



VILLAGE OF PALATINE

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

PLAN COMMISSION AGENDA • JANUARY 3, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Nov 15, 2022 7:00 PM

III. PUBLIC HEARING

1. 1150 W. Wilson Street -

Preliminary and Final Plat of Subdivision to permit a 2-lot residential resubdivision

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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PLAN COMMISSION MINUTES • NOVEMBER 15, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Oct 18, 2022 7:00 PM - **Accepted as Amended**

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

Minutes Acceptance: Minutes of Nov 15, 2022 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

IV. CASE STAFF STATEMENTS

1. Preliminary Planned Development to allow a 9-unit (4 duplex units and 1 single unit) residential development at 874-912 N. Quentin Road - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing for Case #22-50 that was published in the Daily Herald on October 31st, 2022

The following petitioner's exhibits were introduced:

1. Preliminary Eng - Site Development Plan Rev 3
2. Preliminary Elevations
3. Draft 1st Floorplan Duplex Units
4. Eng - Grading - Existing Conditions Survey
5. Eng - Plat of Survey
6. Representational Elevation for material style - not proposed colors
7. Preliminary Duplex landscaping plan and landscaped buffer - west side of property - Carriageway Landing
8. Project Narrative
9. Preliminary Planned Development Application
10. Legal Notice

Sworn in staff - Mr. Vyverberg

Sworn in Petitioner - CJ Johnson

Mr. Johnson explains that he is proposing a 9-Unit residential development at 874-912 Quentin Road. It will be ranch-style units with separate driveways to the units and additional guest parking within the development. He states that he has met with the neighbors, adjacent to the proposed development, to discuss the project. They have been working on slight modifications to the preliminary plan to address their concerns regarding the rear yard setback.

Chairman Dwyer requests specifics regarding engineering and grading.

Mr. Vyverberg provides a summary of the property and reviews the previous requests for this vacant property. He presents a zoning map and aerial of the current property conditions at 874-912 Quentin Road.

He provides a site plan and references a contour map of the existing grading conditions. He presents preliminary elevations, with grading. Mr. Vyverberg states the village engineer reviewed the conceptual and preliminary engineering plans did not identify anything initially at the preliminary planned development. The final Village Engineer comments and recommendations will come through Final Planned Development, moving forward. Final engineering would be completed if preliminary planned development is approved. Volume control is

required as part of the watershed management ordinance requirements (MWRD).

Chairman Dwyer asks if water detention would be at the south end of the property.

Mr. Vyverberg states that volume control is required (MWRD). Detention is not required, but the village has the right to impose if needed. The Final Engineering plans are not required, at this time. At this time, there are no known instances of historic structural flooding in the area. It could be a circumstance where only volume control would be required and a separate detention would not be required by the village.

Mr. Vyverberg clarifies the curb cuts for this property and explains that the preliminary plan identifies two unified curb cuts. Petitioner and their engineer also identified additional parking within the development for off street parking. He explains that each unit has two car garages, two parking spaces available on the driveway pad and 9 guest spaces throughout the development.

Mr. Vyverberg explains that utilities and infrastructure are existing and the new proposed development would tie into the existing. The water line is on the east side of Quentin and sanitary and storm are available, proximate to the subject property.

Mr. Vyverberg presents a preliminary floor plan and elevations and explains the design plan and style. He discussed the preliminary landscaping plan and states that arborvitae would be used for screening of properties to the west. If any existing trees could be maintained, they would be included in the conditions for the final landscaping plan.

Mr. Friedman inquires whether the village would apply any monotony code to this type of development.

Mr. Vyverberg states that it would be considered.

Mr. Johnson talks about the plan and the variations to each building and explains that all of the colors would be maintained.

Mr. Fedota questions the entrances and inquires the reason for 2 separate drives.

Mr. Johnson explains that the intent was to allow for privacy and deter traffic from flowing through the development. Each curb cut serves its' own set of buildings.

Mr. Kolososki states it is also a solution for snow plowing. Snow would be plowed into the area separating the two streets.

Mr. Bettenhausen questions the construction of the volume control detention pond.

Mr. Johnson explains it would be covered and would be like a French drain.

Mr. Bettenhausen asks about the outlet for the pond.

Mr. Johnson states it would be sized as per the engineer requirements.

Mr. Bettenhausen asks if any landscaping is proposed for the east property line

along Quentin.

Mr. Johnson states the area will be buried and landscaped and a preliminary plan has been submitted.

Mr. Kolososki asks if the roof peaks would be consistent.

Mr. Johnson states that the grade difference would cause some slight differences but, generally, they would be.

Mr. Vyverberg reads two opposing resident letters that were received via email and reads them into the proceedings.

Chairman Dwyer requests confirmation from Mr. Johnson that the concerns will be addressed. Mr. Johnson confirms that they would be.

Sarah Murphy, resident of 925 N. Franklin Avenue is sworn in.

Ms. Murphy states that her concern is the minimal 40' set back and the reduction from the original 60' set back that was envisioned. She states that a minimal set back will have an impact on their homes and the loss of privacy. She requests that the developer work to maximize the rear set back and the height of the development. Ms. Murphy states her home is the closest to this development and a 40' set back only gives a 90' door to door distance to the residences. Ms. Murphy provides examples of other developments and their setbacks which are significantly higher. Ms. Murphy asks for two conditions to be considered. One is to maximize the rear setback and the second is to consider the elevation of the units which is 10-12' above their homes.

Chairman Dwyer asks Mr. Vyverberg to clarify the minimum setback for R2.

Mr. Vyverberg states that the minimum setback for R2 is 40'.

Mr. Friedman asks Ms. Murphy what her set back is.

Ms. Murphy states it should be a 50' set back but is closer to 48'.

Resident: Christine Lagosia, resident of 835 N. Franklin Avenue is sworn in.

Ms. Lagosia states her concern regarding the grading. She is concerned that improper grading would cause flooding to her home. She also is concerned about any retention ponds for this development and states that any type of pond would be a danger. Ms. Lagosia cites a tragedy in Elk Grove Village that she witnessed and ultimately was a law suit. She also believes setbacks allow for any errors after foundations are poured and an increase in the setback would cover these types of errors.

Mr. Johnson states that there will not be a retention pond and there will not be a pool of water. There may be a detention pond but this will be determined once final engineering is completed. He reiterates that there will not be a retention pond.

Chairman Dwyer states there will be volume control on the property and there may be water puddling after a storm.

Resident - Julie Picchiotti, resident of 939 N. Franklin Avenue is sworn in.

Questions the elevation of the subject property and the impact it will have on her

house. She would like a better understanding as to whether there will be water drained to her property.

Mr. Johnson states that they are required to pitch any water drainage onto the subject development and water will not drain to any surrounding properties.

Mr. Fedota asks if decks are an option for the new development property.

Mr. Johnson states that no deck structure will encroach into the 40' setback.

STAFF RECOMMENDATION:

Since its incorporation into the Village, the Subject Property has maintained a variety of land uses. Given its direct adjacency to single-family residential uses on along the west side of the property and multi-family uses directly across Poplar Street, an identified land use for the property has not been established, notwithstanding the unimplemented memory care use. The proposed density is appropriate for the land use and the plans would reduce the number of existing access points to the site. With an established parking ration of 5 spaces/unit, Staff does not have any existing parking concerns with the proposal. Also, the height of the ranch-style homes, should not impact the surrounding residential properties.

Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

1. **All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**
2. **The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.**
3. **Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**
4. **The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution.**
5. **The Final Engineering Plans shall be submitted and revised in a manner acceptable to the Village Engineer.**
6. **The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.**
7. **A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**
8. **A Planned Development Letter of Credit in the amount of \$90,000 - (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in**

- a manner acceptable to the Director of Planning and Zoning.
9. If required, a Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. As determined by the Village Attorney, the HOA declarations shall be submitted and revised in a manner acceptable to the Village Attorney.
 10. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

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

DISCUSSION:

Mr. Noonan states that the petitioner has utilized the property.
 Mr. Fedota states it is a reasonable development and is a good use of the land.
 Mr. Kolososki states that the petitioner, Mr. Johnson, appears to have done his homework and the ranch style quad homes would be ideal for this property.
 Chairman Dwyer states that they have taken into consideration the resident's concerns and has been cooperative in addressing their concerns.
 Mr. Friedman asks if they would want to add the set back to the conditions.

Mr. Noonan made a motion to accept Case #22-50 with a rear setback increase. 2nd by Mr. Kolososki
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 December 12th, 2022.

Communication:

Village Council reviewed the proposed apartment complex at Brockway and Palatine Rd and was unanimously approved.

Plan Commission meeting will possibly be cancelled for 12/6/22 and anticipates a 12/20/22 meeting.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
AYES:	Dwyer, Noonan, Friedman, Bettenhausen, Kolososki, Fedota
ABSENT:	Williams

Minutes Acceptance: Minutes of Nov 15, 2022 7:00 PM (Approval of Minutes)

V. COMMUNICATIONS

VI. ADJOURNMENT

Minutes Acceptance: Minutes of Nov 15, 2022 7:00 PM (Approval of Minutes)

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:

- 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

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.**

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

Case Staff Statement (ID # 8055)
Meeting of January 3, 2023

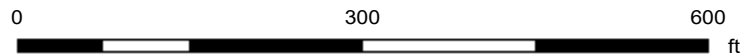
- 1150 W. Wilson Street - Subject and surrounding zoning districts
- Final Plat of Resubdivision - Wilson Street SUB
- Wilson Street Resubdivision - Engineering
- Plat of Survey - existing lots
- Representational elevations
- Subdivision application
- Runowicz SUB - Plat - directly east and including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

GIS Consortium | 1150 W. Wilson Street - 2-lot R-2 subdivision



Legend

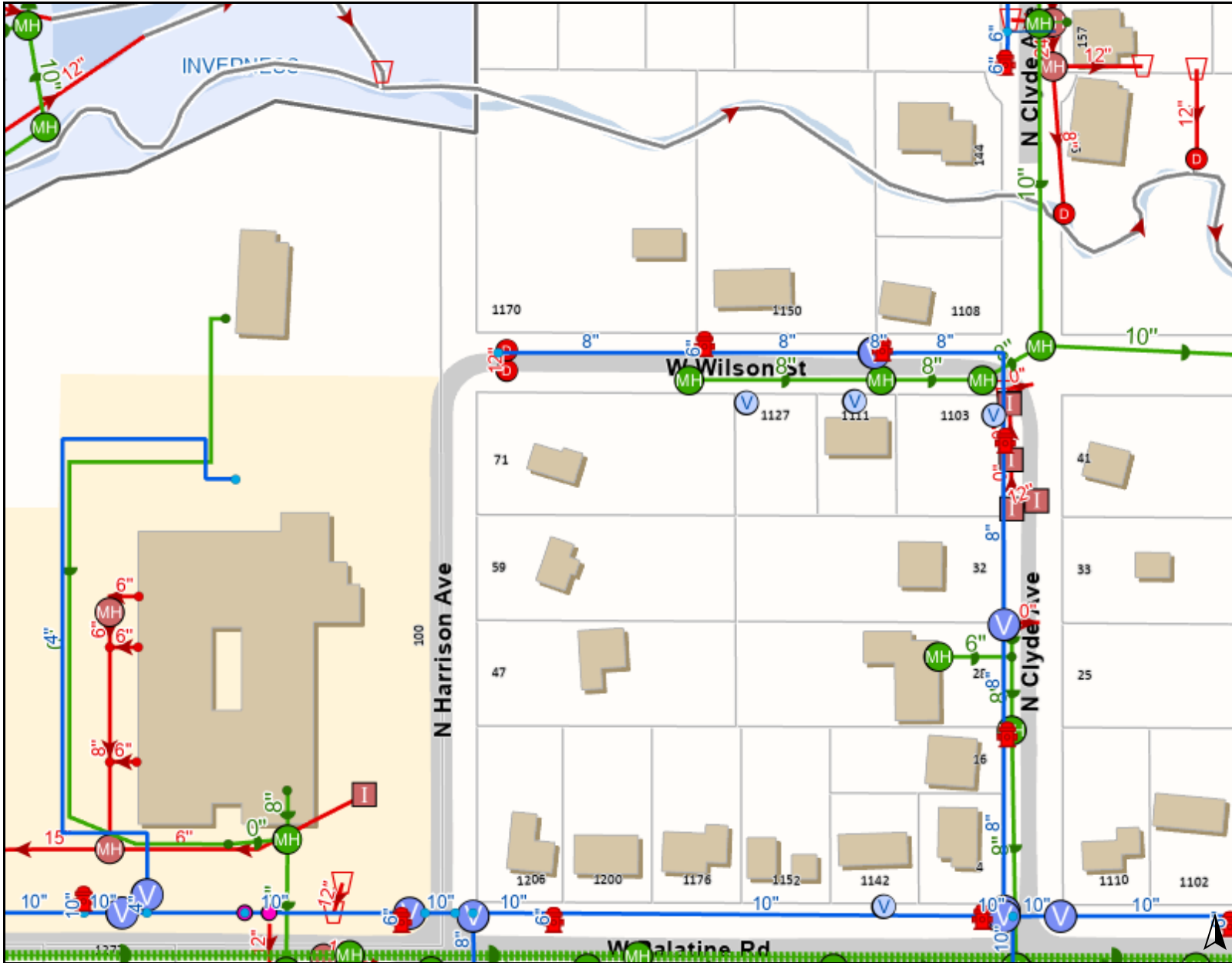
Attachment: Aerial Map (1150 W. Wilson Street)



Print Date: 12/30/2022

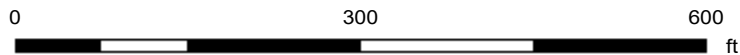
Notes

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.



Legend

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

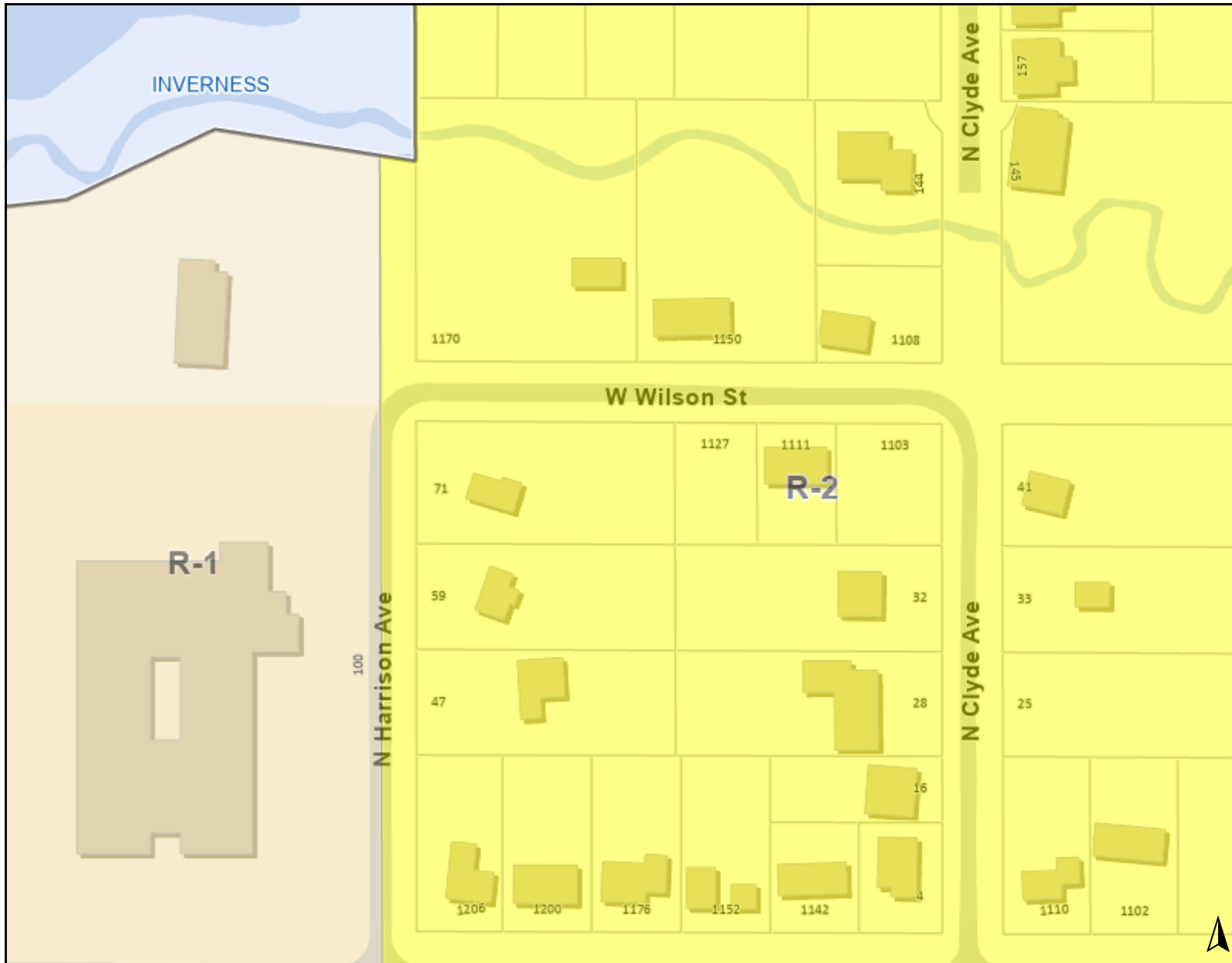


Print Date: 12/29/2022

Notes

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Attachment: VOP existing utilities - 1150 W. Wilson Street (1150 W. Wilson Street)

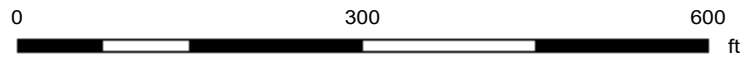


Legend

Zoning and Development

Zoning

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



Print Date: 12/29/2022

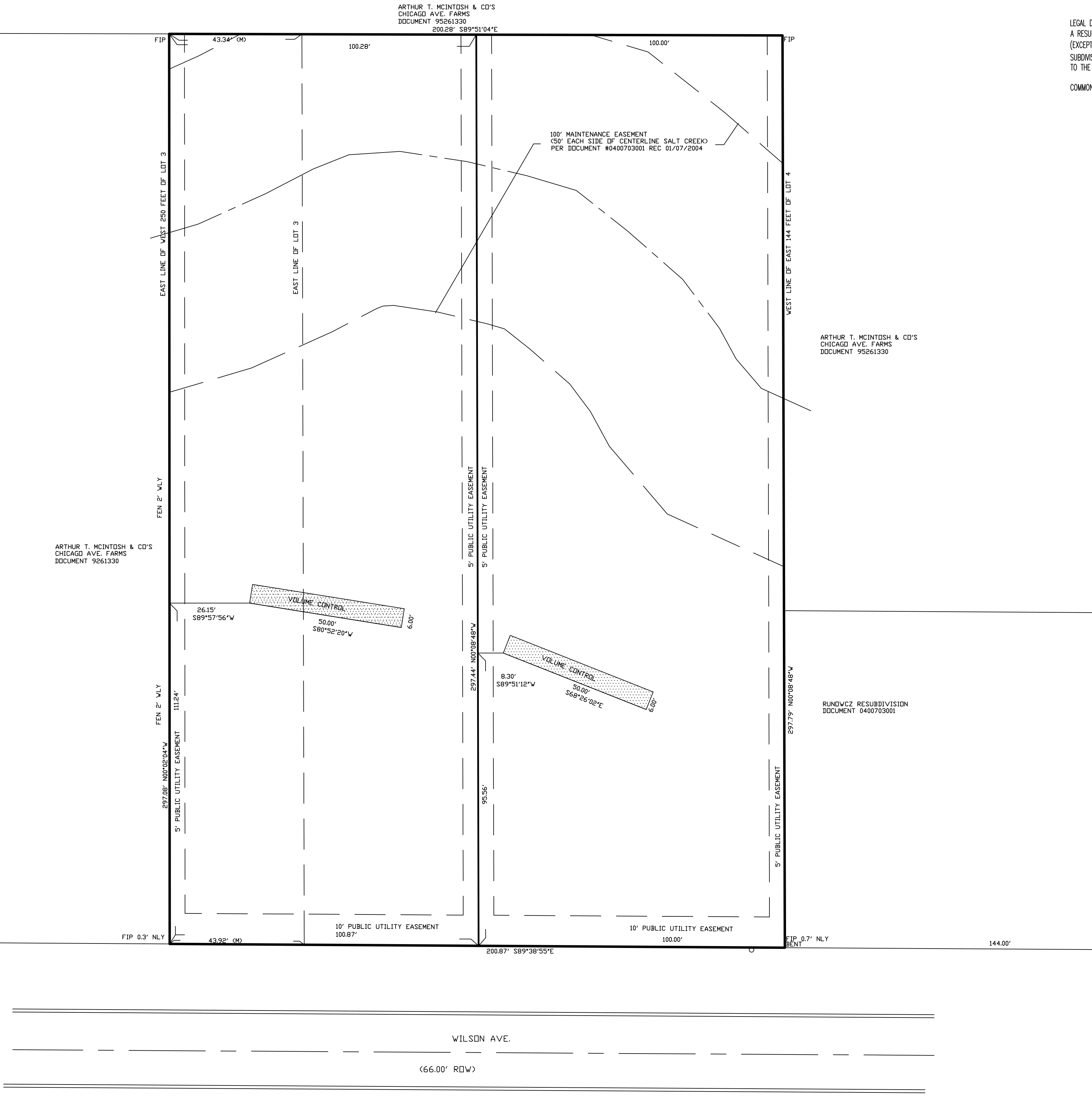
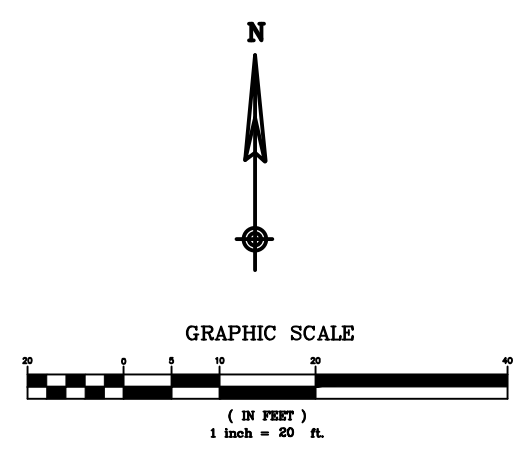
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FINAL PLAT OF RE-SUBDIVISION OF WILSON SUBDIVISION

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 RUNWICZ 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 1/4 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



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 MWD-1MO 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

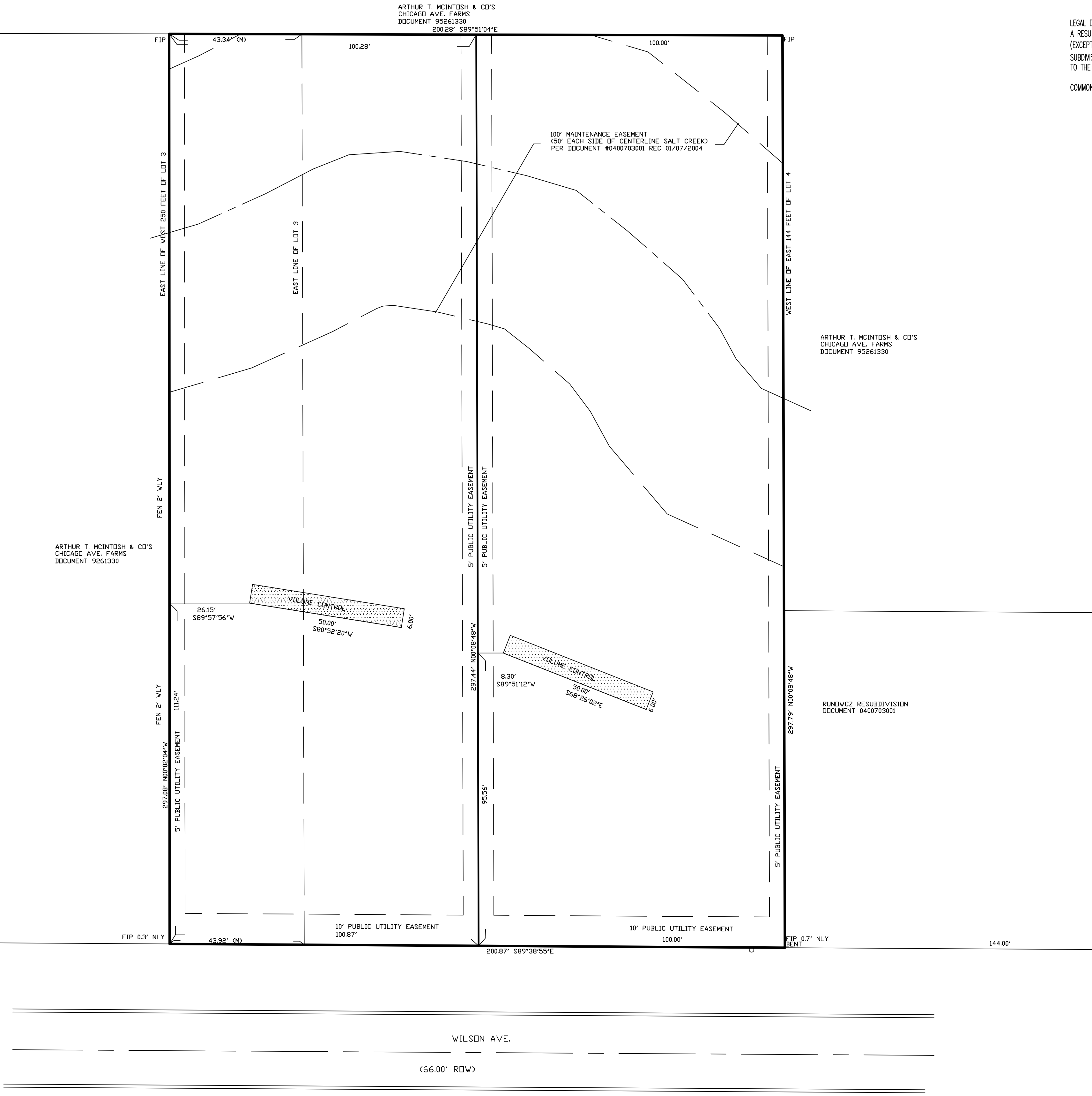
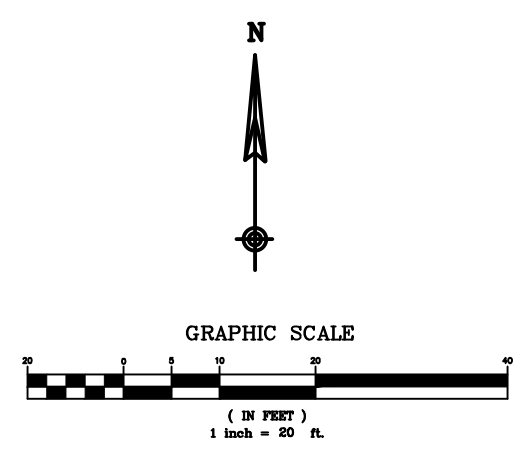
PLAT OF SUBDIVISION
WILSON SUBDIVISION

SHEET NO.
1
OF 2 SHEETS

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

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



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 MWD-1MO 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
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5305
SCALE: 1"=20'
DATE: 10-05-22

PLAT OF SUBDIVISION
WILSON SUBDIVISION

SHEET NO.
1
OF 2 SHEETS

FINAL PLAT OF 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. 815-942-2820 Fax 815-941-2820

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 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE, PROVIDED, HOWEVER THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE SUCH OBSTRUCTIONS AT THEIR 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. 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 GRANTEE 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 COMPILLED 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 Grantee's 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 appurtenance 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 commission 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 here 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 adequate 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



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 ____ 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 plotted 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. MONTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 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

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



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: 1"=20'
DATE: 10-05-22

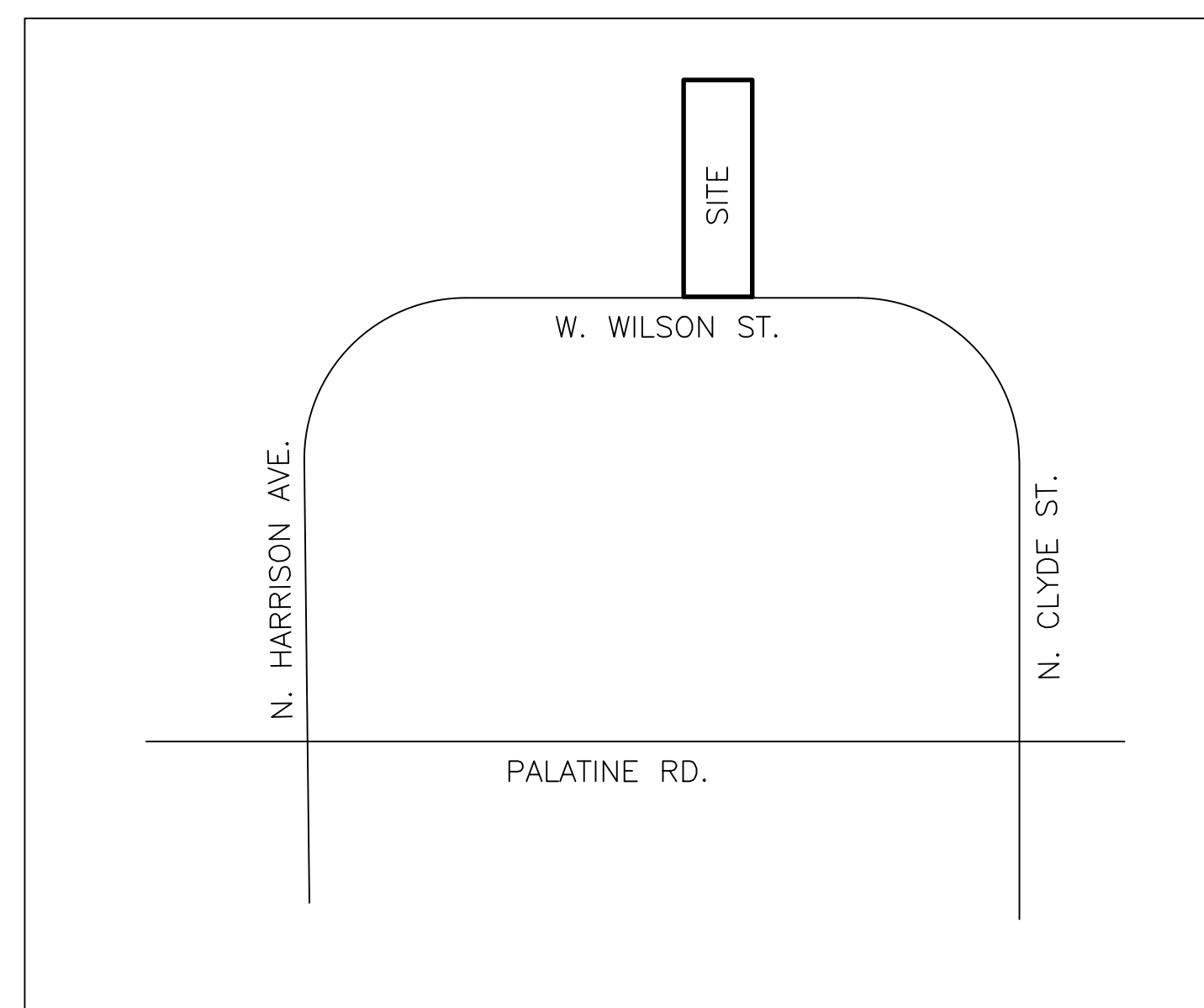
PLAT OF SUBDIVISION FONTAINE HILL SUBDIVISION

SHEET NO.
2
OF 2 SHEETS

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. MONTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION
IN THE SOUTHEAST 1/4 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		
IBT		
CABLE		
ELECTRIC		
MANHOLE, INLET, CB FIRE HYDRANT, VALVE		
ELEVATIONS	(XXX.XX)	XXX.XX
TOP OF CURB	XXX.XX	XXX.XX
EDGE OF PAVEMENT	XXX.XX	XXX.XX
GEOMETRIC COORDINATE		
LIGHT POLES		
DRAINAGE ARROWS		
SEWER CLEANOUT		
WATER METER VAULT		
UTILITY POLE		
SOIL BORINGS	N/A	
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

CALL JULIE TOLL FREE
1(800)892-0123
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR



CALL
1(800)892-0123
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: Wilson Street Resubdivision - Engineering (1150 W. Wilson Street)

A. REFERENCED SPECIFICATIONS

- 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

- 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).
- 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.
- 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

- ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0.28 FT.
- MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
- 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.
- 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.
- 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.
- 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.
- MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
- THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
- 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

- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
- 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.
- 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.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
- ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
- ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
- 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 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 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 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 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

- ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 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.
- NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
- 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.
- 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.
- 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.
- ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
- 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.
- 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.
- ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
- 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.
- 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

- THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
- ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 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.
- 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.
- 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.
- 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.
- MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
- 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.
- 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.
- ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
- VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- 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.
- EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
- 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.
- 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.
- THE CONTRACTOR 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.
- ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
- 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.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
- 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.

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REVISIONS	
PER VILLAGE 11-15-22	_____
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DRAWN BY: TJS	JOB NO. 5305
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 10-05-22

MWRDGC GENERAL NOTES
 WILSON SUBDIVISION

SHEET NO.
2
 OF 10 SHEETS

GENERAL NOTES AND CONDITIONS

- 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.
 - 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.
 - THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE SUBDIVISION CONTROL ORDINANCE SHALL GOVERN OVER ALL.
 - 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.
 - 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) INCHES ABOVE GRADE. THE TOP EIGHTEEN (18) INCHES 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 THEIR 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 ACCURATELY RECORDED BY MEASURING THE DISTANCE TO THE NEAREST DOWNSTREAM STRUCTURE.
- 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.
 - 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.
 - 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.
 - ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
 - 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.
 - 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.
 - ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

- 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.
- ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEED, SODDED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.
- 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.
- STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEED. STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.
- 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.
- ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.
- ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.
- MAINTAIN SOIL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THIS PROJECT.
- REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
- 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 STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.
- PERENNIAL RYE GRASS SHALL BE SEED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

STORM SEWER

- 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).
- ALL INLETS, CATCHBASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.
- ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL (DOT GRADATION CA-7 OR APPROVED EQUAL. (100% CRUSHED))
- 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.
- FOOTING DRAINS SHALL DISCHARGE TO GRADE VIA SUMP PUMP DISCHARGE.

WATER SERVICE

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

- 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.
- ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
- ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.
- 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, EQUIVALENT TO CLASS I OR APPROVED EQUAL.
- "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.
- 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.
- 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.
- 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.
- 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.
- 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 TELEVIEWED 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.
- ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

EARTHWORK, GRADING, AND PAVING

- 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.
- THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.
- THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.
- STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER, AND AS SHOWN ON THE PLANS.
- 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.
- 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.
- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
- 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.
- 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.
- 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.
- CURING AND PROTECTION OF ALL CONSTRUCTION SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.
- 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.
- 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.

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

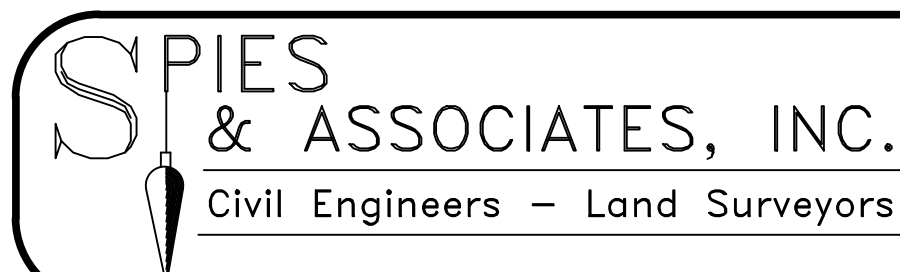
NOTES ON SILT FENCE MAINTENANCE

- SOIL DEPOSITS LEFT ON EROSION CONTROL DEVICES WILL BE REMOVED AFTER EACH RAINFALL.
- IF PART OF THE SILT FENCE DETERIORATES DURING THE CONSTRUCTION, IT WILL BE REPLACED. SILT FENCES SHALL BE INSPECTED AND REPAIRED DAILY.
- 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 SEED. 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 SEED & NETTED OR SODDED AND SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL. ANY MAINTENANCE REQUIRED SHALL BE DONE IMMEDIATELY. 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-3010 IN R-6-18 CURB R-3115 IN R-6-18 CURB R-3201-2" IN W-3-1/2 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 LOGS 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-44.3
SANITARY SERVICE	P.V.C.	SDR-26 ASTM D-3034	JOINT ASTM D-215 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.	CS-58 ANSI/AWWA C151/A21.4	ANSI/AWWA C151/A21.4 ASTM D-3139
NOTE: MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE WITH THE APPLICABLE ASTM STANDARD FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS			



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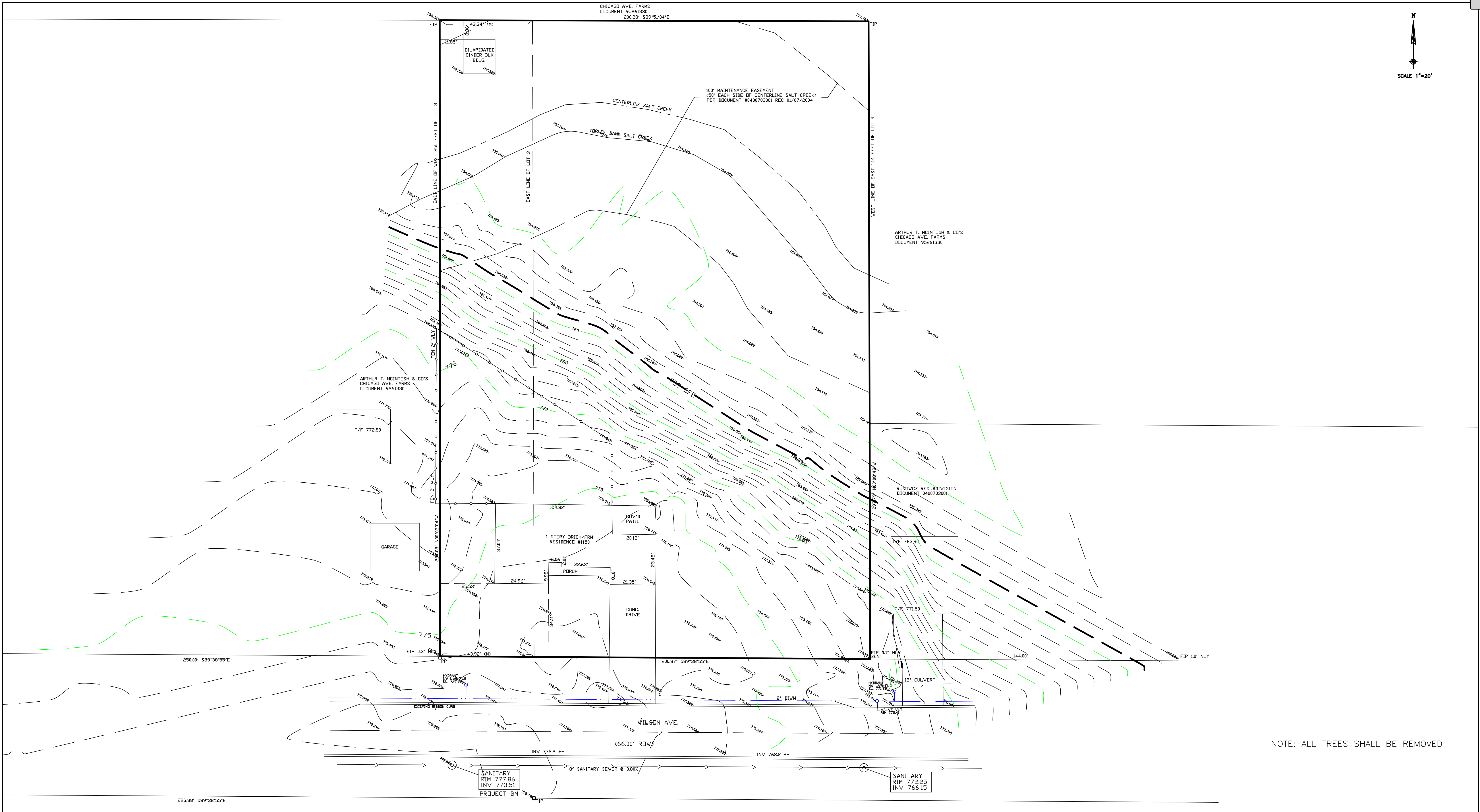
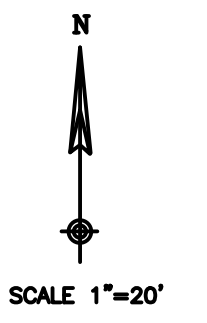
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GENERAL NOTES
WILSON SUBDIVISION

SHEET NO.
3
OF 10 SHEETS



NOTE: ALL TREES SHALL BE REMOVED

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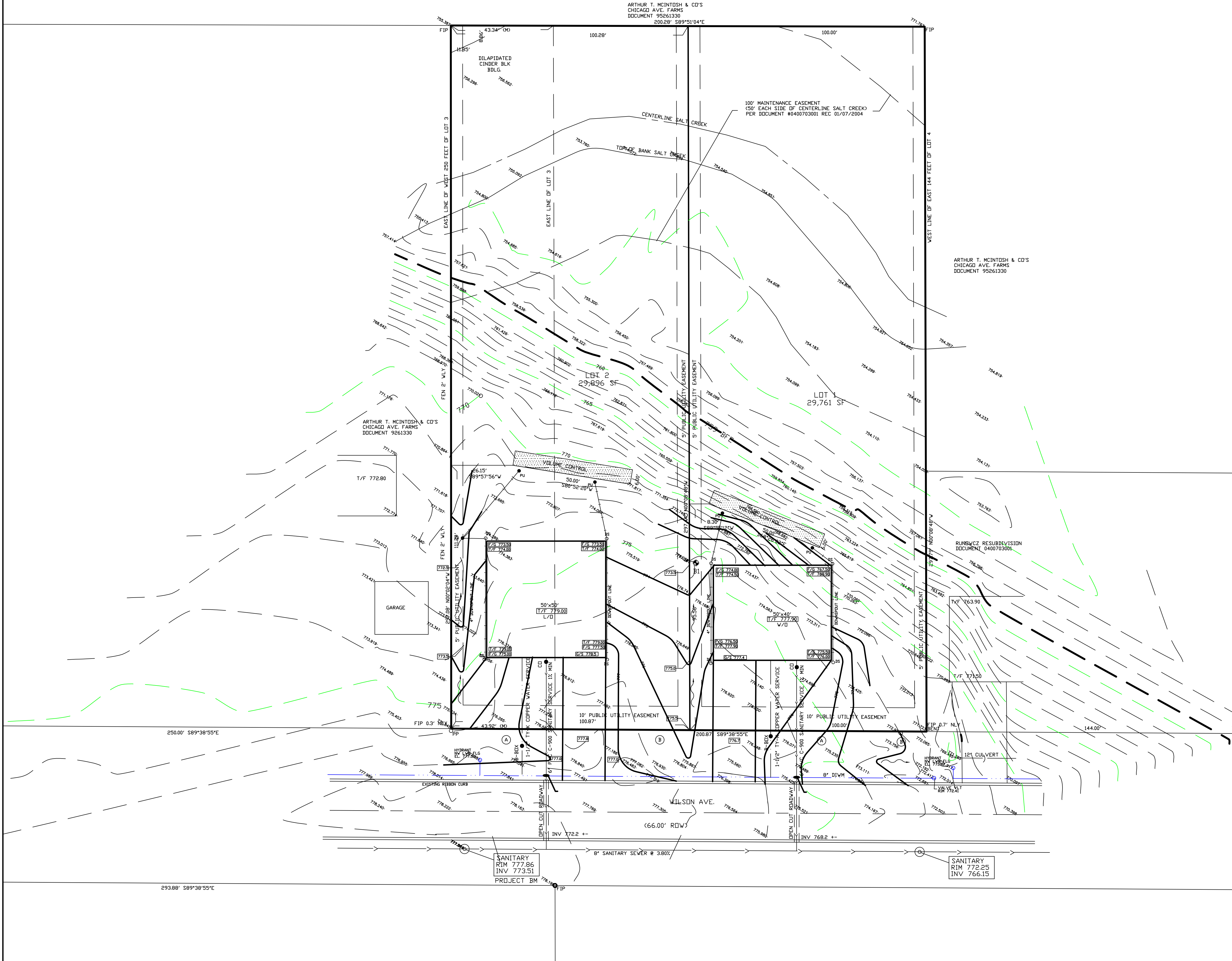
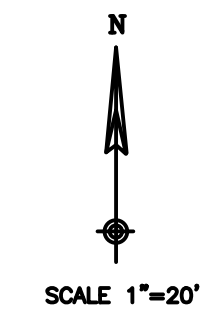
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EXISTING CONDITIONS
 WILSON SUBDIVISION

SHEET NO.
4
 OF 10 SHEETS



R-2 ZONING
FRONT YARD 30'
REAR YARD 40'
SIDE YARD 10'

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

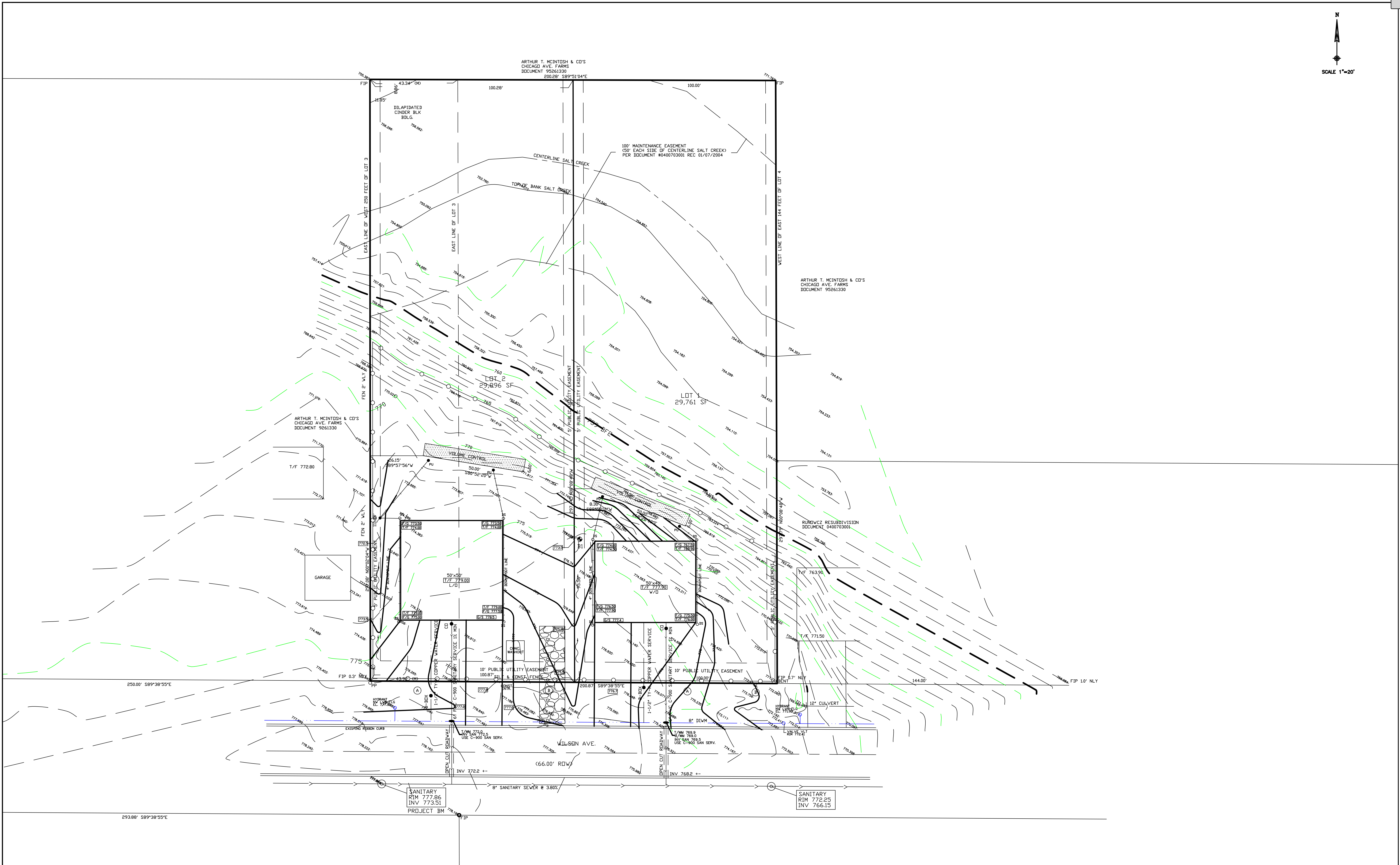
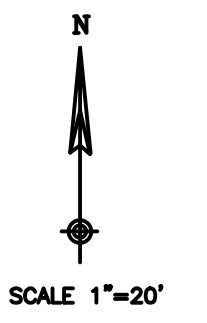
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**SITE DEVELOPMENT PLAN
 WILSON SUBDIVISION**

SHEET NO.
5
 OF 10 SHEETS



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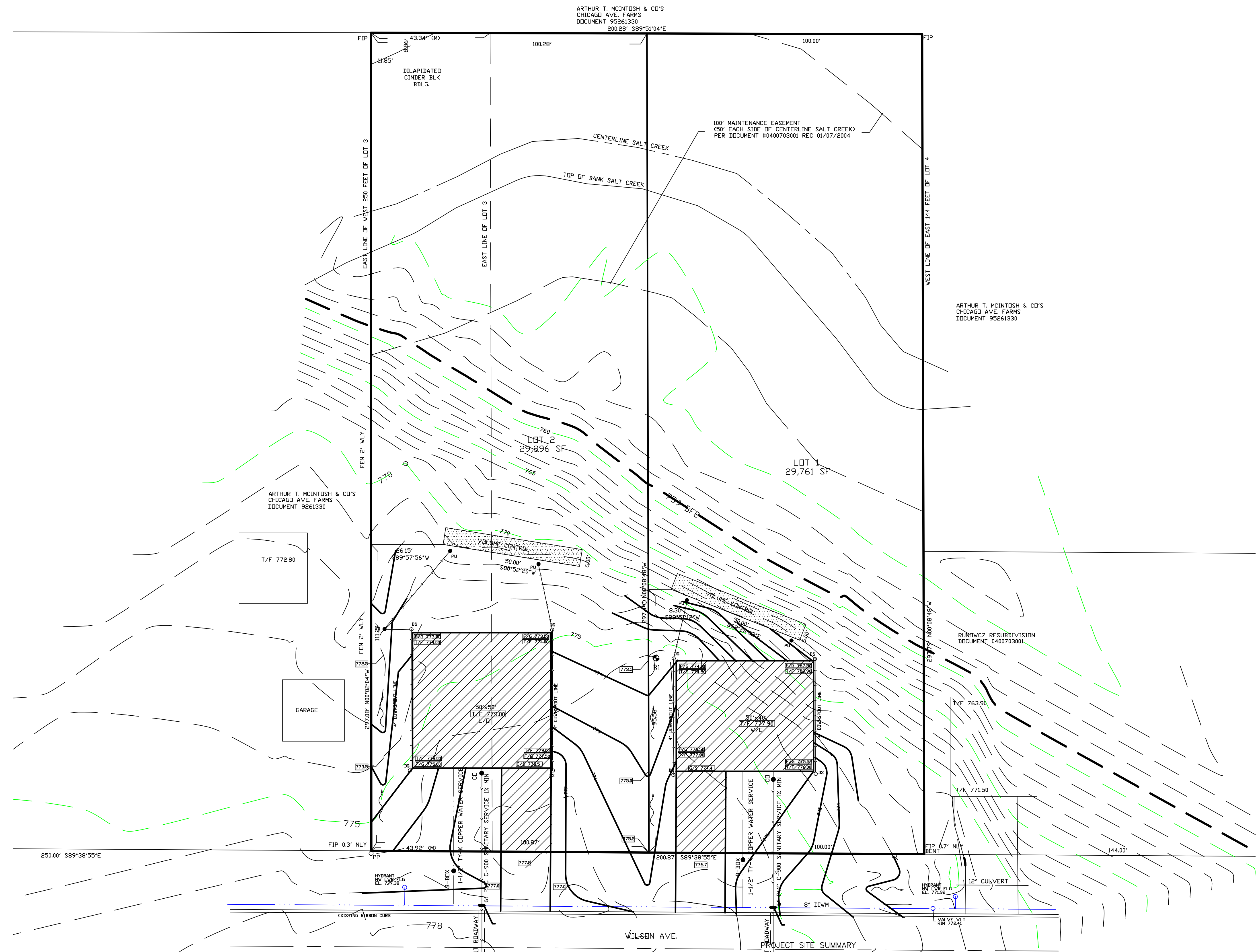
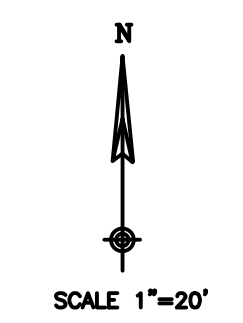
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**EROSION CONTROL
WILSON SUBDIVISION**

SHEET NO.
6
OF 10 SHEETS



- MAINTENANCE PLAN FOR WILSON SUBDIVISION**
- INDIVIDUAL HOMEOWNERS, WITH FACILITIES SHOWN ON THIS EXHIBIT (EXHIBIT R) SHALL ASSUME RESPONSIBILITIES FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:
- 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.
 - 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 SOO 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 SOO 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.

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.

LEGAL DESCRIPTION:
A RESUBDIVISION OF LOT 1 IN RUNOVICZ 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 1/4 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

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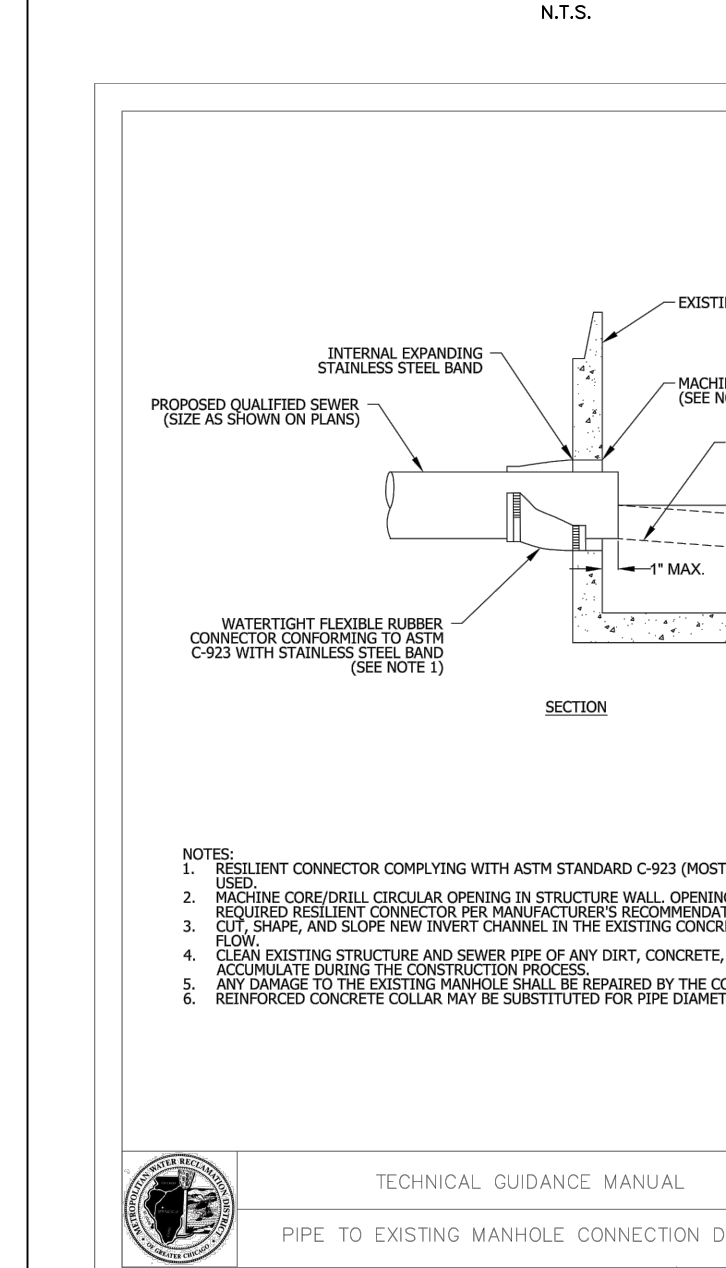
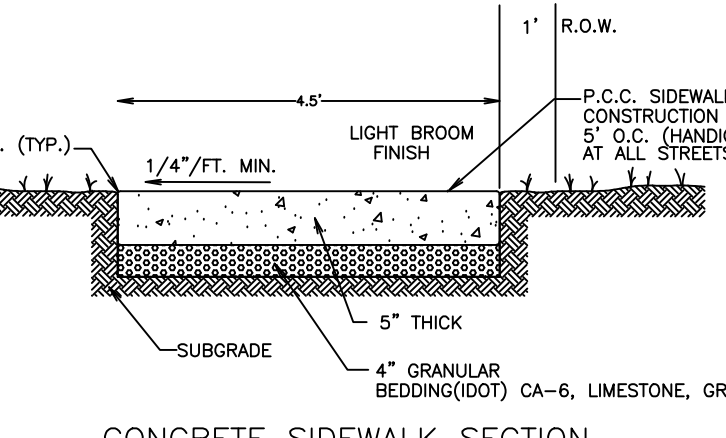
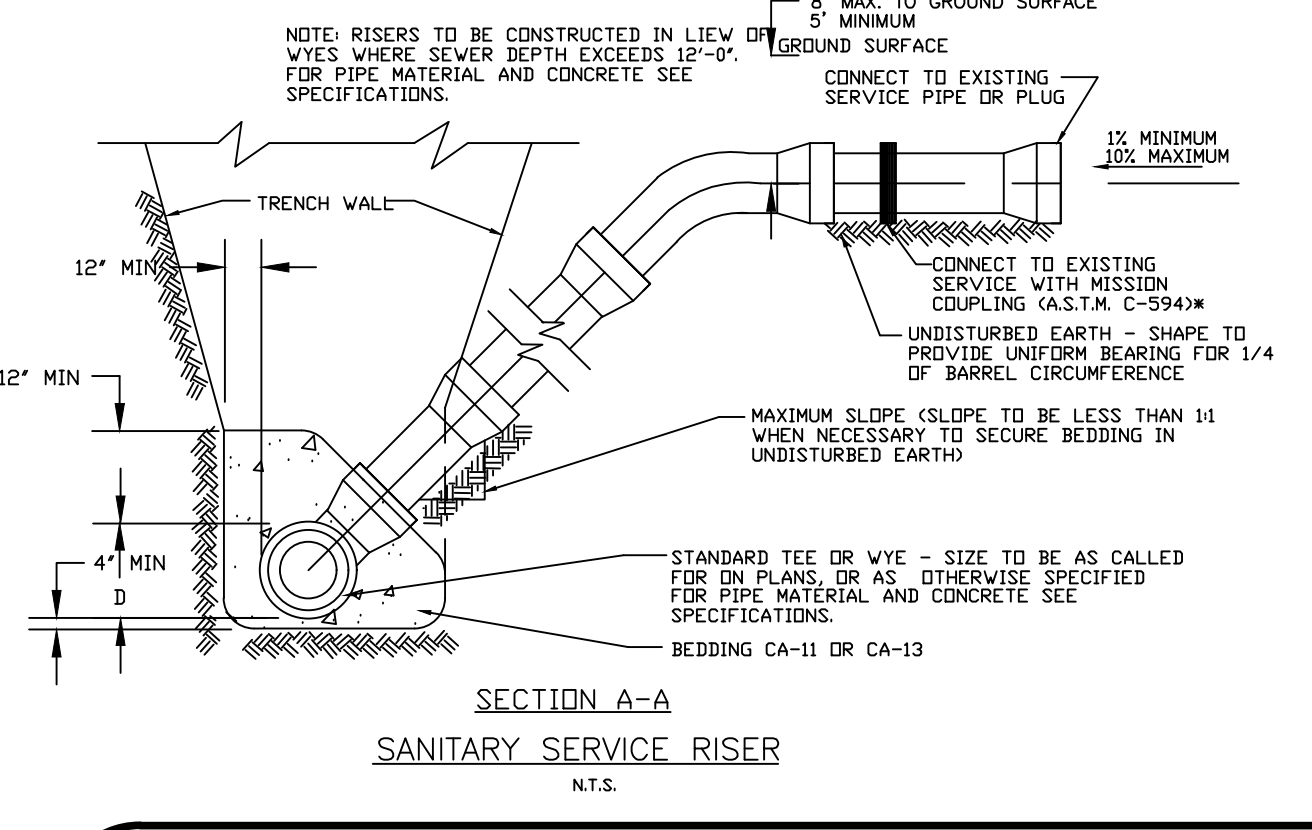
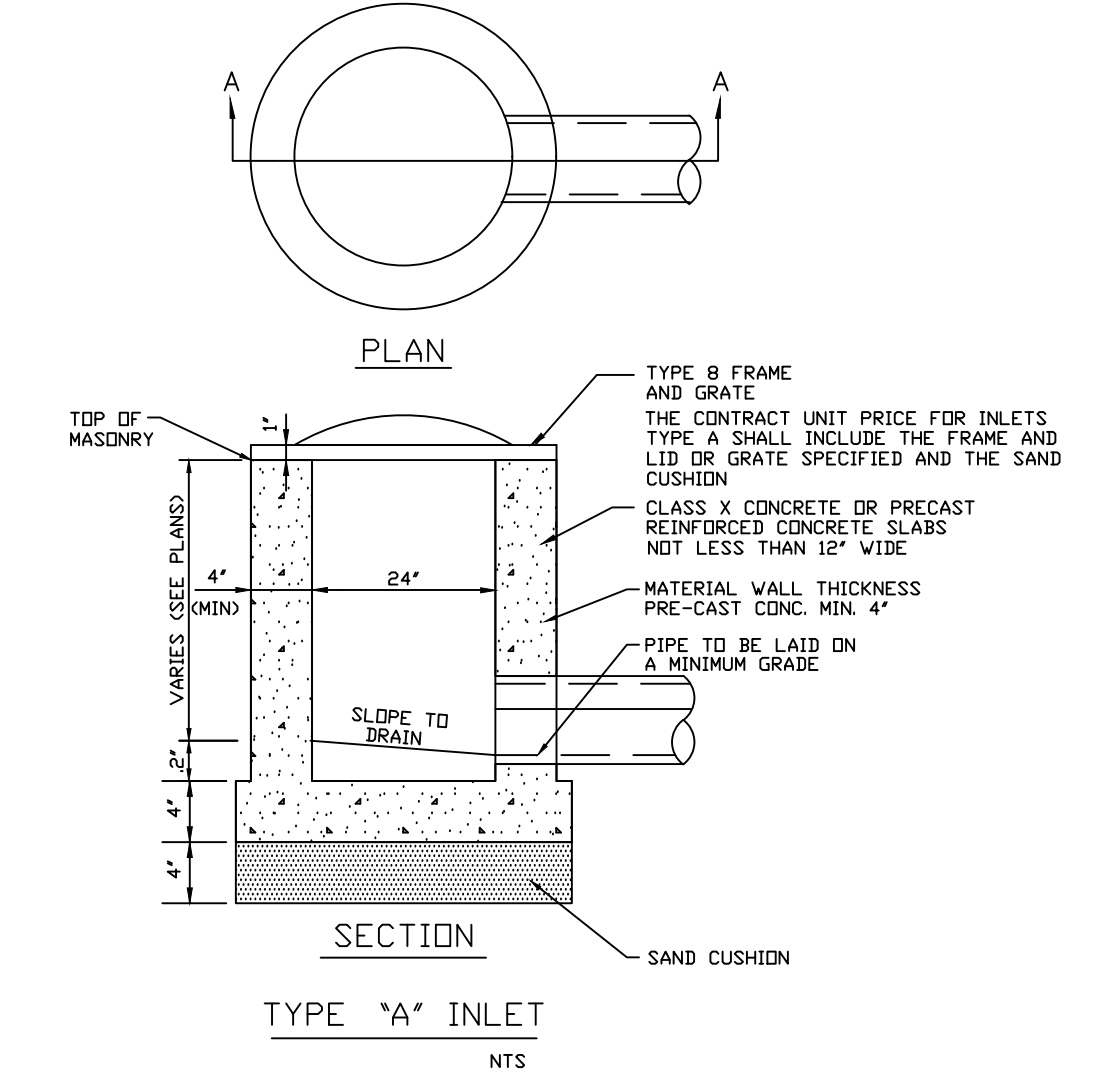
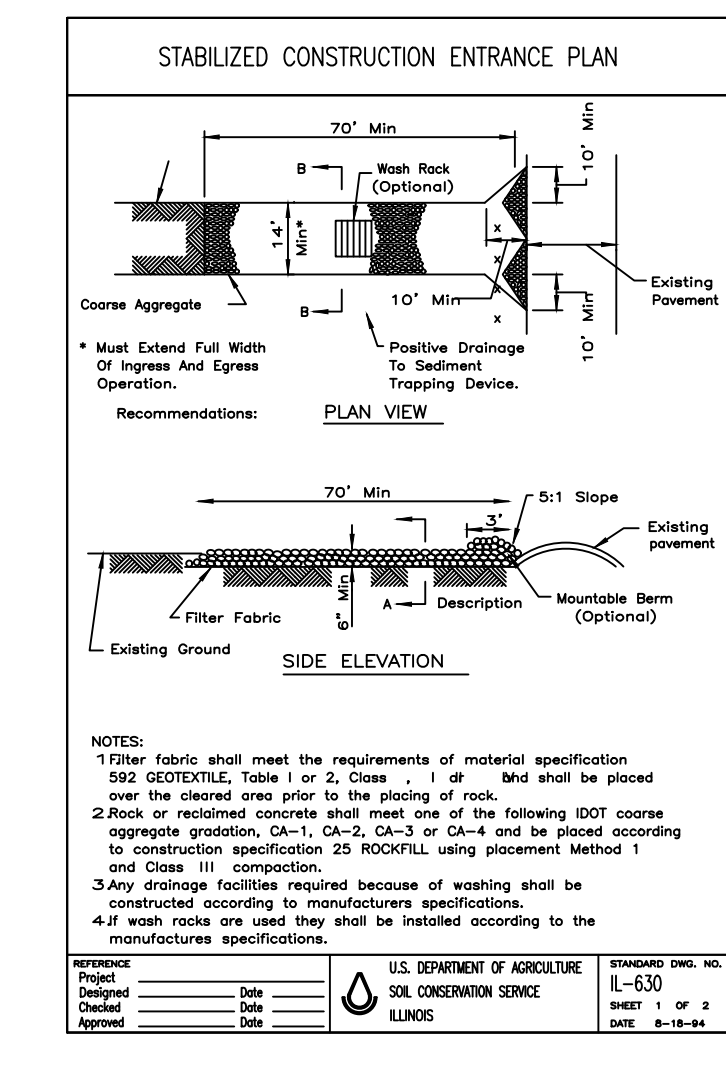
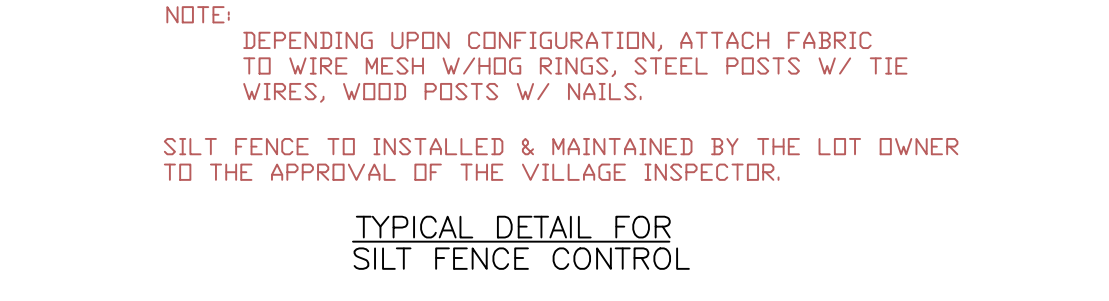
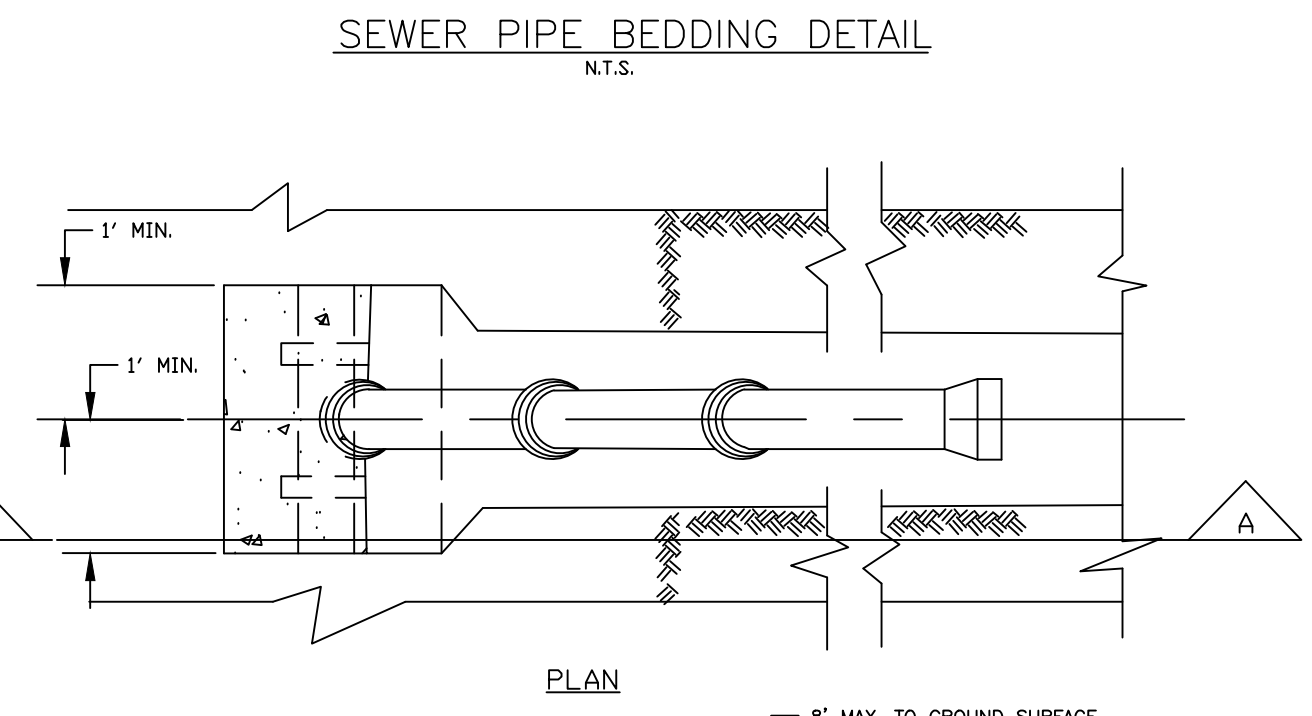
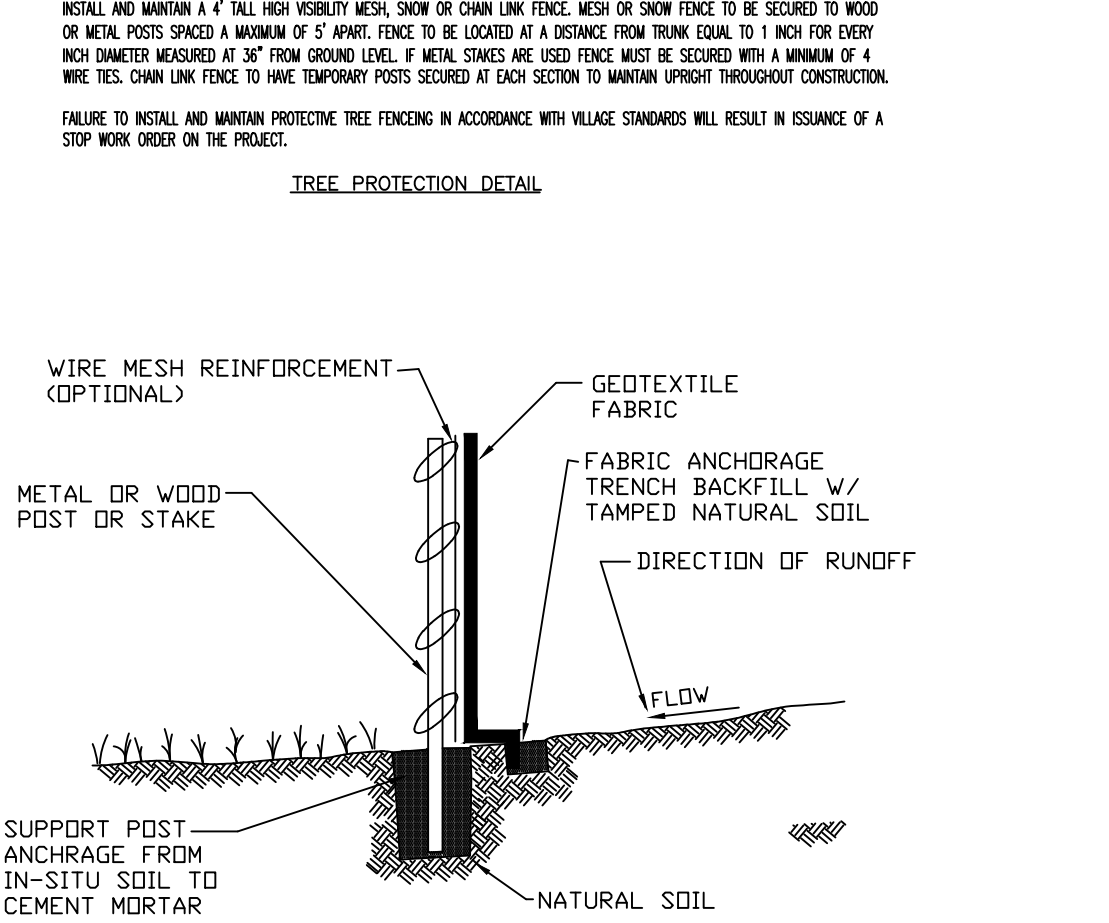
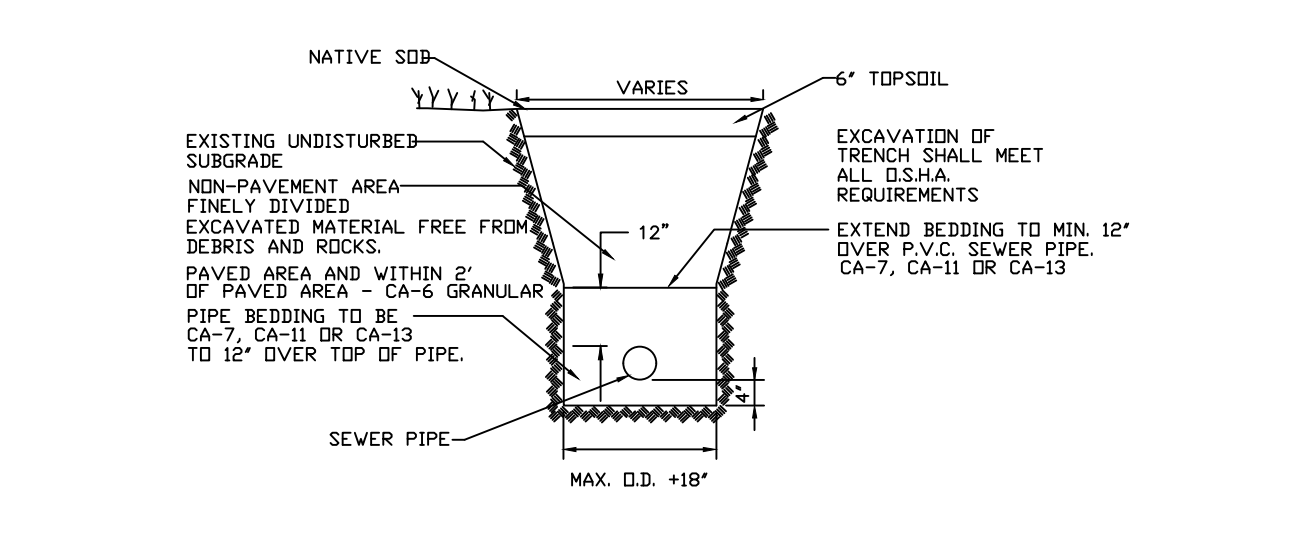
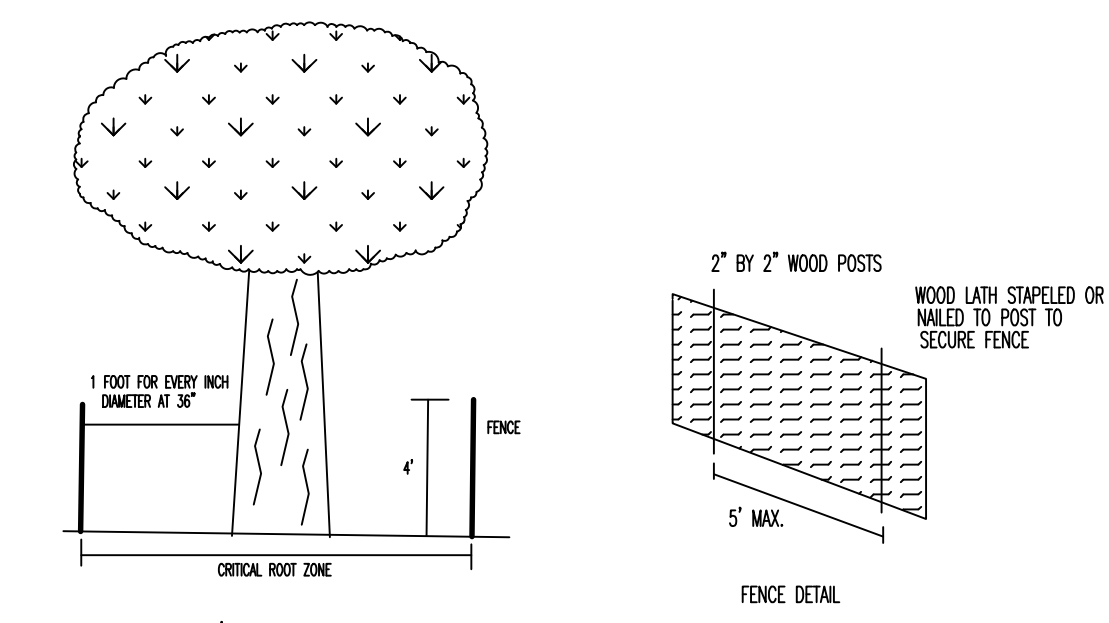
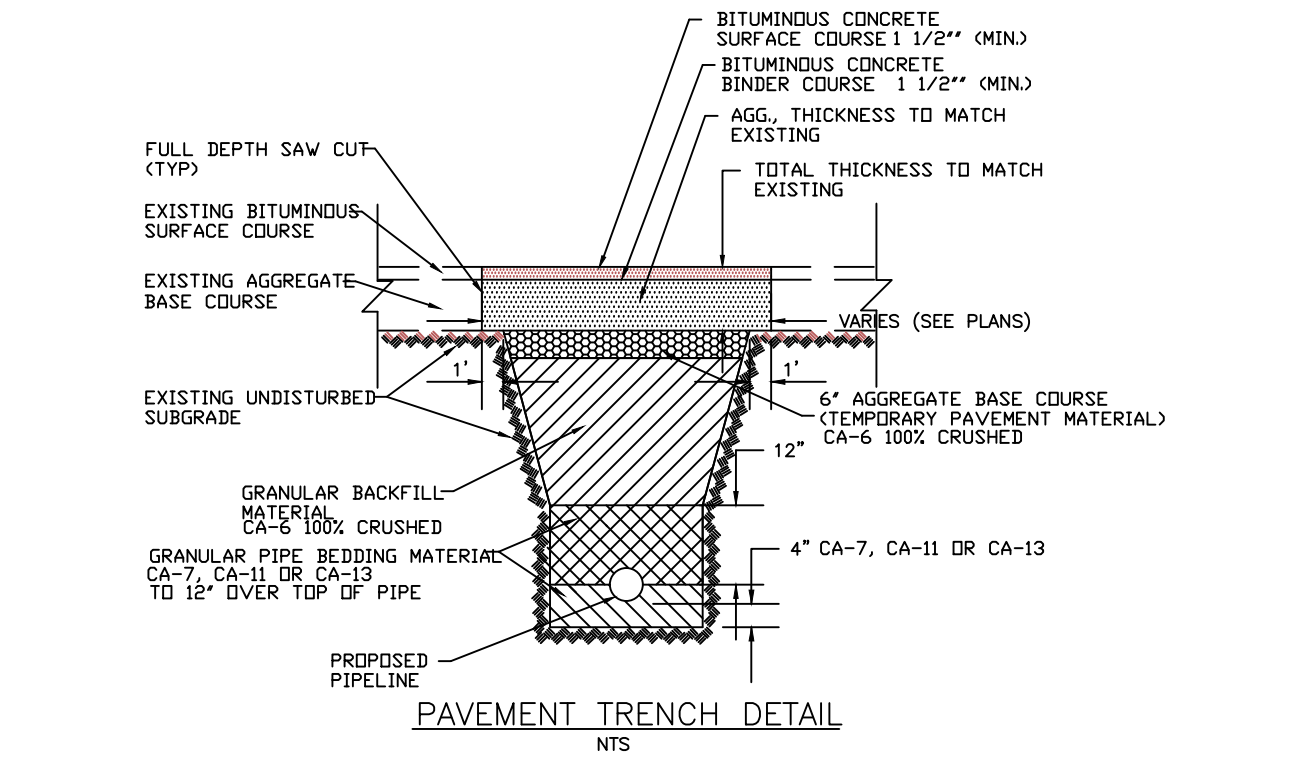
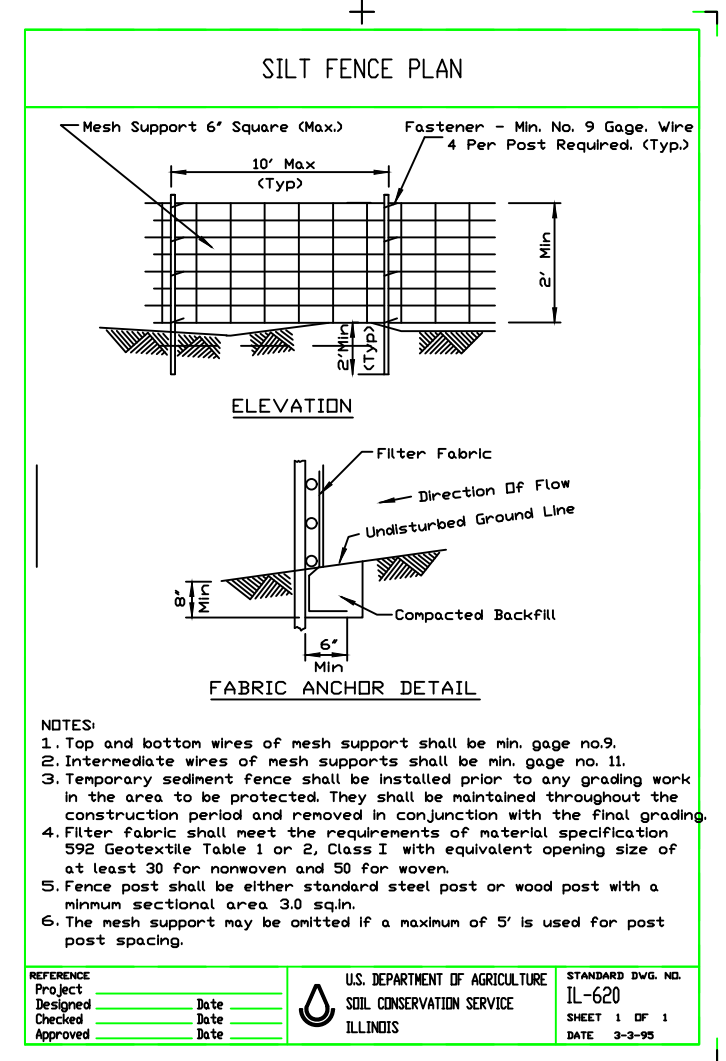
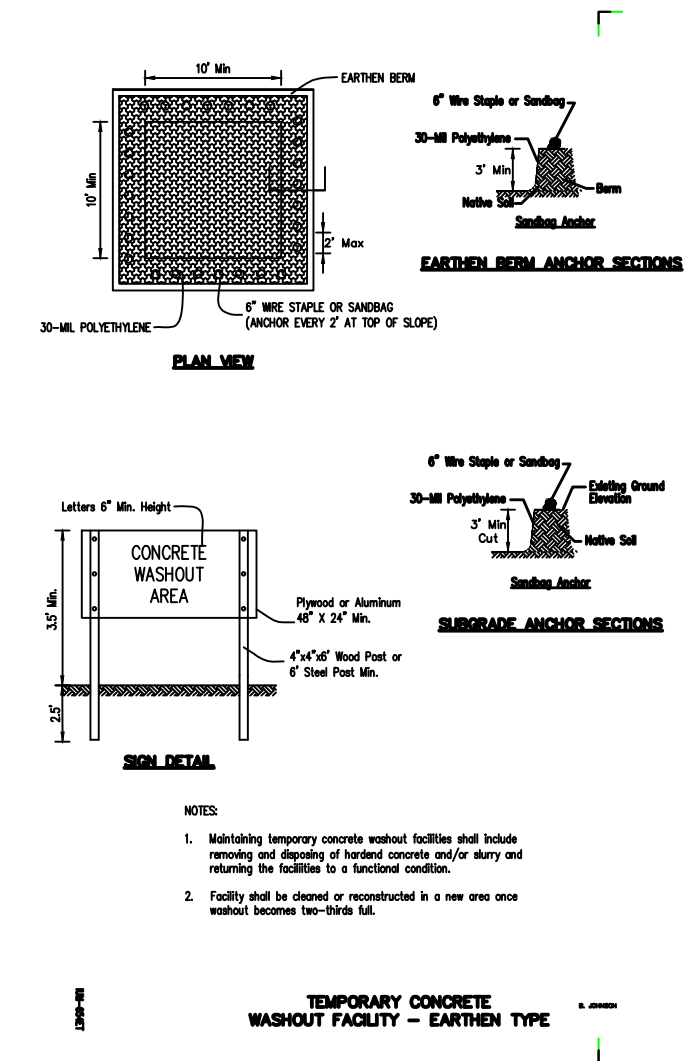
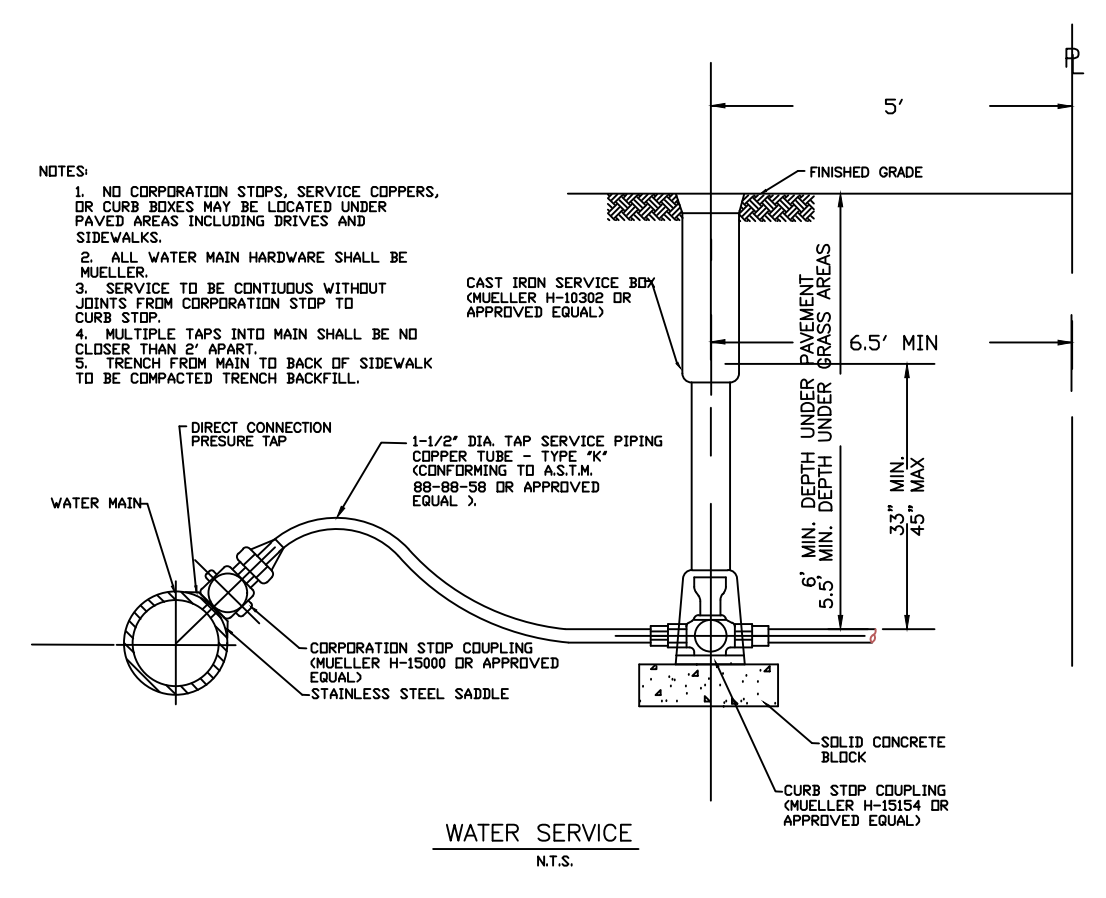
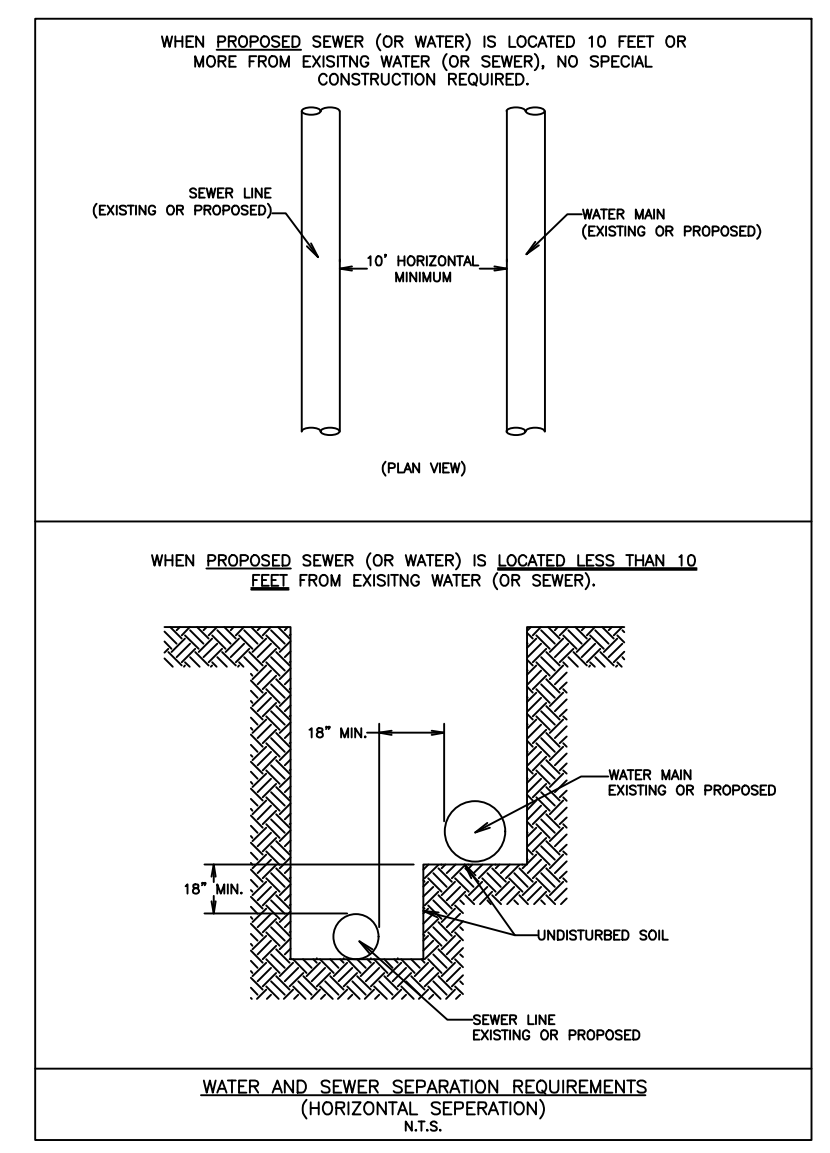
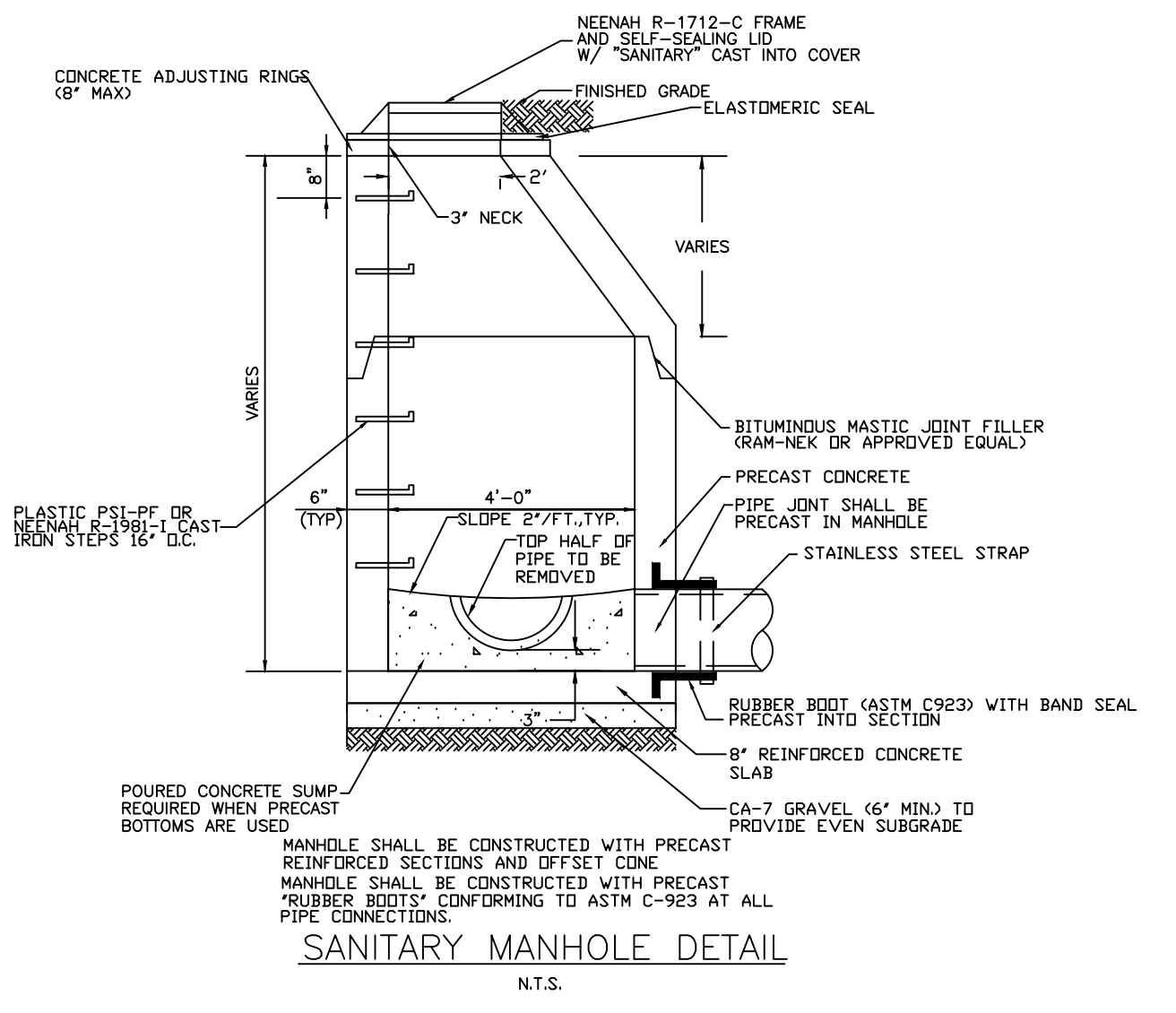
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**EXHIBIT R
WILSON SUBDIVISION**

SHEET NO.
7
OF 10 SHEETS



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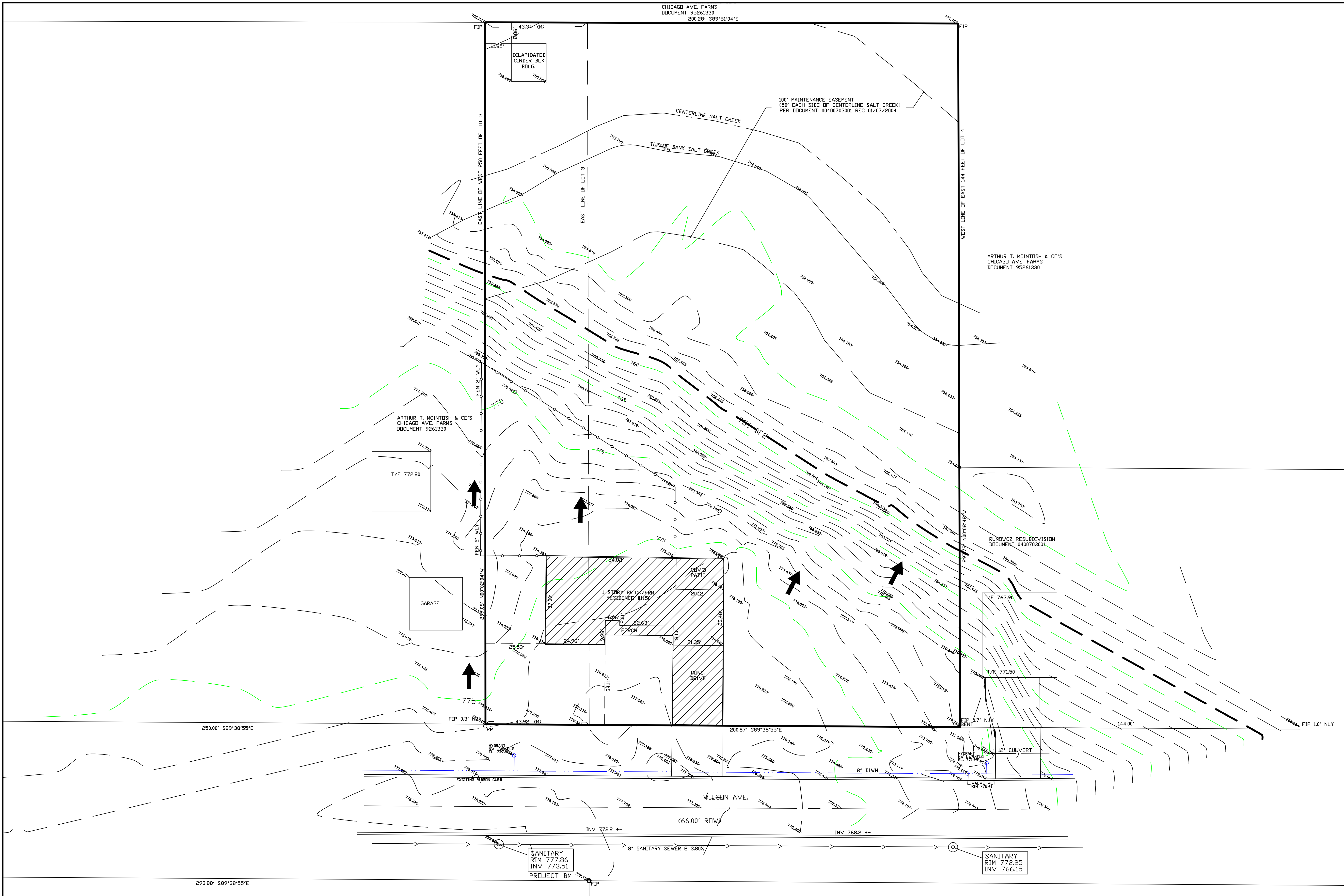
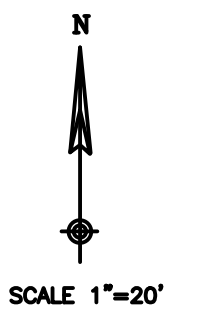
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DETAIL SHEET WILSON SUBDIVISION

SHEET NO. 8 OF 10 SHEETS

Attachment: Wilson Street Resubdivision - Engineering (1150 W. Wilson Street)



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
- EXISTING ELEVATION
- PROPOSED ELEVATION
- IMPERVIOUS AREA 0.08 ACS
- PERVIOUS AREA 1.29 ACS

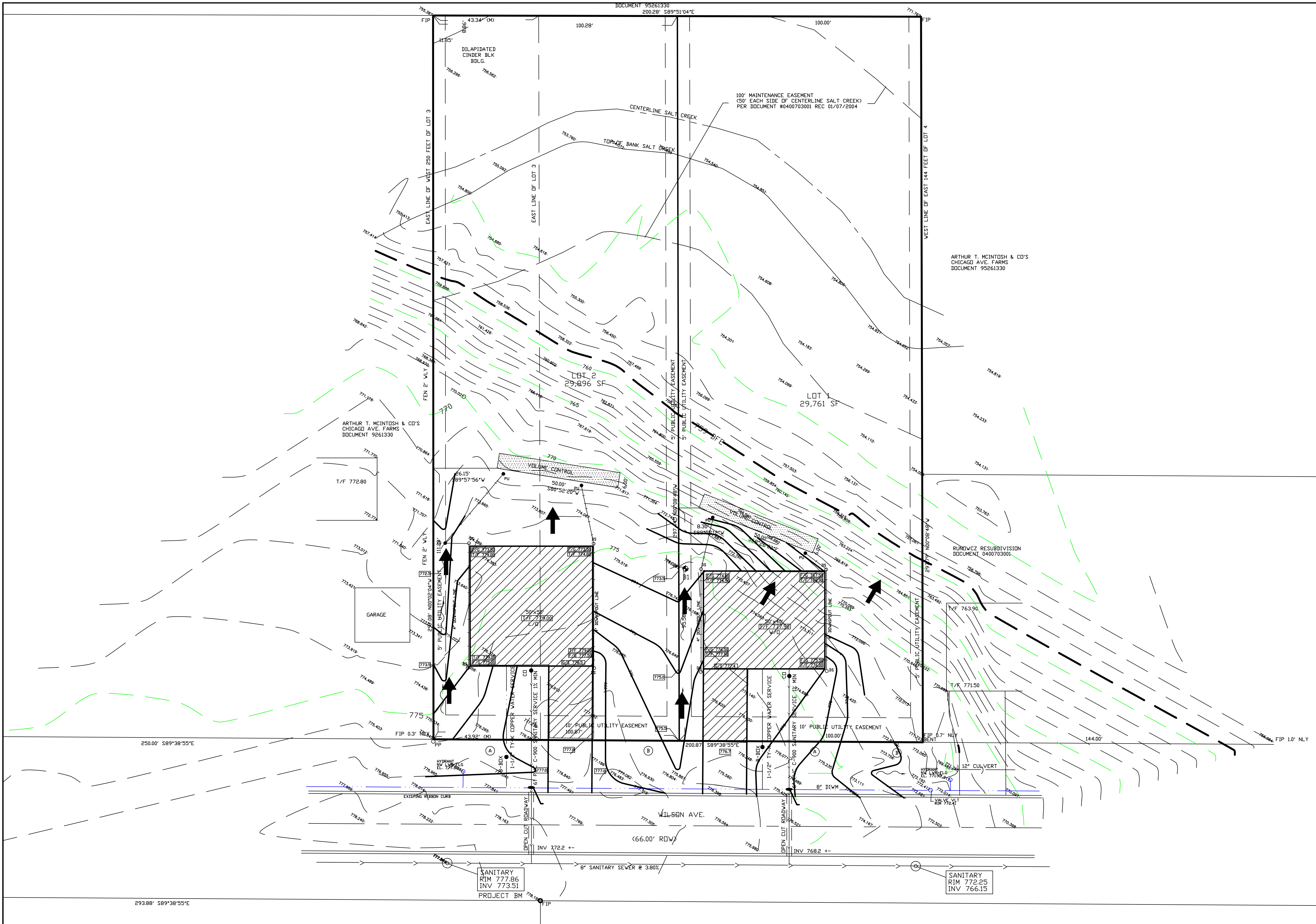
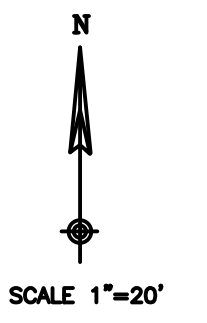
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**EXISTING DRAINAGE EXHIBIT
 FONTAINE HILL SUBDIVISION**

SHEET NO.
9
 OF 10 SHEETS



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
- [Hatched Box] IMPERVIOUS AREA 0.14 ACS
- [White Box] PERVIOUS AREA 1.23 ACS
- [Dotted Box] VOLUME CONTROL AREA LOT 1
250 CF REQ. 324 CF PROV
- [Dotted Box] VOLUME CONTROL AREA LOT 2
301 CF REQ. 324 CF PROV

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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

**PROPOSED DRAINAGE EXHIBIT
 FONTAINE HILL SUBDIVISION**

SHEET NO.
10
 OF 10 SHEETS

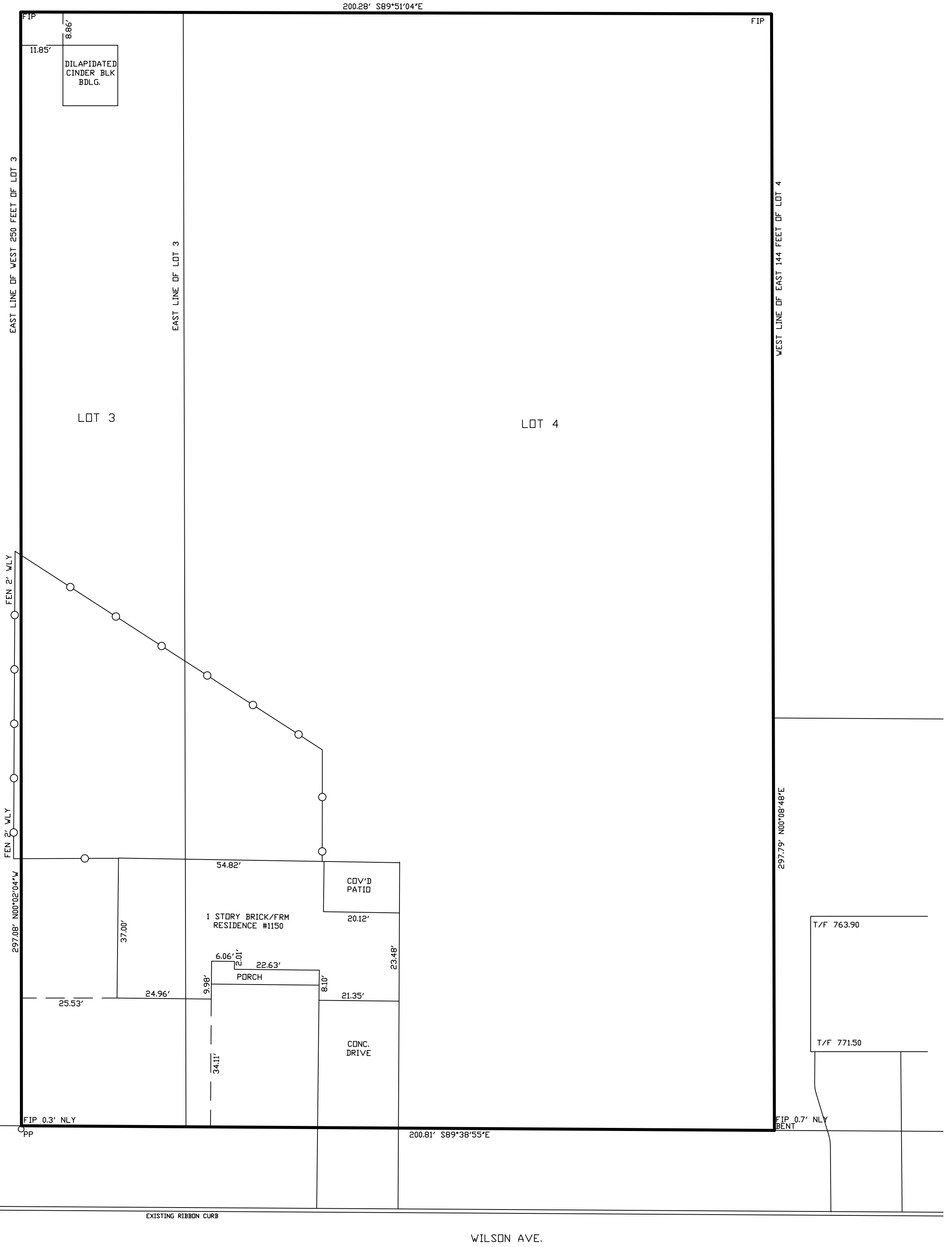
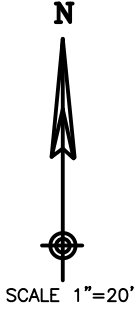
PLAT OF SURVEY

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. MONTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION THE SOUTHEAST 1/4 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



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

1. COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE BUILDING BY SAME, AND REPORT ANY DISCREPANCIES IMMEDIATELY.
2. CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCIES IMMEDIATELY.
3. BUILDING LINES, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION.
4. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

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



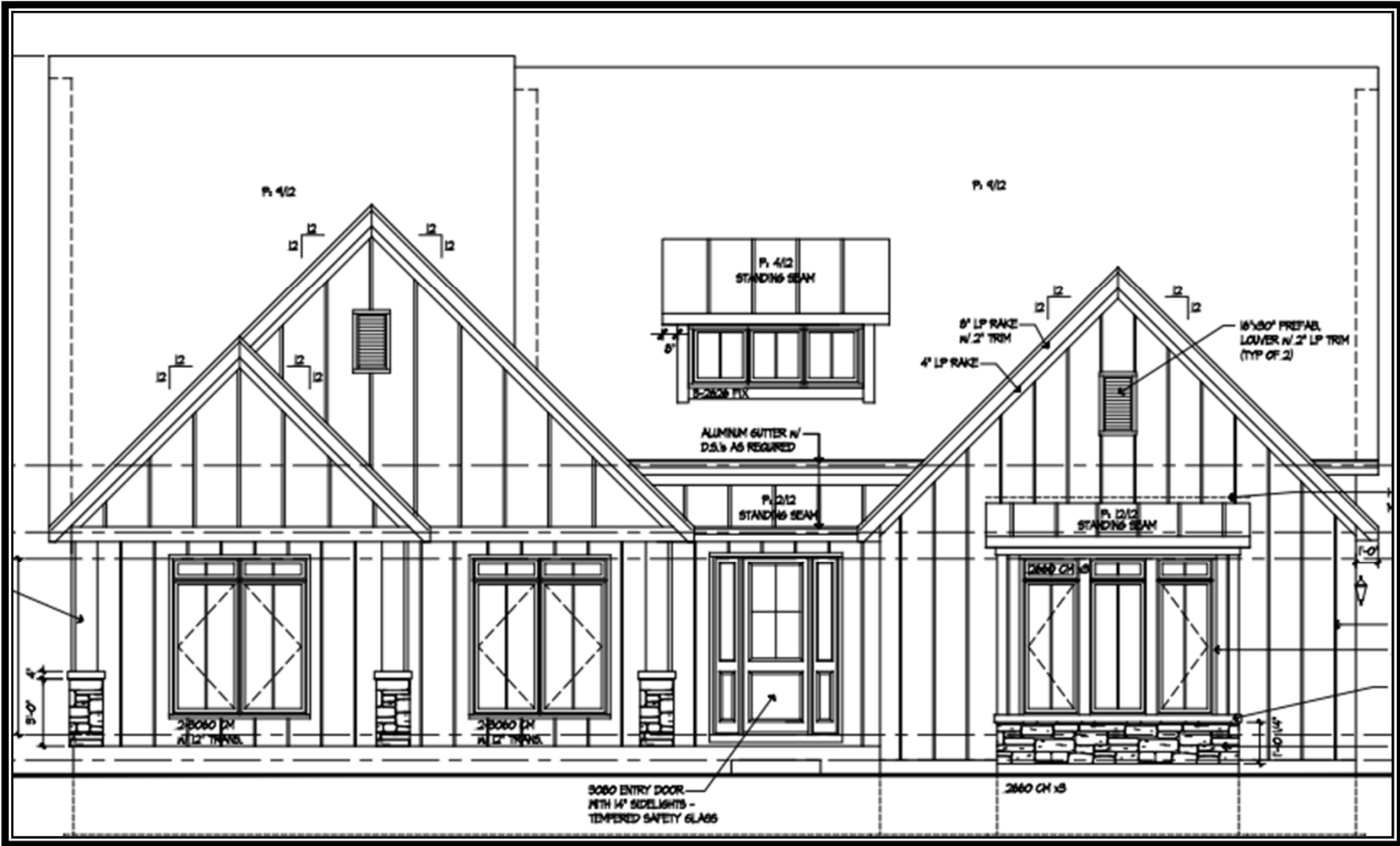
State of Illinois } s.s.
County of Grundy }

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

Matthew James Morrison
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/22



Attachment: Representational elevations (1150 W. Wilson Street)



Attachment: Representational elevations (1150 W. Wilson Street)



**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) GWR Enterprises Inc.		Business Name (If applicable)	
Address 28W726 Indian Knoll Rd.		City/State/Zip Code	
Telephone 8472091214	Fax		
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			

Attachment: Subdivision application (1150 W. Wilson Street)

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



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

Table with 2 columns and 3 rows: Project Planner, Zoning Case #, Filing Fee, Notification Deadline, PC Public Hearing Date, Village Council Date.

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

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
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)

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)

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:

- 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

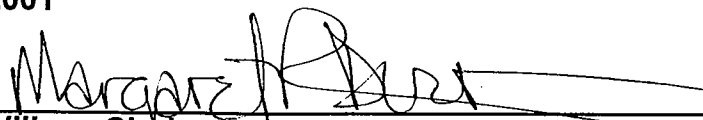
APPROVED by me this 9th day of July, 2001



 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)

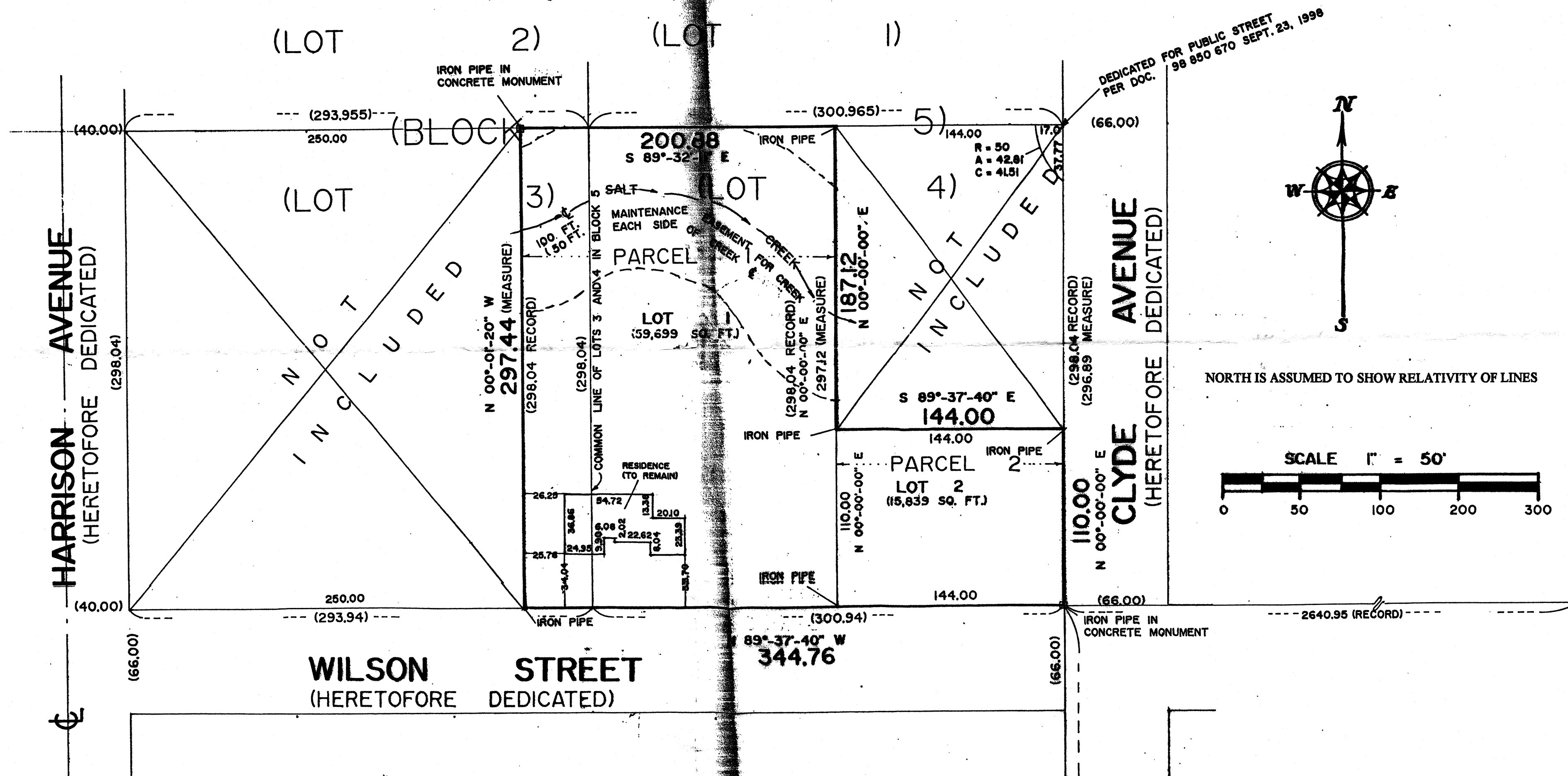
RUNOWICZ RESUBDIVISION

BEING A RESUBDIVISION OF

75,538 SQ. FEET / 1.7341 ACRES

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 1/4 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 1/4 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.



MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) S.S.
 I, Bank of Palatine, HEREBY CERTIFIES THAT AS MORTGAGEE OF THE PROPERTY DESCRIBED HEREON UNDER MORTGAGE DATED SEPTEMBER 16, 2001 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON DOCUMENT NUMBER 001043180 CONSENTS TO THE RESUBDIVISION AND PLAT HEREON DRAWN.
 DATED Palatine, IL, THIS 11th DAY OF SEPTEMBER, A.D. 2001.
 BY: [Signature] TITLE: Vice President
 ATTORNEY: [Signature] TITLE: Courtesy Service Office

NOTARY CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) S.S.
 I, [Signature], A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT [Signature] AND [Signature] ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS [Signature] AND [Signature] 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 [Signature] DID THEN AND THERE ACKNOWLEDGE THAT HE IS AS CUSTOMER OF THE CORPORATION SEAL OF SAID CORPORATION AND AFTER THE SAID CORPORATION SEAL TO SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 11th DAY OF SEPTEMBER, A.D. 2001.

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

[Signature]
 LORETTA J. RUNOWICZ, OWNER

NOTARY CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) S.S.
 I, [Signature], 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.

[Signature]
 NOTARY PUBLIC

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 OWNERS' PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

[Signature] OWNER
[Signature] ILLINOIS PROFESSIONAL ENGINEER
 DATED: Aug 30, 2001 DATED: Aug 30, 2001

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. 2003
 SIGNED: [Signature]
 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: _____

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 PERMANENT 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 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 GRANTED, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. CONSTRUCTION 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 GRANTEES SHALL NOT BELIEVE THE GRANTORS, THEIR SUCCESSOR OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE ANY SUCH OBSTRUCTIONS AT THEIR EXPENSE UPON THE DIRECTION OF THE GRANTEES, WHENEVER THE GRANTOR DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGMENT TO ENABLE THE GRANTOR TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTOR FULL USE AND ENJOYMENT OF THE GRANTED 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.

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.

[Signature]
 VILLAGE ENGINEER

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

APPROVED BY THE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS 11th DAY OF SEP, A.D. 2001

SIGNED: [Signature] ATTEST: [Signature]
 MAYOR 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: [Signature] SIGNED: [Signature]
 CHAIRMAN 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 1/4 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 1/4 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

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



MURRY AND MOODY, LTD.
 Land Surveyors
 933 S. Plum Grove Road
 Suite 101
 Palatine, Illinois 60067
 Phone (815) 358-7500

ORDER NO. 98-1829 169L14 MADE FOR: KOTT/RUNOWICZ
 REVISED 6/6/2000 TO SHOW 2000 IN CERTIFICATES
 REVISED 4/3/2001 TO SHOW MORTGAGE CERTIFICATES & VILLAGE EASEMENT
 REVISED 3/10/03 TO SHOW ELEC., PHONE, GAS & CABLE TV EASEMENT INFO.



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

5/29/2014 11:47 AM

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 *Daula Baltz*
Authorized Agent

Control # 4372537

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

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)

 > Legals (/il/legals/search)

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

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Attachment: Legal notice (1150 W. Wilson Street)