroom condo back to the original state of two seperate units. This would result in a 1 bedroom unit and a studio unit, where the studio would be under the minimum 500 sq/ft.

Proposing to convert 2 bedroom condo back to the original state of two separate units. This would result in a 1 bedroom unit and a studio unit, where the studio would be under the minimum 500 sq/ft. Requesting Variance to allow multifamily unit to be approximately 362 sq/ft instead of required 500 sq/ft

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

VILLAGE OF PALATINE

VARIATION

Required Materials

- ☐ Filing Fee of $ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

The unit in its currant configuration is not marketable with the highest percent of ownership and the highest association fees in the building.

It would make it affordable to live there and let me try to recoup my investment by selling the second unit.

2. That the plight of the owner is due to unique circumstances

The HOA financed some large capital Improvements, resulting in a 14.9% increase in 2022 and they project a similar increase for 2023.

My units assessment will be over $1,000

3. That the variation, if granted, will not alter the essential character of the locality

No exterior work to be performed. Converting back to the original configuration of two units helps to conform with the rest of the building.

4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:
   a. The particular surroundings, shape, or topographical conditions of the property
   b. A unique hardship for the property not generally applicable to other properties in the same zoning district
   c. The request is not based on a desire to make more money out of the property
   d. The petitioner has not created the alleged hardship for the property
   e. The request will not be detrimental to the public welfare or other properties in the neighborhood
   f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

b. No building in vicinity has HOA dues nearly this amount.

c. The request is to avoid pending losses to the value of the property when selling.

d. The Association's poor management and failure to properly access homeowners accordingly tor the owners for pending expenses

e. No owners will be affected. f. No other owners will be affected. Changes will be all internal to the unit bringing it back to the original configuration.

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

PARCEL 1:
That part of the Southwest quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows:
Commencing at the Northwest corner of the Southeast quarter of the Southwest quarter of Section 15 aforesaid; thence North along the centerline of the street, 4 chains 71 links; thence East, 4 chains and 95 links; thence South, 4 chains and 71 links; thence East, 1 chain and 42 links; thence South 5 chains and 71 links to the center of the street; thence West 8 chains and 66 links to the North line of railroad land; thence Northwest along said North 1 chain and 71 links to the center of street; thence North along said center line of street, 1 chain and 63 links, Assessor's Subdivision of the Southeast quarter of said Section 15, and excepting part conveyed by deed dated April 24, 1961 from Fifty Avenue E, Incorporated, to Robert E. Ward and Erne O. Ward, his wife, recorded May 15, 1961, as Document 18611211, in Cook County, Illinois.

PARCEL 2:
That part lying South of the South line of Colfax Street of the North Ends of Lot 8, in Block 5, in Assessor's Subdivision of part of the Southeast quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian and other property according to the Plat thereof recorded April 10, 1877 as Document 11196 79, all in Cook County, Illinois. Excepting from said Parcels 1 and 2, that part dedicated for public streets by Documents 20395161 and 20395493 in Cook County, Illinois.

Plat of Survey

PARK TOWNE CONDOMINIUMS

NORTH SMITH STREET

WEST WOOD STREET

WEST COLFAX STREET

PARCEL "1"

PARCEL "2"

4 STORY BRICK BUILDING

4 STORY BRICK BUILDING WITH BASEMENT

POOL AREA

DRIVEWAY

ASPHALT

PAVEMENT

PROJECTED CARPORT SPACES

NOT INCLUDED TAKEN FOR STREET WIDENING

ZONED

991.64'

300.28'

NORTH

ZARCO GERERTZ AND ASSOCIATES
111 WEST WASHINGTON STREET
CHICAGO, ILLINOIS

This is to certify that I have surveyed the above described property, according to the official Records and that the plat hereon drawn correctly represents said survey.

Scale: 1 Inch = 20 feet

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family

140 WEST WOOD STREET
PALATINE, ILLINOIS
ORDER NO. 95247

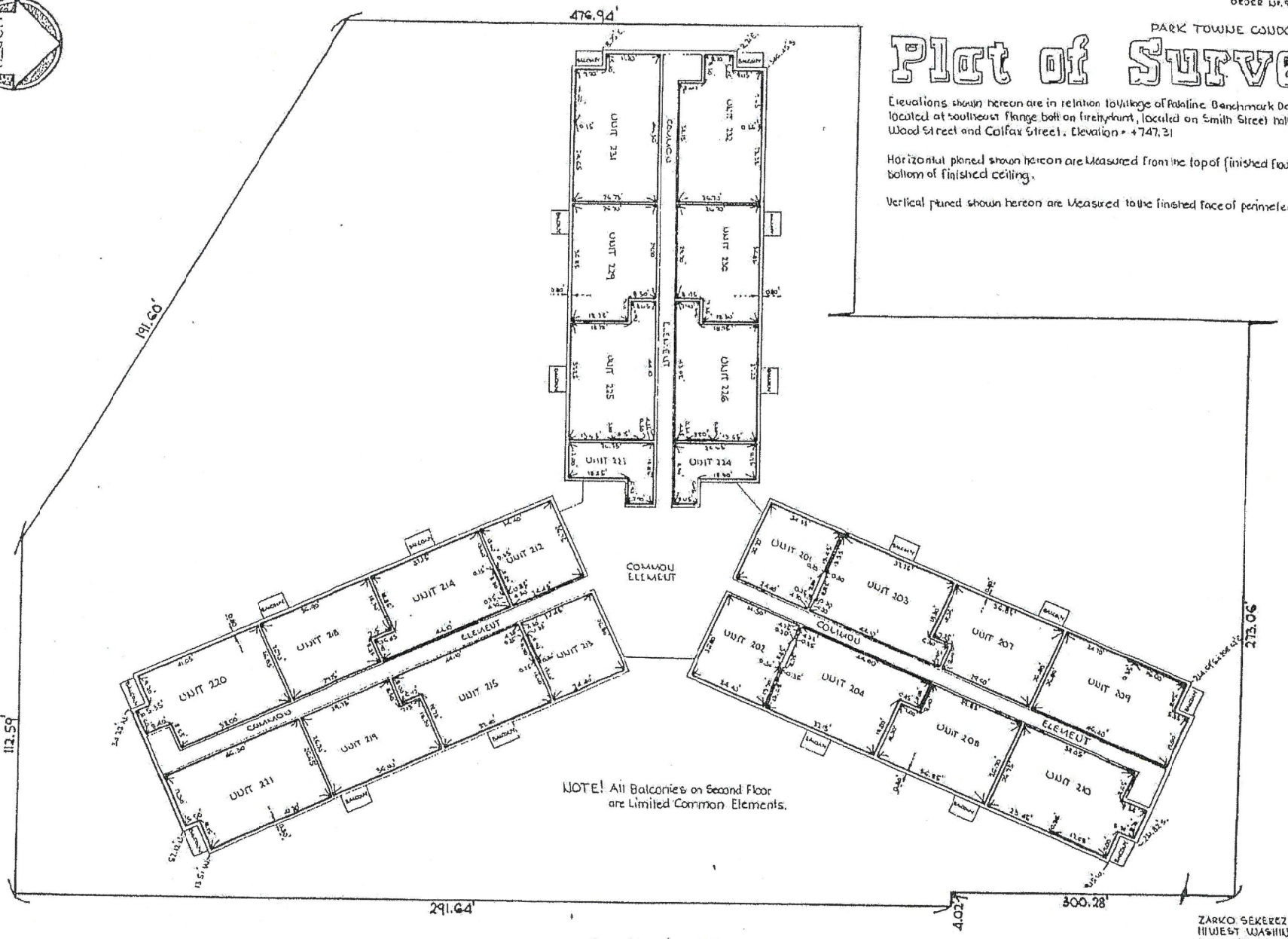
PARK TOWNE CONDOMINIUM

Plat of Survey

Elevations shown hereon are in relation to Village of Palatine Benchmark Datum, located at southeast flange bolt on fireHydrant, located on Smith Street halfway between Wood Street and Colfax Street. Elevation = +747.31

Horizontal planed shown hereon are Measured from the top of finished floor to the bottom of finished ceiling.

Vertical planed shown hereon are Measured to the finished face of perimeter walls.



NOTE! All Balconies on Second Floor are Limited Common Elements.

Upper Elevation = +767.92
Lower Elevation = +759.89
for all Units on Second Floor
SECOND FLOOR

This is to certify that I have surveyed the above described property, according to the official Records and that the Plat hereon drawn correctly represents said Survey.

ILLINOIS LAND SURVEYOR #35-2271

ZARKO SEKEREZ AND ASSOCIATES
111 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

Scale: 1 inch = 20 Feet
JUNE 1, 1994

EXHIBIT 'A' PAGE 4 of 6

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family

PARK TOWNE CONDOMINIUM

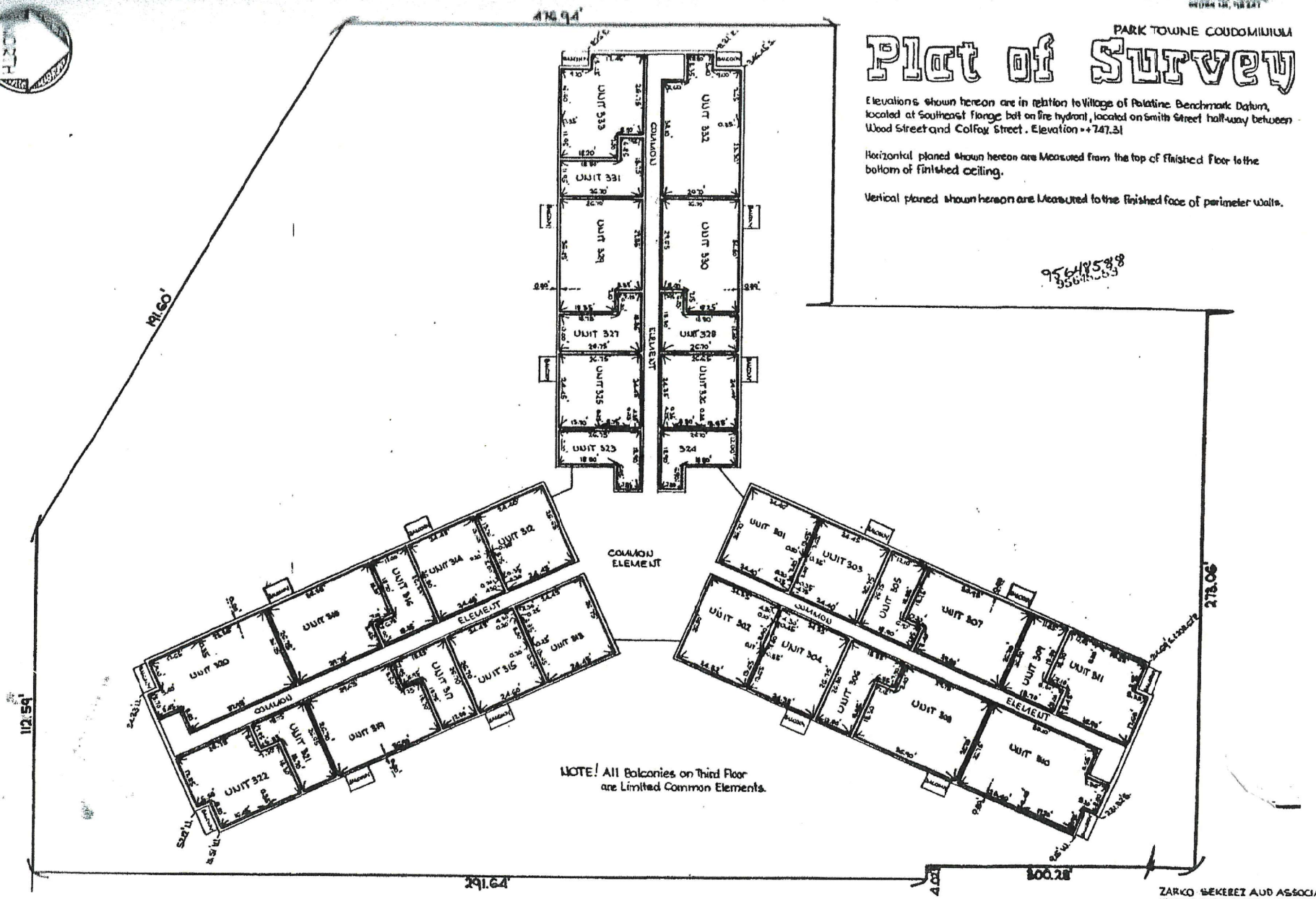
Plat of Survey

Elevations shown hereon are in relation to Village of Palatine Benchmark Datum, located at Southeast flange bolt on fire hydrant, located on Smith Street half-way between Wood Street and Colfax Street. Elevation = +747.31

Horizontal planed shown hereon are Measured from the top of finished floor to the bottom of finished ceiling.

Vertical planed shown hereon are Measured to the finished face of perimeter walls.

95485858



ZARKO BEKERET AND ASSOCIATES
111 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

Upper Elevation = +771.02
Lower Elevation = +768.99
For all Units on Third Floor
THIRD FLOOR

This is to certify that I have surveyed the above described property, according to the official Records and that the Plat hereon drawn correctly represents said Survey.

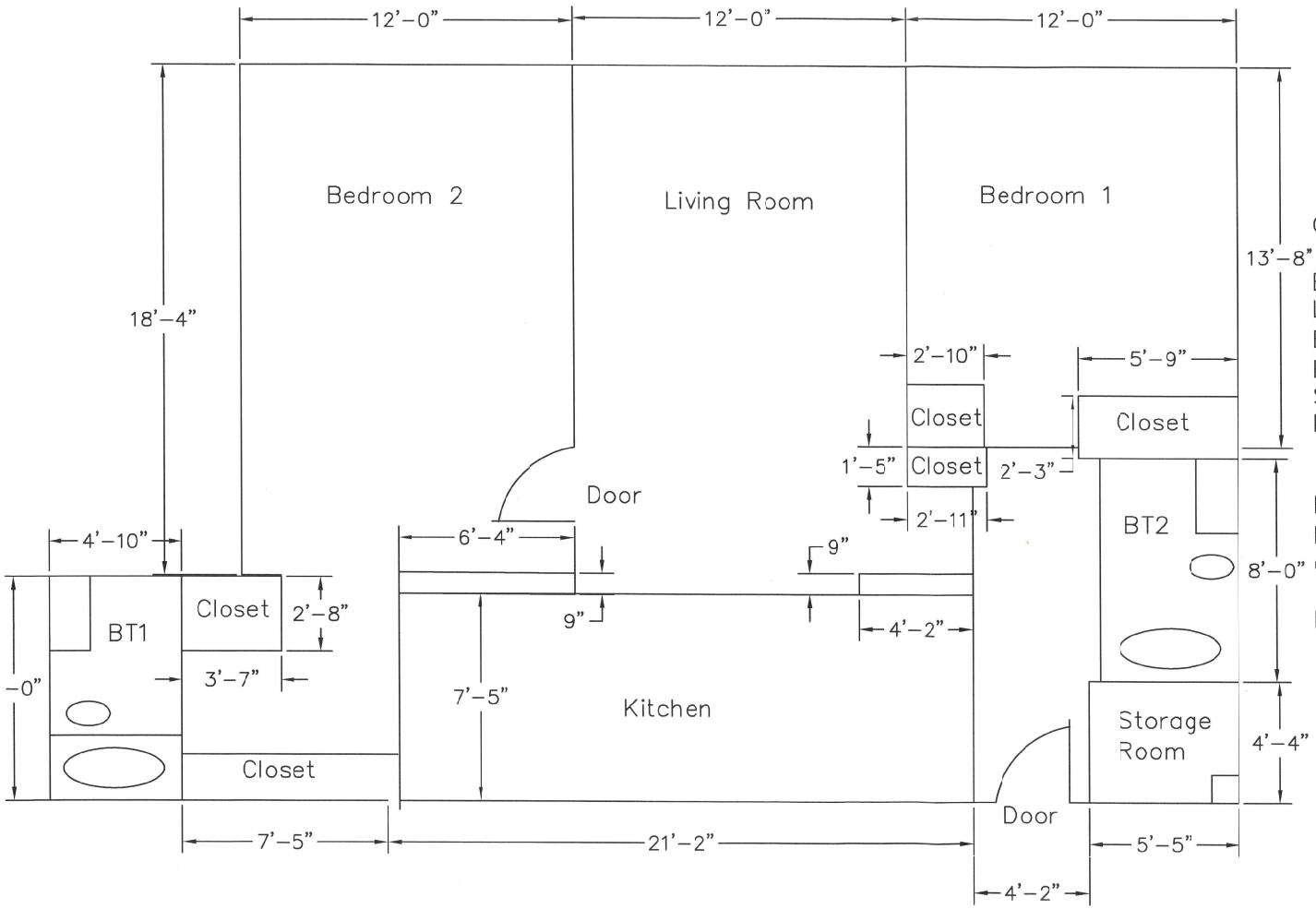
ILLINOIS LAND SURVEYOR NO. 2111

Scale: 1 inch = 20 feet
JUNE 1, 1994

FIRST AMENDED AND RESTATED EXHIBIT "C" TO DECLARATION FOR PARK TOWNE CONDOMINIUM

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family

CURRENT FLOOR PLAN



Current State Floor Plan

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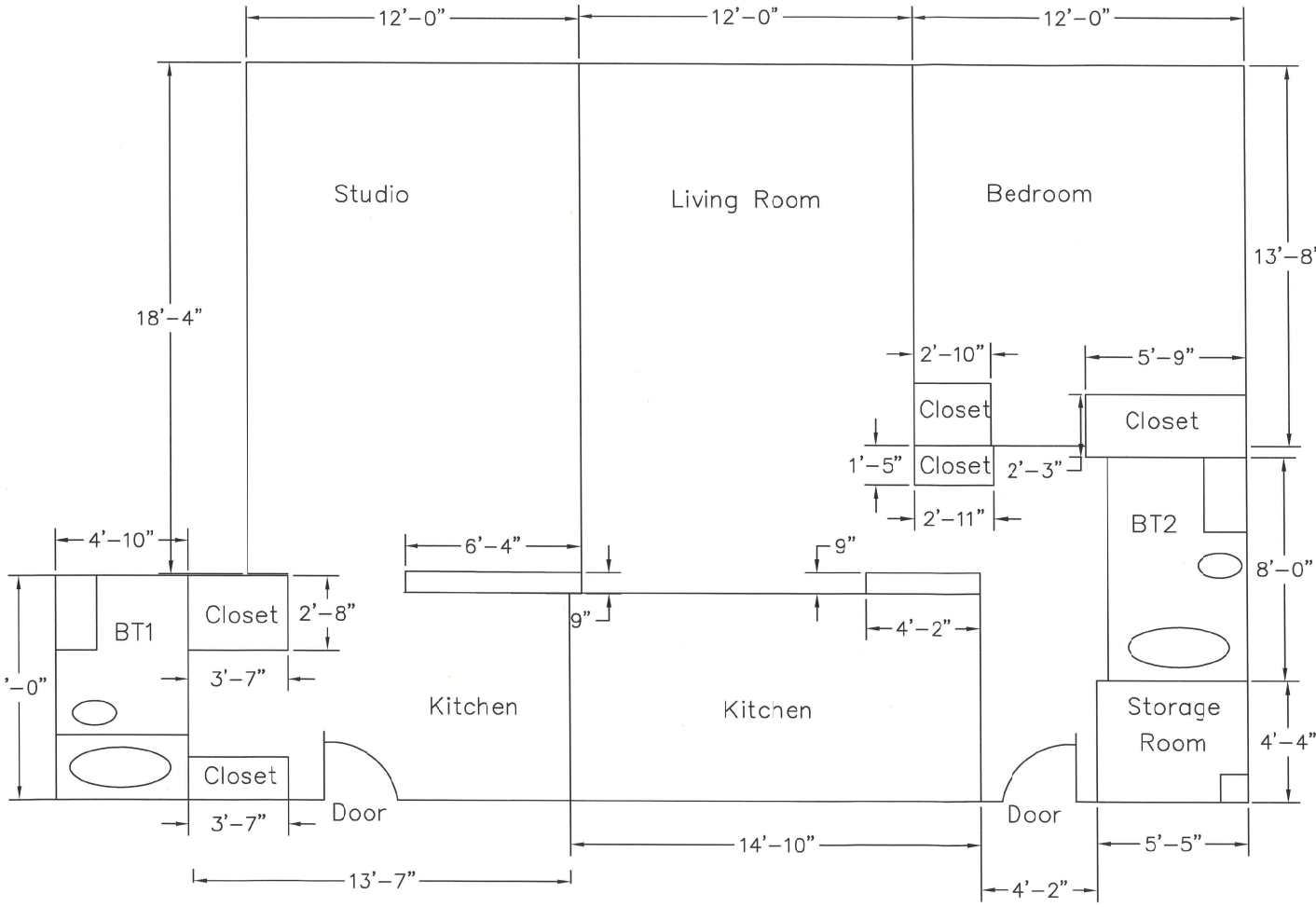
Rough Total		1,01(

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family

FUTURE FLOOR PLAN



Future State Floor Plan

1 Bedroom & 1 Bathroom

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Studio

Living Room	12'x 18'-11"	220
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Closets/Hallway	3'-7"x 8'-2"	29.3
Rough Total		362
Rough Grand Total		1,006

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family
Attachment: Floor Plans (140 W. Wood Street #104 - VAR for multi-family unit square footage)

Lyn Bremanis

From: David J
Sent: Friday, December 30, 2022 2:48 PM
To: Lyn Bremanis
Subject: Re: Village of Palatine variation unit 104 at 140 West Wood Street

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Thanks Lyn for speaking to me regarding the variation request for unit 104 .

We have no objection except the homeowners must approve with 75% majority as per recorded Dclarations and By-laws of park Towne condo association for making any changes to the unit.

Please note that there were Four 2 bedroom units existed in this building which were sold by the developer in around 2000 with one entry door for each unit.

We understand the Village of Palatine may not have any jurisdiction on the conversion of one two bedroom into two separate units by adding separate entry door in hallway for a new studio and creating new kitchen and plumbing just to make more money in the sale of such units. Two unit owners have done the same thing by creating studios with less square footage than the existing units without getting homeowners approval as needed by Bylaws.

If the Village want to approve this then the Village should approve this variation subject to having homeowners approve this division by 75% majority in a special homeowners meeting prior to issuance of permit. This will be in compliance to Illinois Condo laws. Just because first unit was approved by the board members for another board member (owner) 2019 it still does not make it right. I think for the public safety the village must compel the petitioners to show the proof that Park Towne Homeowners have approved this division by 75% majority as the law requires.

Homeowners at 140 W. Wood Street are going through tremendous hardship in sky rocket HOA due to the actions by some board members and are unable to sell their units at market price due to yearly increase of 14% in HOA each year and were told that the increases will continue for another ten years. Current HOA for a two bedroom is Over $1100 a month. Most owner have lost all their life savings in the equity of their homes in this building.

The only solution left for homeowners is to sell this building to investors for De-conversion to apartments so they can move out. There are few investors are interested to purchasing this building.

Subject: **Variation of studio size unit 104 at 140 Wood Street**
Date: December 30, 2022 at 12:17:00 PM CST
To: lbremains@palatine.il.us

Planning and Zoning Board

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

File :VAR-00003-2022

Please note that the owners of unit 324 and other owners in the building (total 10 contacted me) Strongly object to this variance for the following reasons.

A. Any changes to unit must be approved by the 75% homeowners as per our recorded Declaration and Bylaws.

B. Petitioner is the president of the association and the building is being sold to investors as apartments and he is trying to profit by dividing his two bedroom into two units without conforming to existing studio size. Proposed studio size is 75% less than of the existing studios yet he will be expecting full value of his new studio from the sale of this building.

C. Another objection is that monthly assessment of this studio will be 75% less compared to existing studios yet the investor will be told to pay one price to all studios during the upcoming sale of the building.

For the reasons listed above the owner request that variation as proposed should be denied.

Thanks

D. Jutla

On Dec 30, 2022, at 1:21 PM, Lyn Bremanis <LBremanis@palatine.il.us> wrote:

Lyn Bremanis | Planner
Planning & Zoning Department
200 E. Wood Street | Palatine, IL 60067
T: 847-359-9046 | lbremanis@palatine.il.us
<image001.jpg>

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

Lyn Bremanis

From: Gail Kloman
Sent: Friday, December 30, 2022 5:36 PM
To: Lyn Bremanis
Subject: Notice of Public Hearing, 140 W Wood Street #104

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hello, I live at 140 West Wood Street Unit 105. Unfortunately, I can't attend the January 10th hearing due to ill health.

I would like to object to the petitioner's request on ethical grounds. John Simonaitis is the president of the homeowners association here at Park Towne condominiums. John and the other board members have been able to preview a potential deconversion offer that the other residents have not had any opportunity to review yet. I believe that Mr. Simonaitis is exploiting his position as president, utilizing his advance knowledge of the deconversion offer to make changes to the configuration of his unit that will benefit him financially if the deconversion is approved.

Secondly, we have just been through an extremely disruptive HVAC installation project that entailed two years of noise, dirt and other construction disturbances. Residents deserve a break from banging and hammering and other noise issues.

Thank you in advance for consideration of this input.

Gail Kloman

Sent from Yahoo Mail on Android

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 10, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to allow a multi-family unit to be approximately 362 square feet instead of the minimum 500 square feet.
The property is commonly known as 140 W. Wood Street Unit #104.
The Petitioner is proposing to divide an existing 2-bedroom condominium into 2 units, a 1-bedroom unit and a studio.
The above petition has been filed by John Simonaitis and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: VAR-000003-2022
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 26th day of December, 2022
Published in Daily Herald December 26, 2022 (4593097)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
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 publishe of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grc Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park,Morton Grc Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwoo Wheeling, Wilmette

County(ies) of Cook
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 general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notice 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 t copy, was published 12/26/2022
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Designee of the Publisher and Officer of the Daily Herald

Control # 4593097

Attachment: 140 W Wood Street ZBA Materials (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

III. PUBLIC HEARING

1. 140 W. Wood Street #104 **- Recommended to Approve**

   Notice was published in the Daily Herald on December 26, 2022 and mailed to the owners of the surrounding properties.

   Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Floor Plans
5. Objection email- David Jutla
6. Objection email- Gail Kloman
7. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in the petitioner: Mr. John Simonaitis 140 W Wood Unit 104
Mr. Simonaitis stated he purchased the 2 bedroom unit in 2021. He stated they have been working on the building and have increased assessments by 14%. He stated they put in a new hvac system and his unit is becoming unreasonable on investment. Mr. Simonaitis explained it was originally 2 units and he still gets 2 electrical bills and will require to 2 hvac systems that he will have to maintain. He stated he is asking for a variance to revert the unit back to its native form.

Mr. Pirog asked if this will change the assessments and bills
Mr. Simonaitis answered yes explaining he will reside in one unit and sell the other to reduce the cost

Mr. McGinn asked if other units have done the same
Mr. Simonaitis answered yes stating he knows of 2 other units with the same footprint that have been divided

Mr. McGinn asked if he spoke to the neighbors
Mr. Simonaitis answered yes explaining this won't' change anything for them

Ms. Bremanis gave a brief overview pointing out the 2 other units that went through the same process in 2019 and 2020. She spoke to a parking variation that is currently in place that will accommodate this new request. Ms. Bremanis stated the property is zoned R3 and as proposed will have 131 units. She stated Community Services, Engineering and Fire Prevention have all reviewed and had no issues.

Ms. Roth-Wurster asked what the work would entail
Mr. Simonaitis explained the renovation is bringing it back to its native form of a studio and a one bedroom unit.

Attachment: DRAFT January 10, 2023 ZBA minutes (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

Ms. Roth-Wurster clarified the only impact on hallway is a door
Mr. Simonaitis explained there was a door there at one time

STAFF RECOMMENDATION:

In 1995, Park Towne was converted from apartments to privately owned condominiums. At the time, several studio and 1-bedroom units were combined into single 2-bedroom units. The Petitioner is requesting to divide the unit back to its original form. Per Code, multi-family units must be over 500 square feet. The addition of a studio unit should not affect the existing characteristics of the units within the building. Staff also reviewed the proposed request within the circumstances of the existing multi-family residential building, use, and its unit characteristics, as opposed to either a new building or conversion proposal from another use. Therefore, Staff recommends approval of the proposed Variation, subject to the following condition:

1. The Variation shall substantially conform to the floor plans prepared by the Petitioner submitted on 10/24/22, except as such plans may be changed to conform to Village codes and Ordinances.

There were no further questions. The public hearing was closed.

Mr. Luszczak made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster

DELIBERATIONS:

Mr. Luszczak stated there is nothing really changing just adding another unit. He pointed out it is all interior work with no effects on other residents

Ms. Roth-Wurster stated it meets the standards and recalls seeing similar requests in the past

Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on January 16, 2023

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Jerry Luszczak, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Roth-Wurster, Luszczak, McGinn, Cavanaugh, Pirog
ABSENT:	Wood

Attachment: DRAFT January 10, 2023 ZBA minutes (2023-6 : 140 W. Wood Street #104 - VAR for multi-family unit square footage)

Consider a Resolution Granting a Two-Lot Subdivision at 1150 W. Wilson Street

BACKGROUND:
The Subject property, zoned R-2 Single-Family Residential, contains 1.36 acres. It previously contained a single-family residential home and related improvements. The property was sold, and the home was demolished. The Petitioner proposes to subdivide the property into 2 residential lots and is therefore requesting approval of the following:

Preliminary and Final Plat of Subdivision to permit 2-lot single-family residential subdivision.

KEY ISSUES:

- The Subject Property was annexed in 1993. While the existing property is approximately 1.36 acres, the proposed resubdivision contemplates the following lot characteristics:

	Proposed Lot Size (9,000 sq. ft. for interior lots; 10,000 sq. ft. for corner lots)	**Lot Width** (75' for interior lots; 85' for corner lots)	**Lot Depth** (110' required)
Lot 1 - **western**	29,791.18 SF (.68 acres)	100.28'	297.08
Lot 2 - **eastern**	29,779 SF (.68 acres)	100'	297.79

- Both lots exceed all the minimum required lot standards and R-2 zoning requirements.
- The Subject Property is also part of the South Frog Hollow Sub Area (adopted in May 2002), which recognized this subdivision and recommended that redevelopment contemplate larger lot sizes in this area. While the underlying R-2 zoning requirements regulate this property; the proposed subdivision includes two .68 acre lots and complies with both the zoning requirements and the broader intentions of the Sub Area plan.
- As an existing condition, the property grades from south to north, with Salt Creek encompassing northern portions of the lots. The Subdivision Ordinance requires a 100-foot maintenance easement for the portions of the lot including Salt Creek. The easement was a component of the initial subdivision and restated in the proposed resubdivision.
- The northern portions of the lots are encumbered within the floodplain. Per the engineering plans, the proposed home sites and any required grading therein, will not impact or effect the floodplain. As part of the engineering review and proposed conditions, a Letter of Map Amendment (LOMA - prior to Certificate of Occupancy) must be provided to confirm the proposed homes are not located in the floodplain. The engineering plans and Village Engineer review of the plans indicate that the proposed improvements will not impact the floodplain, but the LOMA required is the regulatory standard for this confirmation.
- Per MWRD's WMO, stormwater detention is not required, but volume control is necessary. The proposed engineering plans identify the volume control areas on the north sides of the home sites for each lot. The Village Engineer has initially

reviewed and conditionally accepted the engineering plans.

- Village utilities and infrastructure exist within the area and the proposed improvements will extend and incorporate the existing utilities, where required. The most recent subdivision redevelopment in this area occurred at Zhou Subdivision, where 1 single lot was subdivided into 3 new residential lots.
- The proposed subdivision conforms to all the minimum required bulk standards in the zoning ordinance and minimum lot requirements within the Subdivision, Site Development, and Floodplain regulations amendment ordinance. Additionally, the proposed 2-lot subdivision is consistent with the Comprehensive Plan recommendation and continues the established patterns of residential redevelopment in this area.

ALTERNATIVES:

Public Hearing:	Plan Commission - January 3, 2023
Residents testifying:	None.
Vote:	The Plan Commission voted unanimously to approve the requested Subdivision and Rezoning, and Staff concurs.

ACTION REQUIRED:

A motion to approve a 2-lot subdivision at 1150 W. Wilson Street.

RESULT:	**ADOPTED BY ROLL CALL BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider an Ordinance Granting a Special Use to Permit a Tobacco Shop at 1713 N. Rand Road #100

BACKGROUND:
The Petitioner is proposing to open a tobacco shop within a multi-tenant building to sell specialty tobacco products and accessories. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a tobacco shop at the Subject Property.

KEY ISSUES:

- The Petitioner is seeking a Special Use for a Tobacco Shop in this shopping center. The store will offer tobacco and accessory products including cigars, vape pens, hookah products, tobacco pipes, etc. The Petitioner reviewed the Villages Drug Paraphernalia code section and acknowledged in their business plan that they will comply with the applicable Village regulations.
- Per the submitted business plan, the shop hours of operation will be Monday-Sunday from 8 AM to 10 PM and there will be 1 full time and 2 part-time employees.
- Per the business plan, there will be clear “21+” signage posted at the entrance and next to the cash register, where all customers will be asked to present a valid form of identification. Minors may not enter the premises unless accompanied by a parent or legal guardian.
- The parking requirement remains the same with the proposed use. In conjunction with this special use review, Staff will be working with the center owner to process the vacation of the right-of-way parking located on the south side of the building.

ALTERNATIVES:
1. Approve the Special Use to permit a tobacco shop at the subject property.
2. Do not approve the Special Use to permit a tobacco shop at the subject property.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on January 10, 2023.
Residents testifying:	None.
Vote:	The ZBA voted unanimously to approve a Special Use to Permit a Tobacco Shop and Staff Concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a tobacco shop at the Subject Property.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider an Ordinance Granting a Variation for a Multi-Family Unit to be Less than the Minimum Required Square Feet to Allow an Existing Condominium Unit (#104) to be Divided Into Two Units at 140 W. Wood Street

BACKGROUND:
The Petitioner proposes to convert a 2-bedroom condominium unit into two units. This results in a 1-bedroom and a studio unit, which are smaller than the minimum Zoning Ordinance requirement of 500 square feet. Therefore, the Petitioner is requesting:

> **Variation to allow a multi-family unit to be 362 square feet, instead of the minimum required 500 square feet.**

KEY ISSUES:

- The Subject Property, zoned R-3 Multi-Family Residential, is located within the Park Towne Condominium building. The conversion from apartments to condominiums took place in 1995, which included the consolidation of certain 1-bedroom and studio units into 2-bedroom units. The table below identifies the existing and proposed unit distribution, within Park Towne:

	Existing	**Proposed**
Studio	42 units	**43 units**
1 - Bedroom	52 units	**53 units**
2 - Bedroom	36 units	**35 units**
Total	130 units	**131 units**

- The Petitioners are requesting to restore the units back to the previous floorplan, (1-bedroom unit - 644 square feet & a studio unit - 362 square feet). Per Code, the minimum required ground floor area is 500 square feet. There are other existing similarly sized studio units within the building, which also do not meet the ground floor area requirement. Two other similar variations were approved in 2019 and 2020. After this request, only one unit remains that could potentially request similar relief.

- The Petitioners purchased the 2-bedroom unit in 2021 and currently reside there. Per the application, the Petitioner indicates that the assessment increases have made the unit one of the highest assessed units in the building, thus making it expensive and difficult to sell. The Park Town HOA approved the conversion.

- Two letters of objection were submitted for this Petition. The comments made objected to HOA procedures and the HOA representative. This is outside both the scope of the Variation and the Village's purview.

- Park Towne recently reconfigured their parking lot and eliminated an access drive to Colfax Street. With the reconfiguration, the parking lot has 189 spaces. In 2019, a parking Variation was granted to reduce the required number of parking spaces from 2 spaces/unit (258) to 1.4 spaces/unit (180). With the increase of one unit, the total number of required parking spaces is 182. Therefore, parking

is compliant. At the time of construction, the Village Code requirement for multi-family parking was 1.5 spaces/unit or 192 parking spaces.

ALTERNATIVES:

1. Approve the variation to permit a Studio Unit to be 362 square feet.
2. Do not approve the variation to permit a Studio Unit to be 362 square feet.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on January 10, 2023.
Residents testifying:	None.
Vote:	The ZBA voted unanimously to approve a Variation to Permit a Studio Unit to be 362 square feet and Staff Concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Variation to Permit a Studio Unit to be 362 square feet at 140 W. Wood Street Unit 104.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider a Resolution Granting a Reduction in the Public Improvements Security Deposit and Commencement of the One-Year Maintenance Period for the Autumn Road Subdivision

BACKGROUND:
On September 9, 2021, the Village Council accepted a public improvements security deposit in the amount of $56,258.95 to insure the completion of the public improvements for the Autumn Road Subdivision. The Developer has completed all the required public improvements, which were inspected and approved by the Village's Engineer. Therefore, the Petitioner is seeking approval of:

> **Authorization to reduce the public improvements security deposit and initiate the required one-year maintenance period.**

KEY ISSUES:

- The Petitioner has completed the public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Autumn Road Subdivision. All three homes are complete and sold for occupancy.
- The Petitioner has requested a letter of credit reduction of $50,633.06.50.
- The public improvements security deposit could be reduced by $50,633.06 to a remaining total of $5,625.90 (10%), for the required one-year maintenance period. The required vacation of the Coolidge Avenue right-of-way will be processed to the Village Council at a future meeting. The abutting homeowner has already accepted and agreed to the vacation.

ALTERNATIVES:

1. Authorize the reduction in the public improvements security deposit and initiation of the one-year maintenance period.
2. Do not authorize the reduction in the public improvements security deposit and initiation of the one-year maintenance period.

RECOMMENDATION:
Staff recommends that the public improvements security deposit is reduced, and the required one-year maintenance period commenced.

ACTION REQUIRED:
A motion to approve a resolution granting a reduction in the Public Improvements security deposit and commencement of the one-year maintenance period for Autumn Road Subdivision at Grove Avenue and Autumn Road.

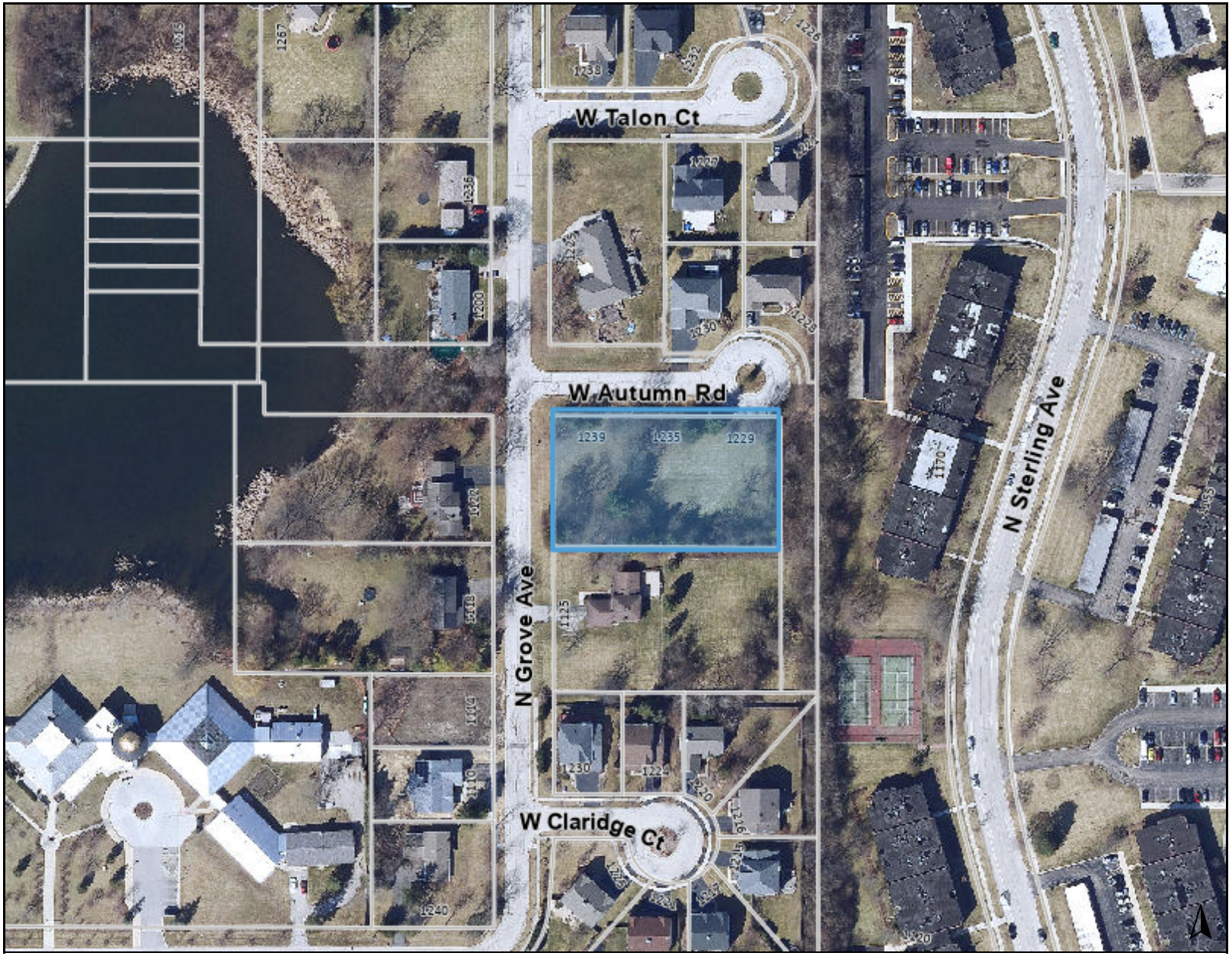
ATTACHMENTS:

- Autumn Road Sub - Aerial
- RES - Security Deposit Reduction & Maintenance- Autumn Road Subdivision
- Autumn Road - Plat of Subdivision

RESULT:	**ADOPTED BY ROLL CALL BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

GISConsortium

Autumn Road Subdivision Security Deposit Reduction



Legend

0 300 600 ft

Print Date: 1/10/2023

Notes

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

Attachment: Autumn Road Sub - Aerial (Res - Autumn Road Sub Reduction of Security Deposit &

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REDUCTION OF SECURITY FOR AUTUMN ROAD SUBDIVISION AND INITIATING THE REQUIRED ONE-YEAR MAINTENANCE PERIOD

WHEREAS, on the 9th day of September 2021, Tom Herzau for good and valuable consideration agreed to install certain public improvements in the Autumn Road Subdivision; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the Autumn Road Subdivision located at 1133 Grove Avenue, in the amount of $56,258.95 was deposited with the Village of Palatine on the 9th day of September, 2021; and

WHEREAS, the developer has made application for a reduction of the letter of credit in the amount of $50,633.06; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Palatine that:

Attachment: RES - Security Deposit Reduction & Maintenance- Autumn Road Subdivision (Res - Autumn Road Sub Reduction of Security

SECTION 1: **Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of $50,633.50.**

SECTION 2: **The letter of credit is hereby reduced to $5,625.89 and the required one-year maintenance period shall commence.**

PASSED: This _____ day of _____, 2023.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2023.

_____
Village Clerk

Attachment: RES - Security Deposit Reduction & Maintenance- Autumn Road Subdivision (Res - Autumn Road Sub Reduction of Security

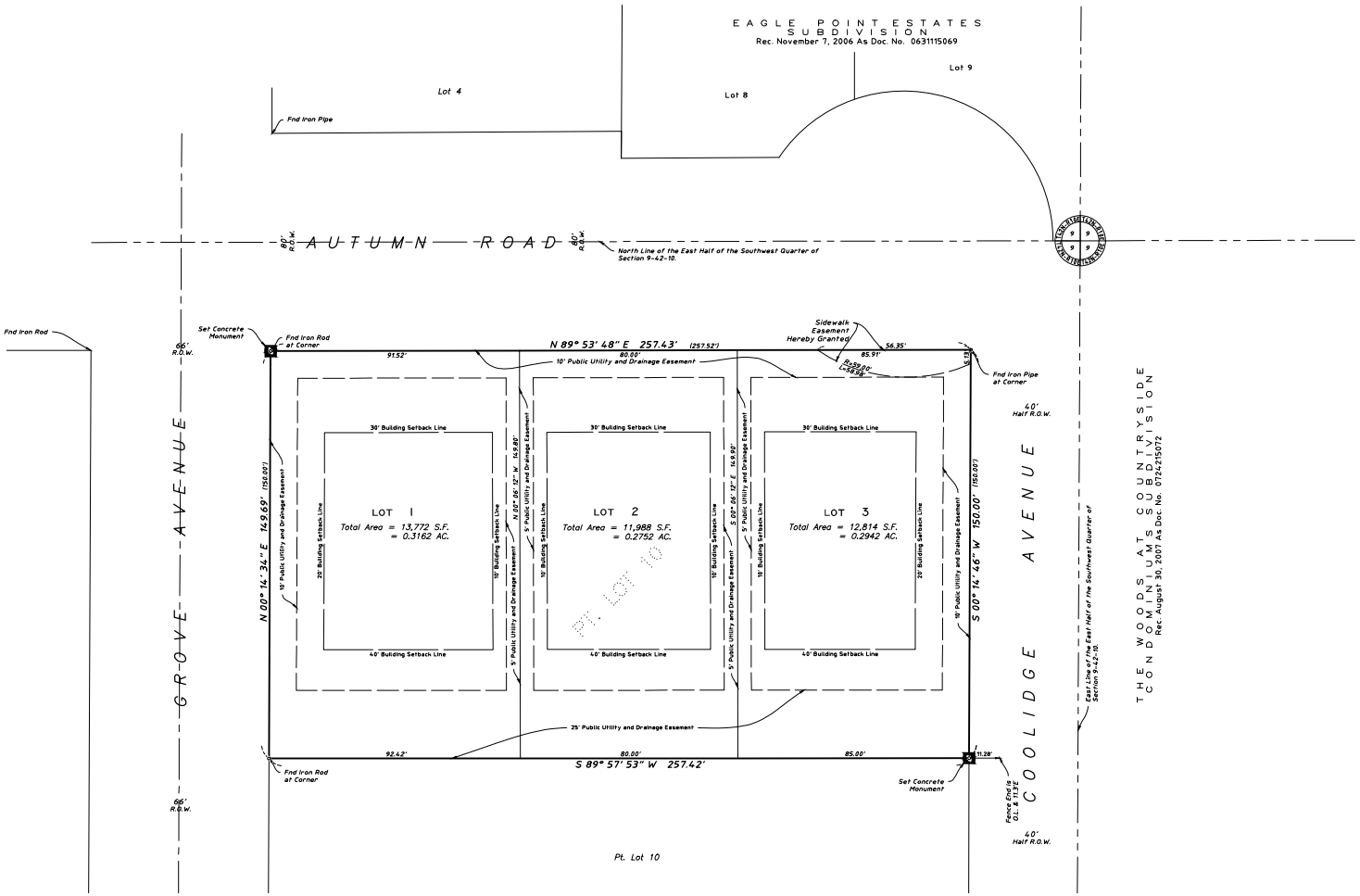
P.I.N. No. 02-09-306-002-0000

MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

FINAL PLAT
OF
AUTUMN ROAD SUBDIVISION

BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



SCALE: 1" = 20'

LEGEND

- SET CONCRETE MONUMENT
- SET 1/2" PIPE UNLESS OTHERWISE NOTED
- SUBDIVISION BOUNDARY LINE
- ROADWAY CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- UNDERLYING LOT LINES
- LOT 1 — NEW LOT NO.
- UNDERLYING PARCEL NO.
- (400.00') — RECORD DATA

SURVEYOR'S NOTES:

1. THE COMPLETION DATE OF THE FIELD WORK FOR THIS SURVEY IS MARCH 15, 2021.
2. THE BASIS OF BEARING SHOWN HEREON BASED ON NAD 83(2011) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARA COMPANY'S RTK NETWORK.
3. UNLESS OTHERWISE NOTED, 3/4" DIAMETER IRON PIPES WILL BE SET AT ALL LOT CORNERS IN ACCORDANCE TO THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.).
4. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

AREA SUMMARY

LOT 1	13,772 S.F.	0.3162 AC.
LOT 2	11,988 S.F.	0.2752 AC.
LOT 3	12,814 S.F.	0.2942 AC.
SUBDIVISION TOTAL	38,574 S.F.	0.8855 Ac.

Originally Prepared: 4/20/21 Project No. 20-229

No.	Date	Revision
1	06/09/2021	Per Village Comments

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. 184-003
www.haegerengineering.com

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Attachment: Autumn Road - Plat of Subdivision (Res - Autumn Road Sub Reduction of Security Deposit & Commence 1 Year Maintenance (CA))

P.I.N. No. 02-09-306-002-0000

MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

FINAL PLAT
OF
AUTUMN ROAD SUBDIVISION

BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER
OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF
THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THOMAS GEORGE HERZAU AND IRENE PAULINE HERZAU, TRUSTEES OF THE THOMAS GEORGE HERZAU 2005 TRUST, U/D/T DATED NOVEMBER 1, 2005, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST AND IRENE PAULINE HERZAU AND THOMAS GEORGE HERZAU, TRUSTEES OF THE IRENE PAULINE HERZAU 2005 TRUST, U/D/T DATED NOVEMBER 1, 2005, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST IS HOLDER OF RECORD TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT HE HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. THEY FURTHER CERTIFIES TO THE BEST OF THEIR KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN:
GRADE SCHOOL DISTRICT 15,
HIGH SCHOOL DISTRICT 211,
AND JUNIOR COLLEGE DISTRICT 512.

DATED THIS _____ DAY OF _____, A.D., 2021.

BY:_____,_____ (TITLE)

THOMAS GEORGE HERZAU, AS TRUSTEE OF THE THOMAS GEORGE HERZAU 2005 TRUST

BY:_____,_____ (TITLE)

IRENE PAULINE HERZAU, AS TRUSTEE OF THE THOMAS GEORGE HERZAU 2005 TRUST

BY:_____,_____ (TITLE)

THOMAS GEORGE HERZAU, AS TRUSTEE OF THE IRENE PAULINE HERZAU 2005 TRUST

BY:_____,_____ (TITLE)

IRENE PAULINE HERZAU, AS TRUSTEE OF THE IRENE PAULINE HERZAU 2005 TRUST

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT THOMAS GEORGE HERZAU AND IRENE PAULINE HERZAU, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUST FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF_____ , 2021.

_____
PRINT NAME

_____
NOTARY PUBLIC

COMMISSION EXPIRES:_____ (SEAL)

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS' PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY: _____ DATED: _____
OWNER

BY: _____ DATED: _____
ILLINOIS PROFESSIONAL ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2021.

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE VILLAGE COUNCIL OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2021.

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAS BEEN PAID.

DATED THIS _____ DAY OF _____, A.D., 2021.

SIGNED: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, A.D., 2021.

BY: _____
VILLAGE COLLECTOR

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, AT&T, NICOR, COMMONWEALTH EDISON COMPANY, COMCAST AND HOLDERS OF FRANCHISES GRANTED BY THE VILLAGE OF PALATINE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS DESIGNATED ON THE PLAT AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" (PUDE) TO CONSTRUCT, INSTALL, LAY, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT INCLUDING WITHOUT LIMITATION WATER MAINS, STORM SEWER, STORMWATER DRAINAGE, SANITARY SEWERS, FORCE MAINS, GAS MAINS, TELECOMMUNICATION CABLES, ELECTRIC CABLES, CABLE TELEVISION LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD. ABOVEGROUND FACILITIES ARE RESTRICTED FROM BEING PLACED ON VILLAGE OF PALATINE PROPERTY OR AT LOCATIONS WHERE AND WHEN THE VILLAGE OF PALATINE HAS JURISDICTION. EACH FACILITY TO BE PLACED UPON AND/OR ON THE GROUND IS SUBJECT TO THE PERMIT REQUIREMENTS OF THE VILLAGE OF PALATINE WHERE AND WHEN THE VILLAGE OF PALATINE HAS JURISDICTION. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES SUCH AS THE INSTALLATION OF SHEDS OR OTHER BUILDINGS. FENCES WHICH DO NOT OBSTRUCT SURFACE WATER DRAINAGE ARE ALLOWABLE IN SAID PUDE BUT WILL NOT BE RESTORED BY GRANTEE IN THE EVENT THEY ARE REMOVED FOR CONSTRUCTION ACCESS. ANY FENCE MUST NOT CONFLICT WITH ANY EXISTING USE OF THE PUDE. SAID PUDE MAY BE USED FOR LANDSCAPING. NO MODIFICATION SHALL BE MADE TO THE EXISTING CONTOURS OR GRADES OR THE EASEMENT SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF OVERLAND DRAINAGE AS DESIGNED WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE VILLAGE OF PALATINE.

PLAT PREPARED FOR:

THOMAS HERZAU
3920 WHISPERING TRAILS DR
HOFFMAN ESTATES, IL 60192

SEND NEW TAX BILL TO:

THOMAS HERZAU
3920 WHISPERING TRAILS DR
HOFFMAN ESTATES, IL 60192

THIS PLAT SUBMITTED FOR RECORDING BY:

_____
_____
_____

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, LEENDERT A KLEINJAN, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3760, DO HEREBY AUTHORIZE AGENT OF THE OWNER, VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS_____

_____
LEENDERT A. KLEINJAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3760
MY LICENSE EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, LEENDERT A. KLEINJAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3760, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHERLY 150 FEET OF BLOCK 10 IN PERCY WILSON'S FOREST VIEW HIGHLAND, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED JULY 23, 1926 AS DOCUMENT 9349772, IN COOK COUNTY, ILLINOIS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION BUT NOT LONGER THAN ONE YEAR FROM THE RECORDING OF THIS PLAT, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.).

THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NO. 17031 C0039 J 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".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS _____ FOR REVIEW_____

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3760

STATE OF ILLINOIS
LEENDERT KLEINJAN
035-3760
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-22

Originally Prepared: 4/20/21 Project No. 20-229

No.	Date	Revision
1	06/09/2021	Per Village Comments

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. 184-003
www.haegerengineering.com

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Attachment: Autumn Road - Plat of Subdivision (Res - Autumn Road Sub Reduction of Security Deposit & Commence 1 Year Maintenance (CA))

Consider an Ordinance Decreasing the Number of Class D Liquor Licenses by One for Open Kitchens, 512 W. Northwest Highway

BACKGROUND:
Madeline McNamara, owner of Open Kitchens restaurant located at 512 W. Northwest Highway (Palatine Hills Golf Course) notified the Village on January 9, 2023 that the business is closed. Therefore, it is appropriate to reduce the number of Class D Liquor Licenses from 35 to 34.

KEY ISSUES:
It is appropriate to remove their Class D liquor license from the Code. An ordinance has been prepared reducing the number of Class D liquor licenses by one.

ALTERNATIVES:
1. Approve the ordinance.
2. Do not approve the ordinance.

RECOMMENDATION:
Staff recommends approval of the ordinance.

BUDGET IMPACT:
Class D liquor license annual fee of $3,970.

ACTION REQUIRED:
Motion to approve the ordinance decreasing the number of Class D liquor licenses by one.

ATTACHMENTS:

- ORD Decrease Class D Liq Open Kitchens

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

ORDINANCE NO._____

CONSIDER AN ORDINANCE DECREASING THE NUMBER OF CLASS D LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR OPEN KITCHES INC. D/B/A OPEN KITCHENS LOCATED AT 512 W. NORTHWEST HIGHWAY

BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That the number of Class D (Restaurant) Liquor Licenses shall decrease by one from thirty-five (35) to thirty-four (34), for Open Kitchens, 512 W. Northwest Highway, Palatine, IL

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this _____day of _____, 2023

AYES: _____ NAYS:_____ ABSENT: ____ PASS:_____

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2023

_____
Village Clerk

Attachment: ORD Decrease Class D Liq Open Kitchens (Decrease Class D Liquor - Open Kitchens (CA))