VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

NOVEMBER 15, 2021

Regular Meeting **7:00 PM**

I. ROLL CALL – Time: 7:00 PM

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

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

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Special Meeting - November 6, 2021 **- Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Village Council & Committee of the Whole - Regular Meeting - November 8, 2021 **- Accepted as Amended**

RESULT:	**ACCEPTED AS AMENDED [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT

1. As Submitted **-**

   Mayor Schwantz announced upcoming events:

   Friday, November 19: 5PM - 9PM
   Holidays on the Town
   Support Local Businesses of Downtown Palatine

   Saturday, November 20: 9AM-2PM
   Salt Creek Park District Craft Fair
   Salt Creek Sports Center
   Mayor Schwantz announced upcoming events:

   Saturday, November 20: 5PM - 7PM
   Village of Palatine's Holiday Tree Lighting Ceremony
   Towne Square

   Sunday, November 28: 10AM-1PM
   Dashing Through Palatine Holiday 5K
   Palatine Police Department

   November Coat Drive Now Through Tuesday, November 30
   The Palatine Police Department is collecting new and gently used winter coats in all sizes. Drop off is at the Palatine Police Department. The collection will be donated to the Palatine Assistance Through Hope (P.A.T.H.) program benefiting the residents of Palatine.

   Village Hall will be closed Thursday, November 25 and Friday, November 26 in observance of the Thanksgiving holiday.

V. PUBLIC HEARING

1. Consider a Motion to Open the Public Hearing on the Proposed CY 2022 Operating Budget & Capital Investment Plan **- Approved**

   Village Manager Reid Ottesen reported the Proposed CY 2022 Operating Budget and Capital Investment Plan has been introduced and reviewed and has been available for review in Village Hall for the past 3 weeks. This is a Public Hearing for comments and questions. No one came forward.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Close the Public Hearing **- Motion Carried by Voice Vote**

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

VI. RECESS TO THE COMMITTEE OF THE WHOLE

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VII. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:04 PM

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Granting a Final Planned Development for the Architects Corner Development at 1939 – 1967 N. Northumberland Pass **- Motion Carried by Voice Vote** (Council District: One)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for Final Planned Development to allow a 7 lot cul-de-sac, single-family residential development within the Dunhaven Woods South Subdivision with engineering design plans addressing MWRD's Watershed Management Ordinance. Additional rear yard plantings are incorporated in the landscape plans, in response to concerns about tree removal. The Plan Commission voted unanimously to approve the Planned Development, with conditions, and staff concurs. Vyverberg stated three residents testified before the Plan Commission expressing concerns for a guarantee that grading will be restored.

   Councilman Solberg expressed concern about grading.

In response to Councilman Myslinski, Vyverberg stated an existing driveway was previously constructed by the prior owner of the property and will be removed.

Councilman Millar had concern about flooding, wanting confirmation that this development will not increase drainage on the surrounding properties. Vyverberg stated engineering plans address grading and drainage.

Dwight Trostle, Civil Engineer with Pinnacle Engineering for Marty Nixon, developer, stated the grading along rear property line will address concerns and they are continuing to work with engineering and with elevation plans of adjacent properties to assure proper drainage. We have worked with MWRD and no additional detention is necessary. A grading easement will be established along the back of adjacent lots.

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

2. Consider a Motion Authorizing the Village Manager to Execute a Facade and Property Improvement Reimbursement Agreement for the Property at 30 - 60 W. Palatine Road **- Approved by Voice Vote** (Council District: Six)

   Deputy Village Manager Mike Jacobs reported Miceli Plazas LLC, new owners of 30 - 60 W. Palatine Road, request for TIF assistance to complete a variety of improvements to the existing building and property estimated to exceed $1,000,000. The maximum total of Village TIF assistance would be $150,000, tied to the use being a sales tax generating use. Staff recommends approval of the Facade and Property Improvement Agreement for the property located at 30 - 60 W. Palatine Road.

   In response to Councilman Helms whether the north side of the block along Slade will benefit, Jacobs said the storm sewer is located in the property and it will benefit properties to the north.

   Village Manager Reid Ottesen responded to Councilman Helms stating that significant increase in capacity was accomplished with improvements made 18 months ago.

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

3. As Submitted **-**

   Nothing was submitted.

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:17 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

C. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:18 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:18 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:18 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:18 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:18 PM

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

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

IX. CONSENT AGENDA

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

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

1. Consider a Motion to Approve 2021 Warrant #21 **- Approved**

2. Consider an Ordinance Granting a Final Planned Development for the Architects Corner Development at 1939 – 1967 N. Northumberland Pass **- Approved** (Council District: One)

   Ordinance # O-121-21

3. Consider a Motion Authorizing the Village Manager to Execute a Facade and Property Improvement Reimbursement Agreement for the Property at 30 - 60 W. Palatine Road **- Approved** (Council District: Six)

X. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:19 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:19 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:19 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:19 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:19 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:19 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

No Report

XI. REPORTS OF THE VILLAGE OFFICERS – Time: 7:19 PM

A. VILLAGE MANAGER – Time: 7:19 PM

1. As Submitted **-**

No Report

B. VILLAGE CLERK – Time: 7:19 PM

1. As Submitted **-**

No Report

C. VILLAGE ATTORNEY – Time: 7:19 PM

No Report

1. As Submitted **-**

No Report

XII. CLOSED SESSION AS REQUIRED – Time: 7:19 PM

No Closed Session requested.

XIII.RECOGNITION OF AUDIENCE – Time: 7:19 PM
No one came forward.

XIV.ADJOURNMENT – Time: 7:19 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

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BUSINESS FINANCE & BUDGET COMMITTEE

NOVEMBER 6, 2021

Village Hall - Council Chambers | **Special Meeting** | **8:30 AM**

I. ROLL CALL – Time: 8:30 AM

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

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Director of Public Works Matt Barry, Police Chief Dave Daigle, Deputy Police Chiefs William Nord and Bryce Baker, Fire Chief Patrick Gratzianna, Deputy Fire Chiefs Scott Mackeben and Anthony Lavacchi, IT Director Larry Schroth, Director of Finance Paul Mehring, Assistant Finance Director Sue Conn and Accountant 2 Sara Sadoski, Director of Human Resources Pam Jackson, and Deputy Clerk Doris Sadik

II. AGENDA ITEM

1. Consider a Discussion of the CY 2022 Proposed Budget & Capital Investment Plan -

   Business, Finance and Budget Committee Chairman Brad Helms opened the meeting with his appreciation of the 318 employees, all departments, the Finance Director and Village Manager for all working together to achieve this responsible proposed budget, maintaining our dedication to the infrastructure, safety and welfare of Palatine. Helms announced the Public Hearing of the Proposed Budget on November 15, and Adoption on December 6.

   Village Manager Reid Ottesen provided an overview of the Proposed 2022 Annual Budget and Capital Investment Plan for the Village of Palatine, noting that the last extraordinary 18 months have included hiring freezes, elimination of positions, suspension of non-essential programs, and deferral of critical capital investment, while asking employees to perform new roles to deliver both traditional and newly demanded services.

   "Fifteen years of conservative and cautious budgeting have us in a position to succeed," said Ottesen. While this Budget represents a 5.85% increase over the

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2021 Budget, it allows the reinstatement of positions and services, including rehiring 3 Firefighters, 2 Police Officers, and significant increases in infrastructure and TIF programs.

Ottesen clarified that the Proposed Budget does not recommend an increase in the property tax levy. The increased pension costs and other rising expenses will be absorbed through other revenue growth and our ongoing control of costs. Projected increases in revenue are anticipated in Sales Tax, State Income Tax, Building Permits/Inspection/Review fees, Ambulance Fees, Red Light Camera Fines in addition to other revenue sources. The General Fund operating reserves remain at a 3-4 month policy range. The Economic Stabilization Fund has a balance of $2.5 million due to cost cutting and was not needed to offset the impact of COVID-19. In response to the ever increasing cost of petroleum products, Ottesen recommended setting aside $1 million to offset potential cost increases in this area.

Ottesen used a Power Point presentation to illustrate each part of the Proposed 2022 Annual Budget and Capital Investment Plan (attached).

In response to Councilman Millar regarding a 20% reduction in parking permits during the pandemic, Ottesen projects an increase, not to what it was before the pandemic, but providing an opportunity to rethink downtown parking needs.

In response to Councilman Myslinski, Ottesen clarified the red light cameras provide a % charged on every violation and a lower fee for services.

Public Works Director Matt Barry responded to Council concern for routine streets & sidewalk maintenance, proper storm water management at Reimer Reservoir, pressure control, Smith & Colfax compensatory storage, WMRD, LED street lights, grant opportunities, reduction in service requests, and Euclid/Roselle elevated water storage and improved pressure, and confirming the 5.05% water rate increase, but maintaining one of the lowest water rates in the state.

Police Chief Daigle reported that the 106 officers in 2021 will be increased by one full time officer and 3 part time assistants, a new 3-season motorcycle unit, increased resident interaction through the Neighborhood Based Policing, and mental health services.

Councilmen commented on attracting the best candidates, utilizing expertise of retired officers, working closely with Cook County Sheriff in the NE area, and using portable cameras to improve safety.

Fire Chief Gratzianna reported a 6.29% increase will support the hiring of 3 Firefighters to adequately staff stations, the internal coordination of the Emergency Management Program, review of 5 district boundaries, focus on service, safety, savings, mutual aide, Field Operating Guide review, and seeking grant opportunities, noting that due to COVID, emergency calls increased by over

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700 above average.

Village Clerk Duer left the meeting at 9:46 AM
Recess at 9:47 AM
Resume Budget Review at 9:52 AM
Deputy Clerk Doris Sadik resumed Minute taking at 9:52 AM.

Ottesen presented an overview of expenditures from other Village Departments noting a 1.02% total increase. Major initiatives include Geographic Information System (GIS) enhancements, implementation of the final phase of the ERP System to manage licensing, expansion of the Adjudication System (to be on-line in January), and to pursue extending the Downtown TIF District to Smith/Colfax.

The major Capital Investment expenses are for maintenance and improvements of ROWs, streets, sidewalks, the water system and facilities. The Storm Water Management dollars go for storm sewer/drain tile replacement (Spring Willow) and ditch rehabilitation (Franklin). Water Main replacement is the largest program for our water systems. Sidewalk replacement & extension and entryway/corridor enhancements are part of the ROW improvements. Road resurfacing encompasses a large part of the Street budget. Fiber Installation to Well 5 (North of Illinois) constitutes almost half of the Technology budget. This installation will assist the Palatine Park District and District 15.

Ottesen continued with an overview of liability insurance coverage, noting natural disasters will likely increase the cost of coverage. Markets with favorable returns have allowed the Village to maintain pension fund balances, explained Ottesen.

Councilman Lamerand stressed the importance of our obligation to fulfill these pensions.

TIF expenditures have had a positive impact on the Village overall. Ottesen explained that Palatine is a good example of how TIF Development can benefit a community paying out $27,321,050 of TIF Surplus from 2010 to 2021.

Ottesen presented the Village's bond ratings with a total outstanding debt of $40,680,000, which has been reduced from $120,000,000 in 2010. At the November 8 Council Meeting, Ottesen will provide a breakdown of the $40,680,000 per Councilman Kozlowski's request.

Councilmen Helms and Lamerand expressed the sentiments of the Council in complimenting staff and the administration for presenting a balanced budget while, at the same time, providing services, maintaining operations and making improvements to the community--all without an increase to the property tax levy.

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III. ADJOURNMENT – Time: 10:31 AM

Adjourn the Business Finance & Budget Committee Meeting **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Nov 6, 2021 8:30 AM (APPROVAL OF MINUTES)

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

NOVEMBER 8, 2021

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Nov 8, 2021 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

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

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

II. ELECTION OF MAYOR PRO TEM – Time: 7:00 PM

1. Elect a Mayor Pro Tem **- Motion Carried by Voice Vote**

   In Mayor Schwantz's absence, Village Clerk Marg Duer called the meeting to order and opened the floor for nominations for Mayor Pro Tem.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Lamerand

III. PLEDGE TO THE FLAG – Time: 7:01 PM

Mayor Pro Tem, Millar invited everyone to stand and join him in the Pledge to the Flag.

IV. APPROVAL OF MINUTES – Time: 7:01 PM

1. Village Council & Committee of the Whole - Regular Meeting - November 1, 2021 **- Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Lamerand

V. MAYOR'S REPORT – Time: 7:01 PM

1. As Submitted **-**

Mayor Pro Tem, Millar announced upcoming events:

Saturday, November 13: 4PM-7:30PM
Knights of Columbus Spaghetti Dinner
St. Theresa - Lower Dolan Center

November Coat Drive Now Through Tuesday, November 30

The Palatine Police Department is collecting new and gently used winter coats in all sizes. Drop off is at the Palatine Police Department. The collection will be donated to the Palatine Assistance Through Hope (P.A.T.H.) program benefiting the residents of Palatine.

VI. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:02 PM

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

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

Minutes Acceptance: Minutes of Nov 8, 2021 7:00 PM (APPROVAL OF MINUTES)

VII. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:02 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Granting a Variation for Lot Coverage to Permit a Pool at 519 W. Dorset Avenue **- Motion Carried by Voice Vote** (Council District: Two)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Variation to permit the lot coverage to be 110 square feet, or 46.3% (maximum by Code 45%) to allow for the construction of an in-ground pool. The ZBA voted unanimously to approve the variation and staff concurs.

   In response to Councilman Myslinski, Vyverberg stated no neighbors have commented.

   In response to Councilman Kozlowski, a pool is considered impervious surface since the quantity of water it can take in is minimal. Pool water can be released into the storm sewer.

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

2. Consider an Ordinance Granting a Special Use for a Setback Reduction to Allow an Addition at 371 S. Clyde Court **- Motion Carried by Voice Vote** (Council District: One)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a sun room addition to be set back 15 feet from the rear lot line (minimum required 40 feet) on an irregularly shaped 15,425 square foot lot. The existing house has a non-conforming rear yard setback of 35 feet (40 feet required). The proposed sun room addition will be 15 feet from the rear lot line with an established tree line. Neighbors expressed concern for setting a precedent.

   The ZBA voted unanimously to recommend approval of the Special Use. Staff recommends action at the Village Council's discretion.

   Councilman Millar stated that it was due to the existing deck and the addition being the same footprint but he would not normally approve it even if it backed up to an open area.

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RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Schwantz, Lamerand

3. As Submitted **-**

   Nothing was submitted.

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:08 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion to Accept a Proposal for Janitorial Maintenance Services for the Police Headquarters and Combined Service Facility **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended accepting the proposal from Ultra Cleaning, Inc. of Palatine for Janitorial Maintenance Services for the Police Headquarters (5/week) and Combined Service Facility (3/week) in the total amount of $54,360 for 2022, $56,040 for 2023, and $57,720 for 2024.

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

2. Consider a Motion to Accept a Proposal for Janitorial Maintenance Services for the Village Hall, Palatine Metra Train Station, and Gateway Center Parking Deck **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended accepting the proposal from Harvard Maintenance for Janitorial Services at the Village Hall, Palatine Metra Train Station, and Gateway Center Parking Deck for 2022-2024, with the option to renew for a two-year period if mutually acceptable. Due to on-going reduced commuter traffic, staff proposes reducing the afternoon shift by two hours, a 4.2% decrease for 2022, and a 3.0% increase for 2023 and 2024. Staff recommends authorizing the Village Manager to execute a three-year agreement with Harvard Maintenance for $131,689.44. for 2022 and in an amount equal to the un-reduced amount should it be determined the reduced hours do not meet the needs of the Train Station and Gateway Center Campus during the life of the 3-year agreement with a 2-year option to extend.

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

3. As Submitted **-**

   Nothing was submitted.

C. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:11 PM

BRAD HELMS, CHAIRMAN

1. Consider Continued Discussion of the CY 2022 Proposed Budget & Capital Investment Plan **-**

   In response to questions on Saturday, Village Manager Reid Ottesen reported that speed enforcement cameras are only an option for communities with a population of 1,000,000 or more.

   Ottesen also explained that Outstanding Debt of $40 million is based on bonds paid through the Water Fund, Sewer Fund, TIF Districts and General Fund. Staff has a plan using TIF Surplus to eliminate the last 2 years off the schedule and there is $1.5 million set aside next year for global supply chain impacts on sales tax receipts. If that set aside is not used, those dollars could help further shorten the debt schedule.

   Next Monday is the required Public Hearing; the final adoption of the CY 2022 Proposed Budget & Capital Investment Plan is on December 6.

2. As Submitted **-**

   Nothing was submitted.

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

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:16 PM

SCOTT LAMERAND, CHAIRMAN

In the absence of Chairman Lamerand, Vice-Chairman Doug Myslinski opening the Fire Policy & Community Information Committee.

Minutes Acceptance: Minutes of Nov 8, 2021 7:00 PM (APPROVAL OF MINUTES)

1. As Submitted -

   Nothing was submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:16 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

   Nothing was submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:16 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Lamerand

IX. CONSENT AGENDA

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

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Lamerand

1. Consider an Ordinance Granting a Variation for Lot Coverage to Permit a Pool at 519 W. Dorset Avenue **- Approved** (Council District: Two)

   Ordinance #O-119-21

2. Consider an Ordinance Granting a Special Use for a Setback Reduction to Allow an Addition at 371 S. Clyde Court **- Approved** (Council District: One)

   Ordinance #O-120-21

3. Consider a Motion to Accept a Proposal for Janitorial Maintenance Services for the Police Headquarters and Combined Service Facility **- Approved**

Minutes Acceptance: Minutes of Nov 8, 2021 7:00 PM (APPROVAL OF MINUTES)

4. Consider a Motion to Accept a Proposal for Janitorial Maintenance Services for the Village Hall, Palatine Metra Train Station, and Gateway Center Parking Deck **- Approved**

X. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:17 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:17 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:17 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:17 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:17 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

No Report

Minutes Acceptance: Minutes of Nov 8, 2021 7:00 PM (APPROVAL OF MINUTES)

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:17 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

No Report

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER – Time: 7:17 PM

1. As Submitted **-**

Village Manager Reid Ottesen reported the last scheduled leaf collection is next week. Due to the leaves remaining on trees, there are plans on November 23rd to announce if an additional leaf collection will take place.

B. VILLAGE CLERK

1. As Submitted **-**

No Report

C. VILLAGE ATTORNEY

1. As Submitted **-**

No Report

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIII. RECOGNITION OF AUDIENCE – Time: 7:19 PM

Nathan Etter, 234 N. Plum Grove Road, came to Palatine 5 years ago, and stated he and his family have immersed themselves in this community. We advocate for the Village Council to create a Historic Preservation Commission, and advocates for historic preservation guidelines. He stated his home, as well as the Patton Home could be destroyed without historic preservation standards. Preserving our historic buildings will further attract young families to Palatine. Both Arlington Heights and Barrington have historic preservation commissions. He said we are not looking to prohibit making changes, but to save buildings that are over 100 years old.

Joe Petykowski, President of the Palatine Historical Society, supports this initiative. He said 35 homes display plaques identifying them as Palatine homes for over a century. Many are older than the Village which was incorporated in 1866.

Marleen Vuenrrostro, 59 S. Hale # 406, is a tour guide in the older section of Palatine.

Minutes Acceptance: Minutes of Nov 8, 2021 7:00 PM (APPROVAL OF MINUTES)

Residents are enthusiastic.

Audrey Olson, a Historical Society volunteer, supports this effort.

Brittany Niequest, Crystal Lake, offers herself as a resource and cheerleader.

Mayor Pro Tem Millar accepted the request and forwarded it to staff.

XIV. ADJOURNMENT – Time: 7:31 PM

Adjourn the Village Council & Committee of the Whole meeting **- Motion Carried by Voice Vote**

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Nov 8, 2021 7:00 PM (APPROVAL OF MINUTES)

Consider a Motion to Open the Public Hearing on the Proposed CY 2022 Operating Budget & Capital Investment Plan

BACKGROUND:
Municipalities that operate under the Municipal Budget Officer Act must conduct a public hearing prior to adopting an annual budget. Notice of this public hearing must be given at least one week prior to the hearing in a newspaper of general circulation in the municipality.

KEY ISSUES:

- Notice of this Public Hearing was published in the Daily Herald on November 2.

- The Proposed CY 2022 Operating Budget & Capital Investment Plan was introduced and reviewed at a Special Business Finance & Budget Committee Meeting held on Saturday, November 6, 2021. Follow up discussions occurred during the regular Village Council meeting on November 8.

- The CY 2022 Proposed Annual Budget and Capital Investment Plan totals $125,059,885. Of this total, $80,331,849 represents the Operations Budget and the remaining $44,728,036 represents our Capital Budget, TIF Districts, Debt Service, Transfers, Casualty/Liability Insurance Program, and Pension Administration requirements. In total, this represents an increase of 5.85% from the CY 2021 Budget. The Proposed Budget continues to reflect the impact of COVID-19, while offering the core service levels expected by our residents and, most importantly, lives within our financial means.

ALTERNATIVES:

1. Open the public hearing, take public testimony, and close the public hearing.

2. Continue the public hearing to a specific date and time.

RECOMMENDATION:
Staff recommends that the public hearing be opened for the purpose of taking public testimony and that the public hearing be subsequently closed.

ACTION REQUIRED:
A motion to open the public hearing to take public testimony on the Proposed CY 2022 Operating Budget & Capital Investment Plan.

ATTACHMENTS:

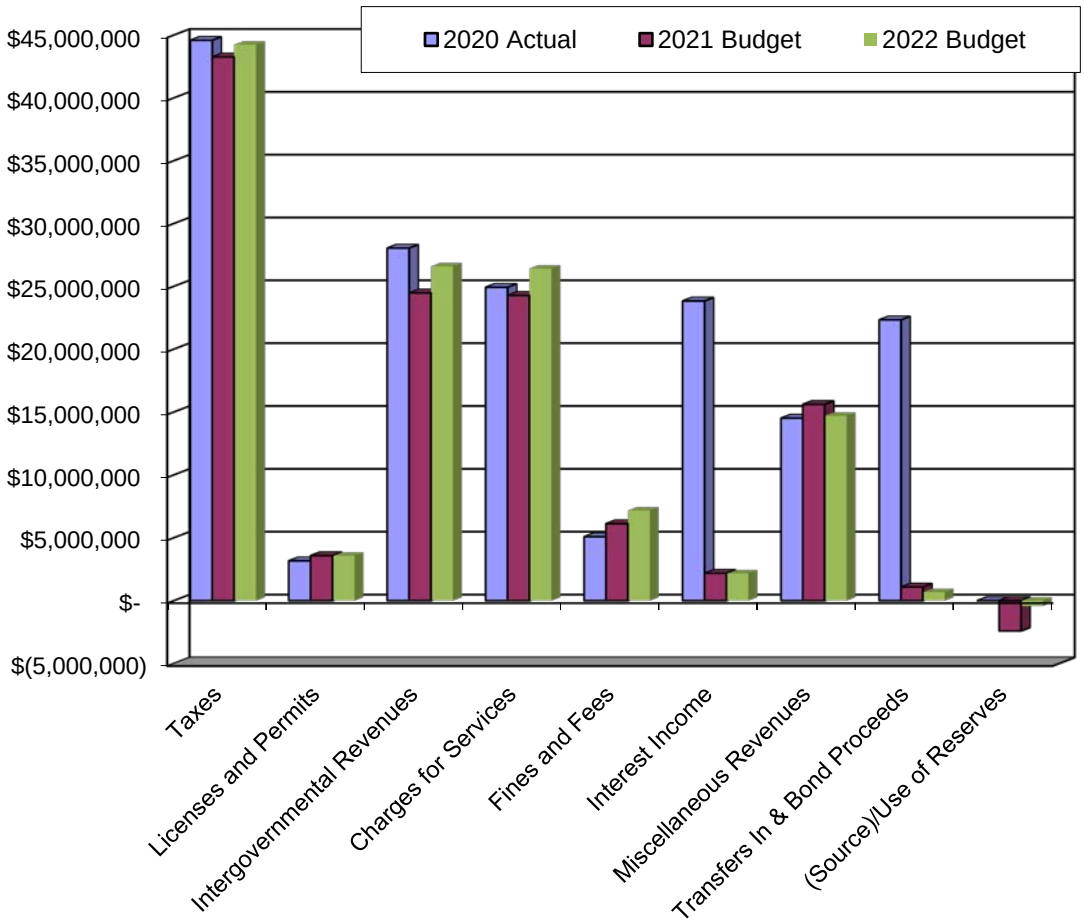
- 01 Budget Overview 2022

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Village of Palatine
CY 2022 Proposed Budget - Budget Overview

All Funds Revenues

	2020 Actual	2021 Adopted Budget	2022 Proposed Annual Budget	% Change
Taxes	$ 44,582,706	$ 43,256,284	$ 44,228,934	2.25%
Licenses and Permits	3,163,653	3,577,500	3,574,200	-0.09%
Intergovernmental Revenues	28,041,167	24,470,899	26,585,084	8.64%
Charges for Services	24,924,160	24,276,934	26,413,523	8.80%
Fines and Fees	5,083,480	6,116,845	7,164,800	17.13%
Interest Income	23,831,678	2,175,400	2,163,075	-0.57%
Miscellaneous Revenues	14,511,971	15,607,275	14,693,160	-5.86%
Transfers In & Bond Proceeds	22,329,330	1,085,000	670,000	-38.25%
(Source)/Use of Reserves	-	(2,417,973)	(432,891)	-82.10%
All Revenues Total	**$ 166,468,145**	**$ 118,148,164**	**$ 125,059,885**	**5.85%**



Attachment: 01 Budget Overview 2022 (Public Hearing on 2022 Proposed Budget)

Village of Palatine
CY 2022 Proposed Budget - Budget Overview

Fund Revenue Summary

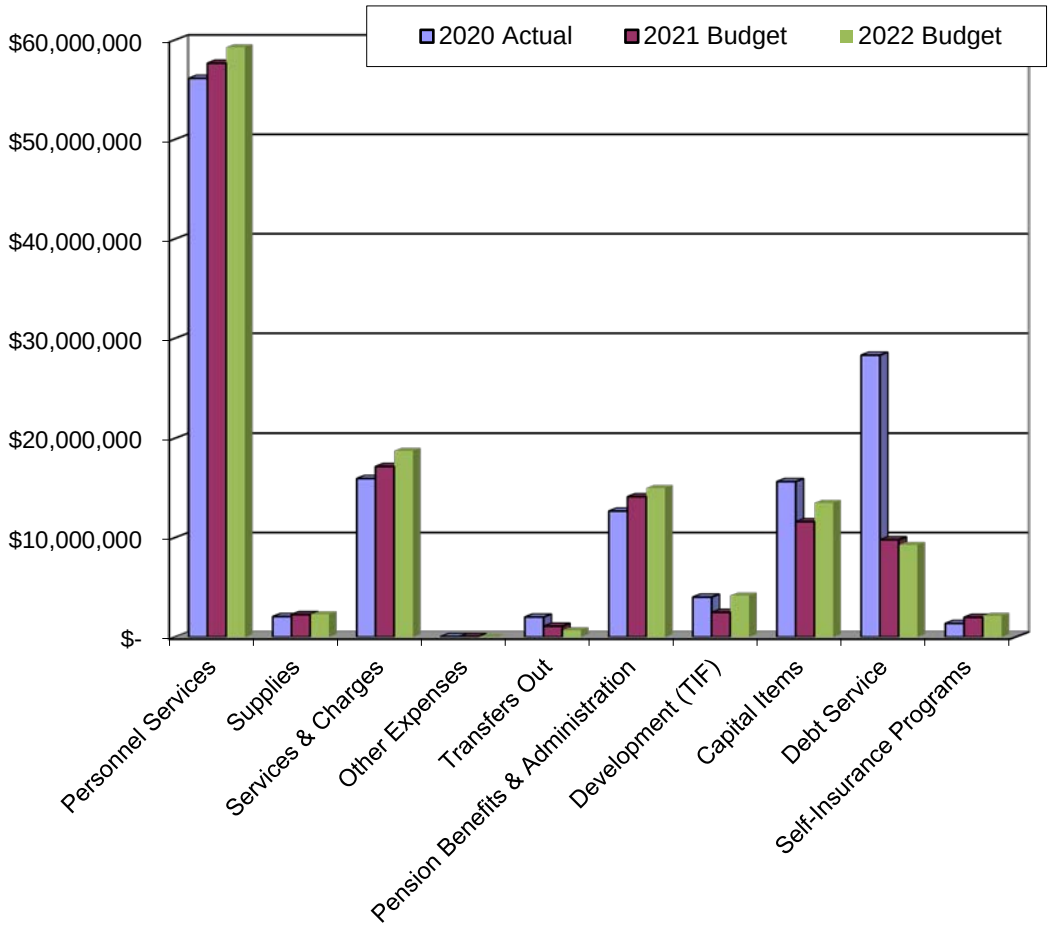
		2020 Actual	2021 Adopted Budget	2022 Proposed Annual Budget	% Change
100	General	$ 61,152,156	$ 62,061,116	$ 64,640,172	4.16%
205	Motor Fuel Tax	4,127,189	2,471,375	2,493,475	0.89%
210	CDBG	445,723	515,274	484,944	-5.89%
221	Federal Equitable Sharing	12,738	20,000	20,000	0.00%
222	State Equitable Sharing	5,672	5,000	5,000	0.00%
223	DUI Fines	6,392	5,000	-	-100.00%
224	Foreign Fire Insurance Tax	100,437	70,000	70,000	0.00%
231	Dundee Road TIF (TIF #1)	4,748	-	-	0.00%
232	Rand/Dundee TIF (TIF #2)	358,560	-	-	0.00%
233	Downtown TIF (TIF #3)	7,402,393	4,858,600	5,349,295	10.10%
234	Rand Corridor TIF (TIF #4)	3,583,034	4,025,115	4,380,195	8.82%
235	Rand/Lake Cook TIF (TIF #5)	1,636,505	5,000	1,355,000	27000.00%
300	Debt Service	20,184,878	1,279,906	1,285,581	0.44%
401	Capital Equipment	1,776,795	1,630,960	1,366,630	-16.21%
402	Capital Improvements	1,678,444	927,795	1,700,885	83.33%
605	Waterworks	12,100,052	12,706,545	13,663,610	7.53%
610	Sewerage	6,685,260	4,000,348	4,104,353	2.60%
615	Refuse	4,394,478	4,506,385	4,739,215	5.17%
620	Parking System	341,445	582,905	583,500	0.10%
702	Liability Insurance	1,655,432	1,974,850	2,130,000	7.86%
710	Fleet Services	1,971,458	1,796,265	1,693,530	-5.72%
801	Police Pension	18,035,055	7,026,000	7,586,000	7.97%
802	Fire Pension	18,197,527	7,093,500	7,408,500	4.44%
825	SSA #5	611,774	586,225	-	-100.00%
All Funds Revenue Total		**$ 166,468,145**	**$ 118,148,164**	**$ 125,059,885**	**5.85%**

Attachment: 01 Budget Overview 2022 (Public Hearing on 2022 Proposed Budget)

Village of Palatine
CY 2022 Proposed Budget - Budget Overview

All Funds Expenditures

	2020 Actual	2021 Adopted Budget	2022 Proposed Annual Budget	% Change
Personnel Services	$ 56,148,460	$ 57,668,495	$ 59,269,480	2.78%
Supplies	2,054,929	2,250,290	2,293,395	1.92%
Services & Charges	15,950,785	17,157,319	18,741,474	9.23%
Other Expenses	36,464	27,500	27,500	0.00%
Sub-Total Operations	**$ 74,190,638**	**$ 77,103,604**	**$ 80,331,849**	**4.19%**
Transfers Out	2,005,980	1,085,000	670,000	-38.25%
Pension Benefits & Administration	12,668,946	14,119,500	14,994,500	6.20%
Development (TIF)	4,015,582	2,475,000	4,175,000	68.69%
Capital Items	15,643,728	11,603,099	13,497,700	16.33%
Debt Service	28,367,465	9,787,111	9,260,836	-5.38%
Self-Insurance Programs	1,361,014	1,974,850	2,130,000	7.86%
All Expenditures Total	**$ 138,253,353**	**$ 118,148,164**	**$ 125,059,885**	**5.85%**



Attachment: 01 Budget Overview 2022 (Public Hearing on 2022 Proposed Budget)

Village of Palatine
CY 2022 Proposed Budget - Budget Overview

Fund Expenditure Summary

		2020 Actual	2021 Adopted Budget	2022 Proposed Annual Budget	% Change
100	General	$ 59,247,116	$ 62,061,116	$ 64,640,172	4.16%
205	Motor Fuel Tax	3,876,659	2,471,375	2,493,475	0.89%
210	CDBG	445,723	515,274	484,944	-5.89%
221	Federal Equitable Sharing	44,435	20,000	20,000	0.00%
222	State Equitable Sharing	1,420	5,000	5,000	0.00%
223	DUI Fines	4,445	5,000	-	-100.00%
224	Foreign Fire Insurance Tax	66,660	70,000	70,000	0.00%
231	Dundee Road TIF (TIF #1)	-	-	-	0.00%
232	Rand/Dundee TIF (TIF #2)	1,089,000	-	-	0.00%
233	Downtown TIF (TIF #3)	5,343,789	4,858,600	5,349,295	10.10%
234	Rand Corridor TIF (TIF #4)	6,426,786	4,025,115	4,380,195	8.82%
235	Rand/Lake Cook TIF (TIF #5)	188,332	5,000	1,355,000	27000.00%
300	Debt Service	21,219,285	1,279,906	1,285,581	0.44%
401	Capital Equipment	2,168,699	1,630,960	1,366,630	-16.21%
402	Capital Improvements	1,836,168	927,795	1,700,885	83.33%
605	Waterworks	11,007,287	12,706,545	13,663,610	7.53%
610	Sewerage	3,414,473	4,000,348	4,104,353	2.60%
615	Refuse	4,743,888	4,506,385	4,739,215	5.17%
620	Parking System	572,042	582,905	583,500	0.10%
701	Health Insurance	-	-	-	0.00%
702	Liability Insurance	1,361,014	1,974,850	2,130,000	7.86%
710	Fleet Services	1,941,061	1,796,265	1,693,530	-5.72%
801	Police Pension	6,579,718	7,026,000	7,586,000	7.97%
802	Fire Pension	6,089,228	7,093,500	7,408,500	4.44%
825	SSA #5	586,125	586,225	-	-100.00%
All Funds Expenditure Total		**$ 138,253,353**	**$ 118,148,164**	**$ 125,059,885**	**5.85%**

Attachment: 01 Budget Overview 2022 (Public Hearing on 2022 Proposed Budget)

Village of Palatine
CY 2022 Proposed Budget - Budget Overview

Fund Balance Summary

		Estimated Beginning Fund Balance	2022 Projected (Source)/Use of Reserves	Estimated Ending Fund Balance
100	General (Includes Economic Stabilization Reserve)	$ 25,807,095	$ 171,111	$ 25,635,984
205	Motor Fuel Tax	885,767	(12,575)	898,342
210	CDBG	-	-	-
221	Federal Equitable Sharing	435,339	-	435,339
222	State Equitable Sharing	287,390	-	287,390
223	DUI Fines	113,137	-	113,137
224	Foreign Fire Insurance Tax	224,018	-	224,018
233	Downtown TIF (TIF #3)	8,414,895	(2,254,705)	10,669,600
234	Rand Corridor TIF (TIF #4)	5,184,298	944,695	4,239,603
235	Rand/Lake Cook TIF (TIF #5)	3,574,040	(245,500)	3,819,540
255	CDBG - CV Fund	-	-	-
256	ARPA Fund	6,006,265	-	6,006,265
300	Debt Service	135,684	-	135,684
401	Capital Equipment	6,260,846	(22,065)	6,282,911
402	Capital Improvements	4,058,844	(7,380)	4,066,224
605	Waterworks	6,845,348	985,610	5,859,738
610	Sewerage	2,344,251	(262,487)	2,606,738
615	Refuse	432,109	(8,175)	440,284
620	Parking System	1,522,965	316,620	1,206,345
701	Health Insurance	793,086	-	793,086
702	Liability Insurance	4,124,877	433,600	3,691,277
710	Fleet Services	729,237	47,875	681,362
801	Police Pension	101,218,802	(203,530)	101,422,332
802	Fire Pension	94,323,531	(315,985)	94,639,516
All Funds Total		**$ 273,721,824**	**$ (432,891)**	**$ 274,154,715**

An operating reserve is set aside to provide a cushion against unexpected events, losses of revenue, and large unbudgeted expenditures. The most common trigger for use of reserves is on the income side, such as when a previously reliable source is reduced or withdrawn. Another common reason for either creating or using reserves is when there is a timing difference between when a revenue is recorded and the underlying expenditure is made.

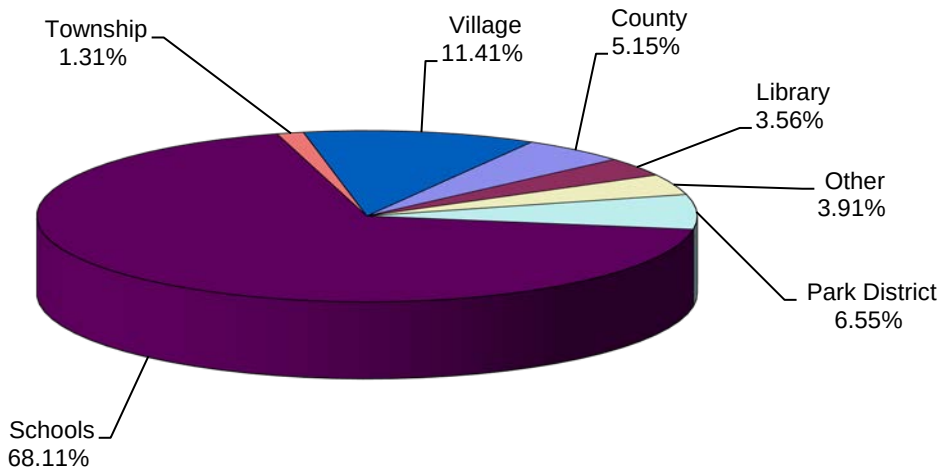
In many cases, one of the main purposes of a fund is to accumulate funds today for a known or planned future outlay. Pension funds and funds that provide for capital outlay (Capital Projects and Enterprise Funds) are a good example of this accumulation of funds today for future outlays.

Attachment: 01 Budget Overview 2022 (Public Hearing on 2022 Proposed Budget)

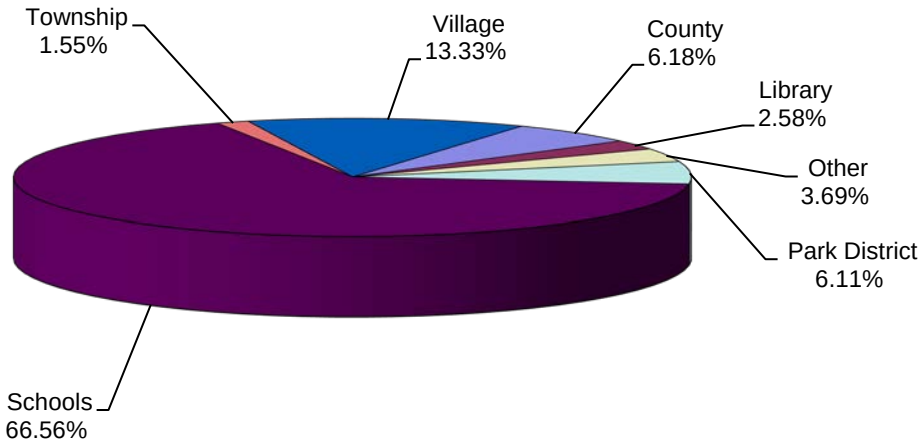
Village of Palatine
CY 2022 Proposed Budget - Budget Overview

Property Taxes

2020 Property Taxes (Payable in 2021)



2010 Property Taxes (Payable in 2011)



Attachment: 01 Budget Overview 2022 (Public Hearing on 2022 Proposed Budget)

Village of Palatine
CY 2022 Proposed Budget - Budget Overview

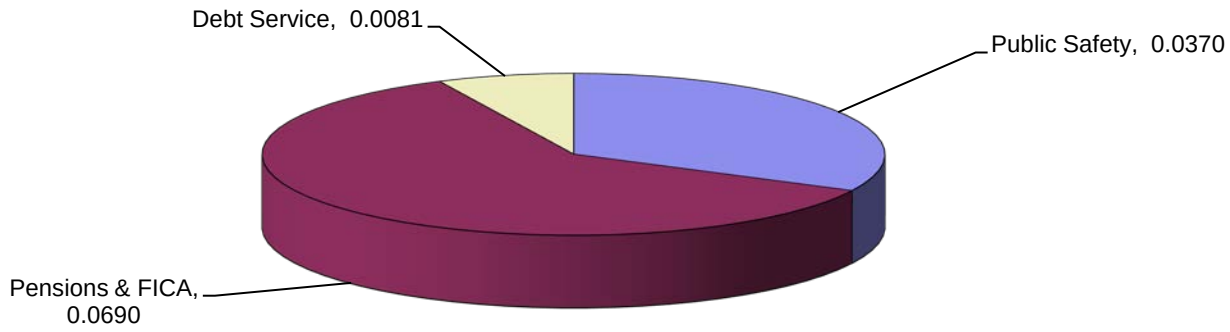
Property Taxes

Property Taxes fund Public Safety (Police and Fire Protection), the Village's share of Retirement Plan funding (FICA, IMRF, Police and Firefighters' Pensions), and Debt Service.

The Village has been diligent in monitoring its use of property taxes; the level of the Village's EAV; and the resultant tax rate. It has been the policy of the Village to be cognizant of the impact that the use of property taxes has upon its citizenry. This fact is represented in 6 consecutive years of either decreasing or constant property tax levies (2012-2017). Additionally, as can be seen from the graphs on the previous page, as compared to the other taxing districts within the Village, the Village's portion of the tax bill has remained fairly constant and relatively minor in relation to the total tax bill.

For 2022, the Village is proposing no property tax levy increase.

Where Does the Village's 11.41 Cents of a Property Tax Dollar Go



Attachment: 01 Budget Overview 2022 (Public Hearing on 2022 Proposed Budget)

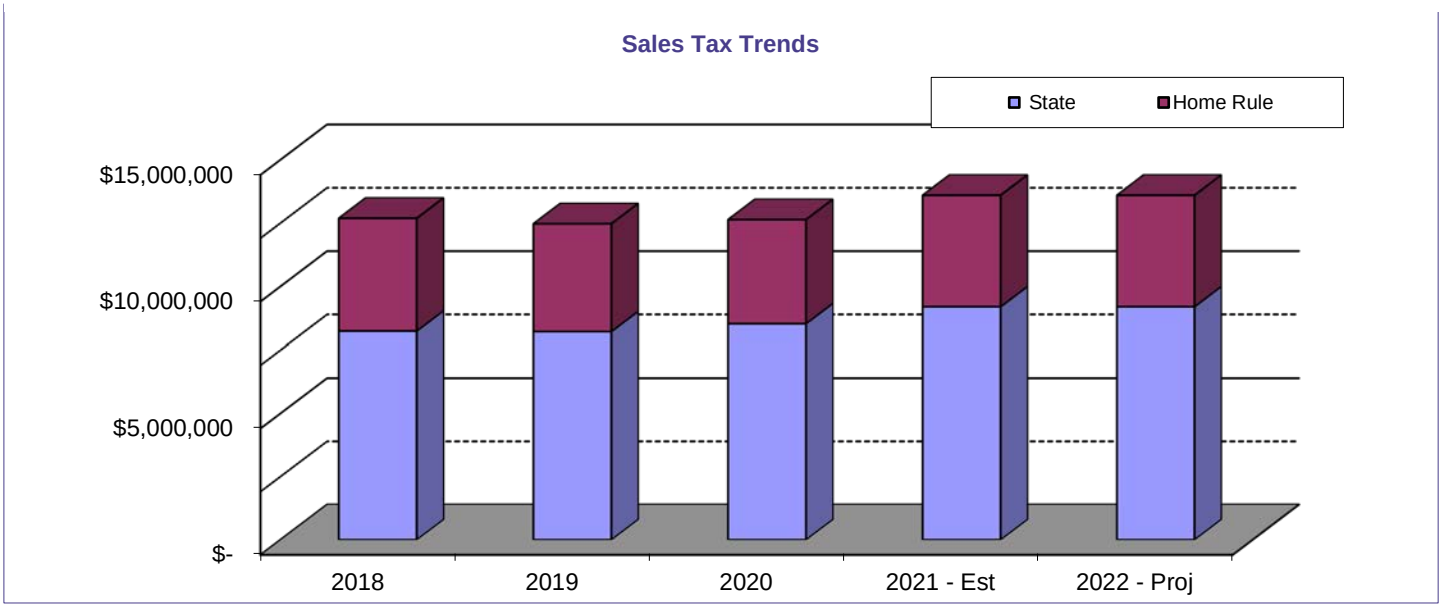
Village of Palatine
CY 2022 Proposed Budget - Budget Overview

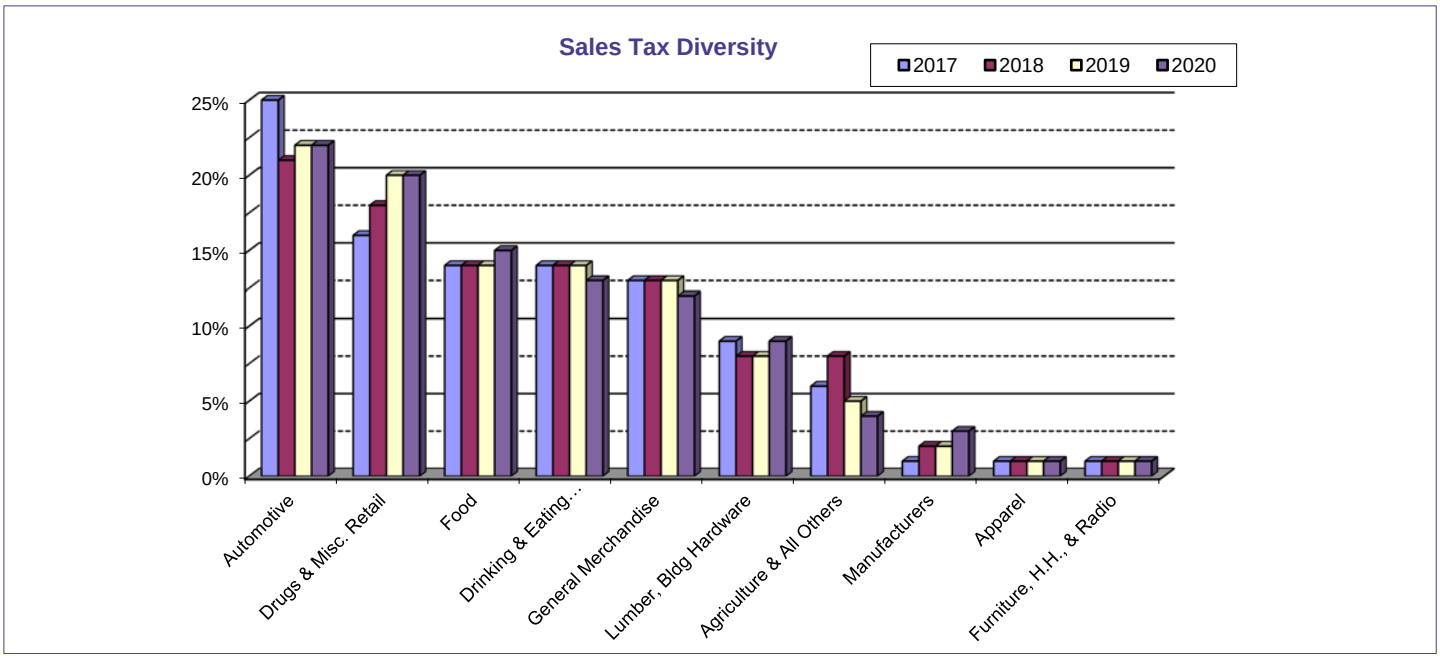
Sales Tax

The CY 2022 projection is based upon the current trend of receipts. This revenue source is very dependent on the strength of the economy and is a significant source of revenue to the general fund. The first graph below illustrates the trend of total collections.

The major strength in this revenue source for the Village of Palatine is the relative diversity in our sales tax generators. As can be seen in the second chart on this page, Palatine does not rely solely on one main sector of the local economy.

The diversity of the sales tax generators means that if one sector were to experience a downturn, the other sectors would compensate for it. As can be seen, four of the top five producers, excluding automotive, account for 60% of sales tax dollars and are for sectors that are not generally discretionary in nature.



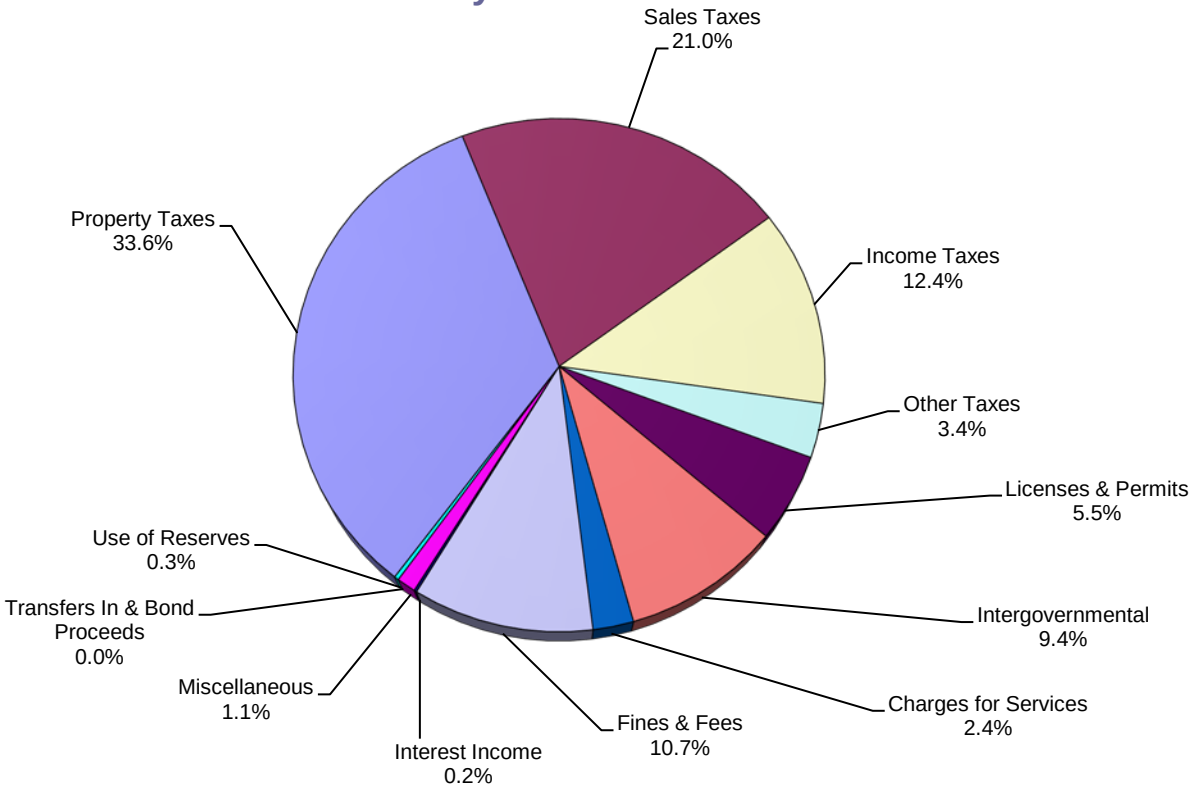


Attachment: 01 Budget Overview 2022 (Public Hearing on 2022 Proposed Budget)

Village of Palatine
CY 2022 Proposed Budget - Budget Overview

General Fund Revenue

Where The Money Comes From CY 2022



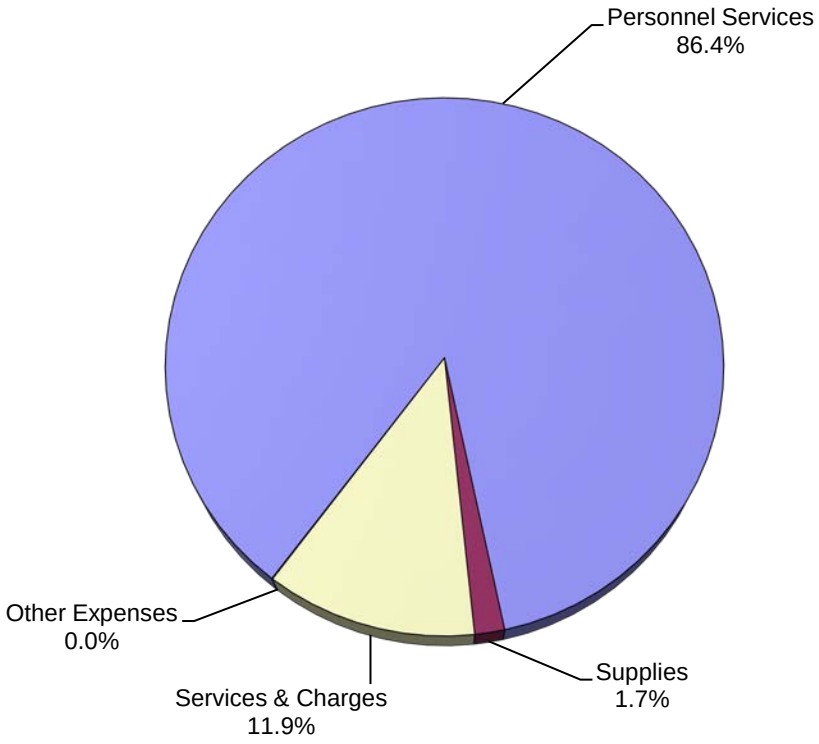
Revenues By Type	2020 Actual	2021 Adopted Budget	2022 Proposed Annual Budget	% Change
Taxes	$ 27,921,769	$ 29,393,068	$ 28,312,678	-3.68%
Licenses & Permits	3,148,868	3,564,000	3,560,700	-0.09%
Intergovernmental	22,111,733	20,667,625	23,296,340	12.72%
Charges for Services	1,419,399	1,538,054	1,552,988	0.97%
Fines & Fees	4,720,774	5,824,345	6,912,300	18.68%
Interest Income	289,279	101,400	101,400	0.00%
Miscellaneous	609,354	797,055	732,655	-8.08%
Transfers In & Bond Proceeds	930,980	-	-	-
Use of Reserves	-	175,569	171,111	-2.54%
Total Revenues	**$ 61,152,156**	**$ 62,061,116**	**$ 64,640,172**	**4.16%**

Attachment: 01 Budget Overview 2022 (Public Hearing on 2022 Proposed Budget)

Village of Palatine
CY 2022 Proposed Budget - Budget Overview

General Fund Expenditures

Where The Money Goes in CY 2022



Attachment: 01 Budget Overview 2022 (Public Hearing on 2022 Proposed Budget)

Expenditures by Type	2020 Actual	2021 Adopted Budget	2022 Proposed Annual Budget	% Change
Personnel Services	$ 52,501,692	$ 54,138,140	$ 55,830,180	3.13%
Supplies	964,426	1,097,920	1,086,025	-1.08%
Services & Charges	5,744,533	6,797,556	7,696,467	13.22%
Other Expenses	36,465	27,500	27,500	0.00%
Total Expenditures	**$ 59,247,116**	**$ 62,061,116**	**$ 64,640,172**	**4.16%**

Consider an Ordinance Granting a Final Planned Development for the Architects Corner Development at 1939 – 1967 N. Northumberland Pass

BACKGROUND:
The Subject Property contains seven residential lots (1.19 acres), zoned Planned Development, and were initially approved in 2000. These lots are part of Architects Corner, within Dunhaven Woods South Subdivision. The 2017 Planned Development approval expired (09/18/2020) after three years without any development activity. Therefore the Petitioner is seeking;

Final Planned Development to allow a 7 lot single-family residential development.

KEY ISSUES:

- The lots remain unimproved and the property was acquired by the Petitioner, who applied for a new planned development, with updated engineering and architectural plans.

Engineering and Architecture

- The submitted engineering plans incorporate the original engineering design and were amended to address the Watershed Management Ordinance permit requirements (MWRD). The WMO was not in existence when the original subdivision was approved.

Architecture

- The Petitioner included the architectural guidelines from the 2017 approval, which indicates that the residences will be custom construction, with identified elevations and home styles. The two-story homes will begin at 2,600 square feet up to 4,000 square feet and the Petitioner indicated at the Public Hearing that home prices would begin at $799,000.
- Consistent with Dunhaven Wood South and the previously approvals, all elevations will be constructed of 50% brick and no vinyl or aluminum shall be allowed, excepting soffits, gutters, and downspouts. Per the updated guidelines, the roofing would include Architectural shingles. The Petitioner indicates compliance with the architectural restrictions and guidelines as outlined in the Dunhaven Woods South Homeowner's Association declarations.

- The were four residents testifying at the Public Hearing, with concerns about the restoration of the existing grading of their lots, which surround Architects Corner. The Planned Development requires, and the engineering plans identify, a mass grading of the property, prior to the issuance of any building permits. This work will be secured with a letter of credit and the Petitioner will be required to restore the grades of the four off-site lots as part of the improvements. The Petitioner confirmed that the off-site restoration will be addressed at the Public Hearing. The

Petitioner also indicated that additional rear yard plantings would be a component of the landscaping plans, in response to concerns about tree removal.

- The Petitioner and property owner owns a plumbing contracting company servicing commercial, residential, and industrial projects, including many of the homes in Dunhaven Woods. They will complete all on the on-site plumbing work, with Midwest Lifestyle Homes constructing the homes, as the proposed builder for the subdivision.

ALTERNATIVES:

1. Approve the Preliminary and Final Planned Development for Architects Corner.

2. Do not approve the Preliminary and Final Planned Development for Architects Corner.

RECOMMENDATION:

Public Hearing:	Plan Commission - November 2, 2021
Residents testifying:	4; concerns about off-site grading and existing grade conditions of surrounding properties and tree removal.
Vote:	The Plan Commission voted unanimously to approve the requested Planned Development, with conditions, and Staff concurs.

ACTION REQUIRED:

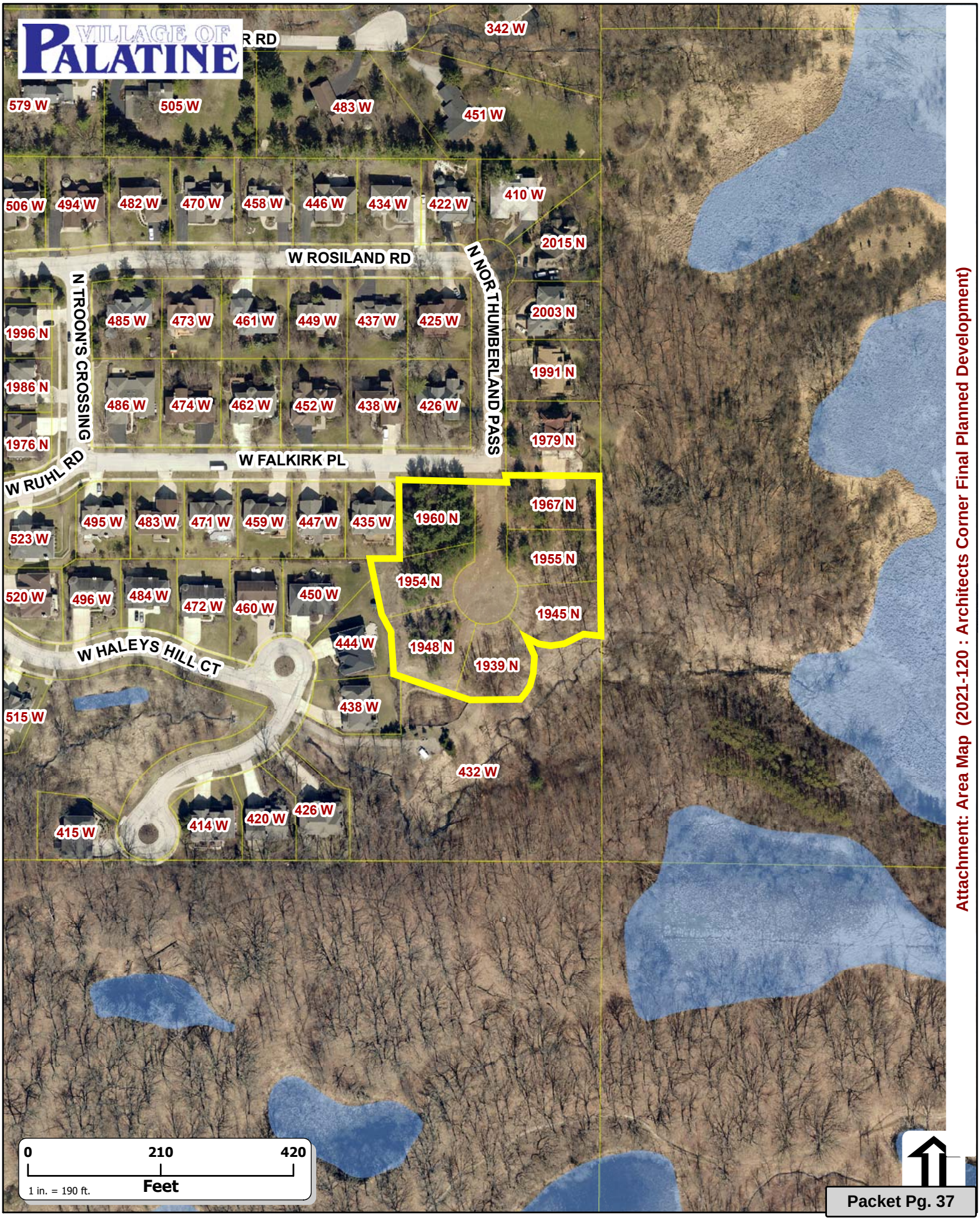
A motion to approve the Final Planned Development at Architects Corner at 1939-1967 N. Northumberland Pass.

ATTACHMENTS:

- Area Map
- ORD - Final Planned Development Architects Corner
- EXHIBIT - Architects Corner - Engineering plans
- EXHIBIT - Mass Grading Schedule
- EXHIBIT - Proposed Architectural Elevations and Guidelines - Architects Corner
- EXHIBIT - Development narrative - Architects Corner
- Norman Mechanical Letter to the Village 11.11.21
- 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass
- Architects Corner - Plan Commission materials
- 11-2-21 DRAFT Plan Commission minutes
- Legal notice

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

Architect's Corner



Attachment: Area Map (2021-120 : Architects Corner Final Planned Development)

ORDINANCE NO. _____

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR 1939 – 1967 N. NORTHUMBERLAND PASS

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on November 2, 2021 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Final Planned Development to permit the reinstatement of a 7-lot single-family residential development, on the following legally described property:

LOTS 1A – 7A IN DUNHAVEN WOODS SOUTH SUBDIVISION, BEING A SUBDIVISION OF THE LOTS 2 – 5, PART OF 6 AND 10, ALL OF 11 AND 12 IN DUNHAVEN WOODS IN TOWNSHIP 42, RANGE 10, EAST OF THE THIRD PRINCPLE MERIDIAN, IN COOK COUNTY, ILLINOIS PINs: #. 02-03-113-030, -031, -032, -033, -034, -035, -036

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That Final Planned Development approval to permit a 7 -lot single-family residential development, is hereby granted, subject to the following conditions:

1. **The development shall significantly conform to the engineering plans prepared by Pinnacle Engineering Group dated 05/05/21 except as such plans may be revised to conform to Village Codes and Ordinances.**

Attachment: ORD - Final Planned Development Architects Corner (2021-120 : Architects Corner Final Planned Development)

2. **The engineering plans shall be revised in a manner acceptable to the Village Engineer and Director of Public Works and shall include the following:**

    a. **The submission of a mass grading plan and schedule, in a manner acceptable to the Village. Upon Village approval of the mass grading plan and schedule, the mass grading plan for the 7 lots shall be completed by the approved developer and accepted by the Village and secured by the required letter of credit, prior to the issuance of a building permit for any the lots.**

    b. **The grading plan and schedule shall be revised to include any required amendments, including any additional required storm sewer work to accommodate proper drainage, needed to restore the original approved subdivision grades for the adjacent offsite lots on Falkirk Place and Hayleys Hill Court. These revisions shall also be included in the Engineer's Estimate of Costs (EEOC) and the final letter of credit amount submission to the Village. Once the mass grading plan and schedule is approved, the development shall coordinate notice and approval of the proposed schedule with the other property owners, in a manner acceptable to the Village.**

    c. **Prior to the acceptance of the water main by the Village, the developer shall revise the engineering plans and preform all testing required by the Illinois Environmental Protection Agency (IEPA) for water mains, and submit the results to the IEPA and the Village. This shall include the following tasks, which shall be completed, prior to the issuance of any building permits for the lots:**

        i. **Flushing of the existing main by a method that will prevent any possibility of back flow to the public water supply.**

        ii. **Pressure testing of the current main to 150 psi for two hours.**

        iii. **Investigation of existing water mains and fire hydrant for Architect Corner to ensure functionality and cover requirements are met.**

        iv. **Any repairs, modifications, or replacements that may be needed for the water main.**

        v. **Disinfection and sampling of the main, as per the IEPA standards.**

        vi. **If the previous developer installed water service, as part**

Attachment: ORD - Final Planned Development Architects Corner (2021-120 : Architects Corner Final Planned Development)

of the original work, the old services shall be abandoned at the water main. No unused copper whips shall be left.

3. Any home not constructed by the Petitioner or Midwest Lifestyle Homes shall require the review and approval of the Village Council.

4. Upon the issuance of a Certificate of Occupancy, each unit shall become a member of the existing Dunhaven Woods Homeowners Association. Revised Declarations may be required in a manner acceptable to the Village Attorney.

5. A Public Improvement letter of credit in the amount of 115% of the EEOC shall be submitted.

6. Review fees in the amount of 1.5% of the EEOC shall be submitted.

7. A Planned Development letter of credit in the amount of $70,000 shall be submitted.

8. All residential elevations shall comply with the restrictions within the declaration of the Dunhaven Woods South Homeowner's Association, including the language regarding requirements related to the mixture of exterior building materials. All homes shall be constructed with at least 50% brick or stone and no vinyl or aluminum siding shall be permitted.

9. The final landscaping and tree preservation plan shall be revised in a manner acceptable to the Village of Palatine.

10. The Architects Corner Declarations shall be revised in a manner acceptable to the Village Attorney, including the language regarding requirements related to the mixture of exterior building materials. The declarations shall also require the residents of Architect Corner to be responsible for the landscape maintenance of the cul-de-sac island.

11. The basketball court on the adjacent property at 1979 N. Northumberland Pass shall be modified to be a minimum of 2' from the south lot line of the property.

12. The Planned Development shall comply with all of the R-2 Zoning District standards, unless otherwise specified in this Ordinance.

13. All offsite grading and engineering work will be broken out separately and temporary easements shall be obtained for all work on properties not part of the development. The costs for this work shall be identified for each offsite lot and included in the EEOC and the Letter of Credit. Soil borings and a soils engineer's report are required.

Attachment: ORD - Final Planned Development Architects Corner (2021-120 : Architects Corner Final Planned Development)

14. The composition and suitability of the fill placed for the cul-de-sac is unknown. Given the amount of fill that was placed, soil borings and a soils engineer's report are required. The street shall be completed to the binder course, prior to the issuance of any building permit.

15. Prior to the issuance of a Site Development Permit, the engineering plans shall be revised in a manner acceptable to the Village Engineer, as follows:

    a. Regarding the storm sewer: All Curb inlet frames and grates shall be Neenah R-3278-AR with "open curb box" or an approved equivalent. The curb box shall have an opening of 5 inches minimum and shall not be installed in a driveway apron.

    b. Regarding the sanitary sewer: Any existing sanitary services currently on the public main shall be reused as best as possible or permanently capped at the main in a way that will ensure long term sealing against I & I. The sanitary main shall be flooded and a CCTV inspection performed.

    c: Regarding the water main:

        i. No new tapping of the existing public watermain shall be allowed until all of the conditions above are completed and accepted by the Village.
        ii. B boxes are not allowed under a hard surface (sidewalks, driveways, or aprons). They shall be placed in a turf area that is accessible by Village staff.
        iii. Cover over all water mains shall be 5.5 feet minimum to the top of the pipe. If this cannot be held during the mass grading, the water main shall be lowered to maintain the proper cover over the water main.

16. The EEOC shall be revised, as follows:

    a. To show 48" Catch basin please, as shown in the engineering plans.

    b. To add inlet protection for the proposed catch basin in the roadway or to add inlet protection for the proposed inlet at the corner of Northumberland and Falkirk.

    c. To add site grading costs for each of the four private lots impacted by offsite grading and to the required letter of credit.

    d. To show the Village standard 2" surface course, as shown in the paving detail.

    e. To show 12" compacted base course, as shown in the paving detail.

    f. To show the public street light is LED and have a color temperature of

Attachment: ORD - Final Planned Development Architects Corner (2021-120 : Architects Corner Final Planned Development)

4000k.

SECTION 2: That the petition for Final Planned Development, a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This _____day of November, 2021

AYES: _____NAYS:_____ ABSENT:_____ PASS: _____

APPROVED by me this _____ day of November, 2021

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of September, 2017

_____

Village Clerk

Attachment: ORD - Final Planned Development Architects Corner (2021-120 : Architects Corner Final Planned Development)

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

ENGINEERING IMPROVEMENT PLANS
FOR
ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION
PALATINE, ILLINOIS

PLANS PREPARED FOR
MIDWEST LIFESTYLE HOMES

393 GENEVA LANE
CARY, ILLINOIS 60013
(847) 302-9486

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	◎	◉
STORM MANHOLE	◎	◉
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION	◁	◀
CONCRETE HEADWALL	⊂	⊂
VALVE VAULT	⊗	⊗
VALVE BOX	⊞	⊞
FIRE HYDRANT		
BUFFALO BOX	⌀	•
CLEANOUT	⊡	⊡
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
WATER MAIN	W	W
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE	E	E
ELECTRICAL TRANSFORMER OR PEDESTAL	E	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6"	
SOIL BORING	B-1	B-1
TOPSOIL PROBE	P-1	P-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
PROPERTY LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE

CONTACTS

MIDWEST LIFESTYLE HOMES

MR. DARRIN ZIMMERMAN
393 GENEVA LANE
CARY, ILLINOIS 60013
(847) 302-9486

PINNACLE ENGINEERING GROUP, LLC

BRIAN JOHNSON, P.E., CPESC
1051 E. MAIN ST, SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5301

VILLAGE OF PALATINE

ENGINEERING DEPARTMENT - VILLAGE ENGINEER
GEORGE RUPPERT, P.E.
148 WEST ILLINOIS AVENUE
PALATINE, IL 60067
(847) 202-6963

UTILITY CONTACTS

ELECTRIC
COMED (800) 334-7661

NATURAL GAS
NICOR GAS (888) 642-6748
GASMAPS@NICOR.COM

WATER/SANITARY/STORM
VILLAGE OF PALATINE (847) 359-9082

VILLAGE OF PALATINE
DIRECTOR OF PUBLIC WORKS DEPARTMENT
MATT BARRY (847) 705-5200

WATER & SEWER DIVISION COORDINATOR
JOE PETYKOWSKI (847) 202-6966

BENCHMARKS

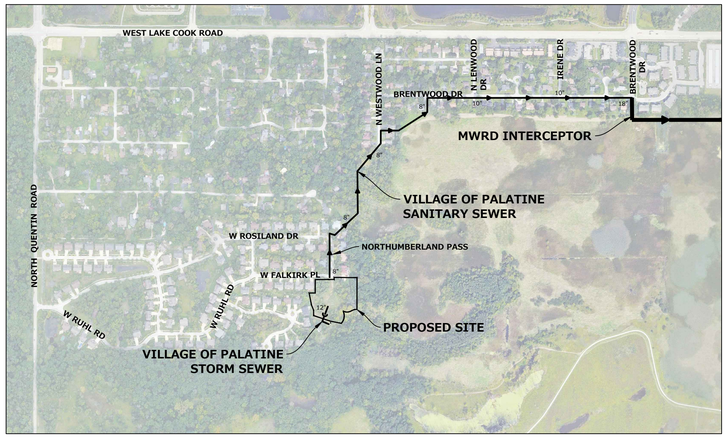
REFERENCE BENCHMARK:

CHISELED SQUARE ON TOP CENTER OF HEADWALL NORTH OF R.O.W. OF ROSILAND DRIVE,

ELEVATION = 765.67

EXISTING CONDITIONS

EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY PINNACLE ENGINEERING GROUP ON MAY 6, 2021. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.



LOCATION MAP
SCALE: 1"=600'

GENERAL NOTES

1. THE VILLAGE OF PALATINE BUILDING DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND 24 HOURS PRIOR TO EACH INSPECTION AT (847) 359-9042.
2. ALL UTILITY COMPANIES, INCLUDING THE VILLAGE OF PALATINE, SHALL BE CONTACTED AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK IN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPECTED UTILITY LOCATION. REPAIR OF ANY DAMAGE TO EXISTING FACILITIES SHALL BE RESPONSIBILITY OF THE CONTRACTOR. UTILITY LOCATIONS SHOWN HEREIN ARE FOR GRAPHIC ILLUSTRATION ONLY AND ARE NOT TO BE RELIED UPON.
3. PRIOR TO COMMENCEMENT OF ANY OFFSITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFFSITE EASEMENTS HAVE BEEN SECURED, AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS (LATEST EDITION):
   a. THE SUBDIVISION AND DEVELOPMENT CODES AND STANDARDS OF THE VILLAGE OF ELK GROVE VILLAGE. (CHAPTER 8 OF THE MUNICIPAL CODE)
   b. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
   c. "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
   d. "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
   e. "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES " (M.U.T.C.D.) LATEST EDITION.
   f. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" BY ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, ET AL.
   g. OTHER STANDARDS OR SPECIFICATIONS SPECIFICALLY REFERRED TO IN AN INDIVIDUAL PROVISION OF THESE STANDARDS AND SPECIFICATIONS.
   h. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS" AS PUBLISHED BY THE I.E.P.A.
   i. "ILLINOIS URBAN MANUAL" AS PREPARED BY THE U.S. DEPT. OF AGRICULTURE & IL. ASSOCIATION OF SOIL AND WATER CONSERVATION DISTRICTS.
   j. THE METROPOLITAN WATER RECLAMATION DISTRICT (M.W.R.D.) TECHNICAL GUIDANCE MANUAL FOR THE IMPLEMENTATION OF THE WATERSHED MANAGEMENT ORDINANCE.
   k. THE CONTRACT DOCUMENTS, GENERAL CONDITIONS, SPECIAL PROVISIONS AND SUPPLEMENTAL CONDITIONS OF THE PROJECT AS PREPARED BY PINNACLE ENGINEERING GROUP, LLC.
   l. ALL DOCUMENTS CITED IN THE ABOVE STANDARDS AND SPECIFICATIONS RELEVANT TO THE SUBJECT UNDER CONSIDERATION. IF A CONFLICT ARISES BETWEEN ANY PROVISION(S) OF THE REFERENCE ITEMS ABOVE AND ANY PROVISION(S) OF THESE STANDARDS AND SPECIFICATIONS, THEN THE MORE RESTRICTIVE PROVISION(S) SHALL APPLY.
   m. UPON COMPLETON OF THE PROJECT, THE DEVELOPER SHALL PROVIDE FINAL "RECORD DRAWINGS" (DIGITAL CAD AND PDF FILES, PLUS 1 MYLAR SEPIA REPRODUCIBLE. SIGNED AND SEALED BY THE ENGINEER) OF ALL INFORMATION NECESSARY FOR PERMIT CONSENT AND MUNICIPAL ACCEPTANCE. THIS MAY INCLUDE (BUT NOT LIMITED TOO) UTILITIES WHICH INCLUDE THE LOCATIONS AND ELEVATIONS OF MAINS, SERVICE LINES, STRUCTURES, PAVED AREAS, SITE GRADING (INCLUDE ADA AREAS), STROMWATER FACILITIES, STREET LIGHTS, CURBS AND MONUMENTS. FINAL DRAWINGS MUST ALSO INCLUDE A STATE PLANE COORDINATE SYSTEM TIE-IN. IN ADDITION TO THE DRAWINGS, AN ELECTRONIC FILE (IN DWG OR DGN FORMAT) OF THE RECORD DRAWINGS MUST BE SUBMITTED ON CD-ROM.

INDEX OF SHEETS

C-1	COVER SHEET
C-2	PROJECT SPECIFICATIONS
C-3	EXISTING CONDITIONS & DEMOLITION PLAN
C-4	GRADING & SITE STABILIZATION PLAN
C-5	UTILITY PLAN
C-6	CONSTRUCTION STANDARDS
C-7	CONSTRUCTION STANDARDS

ATTACHMENTS

DA-1	MWRD DRAINAGE MAP
EX-R	MAINTENANCE PLAN EXHIBIT R

PERMIT SET

062-061674 LICENSED PROFESSIONAL ENGINEER — BRIAN D. JOHNSON — STATE OF ILLINOIS
EXPIRATION DATE: NOVEMBER 30, 2021

811 Know what's below. Call before you dig. Formerly JULIE 1-800-892-0123

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

CHICAGO OFFICE:
1051 E. MAIN ST. | SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300
CHICAGO | MILWAUKEE : NATIONWIDE

ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

REVISIONS

COVER SHEET

PEG JOB No. 758.10-1L
PEG PM DAT
START DATE 05/05/21
SCALE NONE

SHEET C-1 OF C-7

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DRAFTED: DKT DESIGNED: KML REVIEWED: BDJ 6/21/2021 2:37 PM - z:\Projects\2021\758.10-1\312 - engineering cost files\FINAL\SHEETS\C-1 COVER SHEET.dwg

Attachment: EXHIBIT - Architects Corner - Engineering plans (2021-120 : Architects Corner Final Planned Development)

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

PROJECT: 21-120 : Architects Corner - Engineering plans (2021-120 : Architects Corner - Engineering plans.dwg)
DRAFTED: DKT DESIGNED: KML REVIEWED: BDJ 6/21/2021 2:37 PM – z:\Projects\2021\758\10-IL\3tp – engineering cod files\FINAL\SHEETSET\C-2 PROJECT SPECIFICATIONS.dwg
Attachment: EXHIBIT - Architects Corner - Engineering plans (2021-120 : Architects Corner - Engineering plans)

GENERAL NOTES

1. THE STANDARD SPECIFICATIONS LISTED ON THE COVER SHEET, THESE CONSTRUCTION PLANS, THE SPECIAL PROVISIONS, GENERAL CONDITIONS AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

2. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE INDIVIDUAL SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORTED SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE INDIVIDUAL SUBCONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE INDIVIDUAL SUBCONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE INDIVIDUAL SUBCONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE.
   IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

3. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE INDIVIDUAL SUBCONTRACTOR AND HIS SURETY FOR A PERIOD OF 24 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE VILLAGE, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

4. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL OF THE INDIVIDUAL SUBCONTRACTORS' WORK HAS BEEN APPROVED AND ACCEPTED, AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

5. UPON AWARD OF THE CONTRACT AND WHEN REQUIRED BY THE OWNER, THE INDIVIDUAL SUBCONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE PENAL SUM OF 100 PERCENT OF THE CONTRACT GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE APPROVED BY THE OWNER.

6. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS INCLUDING THE USE AND ACCESS OF EXISTING STREETS.THE INDIVIDUAL SUBCONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF EXISTING CONSTRUCTION BEFORE ANY EXCAVATION BEGINS. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER.

7. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE INDIVIDUAL SUBCONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.

8. THE INDIVIDUAL SUBCONTRACTOR SHALL REVIEW AND DETERMINE ALL IMPROVEMENTS AND SHALL VERIFY ALL QUANTITIES AS PROVIDED BY THE ENGINEER OR OWNER FOR BIDDING PURPOSES. THE INDIVIDUAL SUBCONTRACTOR SHALL REVIEW AND VERIFY QUANTITIES PRIOR TO SIGNING THE CONTRACT PRICE SUBMITTED BY THE INDIVIDUAL SUBCONTRACTOR SHALL BE CONSIDERED AS A LUMP SUM FOR THE COMPLETE PROJECT UNLESS THERE IS A PLAN REVISION AND/OR WRITTEN CHANGE TO THE SCOPE OF WORK.

9. WHENEVER THE PERFORMANCE OF WORK IS INDICATED ON THE PLANS, AND NO ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT, THE WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

10. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY BY THE RESPONSIBLE PARTY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

11. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE BARRICADES, TRAFFIC CONTROL DEVICES AND SIGNS TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE I.D.O.T. STANDARD SPECIFICATIONS. ADEQUATE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT, OR AS DESIGNATED BY THE ENGINEER OR VILLAGE. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE I.D.O.T. "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

12. ALL PERMANENT TYPE PAVEMENTS OR OTHER PERMANENT IMPROVEMENTS WHICH ABUT THE PROPOSED IMPROVEMENT AND MUST BE REMOVED, SHALL BE SAWED TO A FULL DEPTH, PRIOR TO REMOVAL. ALL ITEMS SO REMOVED SHALL BE REPLACED WITH CONSTRUCTION MATERIALS TO MATCH ORIGINAL CONDITION OR BETTER. PAYMENT FOR SAWING SHALL BE INCLUDED IN THE COST OF REMOVAL OF EACH ITEM AND REPLACEMENT WILL BE PAID UNDER THE RESPECTIVE ITEMS IN THE CONTRACT, UNLESS OTHERWISE INDICATED.

13. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED OF BY THE INDIVIDUAL SUBCONTRACTOR AT HIS OWN EXPENSE AT LOCATIONS APPROVED BY THE OWNER. IF ONSITE DISPOSAL IS NOT FEASIBLE, THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN OFFSITE DUMP SITE AT HIS OWN EXPENSE.

14. WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SAID BRANCHES SHALL BE TRIMMED AND SEALED IN ACCORDANCE WITH ARTICLE 253.09 OF THE I.D.O.T. STANDARD SPECIFICATIONS, AND THE COST OF SAME SHALL BE INCIDENTAL TO THE CONTRACT. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER. THE OWNER SHALL DESIGNATE WHICH TREES ARE TO BE REMOVED.

15. ALL EXISTING TRAFFIC SIGNS, STREET SIGNS, ETC., WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED FOR REMOVAL OR DISPOSAL, SHALL BE REMOVED AND RESET BY THE INDIVIDUAL SUBCONTRACTOR IN ACCORDANCE WITH I.D.O.T. STANDARD SPECIFICATIONS AT LOCATIONS AS DESIGNATED BY THE ENGINEER. IF A SIGN NEEDS TO BE MOVED, NOTIFY THE PUBLIC WORKS DEPARTMENT AT (847) 734-8800. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE INDIVIDUAL SUBCONTRACTOR AT HIS OWN EXPENSE. ALL SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE VILLAGE AS APPROPRIATE. ALL MAIL BOXES THAT INTERFERE WITH CONSTRUCTION SHALL BE SIMILARLY RELOCATED AT NO ADDITIONAL COST.

16. NOTIFY THE ENGINEER OF ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS. NO FIELD TILE SHALL BE DIRECTLY OR INDIRECTLY CONNECTED TO THE PROPOSED STORM SEWER OR MWRDGC FACILITIES. A RECORD OF THE LOCATION OF ALL FIELD TILE OR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

17. DURING CONSTRUCTION OPERATIONS THE INDIVIDUAL SUBCONTRACTOR SHALL INSURE POSITIVE DRAINAGE AT THE CONCLUSION OF EACH DAY. DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER ACCEPTABLE METHOD. THE INDIVIDUAL SUBCONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

18. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL SUBCONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

19. THE INDIVIDUAL SUBCONTRACTOR SHALL COMPLY WITH AND OBSERVE THE RULES AND REGULATIONS OF O.S.H.A. AND APPROPRIATE AUTHORITIES REGARDING SAFETY PROVISIONS.

20. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE INDIVIDUAL SUBCONTRACTOR. THE INDIVIDUAL SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

21. ALL INDIVIDUAL SUBCONTRACTORS AND THEIR SUBCONTRACTORS OR ANY TIER SHALL INDEMNIFY THE OWNER, ENGINEER, AND ARCHITECT FROM ANY LIABILITY RESULTING FROM ANY NEGLIGENT ACT OR OMISSION WITH THEIR CONSTRUCTION, INSTALLATION, AND TESTING OF WORK ON THIS PROJECT AND SHALL NAME THEM AS ADDITIONAL INSURED ON THEIR COMMERCIAL GENERAL LIABILITY POLICIES FOR CLAIMS ARISING OUT OF THE WORK ON THIS PROJECT. A PROPER CERTIFICATE OF INSURANCE SHALL BE ISSUED PRIOR TO THE START OF CONSTRUCTION.

22. ELECTRIC, TELEPHONE, NATURAL GAS, AND OTHER UTILITY COMPANIES HAVE UNDERGROUND AND/OR OVERHEAD SERVICE FACILITIES IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATIONS.

23. THE INDIVIDUAL SUBCONTRACTOR TO HAVE A COMPETENT SUPERINTENDENT ON THE PROJECT SITE AT ALL TIMES IRRESPECTIVE OF THE AMOUNT OF WORK SUBLET. THE SUPERINTENDENT SHALL BE CAPABLE OF READING AND UNDERSTANDING THE PLANS AND SPECIFICATIONS, SHALL HAVE FULL AUTHORITY TO EXECUTE ORDERS TO EXPEDITE THE PROJECT, AND SHALL BE RESPONSIBLE FOR SCHEDULING AND HAVE CONTROL OF ALL WORK AS THE AGENT OF THE INDIVIDUAL SUBCONTRACTOR. FAILURE TO COMPLY WITH THIS PROVISION WILL RESULT IN A SUSPENSION OF WORK.

24. THE INDIVIDUAL SUBCONTRACTOR SHALL KEEP A SET OF "APPROVED" CONSTRUCTION PLANS ON THE JOB SITE, AND SHALL MAINTAIN (AS INDICATED HEREIN AND ELSEWHERE WITHIN THESE CONSTRUCTION NOTES, SPECIFICATIONS, AND PLANS) A LEGIBLE RECORD ON SAID PLANS OF AND FIELD TILE ENCOUNTERED, ANY MODIFICATIONS TO ALIGNMENT AND/OR TO PLANS AND SPECIFICATIONS OF PROPOSED IMPROVEMENTS, ETC. UPON COMPLETION OF THE INDIVIDUAL SUBCONTRACTORS' WORK, SAID PLANS AND INFORMATION SHALL BE PROVIDED TO ENGINEER. FINAL CONTRACT PAYMENT SHALL NOT COME DUE UNTIL THIS INFORMATION IS RECEIVED BY THE ENGINEER.

1. WORK UNDER THIS SECTION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   A. CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREE REMOVAL SHALL BE AS DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM. WHERE FEASIBLE, AND WHEN PERMITTED BY OWNER, TREES AND BRUSH REMOVED MAY BE BURIED ONSITE IN FUTURE YARD AND OPEN SPACE AREAS. IF ADEQUATE AND APPROPRIATE SPACE IS NOT AVAILABLE FOR ONSITE BURIAL, THE TREES AND BRUSH SHALL BE DISPOSED OF OFFSITE.
   B. STRIPPING OF TOPSOIL FROM ALL STREET, DRIVEWAY, PARKING AREA, RIGHT-OF-WAY, BUILDING PAD, AND OTHER DESIGNATED STRUCTURAL AREAS.
   C. STOCKPILING OF TOPSOIL AT LOCATIONS AS DIRECTED BY THE OWNER. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN ONE INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS INCLUDING EXTRANEOUS MATERIALS NOT CONDUCIVE TO PLANT GROWTH. TOPSOIL SHALL BE STOCKPILED IN SEQUENCE TO ELIMINATE ANY REHANDLING OR DOUBLE HANDLING BY THE CONTRACTOR. FAILURE TO PROPERLY SEQUENCE THE STOCKPILING OPERATIONS SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION. NO MATERIAL SHALL BE STOCKPILED IN FRONT YARDS, OVERLAND DRAINAGE SWALES (FLOOD ROUTING AREAS), PROPOSED UTILITY LOCATIONS, UTILITY EASEMENTS, OR IN THE RIGHT-OF-WAY
   D. REMOVING UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
   E. DEMOLITION AND REMOVAL OF EXISTING PAVEMENTS INCLUDING OFFSITE DISPOSAL OF SAME, AT A DUMP SITE AS SELECTED BY THE CONTRACTOR. ONSITE DISPOSAL MAY BE ALLOWED IF APPROVED BY THE OWNER.
   F. CUT AND FILL CLAY FILL WITH COMPACTION WITHIN ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
   G. EXCAVATION AND GRADING OF THE OPEN SPACE AND/OR YARD AREAS PER PLAN INCLUDING DESIGNATED DETENTION BASIN GRADING, CONSTRUCTION OF BERMS, ETC.
   H. PLACEMENT AND COMPACTION OF CLAY TO THE DESIGN SUBGRADE ELEVATIONS AS REQUIRED BY THE STANDARDS AND DETAILS ON THE CONSTRUCTION PLANS. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT AND/OR TOPSOIL REPLACEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.
   I. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.
   J. IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF MASS GRADING.
   K. MOVEMENT AND COMPACTION OF SPOIL MATERIAL FROM THE CONSTRUCTION OF UNDERGROUND UTILITIES.
   L. BACKFILLING OF CURBS AND/OR PAVEMENT AND SIDEWALK AFTER INSTALLATION OF SAME IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
   M. FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS SECTIONS SHOWN IN THESE PLANS, AND TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS AT LOCATIONS DESIGNATED IN THE CONTRACT DOCUMENTS.
   N. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE SOIL EROSION CONTROL SPECIFICATIONS INCLUDED WITHIN THE CONTRACT DOCUMENTS.

2. THE QUANTITIES GIVEN IN THE ENGINEER'S SUMMARY FOR EARTHWORK ARE INTENDED AS A GUIDE FOR THE CONTRACTOR IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS, THE INDIVIDUAL SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

3. PRIOR TO ONSET OF MASS GRADING OPERATIONS, THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, SPECIFICALLY WITH RESPECT TO THE TIME ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL BE CONSIDERED AS MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.

4. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, A TREE PROTECTION FENCE SHALL BE ERECTED AROUND ANY TREE DESIGNATED ON THE PLANS TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENDING FROM THE OUTSIDEMOST BRANCH TIPS) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. THE SOILS ENGINEER SHALL SUPERVISE QUALITY CONTROL, UNSUITABLE REMOVAL, REPLACEMENT, MODIFICATION AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. ASSIGNED SOILS ENGINEER SHALL BE NOTIFIED IMMEDIATELY UPON EXCAVATION OF ANY OPEN WATER AREAS TO INSURE THAT THEY WILL BE CAPABLE OF MAINTAINING DESIGNED NORMAL WATER LEVELS. GRAVEL OR SAND SEAMS OR OTHER CONDITIONS WHICH MAY BE ENCOUNTERED, AND WHICH MIGHT TEND TO DE-WATER SUCH AREAS, SHALL BE REMEDIATED AS DIRECTED BY THE SOILS ENGINEER (FOR EXAMPLE, LINING, CLAY BLANKET, BENTONITE, ETC.).

7. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORMWATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

8. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADE. TOPSOIL OF THE THICKNESS SHOWN IN THE STANDARDS AND DETAILS ON THE CONSTRUCTION PLANS IS TO BE PLACED BEFORE FINISHED GRADE ELEVATIONS ARE ACHIEVED.

9. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES; IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE ALLOWED WITH APPROVAL FROM SOILS ENGINEER. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

10. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, PARKING AREAS, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.

11. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF EIGHTY FIVE PERCENT (85%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.

12. THE SURFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM ALL AREAS TO RECEIVE CLAY FILL. IF THE UNDERLYING SUBGRADE SOILS RUT DEEPER THAN ONE INCH UNDER THE CONSTRUCTION EQUIPMENT OR IF THE MOISTURE CONTENT EXCEEDS THAT NEEDED FOR PROPER COMPACTION, THE SOIL SHALL BE SCARIFIED, DRIED AND RECOMPACTED TO THE REQUIRED SPECIFICATIONS (SEE SECTIONS 205 AND 301 OF THE I.D.O.T. SPECIFICATIONS).

13. ALL PAVEMENT SUBGRADE SHALL HAVE A MINIMUM IBR OF 3.0 AS DETERMINED BY THE SOILS ENGINEER. THE PROPOSED PAVEMENT DESIGN HAS BEEN BASED ON A MINIMUM IBR OF 3.0. THEREFORE, IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT PROVIDE A MINIMUM IBR OF 3.0, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH, AS DETERMINED BY THE SOILS ENGINEER AND THE ENGINEER.

14. PRIOR TO UTILITY CONSTRUCTION, PROPOSED PAVEMENT AREAS, BUILDING PADS, DRIVEWAYS AND SIDEWALKS, AND YARD/OPEN SPACE AREAS SHALL BE ROUGH EXCAVATED OR FILLED TO PLUS OR MINUS ONE FOOT OF DESIGN SUBGRADE ELEVATIONS BY THE CONTRACTOR.

15. COMPLETED GRADING FOR PROPOSED BUILDING PADS, AS WELL AS PROPOSED SUBGRADE AREAS FOR PAVEMENT, DRIVEWAYS AND SIDEWALKS, AND YARD/OPEN SPACE AREAS SHALL BE WITHIN A TOLERANCE OF PLUS OR MINUS 0.1 FOOT OF DESIGN SUBGRADE ELEVATIONS.

16. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.

17. UPON COMPLETION OF THE SURFACE IMPROVEMENTS, AND EXCEPT WHERE OTHERWISE NOTED, THE EXCAVATION CONTRACTOR SHALL RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL ON ALL DESIGNATED OPEN SPACE, PARKWAY, LANDSCAPE, AND OTHER NON-STRUCTURAL AREAS PER PLAN. SAID DESIGNATED AREAS TO BE RESPREAD BY THE EXCAVATION CONTRACTOR SHALL BE AS INDICATED WITHIN THE CONTRACT DOCUMENTS. TOPSOIL SHALL BE RESPREAD ON THE REMAINING AREAS BY THE LANDSCAPE CONTRACTOR.

18. RIPRAP MATERIAL TO BE PROVIDED IN CONJUNCTION WITH THE EARTHWORK IMPROVEMENTS SHALL CONFORM TO SECTION 281 OF THE I.D.O.T. SPECIFICATIONS.

19. SOIL BORING REPORTS, AVAILABLE AT THE OFFICE OF THE ENGINEER AND THE OWNER, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

20. IF SHOWN ON THE PLANS, OPEN AREAS TO BE SEEDED SHALL BE SEEDED IN ACCORDANCE WITH THE SOIL EROSION CONTROL SPECIFICATIONS AND FINAL LANDSCAPE PLAN.

21. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

22. SOILS ENGINEER SHALL BE ON SITE DURING ALL EARTHWORK OPERATIONS, PAVING, AND CONCRETE PREPARATION AND POUR.

UNDERGROUND UTILITIES (CONT'D)

1. WORK UNDER THIS SECTION SHALL INCLUDE TRENCHING, AUGERING AND INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION, AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

2. ALL SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS," 2009 EDITION, THE MWRD SEWER PERMIT ORDINANCE AND THE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND ORDINANCES OF THE MUNICIPALITY.

3. ROUGH GRADING TO WITHIN ONE FOOT OF FINISHED SUBGRADE SHALL BE COMPLETED BY THE EARTHWORK CONTRACTOR PRIOR TO COMMENCEMENT OF UNDERGROUND UTILITY INSTALLATION.

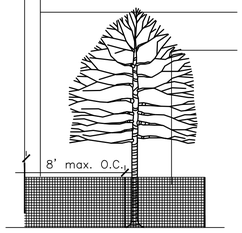
4. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, EXISTING DRIVEWAYS AND SIDEWALKS, PROPOSED DRIVEWAYS AND SIDEWALKS WHERE DESIGNATED BY THE OWNER AND AT A 1:1 SLOPE BEHIND ALL OTHER SUCH AREAS, SHALL BE BACKFILLED AS SHOWN ON THE CONSTRUCTION PLAN SHALL BE BACKFILLED WITH SELECT GRANULAR IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS.

5. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS, AND 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. CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE 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 A 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.

6. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORMWATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND BUT NOT INTO THE SANITARY SEWER.

7. SANITARY SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS UNLESS SPECIFIED OTHERWISE ON THE PLANS:
   A. POLYVINYL CHLORIDE PLASTIC GRAVITY SEWER PIPE (PVC) CONFORMING TO ASTM DESIGNATION D-3034 FOR SANITARY SEWERS OF 15 INCH DIAMETER OR LESS, AND CONFORMING TO ASTM DESIGNATION F-679 FOR PIPE OF 18 INCH to 21 INCH DIAMETER, WITH AN SDR OF 26, WITH ELASTOMERIC GASKET JOINTS IN ACCORDANCE WITH ASTM DESIGNATION D-3212. THE SEWER SHALL COMPLY WITH ASTM F-477.

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METAL FENCE POSTS - SECURE FENCE TO POSTS WITH WIRE IN MINIMUM TWO LOCATIONS.

"TENAX ALPI" 48" HIGH ORANGE PLASTIC SAFETY FENCE

FENCE AT DRIPLINE OF EXISTING TREES TO REMAIN OR AT EDGE OF PROPOSED IMPROVEMENT, OR AT A DISTANCE OF ONE FOOT (1') FOR EVERY CALIPER INCH AS MEASURED 12" ABOVE THE ESTABLISHED GROUND LEVEL, WHICHEVER IS GREATER.

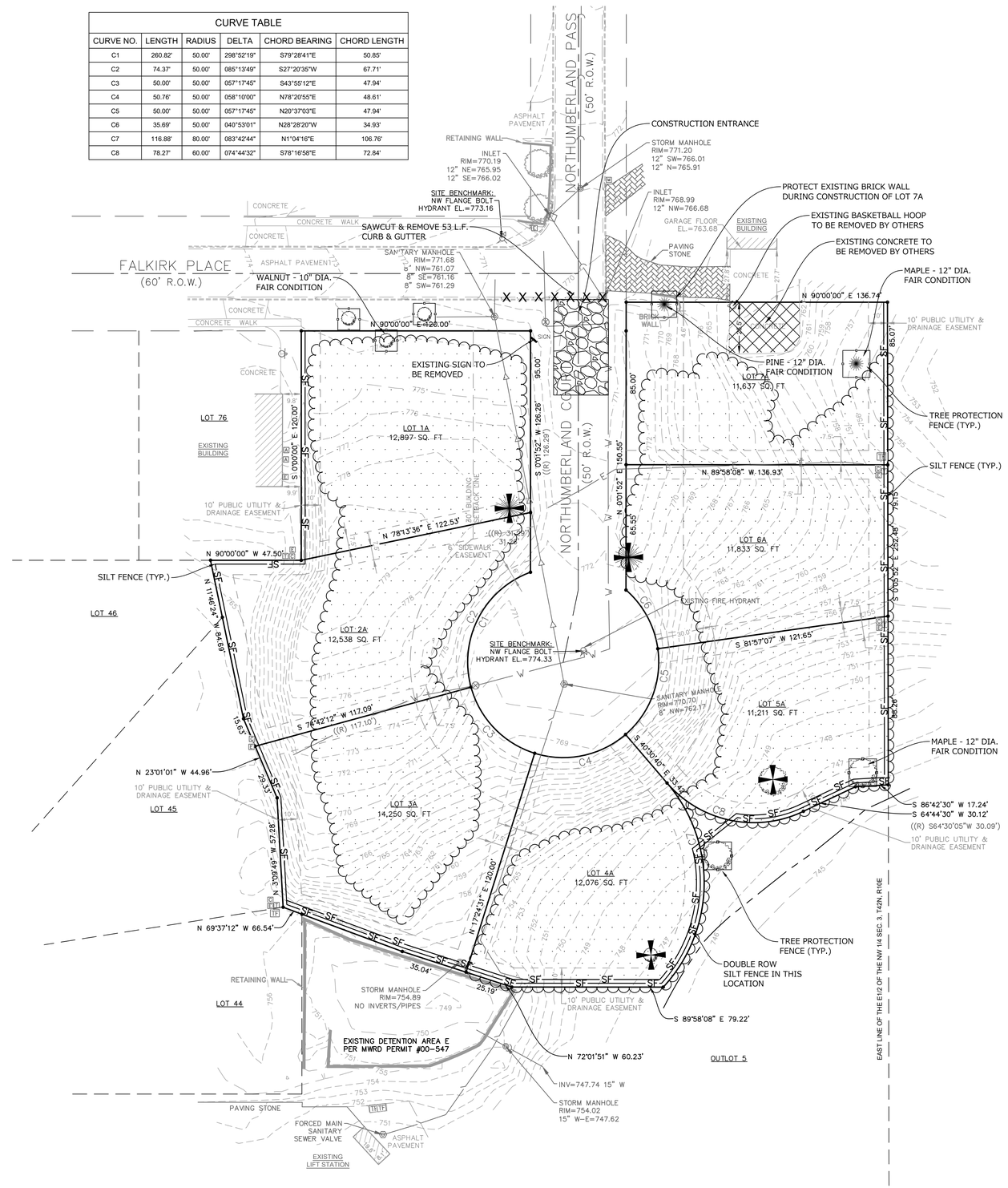
NOTE:
AFTER TREES ARE SAFELY FENCED, NOTHING IS TO BE RAKED OUT, CUT PLANTED, STORED, OR DISTURBED INSIDE THE FENCE

REMOVE PROTECTIVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN FINISHED.

ALL TREE PROTECTION FENCING SHALL REMAIN UNTIL COMPLETION OF WORK.

TREE PRESERVATION & PROTECTION

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	260.82'	50.00'	298°52'19"	S79°28'41"E	50.85'
C2	74.37'	50.00'	085°13'49"	S27°20'35"W	67.71'
C3	50.00'	50.00'	057°17'45"	S43°55'12"E	47.94'
C4	50.76'	50.00'	058°10'00"	N78°20'55"E	48.61'
C5	50.00'	50.00'	057°17'45"	N20°37'03"E	47.94'
C6	35.69'	50.00'	040°53'01"	N28°28'20"W	34.93'
C7	116.88'	80.00'	083°42'44"	N1°04'16"E	106.76'
C8	78.27'	60.00'	074°44'32"	S78°16'58"E	72.84'



DEMOLITION NOTES

1. CONTRACTOR SHALL CONTACT 811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL OF ALL STRUCTURES, FOUNDATIONS, SIDEWALKS, PAVEMENT, DRIVES, DRAINAGE STRUCTURES, UTILITIES, BRUSH/TREE CLEARING ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED.THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. ALL MATERIAL REMOVED SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE EXISTING IRRIGATION SYSTEM IF FOUND IN THE AREAS OF PROPOSED IMPROVEMENTS. THE EXISTING IRRIGATION SYSTEM TO REMAIN SHALL BE CAPPED OR MODIFIED SO IT CAN CONTINUE TO OPERATE AS ORIGINALLY INTENDED.
6. ALL EXISTING INFORMATION AND EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES.
7. ALL UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
8. CONTRACTOR SHALL SECURE THE SITE FROM THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND/OR OTHER APPROVED PRACTICES.
9. ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL SPECIFIED EROSION CONTROL PRACTICES SHALL BE INSTALLED.
11. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS IN ACCORDANCE WITH THE PLAN DOCUMENTS.
12. CONTRACTOR SHALL SAW-CUT (FULL DEPTH) ALL EXISTING HARD SURFACES WHERE A PORTION OF THE HARD SURFACE SHALL REMAIN AND OTHER BE REMOVED. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
13. CONTRACTOR SHALL MAINTAIN AND KEEP CLEAN ALL EXISTING SIDEWALKS, WALKING PATHS, AND SITE ACCESS TO ENSURE THE SAFETY OF THE SURROUNDS PUBLIC AND BUSINESSES.

DEMOLITION LEGEND

- FULL DEPTH PAVEMENT REMOVAL
- TREE / BRUSH / VEGETATION REMOVAL
- TREE TO BE REMOVED
- SITE FEATURE TO BE REMOVED
- SF — SILT FENCE
- TREE PROTECTION FENCE

NOTE:
EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY PINNACLE ENGINEERING GROUP ON MAY 6, 2021. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

NOTE:
CLEAR & GRUB ALL EXISTING TREES & SHRUBS WITHIN THE IMPROVEMENT AREA. WITH THE EXCEPTION OF THOSE TREES INDICATED TO BE PROTECTED WITH FENCE FOR PRESERVATION.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

Attachment: EXHIBIT - Architects Corner - Engineering plans (2021-120 : Architects Corner Final Planned Development)

EXISTING CONDITIONS & DEMOLITION PLAN

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
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CHICAGO | MILWAUKEE : NATIONWIDE

ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION

PALATINE, IL

REVISIONS

EXISTING CONDITIONS & DEMOLITION PLAN

PEG JOB No. 758.10-11 DAT
PEG PM
START DATE 05/05/21
SCALE 1"=30'

SHEET C-3 OF C-7

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GRADING NOTES

1. CONTRACTOR SHALL CONTACT 811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
2. BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, NOTIFY BOTH ARCHITECT AND ENGINEER.
3. CONTRACTOR SHALL MEET ALL COMPACTION REQUIREMENTS AS SPECIFIED ON SHEET C-2 AND PER IDOT.
4. CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
5. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
6. REFER TO CONSTRUCTION DETAILS FOR SIDEWALK RAMPS AND HANDICAP STRIPING.
7. ALL EXISTING AND PROPOSED CONTOURS ARE SHOWN IN 1' INCREMENTS.
8. CONTRACTOR SHALL NOT BLOCK DRAINAGE.
9. CONTRACTOR SHALL ADJUST ALL RIM ELEVATIONS OF EXISTING STRUCTURES TO PROPOSED GRADE.
10. CONTRACTOR SHALL REFER TO PLAN SPECIFICATIONS, SOIL EROSION CONTROL PLAN, AND SWPPP PRIOR TO CONSTRUCTION FOR WATER QUALITY REQUIREMENTS ASSOCIATED WITH LAND DISTURBANCE.
11. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL CAUSE TO BE FURNISHED FOUR PAPER SETS OF "AS CONSTRUCTED" PLANS AS WELL AS A CD WITH CAD AND PDF FILES TO THE VILLAGE ENGINEER.

SEQUENCE OF CONSTRUCTION ACTIVITIES

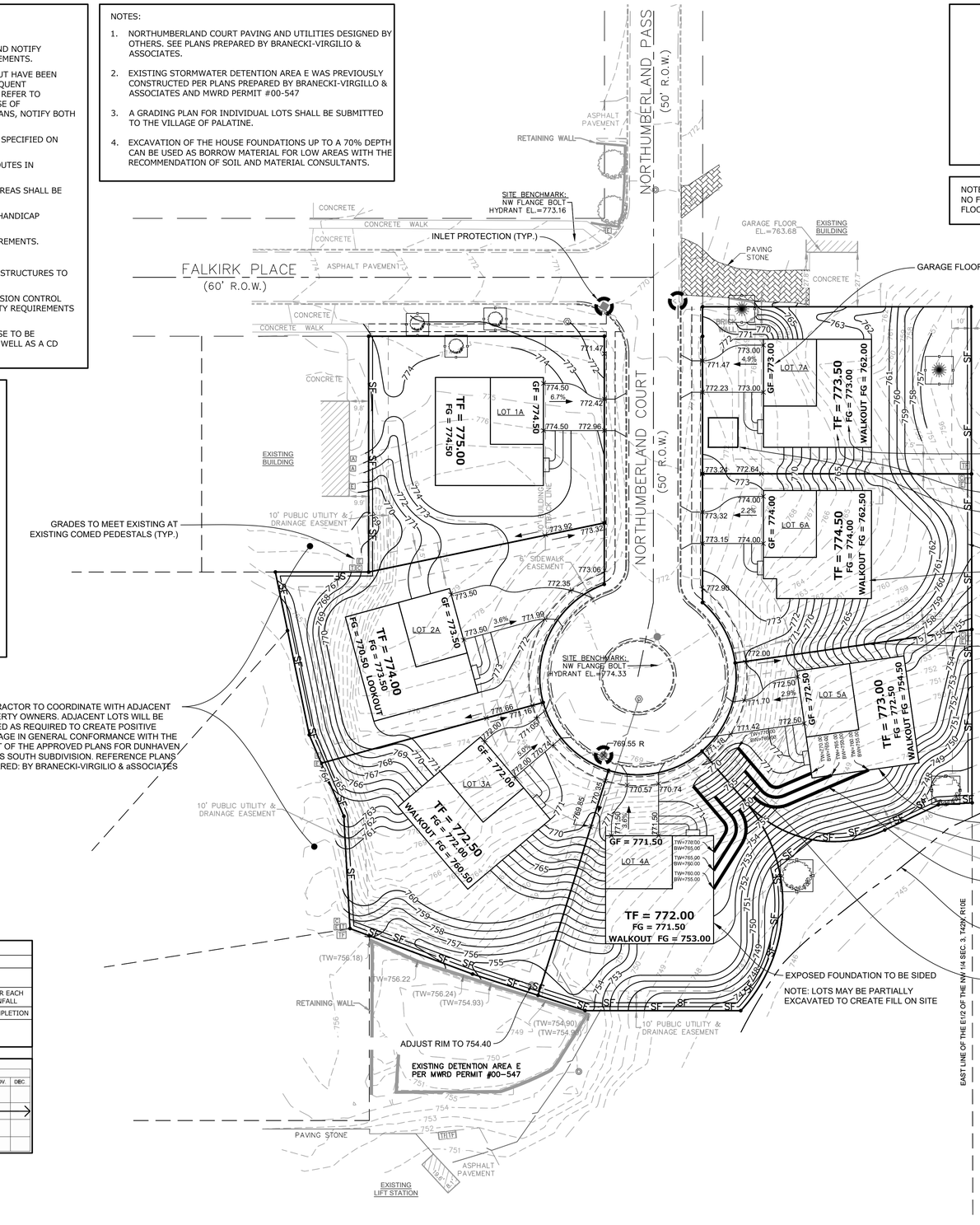
1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONSTROL MEASURES
   a) SILT FENCE INSTALLATION.
   b) STABILIZED CONSTRUCTION ENTRANCE.
   c) INSTALL INLET PROTECTION ON EXISTING OPEN GRATES.
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
3. DEMOLITION OF EXISTING BUILDING & PARKING LOT.
4. CONSTRUCT SEDIMENT TRAPPING DEVICES.
5. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
6. TEMPORARY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE).
7. CONSTRUCT PROPOSED BUILDING.
8. INSTALL STORM SEWER, WATER MAIN, AND ASSOCIATED INLET & OUTLET PROTECTION.
9. TEMPORARILY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE.
10. INSTALL STRUCTURES AND FINAL GRADE OPEN SPACE.
11. PERMANENTLY STABILIZE OPEN SPACE.

LEGEND

EXISTING	PROPOSED	
◎	⦿	STORM MANHOLE
○	●	CATCH BASIN/RISER
□	■	INLET
▷	▶	PRECAST FLARED END SECTION
749	749	CONTOUR
×(750.00)	×750.00	SPOT ELEVATION
←	OR	DIRECTION OF SURFACE FLOW
		SURVEYED TREE
		OVERFLOW RELIEF ROUTING
		SOIL BORING
		PROPOSED RIDGELINE
	4:1	TYPICAL SLOPE

NOTES:

1. NORTHUMBERLAND COURT PAVING AND UTILITIES DESIGNED BY OTHERS. SEE PLANS PREPARED BY BRANECKI-VIRGILIO & ASSOCIATES.
2. EXISTING STORMWATER DETENTION AREA E WAS PREVIOUSLY CONSTRUCTED PER PLANS PREPARED BY BRANECKI-VIRGILLO & ASSOCIATES AND MWRD PERMIT #00-547
3. A GRADING PLAN FOR INDIVIDUAL LOTS SHALL BE SUBMITTED TO THE VILLAGE OF PALATINE.
4. EXCAVATION OF THE HOUSE FOUNDATIONS UP TO A 70% DEPTH CAN BE USED AS BORROW MATERIAL FOR LOW AREAS WITH THE RECOMMENDATION OF SOIL AND MATERIAL CONSULTANTS.



EROSION CONTROL LEGEND

- SEED AND BLANKET — NORTH AMERICAN GREEN S-75BN SEED & BLANKET
- TOPSOIL AND SOD
- INLET PROTECTION
- SF — SILT FENCE
- TREE PROTECTION FENCE

NOTE:
NO FILL SHALL BE PLACED WITHIN THE LIMITS OF THE FLOODPLAIN.

MWRD EROSION CONTROL NOTES

GENERAL NOTES

1. THE INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL OCCUR PRIOR TO ANY SOIL DISTURBANCE.
2. THE CONTACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES FOR THE DURATION OF THE CONSTRUCTION ACTIVITY UNTIL THE COMPLETION OF CONSTRUCTION AT WHICH TIME THE CONTRACTOR WILL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES.
3. MAINTENANCE ACTIVITIES WILL BE PERFORMED IN ACCORDANCE WITH THE IEPA STANDARD SPECIFICATIONS FOR SOIL AND SEDIMENT CONTROL.
4. EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, ALL DISTURBED AREAS TO REMAIN ACTIVE FOR MORE THAN 14 DAYS WILL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES WITHIN SEVEN DAYS.
5. PERMANENT SOIL STABILIZATION SHALL BE PROVIDED WITHIN SEVEN DAYS AFTER FINAL GRADING IS COMPLETED.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES WILL BE REMOVED AND DISPOSED WITHIN THIRTY DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED.

MAINTENANCE

THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT SHOULD BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATION CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS. ALL EROSION CONTROL MEASURES MUST BE MAINTAINED AND IMMEDIATELY REPLACED AS NEEDED AND AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTION, MAINTENANCE AND REPAIR. THE CONTRACTOR SHALL INSPECT AND COMPLETE MAINTENANCE OF ALL ITEMS A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5-INCH RAINFALL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, INCLUDING PERIMETER EROSION BARRIER, MUST BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETED.

CONCRETE WASHOUT AREA: EXISTING AREAS SHOULD BE CLEANED OUT, OR NEW FACILITIES SHOULD BE CONSTRUCTED AND OPERATIONAL ONCE THE EXISTING WASHOUT IS 75% FULL. WASHOUT SHOULD BE INSPECTED FREQUENTLY TO ENSURE THAT PLASTIC LININGS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. WHEN THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, THE PAVED ROAD SHOULD BE INSPECTED FOR ACCUMULATED CONCRETE WASTE. ANY ACCUMULATED CONCRETE WASTE ON THE ROAD, CURB OR GUTTER SHOULD BE REMOVED AND PROPERLY DISPOSED.

EROSION CONTROL BLANKET: THE BLANKET AND STAPLES SHOULD BE INSPECTED FREQUENTLY AND SHALL BE INSTALLED TO THE ILLINOIS URBAN MANUAL, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. EROSION OCCURRING UNDERNEATH THE BLANKET SHOULD BE BACK-FILLED AND SEEDED WITH THE APPROPRIATE SEED MIX. ADDISIONAL BMP'S MAY NEED TO BE INSTALLED TO REDUCE EROSION UNDER THE BLANKET.

SILT FENCE: SILT FENCES SHOULD BE INSPECTED REGULARLY FOR UNDERCUTTING WHERE THE FENCE MEETS THE GROUND, OVERTOPPING, AND TEARS ALONG THE LENGTH OF THE FENCE. DEFICIENCIES SHOULD BE REPAIRED IMMEDIATELY. REMOVE ACCUMULATED SEDIMENTS FROM THE FENCE BASE WHEN THE SEDIMENT REACHES ON-HALF THE FENCE HEIGHT. DURING FINAL STABILIZATION, PROPERLY DISPOSE OF ANY SEDIMENT THAT HAS ACCUMULATED ON THE SILT FENCE. INSTANCES WHEN AREAS OF SILT FENCE CONTINUALLY FAIL, REPLACE SILT FENCE WITH ANOTHER BMP AS SEEN FIT.

INSPECTIONS

THE OWNER SHALL DESIGNATE A QUALIFIED PERSON TO BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL OBSERVATION REPORTING. THIS QUALIFIED PERSON SHALL MEET THE REQUIREMENTS NOTED IN THE ILR10 PERMIT CONDITIONS AND/OR THE WMO REGULATIONS. SITE OBSERVATIONS SHOULD OCCUR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. SITE OBSERVATION REPORTS SHOULD BE MAINTAINED ONSITE AS PART OF THE SWPPP.

EACH SITE OBSERVATION SHALL INCLUDE THE FOLLOWING COMPONENTS:

A. DISTURBED AREAS AND AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE CHECKED FOR EVIDENCE OF, OR POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLANS SHALL BE OBSERVED TO ENSURE THAT THEY HAVE BEEN INSTALLED AND ARE OPERATING CORRECTLY. WHERE DISCHARGE POINTS ARE ACCESSIBLE, THEY SHOULD BE CHECKED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHOULD BE CHECKED FOR OFF-SITE SEDIMENT TRACKING. ALL PUMPING OPERATIONS AND ALL OTHER POTENTIAL NON-STORM WATER DISCHARGES SHOULD BE OBSERVED.

B. BASED ON THE RESULTS OF THE SITE OBSERVATION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED, AND THE POLLUTION PREVENTION MEASURES DESCRIBED IN THIS PLAN SHALL BE REVISED AS APPROPRIATE, AS SOON AS PRACTICABLE AFTER THE OBSERVATION. THE MODIFICATIONS, IF ANY, SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE SITE OBSERVATION.

C. A REPORT SUMMARIZING THE SCOPE OF THE OBSERVATION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE OBSERVATION, THE DATE(S) OF THE OBSERVATION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION OR PERMIT COVERAGE IS TERMINATED. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G (SIGNATORY REQUIREMENTS) OF THE ILR10 NPDES PERMIT.

D. THE OWNER SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE BY EMAIL AT EPA.SWNONCOMP@ILLINOIS.GOV, TELEPHONE OR FAX WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING A SITE OBSERVATION, OR FOR VIOLATIONS OF ANY CONDITION OF THE PERMIT. THE OWNER SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS OF INCIDENCE OF NONCOMPLIANCE (ION) REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT, WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.

E. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE ILR10 NPDES PERMIT (SIGNATORY REQUIREMENTS).

F. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

SOIL PROTECTION CHART AND APPLICATION GUIDELINES

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS	TEMP	PERMANT
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X	
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN		X
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.	X	X
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.		X
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.	X	X
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTAT ON FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.	X	X
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.	X	
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.	X	
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF	X	
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF SITE.	X	
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE	X	
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X	

INSPECTION AND MAINTENANCE SCHEDULE

ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURATION OF CONSTRUCTION
STABILIZATION DURING CONSTRUCTION - OBSERVATION	INSPECTOR/ENGINEER	WEEKLY OR AFTER EACH SIGNIFICANT RAINFALL
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION AND STABILIZATION MAINTENANCE	CONTRACTOR	ONGOING FROM CONSTRUCTION COMPLETION

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	*	*	*	*	*	*			
DORMANT SEEDING	B	→								B	→	
TEMPORARY SEEDING			C	*	*	*	D	*	*			
SODDING			E	*	*	*	*	*	*			

ELEVATIONS

1. CONTOURS ARE SHOWN AS FINISHED GRADE.
2. SPOT ELEVATIONS ARE SHOWN AS FLOW LINE ALONG THE CURB AND GUTTER AND FINISHED GRADE ELSE WHERE UNLESS SPECIFIED AS BELOW:
   EP = EDGE OF PAVEMENT
   TC = TOP OF CURB
   (636.17) = EXISTING SPOT GRADE
   (636.17) = PROPOSED SPOT GRADE MATCHING EXISTING

EROSION CONTROL NOTES

1. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE EXISTING STORM SEWER SYSTEM OR BODY OF WATER.
2. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS. ROADS SHALL BE KEPT CLEAN AT ALL TIMES OR THE VILLAGE WILL SWEEP AND CHARGE $400 PER HOUR WITH A 4 HOUR MINIMUM.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

DRAFTED: DKT DESIGNED: KML REVIEWED: BDJ 5/24/2021 2:37 PM - J:\Projects\2021\758.10-IL\312 - engineering cad files\FINAL\SHEETSET\C-4 GRADING & SITE STABILIZATION PLAN.dwg

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GRADING & SITE STABILIZATION PLAN

PEG JOB No.: 758.10-IL
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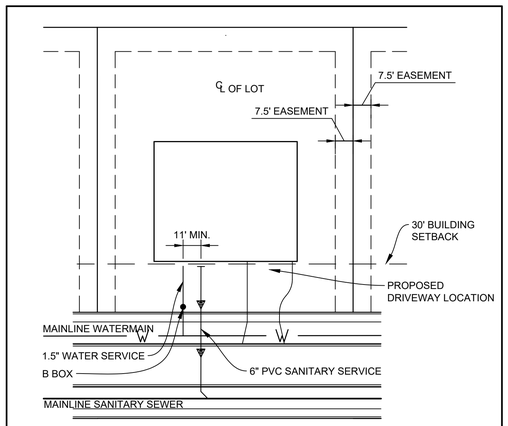
SHEET C-4 OF C-7

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GRADING & SITE STABILIZATION PLAN

Attachment: EXHIBIT - Architects Corner - Engineering plans (2021-120 : Architects Corner Final Planned Development)

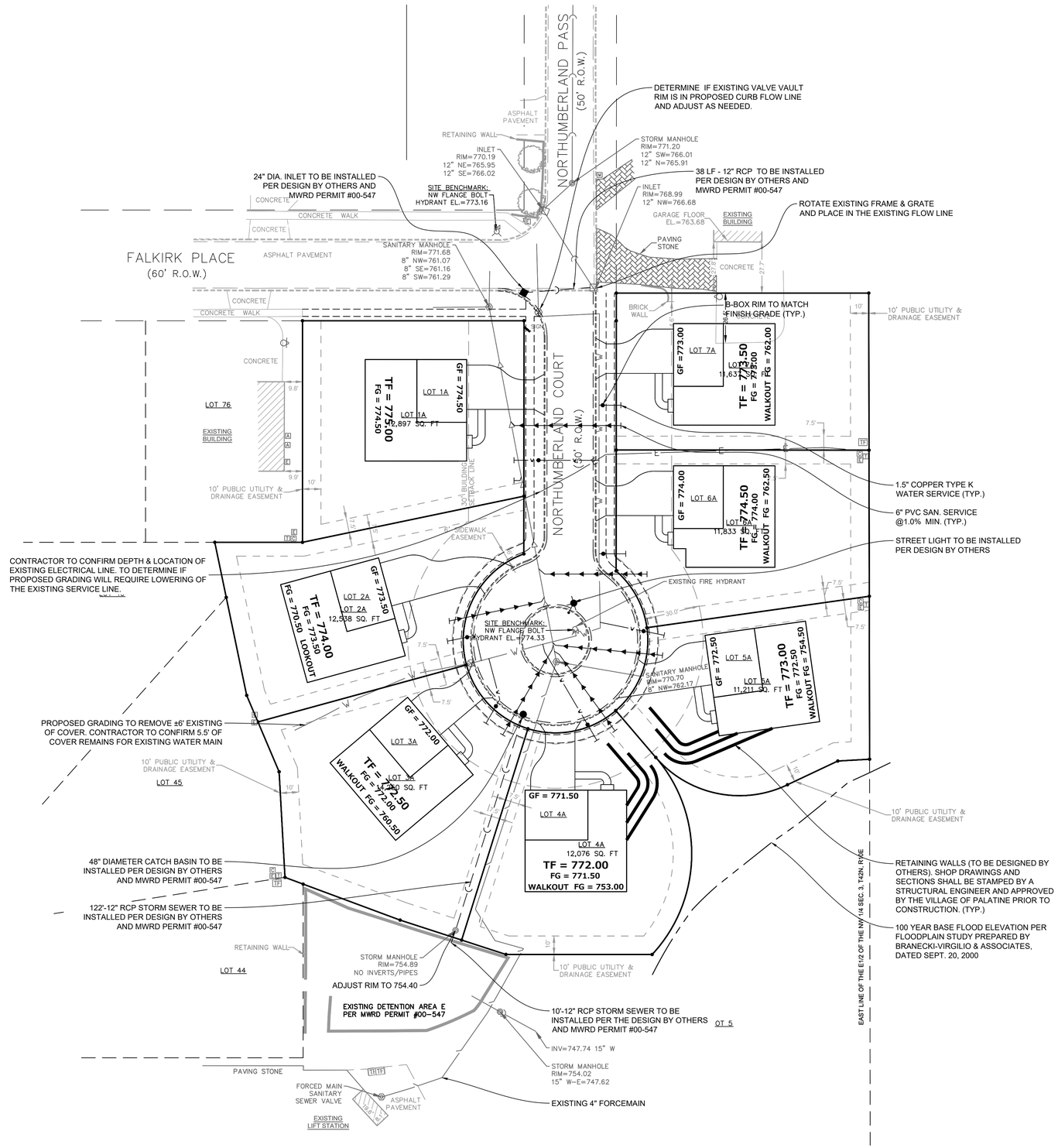
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SERVICES LEGEND

LEGEND

EXISTING	PROPOSED	
◎	◉	SANITARY MANHOLE
◎	◉	STORM MANHOLE
○	●	CATCH BASIN/RISER
□	■	INLET
▽	▶	PRECAST FLARED END SECTION
⌒	⌒	CONCRETE HEADWALL
⊗	⊠	VALVE VAULT
⊞	⊡	VALVE BOX
⌒	⌒	FIRE HYDRANT
○	●	BUFFALO BOX
⊡	⊡	CLEANOUT
◁	◀	SANITARY SEWER
⌒	⌒	FORCEMAIN
⊂	⊂	STORM SEWER
W	W	WATERMAIN
⌒	⌒	STREET LIGHT
⊳	⊳	STREET SIGN
X	X	LABELED UTILITY CROSSING



UTILITY & GRADING NOTES

1. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND 811 AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY WORK AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR UTILITY CONSTRUCTION.
3. ALL EXISTING INFORMATION AND EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES.
4. ALL UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
5. ALL MANHOLES AND VALVE VAULTS SHALL BE PER LOCAL MUNICIPALITY AND "WATER," "STORM SEWER," OR "SANITARY SEWER" CAST INTO THE LID. ALL OPEN LIDS OR GRATES SHALL HAVE THE WORDS "DRAINS TO RIVER, DUMP NO WASTE" PERMANENTLY INSCRIBED.
6. CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND ELEVATION OF ALL BUILDING SERVICES WITH ARCHITECTURAL AND MEP PLANS.
7. CONTRACTOR SHALL ADJUST ALL RIM ELEVATIONS OF EXISTING STRUCTURES TO PROPOSED GRADE.
8. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS OF ALL ELECTRIC, GAS, AND TELEPHONE SERVICES PRIOR TO START OF CONSTRUCTION. ALL UTILITY SLEEVES AND PIPE SHALL BE INCLUDED IN BID.
10. CONTRACTOR SHALL LOCATE ALL EXISTING SEWER AND WATERMAIN LOCATION, SIZE, ELEVATION, AND CONDITION AT POINTS OF CONNECTION AND WHERE PROPOSED UTILITIES SHALL CROSS OR POTENTIALLY COME IN CONFLICT WITH EXISTING LINES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEERING OF ANY DISCREPANCIES OR CONFLICTS.
11. UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE VILLAGE, (INCLUDING THE PRESENCE OF A VILLAGE INSPECTOR DURING THE PRESSURE TESTING AND CHLORINATION OF THE WATER LINE) THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, IDOT. IN THE EVENT OF CONFLICTING GUIDELINES, THE MORE RESTRICTIVE SHALL GOVERN.
12. PRIOR TO BACKFILLING, ALL UTILITIES SHALL BE INSPECTED BY OF LOCAL MUNICIPALITY ENGINEERING DIVISION.
13. ALL STORM SEWER MANHOLES SHALL INCORPORATE WATERSTOP GASKETS AT ALL PIPE PENETRATIONS.
14. ALL DAMAGED PARKWAY LAWN AREAS SHALL BE RESTORED WITH 4" TOPSOIL AND SOD.
15. BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, NOTIFY BOTH ARCHITECT AND ENGINEER.
16. CONTRACTOR SHALL MEET ALL COMPACTION REQUIREMENTS AS SPECIFIED ON SHEET C-2 AND PER IDOT.
17. CONTRACTOR SHALL NOT BLOCK DRAINAGE.
18. CONTRACTOR SHALL REFER TO PLAN SPECIFICATIONS, SOIL EROSION CONTROL PLAN, AND SWPPP PRIOR TO CONSTRUCTION FOR WATER QUALITY REQUIREMENTS ASSOCIATED WITH LAND DISTURBANCE.
19. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL CAUSE TO BE FURNISHED FOUR PAPER SETS OF "AS CONSTRUCTED" PLANS AS WELL AS A CD WITH CAD AND PDF FILES TO THE VILLAGE ENGINEER.

NOTES:

1. NORTHUMBERLAND COURT PAVING AND UTILITIES DESIGNED BY OTHERS. SEE PLANS PREPARED BY BRANECKI-VIRGILIO & ASSOCIATES.
2. EXISTING STORMWATER DETENTION AREA E WAS PREVIOUSLY CONSTRUCTED PER PLANS PREPARED BY BRANECKI-VIRGILLO & ASSOCIATES AND MWRD PERMIT #00-547
3. DRY UTILITIES SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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PALATINE, IL

REVISIONS

UTILITY PLAN

PEG JOB No. 758.10-1L | DAT
PEG PM | START DATE 05/05/21
SCALE 1"=30'

SHEET C-5 OF C-7

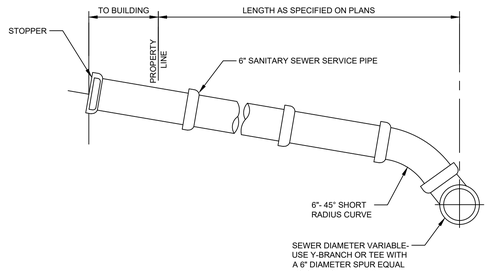
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DRAFTED: DKT DESIGNED: KML REVIEWED: BDJ 6/21/2021 2:38 PM – z:\Projects\2021\758.10-1L\312 – engineering cad files\FINAL\SHEETSET\C-5 UTILITY PLAN.dwg

Attachment: EXHIBIT - Architects Corner - Engineering plans (2021-120 : Architects Corner Final Planned Development)

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Attachment: EXHIBIT - Architects Corner - Engineering plans (2021-120 : Architects Corner Final Planned Development)

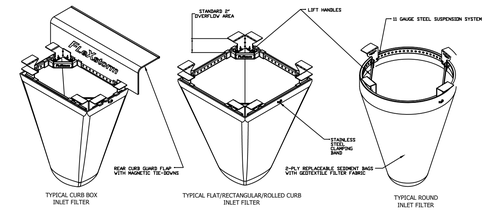


NOTES:

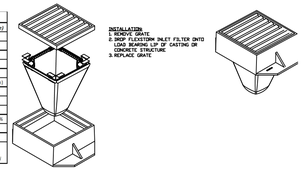
1. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER LINEAL FOOT FOR SERVICE SEWERS OF THE SIZE AND TYPE SPECIFIED.
2. BENDS, ADAPTORS AND STOPPERS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION.
3. TRENCHES FOR THIS SEWER SERVICE SHALL BE IN ACCORDANCE WITH DETAILS ON THE PLANS.
4. PROVIDING AND INSTALLING BACKFILL MATERIAL ACCORDING TO DETAILS ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF THIS ITEM.

SANSV-02

SANITARY SERVICE DETAIL



IDOT Inlet Filter Specifications		
Material Property	*Test Method*	*Value (min ave)*
▸ NorthTown Geotextile Inlet Filter Bag Specs (2 ft² min std)		
Grab Tensile	ASTM D 4632	300 lbs
Puncture Strength	ASTM D 4833	65 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)
Permittivity	ASTM D 4491	2.0 sec-1
Water Flow Rate	ASTM D 4491	145 gpm/sqft
▸ Polyester Outer Reinforcement Bag Specifications		
Weight	ASTM D 3776	8.35 oz/sqyd +/- 15%
Thickness	ASTM D 1777	.080 +/- .005
▸ Frame Construction		
ABS Structural Steel: 11 Gauge; Zinc Plated	ASTM A 576	Tensile Strength = 58,000 psi; Yield Strength = 36,000 psi

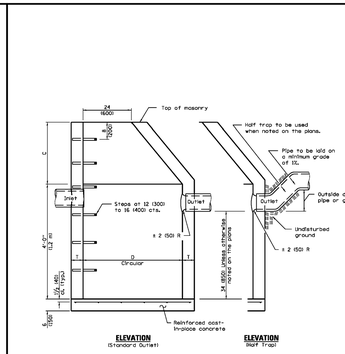


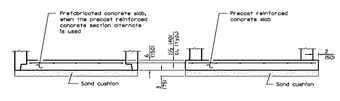
INLET PROTECTION

NOTES:

1. INITIAL PIPE BACKFILL/ BEDDING SHALL INCLUDE THE FOLLOWING DEPTH OF GRANULAR EMBEDMENT MATERIALS:
   A. PVC SANITARY SEWER TO A MIN. DEPTH OF 12" OVER THE TOP OF THE PIPE.
   B. STORM SEWER TO THE SPRING LINE OF THE PIPE, MIN.
   C. WATER MAIN MIN. OF 4" UNDER THE PIPE.
2. THE PROVIDING AND INSTALLATION OF THE BEDDING / INITIAL GRANULAR BACKFILL FROM THE DEPTH INDICATED ABOVE TO 4" TO 8" BELOW THE BOTTOM OF THE PIPE SHALL BE INCIDENTAL, TO THE UNIT COST OF THE TYPE OF PIPE BEING CONSTRUCTED.
3. THE BOTTOM WIDTH OF THE TRENCH (W) SHALL NOT EXCEED THE WIDTHS STATED IN SECTION 20-203 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. (LATEST EDITION).
4. ANY PLANE OR EXCAVATION BEYOND THE LIMITS SPECIFIED SHALL BE BACKFILLED ACCORDINGLY AT THE EXPENSE OF THE CONTRACTOR.
5. THE SELECT/ GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PROVIDED WITHIN ROADWAY LIMITS WHICH SHALL BE DEFINED AS ANY PORTION OF THE TRENCH EXCAVATION WHICH IS 2' BEHIND CURB AND GUTTERS, 2' BEYOND AGGREGATE SHOULDERS, AND 2' BEYOND OTHER "PAVEMENT, HARD SURFACE WALKS, ETC." DESIGNATED FOR GRANULAR TRENCH BACKFILL.
6. WHERE THE BOTTOM OF THE TRENCH IS UNSTABLE, A SPECIAL TRENCH BEDDING, CONSISTING OF 3 MIN. COURSE AGGREGATE FOR A MINIMUM DEPTH OF 12" SHALL BE PROVIDED BELOW THE TYPICAL INITIAL.
7. THE COARSE AGGREGATE AS INDICATED ABOVE, WHERE THE BOTTOM OF THE TRENCH IS UNSTABLE SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER CUBIC YARD FOR "SPECIAL TRENCH BEDDING". WHICH PRICE WILL INCLUDE THE PROVIDING, PLACEMENT, AND COMPACTION OF THIS MATERIAL, AND THE EXCAVATION NECESSAEYTO PLACE THIS COARSE AGGREGATE.

TRENCH





ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (MIN.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus & (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602501 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

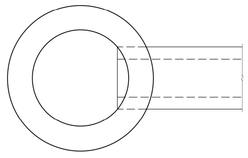
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED _____ January 1, 2021
Effective
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ January 1, 2021
ENGINEER OF BUREAU AND INSTRUMENT

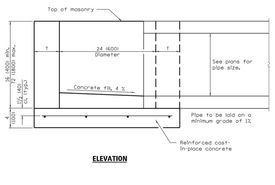
DATE	REVISIONS
1-1-11	Added "Outside" to half trap note. Detail refs. in slabs.
	Revised general notes.
1-1-09	Switched units to
	English (metric).

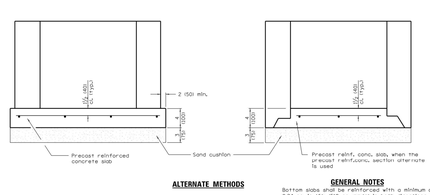
CATCH BASIN TYPE A

STANDARD 602001-02



ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)





GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

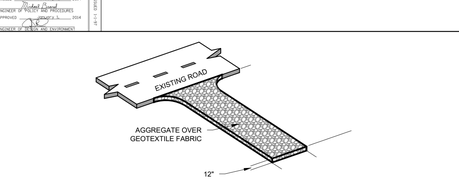
Bottom slabs may be connected to the riser as determined by the fabricators however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-14	Increased height to
	72 (1800) maximum.
1-1-11	Detailed refs. in slabs.
	Added max. limit to height.
	Added general notes.

INLET – TYPE A

STANDARD 602301-04

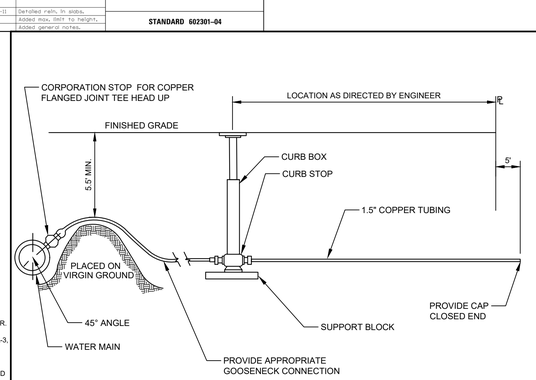


NOTES:

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
2. THE AGGREGATE FOR TRACKING PADS SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3, OR CA-4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATIONS 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

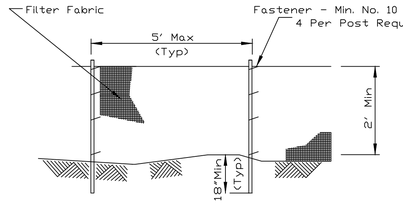
CONSTRUCTION ENTRANCE

#109 10-02-13

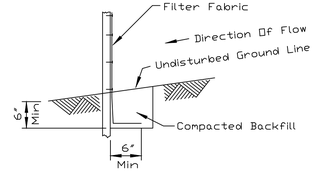


WATER SERVICE CONNECTION

SILT FENCE PLAN



ELEVATION



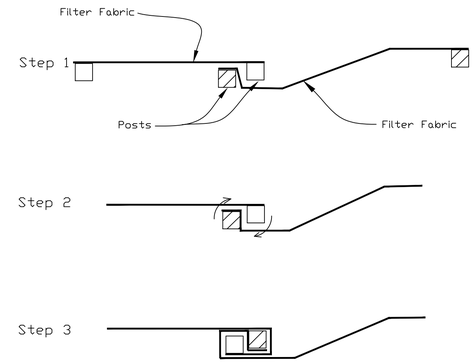
FABRIC ANCHOR DETAIL

NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		STANDARD DWG. NO.
Project		IL-620
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2
Checked ____ Date ____		DATE 11-20-01
Approved ____ Date ____		

SILT FENCE

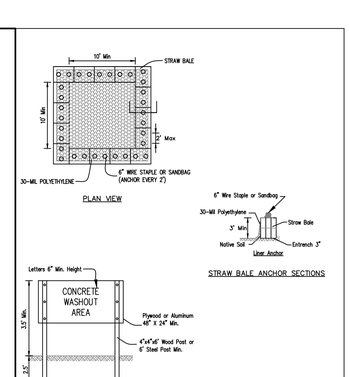


ATTACHING TWO SILT FENCES

NOTES:

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

REFERENCE		STANDARD DWG. NO.
Project		IL-620-2
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 2 OF 2
Checked ____ Date ____		DATE 1-29-99
Approved ____ Date ____		



NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

TEMPORARY CONCRETE WASHOUT FACILITY – STRAW BALE

DRAFTED: DKT DESIGNED: KML REVIEWED: BDJ

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ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION

PALATINE, IL

REVISIONS

CONSTRUCTION STANDARDS

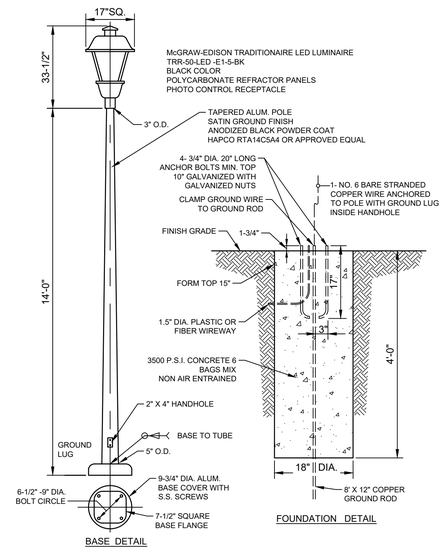
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PEG PM DAT
START DATE 05/05/21
SCALE NONE

SHEET C-6 OF C-7

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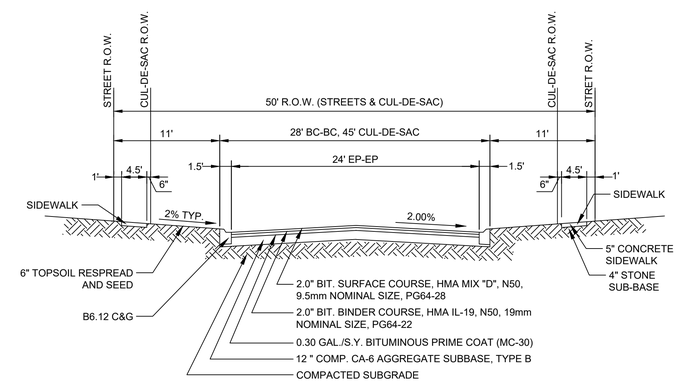
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DECOR_STR_LIGHT-01

DECORATIVE STREET LIGHT



NOTE: PAVEMENT SECTION IS PER THE PREVIOUSLY APPROVED ENGINEERING IMPROVEMENTS FOR DUNHAVEN WOODS SOUTH AS PREPARED BY BRANECKI-VIRGILIO & ASSOCIATES.

TYPICAL PAVEMENT SECTION

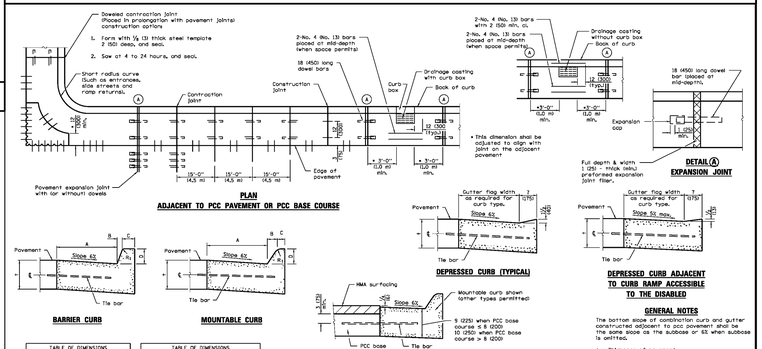


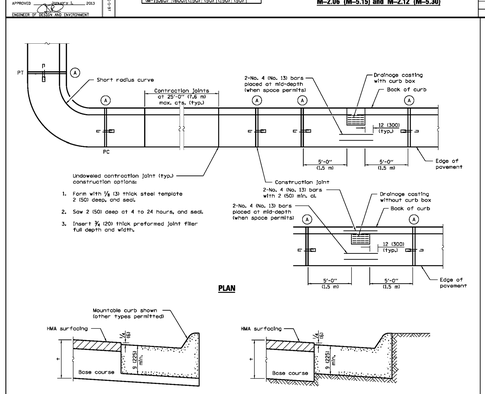
TABLE OF DIMENSIONS BARRIER CURB						
TYPE	A	B	C	D	R_1	
B-6.12	12 (300)	7 (175)	6 (150)	1 (25)		
B-9.18	18 (450)	10½ (275)	6 (150)	1½ (38)		
B-15.451	18 (450)	10½ (275)	10 (250)	1½ (38)		
B-6.24	24 (600)	7 (175)	6 (150)	1 (25)		
B-15.601	24 (600)	10½ (275)	10 (250)	1½ (38)		
B-9.24	24 (600)	10½ (275)	6 (150)	1½ (38)		
B-22.001	24 (600)	10½ (275)	10 (250)	1½ (38)		
B-15.451	24 (600)	10½ (275)	10 (250)	1½ (38)		
B-9.24	24 (600)	10½ (275)	6 (150)	1½ (38)		
B-22.601	24 (600)	10½ (275)	10 (250)	1½ (38)		

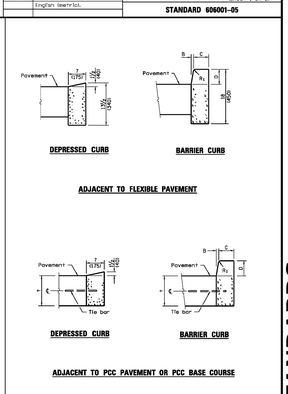
TABLE OF DIMENSIONS MOUNTABLE CURB							
TYPE	A	B	C	D	R_1	R_2	
M-2.06	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)	
M-5.15	15 (375)	3 (75)	9 (225)	3 (75)	3 (75)	3 (75)	
M-5.30	30 (750)	3 (75)	9 (225)	3 (75)	3 (75)	3 (75)	
M-2.06	6 (150)	4 (100)	4 (100)	3 (75)	3 (75)	NA	
M-5.15	15 (375)	3 (75)	9 (225)	3 (75)	3 (75)	NA	
M-5.30	30 (750)	3 (75)	9 (225)	3 (75)	3 (75)	NA	
M-10.45	45 (1125)	3 (75)	9 (225)	3 (75)	3 (75)	NA	
M-6.24	24 (600)	4 (100)	4 (100)	3 (75)	3 (75)	NA	
M-10.60	60 (1500)	3 (75)	9 (225)	3 (75)	3 (75)	NA	
M-6.06	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA	
M-15.30	30 (750)	6 (150)	9 (225)	6 (150)	2 (50)	NA	
M-6.24	24 (600)	6 (150)	4 (100)	6 (150)	2 (50)	NA	
M-15.60	60 (1500)	6 (150)	10 (250)	6 (150)	2 (50)	NA	

Illinois Department of Transportation
PASSED ____ APPROVED ____ 2013
Michael Bernard
ENGINEER OF POLICY AND PROCEDURES
APPROVED ____ 1993
ENGINEER OF BUREAU OF BASIC ENVIRONMENT
(4-01-13)

DATE	REVISIONS
1-1-13	Added general note regarding requirement for dowel bars.
1-1-09	Switched units to English (metric).

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)
STANDARD 606001-05





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Michael Bernard
ENGINEER OF POLICY AND PROCEDURES
APPROVED ____ 1993
ENGINEER OF BUREAU OF BASIC ENVIRONMENT
(4-01-13)

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)
STANDARD 606001-05

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REVISIONS

CONSTRUCTION STANDARDS

PEG JOB No. 758.10-11
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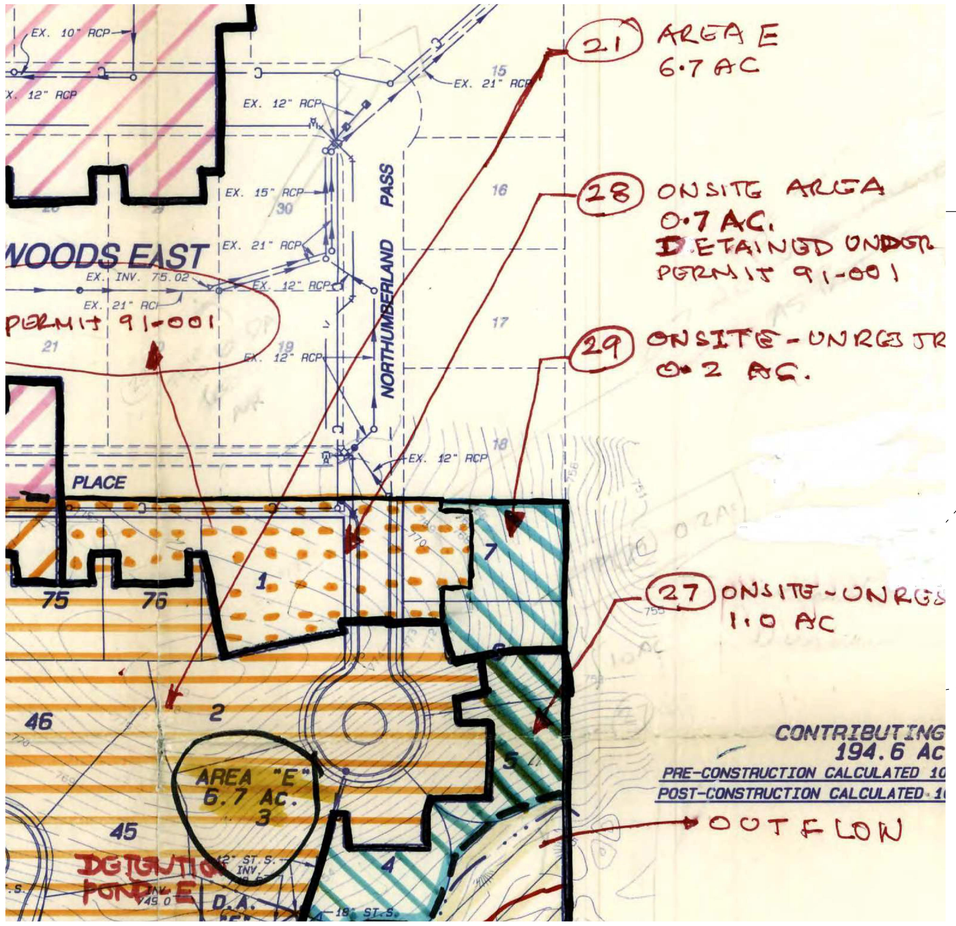
SHEET C-7 OF C-7

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CONSTRUCTION STANDARDS

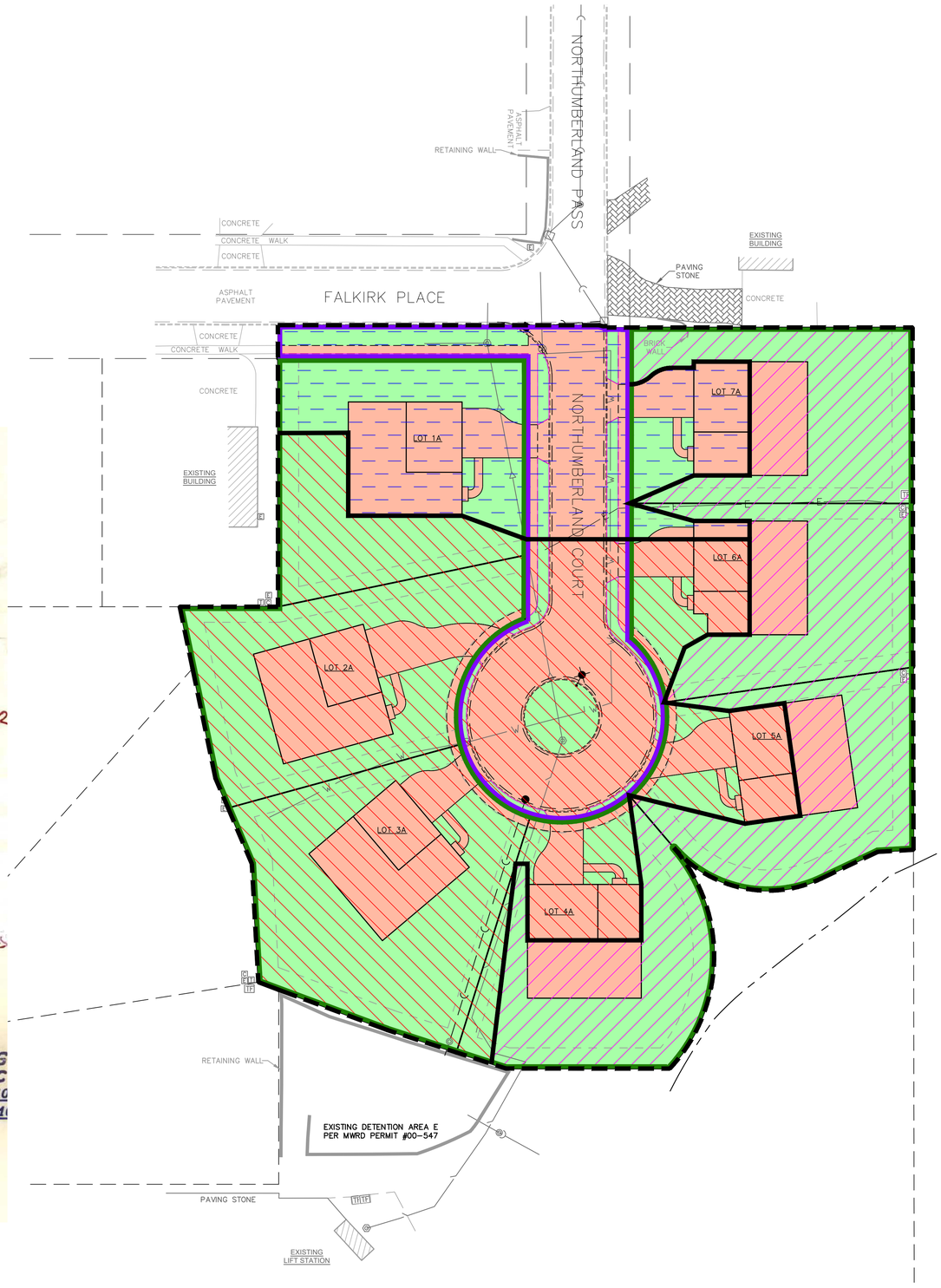
Attachment: EXHIBIT - Architects Corner - Engineering plans (2021-120 : Architects Corner Final Planned Development)

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DETENTION AREA SERVICE PLAN FROM MWRD PERMIT #00-541

SCALE: 1"=60'



LEGEND

- TOTAL PROPERTY OWNERSHIP = 1.984 AC.
- TOTAL PUBLIC RIGHT OF WAY = 0.388 AC.
- PROPOSED DEVELOPMENT AREA = 2.372 AC.
- IMPERVIOUS AREA = 0.923 AC.
- PERVIOUS AREA = 1.449 AC.
- UNRESTRICTED AREA = 0.737 AC
- ONSITE AREA TRIBUTARY TO STORMWATER FACILITY PERMITTED WITH DUNHAVEN WOODS EAST MWRD PERMIT #91-001 = 0.430 AC
- ONSITE AREA TRIBUTARY TO STORMWATER FACILITY E P??? WITH DUNHAVEN WOODS SOUTH MWRD PERMIT #00-541 = 1.200 AC

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

DRAFTED: BDJ DESIGNED: KML DKT REVIEWED:

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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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(847) 551-5300
CHICAGO I MILWAUKEE : NATIONWIDE

ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION

PALATINE, IL

REVISIONS

MWRD DRAINAGE EXHIBIT

PEG JOB No. 758.10-IL DAT
PEG PM
START DATE 05/05/21
SCALE 1"=30'

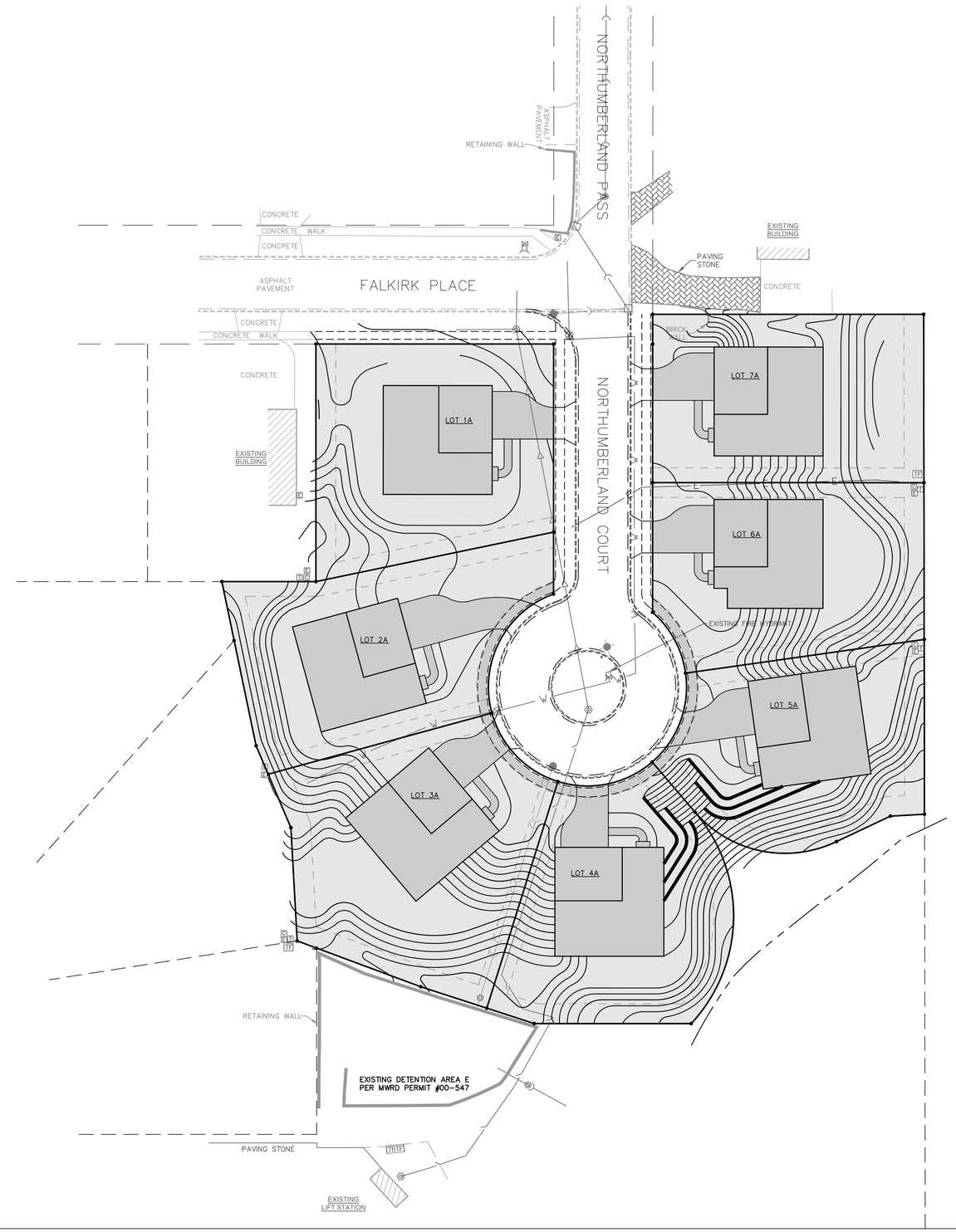
SHEET DA-1 OF DA-1

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MWRD DRAINAGE EXHIBIT

Attachment: EXHIBIT - Architects Corner - Engineering plans (2021-120 : Architects Corner Final Planned Development)

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LEGEND

- QUALIFIED SEWER CONSTRUCTION
- STORM SEWER
- PROPERTY LINE

PROJECT SITE SUMMARY

LOTS 1A THROUGH 7A CORNER OF DUNHAVEN WOODS SOUTH SUBDIVISION, BEING A SUBDIVISION PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN , IN COOK COUNTY, ILLINOIS

CONTAINING 1.984 ACRES, MORE OR LESS.
TOTAL CONTIGUOUS OWNERSHIP: 1.984 ACRES
PROJECT AREA: 2.372 ACRES

	REQUIRED	PROVIDED
STORMWATER / SUMMARY	(AC-FT.)	(AC-FT.)
VOLUME CONTROL	0.75	0.00
*DETENTION VOLUME	0.43	0.45

*PER MWRD PERMIT #00-547

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

MAINTENANCE PLAN FOR ARCHITECTS CORNER AT DUNHAVEN WOODS SUBDIVISION

THE OWNER OF THE ARCHITECTS CORNER AT DUNHAVEN WOODS SUBDIVISION, WITH FACILITIES AS SHOWN ON THE EXHIBIT (EXHIBIT R), SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

1. General
Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
- X Litter and debris shall be controlled
- X Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- X Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- X Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- X Roads shall be swept, vacuumed and/or washed on a regular basis

2. Stormwater Management Facilities
All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention 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
- X Inspect embankments for settlement and erosion
- X Remove woody growth from the embankment
- X Any breaks, hire Registered Professional Engineer for design resolution
- X Seed and sod any eroded areas
- X Signs of piping (leakage) or seepage, repair
- X Stabilize emergency overflow structure if erosion observed
- X Remove obstructions blocking emergency overflow spillway

Vegetated Areas
- X Regular mowing to control vegetation, no cutting of native vegetation
- X Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
- X Evidence of grazing, motorbikes or other vehicles, repair
- X Check for invasive vegetation, remove where possible
- X All vegetation must be maintained per the approved planting plan

Outlet Control Structure
- X Inspect restrictor and remove debris if clogged or discharge reduced
- X Remove accumulated sediment at outlet
- X Scour and erosion at outlet, repair and reseed
- X Any ice damage to outlet of pipe, repair if necessary
- X Condition of trash tracks, remove debris
- X Outlet channel conditions downstream

Access for Maintenance Equipment
- X 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

Detention Volume
- X Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

3. Volume Control Facility
Routine inspections and maintenance of 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 is functioning properly.
- ___ Surface of permeable pavement shall be cleaned with low-pressure power washer.
- ___ Accumulated sediment from surface shall be vacuumed out and disposed of properly.
- ___ Appropriate signage shall be repaired if damaged or illegible.

4. 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
- X Remove accumulated leaves and other debris from grates
- X Reset covers/lids on as-needed basis
- X Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers/Culverts
- X Visually inspect pipes by removing manhole lids, make repairs as necessary
- X Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- X Restore riprap at outfalls if erosion observed
- X Restore riprap at outfalls
- X Replant and reseed any eroded areas

Overland Flow Routes (Ditches/Swales)
- X Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
- X Remove any obstructions that have been placed in the drainage path
- X Seed and sod any eroded areas
- X Restore riprap as necessary
- X Regrade to provide positive drainage as necessary
- X Regular mowing to control vegetation

5. Vegetated Areas
- X Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- X Evidence of grazing, motorbikes, or other vehicles, repair.
- X Check for invasive vegetation, remove when possible.
- X Regular mowing to control vegetation; it is recommended that native vegetation remain uncut.
- X Dead or damaged non-native grassy areas – repair with seeding with fertilization or seeding with mulch.
- ___ Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.

6. Qualified Sewer Construction
- X Perform manhole inspections once every five years, make repairs as necessary.
- X Perform sewer inspections once every five years, make repairs as necessary.
- X Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
- X Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.

BDJ
KML
REVIEWED:
DKT
DESIGNED:
DRAFTED:

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MAINTENANCE PLAN EXHIBIT R

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SHEET EX-R OF EX-R

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MAINTENANCE PLAN EXHIBIT R

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GRADING NOTES

1. CONTRACTOR SHALL CONTACT 811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
2. BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, NOTIFY BOTH ARCHITECT AND ENGINEER.
3. CONTRACTOR SHALL MEET ALL COMPACTION REQUIREMENTS AS SPECIFIED ON SHEET C-2 AND PER IDOT.
4. CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
5. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
6. REFER TO CONSTRUCTION DETAILS FOR SIDEWALK RAMPS AND HANDICAP STRIPING.
7. ALL EXISTING AND PROPOSED CONTOURS ARE SHOWN IN 1' INCREMENTS.
8. CONTRACTOR SHALL NOT BLOCK DRAINAGE.
9. CONTRACTOR SHALL ADJUST ALL RIM ELEVATIONS OF EXISTING STRUCTURES TO PROPOSED GRADE.
10. CONTRACTOR SHALL REFER TO PLAN SPECIFICATIONS, SOIL EROSION CONTROL PLAN, AND SWPPP PRIOR TO CONSTRUCTION FOR WATER QUALITY REQUIREMENTS ASSOCIATED WITH LAND DISTURBANCE.
11. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL CAUSE TO BE FURNISHED FOUR PAPER SETS OF "AS CONSTRUCTED" PLANS AS WELL AS A CD WITH CAD AND PDF FILES TO THE VILLAGE ENGINEER.

SEQUENCE OF CONSTRUCTION ACTIVITIES

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES
   a) SILT FENCE INSTALLATION.
   b) STABILIZED CONSTRUCTION ENTRANCE.
   c) INSTALL INLET PROTECTION ON EXISTING OPEN GRATES.
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
3. DEMOLITION OF EXISTING BUILDING & PARKING LOT.
4. CONSTRUCT SEDIMENT TRAPPING DEVICES.
5. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
6. TEMPORARY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE).
7. CONSTRUCT PROPOSED BUILDING.
8. INSTALL STORM SEWER, WATER MAIN, AND ASSOCIATED INLET & OUTLET PROTECTION.
9. TEMPORARILY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE.
10. INSTALL STRUCTURES AND FINAL GRADE OPEN SPACE.
11. PERMANENTLY STABILIZE OPEN SPACE.

LEGEND

EXISTING	PROPOSED	
◎	◉	STORM MANHOLE
○	●	CATCH BASIN/RISER
□	■	INLET
▷	▶	PRECAST FLARED END SECTION
749	749	CONTOUR
×(750.00)	×750.00	SPOT ELEVATION
←	OR	DIRECTION OF SURFACE FLOW
		SURVEYED TREE
		OVERFLOW RELIEF ROUTING
		SOIL BORING
		PROPOSED RIDGELINE
4:1		TYPICAL SLOPE

NOTES:

1. NORTHUMBERLAND COURT PAVING AND UTILITIES DESIGNED BY OTHERS. SEE PLANS PREPARED BY BRANECKI-VIRGILIO & ASSOCIATES.
2. EXISTING STORMWATER DETENTION AREA E WAS PREVIOUSLY CONSTRUCTED PER PLANS PREPARED BY BRANECKI-VIRGILLO & ASSOCIATES AND MWRD PERMIT #00-547
3. A GRADING PLAN FOR INDIVIDUAL LOTS SHALL BE SUBMITTED TO THE VILLAGE OF PALATINE.
4. EXCAVATION OF THE HOUSE FOUNDATIONS UP TO A 70% DEPTH CAN BE USED AS BORROW MATERIAL FOR LOW AREAS WITH THE RECOMMENDATION OF SOIL AND MATERIAL CONSULTANTS.

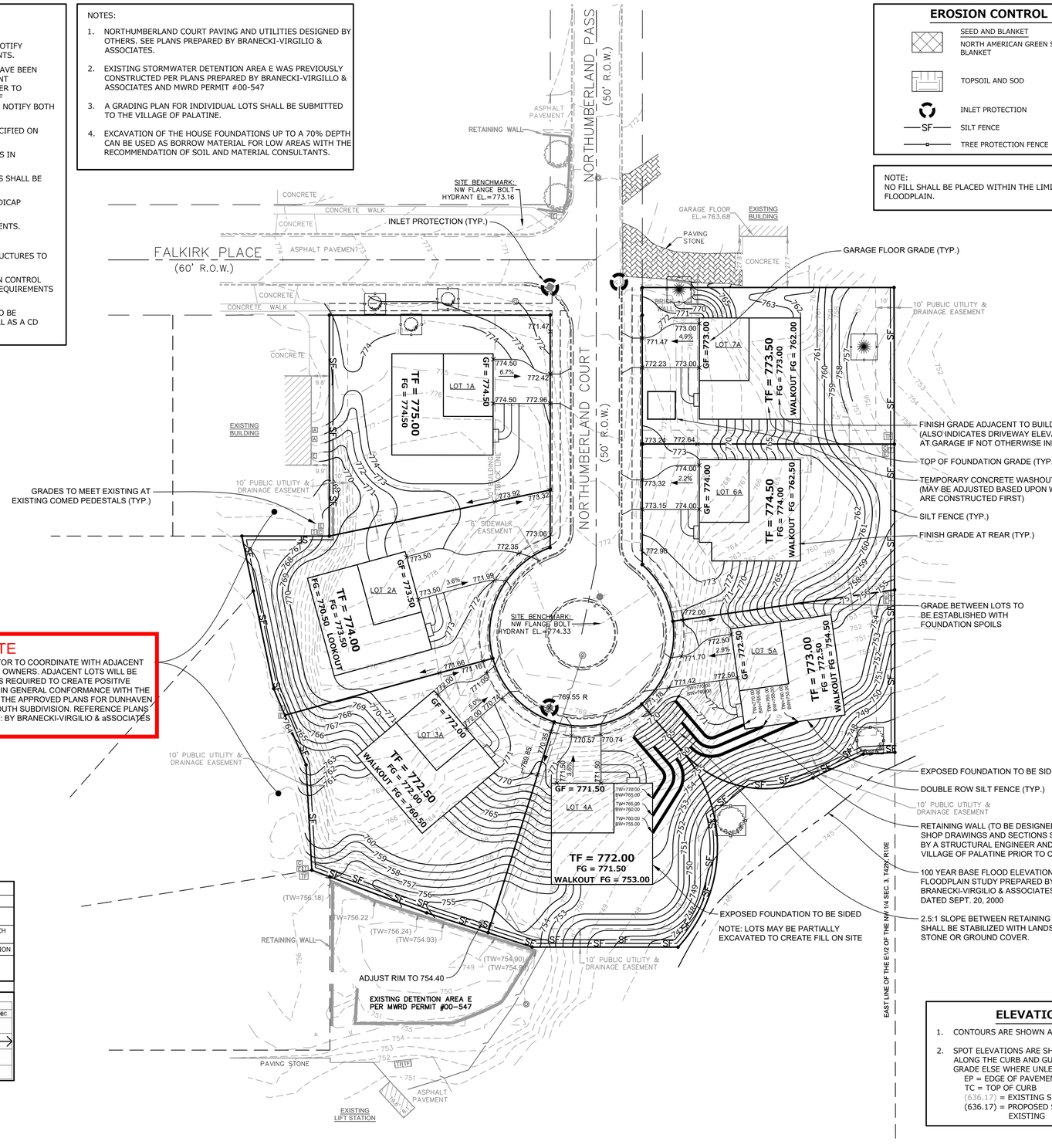
* NOTE

CONTRACTOR TO COORDINATE WITH ADJACENT PROPERTY OWNERS. ADJACENT LOTS WILL BE GRADED AS REQUIRED TO CREATE POSITIVE DRAINAGE IN GENERAL CONFORMANCE WITH THE INTENT OF THE APPROVED PLANS FOR DUNHAVEN WOODS SOUTH SUBDIVISION. REFERENCE PLANS PREPARED: BY BRANECKI-VIRGILIO & aSSOCIATES

EROSION CONTROL LEGEND

- SEED AND BLANKET — NORTH AMERICAN GREEN S-75BN SEED & BLANKET
- TOPSOIL AND SOD
- INLET PROTECTION
- SF — SILT FENCE
- TREE PROTECTION FENCE

NOTE:
NO FILL SHALL BE PLACED WITHIN THE LIMITS OF THE FLOODPLAIN.



MASS GRADE SCHEDULE

1. INSTALL ALL EROSION CONTROL FENCE AND OTHER SOIL AND SEDIMENT CONTROL MEASURES PER PLAN
2. PROTECT ALL DESIGNATED TREES, THEN REMOVE ALL OTHER TREES
3. ROUGH GRADE ALL LOTS PER GRADING PLAN, GARAGES AT DESIGN SUBGRADE, HOUSE PAD AREAS WILL BE TERRACED. GRADE ADJACENT LOTS AND STABILIZE REFER TO NOTE *
4. STOCKPILE DIRT ON LOT 4A, POSSIBLY 5A IF NEEDED AND INSTALL EROSION CONTROL MEASURES
5. INSTALL EROSION CONTROL ON ALL MASS GRADED AREAS
6. INSTALL ALL STORM SEWER AND SANITARY AND WATER SERVICES
7. ROUGH GRADE ROADWAY
8. INSTALL CONCRETE CURB AND GUTTER WITH DEPRESSIONS AT DRIVEWAY LOCATIONS
9. PAVE ROADWAY THROUGH BINDER / BINDER REPAIR AND FINAL SURFACE WILL BE PLACED UPON COMPLETION OF THE LAST HOUSE
10. BUILDING TO TAKE PLACE WORKING FROM FRONT TO BACK WITH LOT 1A AND 7A FIRST, LOT 2A AND 6A NEXT, AND THEN LOTS 3A, 5A, AND 4A LAST
11. INSTALL SIDEWALKS, PARKWAY TREES AND INDIVIDUAL LOT FOUNDATION PLANTING AS RESIDENCES ARE COMPLETED

INSPECTION AND MAINTENANCE SCHEDULE

ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURATION OF CONSTRUCTION
STABILIZATION DURING CONSTRUCTION - OBSERVATION	INSPECTOR/ENGINEER	WEEKLY OR AFTER EACH SIGNIFICANT RAINFALL
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION AND STABILIZATION MAINTENANCE	CONTRACTOR	ONGOING FROM CONSTRUCTION COMPLETION

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
	STABILIZATION UTILIZATION PERIODS											
PERMANENT SEEDING			A	*	*	*	*	*	*			
DORMANT SEEDING	B									B		
TEMPORARY SEEDING			C	*	*	*	D	*	*			
SODDING			E	*	*	*	*	*	*			

SOIL PROTECTION CHART AND APPLICATION GUIDELINES

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS	TEMP	PERMANT
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X	
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN		X
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL	X	X
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.		X
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.	X	X
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.	X	X
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.	X	
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.	X	
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF	X	
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF SITE.	X	
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE	X	
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X	

ELEVATIONS

1. CONTOURS ARE SHOWN AS FINISHED GRADE.
2. SPOT ELEVATIONS ARE SHOWN AS FLOW LINE ALONG THE CURB AND GUTTER AND FINISHED GRADE ELSE WHERE UNLESS SPECIFIED AS BELOW:
   EP = EDGE OF PAVEMENT
   TC = TOP OF CURB
   (636.17) = EXISTING SPOT GRADE
   (636.17) = PROPOSED SPOT GRADE MATCHING EXISTING

EROSION CONTROL NOTES

1. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE EXISTING STORM SEWER SYSTEM OR BODY OF WATER.
2. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS. ROADS SHALL BE KEPT CLEAN AT ALL TIMES OR THE VILLAGE WILL SWEEP AND CHARGE $400 PER HOUR WITH A 4 HOUR MINIMUM.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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GRADING & SITE STABILIZATION PLAN

PEG JOB No.: 758.10-1L
PEG PM: DAT
START DATE: 05/05/21
SCALE: 1"=30'

SHEET C-4 OF C-7

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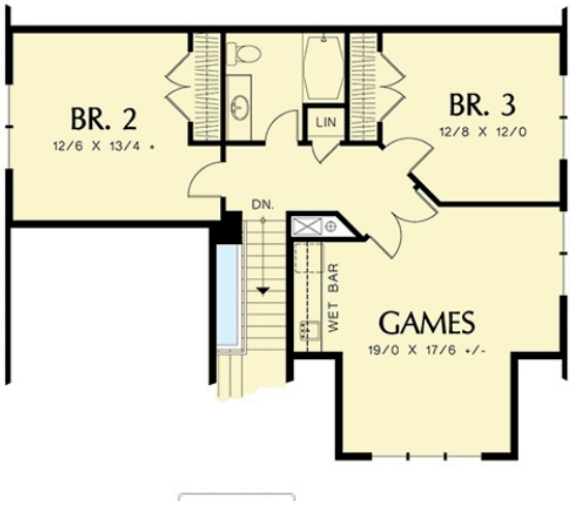
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DESIGNED: KML
REVIEWED: BDJ
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Attachment: EXHIBIT - Mass Grading Schedule (2021-120 : Architects Corner Final Planned Development)

New American Cottage



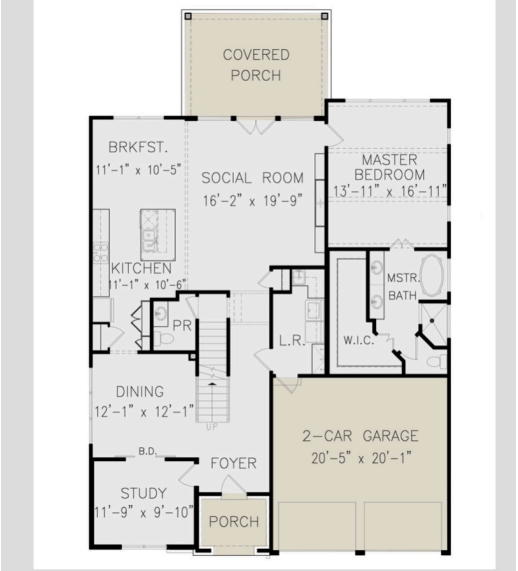


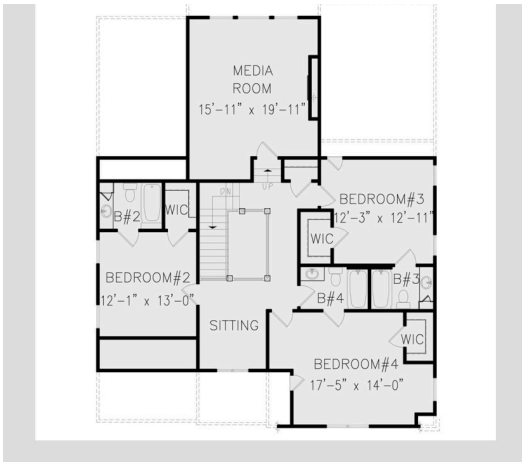


Attachment: EXHIBIT - Proposed Architectural Elevations and Guidelines - Architects Corner (2021-120 : Architects Corner Final Planned

Transitional European Farmhouse



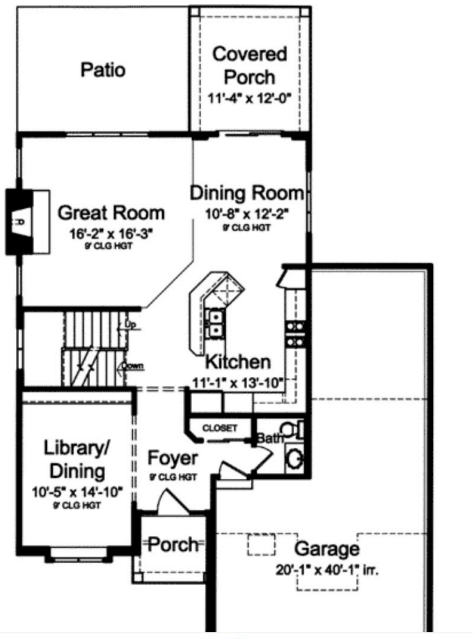


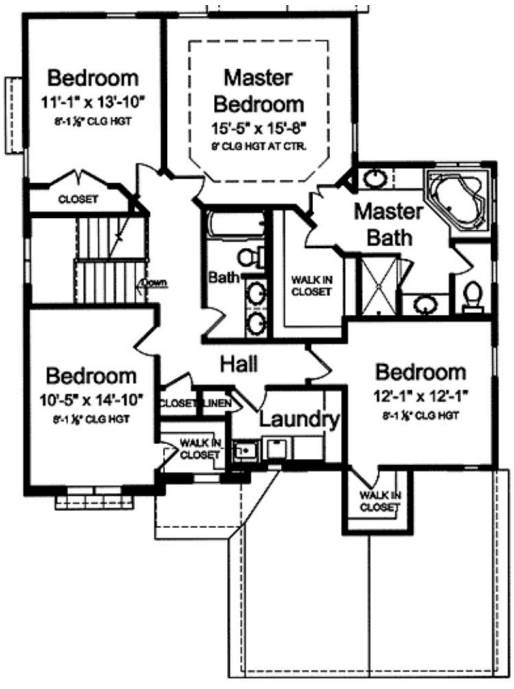


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American Traditional



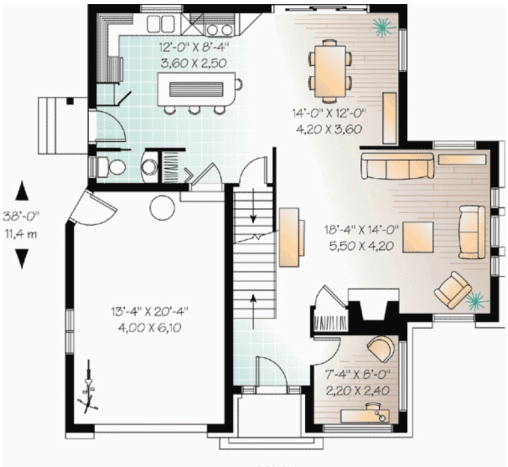


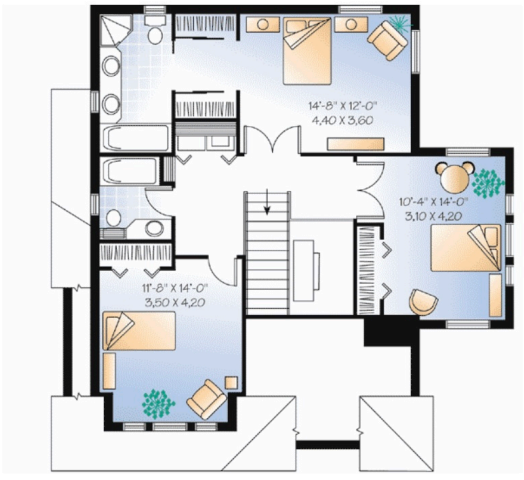


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Modern Craftsman Style



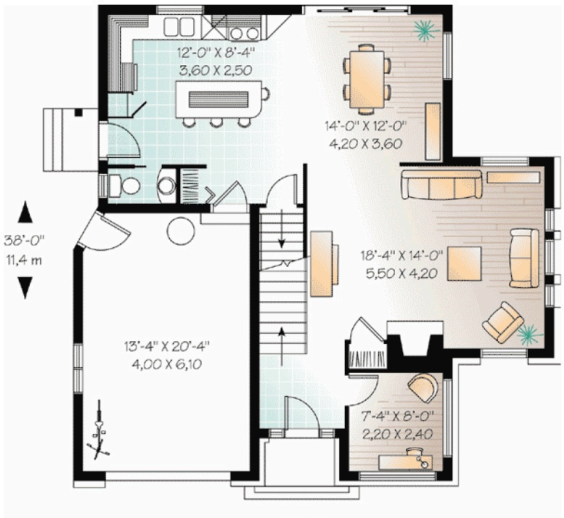


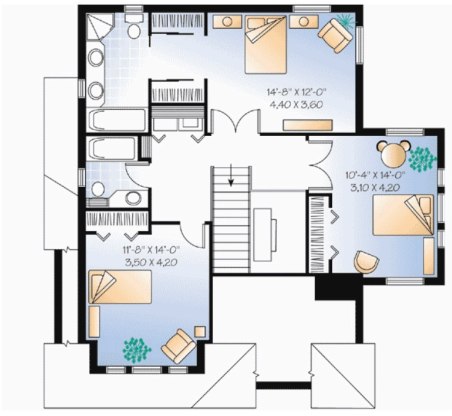


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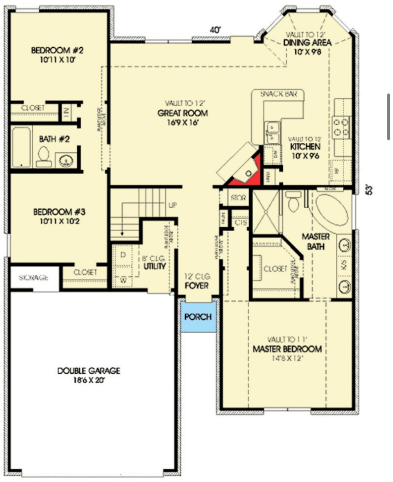




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Craftsman Style Ranch

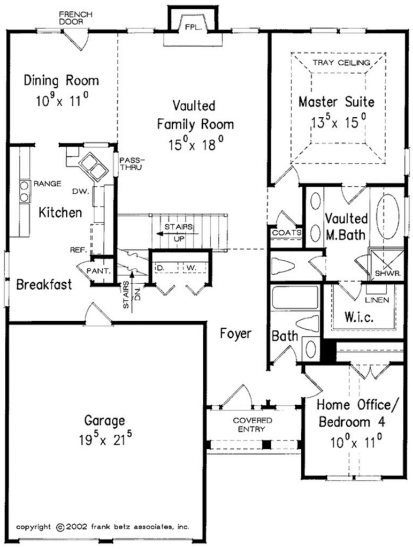


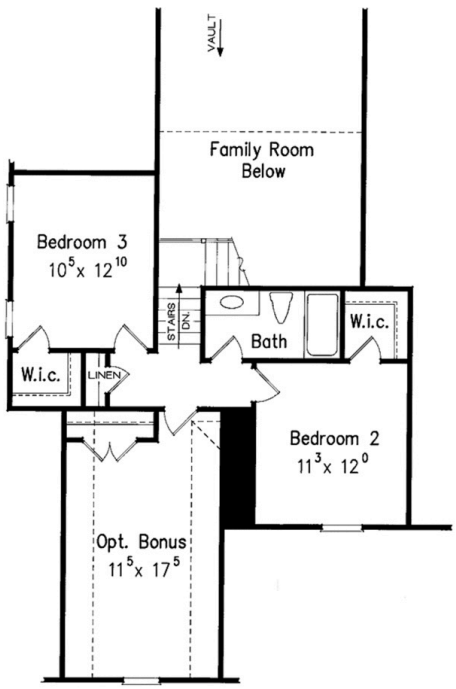


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American Cottage







Attachment: EXHIBIT - Proposed Architectural Elevations and Guidelines - Architects Corner (2021-120 : Architects Corner Final Planned

Proposed Homes for Dunhaven Woods South

General Architectural Guidelines and Development Schedule:

I. Stories: One and Two-story homes designed to fit on building pads as determined by lot predominately 50' wide and 50' deep).

2. Square Footage: Ranch plans available for customization starting at approximately 2000 square feet; Two-story homes starting at approximately 2600 square feet up to approximately 4000 sq ft available for customization.

3. Building Materials: All house elevations shall be constructed with at least 50% brick; no vinyl or aluminum siding shall be permitted except at eaves, soffits, gutters and downspouts. Roofing to include architectural shingles.

4. Landscaping: Landscaping packages will be offered to individual home buyers as an upgrade including decks, paver patios, grill and fire pit areas.

5. Driveways: Driveways shall be constructed of asphalt or concrete with upgrade to concrete and/ or pavers available.

6. Elevations/ Monotony Code: The builder shall develop plans for individual buyers and maintain the Village of Palatine requirements as outlined in Chapter 6, Article IV (Detached Single Family Development).

7. Village Submission: Builder will submit individual lot plans for staff review for conformance of above criteria.

8. Developer/ Builder Plan Design: Midwest Lifestyle Homes is including in the submission a typical plan as reference to above requirements; builder will work with individual buyers to provide for plan customization as requested to meet or exceed minimum standards as listed.

General Development Schedule:

Developer/Builder approval - October 2021
Tree/Site clearing November 2021
Land Improvement Process November 2021
Home Sales/ Construction/ Final Spring 2022

All homes shall be customized and unique.

Attachment: EXHIBIT - Proposed Architectural Elevations and Guidelines - Architects Corner (2021-120 : Architects Corner Final Planned

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September 17, 2021

DEVELOPMENT NARRATIVE

RECEIVED
SEP 17 2021
PLANNING & ZONING
DEPARTMENT

FOR

Architects Corner of Dunhaven Woods South Subdivision
Village Ordinance No. O-101-17
An Ordinance Granting Preliminary and Final Planned Development Approval
for 1939-1967 N. Northumberland Court

On March 29, 2021, Marty Nixon finalized the purchase of the lots that were subject to the Village Ordinance referenced above from the Cornerstone National Bank & Trust Company. The property is legally described as follows:

> Lots 1A through 7A Architects Corner of Dunhaven Woods South Subdivision, being a Subdivision of part of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Marty's intention is to complete the civil engineering improvements for N. Northumberland Court and then complete the construction of 7 custom built residences however, the Planned Development expired in 2020 and needs to be reinstated. Marty and his home builder, Midwest Lifestyle Homes, intend to abide by all of the Planned Development requirements and will not be materially changing any of the required improvements. This would include conditions 1 thru 12 of the attached and referenced Ordinance. These conditions include items relative to mass grading, a construction schedule, letter of credit and plan review fees, as well as all other items listed in the ordinance.

The engineering Improvement Plans for the Dunhaven Woods South Subdivision, which include the design for Northumberland Court, were originally prepared by Branecki – Virgilio & Associates (BV&A) in 2000. The engineering for the residential lot areas, excluding the cul-de-sac and utilities (which were to be installed per the original design by BV&A, were re-designed by Pinnacle Engineering Group (PEG) in 2017. The PEG plans were included as an attachment to the ordinance approved in 2017. Those plans were prepared for a different developer and were not included as part of the sale of the property. PEG has been engaged to redesign the lot areas and those plans will have a different date than shown on the 2017 ordinance. However, since the plans were redesigned and will have a new date, the redesign has maintained the original intent of the previous design and they still reference the BV&A design for the cul-de-sac and utilities. These plans have been submitted to the Village of Palatine Engineering Staff and will be reviewed and approved.

PEG has also inquired with the Metropolitan Water Reclamation District (MWRD) in reference their approval of the most recent edition of the plans and it was determined that the MWRD will require a Watershed Management Ordinance (WMO) Permit as part of this work as their ordinance was amended in May of 2020. This review could possibly require additional revisions to the submitted engineering improvement plans, but any revisions will be coordinated with the Village's Engineering Department.

Attachment: EXHIBIT - Development narrative - Architects Corner (2021-120 : Architects Corner Final Planned Development)

Norman Mechanical Inc
1201 GATEWAY DRIVE, ELGIN, ILLINOIS 60124 OFFICE: (847)253-2238

November 11, 2021

Village of Palatine
200 E. Wood St.
Palatine, IL 60067

Re: Architects Corner of Dunhaven, LLC

To The Village of Palatine Review Board,

I'm writing this letter to provide some background on myself and my company, Norman Mechanical, as it relates to the property I own and plan to develop in Palatine.

My name is Martin R. Nixon and I grew up and have lived in Palatine/unincorporated Palatine for 37 years. I attended Virginia Lake grade school, St. Thomas of Villanova Jr. High and graduated from St. Viator High School. Having grown up in Palatine, I was very exited and proud to have the opportunity to purchase this land. I believe this to be the nicest remaining undeveloped land in Palatine. In late December of 2020, I became aware that the property was for sale and ended up buying the site from Cornerstone Bank & Trust of Palatine, of which I also happen to be a shareholder.

I own Norman Mechanical, Inc., which was established 1988. My company has installed plumbing systems in hundreds of properties in Palatine, including many homes in Dunhaven Woods whilst working with the previous developer. Norman Mechanical will complete all on site plumbing and residential plumbing for this subdivision in conjunction with Midwest Lifestyle Homes.

Please know that I take great pride in developing this project and to help complete part of a subdivision in a Village that I have been a part of for many years. Thank you for taking the time for this review and please let me know if you require anything additional.

Sincerely,

Martin R. Nixon

Attachment: Norman Mechanical Letter to the Village 11.11.21 (2021-120 : Architects Corner Final Planned Development)

Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final

ORDINANCE NO. O-101-17

AN ORDINANCE GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR 1939 – 1967 N. NORTHUMBERLAND CT.

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on September 18, 2017

ORDINANCE NO. O-101-17

AN ORDINANCE GRANTING PREMLIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR 1939 – 1967 N. NORTHUMBERLAND CT.

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on September 6, 2017 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Final Planned Development to permit a reinstatement of a 7 lot single-family residential development, on the following legally described property:

LOTS 1A – 7A IN DUNHAVEN WOODS SOUTH SUBDIVISION, BEING A SUBDIVISION OF THE LOTS 2 – 5, PART OF 6 AND 10, ALL OF 11 AND 12 IN DUNHAVEN WOODS IN TOWNSHIP 42, RANGE 10, EAST OF THE THIRD PRINCPLE MERIDIAN, IN COOK COUNTY, ILLINOIS
PINs: #. 02-03-113-030, -031, -032, -033, -034, -035, -036

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That Preliminary and Final Planned Development approval to permit a 7 -lot single-family residential development, is hereby granted, subject to the following conditions:

1. The development shall significantly conform to the engineering plans prepared by Pinnacle Engineering Group dated 8/10/17 except as such plans may be revised to conform to Village Codes and Ordinances.

2. The engineering plans shall be revised in a manner acceptable to the Village Engineer and Director of Public Works and shall include the

Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final

following:

a. The submission of a mass grading plan and schedule, in a manner acceptable to the Village. Upon Village approval of the mass grading plan and schedule, the mass grading plan for the 7 lots shall be completed and accepted by the Village, prior to the issuance of a building permit for any new home. The mass grading shall be completed by the approved developer and secured by the required letter of credit.

b. The grading plan and schedule shall be revised to include any required amendments, including any additional required storm sewer work to accommodate proper drainage, to restore the original approved subdivision grades for the adjacent offsite lots on Falkirk Place and Hayleys Hill Court, in a manner acceptable to the Village Engineer. These revisions shall also be included in the EEOC and the final letter of credit amount submission to the Village. Once the mass grading plan and schedule is approved, the development shall coordinate notice and approval of the proposed schedule with the other property owners, in a manner acceptable to the Village.

c. Prior to the acceptance by the Village, the developer shall revise the engineering plans and preform/submit all testing required by the Illinois Environmental Protection Agency (IEPA) for Water mains. This shall include flushing, disinfection and any required laboratory testing to meet the IEPA requirements. These revisions should include any necessary replacement or modifications/repairs to the water main, including investigation of existing water mains to ensure functionality and cover requirements, and/or the Fire hydrant for Architects Corner.

3. Any home not constructed by the Petitioner shall require the review and approval of the Village Council.

4. Upon the issuance of a Certificate of Occupancy, each unit shall become a member of the existing Dunhaven Woods Homeowners Association. Revised Declarations may be required.

5. A Public Improvement letter of credit in the amount of 115% of the engineer's opinion of probable costs shall be submitted.

6. Review fees in the amount of 1.5% of the engineer's opinion of probable costs shall be submitted.

7. A Planned Development letter of credit in the amount of $70,000 shall be submitted.

Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final

8. All residential elevations shall comply with the restrictions within the declaration of the Dunhaven Woods South Homeowner's Association and shall be constructed with at least 50% brick or stone. No vinyl or aluminum siding shall be permitted.

9. The final landscaping and tree preservation plan shall be revised in a manner acceptable to the Village of Palatine.

10. The declarations shall be revised in a manner acceptable to the Village Attorney, including the language regarding requirements related to the mixture of exterior building materials.

11. The basketball court on the adjacent property at 1979 N. Northumberland Pass shall be modified to be a minimum of 2' from the south lot line of the property.

12. The Planned Development shall comply with all of the R-2 Zoning District standards, not otherwise specified in this Ordinance.

SECTION 2: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 18th day of September, 2017

AYES: 4 NAYS: 0 ABSENT: 2 PASS: 0

APPROVED by me this _____ day of September, 2017

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 18th day of September, 2017

_____

Village Clerk

Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final

ENGINEERING IMPROVEMENT PLANS
FOR

ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION

PALATINE, ILLINOIS

PLANS PREPARED
FOR

INVERLAND RUSSELL COMPANY

1642 COLONIAL PARKWAY
INVERNESS, IL 60067
(847) 991-4000

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	⊕	⊕
STORM MANHOLE	⊕	⊕
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION	◁	◀
CONCRETE HEADWALL	⊂	⊂
VALVE VAULT	⊗	⊗
VALVE BOX	▪	■
FIRE HYDRANT	⅄	⅄
BUFFALO BOX	•	•
CLEANOUT	⊞	⊞
SANITARY SEWER	S	S
FORCE MAIN	FM	FM
STORM SEWER	S	S
WATER MAIN	W	W
UTILITY CROSSING		⑧
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE	E	E
ELECTRICAL TRANSFORMER OR PEDESTAL	▣	▣
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	748	748
SPOT ELEVATION	X=746.00	X=745.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE	X	X
FENCE LINE, CHAIN LINK OR IRON	O	O
FENCE LINE, WOOD OR PLASTIC	□	□
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
PROPERTY LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

CONTACTS

INVERLAND RUSSELL COMPANY
MR. RUSS NELWAZN
1642 COLONIAL PARKWAY
INVERNESS, ILLINOIS 60067
(847) 991-4000

PINNACLE ENGENEERING GROUP, LLC
BRIAN JOHNSON, P.E., CPESC
1551 E. MAIN ST, SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5301

VILLAGE OF PALATINE
ENGINEERING DEPARTMENT - VILLAGE ENGINEER
GEORGE RUPPERT, P.E.
140 WEST ILLINOIS AVENUE
PALATINE, IL 60067
(847) 202-6963

UTILITY CONTACTS

ELECTRIC
COMED (800) 334-7661

NATURAL GAS
NICOR GAS (888) 642-6748
GASMAPS@NICOR.COM

WATER/SANITARY/STORM
VILLAGE OF PALATINE (847) 359-9082

VILLAGE OF PALATINE
DIRECTOR OF PUBLIC WORKS DEPARTMENT
MATT BARRY (847) 705-5200

WATER & SEWER DIVISION COORDINATOR
JOE PETYKOWSKI (847) 202-6966

BENCHMARKS

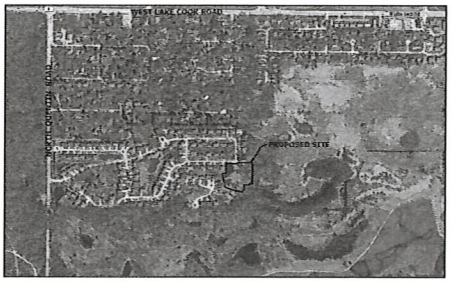
REFERENCE BENCHMARK:

CHISELED SQUARE ON TOP CENTER OF HEADWALL NORTH OF R.O.W. OF ROSELAND DRIVE,

ELEVATION = 765.67

EXISTING CONDITIONS

EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY PINNACLE ENGINEERING GROUP ON AUGUST 4, 2017. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.



LOCATION MAP
SCALE: 1"=600'

GENERAL NOTES

1. THE VILLAGE OF PALATINE BUILDING DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND 24 HOURS PRIOR TO EACH INSPECTION AT (847) 359-9042.
2. ALL UTILITY COMPANIES, INCLUDING THE VILLAGE OF PALATINE, SHALL BE CONTACTED AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK IN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPECTED UTILITY LOCATION. REPAIR OF ANY DAMAGE TO EXISTING FACILITIES SHALL BE RESPONSIBILITY OF THE CONTRACTOR. UTILITY LOCATIONS SHOWN HEREIN ARE FOR GRAPHIC ILLUSTRATION ONLY AND ARE NOT TO BE RELIED UPON.
3. PRIOR TO COMMENCEMENT OF ANY OFFSITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFFSITE EASEMENTS HAVE BEEN SECURED, AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS (LATEST EDITION):
   a. VILLAGE OF PALATINE VILLAGE CODE.
   b. VILLAGE OF PALATINE STANDARD CONSTRUCTION DETAILS.
   c. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
   d. "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
   e. "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
   f. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" BY ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, ET AL.
   g. OTHER STANDARDS OR SPECIFICATIONS SPECIFICALLY REFERRED TO IN AN INDIVIDUAL PROVISION OF THESE STANDARDS AND SPECIFICATIONS.
   h. "ILLINOIS URBAN MANUAL" AS PREPARED BY THE U.S. DEPT. OF AGRICULTURE & IL ASSOCIATION OF SOIL AND WATER CONSERVATION DISTRICTS.
   i. STANDARDS OR SPECIFICATIONS BY METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO.
   j. THE CONTRACT DOCUMENTS, GENERAL CONDITIONS, SPECIAL PROVISIONS AND SUPPLEMENTAL CONDITIONS OF THE PROJECT AS PREPARED BY PINNACLE ENGINEERING GROUP, LLC.
   k. ALL DOCUMENTS CITED IN THE ABOVE STANDARDS AND SPECIFICATIONS RELEVANT TO THE SUBJECT UNDER CONSIDERATION. IF A CONFLICT ARISES BETWEEN ANY PROVISION(S) OF THE REFERENCE ITEMS ABOVE AND ANY PROVISION(S) OF THESE STANDARDS AND SPECIFICATIONS, THEN THE MORE RESTRICTIVE PROVISION(S) SHALL APPLY.

INDEX OF SHEETS

C-1	COVER SHEET
C-2	PROJECT SPECIFICATIONS
C-3	EXISTING CONDITIONS PLAN
C-4	GRADING & SITE STABILIZATION PLAN
C-5	UTILITY PLAN
C-6	CONSTRUCTION STANDARDS

ATTACHMENTS

EX-1	PLAT OF SURVEY (PINNACLE ENGINEERING GROUP)

PERMIT SET

811 Know what's below. Call before yo

EXPIRATION DATE: NOVEMBER 30, 2017 Formerly ALE 1-800-85

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND IN SAID DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY MAKE THE OPPORTUNE CHANGES NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL RELIEVE THE ENGINEER OF RESPONSIBILITY FOR THE COSTS OF CORRECTING THE WORK AFFECTED THEREBY. WHEN METHODS KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY ON THE MEANS AND METHODS OF CONSTRUCTION.

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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

CHICAGO OFFICE
1551 E. MAIN ST. | SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5301
CHICAGO | MILWAUKEE | MADISON

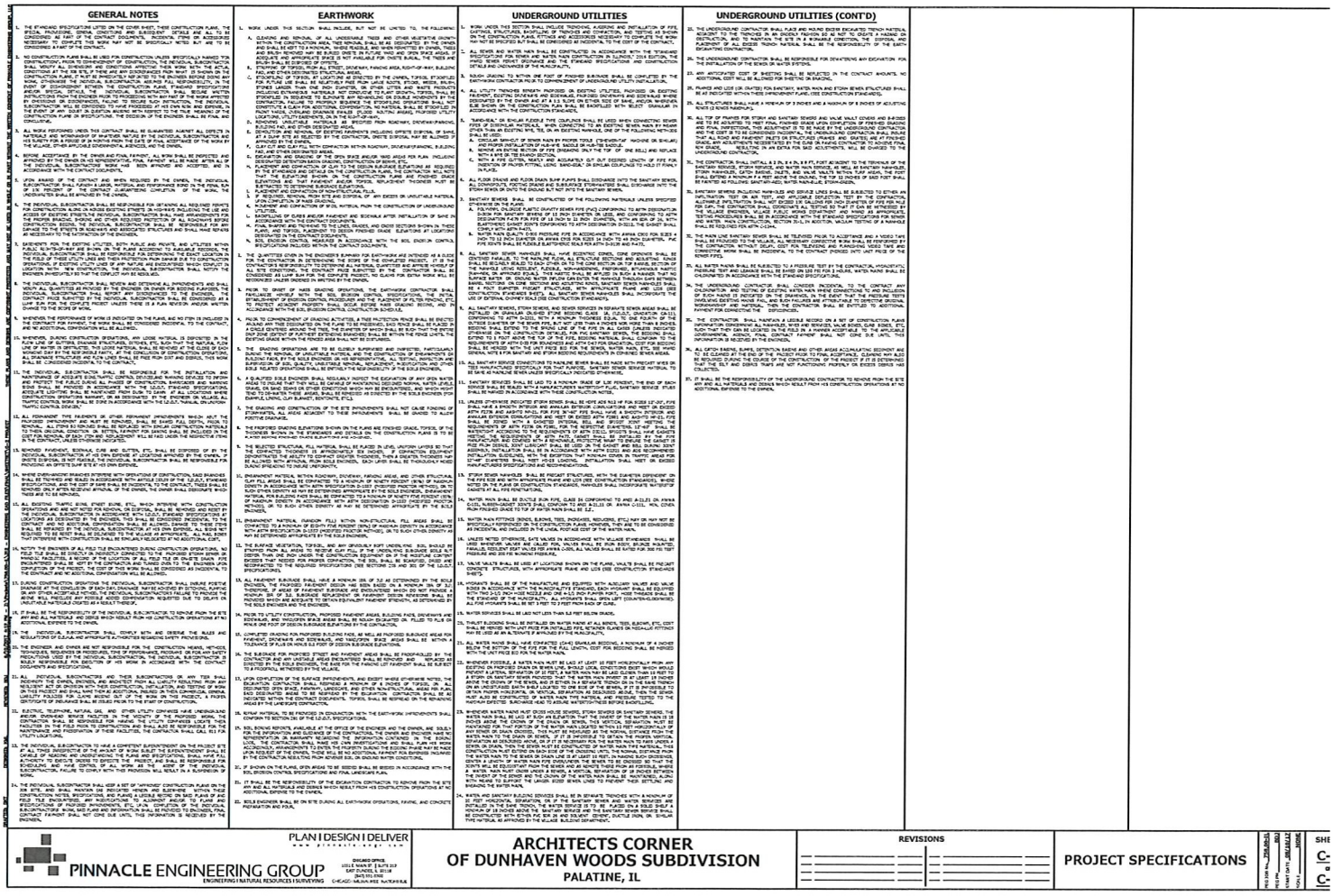
ARCHITECTS CORNER
OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

REVISIONS

COVER SHEET

SHE

Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final



GENERAL NOTES

1. THE STANDARD SPECIFICATIONS LISTED ON THE COVER SHEET, THESE CONSTRUCTION PLANS, THE PLANS AND SPECIFICATIONS GOVERNING THE SITE AND SUBDIVISION DETAILS ARE ALL TO BE CONSIDERED A PART OF THE CONTRACT. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK THAT MAY BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

2. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS MARKED "APPROVED FOR CONSTRUCTION", PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE INDIVIDUAL SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DIRECTIONS OF FURNISHED ITEMS WITH THE ACTUAL CONDITIONS AT THE SITE. STILL IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE INDIVIDUAL SUBCONTRACTOR SHALL NOTIFY THE ENGINEER AND THE OWNER IMMEDIATELY. THE INDIVIDUAL SUBCONTRACTOR ASSUMES FULL RESPONSIBILITY IN THE EVENT OF NON-COMPLIANCE BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS. THE INDIVIDUAL SUBCONTRACTOR SHALL REQUEST SPECIFIC INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY SUCH DISCREPANCIES. ANY WORK PERFORMED BY THE INDIVIDUAL SUBCONTRACTOR PRIOR TO SUCH INSTRUCTIONS WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

3. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE INDIVIDUAL SUBCONTRACTOR AND HIS SURETY FOR A PERIOD OF 24 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE VILLAGE, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

4. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL OF THE INDIVIDUAL SUBCONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED, ALL TO ACCORDANCE WITH THE CONTRACT DOCUMENTS.

5. UPON AWARD OF THE CONTRACT AND WHEN REQUIRED BY THE OWNER, THE INDIVIDUAL SUBCONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND (IN THE FORM SET FORTH IN THE CONTRACT DOCUMENTS) SATISFACTORY TO THE OWNER. COMPLETION OF THE WORK SHALL THE INDEMNITIES SHALL BE APPLIED BY THE OWNER.

6. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS MAY BE NEEDED DURING THE COURSE OF WORK, INCLUDING THE USE AND DISPOSAL OF EXPLOSIVES. THE INDIVIDUAL SUBCONTRACTOR SHALL COMPLY WITH ALL REGULATIONS OF THE PROPER BRANCHES, DIVISIONS AND OTHER REQUIRED INSPECTIONS OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER.

7. ALL REPORTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK AND SHALL COOPERATE WITH THE OWNERS OF UTILITIES DURING THE CONSTRUCTION PERIOD IN THE PROTECTION AND MAINTENANCE OF EXISTING UTILITIES. THE LOCATION AND DEPTH OF ALL UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT GUARANTEED. THE INDIVIDUAL SUBCONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.

8. THE INDIVIDUAL SUBCONTRACTOR SHALL INCLUDE IN HIS BID ESTIMATE ALL IMPROVEMENTS AND SHALL VERIFY ALL QUANTITIES AS PROVIDED BY THE ENGINEER OR OWNER FOR BIDDING PURPOSES. THE INDIVIDUAL SUBCONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE QUANTITIES IN THE CONTRACT PRICE SUBMITTED BY THE INDIVIDUAL SUBCONTRACTOR SHALL BE CONSIDERED AS A PART OF THE CONTRACT. NO EXTRA COMPENSATION SHALL BE CONSIDERED FOR ANY ITEMS OMITTED FROM THE BID BUT REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS.

9. WHENEVER THE PERFORMANCE OF WORK IS INDICATED ON THE PLANS, AND NO ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT, THE WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

10. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED ON THE FLOW LINE OF GUTTERS, ENGAGE STRUCTURES, INTAKES, ETC., SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH DAY'S OPERATIONS. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ALL ENGAGED STRUCTURES AND FACILITIES UNLESS THEY ARE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

11. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, BARRICADES, WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF THE CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE LOCAL STANDARD SPECIFICATIONS, CONSTRUCTION PLANS AND SPECIAL DETAILS. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOSS OR DAMAGE RESULTING FROM ANY DEFICIENCIES IN THE TRAFFIC CONTROL WORK. TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL STANDARD SPECIFICATIONS, TRAFFIC CONTROL DETAILS.

12. ALL PAVEMENT, THE PAVEMENTS OR OTHER PERMANENT IMPROVEMENTS WHICH ABUT THE DISTURBED IMPROVEMENT AND MUST BE REMOVED, SHALL BE SAWED FULL DEPTH, PRIOR TO REMOVAL. ALL PITCH IS REMOVED SHALL BE REPLACED WITH SIMILAR CONSTRUCTION MATERIALS AND METHODS UNLESS OTHERWISE DIRECTED IN WRITING BY THE OWNER. ALL EXCAVATION IN THE COST FOR REMOVAL OF EACH TYPE AND REPLACEMENT WILL BE PAID UNDER THE RESPECTIVE ITEMS IN THE CONTRACT, UNLESS OTHERWISE INDICATED.

13. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED OF BY THE INDIVIDUAL SUBCONTRACTOR AT LOCATIONS APPROVED BY THE OWNER. ALL EXCAVATION SHALL BE DONE SO AS NOT ENDANGER ADJACENT PAVEMENT. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EFFECTIVE SUMP SITE AT NO OWN EXPENSE.

14. WHERE EXISTING WORK IS ENCOUNTERED INTERFERE WITH CONSTRUCTION, SAID BRANCHES SHALL BE CUT AND REMOVED AS DIRECTED BY THE ENGINEER. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE SPECIFICATIONS, AND THE COST OF SUCH WORK SHALL BE INCLUDED IN THE CONTRACT PRICE. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER. THE OWNER SHALL DESIGNATE WHICH TREES ARE TO BE REMOVED.

15. ALL EXISTING TRAFFIC SIGNS, STREET SIGNS, ETC., WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND WORK SHALL BE REMOVED, ON OCCASIONAL, SHALL BE REMOVED AND REPLACED BY THE INDIVIDUAL SUBCONTRACTOR IN ACCORDANCE WITH LOCAL STANDARD SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. DAMAGED SIGNS SHALL BE REPLACED AT THE EXPENSE OF THE INDIVIDUAL SUBCONTRACTOR. ALL NEW SIGNS SHALL BE INSTALLED TO THESE STANDARDS AND SPECIFICATIONS. ALL NEW SIGNS SHALL BE REQUIRED TO BE BENT SHALL BE CONSIDERED TO BE A PLAN REVISION AND SUCH WORK SHALL BE DONE TO THE SATISFACTION AND/OR WRITTEN DIRECTION OF THE ENGINEER.

16. NOTIFY THE ENGINEER OF ALL FIELD CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. IF FIELD TILE SHALL BE DIRECTLY OR INDIRECTLY CONNECTED TO THE PROPOSED STORM SEWER OR DRAINAGE FACILITIES, A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAINTILE FOUND SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE WORK. THE COST OF LOCATING AND CONNECTING ALL DRAINTILE TO THE CONSTRUCTION SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE STORM SEWER.

17. DURING CONSTRUCTION OPERATIONS THE INDIVIDUAL SUBCONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT THE CONCLUSION OF EACH DAY'S DRAINAGE SHALL BE ACHIEVED BY EITHER PUMPING OR GRADING. ALL EXCAVATION SHALL BE KEPT FREE OF WATER WHILE WORK IS IN PROGRESS. ANY WORK ABOVE ALL PARTICULAR ANY WATER REQUIRED IN ADDITION REQUESTED DUE TO DELAYS IN UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

18. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL SUBCONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

19. THE INDIVIDUAL SUBCONTRACTOR SHALL COMPLY WITH AND OBSERVE THE RULES AND REGULATIONS OF FLOOD AND APPROPRIATE AUTHORITIES REGARDING SAFETY PROVISIONS.

20. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE PERFORMANCE, PROGRESS OR FOR ANY SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK OF THE INDIVIDUAL SUBCONTRACTOR. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPERVISION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

21. ALL INDIVIDUAL SUBCONTRACTORS AND THEIR SUBCONTRACTORS OR ANY TIER SHALL COMPLY WITH THE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF LABOR AND SHALL POST A COPY OF THE MINIMUM SCALE OF WAGES FOR THE VARIOUS CLASSES OF LABOR, AND THEIR RATES AS SET FORTH IN THE CONTRACT AND SHALL MAINTAIN ALL ADDITIONAL RECORDS AS REQUIRED BY THE PROJECT, AS SET FORTH IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH THE OWNER WITH A COPY OF ANY AND ALL CERTIFICATES OF INSURANCE SHALL BE ISSUED PRIOR TO THE START OF CONSTRUCTION.

22. ELECTRIC, TELEPHONE, NATURAL GAS, AND OTHER UTILITY COMPANIES HAVE UNDERGROUND AND/OR OVERHEAD SERVICE FACILITIES IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES LOCATED THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF THESE FACILITIES. THE CONTRACTOR SHALL HAVE FULL AUTHORITY TO DIRECT THE CONTRACTOR IN THE PERFORMANCE AND SHALL BE RESPONSIBLE FOR SCHEDULING, AND HAVE CONTROL OF ALL WORK AND THE WORK OF THE INDIVIDUAL SUBCONTRACTORS. FAILURE TO COMPLY WITH THIS PROVISION WILL RESULT IN A SUSPENSION OF WORK.

23. THE INDIVIDUAL SUBCONTRACTOR SHALL KEEP A SET OF "APPROVED" CONSTRUCTION PLANS ON THE SITE AT ALL TIMES. SHALL MAINTAIN SAID RECORDS WHICH ARE SUBMITTED TO THE OWNER AT THE CONCLUSION OF THE PROJECT. THE INDIVIDUAL SUBCONTRACTOR SHALL MAINTAIN IN A NEAT AND ORDERLY MANNER AT THE FIELD FILE ENGINEERING AND ARCHITECTURAL CHANGES TO PLANS AND SPECIFICATIONS OF PROJECT IMPROVEMENTS, ETC. UPON COMPLETION OF THE INDIVIDUAL SUBCONTRACTOR WORK, AND PLANS AND INFORMATION SHALL BE PROVIDED TO ENGINEERING FOR CONTRACT PAYMENT SHALL NOT COME DUE UNTIL THIS INFORMATION IS RECEIVED BY THE ENGINEER.

EARTHWORK

1. WORK UNDER THIS SECTION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   A. CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREES SPECIAL SHALL BE AS DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM. WHERE FEASIBLE, AND WHEN PERMITTED BY OWNER, TREES AND BRUSH REMOVED MAY BE BURIED DIRECTLY IN FUTURE YARD AND OPEN SPACE AREAS, IF ADEQUATE AND APPROPRIATE SPACE IS NOT AVAILABLE FOR ONSITE BURIAL, THE TREES AND BRUSH SHALL BE HAULED OFFSITE.
   B. STRIPPING OF TOPSOIL FOR ALL STREET, DRIVEWAY, PARKING AREA, RIGHT-OF-WAY, BUILDING PAD, AND OTHER DESIGNATED STRUCTURAL AREAS.
   C. EXCAVATION OF TOPSOIL AT LOCATIONS AS DIRECTED BY THE OWNER, TOPSOIL SHALL BE STOCKPILED IN AREAS FROM WHICH IT WILL NOT BE DISTURBED BY SUBSEQUENT CONSTRUCTION ACTIVITIES. STOCKPILES SHALL BE LOCATED SO AS NOT TO INTERFERE WITH DRAINAGE, AND SHALL BE PROTECTED BY SILT FENCE. STOCKPILES LARGER THAN ONE (ONE) CUBIC YARD, SHALL BE SEEDED WITH TEMPORARY SEED MIXTURE AS SPECIFIED IN THE LANDSCAPE PLANS. TOPSOIL SHALL BE STOCKPILED IN ACCORDANCE TO ELEVATIONS AND DIMENSIONS SHOWN ON THE GRADING PLANS. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY TOPSOIL THAT IS LOST OR DAMAGED DUE TO EROSION, IMPROPER STOCKPILING, OR FAILURE TO PROTECT FROM VANDALISM. TOPSOIL SHALL BE STOCKPILED IN FRONT YARDS, OVERLAND DRAINAGE SWALES (CLOSED FLOATING AREAS), PROPERTY CORNERS, UTILITY EASEMENTS, ON THE RIGHT-OF-WAY.
   D. REMOVING UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY, DRIVEWAY PARKING, BUILDING PAD, AND OTHER AREAS.
   E. EXCAVATION AND REMOVAL OF EXISTING PAVEMENT AND SUBGRADE AS SPECIFIED FROM ROADWAY AT A DEPTH SUFFICIENT AS REJECTED BY THE CONTRACTOR, ONCE'S DISPOSAL, MAY BE ALLOWED IF APPROVED BY THE OWNER.
   F. CUT AND FILL WITHIN THE CONSTRUCTION WITHIN ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER AREAS.
   G. PLACEMENT OF TOPSOIL AT LOCATIONS AS DIRECTED BY THE OWNER, TOPSOIL SHALL BE PLACED IN AREAS FROM WHICH IT WILL NOT BE DISTURBED BY SUBSEQUENT CONSTRUCTION ACTIVITIES. TOPSOIL SHALL BE STOCKPILED IN ACCORDANCE WITH THE GRADING PLANS. TOPSOIL SHALL BE PLACED TO A DEPTH AS DESIGNATED ON THE GRADING PLANS. INCLUDING DESIGNATED DETENTION BASIN GRADING, CONSTRUCTION OF BERMS, ETC.
   H. PLACEMENT AND COMPACTION OF CLAY TO THE DESIGN SUBGRADE ELEVATIONS AS ACQUIRED BY THE SPECIFICATIONS AND DETAILS ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE SUBGRADE AND SHALL REPAIR ANY DAMAGED AREAS TO THE SATISFACTION OF THE ENGINEER AND OWNER PRIOR TO PLACEMENT OF ANY PAVEMENT AND/OR TOPSOIL. REPLACEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.
   I. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.
   J. IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL AS DIRECTED BY THE ENGINEER.
   K. PLACEMENT AND COMPACTION OF SPECIAL MATERIALS FROM THE CONSTRUCTION OF UNDERGROUND UTILITIES.
   L. EXCAVATION OF CURBS AND/OR PAVEMENT AND SIDEWALK AFTER INSTALLATION OF SAME IN ACCORDANCE WITH THE GRADING PLANS.
   M. FINAL GRADING AND TRIMMING TO THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THESE PLANS AND TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS AT LOCATIONS DESIGNATED IN THE CONTRACT DOCUMENTS.
   N. PLACEMENT OF EROSION CONTROL IN ACCORDANCE WITH THE SOIL EROSION CONTROL SPECIFICATIONS INCLUDED WITHIN THE CONSTRUCTION PLANS.

2. THE QUANTITIES GIVEN IN THE ENGINEER'S SUMMARY FOR EARTHWORK ARE ESTIMATED AS A GUIDE FOR THE CONTRACTOR IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE HIS OWN ESTIMATE OF THE QUANTITIES OF WORK AS PER THE DIRECTIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE ALLOWED UNLESS ORDERED IN WRITING BY THE OWNER.

3. PRIOR TO START OF MASS GRADING OPERATIONS, THE EARTHWORK CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS, THE DETAIL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL REQUIRE DURING GRADING BEGINS, AND BE ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.

4. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, A TREE PROTECTION FENCE SHALL BE ERECTED AROUND ANY TREE DESIGNATED ON THE PLANS TO BE PRESERVED, AND FENCE SHALL BE PLACED AT A RADIUS EXTENDING AWAY FROM THE TREE, THE DIAMETER OF WHICH SHALL BE EIGHT (8) TIMES THE DIAMETER (DBH) ZONE (DISTANCE OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE CONSTRUCTION WITHIN TREES AREAS SHALL BE PROHIBITED.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE PERIODS OF HEAVY RAINFALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL EROSION CONTROL DEVICES AS REQUIRED BY THE ENGINEER OR AS REQUIRED BY LOCAL, STATE, AND FEDERAL ORDINANCES AND REGULATIONS. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, LIMESTONE REMOVAL, REPLACEMENT, MODIFICATION AND OTHER SOIL RELATED SPECIFICATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. A QUALIFIED SOILS ENGINEER SHALL REGULARLY INSPECT THE EXCAVATION OF ANY OPEN WATER COURSE TO INSURE THAT THEY WILL BE CAPABLE OF HANDLING ENCLOSED FLOWS. ANY AREAS, WHICH, IN THE OPINION OF THE SOILS ENGINEER OR HIS REPRESENTATIVE, ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, LIMESTONE REMOVAL, REPLACEMENT, MODIFICATION AND OTHER SOIL RELATED SPECIFICATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

7. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORMWATER, ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

8. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADE, TOPSOIL OF THE THICKNESS SHOWN ON THE STANDARDS AND DETAILS ON THE CONSTRUCTION PLANS IS TO BE PLACED BEFORE PAVEMENT PRIOR EQUIPMENT AND HOUSING.

9. THE EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL PLANNED BUILDING, PAVING AREAS, AND OTHER STRUCTURAL AREAS. THE CONTRACTOR THOROUGHLY BY APPROPRIATELY SIX (SIX) INCHES. IF EXCAVATION EQUIPMENT DISTURBS THE SUBSOILS TO CONTRACT DISTURB THICKNESS, THEN A GREATER DEPTH MAY BE REQUIRED BE ALLOWED WITH ADDITIONAL FROM BOULD ENGINEER. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING AND REWORKED.

10. ENGINEERED MATERIAL WITHIN ROADWAY, DRIVEWAY, PARKING AREAS, AND OTHER STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557 OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR TESTING AND SHALL NOT BE RESPONSIBLE FOR ANY MATERIAL NOT PROPERLY COMPACTED AS A RESULT OF THE NATURAL FOR EXCESSIVE MOISTURE CONTENT AS DETERMINED BY THE SOILS ENGINEER.

11. ENGINEERED MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF EIGHTY-FIVE PERCENT (85%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557 OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR TESTING AND SHALL NOT BE RESPONSIBLE FOR ANY MATERIAL NOT PROPERLY COMPACTED AS A RESULT OF THE NATURAL FOR EXCESSIVE MOISTURE CONTENT AS DETERMINED BY THE SOILS ENGINEER.

12. THE SURFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM ALL AREAS TO RECEIVE FILLS. PRIOR TO THE UNDERLYING SURFACE SHOULD NOT BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO THE SPECIFIED DENSITY. ANY SOFT AREAS EXCEEDS THAT NEEDED FOR PROPER COMPACTION, THE SOIL SHALL BE REMOVED, GRADED AND RECOMPACTED TO THE REQUIRED SPECIFICATIONS (SEE SECTIONS 2.05 AND 3.03 OF THE G.I.O.T. STANDARD SPECIFICATIONS).

13. ALL PAVEMENT SUBGRADE SHALL HAVE A MINIMUM CBR OF 7.5 AS DETERMINED BY THE SOILS ENGINEER. THE PROPOSED PAVEMENT DESIGN HAS BEEN BASED ON A MINIMUM CBR OF 7.5. THEREFORE, IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT PROVIDE A MINIMUM CBR OF 7.5, SUBGRADE AND/OR PAVEMENT DESIGN MODIFICATIONS SHALL BE MADE AS PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH, AS DETERMINED BY THE SOILS ENGINEER AND THE ENGINEER.

14. PRIOR TO UTILITY CONSTRUCTION, PROPOSED PAVEMENT AREAS, BUILDING PADS, DRIVEWAYS AND SIDEWALKS, AND TOPSOILED AREAS SHALL BE ROUGH EXCAVATED OR FILLED TO A PLANE OF WITHIN ONE FOOT OF DESIGN SUBGRADE ELEVATIONS WITH THE CONTRACTOR.

15. COMPLETE GRADING FOR PROPOSED BUILDING PADS, BE WELL WITHIN TOLERANCES FOR PAVEMENT, DRIVEWAYS AND SIDEWALKS, AND TOPSOILED SPACE. AREAS SHALL BE WITHIN A TOLERANCE OF PLUS OR MINUS 0.1 FOOT OF DESIGN SUBGRADE ELEVATIONS.

16. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSUITABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER. THE BASE FOR THE FINISHED LOT PAVEMENT SHALL BE SUBJECT TO A PROOFROLL WITNESSED BY THE VILLAGE.

17. UPON COMPLETION OF THE SURFACE IMPROVEMENTS, AND EXCEPT WHERE OTHERWISE NOTED, THE CONTRACTOR SHALL RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL IN ALL DESIGNATED OPEN SPACE, PARKWAY, LANDSCAPE, AND OTHER NON-STRUCTURAL AREAS FOR PLANTING AND SEEDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TOPSOIL THAT IS LOST OR DAMAGED DUE TO EROSION, IMPROPER STOCKPILING, TOPSOIL SHALL BE REPRESENTED ON THE MATERIALS AREAS BY THE LANDSCAPE CONTRACTOR.

18. REPAIR MATERIAL TO BE PROVIDED IN EXCAVATION WITHIN THE EARTHWORK IMPROVEMENTS SHALL CONFORM TO SECTION 204 OF THE G.I.O.T. SPECIFICATIONS.

19. SOIL BORING REPORTS, AVAILABLE AT THE OFFICE OF THE ENGINEER AND THE OWNER, ARE SOILS INVESTIGATIONS FOR THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL INVESTIGATIONS OR MATERIALS TESTING THAT HE DEEMS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. INFORMATION FURNISHED BY THE OWNER OR ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY OF THE OWNER'S OR ENGINEER'S RESPONSIBILITY FOR EXPENSES INCURRED IN THE CONTRACTOR'S INTERPRETATION OF INFORMATION FURNISHED.

20. IF SHOWN ON THE PLANS, OPEN AREAS TO BE SEEDED SHALL BE SEEDED IN ACCORDANCE WITH THE SOIL EROSION CONTROL SPECIFICATIONS AND LANDSCAPE PLAN.

21. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

22. SOILS ENGINEER SHALL BE ON SITE DURING ALL EARTHWORK OPERATIONS, PAVING, AND CONCRETE PREPARATION AND PLACE.

UNDERGROUND UTILITIES

1. WORK UNDER THIS SECTION SHALL INCLUDE FURNISHING, ASSEMBLING AND INSTALLATION OF PIPE, STRUCTURES, APPURTENANCES, ACCESSORIES AND CONNECTIONS TO BE SHOWN ON THE CONSTRUCTION PLANS, FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK SHALL NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

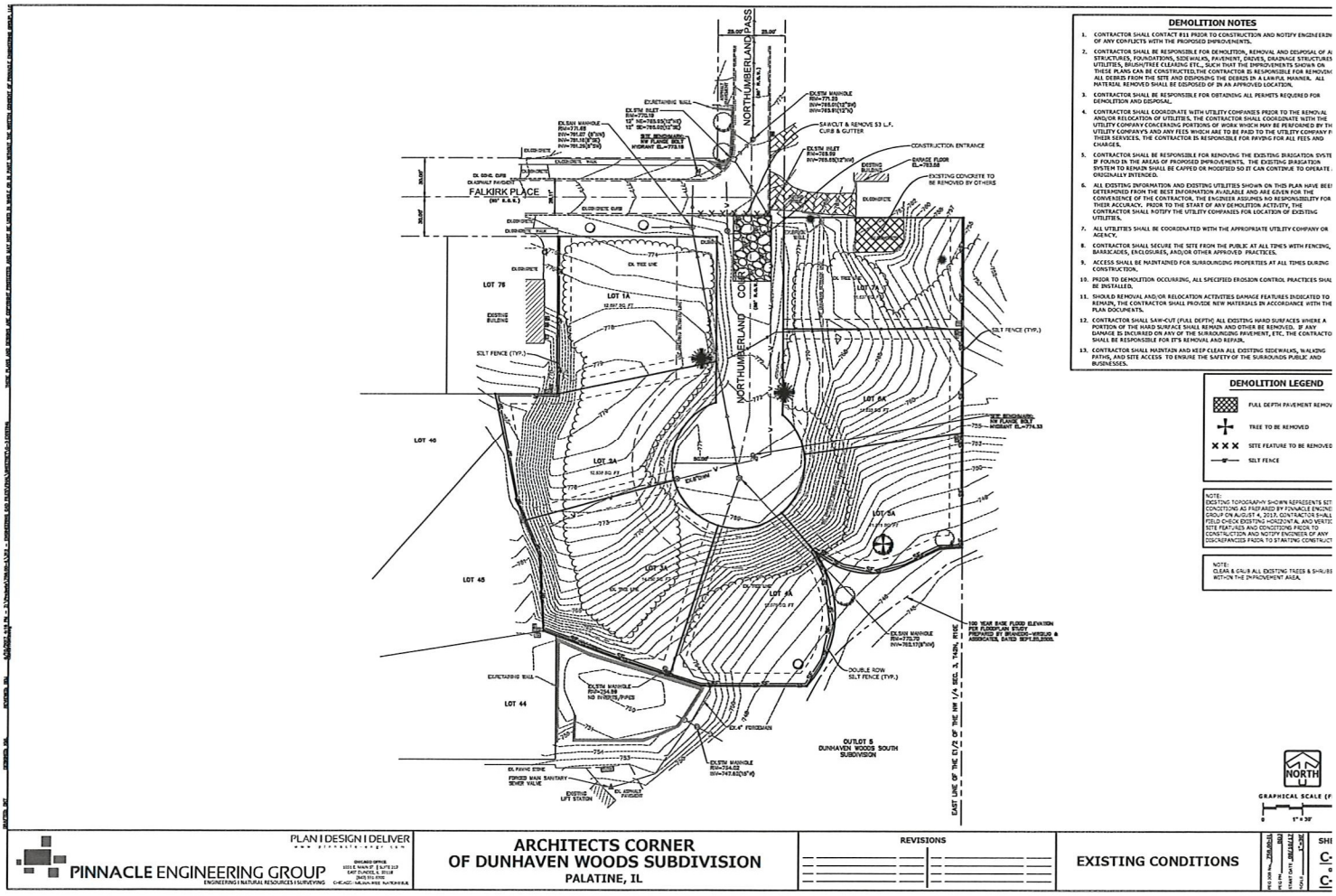
2. ALL SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS," 2014 EDITION AND ITS AMENDMENTS, ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, AND THE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND ORDINANCES OF THE MUNICIPALITY.

3. NOTIFY GRADING TO WITHIN ONE FOOT OF FINISHED SUBGRADE SHALL BE COMPLETED BY THE EARTHWORK CONTRACTOR PRIOR TO COMMENCEMENT OF UNDERGROUND UTILITY INSTALLATION, STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS.

4. ALL UTILITY TRENCHES WITHIN PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, EXISTING DRIVEWAYS AND PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE BACKFILLED WITH GRANULAR MATERIAL AS SPECIFIED IN THE CONSTRUCTION PLANS AND SPECIAL DETAILS. ALL GRANULAR BACKFILL SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. GRANULAR SHALL BE ENCAPSULATED WITH FILTER FABRIC AS ACCORDANCE WITH THE CONSTRUCTION STANDARDS.

5. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWERS, ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORMWATER SHALL DISCHARGE INTO THE STORM SEWERS OR ONTO THE GROUND BUT NOT INTO THE SANITARY SEWERS.

6. SANITARY SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS UNLESS SPECIFIED OTHERWISE ON THE PLANS:
   A. POLYVINYL CHLORIDE PLASTIC (SMOOTH INTERIOR PIPE (PVC) CONFORMING TO ASTM SPECIFICATION D3034, SDR 26 WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM SPECIFICATION D3212 AND DESIGNATION FOR PIPE OF 15 INCH OR LESS DIAMETER, WITH AN SDR OF 26, WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM DESIGNATION D-3212. THE GASKET SHALL BE PLACED BY THE MANUFACTURER.
   B. WATER MAIN QUALITY CLASS PIPELINE PIPE IN ACCORDANCE WITH AWWA C900 FOR SIZES 4 INCH THROUGH 12 INCH DIAMETER, AND AWWA C905 FOR SIZES 14 INCH AND L



DEMOLITION NOTES

1. CONTRACTOR SHALL CONTACT 811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERIN OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL OF A STRUCTURES, FOUNDATIONS, SIDEWALKS, PAVEMENT, DRIVES, DRAINAGE STRUCTURES UTILITIES, BRUSH/TREE CLEARING ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED.THE CONTRACTOR IS RESPONSIBLE FOR REMOVIN ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. ALL MATERIAL REMOVED SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY TH UTILITY COMPANYS AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY F THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE EXISTING IRRIGATION SYSTE IF FOUND IN THE AREAS OF PROPOSED IMPROVEMENTS. THE EXISTING IRRIGATION SYSTEM TO REMAIN SHALL BE CAPPED OR MODIFIED SO IT CAN CONTINUE TO OPERATE ORIGINALLY INTENDED.
6. ALL EXISTING INFORMATION AND EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEE DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES.
7. ALL UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
8. CONTRACTOR SHALL SECURE THE SITE FROM THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND/OR OTHER APPROVED PRACTICES.
9. ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL SPECIFIED EROSION CONTROL PRACTICES SHAL BE INSTALLED.
11. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS IN ACCORDANCE WITH THE PLAN DOCUMENTS.
12. CONTRACTOR SHALL SAW-CUT (FULL DEPTH) ALL EXISTING HARD SURFACES WHERE A PORTION OF THE HARD SURFACE SHALL REMAIN AND OTHER BE REMOVED. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTO SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
13. CONTRACTOR SHALL MAINTAIN AND KEEP CLEAN ALL EXISTING SIDEWALKS, WALKING PATHS, AND SITE ACCESS TO ENSURE THE SAFETY OF THE SURROUNDS PUBLIC AND BUSINESSES.

DEMOLITION LEGEND

- FULL DEPTH PAVEMENT REMOV
- TREE TO BE REMOVED
- SITE FEATURE TO BE REMOVED
- SILT FENCE

NOTE: EXISTING TOPOGRAPHY SHOWN REPRESENTS SIT CONDITIONS AS FIELD RUN BY PINNACLE ENGINE GROUP ON AUGUST 4, 2017. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTIC SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCT

NOTE: CLEAR & GRUB ALL EXISTING TREES & SHRUBS WITHIN THE IMPROVEMENT AREA.

PLAN | DESIGN | DELIVER
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

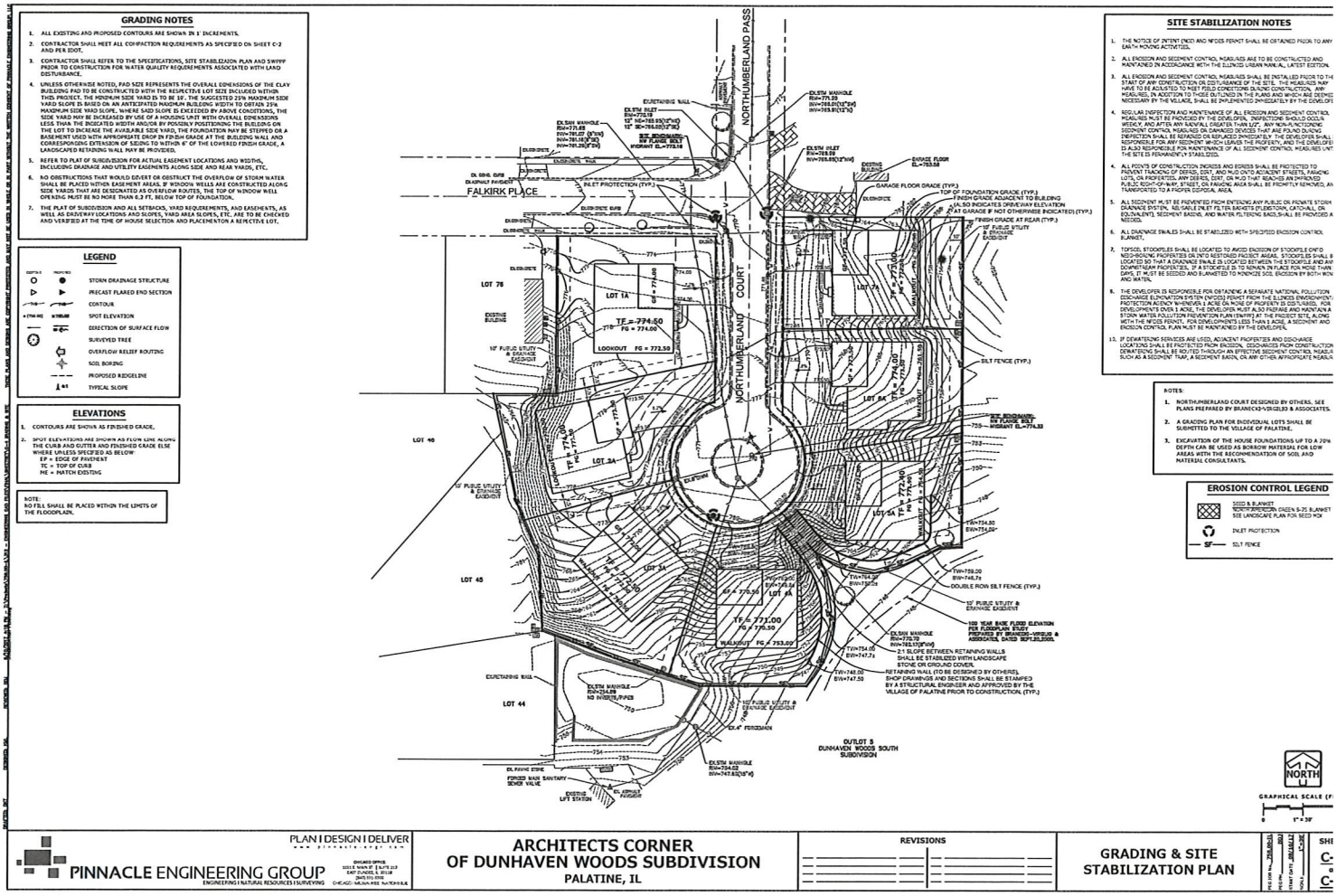
ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

REVISIONS

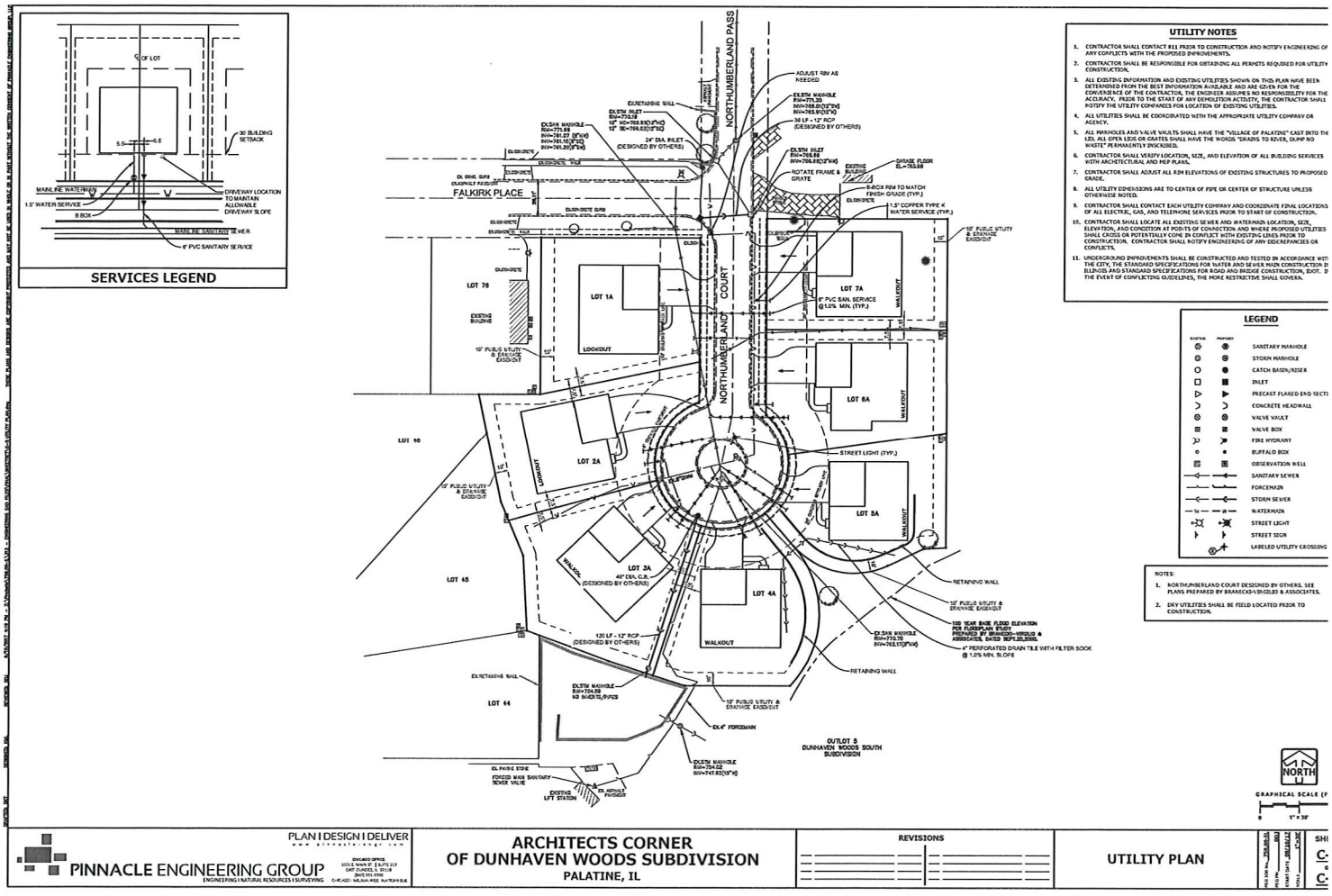
EXISTING CONDITIONS

SHI

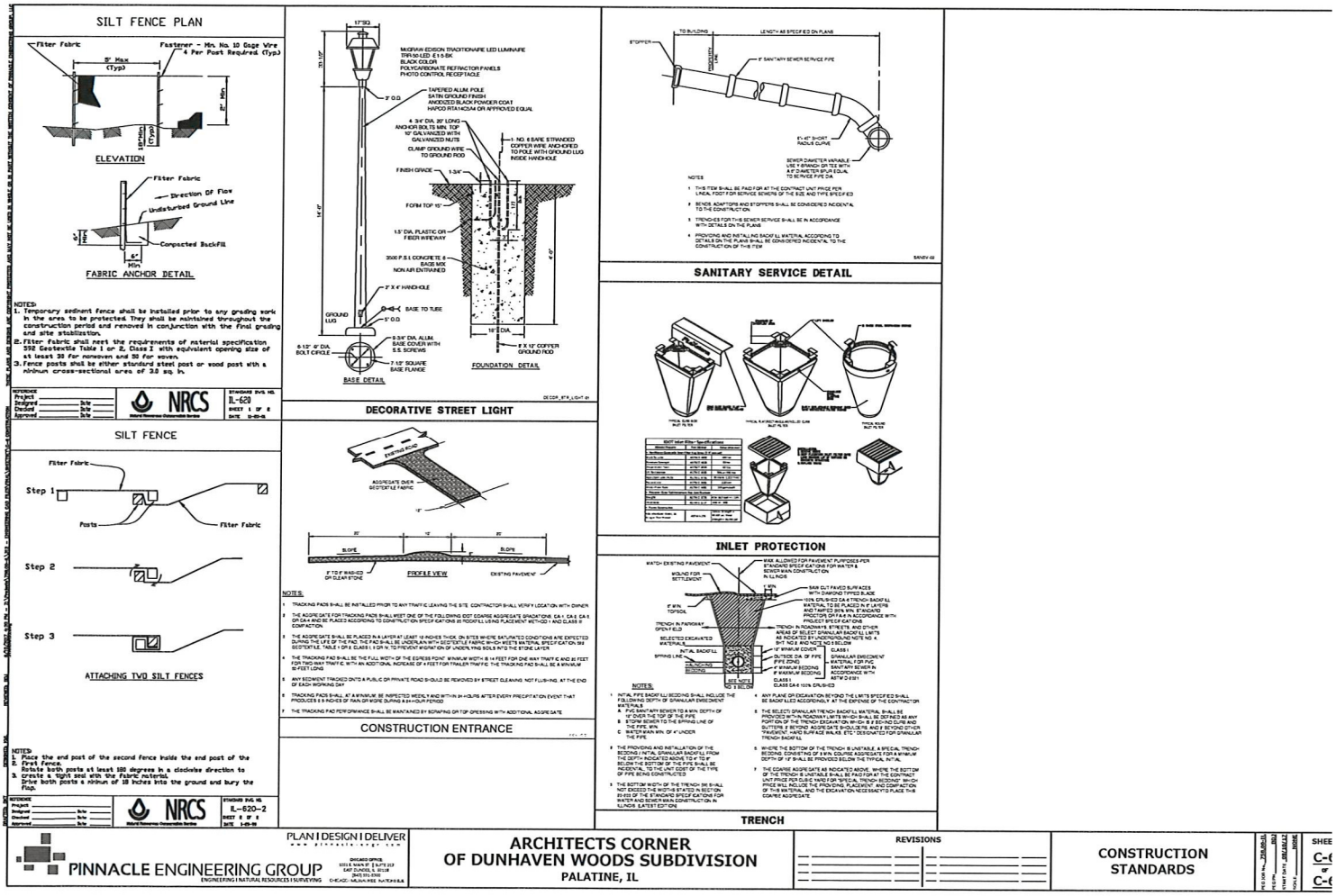
Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final



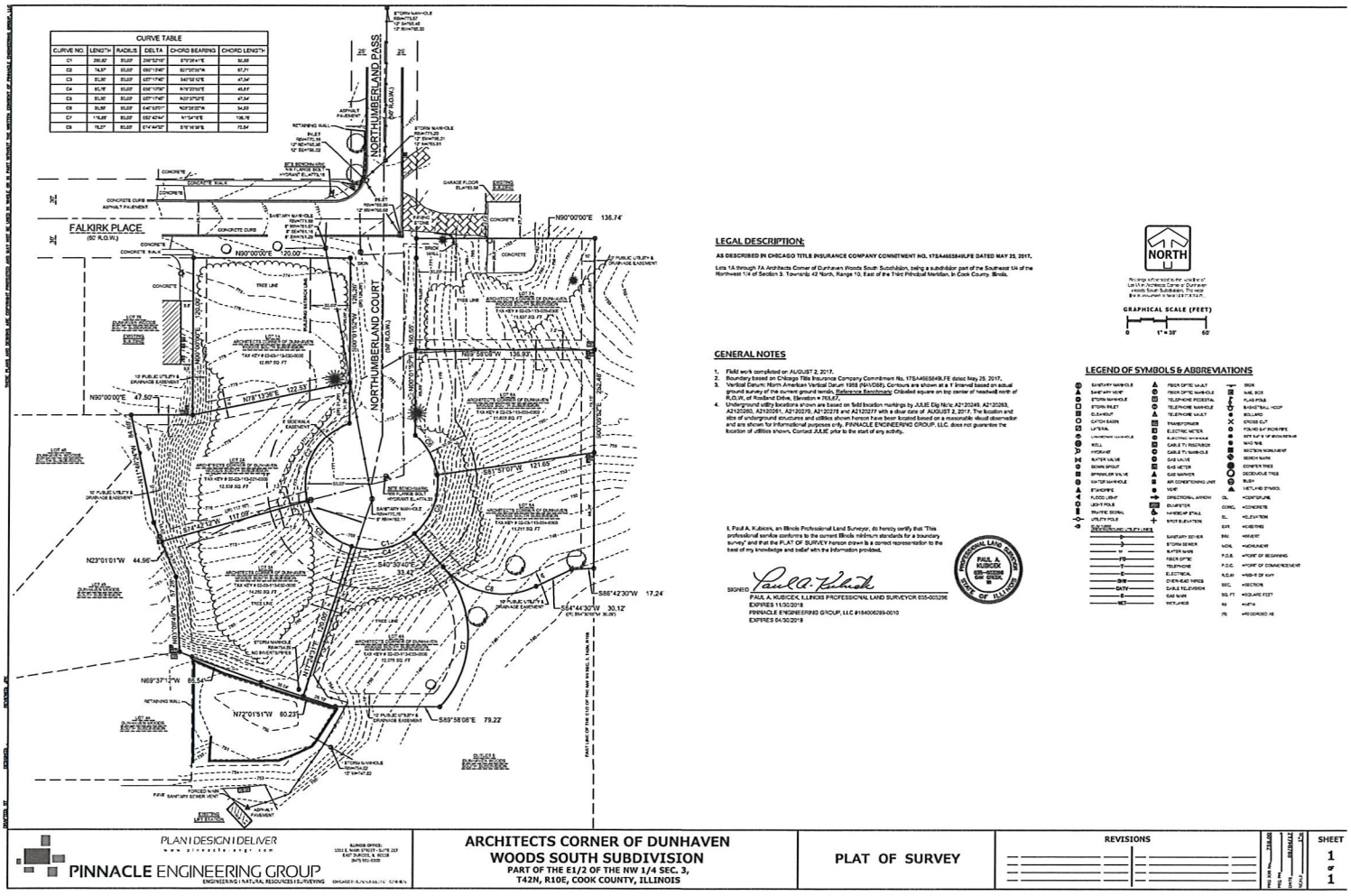
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Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final



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Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final

Architects Corner of Dunhaven Woods South

Inverland Russell Architectural Guidelines and General Development Schedule

1. **Stories:** One and Two-story homes designed to fit on building pads as determined by lot (predominately 65' wide and 50' deep).

2. **Square Footage:** Ranch plans available for customization starting at approximately 2000 square feet; Two-story homes starting at approximately 2600 square feet up to approximately 5000 sq ft available for customization.

3. **Building Materials:** All house elevations shall be constructed with at least 50% brick; no vinyl or aluminum siding shall be permitted except at eaves, soffits, gutters and downspouts. Roofing to include architectural shingles.

4. Landscaping: Landscaping packages will be offered to individual home buyers as an upgrade including decks, paver patios, grill and fire pit areas.

5. Driveways: Driveways shall be constructed of asphalt or concrete with upgrade to concrete and/or pavers available.

6. **Elevations/Monotony Code:** The builder shall develop plans for individual buyers and maintain the Village of Palatine requirements as outlined in Chapter 6, Article IV (Detached Single Family Development).

7. **Village Submission:** Builder will submit individual lot plans for staff review for conformance of above criteria.

8. **Developer/Builder Plan Design:** Inverland Russell is including in the submission a typical plan as reference to above requirements; builder will work with individual buyers to provide for plan customization as requested to meet or exceed minimum standards as listed.

General Development Schedule:

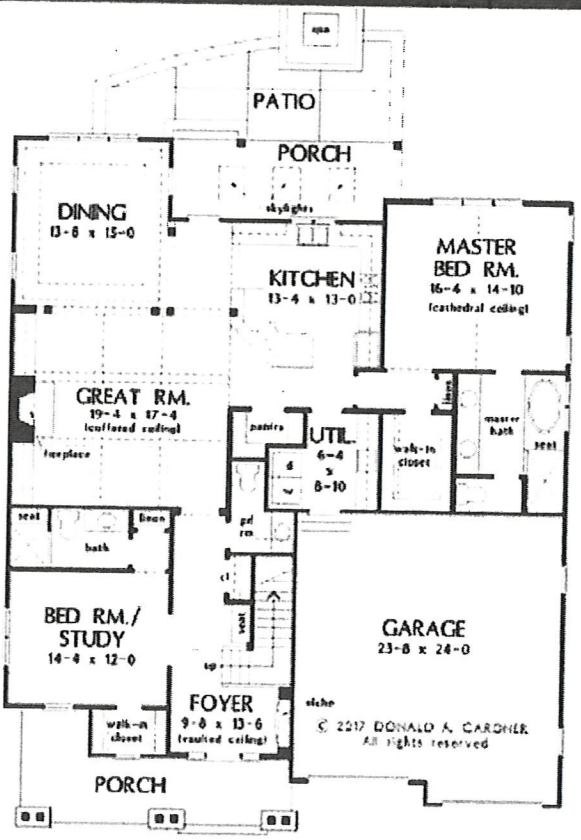
- Developer/Builder approval - September 2017
- Tree/Site clearing Sept 2017
- Land Improvement Process Sept 2017
- Home Sales/Construction/Final 2017

All homes shall be customized and unique. All builders participating in this project are identified in subsequent documents.

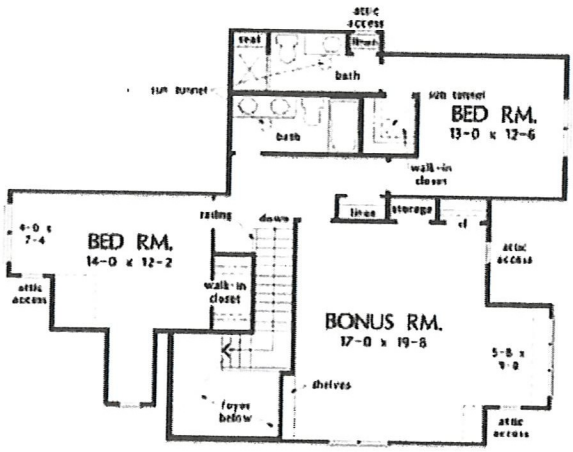
Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final

Architects Corner
Craftsman Style Home





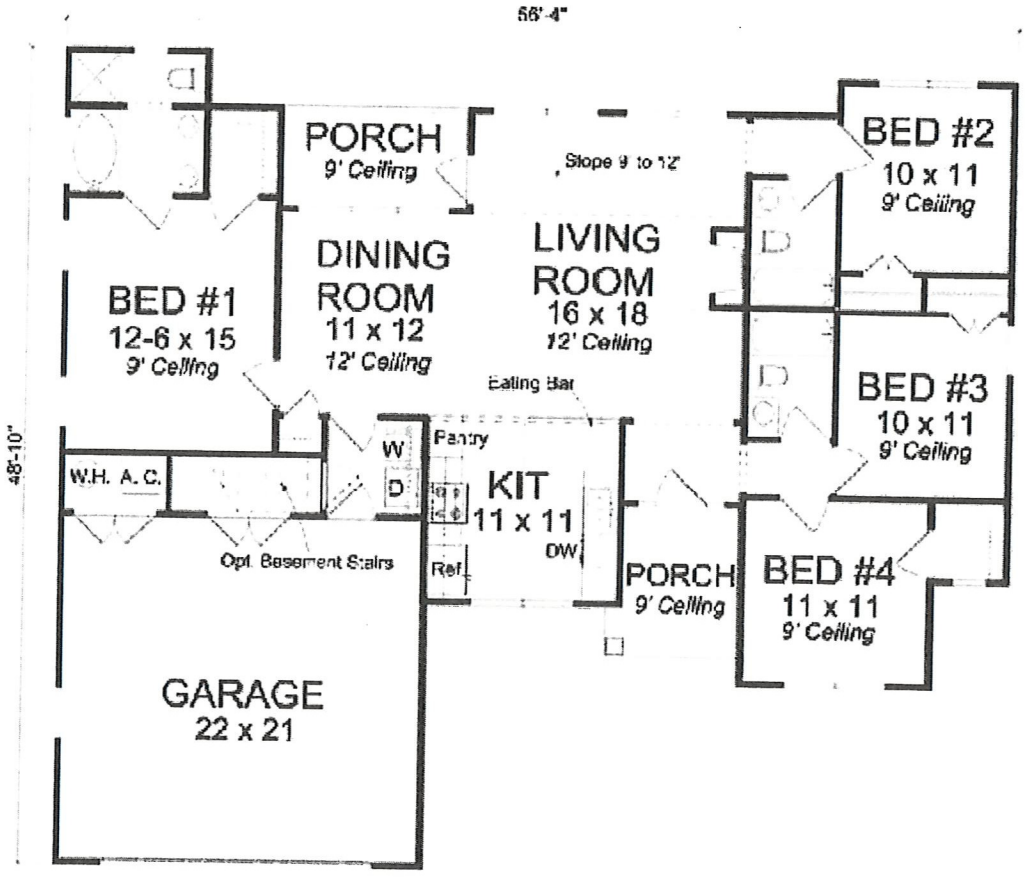
FIRST FLOOR PLAN
PLAN NO 1453



Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final

Architects Corner
Craftsman Style Home

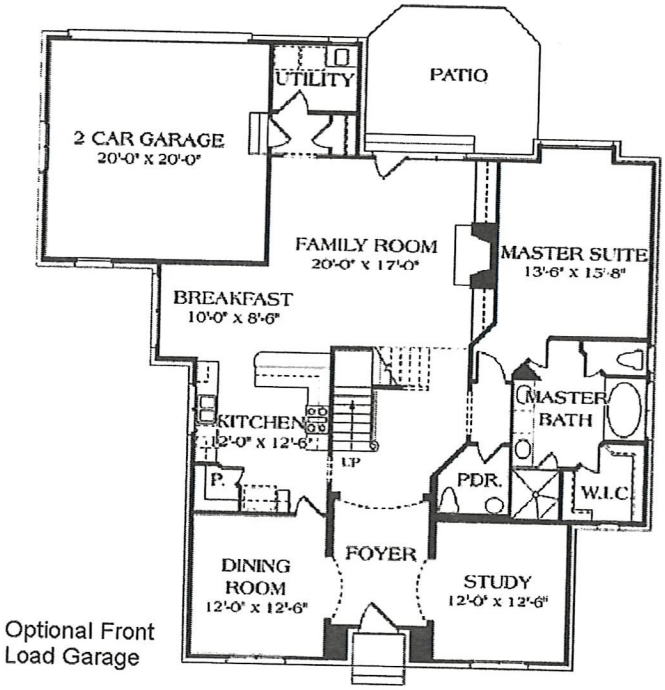




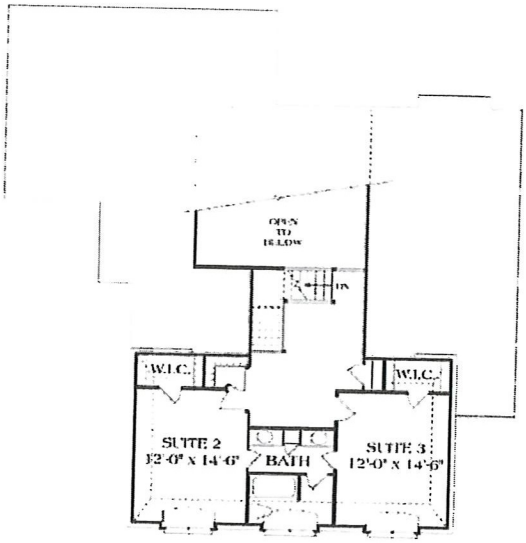
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Architects Corner
French Style Two Story





Optional Front
Load Garage

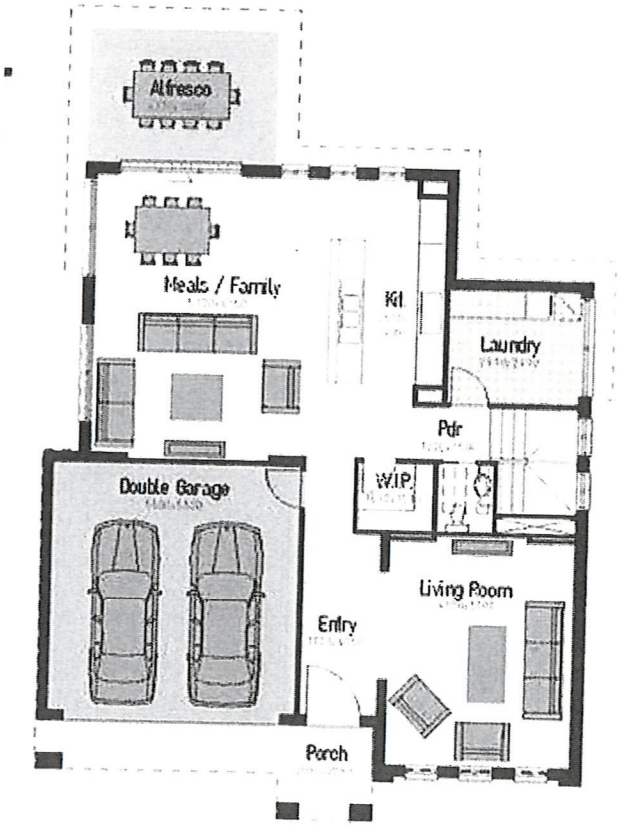


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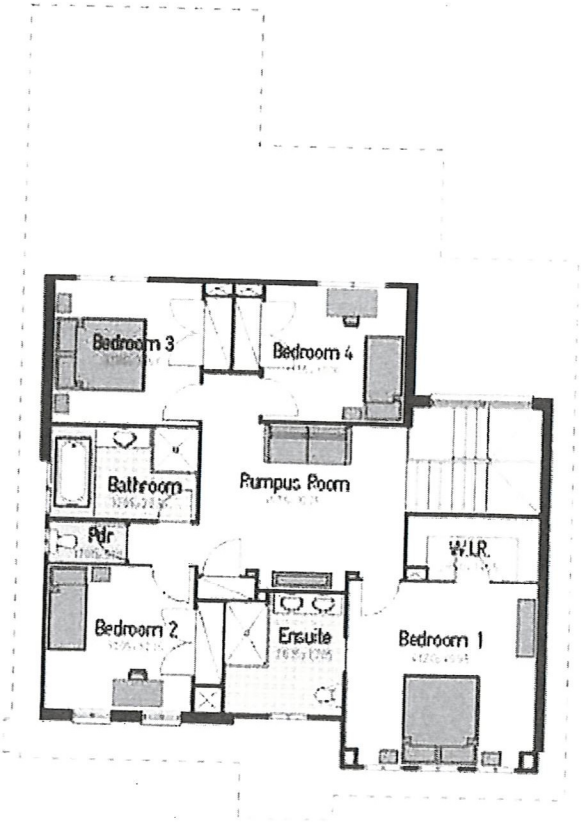
Architects Corner
Modern Traditional Two Story



Ground Floor

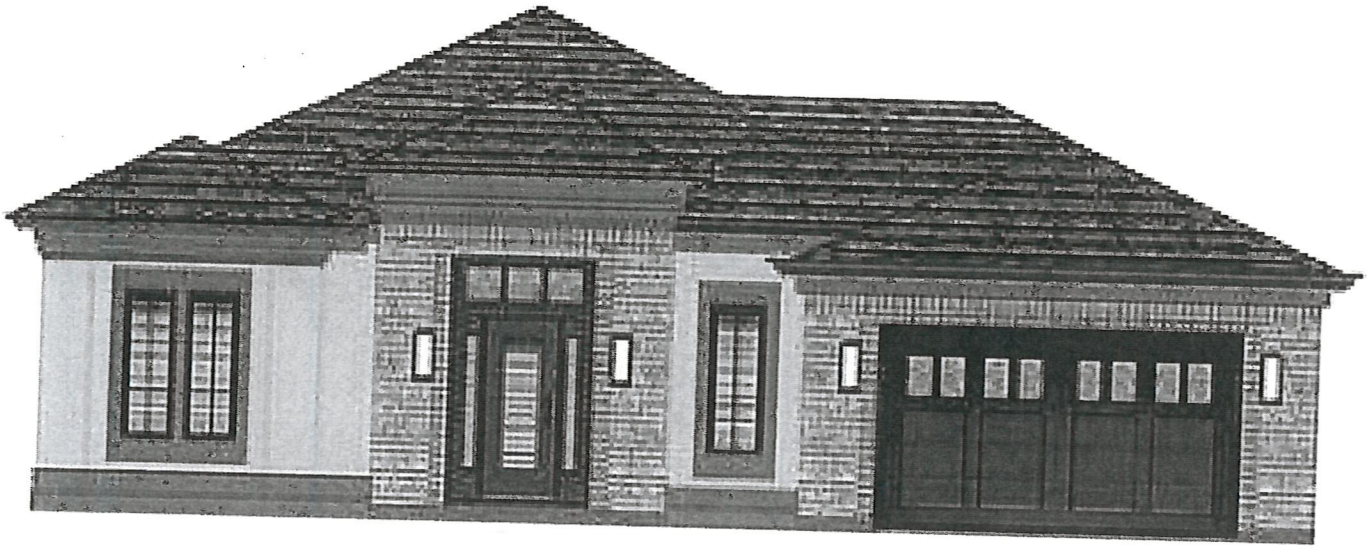


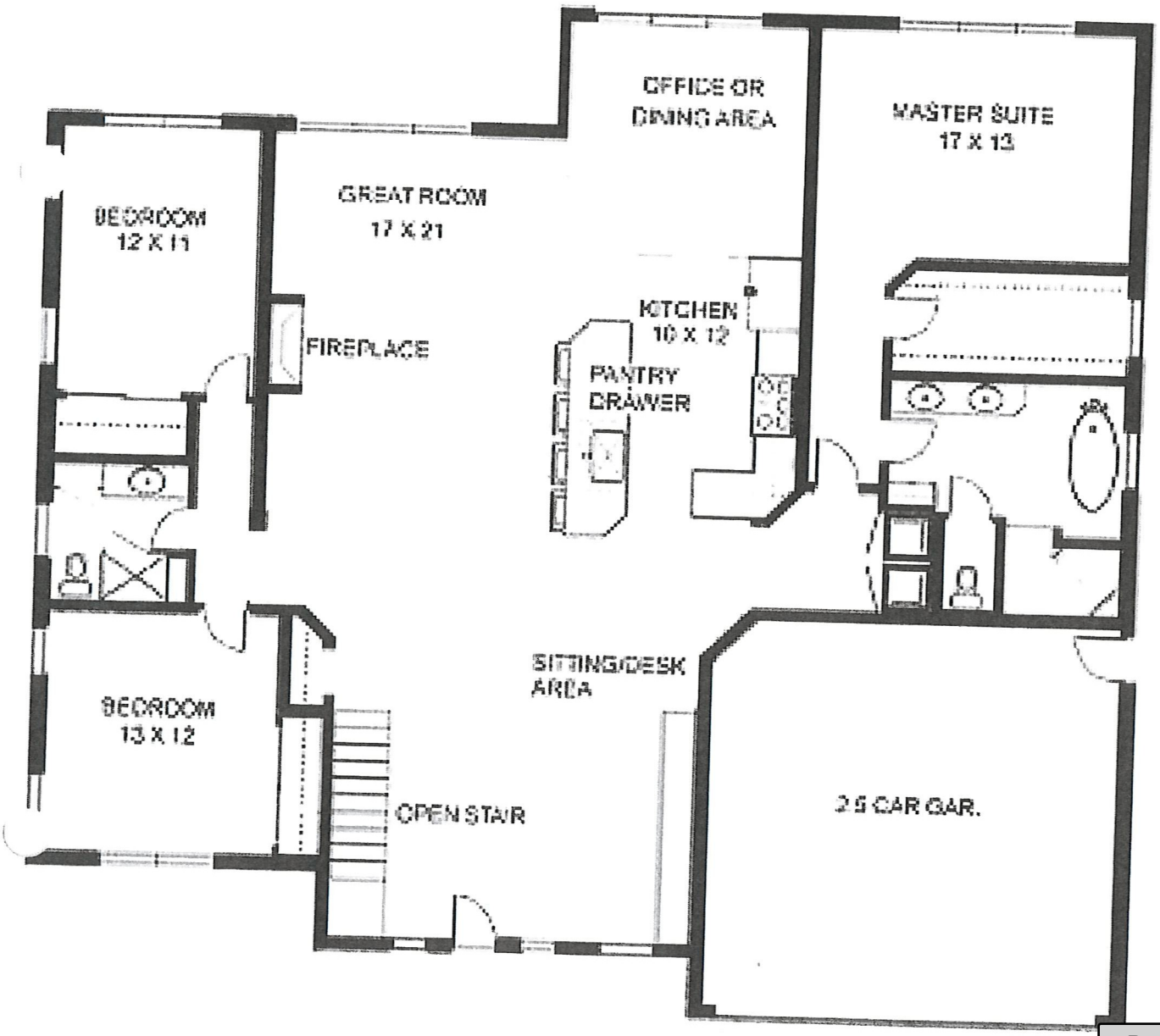
First Floor



Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final

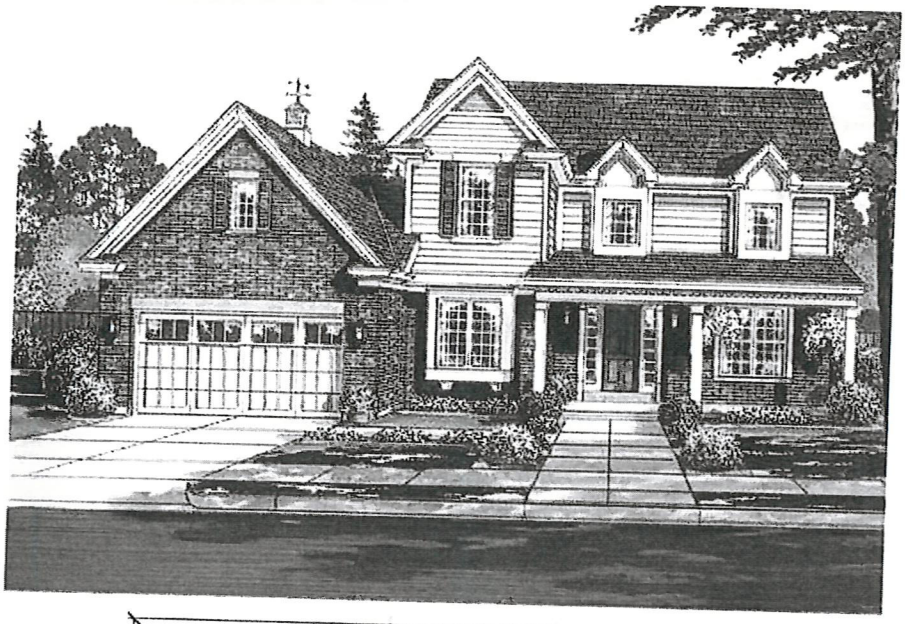
Architects Corner Ranch Plan

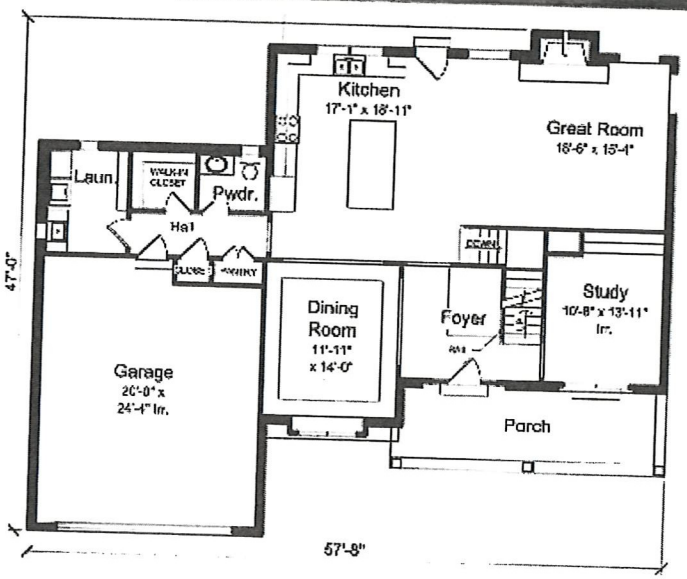


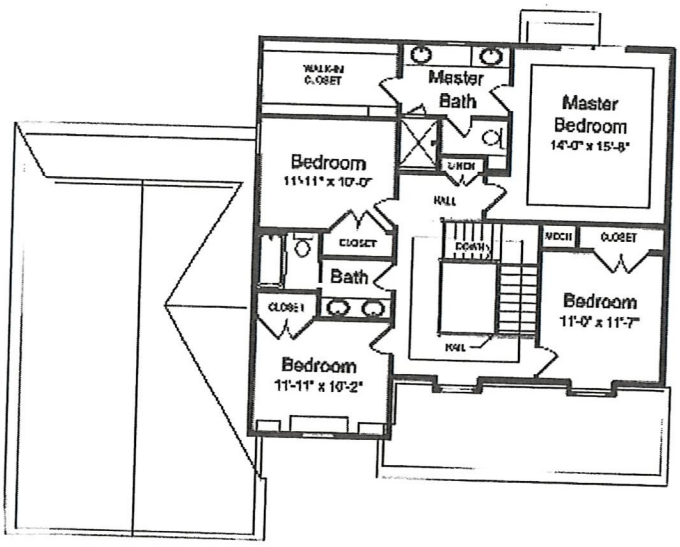


Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final

Architects Corner
Traditional Colonial Home



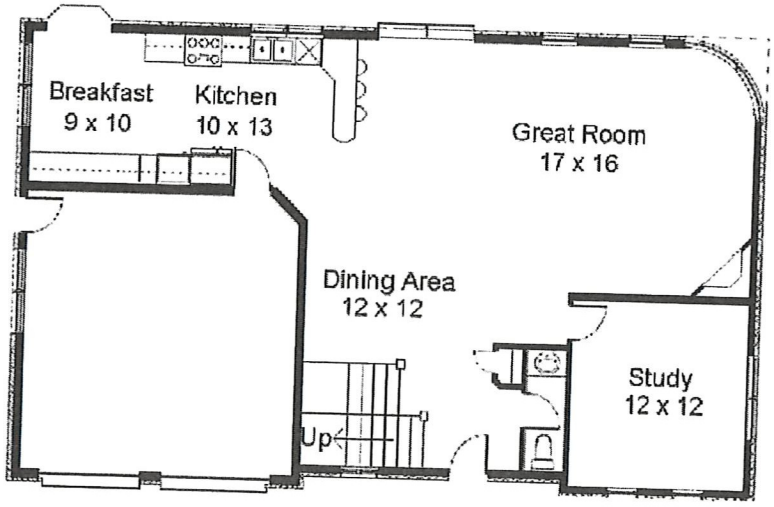


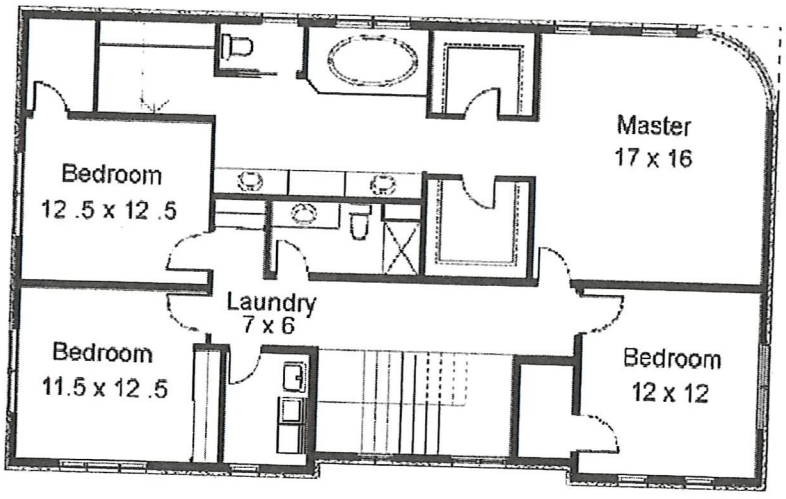


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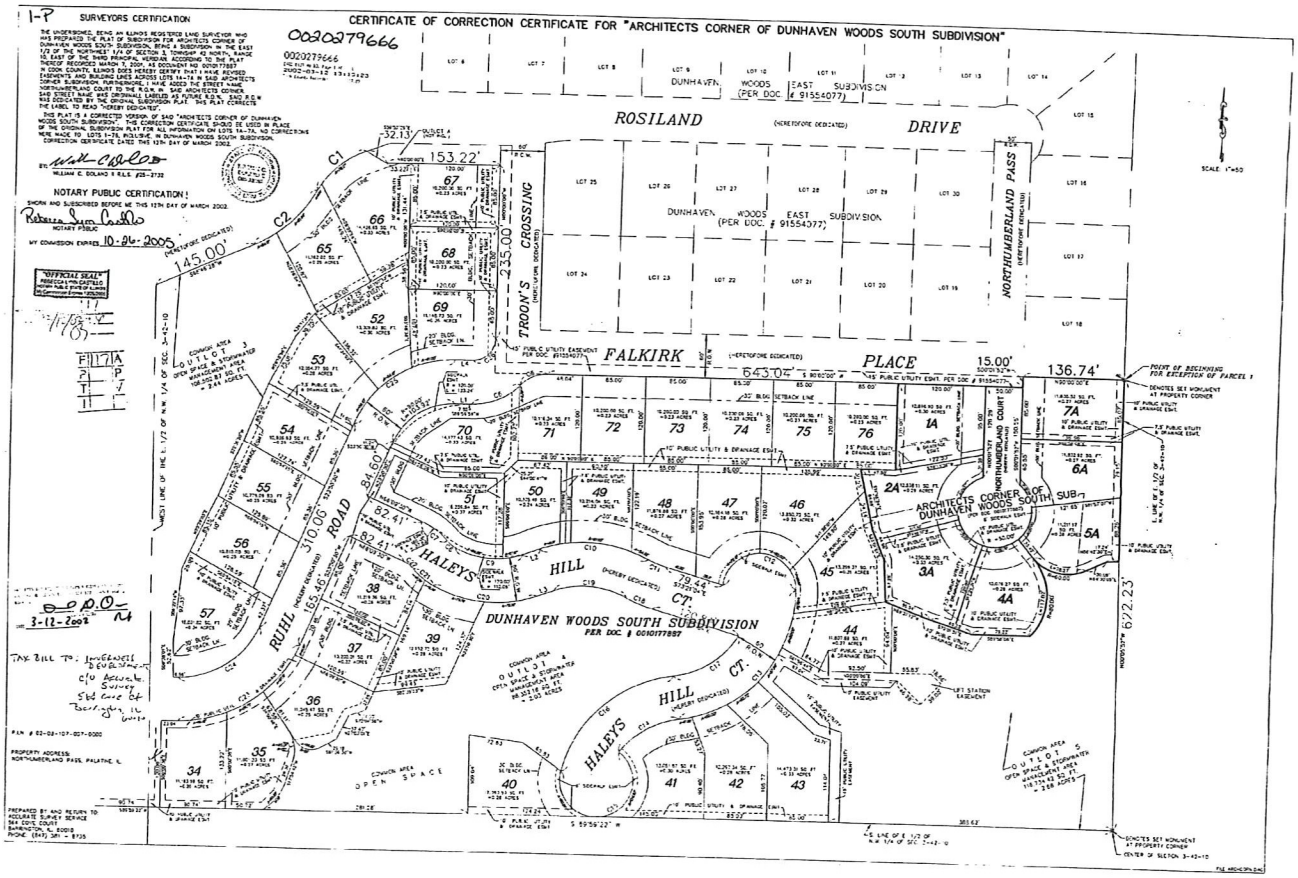
Architects Corner
Traditional Style Home







Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final



Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final

August 30, 2017

Kevin Anderson
Village of Palatine
Department of Planning & Zoning
200 E Wood Street
Palatine, IL 60067-5339

RE: File No 17-36 Architect Corner Subdivision within Dunhaven Woods

Dear Kevin,

I live at 435 W Falkirk Pl, next to 2 lots of the proposed subdivision in file 17-36. I ask for 2 considerations affecting my property.

1) The proposed subdivision has eroded onto my property since 2004, raising my lot boundaries to a higher elevation than my home, causing storm water to run toward my foundation rather than away from it. Please examine the attached erosion pictures. I would like my lot boundaries impacted by this erosion to be restored to their original elevations, so that storm water runs away from my foundation.

   Together with the properties at 450 W and 444 W Haleys Hill Ct, we have a temporary lake in our adjoining yards due to storm water. An improved drainage plan would be appreciated by all.

2) We enjoy the trees in the proposed subdivision, and ask that the proposed subdivision try to save existing trees and plant new trees.

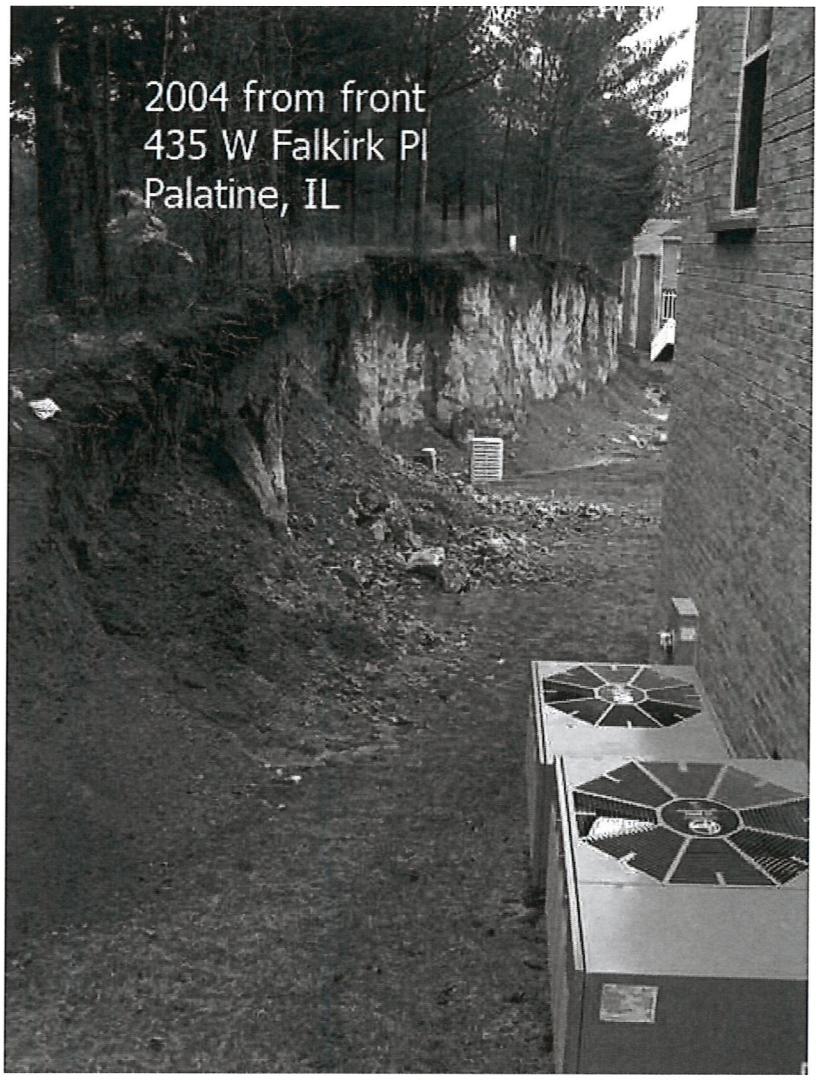
Please confirm that you received this, and let me know if you want to discuss.

Thank you,

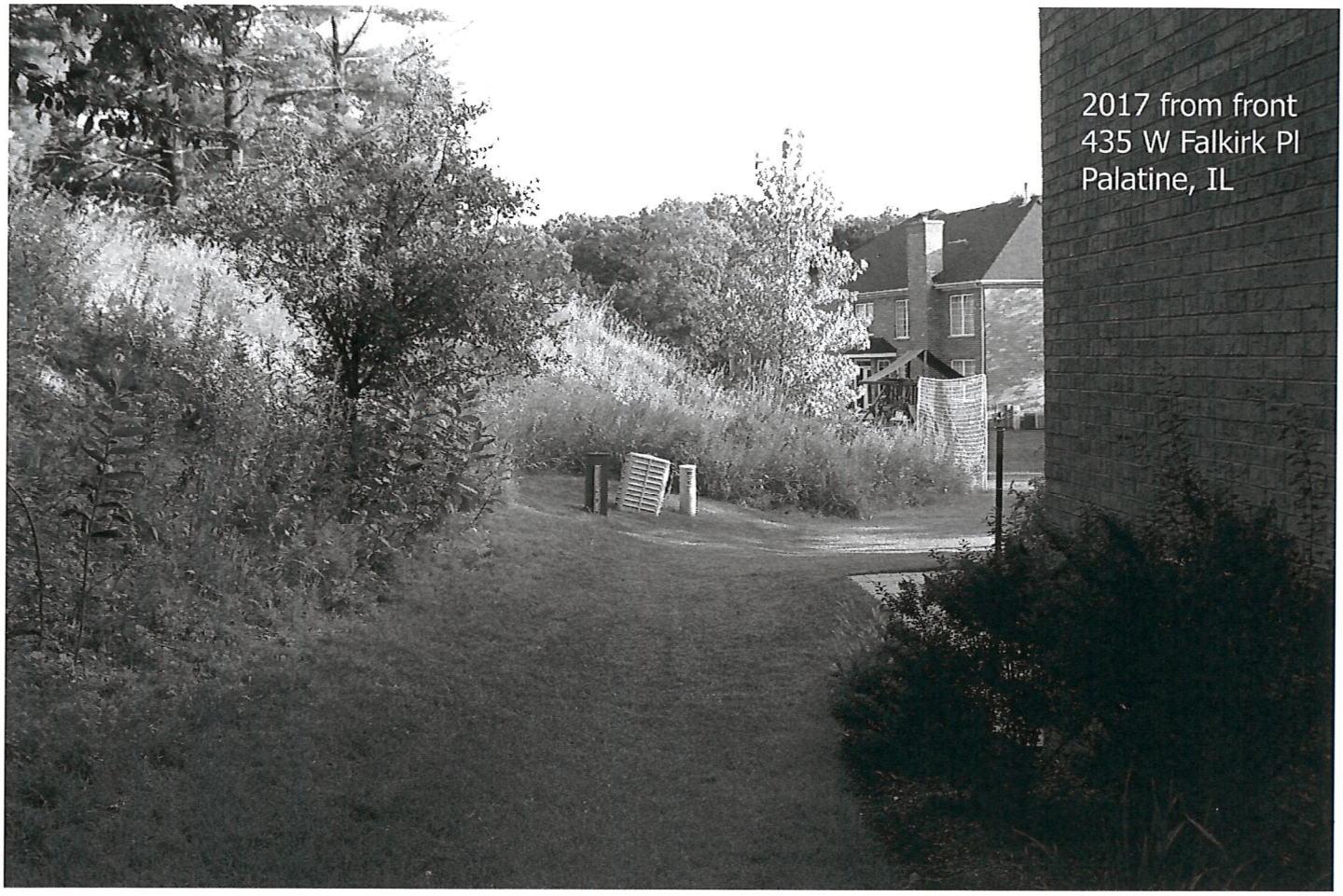
Kevin Kloker
435 W Falkirk Pl
Palatine, IL

[redacted]

Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final



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Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Wednesday, September 6, 2017, at 7:00 PM, in the Palatine Village Council Chambers, 200 E. Wood St., relative to a request for the following:
1. Preliminary and Final Planned Development (reinstatement) to allow a 7 lot single-family residential development.
The property is commonly known as 1939 – 1970 N. Northumberland Ct. (aka Architect Corner Subdivision within Dunhaven Woods
The above petition has been filed by Russell McElwain and is available for examination in the office of the Village Clerk, 200 E. Wood St.
FILE #: 17-36 VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 21st day of August, 2017
Published in Daily Herald
Aug. 21, 2017 (4480492)

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, Glenview

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published August 21, 2017 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltzman
Authorized Agent

Control # 4480492

Attachment: 2017 Planned Development Ordinance - #O-101-17 - 1939-1967 N. Northumberland Pass (2021-120 : Architects Corner Final

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 11/02/21 07:00 PM

CASE STAFF STATEMENT (ID # 7193)

Architects Corner - Final Planned Development and Reinstatement to allow for the 7-lot single-family residential development of the vacant lots at 1939-1967 N. Northumberland Pass (aka Architects Corner)

CASE NUMBER: 21-80

PETITIONER: Marty Nixon, with Rob Morrison (authorized agent - Coldwell Banker)

LOCATION: 1939-1967 N. Northumberland Pass

PROPOSAL: - Final Planned Development to allow for the reinstatement of the 7-lot single-family residential

ZONING AND LAND USE: Planned Development. Seven vacant lots, platted in 2000, as Dunhaven Woods South - Architects Corner.

SURROUNDING CONDITIONS:

North:	PUD, single-family residential
South:	PUD, single-family residential
East:	Deer Grove Forest Preserve
West:	PUD, single-family residential

COMPREHENSIVE PLAN: Single-Family Residential

BACKGROUND:

The Subject Property is approximately 1.9 acres and contains seven vacant platted single-family residential lot, which are unimproved and zoned Planned Development. These lots are part of Architects Corner and within the Dunhaven Woods South Subdivision. The property is currently zoned Planned Development but the original development approvals have expired. Therefore the Petitioner is seeking;

> **Final Planned Development (reinstatement) to allow a 7 lot single-family residential development.**

ANALYSIS:

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

History

- The subject property is part of the larger Dunhaven Woods South development and was platted, zoned, and approved in 2000 (Resolution #R-113-00). Although the seven lots in Architects Corner were approved in 2000, there were never built or completed. All of the other lots and residences within Dunhaven Woods South subdivision were completed.
- Per the Zoning Ordinance, Planned Developments expire after 3 years, if a time extension is not requested and approved. The Planned Development for Architects Corner was most recently approved in 2017 (Ordinance #O-101-17), but expired on September 18, 2020. The property was since acquired by the Petitioner, who applied for a new planned development, with updated engineering and architectural plans.

Zoning and Site Design

- As the subdivision was platted in 2000, the right-of-way for the cul-de-sac (Northumberland Pass) was dedicated with Dunhaven Woods South. With the current Planned Development petition, there are no requested changes to the lot configurations for the 7-lots.
- As part of the recorded Plat, a new dedicated street/cul-de-sac was included to be known as Northumberland Pass. All of the new residences are oriented toward the cul-de-sac.
- Pursuant to the original Planned Development Ordinance #O-164-00, all of the new residences would be required to conform to the R-2 single-family residential setbacks and bulk restrictions.
- There is an existing basketball court on the property at 1979 N. Northumberland Pass encroaching upon Lot 7A. The Petitioner is aware of this and will be required to demolish a portion of the court to achieve a minimum of 2' setback from the side lot line.

Engineering

- As part of the engineering design for Dunhaven Wood South, the property grades north (Lots 1A and 7A) to south (Lots 3A and 4A), with the grade lowering by up to 25 feet, through the expanse. The grading plan generally conforms to originally approved engineering plans. The submitted engineering plans incorporate the

engineering design from the original design and also were amended to address the required Watershed Management Ordinance permit, through MWRD. The WMO was not in existence when the original subdivision was approved.

- Some of the required utility infrastructure for Architects Corner was installed when Dunhaven Woods South was constructed. Water and sewer mains were installed in conjunction with the original Dunhaven Woods South Subdivision. These utility lines would need to be extended as part of the required engineering improvements for these lots. Also, from the 2017 Planned Development review, a portion of the sanitary sewer main encroaches into Lot 1. An easement will need to be dedicated and the engineering plans will reflect this. The original detention area design was calculated to accommodate the future development of these homes. The engineering plans for these 7-lots will also require an MWRD review and permit.

- The new cul-de-sac would be constructed to Village standards. New sidewalks will be constructed and will connect to the existing sidewalk system of the Dunhaven Woods South. Per Code, one new street light would be installed.

- Most of the existing vegetation would be removed to accommodate the new homes, but the engineering plans identified the trees to remain. Additionally, parkway trees would be planted pursuant to the requirements of the Subdivision Regulations.

Architecture

- The Petitioner restated the architectural guidelines from the 2017 approval and indicated that the residences will all be custom construction and provided elevations for some of the identified home styles. Per the Petition, the two-story homes will begin at 2,600 square feet up to 4,000 square feet. In consistency with Dunhaven Wood South and the previously approved Architects Corner, all house elevations shall be constructed of 50% brick and no vinyl or aluminum shall be allowed, excepting soffits, gutters, and downspouts. The roofing is to include Architectural shingles. The Petition indicates compliance with the architectural restrictions and guidelines as outlined in the Dunhaven Woods South Homeowner's Association declarations.

RECOMMENDATIONS:

The Subject Property was initially approved as part of the Dunhaven Woods South Subdivision and Planned Development in 2000. After the initial Planned Development expired in 2003, Architect Corner was reinstituted in 2017, but expired again in 2020.

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

The new owner/developer has submitted updated engineering plans, which were accepted, with conditions by the Village Engineer. Note: many of the conditions noted relate to the engineering plan revision requirements, prior to the issuance a Site Development Permit. Staff is including these conditions as part of the entitlement phase to provide additional clarity for the requirements. The right-of-way dedication and platting for these lots was also approved in 2000. Prior to the issuance of a site development permit, the engineering plans and required Letter of Credit will have to accommodate the mass grading requirements and any required off-site improvements, associated with that requirement. Therefore, Staff recommends approval of the Final Planned Development, subject to the following conditions:

1. **The development shall significantly conform to the engineering plans prepared by Pinnacle Engineering Group dated 05/05/21 except as such plans may be revised to conform to Village Codes and Ordinances.**

2. **The engineering plans shall be revised in a manner acceptable to the Village Engineer and Director of Public Works and shall include the following:**

    a. **The submission of a mass grading plan and schedule, in a manner acceptable to the Village. Upon Village approval of the mass grading plan and schedule, the mass grading plan for the 7 lots shall be completed and accepted by the Village, prior to the issuance of a building permit for any new home. The mass grading shall be completed by the approved developer and secured by the required letter of credit, prior to the issuance any building permits for the lots.**

    b. **The grading plan and schedule shall be revised to include any required amendments, including any additional required storm sewer work to accommodate proper drainage, to restore the original approved subdivision grades for the adjacent offsite lots on Falkirk Place and Hayleys Hill Court, in a manner acceptable to the Village Engineer. These revisions shall also be included in the EEOC and the final letter of credit amount submission to the Village. Once the mass grading plan and schedule is approved, the development shall coordinate notice and approval of the proposed schedule with the other property owners, in a manner**

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

acceptable to the Village.

c. Prior to the acceptance by the Village, the developer shall revise the engineering plans and preform/submit all testing required by the Illinois Environmental Protection Agency (IEPA) for Water mains. This shall include flushing, disinfection and any required laboratory testing to meet the IEPA requirements. These revisions should include any necessary replacement or modifications/repairs to the water main, including investigation of existing water mains to ensure functionality and cover requirements, and/or the Fire hydrant for Architects Corner.

3. **Any home not constructed by the Petitioner or Midwest Lifestyle Homes shall require the review and approval of the Village Council.**

4. **Upon the issuance of a Certificate of Occupancy, each unit shall become a member of the existing Dunhaven Woods Homeowners Association. Revised Declarations may be required.**

5. **A Public Improvement letter of credit in the amount of 115% of the engineer's opinion of probable costs shall be submitted.**

6. **Review fees in the amount of 1.5% of the engineer's opinion of probable costs shall be submitted.**

7. **A Planned Development letter of credit in the amount of $70,000 shall be submitted.**

8. **All residential elevations shall comply with the restrictions within the declaration of the Dunhaven Woods South Homeowner's Association and shall be constructed with at least 50% brick or stone. No vinyl or aluminum siding shall be permitted.**

9. **The final landscaping and tree preservation plan shall be revised in a manner acceptable to the Village of Palatine.**

10. **The declarations shall be revised in a manner acceptable to the Village Attorney, including the language regarding requirements related to the mixture of exterior building materials. The declarations will also require the residents of Architect Corner are responsible for the**

11. **The basketball court on the adjacent property at 1979 N. Northumberland Pass shall be modified to be a minimum of 2' from the south lot line of the property.**

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

12. **The Planned Development shall comply with all of the R-2 Zoning District standards, not otherwise specified in this Ordinance.**

13. **All offsite grading and engineering work will be broken out separately and the Village will require temporary easements for all work on properties not part of the development. These costs shall be identified, per off site lot and will be included in the EEOC and reflected in the required Letter of Credit. A soils**

14. **The mass grading plans shall be revised in a manner acceptable to the Village Engineer and shall be completed prior to any home construction. All items identified in 2 b. shall be identified, as part of EEOC and security. For item 2 c., the water main has been shut down for roughly 20 years and will need be brought up to IEPA and Village standards, including the following, which will be required, prior to the issuance of any building permits for the lots:**

    a. **Flushing of the existing main by a method that will prevent any possibility of back flow to the public water supply.**

    b. **Pressure testing of the current main to 150 PSI for two hours.**

    c. **Any repairs that may be required**

    d. **Disinfection and sampling of the main as per the IEPA standards.**

    e. **If the previous developer installed water service as part of the original work the old services shall be abandon at the water main. No unused copper whips shall be left.**

15. **The composition and the suitability of the fill placed for the cul-de-sac is unknown. Given the amount of fill that was placed, soil borings and a soils engineer's report is required. The street must be completed, prior to the issuance of any building permit.**

16. **Prior to the issuance of a Site Development Permit, the engineering plans shall be revised regarding the storm sewer, as follows: All Curb inlet frames and grates shall be Neenah R-3278-AR with "open curb box" or an approved equal. The curb box shall have an opening of 5 inches minimum. Shall not be installed in a driveway apron.**

17. **Prior to the issuance of a Site Development Permit, the engineering plans shall be revised regarding the sanitary Sewer, as follows:**

    a. **Contractor shall verify that no existing sanitary services currently exist**

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

on the public main. If this is the case they shall be reused as best as possible or permanently caped at the main in a way that will ensure long term sealing against I&I.

b. Sanitary main shall be flooded and CCTV done.

18. Prior to the issuance of a Site Development Permit, the engineering plans shall be revised regarding the water main

a. No new taping of the existing public water man shall be allowed until all the conditions above are completed.

b. B-boxes are not lowed under a hard surface (sidewalk, driveways or aprons). They shall be place in a turf area that is accessible by village staff.

c. Cover over all water mains shall be 5.5 feet minimum to the top of the pipe. If this cannot be held during the mass grading lowering of the water main shall be done to maintain proper cover over the water main.

19. EEOC

a. Storm sewer lists 24" inlet/plans show 48" Catch basin please revise

b. Please add inlet protection for the proposed CB in the roadway. Or add one for the proposed inlet at the corner of Northumberland and Falkirk.

c. Add site grading costs for each of the four private lots impacted by offsite grading to the EEOC and will be a component of the required security.

d. Paving detail shows 2" surface course please adjust the EEOC as this is Village standard.

e. Paving Detail shows 12" compacted base course and should be adjusted the EOC accordingly.

f. The Public street light shall be LED and have a color temperature of 4000k.

20. The composition and the suitability of the fill placed for the cul-de-sac is unknown. Given the amount of fill that was placed, soil borings and a soils engineer's report is required.

ATTACHMENTS:

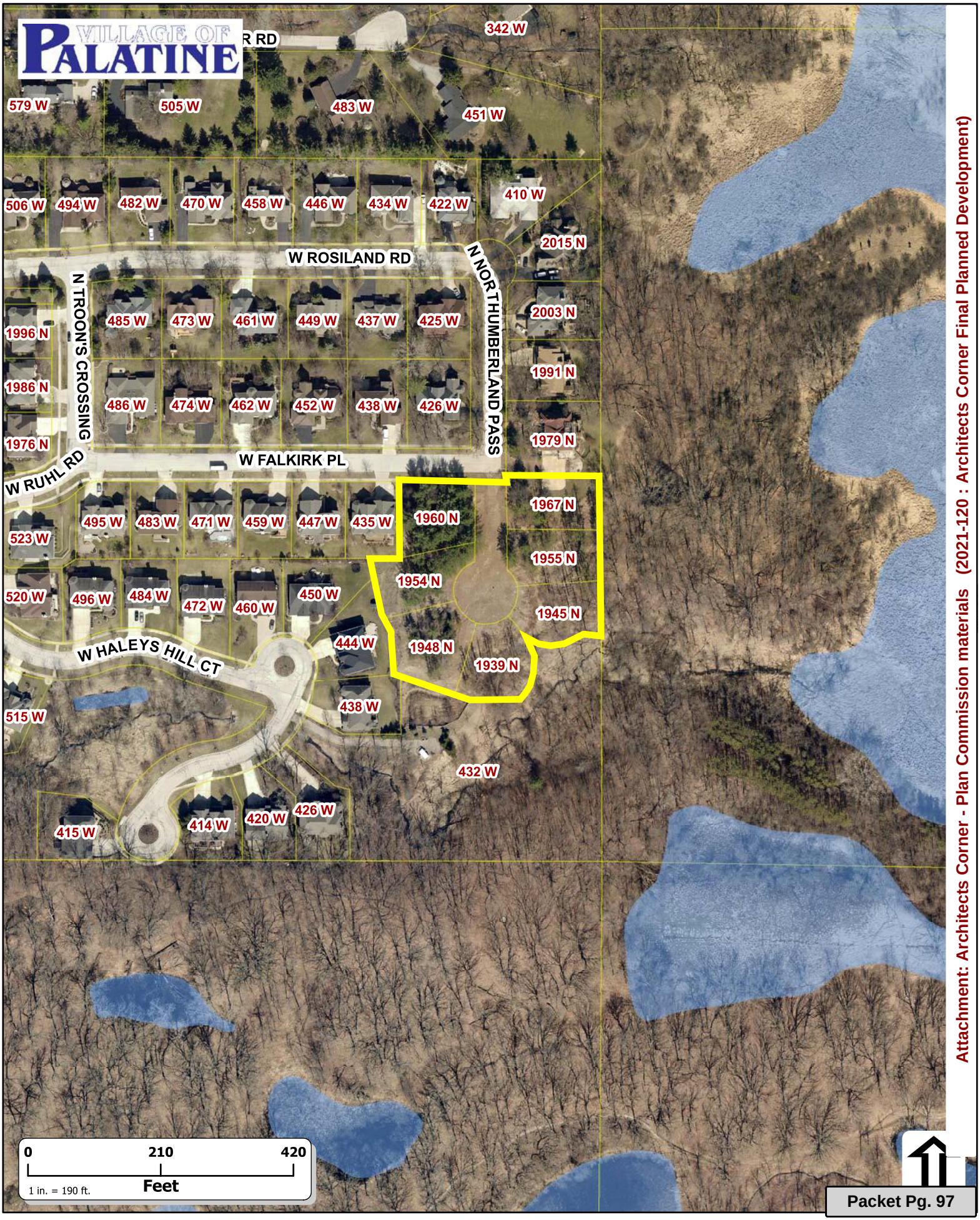
- Area map

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

- ARCH Corner ENG and Subdivision Plans - 758.10-IL Permit Submittal (06-21-2021)
- ARCH - elevations Palatine Development part 1
- ARCH elevations - Palatine Development part 2
- Architects Corner - Mass grading schedule
- Architects Corner narrative
- Landscaping plan
- Architect Corner Petitioner response Ltr to Ben Vyverberg - 10-22-2021
- ARCH Corner existing utilities
- ARCH Corner - existing grading
- Plat of SURVEY
- O-101-17 - 1939-1967 N. Northumberland Final Planned Development
- Dunhaven Wood South PLAT - INCL. ARCH Corner
- Legal Notice

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

Architect's Corner



Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

ENGINEERING IMPROVEMENT PLANS
FOR
ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION
PALATINE, ILLINOIS

PLANS PREPARED
FOR
MIDWEST LIFESTYLE HOMES

393 GENEVA LANE
CARY, ILLINOIS 60013
(847) 302-9486

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	◎	◉
STORM MANHOLE	◎	◉
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION	◁	◀
CONCRETE HEADWALL	⊂	⊂
VALVE VAULT	⊗	⊗
VALVE BOX	▪	◪
FIRE HYDRANT		
BUFFALO BOX	○	●
CLEANOUT	⊠	⊠
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
WATER MAIN	W	W
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE	E	E
ELECTRICAL TRANSFORMER OR PEDESTAL	E	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
PROPERTY LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

CONTACTS

MIDWEST LIFESTYLE HOMES

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VILLAGE OF PALATINE

ENGINEERING DEPARTMENT - VILLAGE ENGINEER
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UTILITY CONTACTS

ELECTRIC
COMED (800) 334-7661

NATURAL GAS
NICOR GAS (888) 642-6748
GASMAPS@NICOR.COM

WATER/SANITARY/STORM
VILLAGE OF PALATINE (847) 359-9082

VILLAGE OF PALATINE
DIRECTOR OF PUBLIC WORKS DEPARTMENT
MATT BARRY (847) 705-5200

WATER & SEWER DIVISION COORDINATOR
JOE PETYKOWSKI (847) 202-6966

BENCHMARKS

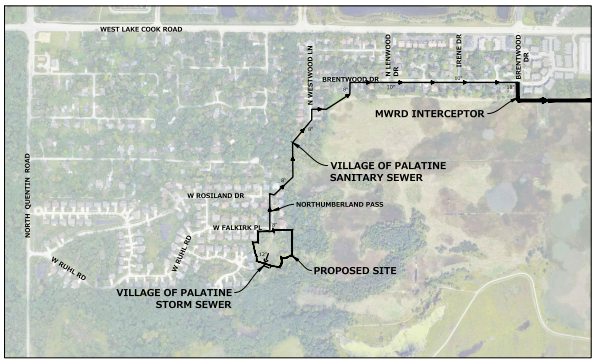
REFERENCE BENCHMARK:

CHISELED SQUARE ON TOP CENTER OF HEADWALL NORTH OF R.O.W. OF ROSILAND DRIVE,

ELEVATION = 765.67

EXISTING CONDITIONS

EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY PINNACLE ENGINEERING GROUP ON MAY 6, 2021. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.



LOCATION MAP
SCALE: 1"=600'

GENERAL NOTES

1. THE VILLAGE OF PALATINE BUILDING DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND 24 HOURS PRIOR TO EACH INSPECTION AT (847) 359-9042.
2. ALL UTILITY COMPANIES, INCLUDING THE VILLAGE OF PALATINE, SHALL BE CONTACTED AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK IN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPECTED UTILITY LOCATION. REPAIR OF ANY DAMAGE TO EXISTING FACILITIES SHALL BE RESPONSIBILITY OF THE CONTRACTOR. UTILITY LOCATIONS SHOWN HEREIN ARE FOR GRAPHIC ILLUSTRATION ONLY AND ARE NOT TO BE RELIED UPON.
3. PRIOR TO COMMENCEMENT OF ANY OFFSITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFFSITE EASEMENTS HAVE BEEN SECURED, AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS (LATEST EDITION):
   a. THE SUBDIVISION AND DEVELOPMENT CODES AND STANDARDS OF THE VILLAGE OF ELK GROVE VILLAGE. (CHAPTER 8 OF THE MUNICIPAL CODE)
   b. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
   c. "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
   d. "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
   e. "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES " (M.U.T.C.D.) LATEST EDITION.
   f. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" BY ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, ET AL.
   g. OTHER STANDARDS OR SPECIFICATIONS SPECIFICALLY REFERRED TO IN AN INDIVIDUAL PROVISION OF THESE STANDARDS AND SPECIFICATIONS.
   h. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS" AS PUBLISHED BY THE I.E.P.A.
   i. "ILLINOIS URBAN MANUAL" AS PREPARED BY THE U.S. DEPT. OF AGRICULTURE & IL. ASSOCIATION OF SOIL AND WATER CONSERVATION DISTRICTS.
   j. THE METROPOLITAN WATER RECLAMATION DISTRICT (M.W.R.D.) TECHNICAL GUIDANCE MANUAL FOR THE IMPLEMENTATION OF THE WATERSHED MANAGEMENT ORDINANCE.
   k. THE CONTRACT DOCUMENTS, GENERAL CONDITIONS, SPECIAL PROVISIONS AND SUPPLEMENTAL CONDITIONS OF THE PROJECT AS PREPARED BY PINNACLE ENGINEERING GROUP, LLC.
   l. ALL DOCUMENTS CITED IN THE ABOVE STANDARDS AND SPECIFICATIONS RELEVANT TO THE SUBJECT UNDER CONSIDERATION. IF A CONFLICT ARISES BETWEEN ANY PROVISION(S) OF THE REFERENCE ITEMS ABOVE AND ANY PROVISION(S) OF THESE STANDARDS AND SPECIFICATIONS, THEN THE MORE RESTRICTIVE PROVISION(S) SHALL APPLY.
   m. UPON COMPLETON OF THE PROJECT, THE DEVELOPER SHALL PROVIDE FINAL "RECORD DRAWINGS" (DIGITAL CAD AND PDF FILES, PLUS 1 MYLAR SEPIA REPRODUCIBLE. SIGNED AND SEALED BY THE ENGINEER) OF ALL INFORMATION NECESSARY FOR PERMIT CONSENT AND MUNICIPAL ACCEPTANCE. THIS MAY INCLUDE (BUT NOT LIMITED TOO) UTILITIES WHICH INCLUDE THE LOCATIONS AND ELEVATIONS OF MAINS, SERVICE LINES, STRUCTURES, PAVED AREAS, SITE GRADING (INCLUDE ADA AREAS), STROMWATER FACILITIES, STREET LIGHTS, CURBS AND MONUMENTS. FINAL DRAWINGS MUST ALSO INCLUDE A STATE PLANE COORDINATE SYSTEM TIE-IN. IN ADDITION TO THE DRAWINGS, AN ELECTRONIC FILE (IN DWG OR DGN FORMAT) OF THE RECORD DRAWINGS MUST BE SUBMITTED ON CD-ROM.

INDEX OF SHEETS

C-1	COVER SHEET
C-2	PROJECT SPECIFICATIONS
C-3	EXISTING CONDITIONS & DEMOLITION PLAN
C-4	GRADING & SITE STABILIZATION PLAN
C-5	UTILITY PLAN
C-6	CONSTRUCTION STANDARDS
C-7	CONSTRUCTION STANDARDS

ATTACHMENTS

DA-1	MWRD DRAINAGE MAP
EX-R	MAINTENANCE PLAN EXHIBIT R

PERMIT SET

BRIAN D. JOHNSON
062-061674
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

EXPIRATION DATE: NOVEMBER 30, 2021

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PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO OFFICE: 1051 E. MAIN ST. | SUITE 217 EAST DUNDEE, IL 60118 (847) 551-5300
CHICAGO | MILWAUKEE | NATIONWIDE

ARCHITECTS CORNER
OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

REVISIONS

COVER SHEET

PES JOB No. 758.10-1L
PES PM
START DATE 05/05/21
SCALE NONE
DAT

SHEET C-1 OF

DESIGNED: HAL
DRAWN: HAL
CHECKED: BDJ

COVER SHEET

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

6/23/2021 2:37 PM - E:\Projects\2021\758.10-1\01 - engineering set files\FINAL\SHEETS\C1-1 COVER SHEET.dwg

Attachment: ARCH Corner ENG and Subdivision Plans - 758.10-IL Permit Submittal (06-21-2021) (Architect's Corner - Final Planned Development - Reinstatement)

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

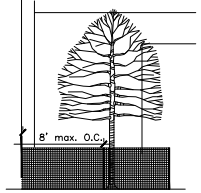
GENERAL NOTES

1. THE STANDARD SPECIFICATIONS LISTED ON THE COVER SHEET, THESE CONSTRUCTION PLANS, THE SPECIAL PROVISIONS, GENERAL CONDITIONS AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
2. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE INDIVIDUAL SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE SITE. IF THERE ARE DISCREPANCIES BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT EXISTS, OR IF ANY DISCREPANCY REPORTED TO THE ENGINEER BEFORE EXECUTION OF WORK, OTHERWISE THE INDIVIDUAL SUBCONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY DISCREPANCY BETWEEN THE ACTUAL CONDITIONS AND THE PLANS. BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE INDIVIDUAL SUBCONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY DISCREPANCIES OR MISUNDERSTANDINGS. FAILING TO SECURE SUCH INSTRUCTION, THE INDIVIDUAL SUBCONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE.
3. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE INDIVIDUAL SUBCONTRACTOR AND HIS SURETY FOR A PERIOD OF 24 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE VILLAGE, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
4. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL OF THE INDIVIDUAL SUBCONTRACTORS' WORK HAS BEEN APPROVED AND ACCEPTED, AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. UPON AWARD OF THE CONTRACT AND WHEN REQUIRED BY THE OWNER, THE INDIVIDUAL SUBCONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE FINAL SUM EQUAL TO 100 PERCENT OF THE CONTRACT GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE APPROVED BY THE OWNER.
6. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS INCLUDING THE USE AND ACCESS OF EXISTING STREETS.THE INDIVIDUAL SUBCONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER.
7. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE DISCOVERED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE CONSTRUCTION, THE INDIVIDUAL SUBCONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.
8. THE INDIVIDUAL SUBCONTRACTOR SHALL REVIEW AND DETERMINE ALL IMPROVEMENTS AND SHALL VERIFY ALL QUANTITIES AS PROVIDED BY THE ENGINEER OR OWNER FOR BIDDING PURPOSES. THE INDIVIDUAL SUBCONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FOUND IN THE BIDDING DOCUMENTS SUBMITTED BY THE INDIVIDUAL SUBCONTRACTOR SHALL BE CONSIDERED AS A LUMP SUM FOR THE COMPLETE PROJECT UNLESS THERE IS A PLAN REVISION AND/OR WRITTEN CHANGE TO THE SCOPE OF WORK.
9. WHENEVER THE PERFORMANCE OF WORK IS INDICATED ON THE PLANS, AND NO ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT, SUCH WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
10. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY BY THE RESPONSIBLE PARTY. AT THE CONCLUSION OF CONSTRUCTION, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
11. THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS,TRAFFIC CONTROL DEVICES,AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES AND TEMPORARY SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE I.D.O.T. STANDARD SPECIFICATIONS. ADEQUATE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN AT ALL LOCATIONS WHERE WORK IS BEING PERFORMED OR EQUIPMENT, OR AS DESIGNATED BY THE ENGINEER OR VILLAGE. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE I.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12. ALL PERMANENT TYPE PAVEMENTS OR OTHER PERMANENT IMPROVEMENTS WHICH ABUT THE PROPOSED IMPROVEMENT AND MUST BE REMOVED, SHALL BE SAWED FULL DEPTH, PRIOR TO REMOVAL. ALL ITEMS SO REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CONDITION OR BETTER. PAYMENT FOR SAWING SHALL BE INCLUDED IN THE COST FOR REMOVAL OF EACH ITEM AND REPLACEMENT WILL BE PAID UNDER THE RESPECTIVE ITEMS IN THE CONTRACT, UNLESS OTHERWISE INDICATED.
13. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED OF BY THE INDIVIDUAL SUBCONTRACTOR AT HIS OWN EXPENSE UNLESS OTHERWISE APPROVED BY THE ENGINEER. IF DISPOSAL IS NOT FEASIBLE, THE INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN OFFSITE DUMP SITE AT HIS OWN EXPENSE.
14. WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SAID BRANCHES SHALL BE TRIMMED AND SEALED IN ACCORDANCE WITH ARTICLE 253.09 OF THE I.D.O.T. STANDARD SPECIFICATIONS, AND THE COST OF SAME SHALL BE INCIDENTAL TO THE CONTRACT. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER. THE OWNER SHALL DESIGNATE WHICH TREES ARE TO BE REMOVED.
15. ALL EXISTING TRAFFIC SIGNS, STREET SIGNS, ETC., WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR REMOVAL ON ESSENTIAL SHALL BE REMOVED AND RESET BY THE INDIVIDUAL SUBCONTRACTOR IN ACCORDANCE WITH I.D.O.T. STANDARD SPECIFICATIONS AT LOCATIONS AS DESIGNATED BY THE ENGINEER OR VILLAGE. NOTIFY THE PUBLIC WORKS DEPARTMENT AT (847) 734-8800. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL PRIOR TO THE STORM OF CLOSE TO CLOSE, DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE INDIVIDUAL SUBCONTRACTOR AT HIS OWN EXPENSE. ALL SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE VILLAGE AS APPROPRIATE. ALL BOXES THAT INTERFERE WITH CONSTRUCTION SHALL BE SHIELDED OR REMOVED AT NO ADDITIONAL COST.
16. NOTIFY THE ENGINEER OF ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS. NO FIELD TILE SHALL BE DIRECTLY OR INDIRECTLY CONNECTED TO THE PROPOSED STORM SEWER OR MANHOLE FACILITIES. A RECORD OF THE LOCATION OF ALL FIELD TILE ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
17. DURING CONSTRUCTION OPERATIONS THE INDIVIDUAL SUBCONTRACTOR SHALL INSURE POSITIVE DRAINAGE AT THE CONCLUSION OF EACH DAY. DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER ACCEPTABLE METHOD. THE INDIVIDUAL SUBCONTRACTOR'S FAILURE TO PROVIDE AT THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.
18. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL SUBCONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
19. THE INDIVIDUAL SUBCONTRACTOR SHALL COMPLY WITH AND OBSERVE THE RULES AND REGULATIONS OF O.S.H.A. AND APPROPRIATE AUTHORITIES REGARDING SAFETY PROVISIONS.
20. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS, OR FOR ANY SAFETY PRECAUTIONS USED BY THE INDIVIDUAL SUBCONTRACTOR. THE INDIVIDUAL SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
21. ALL INDIVIDUAL SUBCONTRACTORS AND THEIR SUBCONTRACTORS OR ANY TIER SHALL INDEMNIFY THE OWNER, ENGINEER, AND AGENTS AND PERSONS FROM ALL LIABILITY RESULTING FROM SUIT OR ACCIDENT OR OMISSION WITH THEIR CONSTRUCTION, INSTALLATION, AND TESTING OF WORK ON THIS PROJECT AND SHALL HAVE THEM AS ADDITIONAL INSUREDS ON THEIR COMMERCIAL GENERAL LIABILITY POLICIES FOR CLAIMS ARISING OUT OF THE WORK ON THIS PROJECT. A PROPER CERTIFICATE OF INSURANCE SHALL BE ISSUED PRIOR TO THE START OF CONSTRUCTION.
22. ELECTRIC, TELEPHONE, NATURAL GAS, AND OTHER UTILITY COMPANIES HAVE UNDERGROUND AND/OR OVERHEAD SERVICE FACILITIES IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATIONS.
23. THE INDIVIDUAL SUBCONTRACTOR TO HAVE A COMPETENT SUPERINTENDENT ON THE PROJECT SITE AT ALL TIMES IRRESPECTIVE OF THE AMOUNT OF WORK SUBLET.THE SUPERINTENDENT SHALL BE CAPABLE OF READING AND UNDERSTANDING THE PLANS AND SPECIFICATIONS, SHALL HAVE FULL AUTHORITY TO EXECUTE ORDERS TO EXPEDITE THE PROJECT, AND SHALL BE RESPONSIBLE FOR SCHEDULING AND HAVE CONTROL OF ALL WORK AS THE AGENT OF THE INDIVIDUAL SUBCONTRACTOR. FAILURE TO COMPLY WITH THIS PROVISION WILL RESULT IN A SUSPENSION OF WORK.
24. THE INDIVIDUAL SUBCONTRACTOR SHALL KEEP A SET OF "APPROVED" CONSTRUCTION PLANS ON THE JOB SITE, AND SHALL MAINTAIN (AS INDICATED HEREIN AND ELSEWHERE WITHIN THESE CONSTRUCTION NOTES, SPECIFICATIONS, AND PLANS) A LEGIBLE RECORD ON SAID PLANS OF AND FIELD TILE ENCOUNTERED, ANY MODIFICATIONS TO ALIGNMENT AND/OR TO PLANS AND SPECIFICATIONS OF PROPOSED IMPROVEMENTS, ETC. UPON COMPLETION OF THE INDIVIDUAL SUBCONTRACTORS' WORK, SAID PLANS AND INFORMATION SHALL BE PROVIDED TO ENGINEER. FINAL CONTRACT PAYMENT SHALL NOT COME DUE UNTIL THIS INFORMATION IS RECEIVED BY THE ENGINEER.

1. WORK UNDER THIS SECTION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   A. CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREE REMOVAL SHALL BE AS DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM. WHERE FEASIBLE, AND WHEN PERMITTED BY OWNER, TREES AND BRUSH REMOVED MAY BE BURIED ONSITE IN FUTURE YARD AND OPEN SPACE AREAS. IF ADEQUATE AND APPROPRIATE SPACE IS NOT AVAILABLE FOR ONSITE BURIAL, THE TREES AND BRUSH SHALL BE DISPOSED OF OFFSITE.
   B. STRIPPING OF TOPSOIL FROM ALL STREET, DRIVEWAY, PARKING AREA, RIGHT-OF-WAY, BUILDING PAD, AND OTHER DESIGNATED STRUCTURAL AREAS.
   C. STOCKPILING OF TOPSOIL AS DESIGNATED BY THE OWNER. TOPSOIL STOCKPILED FOR LANDSCAPE USE SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN TWO INCHES IN DIAMETER, AND WASTE PRODUCTS INCLUDING ANY EXTRANEOUS MATERIALS NOT CONDUCIVE TO PLANT GROWTH. TOPSOIL SHALL BE STOCKPILED IN SEQUENCE IN A MANNER ALLOWING FOR DOUBLE HANDLING BY THE CONTRACTOR. FAILURE TO PROPERLY SEQUENCE THE STOCKPILING OPERATIONS SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION. NO MATERIAL SHALL BE STOCKPILED IN FRONT YARDS, OVERLAND DRAINAGE SWALES (FLOOD ROUTING AREAS), PROPOSED UTILITY LOCATIONS, UTILITY EASEMENTS, OR IN FRONT OF ANY STRUCTURE.
   D. REMOVING UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
   E. DEMOLITION AND REMOVAL OF EXISTING PAVEMENTS INCLUDING OFFSITE DISPOSAL OF SAME, AT A DUMP SITE AS SELECTED BY THE CONTRACTOR. ONSITE DISPOSAL MAY BE ALLOWED IF APPROVED BY THE OWNER.
   F. CLAY CUT AND CLAY FILL WITH COMPACTION WITHIN ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
   G. EXCAVATION AND GRADING OF THE OPEN SPACE AND/OR YARD AREAS PER PLAN INCLUDING DESIGNATED DETENTION BASIN GRADING, CONSTRUCTION OF BERMS, ETC.
   H. PLACEMENT AND COMPACTION OF CLAY TO THE DESIGN ELEVATIONS AS REQUIRED BY THE STANDARDS AND DETAILS ON THE CONSTRUCTION PLANS. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHGRADE ELEVATIONS AND THAT PAVEMENT AND/OR TOPSOIL REPLACEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS ACCORDINGLY.
   I. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.
   J. IT REQUIRED, EXCAVATION OF SOIL BORROW AREA, OR ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF MASS GRADING.
   K. MODIFICATION AND TRIMMING TO THE FINAL SUBGRADE ELEVATIONS WITHIN THE CONSTRUCTION OF UNDERGROUND UTILITIES.
   L. BACKFILLING OF CURBS AND/OR PAVEMENT AND SIDEWALK AFTER INSTALLATION OF SAME IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
   M. FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS SECTIONS SHOWN IN THESE PLANS; AND TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS AT LOCATIONS DESIGNATED IN THE CONTRACT DOCUMENTS.
   N. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE SOIL EROSION CONTROL SPECIFICATIONS INCLUDED HEREIN AND ON THE PLANS.
2. THE QUANTITIES GIVEN IN THE ENGINEER'S SUMMARY FOR EARTHWORK ARE INTENDED AS A GUIDE FOR THE CONTRACTOR IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FULLY EXAMINE THE SITE AND MAKE HIS OWN ESTIMATE INDEPENDENTLY OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
3. PRIOR TO ONSET OF MASS GRADING OPERATIONS, THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL SOIL EROSION CONTROL PROVISIONS, THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR AS DESIGNATED INCLUDED WITHIN THESE CONSTRUCTION PLANS.
4. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, A TREE PROTECTION FENCE SHALL BE ERECTED AROUND ANY TREE DESIGNATED ON THE PLANS TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (OUTER EDGE OF THE TREE'S CANOPY) SHALL BE WITHIN THE FENCE-LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.
5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE SOILS, PREPARATION OF FOUNDATION AREAS, PLACEMENT OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, EMBANKMENT PLACEMENT, REMOVAL, AND COMPACTION AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
6. A QUALIFIED SOILS ENGINEER SHALL REGULARLY INSPECT THE EXCAVATION OF ANY OPEN WATER AREAS TO INSURE THAT THEY WILL BE CAPABLE OF MAINTAINING PERMANENT WATER LEVELS. GRAVEL OR SAND SEAMS OR OTHER CONDITIONS WHICH MAY BE ENCOUNTERED, AND WHICH MIGHT TEND TO DE-WATER THESE AREAS, SHALL BE CORRECTED AS DIRECTED BY THE SOILS ENGINEER (FOR EXAMPLE, LINING, CLAY BLANKET, BENTONITE, ETC.).
7. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORMWATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
8. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADE. TOPSOIL OF THE THICKNESS DESIGNATED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY FIVE PERCENT (95%) OF MAXIMUM DENSITY (IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.
9. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS WILL BE APPROXIMATELY SIX INCHES. IF IMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE ALLOWED WITH APPROVAL FROM SOILS ENGINEER. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
10. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, PARKING AREAS, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.
11. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF EIGHTY EIGHT PERCENT (88%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.
12. THE SURFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM ALL AREAS TO RECEIVE CLAY FILL. IF THE UNDERLYING SUBGRADE SOILS BUT DEEPER THAN ONE INCH UNDER THE DESIGNATED SUBGRADE ELEVATION, THEY SHALL BE SCARIFIED, DRIED AND RECOMPACTED FOR PROPER COMPACTION, THE SOIL SHALL BE SCARIFIED, DRIED AND RECOMPACTED TO THE REQUIRED SPECIFICATIONS AND TESTED BY THE SOILS ENGINEER.
13. ALL PAVEMENT SUBGRADE SHALL HAVE A MINIMUM IBR OF 3.0 AS DETERMINED BY THE SOILS ENGINEER. THE PROPOSED PAVEMENT DESIGN HAS BEEN BASED ON A MINIMUM IBR OF 3.0; THEREFORE, IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH HAVE AN IBR OF NOT MORE THAN 2.9 OR 3.0, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT PERFORMANCE BY THE SOILS ENGINEER AND THE CONTRACTORS.
14. PRIOR TO UTILITY CONSTRUCTION, PROPOSED PAVEMENT AREAS, BUILDING PADS, DRIVEWAYS AND SIDEWALKS, AND YARD/OPEN SPACE AREAS SHALL BE ROUGH EXCAVATED OR FILLED TO PLUS OR MINUS ONE FOOT OF DESIGN SUBGRADE ELEVATIONS.
15. COMPLETED GRADING FOR PROPOSED BUILDING PADS, AS WELL AS PROPOSED SUBGRADE AREAS FOR PAVEMENT, DRIVEWAYS AND SIDEWALKS, AND YARD/OPEN SPACE AREAS SHALL BE WITHIN A TOLERANCE OF PLUS OR MINUS 0.1 FOOT OF DESIGN SUBGRADE ELEVATIONS.
16. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSUITABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.
17. UPON COMPLETION OF THE SURFACE IMPROVEMENTS, AND EXCEPT WHERE OTHERWISE NOTED, THE EXCAVATION SHALL BE REPLACED WITH A MINIMUM OF 6 INCHES OF TOPSOIL ON ALL DESIGNATED OPEN SPACE, PARKWAY, LANDSCAPE, AND OTHER NON-STRUCTURAL AREAS PER PLAN. SAID DESIGNATED AREAS TO BE RESPREAD BY THE EARTHWORK CONTRACTOR SHALL BE AS INDICATED WITHIN THE CONTRACT DOCUMENTS. TOPSOIL SHALL BE RESPREAD ON THE REMAINING AREAS BY THE LANDSCAPE CONTRACTOR.
18. RIPRAP MATERIAL TO BE PROVIDED IN CONJUNCTION WITH THE EARTHWORK IMPROVEMENTS SHALL CONFORM TO SECTION 281 OF THE I.D.O.T. SPECIFICATIONS.
19. SOIL BORING REPORTS, AVAILABLE AT THE OFFICE OF THE ENGINEER AND THE OWNER, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.
20. IF SHOWN ON THE PLANS, OPEN AREAS TO BE SEEDED SHALL BE SEEDED IN ACCORDANCE WITH THE SOIL EROSION CONTROL SPECIFICATIONS AND PLANS.
21. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
22. SOILS ENGINEER SHALL BE ON SITE DURING ALL EARTHWORK OPERATIONS, PAVING, AND CONCRETE PREPARATION AND POUR.

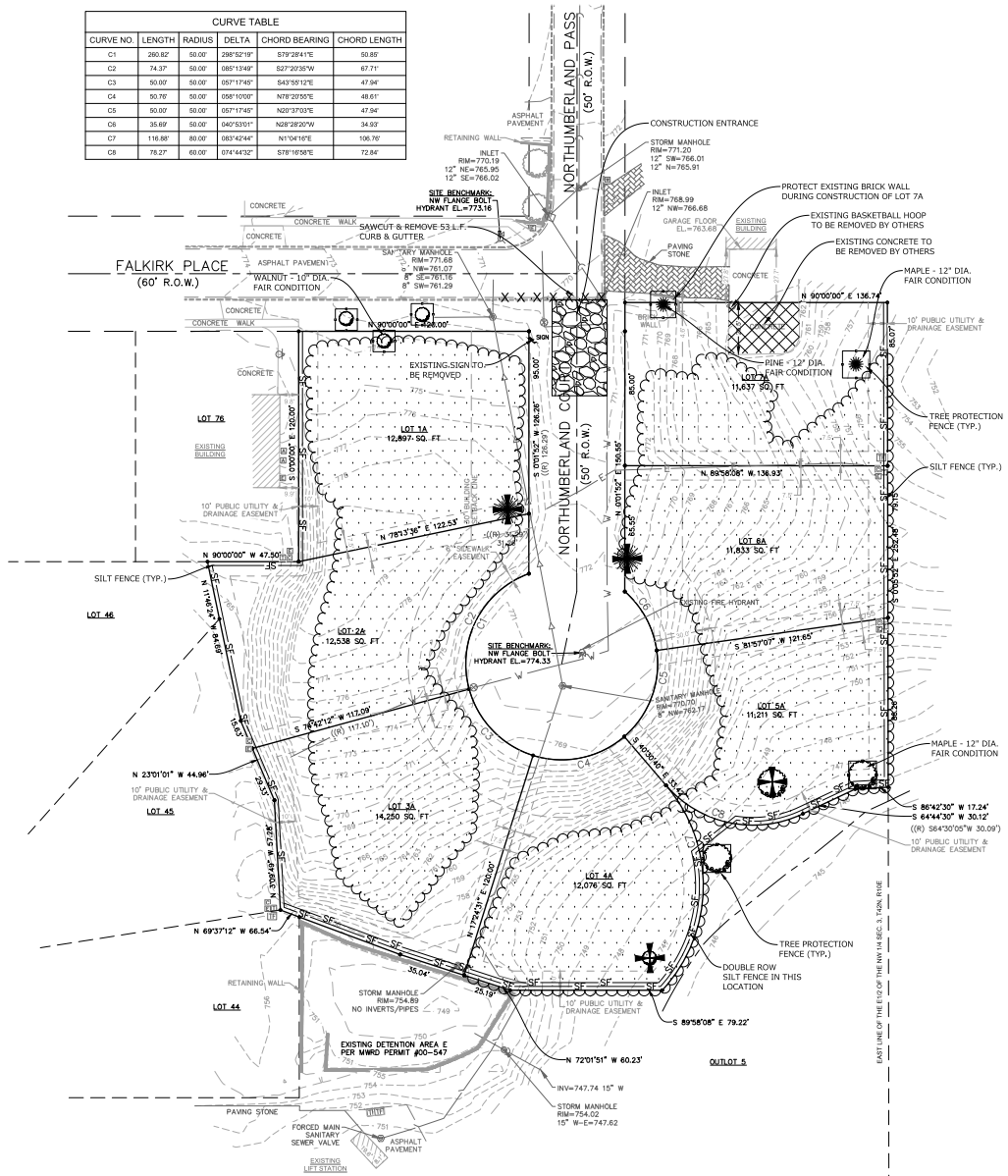
UNDERGROUND UTILITIES (CONT'D)

1. WORK UNDER THIS SECTION SHALL INCLUDE TRENCHING, AUGERING AND INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION, AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.
2. ALL SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS," 2009 EDITION, THE MWRD SEWER PERMIT ORDINANCE AND THE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND ORDINANCES OF THE MUNICIPALITY.
3. ROUGH GRADING TO WITHIN ONE FOOT OF FINISHED SUBGRADE SHALL BE COMPLETED BY THE EARTHWORK CONTRACTOR PRIOR TO COMMENCEMENT OF UNDERGROUND UTILITY INSTALLATION.
4. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENT OR EXISTING PAVEMENT, EXISTING DRIVEWAYS AND SIDEWALKS, PROPOSED DRIVEWAYS AND SIDEWALKS WHERE DESIGNATED BY THE OWNER AND AT A 1:1 SLOPE ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLAN SHALL BE BACKFILLED WITH SELECT GRANULAR IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS.
5. "BAND-TIGHT" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. 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. CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE 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 FITTING.
   C. WITH A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF WYE OR TEE FITTING.
6. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORMWATERS SHALL DISCHARGE INTO THE STORM SEWER SYSTEM OR TO THE GROUND BUT NOT INTO THE SANITARY SEWER.
7. SANITARY SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS UNLESS SPECIFIED OTHERWISE ON THE PLANS:
   A. POLYVINYL CHLORIDE PLASTIC GRAVITY SEWER PIPE (PVC) CONFORMING TO ASTM DESIGNATION D-3034 FOR SANITARY SEWERS OF 15 INCH DIAMETER OR LESS, AND CONFORMING TO ASTM DESIGNATION F-679 FOR PIPE OF 18 INCH OR 21 INCH DIAMETER, WITH AN SDR OF 26, WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM DESIGNATION D-3212. THE GASKET SHALL COMPLY WITH ASTM F-477.
   B. WATER MAIN QUALITY C-900 PRESSURE PIPE IN ACCORDANCE WITH AWWA C900 FOR SIZES 4 INCH TO 12 INCH DIAMETER, AWWA C905 FOR SIZES 14 INCH TO 48 INCH DIAMETER. PVC PIPE JOINTS SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D-3139 AND F-477.
8. ALL SANITARY SEWER MANHOLES SHALL HAVE ECCENTRIC CONES. CONE OPENINGS SHALL BE CENTERED PARALLEL TO THE MANLINE FLOW. ALL STRUCTURE SECTIONS AND ADJUSTING RINGS SHALL BE SECURELY SEALED TO EACH OTHER OR TO THE CONE SECTION OR TOP BARREL SECTION OF THE MANHOLE USING RESILIENT CONCRETE RUBBER GASKETS (MINIMUM CROSS SECTIONAL DIMENSION OF 1 INCH UNLESS NOTED EQUAL). THIS MASTIC SHALL BE APPLIED IN SUCH A MANNER THAT NO SURFACE



TREE PRESERVATION & PROTECTION

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	260.82'	50.00'	298°52'19"	S79°28'41"E	50.85'
C2	74.37'	50.00'	085°13'49"	S27°20'35"W	67.71'
C3	50.00'	50.00'	057°17'45"	S43°55'12"E	47.94'
C4	50.76'	50.00'	058°10'00"	N78°20'55"E	48.61'
C5	50.00'	50.00'	057°17'45"	N20°37'03"E	47.94'
C6	35.69'	50.00'	040°53'01"	N28°28'20"W	34.93'
C7	116.88'	80.00'	083°42'44"	N1°04'16"E	106.76'
C8	78.27'	60.00'	074°44'32"	S78°16'58"E	72.84'



DEMOLITION NOTES

1. CONTRACTOR SHALL CONTACT 811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL OF ALL STRUCTURES, FOUNDATIONS, SIDEWALKS, PAVEMENT, DRIVES, DRAINAGE STRUCTURES, UTILITIES, BRUSH/TREE CLEARING ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED.THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. ALL MATERIAL REMOVED SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE EXISTING IRRIGATION SYSTEM IF FOUND IN THE AREAS OF PROPOSED IMPROVEMENTS. THE EXISTING IRRIGATION SYSTEM TO REMAIN SHALL BE CAPPED OR MODIFIED SO IT CAN CONTINUE TO OPERATE AS ORIGINALLY INTENDED.
6. ALL EXISTING INFORMATION AND EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES.
7. ALL UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
8. CONTRACTOR SHALL SECURE THE SITE FROM THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND/OR OTHER APPROVED PRACTICES.
9. ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL SPECIFIED EROSION CONTROL PRACTICES SHALL BE INSTALLED.
11. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS IN ACCORDANCE WITH THE PLAN DOCUMENTS.
12. CONTRACTOR SHALL SAW-CUT (FULL DEPTH) ALL EXISTING HARD SURFACES WHERE A PORTION OF THE HARD SURFACE SHALL REMAIN AND OTHER BE REMOVED. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
13. CONTRACTOR SHALL MAINTAIN AND KEEP CLEAN ALL EXISTING SIDEWALKS, WALKING PATHS, AND SITE ACCESS TO ENSURE THE SAFETY OF THE SURROUNDS PUBLIC AND BUSINESSES.

DEMOLITION LEGEND

- FULL DEPTH PAVEMENT REMOVAL
- TREE / BRUSH / VEGETATION REMOVAL
- TREE TO BE REMOVED
- SITE FEATURE TO BE REMOVED
- SILT FENCE
- TREE PROTECTION FENCE

NOTE:
EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY PINNACLE ENGINEERING GROUP ON MAY 6, 2021. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

NOTE:
CLEAR & GRUB ALL EXISTING TREES & SHRUBS WITHIN THE IMPROVEMENT AREA. WITH THE EXCEPTION OF THOSE TREES INDICATED TO BE PROTECTED WITH FENCE FOR PRESERVATION.

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

EXISTING CONDITIONS & DEMOLITION PLAN

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO OFFICE: 1051 E. MAIN ST. | SUITE 217 EAST DUNDEE, IL 60118 (847) 551-5300
CHICAGO | MILWAUKEE | NATIONWIDE

ARCHITECTS CORNER
OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

REVISIONS

PEG JOB No.: 758.10-1L
PEG PM: DAT
START DATE: 05/05/21
SCALE: 1"=30'
SHEET C-3

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EXISTING CONDITIONS & DEMOLITION PLAN
Attachment: ARCH Corner ENG and Subdivision Plans - 758.10-IL Permit Submittal (06-21-2021) (Architect's Corner - Final Planned Development - Reinstatement)

GRADING NOTES

1. CONTRACTOR SHALL CONTACT 811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
2. BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, NOTIFY BOTH ARCHITECT AND ENGINEER.
3. CONTRACTOR SHALL MEET ALL COMPACTION REQUIREMENTS AS SPECIFIED ON SHEET C-2 AND PER IDOT.
4. CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
5. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
6. REFER TO CONSTRUCTION DETAILS FOR SIDEWALK RAMPS AND HANDICAP STRIPING.
7. ALL EXISTING AND PROPOSED CONTOURS ARE SHOWN IN 1' INCREMENTS.
8. CONTRACTOR SHALL NOT BLOCK DRAINAGE.
9. CONTRACTOR SHALL ADJUST ALL RIM ELEVATIONS OF EXISTING STRUCTURES TO PROPOSED GRADE.
10. CONTRACTOR SHALL REFER TO PLAN SPECIFICATIONS, SOIL EROSION CONTROL PLAN, AND SWPPP PRIOR TO CONSTRUCTION FOR WATER QUALITY REQUIREMENTS ASSOCIATED WITH LAND DISTURBANCE.
11. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL CAUSE TO BE FURNISHED FOUR PAPER SETS OF "AS CONSTRUCTED" PLANS AS WELL AS A CD WITH CAD AND PDF FILES TO THE VILLAGE ENGINEER.

SEQUENCE OF CONSTRUCTION ACTIVITIES

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONSTROL MEASURES
   a) SILT FENCE INSTALLATION.
   b) STABILIZED CONSTRUCTION ENTRANCE.
   c) INSTALL INLET PROTECTION ON EXISTING OPEN GRATES.
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
3. DEMOLITION OF EXISTING BUILDING & PARKING LOT.
4. CONSTRUCT SEDIMENT TRAPPING DEVICES.
5. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
6. TEMPORARY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE).
7. CONSTRUCT PROPOSED BUILDING.
8. INSTALL STORM SEWER, WATER MAIN, AND ASSOCIATED INLET & OUTLET PROTECTION.
9. TEMPORARILY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE.
10. INSTALL STRUCTURES AND FINAL GRADE OPEN SPACE.
11. PERMANENTLY STABILIZE OPEN SPACE.

LEGEND

EXISTING	PROPOSED	
◎	●	STORM MANHOLE
○	●	CATCH BASIN/RISER
□	■	INLET
▷	▶	PRECAST FLARED END SECTION
749	749	CONTOUR
×(750.00)	×750.00	SPOT ELEVATION
	OR	DIRECTION OF SURFACE FLOW
		SURVEYED TREE
		OVERFLOW RELIEF ROUTING
		SOIL BORING
		PROPOSED RIDGELINE
	4:1	TYPICAL SLOPE

INSPECTION AND MAINTENANCE SCHEDULE

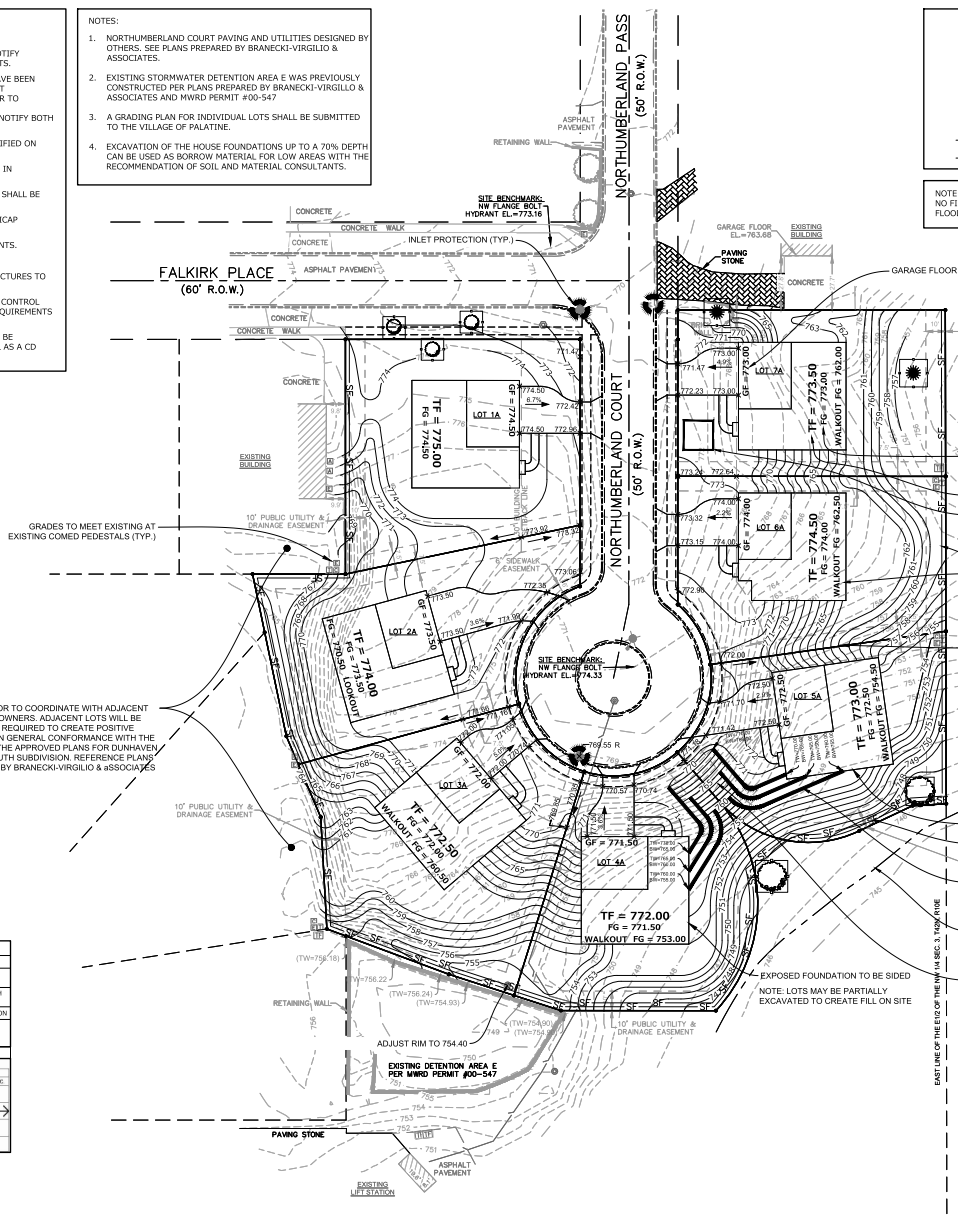
ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURATION OF CONSTRUCTION
STABILIZATION DURING CONSTRUCTION - OBSERVATION	INSPECTOR/ENGINEER	WEEKLY OR AFTER EACH SIGNIFICANT RAINFALL
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION AND STABILIZATION MAINTENANCE	CONTRACTOR	ONGOING FROM CONSTRUCTION COMPLETION

STABILIZATION EFFECTIVE DURATION OF YEAR

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
PERMANENT SEEDING	A	*	*	*	*	*	*	*	*			
DORMANT SEEDING	B											B
TEMPORARY SEEDING	C	*	*	*	*	*	D	*	*	*		
SODDING	E	*	*	*	*	*	*	*	*			

NOTES:

1. NORTHUMBERLAND COURT PAVING AND UTILITIES DESIGNED BY OTHERS. SEE PLANS PREPARED BY BRANECKI-VIRGILIO & ASSOCIATES.
2. EXISTING STORMWATER DETENTION AREA E WAS PREVIOUSLY CONSTRUCTED PER PLANS PREPARED BY BRANECKI-VIRGILLO & ASSOCIATES AND MWRD PERMIT #00-547
3. A GRADING PLAN FOR INDIVIDUAL LOTS SHALL BE SUBMITTED TO THE VILLAGE OF PALATINE.
4. EXCAVATION OF THE HOUSE FOUNDATIONS UP TO A 70% DEPTH CAN BE USED AS BORROW MATERIAL FOR LOW AREAS WITH THE RECOMMENDATION OF SOIL AND MATERIAL CONSULTANTS.



EROSION CONTROL LEGEND

- SEED AND BLANKET — NORTH AMERICAN GREEN S-75BN SEED & BLANKET
- TOPSOIL AND SOD
- INLET PROTECTION
- SF — SILT FENCE
- TREE PROTECTION FENCE

NOTE:
NO FILL SHALL BE PLACED WITHIN THE LIMITS OF THE FLOODPLAIN.

MWRD EROSION CONTROL NOTES

GENERAL NOTES

1. THE INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL OCCUR PRIOR TO ANY SOIL DISTURBANCE.
2. THE CONTACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES FOR THE DURATION OF THE CONSTRUCTION ACTIVITY UNTIL THE COMPLETION OF CONSTRUCTION AT WHICH TIME THE CONTRACTOR WILL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES.
3. MAINTENANCE ACTIVITIES WILL BE PERFORMED IN ACCORDANCE WITH THE IEPA STANDARD SPECIFICATIONS FOR SOIL AND SEDIMENT CONTROL.
4. EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, ALL DISTURBED AREAS TO REMAIN ACTIVE FOR MORE THAN 14 DAYS WILL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES WITHIN SEVEN DAYS.
5. PERMANENT SOIL STABILIZATION SHALL BE PROVIDED WITHIN SEVEN DAYS AFTER FINAL GRADING IS COMPLETED.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES WILL BE REMOVED AND DISPOSED WITHIN THIRTY DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED.

MAINTENANCE

THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT SHOULD BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATION CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS. ALL EROSION CONTROL MEASURES MUST BE MAINTAINED AND IMMEDIATELY REPLACED AS NEEDED AND AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTION, MAINTENANCE AND REPAIR. THE CONTRACTOR SHALL INSPECT AND COMPLETE MAINTENANCE OF ALL ITEMS A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5-INCH RAINFALL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, INCLUDING PERIMETER EROSION BARRIER, MUST BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETED.

CONCRETE WASHOUT AREA: EXISTING AREAS SHOULD BE CLEANED OUT, OR NEW FACILITIES SHOULD BE CONSTRUCTED AND OPERATIONAL ONCE THE EXISTING WASHOUT IS 75% FULL. WASHOUT SHOULD BE INSPECTED FREQUENTLY TO ENSURE THAT PLASTIC LININGS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. WHEN THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, THE PAVED ROAD SHOULD BE INSPECTED FOR ACCUMULATED CONCRETE WASTE. ANY ACCUMULATED CONCRETE WASTE ON THE ROAD, CURB OR GUTTER SHOULD BE REMOVED AND PROPERLY DISPOSED.

EROSION CONTROL BLANKET: THE BLANKET AND STAPLES SHOULD BE INSPECTED FREQUENTLY AND SHALL BE INSTALLED TO THE ILLINOIS URBAN MANUAL, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. EROSION OCCURRING UNDERNEATH THE BLANKET SHOULD BE BACK-FILLED AND SEEDED WITH THE APPROPRIATE SEED MIX. ADDISIONAL BMP'S MAY NEED TO BE INSTALLED TO REDUCE EROSION UNDER THE BLANKET.

SILT FENCE: SILT FENCES SHOULD BE INSPECTED REGULARLY FOR UNDERCUTTING WHERE THE FENCE MEETS THE GROUND, OVERTOPPING, AND TEARS ALONG THE LENGTH OF THE FENCE. DEFICIENCIES SHOULD BE REPAIRED IMMEDIATELY. REMOVE ACCUMULATED SEDIMENTS FROM THE FENCE BASE WHEN THE SEDIMENT REACHES ON-HALF THE FENCE HEIGHT. DURING FINAL STABILIZATION, PROPERLY DISPOSE OF ANY SEDIMENT THAT HAS ACCUMULATED BEHIND THE SILT FENCE. INSTANCES WHEN AREAS OF SILT FENCE CONTINUALLY FAIL, REPLACE SILT FENCE WITH ANOTHER BMP AS SEEN FIT.

INSPECTIONS

THE OWNER SHALL DESIGNATE A QUALIFIED PERSON TO BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL OBSERVATION REPORTING. THIS QUALIFIED PERSON SHALL MEET THE REQUIREMENTS NOTED IN THE ILR10 PERMIT CONDITIONS AND/OR THE WHO REGULATIONS. SITE OBSERVATIONS SHOULD OCCUR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. SITE OBSERVATION REPORTS SHOULD BE MAINTAINED ONSITE AS PART OF THE SWPPP.

EACH SITE OBSERVATION SHALL INCLUDE THE FOLLOWING COMPONENTS:

A. DISTURBED AREAS AND AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE CHECKED FOR EVIDENCE OF, OR POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLANS SHALL BE OBSERVED TO ENSURE THAT THEY HAVE BEEN INSTALLED AND ARE OPERATING CORRECTLY. WHERE DISCHARGE POINTS ARE ACCESSIBLE, THEY SHOULD BE CHECKED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHOULD BE CHECKED FOR OFF-SITE SEDIMENT TRACKING. ALL PUMPING OPERATIONS AND ALL OTHER POTENTIAL NON-STORM WATER DISCHARGES SHOULD BE OBSERVED.

B. BASED ON THE RESULTS OF THE SITE OBSERVATION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED, AND THE POLLUTION PREVENTION MEASURES DESCRIBED IN THIS PLAN SHALL BE REVISED AS APPROPRIATE, AS SOON AS PRACTICABLE AFTER THE OBSERVATION. THE MODIFICATIONS, IF ANY, SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE SITE OBSERVATION.

C. A REPORT SUMMARIZING THE SCOPE OF THE OBSERVATION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE OBSERVATION, THE DATE(S) OF THE OBSERVATION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION OR PERMIT COVERAGE IS TERMINATED. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G (SIGNATORY REQUIREMENTS) OF THE ILR10 NPDES PERMIT.

D. THE OWNER SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE BY EMAIL AT EPA.SWNONCOMP@ILLINOIS.GOV, TELEPHONE OR FAX WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING A SITE OBSERVATION, OR FOR VIOLATIONS OF ANY CONDITION OF THE PERMIT. THE OWNER SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS OF INCIDENCE OF NONCOMPLIANCE (ION) REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT, WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.

E. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE ILR10 NPDES PERMIT (SIGNATORY REQUIREMENTS).

F. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

SOIL PROTECTION CHART AND APPLICATION GUIDELINES

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMANT
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X	
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION. FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.	X	X
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SED.MENT BASIN.		X
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.	X	X
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.	X	X
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON SITE.	X	
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.	X	
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF	X	
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.	X	
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE	X	
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE	X	

ELEVATIONS

1. CONTOURS ARE SHOWN AS FINISHED GRADE.
2. SPOT ELEVATIONS ARE SHOWN AS FLOW LINE ALONG THE CURB AND GUTTER AND FINISHED GRADE ELSE WHERE UNLESS SPECIFIED AS BELOW:
   EP = EDGE OF PAVEMENT
   TC = TOP OF CURB
   (636.17) = EXISTING SPOT GRADE
   (636.17) = PROPOSED SPOT GRADE MATCHING EXISTING

EROSION CONTROL NOTES

1. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE EXISTING STORM SEWER SYSTEM OR BODY OF WATER.
2. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS. ROADS SHALL BE KEPT CLEAN AT ALL TIMES OR THE VILLAGE WILL SWEEP AND CHARGE $400 PER HOUR WITH A 4 HOUR MINIMUM.

NORTH

GRAPHICAL SCALE (FEET)
0 — 1" = 30' — 60'

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ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

REVISIONS

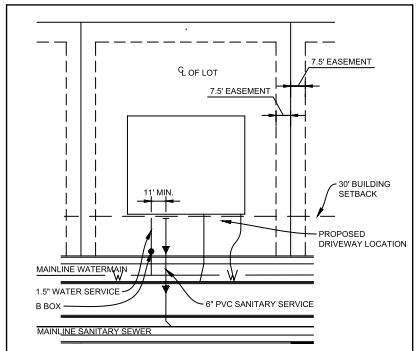
GRADING & SITE STABILIZATION PLAN

PEG JOB No.: 758.10-01 | DATE: 05/05/21 | START DATE: 05/05/21 | SCALE: 1"=30' | SHEET: C-4 OF

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: NM | DRAWN: JDT | CHECKED: RDJ | REVISED: | 5/24/2021 8:37:29 AM z:\Projects\2021\758.10-01\02 - engineering\cad files\FINAL\SHEETS\C-4 GRADING & SITE

GRADING & SITE STABILIZATION PLAN (06-21-2021) (Architect's Corner - Final Planned Development - Reinstatement)
Attachment: ARCH Corner ENG and Subdivision Plans - 758.10-IL Permit Submittal (06-21-2021) (Architect's Corner - Final Planned Development - Reinstatement)

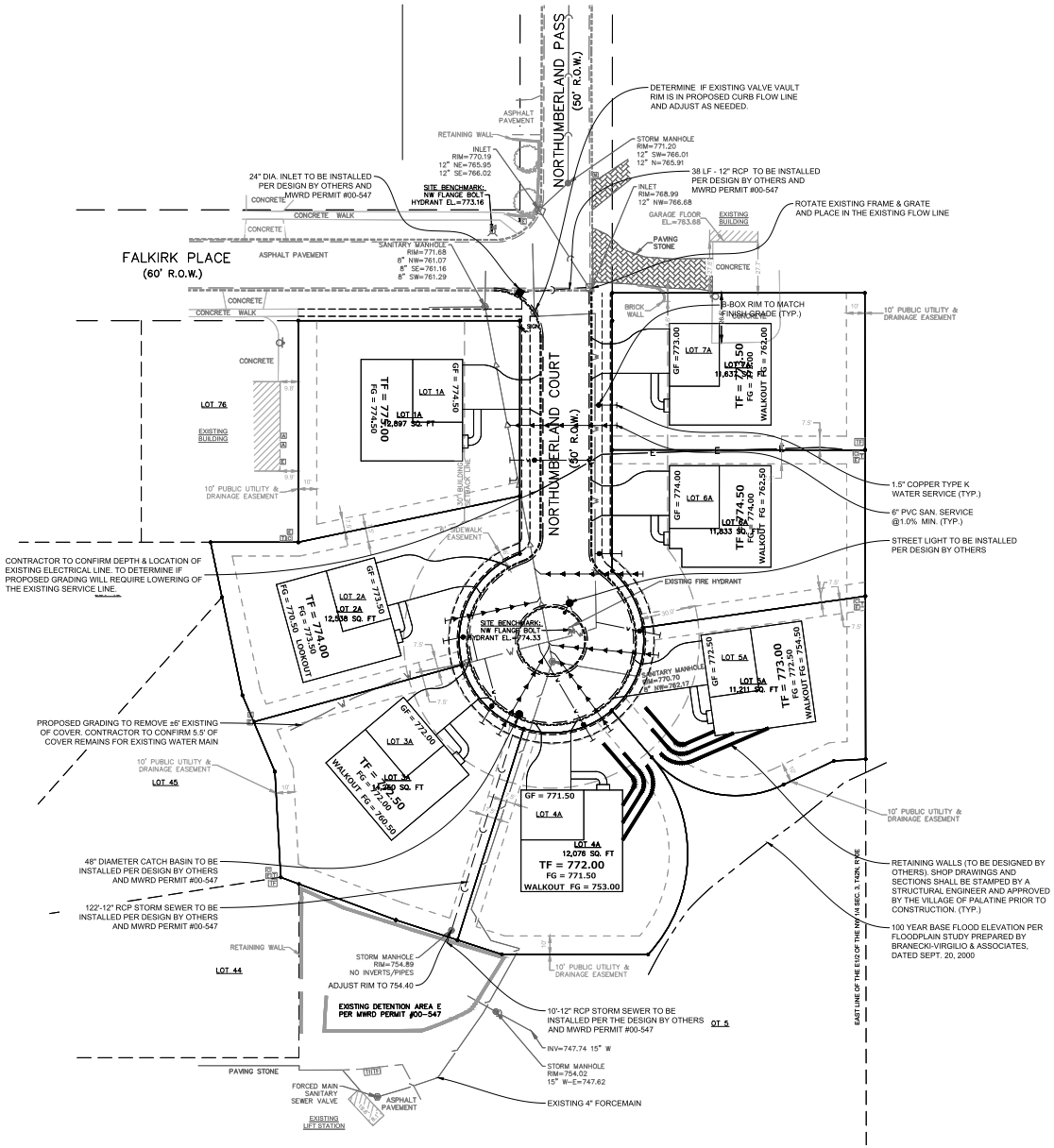


SERVICES LEGEND

LEGEND

EXISTING / PROPOSED

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN/RISER
- INLET
- PRECAST FLARED END SECTION
- CONCRETE HEADWALL
- VALVE VAULT
- VALVE BOX
- FIRE HYDRANT
- BUFFALO BOX
- CLEANOUT
- SANITARY SEWER
- FORCEMAIN
- STORM SEWER
- W — W — WATERMAIN
- STREET LIGHT
- STREET SIGN
- LABELED UTILITY CROSSING



UTILITY & GRADING NOTES

1. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND 811 AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY WORK AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR UTILITY CONSTRUCTION.
3. ALL EXISTING INFORMATION AND EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES.
4. ALL UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
5. ALL MANHOLES AND VALVE VAULTS SHALL BE PER LOCAL MUNICIPALITY AND "WATER," "STORM SEWER," OR "SANITARY SEWER" CAST INTO THE LID. ALL OPEN LIDS OR GRATES SHALL HAVE THE WORDS "DRAINS TO RIVER, DUMP NO WASTE" PERMANENTLY INSCRIBED.
6. CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND ELEVATION OF ALL BUILDING SERVICES WITH ARCHITECTURAL AND MEP PLANS.
7. CONTRACTOR SHALL ADJUST ALL RIM ELEVATIONS OF EXISTING STRUCTURES TO PROPOSED GRADE.
8. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS OF ALL ELECTRIC, GAS, AND TELEPHONE SERVICES PRIOR TO START OF CONSTRUCTION. ALL UTILITY SLEEVES AND PIPE SHALL BE INCLUDED IN BID.
10. CONTRACTOR SHALL LOCATE ALL EXISTING SEWER AND WATERMAIN LOCATION, SIZE, ELEVATION, AND CONDITION AT POINTS OF CONNECTION AND WHERE PROPOSED UTILITIES SHALL CROSS OR POTENTIALLY COME IN CONFLICT WITH EXISTING LINES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEERING OF ANY DISCREPANCIES OR CONFLICTS.
11. UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE VILLAGE, (INCLUDING THE PRESENCE OF A VILLAGE INSPECTOR DURING THE PRESSURE TESTING AND CHLORINATION OF THE WATER LINE) THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, IDOT. IN THE EVENT OF CONFLICTING GUIDELINES, THE MORE RESTRICTIVE SHALL GOVERN.
12. PRIOR TO BACKFILLING, ALL UTILITIES SHALL BE INSPECTED BY OF LOCAL MUNICIPALITY ENGINEERING DIVISION.
13. ALL STORM SEWER MANHOLES SHALL INCORPORATE WATERSTOP GASKETS AT ALL PIPE PENETRATIONS.
14. ALL DAMAGED PARKWAY LAWN AREAS SHALL BE RESTORED WITH 4" TOPSOIL AND SOD.
15. BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, NOTIFY BOTH ARCHITECT AND ENGINEER.
16. CONTRACTOR SHALL MEET ALL COMPACTION REQUIREMENTS AS SPECIFIED ON SHEET C-2 AND PER IDOT.
17. CONTRACTOR SHALL NOT BLOCK DRAINAGE.
18. CONTRACTOR SHALL REFER TO PLAN SPECIFICATIONS, SOIL EROSION CONTROL PLAN, AND SWPPP PRIOR TO CONSTRUCTION FOR WATER QUALITY REQUIREMENTS ASSOCIATED WITH LAND DISTURBANCE.
19. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL CAUSE TO BE FURNISHED FOUR PAPER SETS OF "AS CONSTRUCTED" PLANS AS WELL AS A CD WITH CAD AND PDF FILES TO THE VILLAGE ENGINEER.

NOTES:

1. NORTHUMBERLAND COURT PAVING AND UTILITIES DESIGNED BY OTHERS. SEE PLANS PREPARED BY BRANECKI-VIRGILIO & ASSOCIATES.
2. EXISTING STORMWATER DETENTION AREA E WAS PREVIOUSLY CONSTRUCTED PER PLANS PREPARED BY BRANECKI-VIRGILLO & ASSOCIATES AND MWRD PERMIT #00-547
3. DRY UTILITIES SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION.

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

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CHICAGO | MILWAUKEE | NATIONWIDE

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PALATINE, IL

REVISIONS

UTILITY PLAN

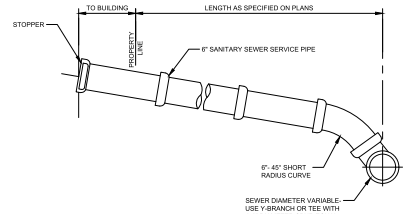
PEG JOB No.: 758.10-14 DWT
PEG PM: DWT
START DATE: 05/05/21
SCALE: 1"=30'
SHEET C-5 OF

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Attachment: ARCH Corner ENG and Subdivision Plans - 758.10-IL Permit Submittal (06-21-2021) (Architect's Corner - Final Planned Development - Reinstatement)

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

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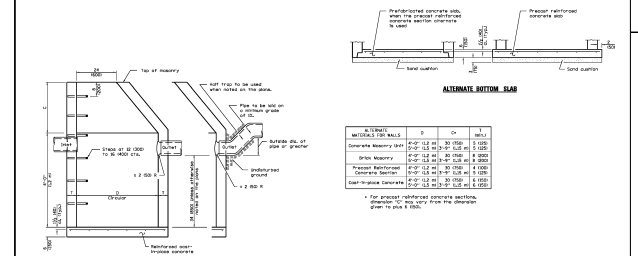


NOTES:

1. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER LINEAL FOOT FOR SERVICE SEWERS OF THE SIZE AND TYPE SPECIFIED.
2. BENDS, ADAPTORS AND STOPPERS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION.
3. TRENCHES FOR THIS SEWER SERVICE SHALL BE IN ACCORDANCE WITH DETAILS ON THE PLANS.
4. PROVIDING AND INSTALLING BACKFILL MATERIAL ACCORDING TO DETAILS ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF THIS ITEM.

SANSV-02

SANITARY SERVICE DETAIL



ALTERNATE MATERIALS FOR WALLS	D	C*	T	WEIGHT
Concrete Masonry Unit	4'-0" (1.2 m) 2'-0" (.6 m)	30 (750) 9'-5" (2.85 m)	5 (125) 5 (125)	
Brick Masonry	4'-0" (1.2 m) 2'-0" (.6 m)	30 (750) 9'-5" (2.85 m)	8 (200) 8 (200)	
Precast Reinforced Concrete Section	4'-0" (1.2 m) 2'-0" (.6 m)	30 (750) 9'-5" (2.85 m)	4 (100) 4 (125)	
Cast-in-place Concrete	4'-0" (1.2 m) 2'-0" (.6 m)	30 (750) 9'-5" (2.85 m)	6 (150) 6 (150)	

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602501 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

All dimensions are in inches (millimeters) unless otherwise shown.

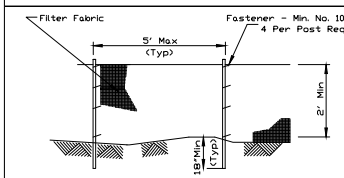
DATE	REVISIONS
1-1-12	Added Outside to Outside Wall note, Detail Path, 'H' Index.
1-1-09	Revised general notes.
1-1-09	Switched units to English (metric).

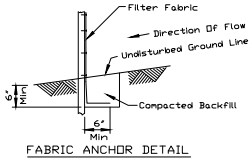
Illinois Department of Transportation

CATCH BASIN TYPE A

STANDARD 602601-02

SILT FENCE PLAN



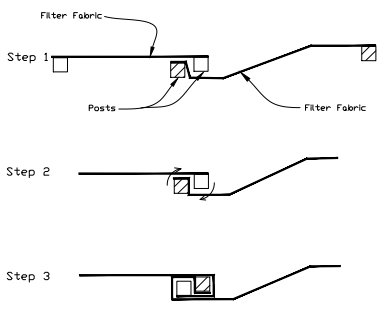


NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		STANDARD DWG. NO.
Project		NRCS Natural Resources Conservation Service
Designed	Date	IL-620
Checked	Date	SHEET 1 OF 2
Approved	Date	DATE 11-20-01

SILT FENCE

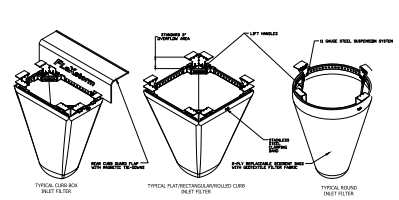


ATTACHING TWO SILT FENCES

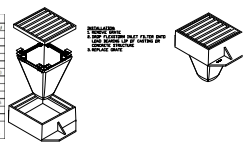
NOTES:

1. Place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material. Drive both posts a minimum of 18 inches into the ground and bury the flap.

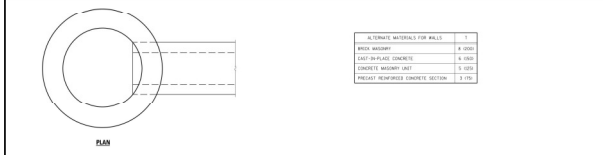
REFERENCE		STANDARD DWG. NO.
Project		NRCS Natural Resources Conservation Service
Designed	Date	IL-620-2
Checked	Date	SHEET 2 OF 2
Approved	Date	DATE 1-29-99



IDOT Inlet Filter Specifications		
Material Property	Test Method	Value (min/max)
Grab Tensile	ASTM D 4632	200 lbs
Puncture Strength	ASTM D 4833	80 lbs
Trapezoidal Tear	ASTM D 4533	40 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs
Apparent Opening Size (AOS)	ASTM D 4751	70 sieve (.212 mm)
Permittivity	ASTM D 4491	.2 sec-1
Water Flow Rate	ASTM D 4491	100 gpm/sq ft
Polyester Outer Reinforcement Bag Specifications		
Weight	ASTM D 3776	8 oz/sq yd +/- 10%
Thickness	ASTM D 1777	240 +/- 20%
Frame Construction		
ABS Structural Steel; 11 Gauge, 0.12 Thick	ASTM A 36	Tensile Strength = 58,000 psi, Yield Strength = 36,000 psi



INLET PROTECTION



ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (250).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

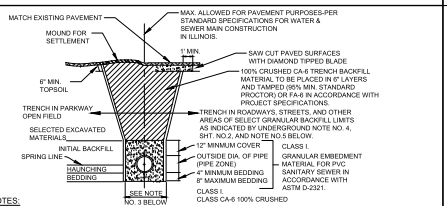
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-12	Increased height to 72 (1800) min/max.
1-1-09	Deleted Path, 'H' Index, added max. Skirt to height.
1-1-09	Switched units to English (metric).

Illinois Department of Transportation

INLET - TYPE A

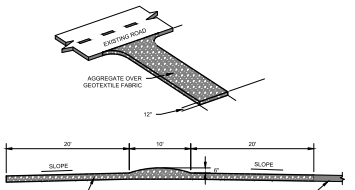
STANDARD 602301-04



NOTES:

1. INITIAL PIPE BACKFILL/ BEDDING SHALL INCLUDE THE FOLLOWING DEPTH OF GRANULAR EMBEDMENT MATERIALS:
   A. PVC SANITARY SEWER TO A MIN. DEPTH OF 12" OVER THE TOP OF THE PIPE.
   B. STORM SEWER TO THE SPRING LINE OF THE PIPE, MIN.
   C. WATER MAIN MIN. OF 4" UNDER THE PIPE.
2. THE PROVIDING AND INSTALLATION OF THE BEDDING / INITIAL GRANULAR BACKFILL FROM THE DEPTH INDICATED ABOVE TO 4" TO 8" BELOW THE BOTTOM OF THE PIPE SHALL BE INCIDENTAL, TO THE UNIT COST OF THE TYPE OF PIPE BEING CONSTRUCTED.
3. THE BOTTOM WIDTH OF THE TRENCH (W) SHALL NOT EXCEED THE WIDTHS STATED IN SECTION 20-203 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. (LATEST EDITION).
4. ANY PLANE OR EXCAVATION BEYOND THE LIMITS SPECIFIED SHALL BE BACKFILLED ACCORDINGLY AT THE EXPENSE OF THE CONTRACTOR.
5. THE SELECT/ GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PROVIDED WITHIN ROADWAY LIMITS WHICH SHALL BE DEFINED AS ANY PORTION OF THE TRENCH EXCAVATION WHICH IS 2' BEHIND CURB AND GUTTERS, 2' BEYOND AGGREGATE SHOULDERS, AND 2' BEYOND OTHER "PAVEMENT, HARD SURFACE WALKS, ETC." DESIGNATED FOR GRANULAR TRENCH BACKFILL.
6. WHERE THE BOTTOM OF THE TRENCH IS UNSTABLE, A SPECIAL TRENCH BEDDING, CONSISTING OF 3 MIN. COURSE AGGREGATE FOR A MINIMUM DEPTH OF 12" SHALL BE PROVIDED BELOW THE TYPICAL INITIAL.
7. THE COARSE AGGREGATE AS INDICATED ABOVE, WHERE THE BOTTOM OF THE TRENCH IS UNSTABLE SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER CUBIC YARD FOR "SPECIAL TRENCH BEDDING". WHICH PRICE WILL INCLUDE THE PROVIDING, PLACEMENT, AND COMPACTION OF THIS MATERIAL, AND THE EXCAVATION NECESSAEYTO PLACE THIS COARSE AGGREGATE.

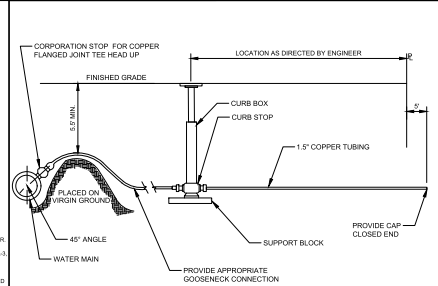
TRENCH



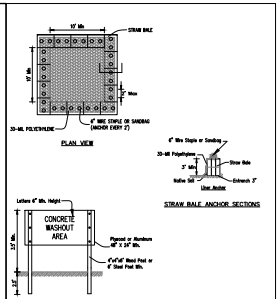
NOTES:

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
2. THE AGGREGATE FOR TRACKING PADS SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3, OR CA-4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATIONS 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50 FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE



WATER SERVICE CONNECTION



TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE

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ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION

PALATINE, IL

REVISIONS

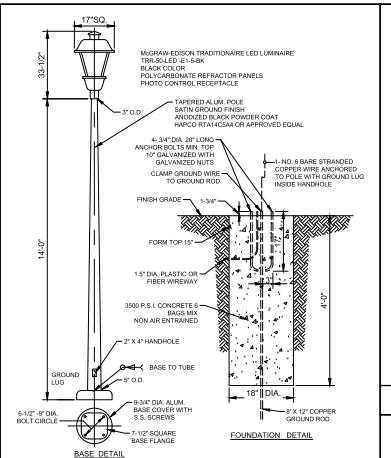
CONSTRUCTION STANDARDS

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PES PM DAT
START DATE 05/05/21 NONE
SCALE

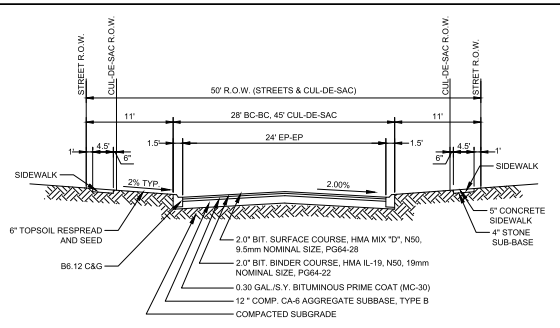
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CONSTRUCTION STANDARDS - ENGINEERING - 2018

Attachment: ARCH Corner ENG and Subdivision Plans - 758.10-1L Permit Submittal (06-21-2021) (Architect's Corner - Final Planned Development - Reinstatement)

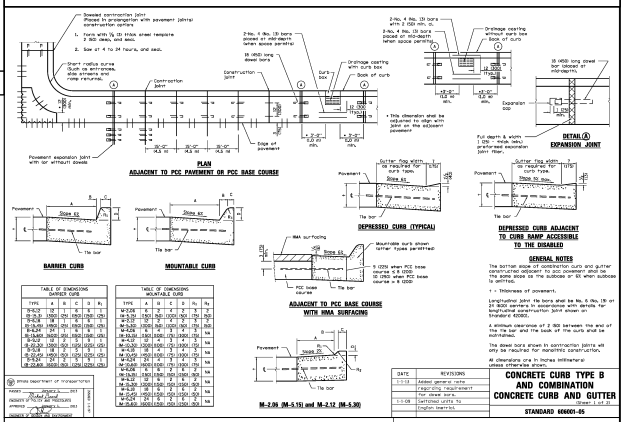


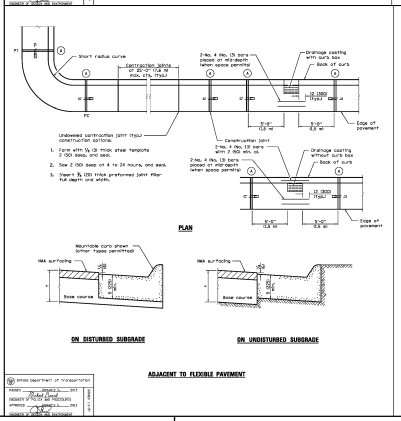
DECORATIVE STREET LIGHT

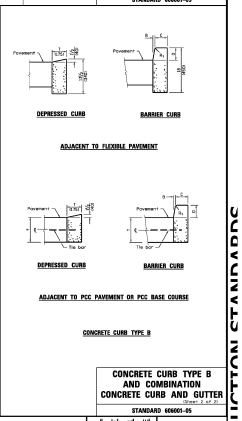


NOTE: PAVEMENT SECTION IS PER THE PREVIOUSLY APPROVED ENGINEERING IMPROVEMENTS FOR DUNHAVEN WOODS SOUTH AS PREPARED BY BRANECKI-VIRGILIO & ASSOCIATES.

TYPICAL PAVEMENT SECTION







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Attachment: ARCH Corner ENG and Subdivision Plans - 758.10-IL Permit Submittal (06-21-2021) (Architect's Corner - Final Planned Development - Reinstatement)

CONSTRUCTION STANDARDS

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OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

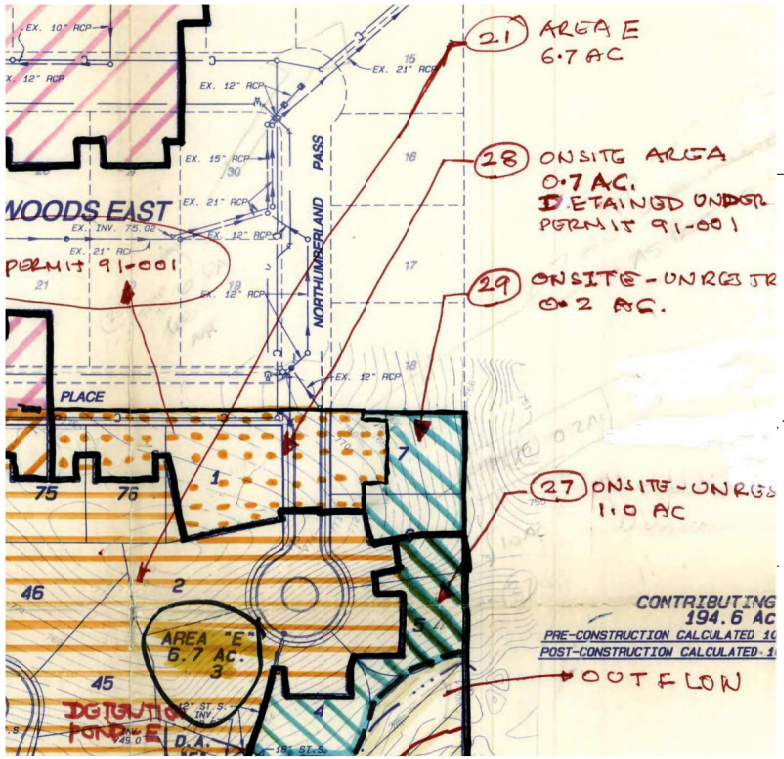
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CONSTRUCTION STANDARDS

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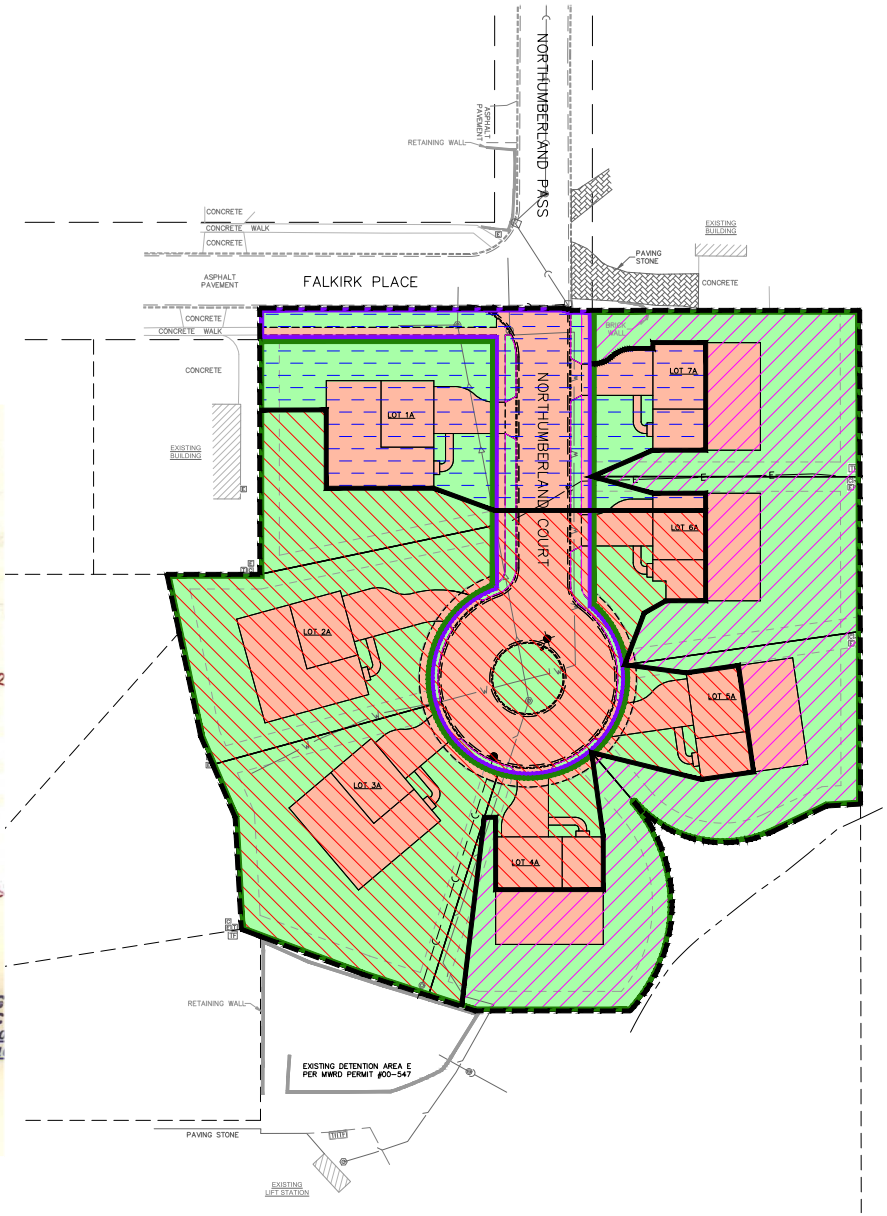
SHEET
C-7

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DETENTION AREA SERVICE PLAN FROM MWRD PERMIT #00-541

SCALE: 1"=60'



LEGEND

- TOTAL PROPERTY OWNERSHIP = 1.984 AC.
- TOTAL PUBLIC RIGHT OF WAY = 0.388 AC.
- PROPOSED DEVELOPMENT AREA = 2.372 AC.
- IMPERVIOUS AREA = 0.923 AC.
- PERVIOUS AREA = 1.449 AC.
- UNRESTRICTED AREA = 0.737 AC
- ONSITE AREA TRIBUTARY TO STORMWATER FACILITY PERMITTED WITH DUNHAVEN WOODS EAST MWRD PERMIT #91-001 = 0.430 AC
- ONSITE AREA TRIBUTARY TO STORMWATER FACILITY E P??? WITH DUNHAVEN WOODS SOUTH MWRD PERMIT #00-541 = 1.200 AC

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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PALATINE, IL

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MWRD DRAINAGE EXHIBIT

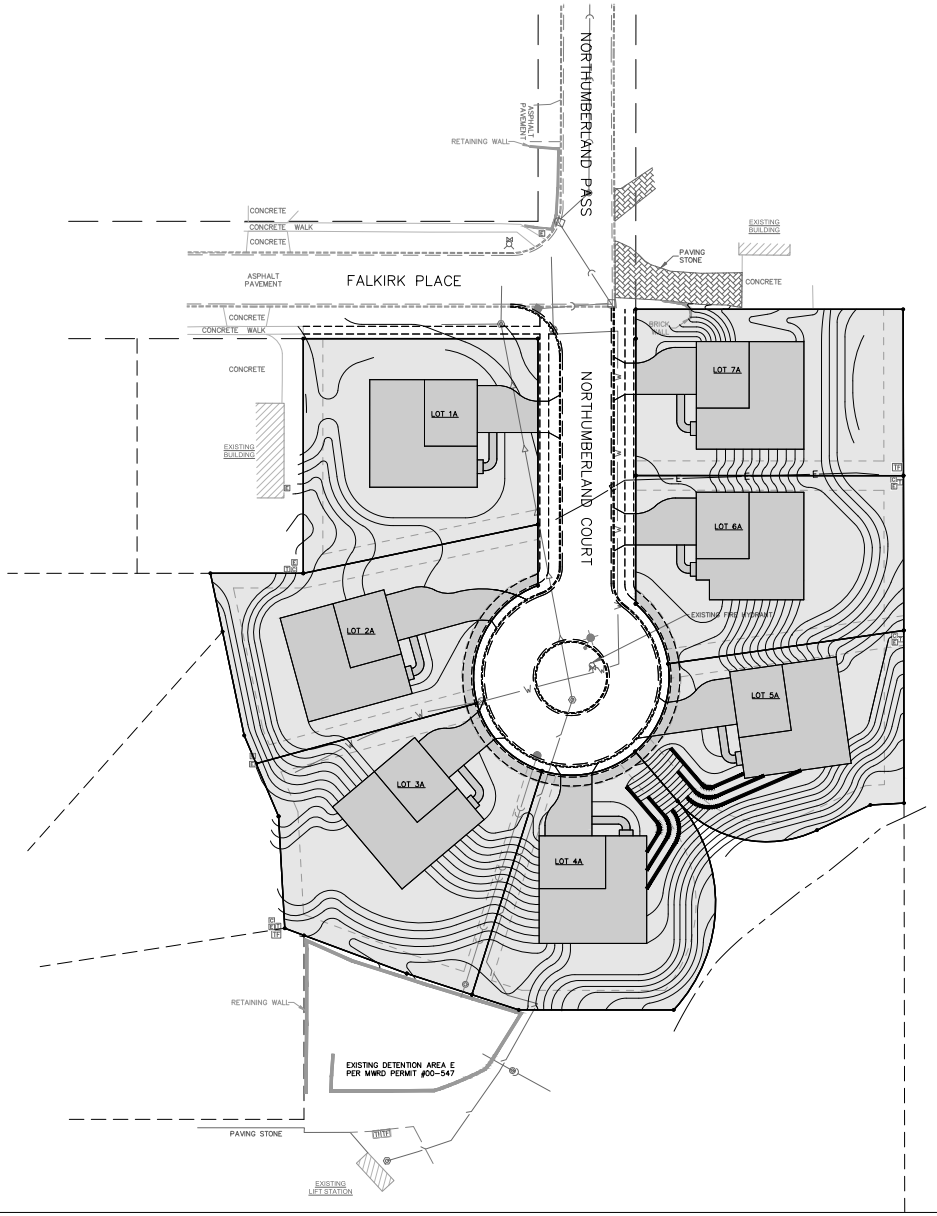
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SHEET DA-1 OF

Attachment: ARCH Corner ENG and Subdivision Plans - 758.10-1L Permit Submittal (06-21-2021) (Architect's Corner - Final Planned Development - Reinstatement)

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

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LEGEND

- QUALIFIED SEWER CONSTRUCTION
- STORM SEWER
- PROPERTY LINE

PROJECT SITE SUMMARY

LOTS 1A THROUGH 7A CORNER OF DUNHAVEN WOODS SOUTH SUBDIVISION, BEING A SUBDIVISION PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN , IN COOK COUNTY, ILLINOIS

CONTAINING 1.984 ACRES, MORE OR LESS.
TOTAL CONTIGUOUS OWNERSHIP: 1.984 ACRES
PROJECT AREA: 2.372 ACRES

	REQUIRED	PROVIDED
STORMWATER / SUMMARY	(AC-FT.)	(AC-FT.)
VOLUME CONTROL	0.75	0.00
*DETENTION VOLUME	0.43	0.45

ER MWRD PERMIT #00-547

MAINTENANCE PLAN FOR ARCHITECTS CORNER AT DUNHAVEN WOODS SUBDIVISION

THE OWNER OF THE ARCHITECTS CORNER AT DUNHAVEN WOODS SUBDIVISION, WITH FACILITIES AS SHOWN ON THE EXHIBIT (EXHIBIT R), SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

1. General
Regular inspections and routine naintenance o/ general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
X Litter and debris shall be controlled
X Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
X Accumulated sediment shll be disposed of properly, along with any wastes generated during maintenance operations
X Riprap areas shall be repared with the addition of new riprap, as necessary, of similar size and shape
X Roads shall be swept, vacuumed and/or washed on a regular basis

2. Stormwater Management Facilities
All components of the stormwaer management facilities shall be checked monthly between March and Novembe and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also se maintained. Inspections or the following specific items should be conducted monthly between March and November:

Side Slopes/Embankment/Emergency Overflow Structure
X Inspect embankments for settlement and erosion
X Remove woody growth from the embankment
X Any breaks, Fire RegisteredProfessional Engineer for design resolutior
X Seed and sodany eroded anas
X Signs of piping (leakage) or eepage, repair
X Stabilize emergency overflow structure if irosion observed
X Remove obstructions blocking emergency overflow spillway

Vegetated Areas
X Regular mowing to control vegetation, no cutting of native vegetation
X Need for planting, reseeding or sodding. Supplement alternaive native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative gross species if original grass cover has not successfully established.
X Evidence of grazing, motorbikes or other vehicles, repair
X Check for invasive vegetation, remove where possible
X All vegetation must be maintained per the approved planting plan

Outld Control Structure
X Inspect restrictor and remove debris if clogged or discharge reduced
X Remove accumulated sediment at outlet
X Scour and erosion at outlet repair and reseed
X Any ice damage to outlet otpipe, repair if necessary
X Condition of trash tracks, remove debris
X Outlet channel conditions downstream

Acces for Maintenance Equipment
X Remove any obstructions paced in maintenance easements

Safety Features
___ Access controls to hazardous areas
___ Fences
___ Loose or damaged posts
___ Loose or broken wires
___ Condition of gates
___ Signs

Detention Volume
X Inspect all stormwater detntion facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

3. Voume Control Facility
Routine inspections and maintenance of volume control facilities shall be performed by the Corer on a yearly or as-needed basis. Specific items of concern include:
___ Facility shall be inspected early using the monitoring well to verify the system is functioning properly.
___ Surface of permeable pavement shall be ceaned with low-pressure power washer.
___ Accumulated sediment frm surface shall be vacuumed out and disposed of properly.
___ Appropriate signage shall b repaired if damaged or illegible.

4. Stormwater Collection System
The owner shall perform monthly inspections of all components of the stormwater collection system. The monthly isspection shall occur between March and November and iclude the following specific ireas of concern:

Storn Inlets/Manholes
X Remove accumulated leave and other desris from grates
X Reset covers/lids on as-needed basis
X Remove accumulated sedinent from manhole bottom when 50% of sump is filled

Storn Sewers/Culverts
X Visually inspect pipes by renoving manhoe lids, make repairs as necessary
X Storm sewers and culverts shall be checked for silation deposits at inlets, outlets, and within the corduit, clean out as necessary
X Restore riprap at outfalls if rosion observed
X Restore riprap at outfalls
X Replant and reseed any eroded areas

Overland Flow Routes (Ditches/Swales)
X Annual visual inspections shall be performed that verify the design capacity of the overland flow routes s maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
X Remove anyobstructions tlat have been placed in the dainage path
X Seed and sod any eroded aeas
X Restore riprap as necessary
X Regrade to provide positivedrainage as necessary
X Regular mowing to control vgetation

5. Vegetated Areas
X Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion hasnot established (50% of the surface area after second growing season). Reseed with alternative native grass species if origina grass cover has not successfully established.
X Evidence of grazing, motorbikes, or other vehicles, repair
X Check for invasive vegetatin, remove when possible.
X Regular mowing to control vegetation; it is recommended that native vegetation remain uncut.
X Dead or damaged non-native grassy areas-- repair with seeding with fetilization or seeding with mulch.
___ Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.

6. Qualified Sewer Construction
X Perform manhole inspections once every five years, make repairs as necessary.
X Perform sewer inspections nce every five years, make repairs as necessary.
X Perform regular cleaning sothat each sewer segment is cleaned once every 5 years.
X Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.

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MAINTENANCE PLAN EXHIBIT R

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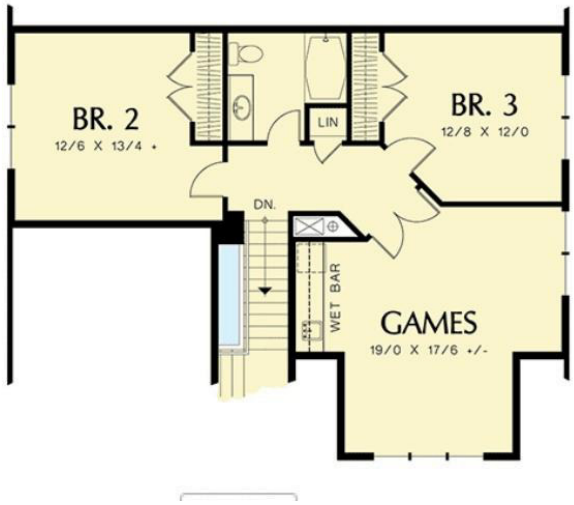
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Attachment: ARCH Corner ENG and Subdivision Plans - 758.10-IL Permit Submittal (06-21-2021) (Architect's Corner - Final Planned Development - Reinstatement)

New American Cottage



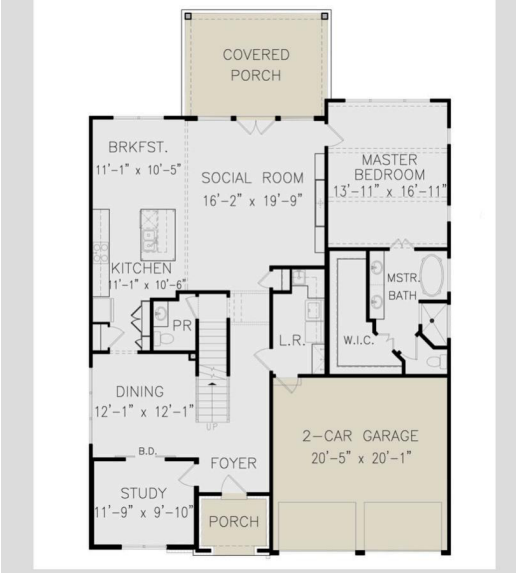


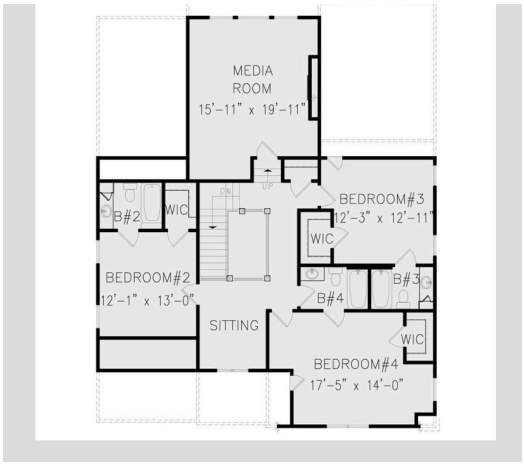


Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

Transitional European Farmhouse



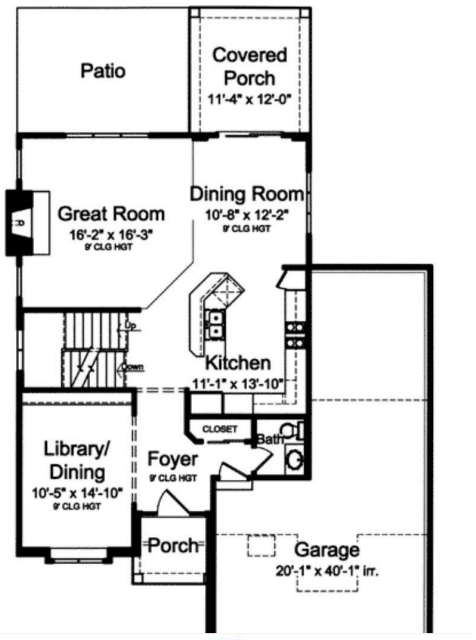


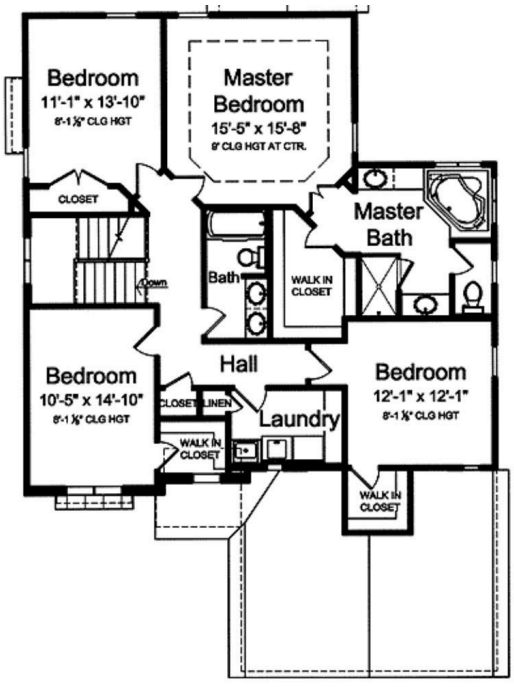


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American Traditional



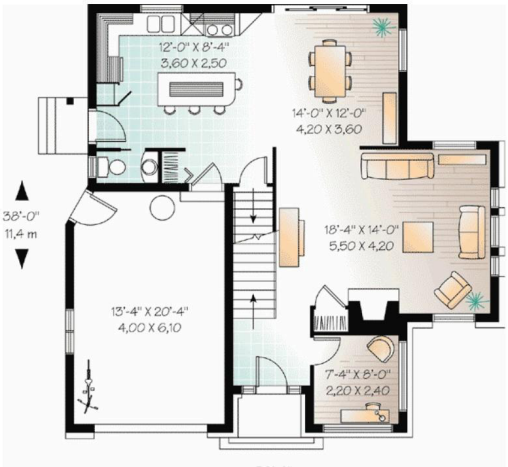


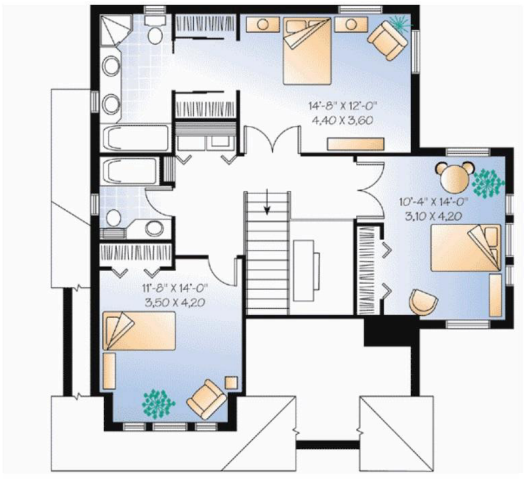


Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

Modern Craftsman Style





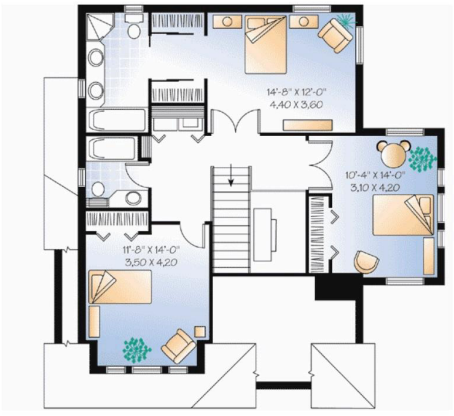


Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

Modern Craftsman Style



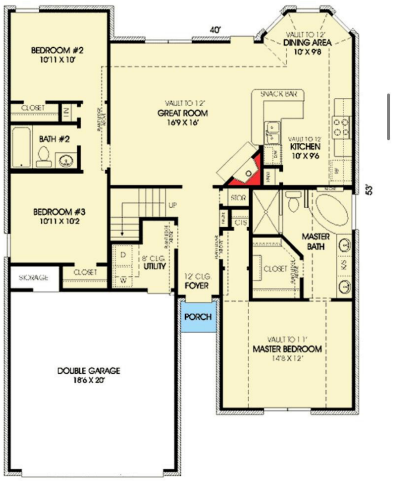




Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

Craftsman Style Ranch

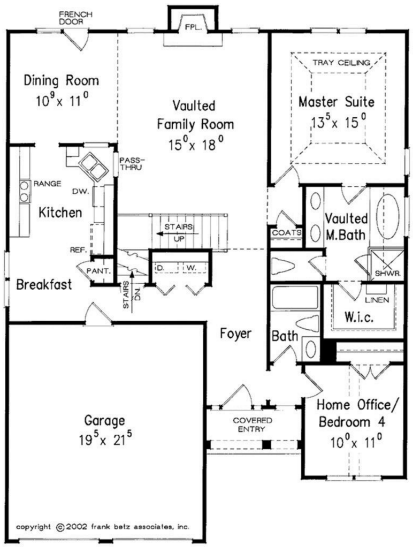


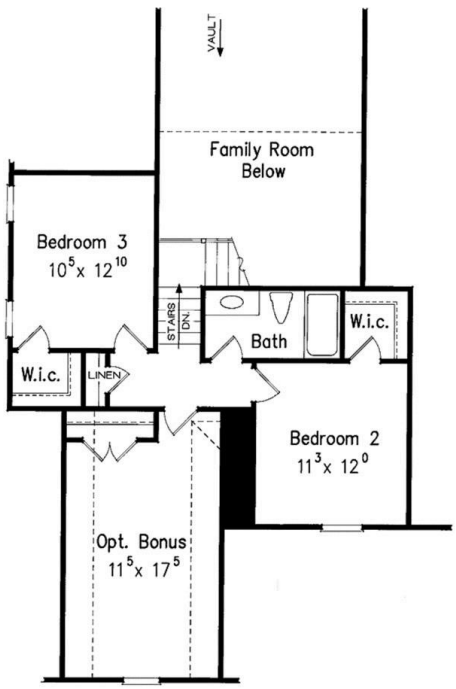


Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

American Cottage







Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

Proposed Homes for Dunhaven Woods South

General Architectural Guidelines and Development Schedule:

I. Stories: One and Two-story homes designed to fit on building pads as determined by lot predominately 50' wide and 50' deep).

2. Square Footage: Ranch plans available for customization starting at approximately 2000 square feet; Two-story homes starting at approximately 2600 square feet up to approximately 4000 sq ft available for customization.

3. Building Materials: All house elevations shall be constructed with at least 50% brick; no vinyl or aluminum siding shall be permitted except at eaves, soffits, gutters and downspouts. Roofing to include architectural shingles.

4. Landscaping: Landscaping packages will be offered to individual home buyers as an upgrade including decks, paver patios, grill and fire pit areas.

5. Driveways: Driveways shall be constructed of asphalt or concrete with upgrade to concrete and/ or pavers available.

6. Elevations/ Monotony Code: The builder shall develop plans for individual buyers and maintain the Village of Palatine requirements as outlined in Chapter 6, Article IV (Detached Single Family Development).

7. Village Submission: Builder will submit individual lot plans for staff review for conformance of above criteria.

8. Developer/ Builder Plan Design: Midwest Lifestyle Homes is including in the submission a typical plan as reference to above requirements; builder will work with individual buyers to provide for plan customization as requested to meet or exceed minimum standards as listed.

General Development Schedule:

Developer/Builder approval - October 2021
Tree/Site clearing November 2021
Land Improvement Process November 2021
Home Sales/ Construction/ Final Spring 2022

All homes shall be customized and unique.

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

GRADING NOTES

1. CONTRACTOR SHALL CONTACT 811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
2. BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, NOTIFY BOTH ARCHITECT AND ENGINEER.
3. CONTRACTOR SHALL MEET ALL COMPACTION REQUIREMENTS AS SPECIFIED ON SHEET C-2 AND PER IDOT.
4. CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
5. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
6. REFER TO CONSTRUCTION DETAILS FOR SIDEWALK RAMPS AND HANDICAP STRIPING.
7. ALL EXISTING AND PROPOSED CONTOURS ARE SHOWN IN 1' INCREMENTS.
8. CONTRACTOR SHALL NOT BLOCK DRAINAGE.
9. CONTRACTOR SHALL ADJUST ALL RIM ELEVATIONS OF EXISTING STRUCTURES TO PROPOSED GRADE.
10. CONTRACTOR SHALL REFER TO PLAN SPECIFICATIONS, SOIL EROSION CONTROL PLAN, AND SWPPP PRIOR TO CONSTRUCTION FOR WATER QUALITY REQUIREMENTS ASSOCIATED WITH LAND DISTURBANCE.
11. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL CAUSE TO BE FURNISHED FOUR PAPER SETS OF "AS CONSTRUCTED" PLANS AS WELL AS A CD WITH CAD AND PDF FILES TO THE VILLAGE ENGINEER.

SEQUENCE OF CONSTRUCTION ACTIVITIES

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONSTROL MEASURES
   a) SILT FENCE INSTALLATION.
   b) STABILIZED CONSTRUCTION ENTRANCE.
   c) INSTALL INLET PROTECTION ON EXISTING OPEN GRATES.
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
3. DEMOLITION OF EXISTING BUILDING & PARKING LOT.
4. CONSTRUCT SEDIMENT TRAPPING DEVICES.
5. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
6. TEMPORARY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE).
7. CONSTRUCT PROPOSED BUILDING.
8. INSTALL STORM SEWER, WATER MAIN, AND ASSOCIATED INLET & OUTLET PROTECTION.
9. TEMPORARILY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE.
10. INSTALL STRUCTURES AND FINAL GRADE OPEN SPACE.
11. PERMANENTLY STABILIZE OPEN SPACE.

LEGEND

- STORM MANHOLE
- CATCH BASIN/RISER
- INLET
- PRECAST FLARED END SECTION
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- SURVEYED TREE
- OVERFLOW RELIEF ROUTING
- SOIL BORING
- PROPOSED RIDGELINE
- TYPICAL SLOPE

INSPECTION AND MAINTENANCE SCHEDULE

ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURATION OF CONSTRUCTION
STABILIZATION DURING CONSTRUCTION - OBSERVATION	INSPECTOR/ENGINEER	WEEKLY OR AFTER EACH SIGNIFICANT RAINFALL
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION AND STABILIZATION MAINTENANCE	CONTRACTOR	ONGOING FROM CONSTRUCTION COMPLETION

STABILIZATION EFFECTIVENESS (TIME OF YEARS)

STABILIZATION UTILIZATION PERIODS

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
PERMANENT SEEDING			P	*	*	*	*	*	*	→		
DORMANT SEEDING	P	→									P	→
TEMPORARY SEEDING			P	*	*	*	*	*	*	→		
SODDING			P	*	*	*	*	*	*	→		

NOTES:

1. NORTHUMBERLAND COURT PAVING AND UTILITIES DESIGNED BY OTHERS. SEE PLANS PREPARED BY BRANECKI-VIRGILIO & ASSOCIATES.
2. EXISTING STORMWATER DETENTION AREA E WAS PREVIOUSLY CONSTRUCTED PER PLANS PREPARED BY BRANECKI-VIRGILLO & ASSOCIATES AND MWRD PERMIT #00-547
3. A GRADING PLAN FOR INDIVIDUAL LOTS SHALL BE SUBMITTED TO THE VILLAGE OF PALATINE.
4. EXCAVATION OF THE HOUSE FOUNDATIONS UP TO A 70% DEPTH CAN BE USED AS BORROW MATERIAL FOR LOW AREAS WITH THE RECOMMENDATION OF SOIL AND MATERIAL CONSULTANTS.

*** NOTE**
CONTRACTOR TO COORDINATE WITH ADJACENT PROPERTY OWNERS. ADJACENT LOTS WILL BE GRADED AS REQUIRED TO CREATE POSITIVE DRAINAGE IN GENERAL CONFORMANCE WITH THE INTENT OF THE APPROVED PLANS FOR DUNHAVEN WOODS SOUTH SUBDIVISION. REFERENCE PLANS PREPARED: BY BRANECKI-VIRGILIO & aSSOCIATES

EROSION CONTROL LEGEND

- SEED AND BLANKET — NORTH AMERICAN GREEN S-75BN SEED & BLANKET
- TOPSOIL AND SOD
- INLET PROTECTION
- SF — SILT FENCE
- TREE PROTECTION FENCE

NOTE:
NO FILL SHALL BE PLACED WITHIN THE LIMITS OF THE FLOODPLAIN.

MASS GRADE SCHEDULE

1. INSTALL ALL EROSION CONTROL FENCE AND OTHER SOIL AND SEDIMENT CONTROL MEASURES PER PLAN
2. PROTECT ALL DESIGNATED TREES, THEN REMOVE ALL OTHER TREES
3. ROUGH GRADE ALL LOTS PER GRADING PLAN, GARAGES AT DESIGN SUBGRADE, HOUSE PAD AREAS WILL BE TERRACED. GRADE ADJACENT LOTS AND STABILIZE REFER TO NOTE *
4. STOCKPILE DIRT ON LOT 4A, POSSIBLY 5A IF NEEDED AND INSTALL EROSION CONTROL MEASURES
5. INSTALL EROSION CONTROL ON ALL MASS GRADED AREAS
6. INSTALL ALL STORM SEWER AND SANITARY AND WATER SERVICES
7. ROUGH GRADE ROADWAY
8. INSTALL CONCRETE CURB AND GUTTER WITH DEPRESSIONS AT DRIVEWAY LOCATIONS
9. PAVE ROADWAY THROUGH BINDER / BINDER REPAIR AND FINAL SURFACE WILL BE PLACED UPON COMPLETION OF THE LAST HOUSE
10. BUILDING TO TAKE PLACE WORKING FROM FRONT TO BACK WITH LOT 1A AND 7A FIRST, LOT 2A AND 6A NEXT, AND THEN LOTS 3A, 5A, AND 4A LAST
11. INSTALL SIDEWALKS, PARKWAY TREES AND INDIVIDUAL LOT FOUNDATION PLANTING AS RESIDENCES ARE COMPLETED

SOIL PROTECTION CHART AND APPLICATION GUIDELINES

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMANENT
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE	X	
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION. FLEXIBLE VEGETATION FROM WATER, MAY BE PART OF FINAL LANDSCAPE PLAN		X
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X
DIVERSIONS	DIVERSION DERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL	X	X
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.		X
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.	X	X
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILT ON FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.	X	X
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.	X	
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.	X	
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF	X	
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF SITE.	X	
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE	X	
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X	

ELEVATIONS

1. CONTOURS ARE SHOWN AS FINISHED GRADE.
2. SPOT ELEVATIONS ARE SHOWN AS FLOW LINE ALONG THE CURB AND GUTTER AND FINISHED GRADE ELSE WHERE UNLESS SPECIFIED AS BELOW:
   EP = EDGE OF PAVEMENT
   TC = TOP OF CURB
   (636.17) = EXISTING SPOT GRADE
   (636.17) = PROPOSED SPOT GRADE MATCHING EXISTING

EROSION CONTROL NOTES

1. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE EXISTING STORM SEWER SYSTEM OR BODY OF WATER.
2. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS. ROADS SHALL BE KEPT CLEAN AT ALL TIMES OR THE VILLAGE WILL SWEEP AND CHARGE $400 PER HOUR WITH A 4 HOUR MINIMUM.

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

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ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

REVISIONS

GRADING & SITE STABILIZATION PLAN

PROJECT NO. 738.10-PL | DATE 06/05/21 | SCALE 1"=30' | SHEET C-4 OF

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Attachment: Architects Corner - Mass grading schedule (Architect's Corner - Final Planned Development - Reinstatement)

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

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September 17, 2021

RECEIVED
SEP 17 2021
PLANNING & ZONING
DEPARTMENT

DEVELOPMENT NARRATIVE

FOR

Architects Corner of Dunhaven Woods South Subdivision
Village Ordinance No. O-101-17
An Ordinance Granting Preliminary and Final Planned Development Approval
for 1939-1967 N. Northumberland Court

On March 29, 2021, Marty Nixon finalized the purchase of the lots that were subject to the Village Ordinance referenced above from the Cornerstone National Bank & Trust Company. The property is legally described as follows:

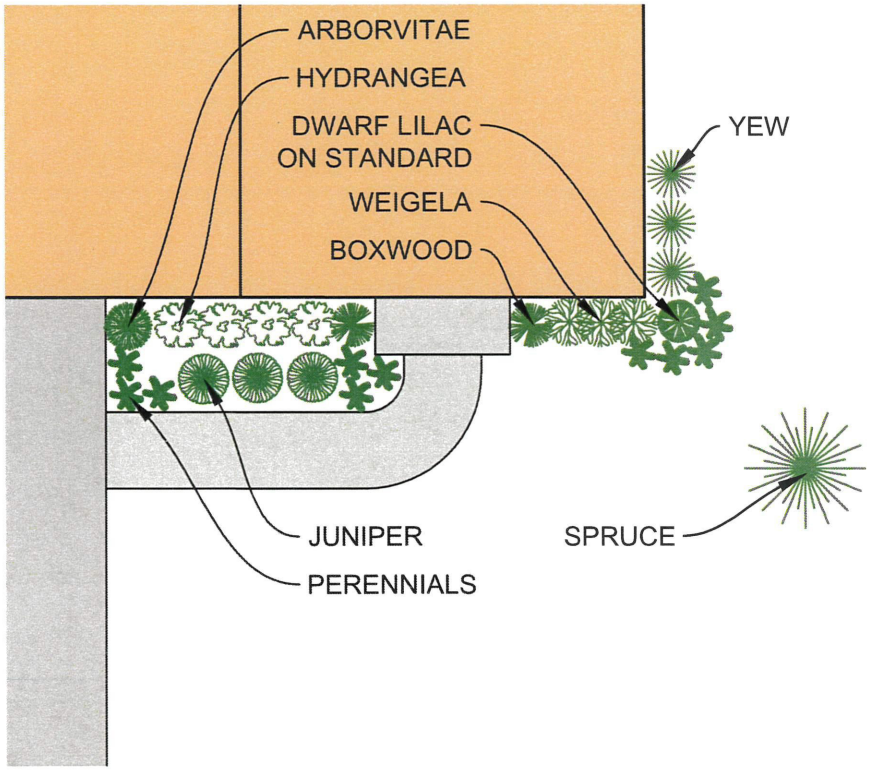
> Lots 1A through 7A Architects Corner of Dunhaven Woods South Subdivision, being a Subdivision of part of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Marty's intention is to complete the civil engineering improvements for N. Northumberland Court and then complete the construction of 7 custom built residences however, the Planned Development expired in 2020 and needs to be reinstated. Marty and his home builder, Midwest Lifestyle Homes, intend to abide by all of the Planned Development requirements and will not be materially changing any of the required improvements. This would include conditions 1 thru 12 of the attached and referenced Ordinance. These conditions include items relative to mass grading, a construction schedule, letter of credit and plan review fees, as well as all other items listed in the ordinance.

The engineering Improvement Plans for the Dunhaven Woods South Subdivision, which include the design for Northumberland Court, were originally prepared by Branecki – Virgilio & Associates (BV&A) in 2000. The engineering for the residential lot areas, excluding the cul-de-sac and utilities (which were to be installed per the original design by BV&A, were re-designed by Pinnacle Engineering Group (PEG) in 2017. The PEG plans were included as an attachment to the ordinance approved in 2017. Those plans were prepared for a different developer and were not included as part of the sale of the property. PEG has been engaged to redesign the lot areas and those plans will have a different date than shown on the 2017 ordinance. However, since the plans were redesigned and will have a new date, the redesign has maintained the original intent of the previous design and they still reference the BV&A design for the cul-de-sac and utilities. These plans have been submitted to the Village of Palatine Engineering Staff and will be reviewed and approved.

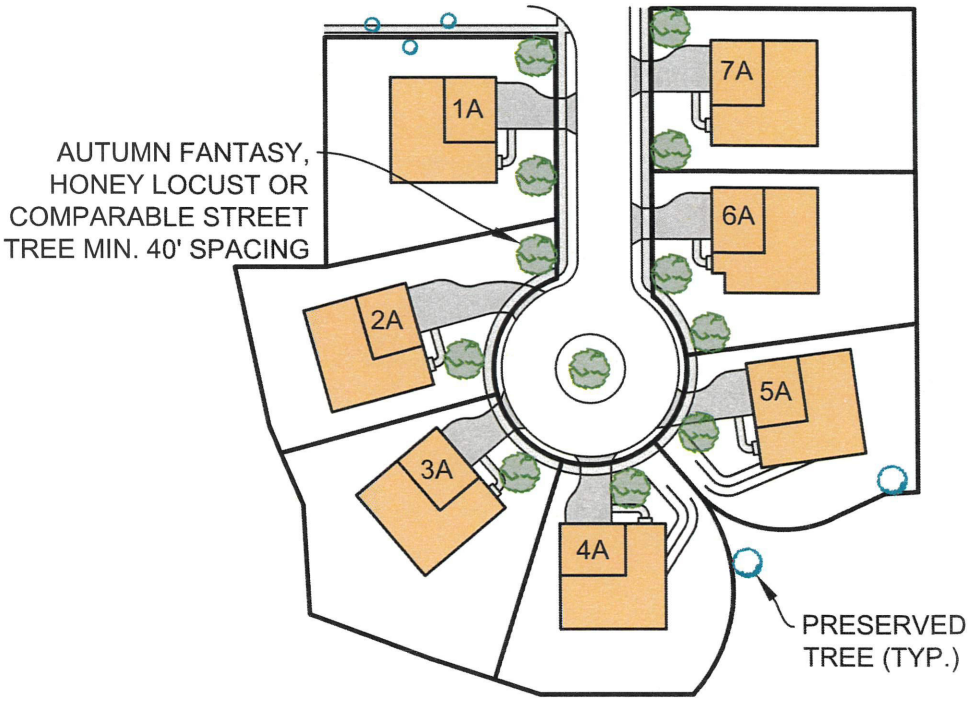
PEG has also inquired with the Metropolitan Water Reclamation District (MWRD) in reference their approval of the most recent edition of the plans and it was determined that the MWRD will require a Watershed Management Ordinance (WMO) Permit as part of this work as their ordinance was amended in May of 2020. This review could possibly require additional revisions to the submitted engineering improvement plans, but any revisions will be coordinated with the Village's Engineering Department.

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)



TYPICAL FOUNDATION PLANTING PLAN

SCALE: 1"=10'



NORTH NORTHUMBERLAND COURT PARKWAY PLANTINGS

SCALE: 1"=100'

NORTH

ARCHIECTS CORNER CONCEPTUAL LANDSCAPE PLAN JOB NO. 758.10-IL 09/17/21

PINNACLE ENGINEERING GROUP PLAN | DESIGN | DELIVER

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2021 3:08 PM – Z:\Projects\2021\758.10-IL\312 – ENGINEERING CAD FILES\FINAL\EXHIBITS\Landscape Exhibit (8.5 x 11) 9-17-21.dwg

Packet Pg. 117

Attachment: Landscaping plan (Architect's Corner - Final Planned Development - Reinstatement)

7.A.1.i

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

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October 22, 2021

Ben Vyverberg
Director of Planning and Zoning
Village of Palantine
200 E. Wood Street
Palatine, IL 60067

RE: **Architects Corner of Dunhaven Woods South Subdivision**
Palatine, Illinois
PEG Job No.: 758.10-IL

Dear Ben,
Per your email transmission on Tuesday October 12, 2021, please find your comments below with responses to address your concerns prior to the Plan Commission Meeting that we are scheduled for a public hearing.

Engineering Comments:

A. Yes the offsite work shall be broken out separately and will need temporary easements completed for all work on properties not part of the development. All costs shall be broken out per off site lot and added to the EEOC. The costs shall be part of the LOC.
RESPONSE: Following a favorable vote from the Plan Commission and Village Board, the development team will coordinate a meeting with the owners of Lot 44 - 438 Haleys Hill Court, Lot 45 - 444 Haleys Hill Court, Lot 46 - 450 Haleys Hill Court, & Lot 76 – 435 W. Falkirk Place, to discuss their concerns and answer any questions regarding the proposed development of the lots in Architects Corner. There will be a separate line item added to the Engineer's Opinion of Probable Construction Cost, for the grading to be completed on these lots, and this amount will be included in the calculation of the Letter of Credit to be posted with the Village upon approval of the development and the EOPCC.

B. As was discussed in 2017 the mass grading shall be completed prior to any home construction. Per the 2017 ordinance item 2 b. all items listed shall be required to be called out as part of EEOC
RESPONSE: This item is understood and has been noted.

C. Per the 2017 ordinance item 2 c. This water main has been shut down for roughly 20 years. The water main shall be brought up to IEPA and Village standards. This shall require;
    a. Flushing of the existing main by a method that will prevent any possibility of back flow to the public water supply.
    b. Pressure testing of the current main to 150 PSI for two hours.
    c. Any repairs that may be required
    d. Disinfection and sampling of the main as per the IEPA standards.
    e. If the previous developer installed water service as part of the original work the old services shall be abandon at the water main. No unused copper whips shall be left.
RESPONSE: The notes above have been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans, per your request.

D. Is there no way to have ROW dedicated to allow the sidewalk to be in public ROW?
RESPONSE: As the Northumberland Pass cul-de-sac is currently recorded, the sidewalk does exist within the dedicated ROW through the "throat" of the cul-de-sac but shifts onto private property in the Cul-De-Sac

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

"bulb". However, the sidewalk is encompassed within a 6' wide sidewalk easement which will allow access for maintenance purposes. This location will also maintain a constant parkway width for the entirety of Northumberland Pass.

E. This shall be required prior to the issuance of any Building permits.
RESPONSE: This item relates to item 11 of the 12 conditions in the 2017 Ordinance, Item C. of the Planning and Zoning comments later in this email, and Item C. of the "Notes Regarding the Site Plans", also later in this email, in reference to the existing basketball court. The note on the engineering plans has been revised to indicate that the developer will be responsible to remove the basketball hoop and the portion of the court, that encroaches on Lot 7, at the time of the cul-de-sac construction and that a building permit for lot 7A will not be issued until the removal has been completed.

F. I concur and shall be part of the HOA documents. I also thought they needed to be part of the Dunhaven woods HOA am I correct on this.
RESPONSE: This item relates to Item B of the Planning and Zoning comments later in this email, regarding the proposed plantings in the cul-de-sac to be maintained by the HOA. This will be included in the maintenance agreements of the HOA.

Notes Regarding the Site Plans:

A. A site development permit shall be required.
RESPONSE: A site development permit will be completed for this development. Please direct me to the location where I can download a copy of the permit to complete.

B. MWRD Permit shall be required (this is in the works).
RESPONSE: The project has been submitted to the MWRD and we are awaiting their first review.

C. LOC shall be required.
RESPONSE: A Letter of Credit in the amount of 115% of the approved EOPC will be provided to the Village.

D. No work will be allowed to start until the issuance of the MWRD permit
RESPONSE: This item is understood and has been noted.

E. All off site work indicated on the plans as "by others shall be a requirement of the site development permit to be completed prior to building permits.
RESPONSE: Refer to the response above in reference to the basketball court.

F. Mass grading shall be completed prior to building permits.
RESPONSE: This item is understood and has been noted.

G. The Roadway shall be installed to the binder course prior to building permits.
RESPONSE: This item is understood and has been noted.

H. Storm sewer
   a. All storm sewer work is called out by others – who is to do this if not under this permit
   RESPONSE: To clarify, the storm sewer work will be completed by the same underground contractor that will complete all the underground utility work for this development. The note indicates that the engineering design for the underground and the cul-de-sac grading design will be completed per the originally permitted plans by Branecki – Virgilio & Associates. That engineering design was not

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

altered nor was it shown upon the engineering improvement plans that were recently prepared by PEG and is to be constructed from the originally approved plans.

b. All Curb inlet frames and grates shall be Neenah R-3278-AR with "open curb box" or an approved equal. The curb box shall have an opening of 5 inches minimum. Shall not be installed in a driveway apron.
RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.

I. Sanitary Sewer
a. Contractor shall verify that NO existing sanitary services currently exist on the public main. If this is the case they shall be reused as best as possible or permanently caped at the main in a way that will ensure long term sealing against I&I.
RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.
b. Sanitary main shall be flooded and CCTV done.
RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.

J. Water main
a. No new taping of the existing public water man shall be allowed until all the conditions above are completed.
RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.
b. B-boxes are not lowed under a hard surface (sidewalk, driveways or aprons). They shall be place in a turf area that is accessible by village staff.
RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.
c. Cover over all water mains shall be 5.5 feet minimum to the top of the pipe. If this cannot be held during the mass grading lowering of the water main shall be done to maintain proper cover over the water main.
RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.

K. EOC
RESPONSE:
a. Storm sewer lists 24" inlet/plans show 48" Catch basin please revise
RESPONSE: The EOPC has been revised to reflect a 48" Catch Basin.
b. Please add inlet protection for the proposed CB in the roadway. Or add one for the proposed inlet at the corner of Northumberland and Falkirk.
RESPONSE: Additional quantity of inlet protection has been added to the EOPC.
c. Add site grading costs for each of the four private lots impacted by offsite grading.
RESPONSE: Site grading costs for the four private lots has been added to the EOPC.
d. Paving detail shows 2" surface course please adjust the EOC as this is Village standard.
RESPONSE: The EOPC has been revised to reflect 2" bituminous surface course as requested.
e. Paving Detail shows 12" compacted base course please adjust the EOC accordingly.
RESPONSE: The EOPC has been revised to reflect 12" compacted CA-6 base course as requested.

L. Public streetlight shall be LED and have a color temperature of 4000k.
RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

M. The composition and the suitability of the fill placed for the cul-de-sac is unknown. Given the amount of fill that was placed, soil borings and a soils engineer's report is required.
RESPONSE: This item is understood and has been noted.

Planning and Zoning Comments:

A. The proposed home elevations due not comply with the submitted architectural guidelines. Staff is recommending that the architectural quality of the home elevations is improved and must comply with the previously approved architectural elements for the subdivision. The appearance and quality of the elevations should be reviewed, with an intention to improve the materials proposed. The architectural elements in Dunhaven Woods and Architect's Corner were discussion points at the previous Plan Commission and Village Council meetings.
RESPONSE: Revised architectural home elevations have been attached to this submittal that will address the concerns with the previously submitted architectural elevations.

B. The proposed cul de sac and any plantings therein (proposed within the landscaping plans) will be maintained by the HOA.
RESPONSE: Refer to the item above regarding the planting in the cul-de-sac.

C. The existing basketball court ("removed by others" on ENG plans) on lot 7 A should be removed during the construction of the street and prior to the issuance of a building permit or CO.
RESPONSE: Refer to the item above regarding the basketball court.

D. The transitional grades between the Architect's lots and the lots to the west should be revisited to insure the slopes and property transitions, adequate stormwater runoff, and vegetation.
RESPONSE: Refer to the item above regarding the grading on the adjacent residential lots.

Fire Prevention:

A. The appropriate addresses are Northumberland Pass and not Court.
RESPONSE: All references to Northumberland Court have been revised to Northumberland Pass on the revised Engineering Improvement Plans, per your direction and the Fire Department's wishes.

We appreciate your time and assistance. If you have any questions or require additional information, please do not hesitate to contact me at (224) 802-2723 or datrostle@pinnacle-engr.com.

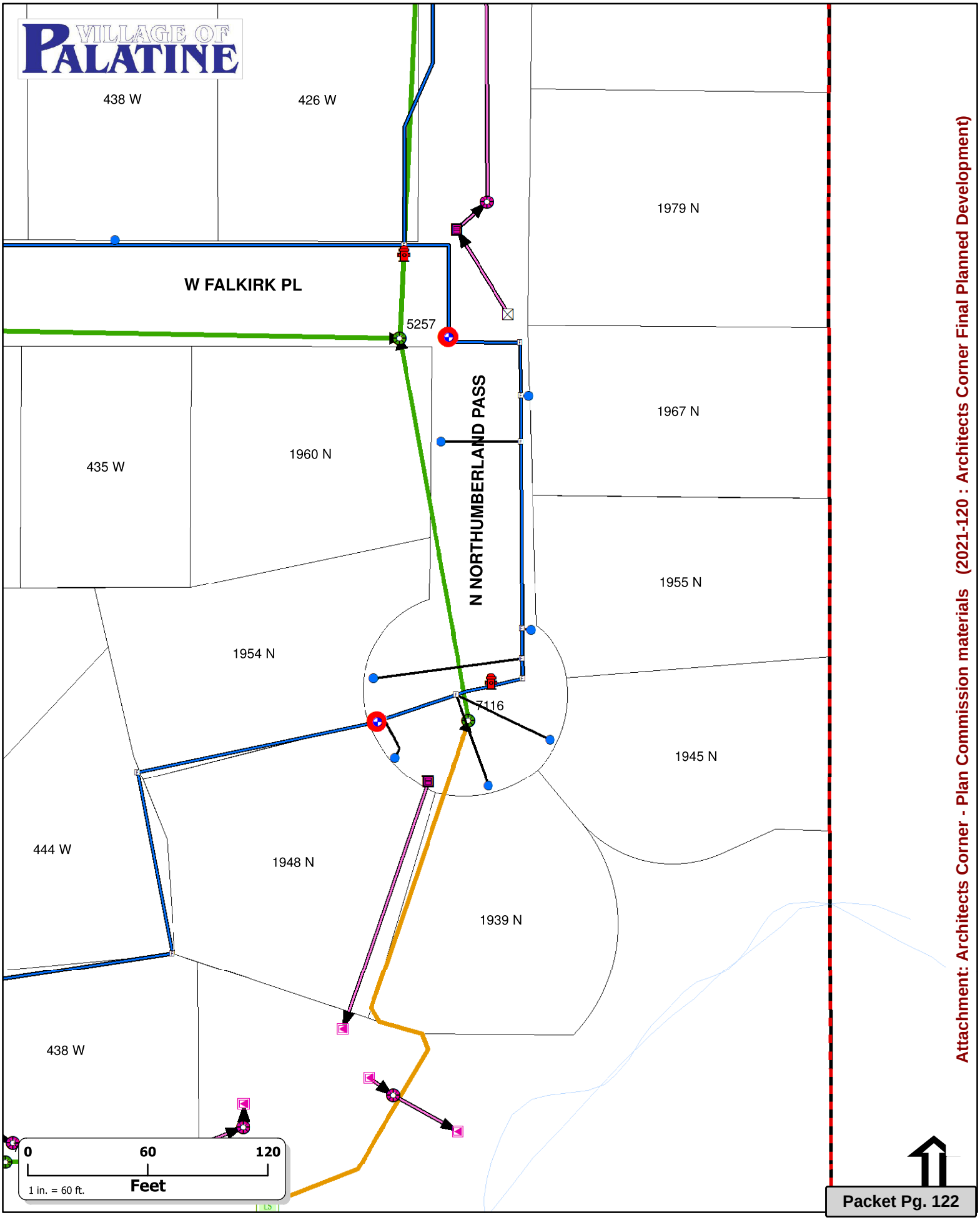
Best Regards,
PINNACLE ENGINEERING GROUP, LLC



Dwight A. Trostle, PE
Senior Project Manager

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

Village of Palatine GIS Viewer



Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

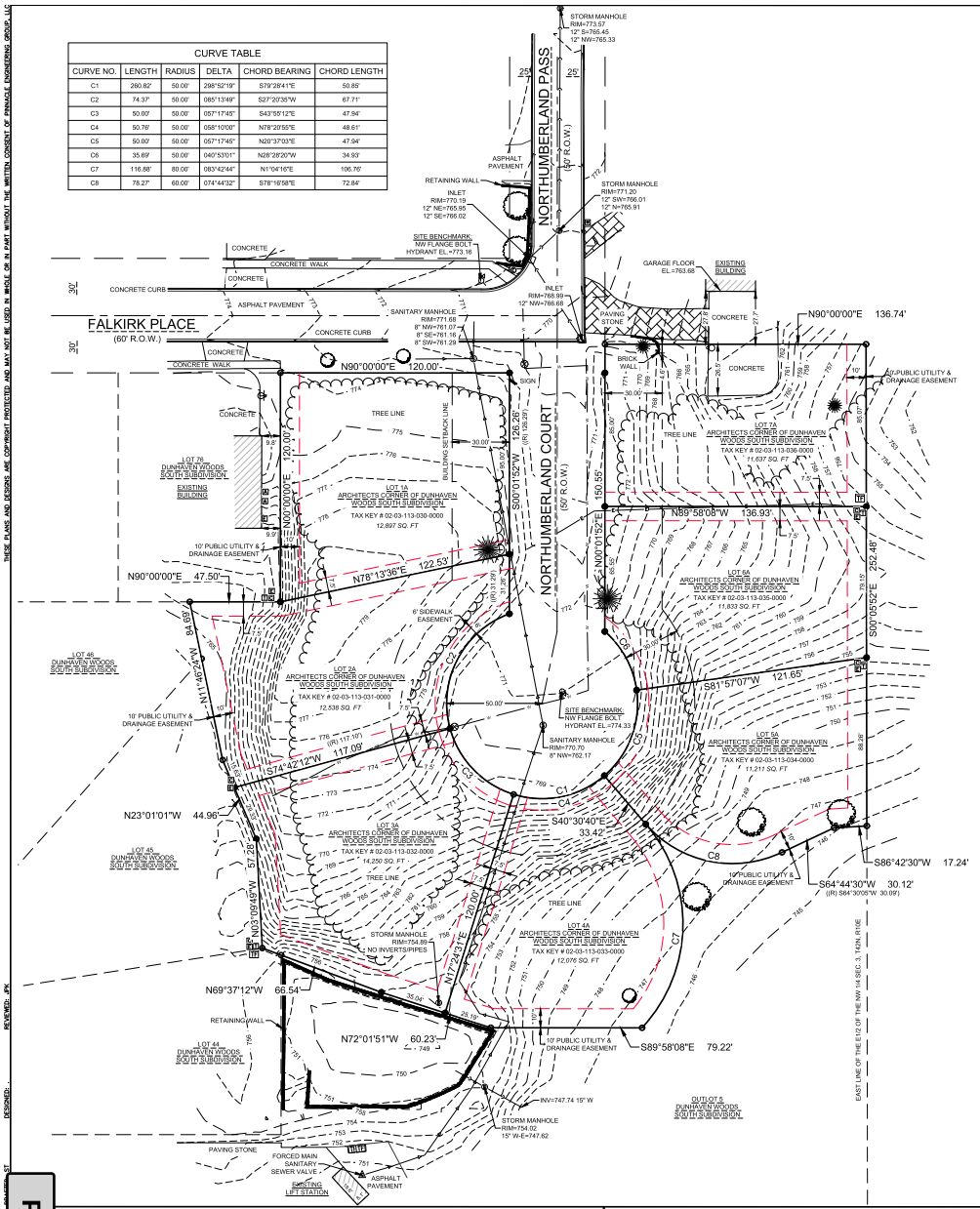
Village of Palatine GIS Viewer



Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

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LEGAL DESCRIPTION:

Lots 1A through 7A Architects Corner of Dunhaven Woods South Subdivision, being a subdivision part of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

GENERAL NOTES

1. Field work completed on MAY 6, 2021.
2. Vertical Datum: North American Vertical Datum 1988 (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Chiseled square on top center of headwall north of R.O.W. of Rosiland Drive, Elevation = 765.67.

NORTH

Bearings referenced to the west line of Lot 1A in Architects Corner of Dunhaven Woods South Subdivision. The west line is assumed to bear N00°00'00"E.

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE, SANITARY VENT, STORM MANHOLE, STORM INLET, CLEANOUT, CATCH BASIN, LATERAL, UNKNOWN MANHOLE, WELL, HYDRANT, WATER VALVE, DOWN SPOUT, SPRINKLER VALVE, WATER MANHOLE, STANDPIPE, FLOOD LIGHT, LIGHT POLE, TRAFFIC SIGNAL, UTILITY POLE, GUY WIRE

FIBER OPTIC VAULT, FIBER OPTIC MANHOLE, TELEPHONE PEDESTAL, TELEPHONE MANHOLE, TELEPHONE VAULT, TRANSFORMER, ELECTRIC METER, ELECTRIC MANHOLE, CABLE TV RISER/BOX, CABLE TV MANHOLE, GAS VALVE, GAS METER, GAS MARKER, AIR CONDITIONING UNIT, VENT, DIRECTIONAL ARROW, DUMPSTER, HANDICAP STALL, SPOT ELEVATION

SIGN, MAIL BOX, FLAG POLE, BASKETBALL HOOP, BOLLARD, CROSS CUT, FOUND 3/4" IRON PIPE, SET 3/4" X 18" IRON REBAR, MAG NAIL, SECTION MONUMENT, BENCH MARK, CONIFER TREE, DECIDUOUS TREE, BUSH, WETLAND SYMBOL

UNDERGROUND UTILITY LINES: SANITARY SEWER, STORM SEWER, WATER MAIN, FIBER OPTIC, TELEPHONE, ELECTRICAL, OVERHEAD WIRES, CABLE TELEVISION, GAS MAIN, WETLANDS

CL. =CENTERLINE
CONC. =CONCRETE
EL. =ELEVATION
EXT. =EXISTING
INV. =INVERT
MON. =MONUMENT
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
R.O.W. =RIGHT OF WAY
SEC. =SECTION
SQ. FT. =SQUARE FEET
W/ =WITH
(R) =RECORDED AS

I, Paul A. Kubicek, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey" and that the PLAT OF SURVEY hereon drawn is a correct representation to the best of my knowledge and belief with the information provided.

SIGNED Paul A. Kubicek

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2022
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2023

PROFESSIONAL LAND SURVEYOR PAUL A. KUBICEK 035-003296 OAK CREEK, WI STATE OF ILLINOIS

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE : NATIONWIDE

ILLINOIS OFFICE:
1051 E. MAIN STREET - SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

ARCHITECTS CORNER OF DUNHAVEN WOODS SOUTH SUBDIVISION

PART OF THE E1/2 OF THE NW 1/4 SEC. 3, T42N, R10E, COOK COUNTY, ILLINOIS

PLAT OF SURVEY

REVISIONS

PEG. DB No. 758.10
PEG PH. DAY
DATE 5/12/2021
SCALE 1"=30'

SHEET 1 of 1

DESIGNED: -
DRAWN: ST
REVIEWED: JPK

Attachment: Plat of SURVEY (Architect's Corner - Final Planned Development - Reinstatement)

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

ORDINANCE NO. O-101-17

AN ORDINANCE GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR 1939 – 1967 N. NORTHUMBERLAND CT.

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on September 18, 2017

VILLAGE OF PALATINE

FINAL PLANNED DEVELOPMENT

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	**Business Name (If applicable)**
Marty Nixon	
Address	City/State/Zip Code
1201 Gateway Drive, Elgin, Illinois 60124	
Telephone	Fax
847-417-0058	
Email	
mnixon@normanmechanical.net	
Subject Property Address	
1939-1967 N. Northumberland Court	
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Rob Morrison	Coldwell Banker
Address	City/State/Zip Code
530 S. Hough Street Barrington, Illinois 60010	
Telephone	Fax
847-212-0966	781-609-9490
Email	
Robbie.Morrison@cbexchange.com	

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

Mark Chee — 9-14-21

Signature — Date

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

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

RECEIVED
SEP 17 2021
PLANNING & ZONING DEPARTMENT
date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Marty Nixon

2. Authorized Agent of Petitioner (if different):

   Name: Rob Morrison - Coldwell Banker

   Address: 530 N Hough Street, Suite 180, Barrington, Illinois 600110

   Telephone No. 847-212-0966 Business No. 847-212-0966

   Email: Robbie.Morrison@cbexchange.com

   Relationship to Petitioner: Broker

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

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

   1939-1967 N. Northumberland Court

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

6. Current zoning of property: P.U.D. Size of the property: 2 acres

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

7 Single Family Residential Lots

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

None that we are aware of. The property was previously approved as a Planned Development per Village of Palatine Ordinance No. O-101-17 An Ordinance Granting Preliminary and Final Planned Development Approval for 1939-1967 N. Northumberland Court

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

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

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

Signature: _____ Date: 9-14-21

State of Illinois

County of ~~Cook~~ Kane

This instrument was acknowledged before me on September 14, 2021 by

MARTIN R. NIXON

GRETCHEN COLLINS
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 16, 2024

_____
Notary Public

(Seal)

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

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Subject Property Address	
1939-1967 N. Northumberland Court	
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Rob Morrison	Coldwell Banker
Address	City/State/Zip Code
530 S. Hough Street Barrington, Illinois 60010	
Telephone	Fax
847-212-0966	781-609-9490
Email	
Robbie.Morrison@cbexchange.com	

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Mark Nixon — 9-14-21

Signature — Date

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

VILLAGE OF PALATINE

FINAL PLANNED DEVELOPMENT

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Office Use Only		
	Project Planner	Zoning Case #
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   Owner, Lessee, Contract Purchaser, etc.

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   7 Single Family Residential Lots

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

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

Signature: _____ Date: 9-14-21

State of Illinois

County of ~~Cook~~ Kane

This instrument was acknowledged before me on September 14, 2021 by

MARTIN R. NIXON

GRETCHEN COLLINS
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 16, 2024

_____
Notary Public

(Seal)

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

PINNACLE ENGINEERING GROUP

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November 9, 2021

Ben Vyverberg
Director of Planning and Zoning
Village of Palantine
200 E. Wood Street
Palatine, IL 60067

RE: Architects Corner of Dunhaven Woods South Subdivision
Palatine, Illinois
PEG Job No.: 758.10-IL

Dear Ben,
Per your email transmission on November 5, 2021, please review the statements below in response to the questions raised by residents at the Tuesday November 2nd Plan Commission Meeting.

The residents of 435 Falkirk Place and 444 and 450 Haleys Hill Court appeared at the Public Hearing for the reinstatement of the Planned Development for Architects Corner at Dunhaven Woods South. Those residents expressed their concern about the existing conditions of the lots in the Cul-De-Sac on Northumberland Pass, also known as Architects Corner. The lots in Architects Corner were never constructed and the elevation of the lots was left much higher than it will need to be in the final condition to address the general intent of the original engineering improvement plans which were prepared by Branecki-Virgillio & Associated in 2000. The intention of the new developer, Marty Nixon, is to address this by returning the elevations of the adjacent lots to an elevation as close to the original final finished grades as possible. These will be revised on the engineering improvement plans and submitted to the Village Engineer for his review and approval prior to grading the lots. It was also indicated that a temporary grading easement shall be created over the areas to be regraded and that will be addressed prior to completing the work. Once the regrading has been completed the lots will be stabilized with turf grass to match the existing conditions.

To address the concerns of the adjacent resident, who indicated that he would like to see landscaping provided that will make up for the removal of the tress on the Architects Corner Lots, a representative from the developer's home builder, Midwest Lifestyle Homes, stated that he will do all that he can to provide some additional trees in the rear of the lots to be developed. The ability to place these trees will depend upon the adjusted finished grade of the lots as it will be determined by the item referenced above.

We appreciate your time and assistance. If you have any questions or require additional information, please do not hesitate to contact me at (224) 802-2723 or datrostle@pinnacle-engr.com.

Best Regards,
PINNACLE ENGINEERING GROUP, LLC

Dwight A. Trostle, PE
Senior Project Manager

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

November 1, 2021

Ben Vyverberg
Village of Palatine
Department of Planning & Zoning
200 E Wood Street
Palatine, IL 60067-5339

RE: File No 21-80 Architects Corner Reinstatement within Dunhaven Woods

Dear Ben,

Thank you for allowing me to comment on the proposed Architects Corner reinstatement within Dunhaven Woods Subdivision. I would like to resubmit two letters previously presented to the Village dated August 30 & 31, 2017 (attached).

Please address my concerns in the reinstated Engineering Improvement Plans - Grading & Site Stabilization - to return my lot boundaries to their original elevations, so storm water runs away from my foundation.

Thank you,

Kevin Kloker

Kevin Kloker

435 W Falkirk Pl
Palatine, IL
kloker@comcast.net
mobile 847-341-0611

Attachments: August 30 & 31, 2017 letters to the Village of Palatine RE: File No 17-36 Architect Corner Subdivision within Dunhaven Woods, with 2004 and 2017 erosion pictures.

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

August 31, 2017

Kevin Anderson
Village of Palatine
Department of Planning & Zoning
200 E Wood Street
Palatine, IL 60067-5339

RE: File No 17-36 Architects Corner Subdivision within Dunhaven Woods

Dear Kevin,

Thank you for allowing me to review Inverland Russell Company's proposed Engineering Improvement Plans dated 8/10/17 for the Architects Corner subdivision located next to my property at 435 W Falkirk Place in Palatine, IL. Attached please find my original (2003) plat of survey which, by comparing to the Engineering Improvement Plans C-3 Existing Conditions, shows the Architects Corner erosion onto my property.

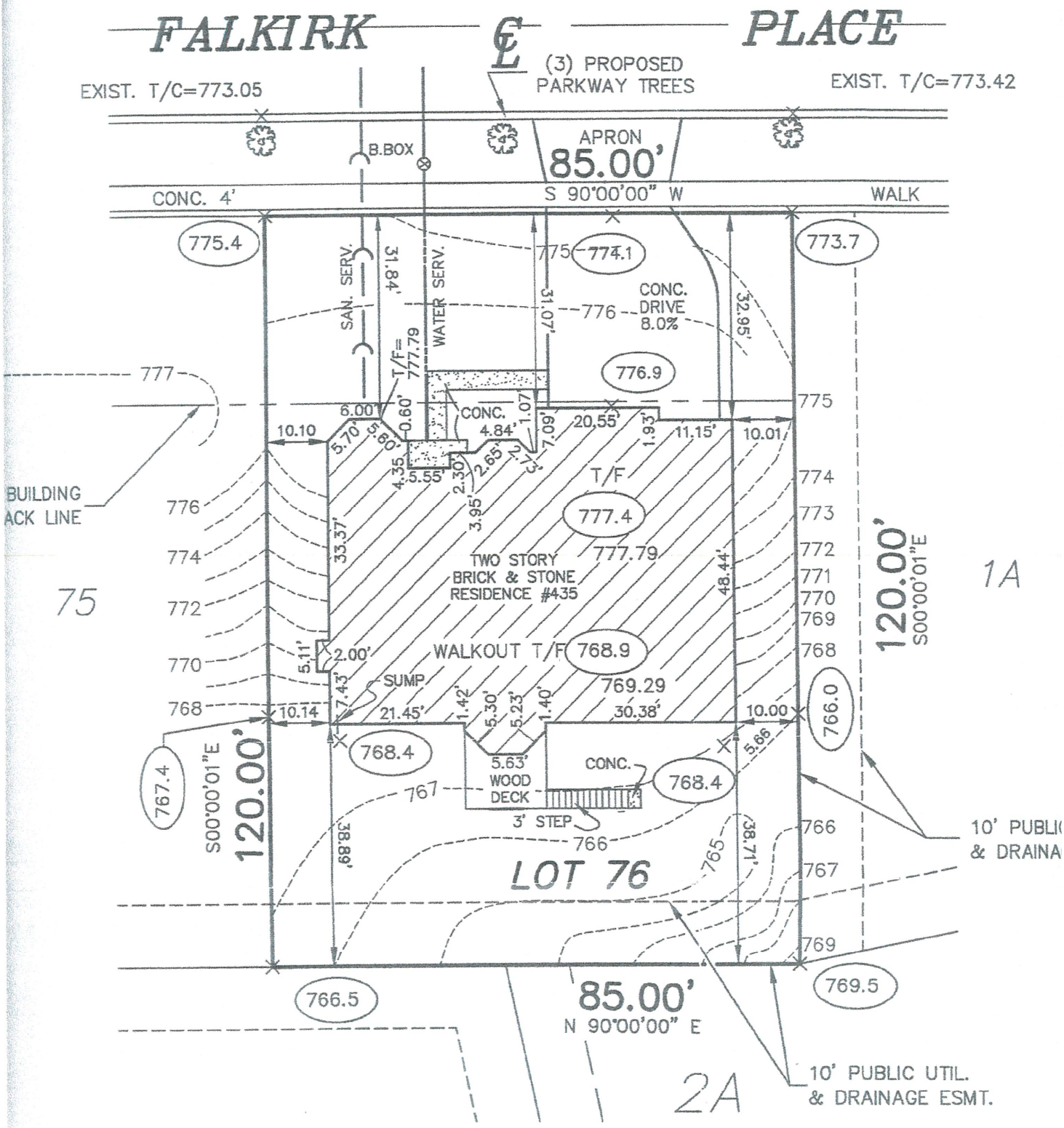
1) Looking at my lot boundary directly east of my foundation's southeast corner, the original elevation was 766. The current Architects Corner elevation is 772, a rise of 6 feet! This lot boundary was originally 1 foot below my foundation's southeast corner, now it is approx. 5 feet higher.
2) Looking at my southeast lot corner, the original elevation was 769.5. The current Architects Corner elevation is 773, a rise of 3.5 feet!

Please modify the Engineering Improvement Plans C-4 Grading & Site Stabilization Plan to return my lot boundaries to their original elevations, so storm water runs away from my foundation. I understand this means regrading approx. 5 feet into my property along my east lot boundary from my air conditioners south to my southeast lot corner.

Thank you,

Kevin Kloker
435 W Falkirk Pl
Palatine, IL
kloker@comcast.net
mobile 847-341-0611

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)



Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

August 30, 2017

Kevin Anderson
Village of Palatine
Department of Planning & Zoning
200 E Wood Street
Palatine, IL 60067-5339

RE: File No 17-36 Architect Corner Subdivision within Dunhaven Woods

Dear Kevin,

I live at 435 W Falkirk Pl, next to 2 lots of the proposed subdivision in file 17-36. I ask for 2 considerations affecting my property.

1) The proposed subdivision has eroded onto my property since 2004, raising my lot boundaries to a higher elevation than my home, causing storm water to run toward my foundation rather than away from it. Please examine the attached erosion pictures. I would like my lot boundaries impacted by this erosion to be restored to their original elevations, so that storm water runs away from my foundation.

   Together with the properties at 450 W and 444 W Haleys Hill Ct, we have a temporary lake in our adjoining yards due to storm water. An improved drainage plan would be appreciated by all.

2) We enjoy the trees in the proposed subdivision, and ask that the proposed subdivision try to save existing trees and plant new trees.

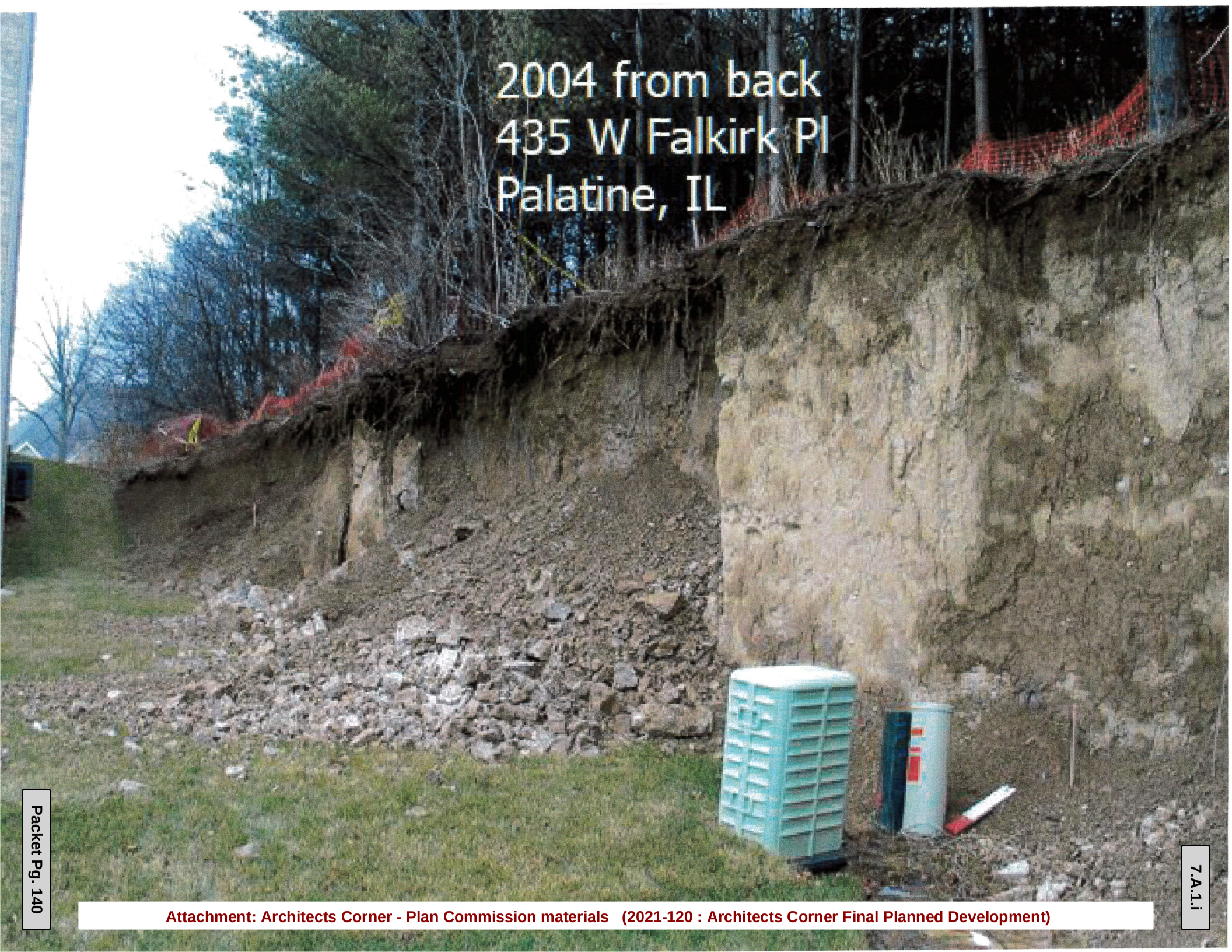
Please confirm that you received this, and let me know if you want to discuss.

Thank you,

Kevin Kloker
435 W Falkirk Pl
Palatine, IL
kloker@comcast.net
mobile 847-341-0611

Attachment: Architects Corner - Plan Commission materials (2021-120 : Architects Corner Final Planned Development)

2004 from front
435 W Falkirk Pl
Palatine, IL


2004 from back
435 W Falkirk Pl
Palatine, IL


2017 from front
435 W Falkirk Pl
Palatine, IL


2017 from back
435 W Falkirk Pl
Palatine, IL

Mr.
Daniel
Donofrio
450 W.
Hayley's
H.11
Court



VILLAGE OF PALATINE

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

PLAN COMMISSION

MINUTES ● NOVEMBER 2, 2021

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	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Sep 8, 2021 7:00 PM **- Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
AYES:	Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota

Attachment: 11-2-21 DRAFT Plan Commission minutes (2021-120 : Architects Corner Final Planned Development)

III. PUBLIC HEARING

1. Architects Corner - Final Planned Development and Reinstatement to allow for the 7-lot single-family residential development of the vacant lots at 1939-1967 N. Northumberland Pass (aka Architects Corner) **- Recommended to Approve**

   Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on October 18th, 2021 and mailed to the owners of the surrounding properties.

   The following petitioner's exhibits were introduced:

1. Engineering Plans & Mass Grading Plans
2. Application and Real Estate Disclosure
3. Architectural Plans
4. Development Narrative
5. Public Notice
6. Plat of Survey

Sworn in Petitioner: Rob Morrison, Derek Zimmerman, Dwight Trostle, with Pinnacle Engineering

Mr. Dwight Trostle is sworn in.
Mr. Trostle explains that he was hired by the petitioner to re-engineer the subdivision plans for this site. He is here to request reinstatement for the plan development. Mr. Trostle is here to request final planned development to allow a 7 lot single family residential homes on the vacant lots known as Architect's Corner. These are part of the overall subdivision known as Dunhaven Woods South. The lots were platted, zoned, and approved in the year 2000.
He states that although they were approved in 2000, the lots were never built. The rest of the lots in the subdivision have been built. In 2017 the Village passed an ordinance to allow the development. It's been over three years and the zoning ordinance has expired, which is why they are here to request the reinstatement of the plan development.
The lots were platted and the right of way was dedicated to Dunhaven Woods South. This request does not reconfigure anything and lots will stay the same as previously submitted. The engineering plan has been resubmitted and there was no substantial changes. The Village has reviewed the plans and provided them with the previous conditions.
Mr. Trostle discussed the Utility and Sanitary Sewer plan and explains where the lift station is located. He gives details as to where the water runs and which lots are affected. He also explains MWRD has the plans under review and are waiting for their communications to determine items that may need to be addressed. It would be constructed as per standards. Mr. Trostle presents Proposed Elevations for the home specifications that are being considered for the development. He states that discussions have taken place with the existing

Attachment: 11-2-21 DRAFT Plan Commission minutes (2021-120 : Architects Corner Final Planned Development)

residences and there are plans to meet with them again, once the final plans have been approved. Mr.Trostle also confirms that they would meet all the conditions of the previous ordinance.

Mr Bettenhausen refers to Utility plan and inquires if the water line for lot 3A is outside of the easement.

Mr. Trostle states that they are not aware of exactly where it's located, but the Public Works can mark the location and if easement needs to be adjusted for the waterline it would be addressed.

Mr. Bettenhausen states SW Corner is also outside the easement.
Mr. Trostle states that those are items that can be taken care of.
Mr. Kolososki questions the building materials, specifically the architectural shingles.
Mr. Trostle States that raised architectural shingles would be the standard
Mr. Kolososki also inquires what materials would be used if aluminum siding is not an option.
Mr. Trostle states that either hardwood board or cedar are being considered.

Chairman Dwyer questions the landscape plan and points out that the drawings specifies the **Minimum** of 40' tree spacing. Mr. Dwyer states it should be **Maximum** of 40' tree spacing.

Mr. Vyverberg is sworn in and speaks to the previous reviews that were approved in 2000. There were items that were not addressed in 2017 and those open items could impact some of the surrounding properties. In addition to an engineer's estimate, the developer would be required to provide specific improvements for the reinstatement of this development. A mass grading plan would need to be completed prior to being issued a building permit. In 2017 right of ways were dedicated but nothing has been constructed. He talks about the grade differential and the plans would have to be reviewed and accepted by the Village Engineer. He states that Staff is supportive of the development with the existing conditions.

Chairman Dwyer surmises that the lots in Architect corner would belong to 2 homeowner association. He asks if it would make sense to include the requirements for Architect Corner Association in the Dunhaven Woods South Declarations so they wouldn't need to have 2 separate Home Owner Associations.

Mr. Vyverberg states that the 2017 stipulations were reviewed and Architects Corner would be a subsidy of Dunhaven woods south.

Resident, Kevin Kloker of 435 W. Falkirk Place is sworn in. Mr. Kloker explains that his house is to the immediate west of Architect Corner. He states he has resident letters to submit. He states he has concerns about the grading. He pointed out that the SE corner of his property has a 10' setback from the Arch

Attachment: 11-2-21 DRAFT Plan Commission minutes (2021-120 : Architects Corner Final Planned Development)

corner property line. When the property was originally built in 2003, the property line was 1 foot lower than the foundation of the house. He reviewed the 2017 survey and found that the foundation corner is now 5' higher. This would mean the water would now run to his property. Requesting the engineer plan to include regrading of his property line between his lot and architects corner back to the original plat of survey so that water would run away from his property.

Mr. Vyverberg interjects and advises council to refer to packet page 65 & 66 shows what Mr. Kloker is referring to.

Mr. Kloker states he has no information that this has been resolved.
Chairman Dwyer asks if this will be addressed in the new plan.
Mr. Trostle confirms that it would be.

Mr. Kloker also states utilities & landscaping have not been maintained in 20 years and asks if that also would be addressed.

Developer states that the majority of trees in the area would be removed. The grade transition would require that the trees be removed.
Mr. Kloker submits the letters from surrounding properties to record.

Mr. Chris Schieffer of 444 W Hayleys Hill Court is sworn in.
Mr. Schieffer reiterates that his property has slowly risen and questions the grading plan for the new development. He asks that the plan have a remedy for the drainage issues.
Chairman Dwyer asks if the developer will address this in his new plan
He states it would be.

Mr. Dan Donofrio of 450 W. Hayleys Hill Court is sworn in.
Mr. Donofrio also speaks about drainage issues and states they have personally invested in the drainage system. He states that the view of the trees and wild life are extraordinary. He asks if there would be consideration for a landscaping package.
Mr. Donofrio has concerns that the initial development will begin, the land will be leveled and the project would be halted for one reason or another and the land would be left in shambles. He asks if there is any assurance that the landscaping would be addressed if this were to happen.
Chairman Dwyer asks Mr.Trostle if there is a plan in place to restore the land in case the project falls through.
Mr. Trostle responds that there would be.
Mr. Donofrio submits pictures of the current view and reiterates his concern for a landscaping plan.

Mr. Eric Wasowicz of 1991 N Northumberland Pass is sworn in.
Mr. Wasowicz states that he is president of Dunhaven Woods East Home Owners Association. He confirms that the new development would be part of Dunhaven Woods South. He would confirmation that vinyl siding on the new builds would not be considered.

Attachment: 11-2-21 DRAFT Plan Commission minutes (2021-120 : Architects Corner Final Planned Development)

Chairman Dwyer confirms that the conditions state vinyl siding would not an option.

Chairman Dwyer asks for Staff Statement.

STAFF RECOMMENDATION:

The Subject Property was initially approved as part of the Dunhaven Woods South Subdivision and Planned Development in 2000. After the initial Planned Development expired in 2003, Architect Corner was reinstituted in 2017, but expired again in 2020. The new owner/developer has submitted updated engineering plans, which were accepted, with conditions by the Village Engineer. Note: many of the conditions noted relate to the engineering plan revision requirements, prior to the issuance a Site Development Permit. Staff is including these conditions as part of the entitlement phase to provide additional clarity for the requirements. The right-of-way dedication and platting for these lots was also approved in 2000. Prior to the issuance of a site development permit, the engineering plans and required Letter of Credit will have to accommodate the mass grading requirements and any required off-site improvements, associated with that requirement. Therefore, Staff recommends approval of the Final Planned Development, subject to the following conditions:

1. **The development shall significantly conform to the engineering plans prepared by Pinnacle Engineering Group dated 05/05/21 except as such plans may be revised to conform to Village Codes and Ordinances.**

2. **The engineering plans shall be revised in a manner acceptable to the Village Engineer and Director of Public Works and shall include the following:**

a. **The submission of a mass grading plan and schedule, in a manner acceptable to the Village. Upon Village approval of the mass grading plan and schedule, the mass grading plan for the 7 lots shall be completed and accepted by the Village, prior to the issuance of a building permit for any new home. The mass grading shall be completed by the approved developer and secured by the required letter of credit, prior to the issuance any building permits for the lots.**

b. **The grading plan and schedule shall be revised to include any required amendments, including any additional required storm sewer work to accommodate proper drainage, to restore the original approved subdivision grades for the adjacent offsite lots on Falkirk Place and Hayleys Hill Court, in a manner acceptable to the Village Engineer. These revisions shall also be included in the EEOC and the final letter of credit amount submission to the Village. Once the mass grading plan and schedule is approved, the development shall coordinate notice and approval of the proposed schedule with the other property owners, in a manner acceptable to the Village.**

Attachment: 11-2-21 DRAFT Plan Commission minutes (2021-120 : Architects Corner Final Planned Development)

c. Prior to the acceptance by the Village, the developer shall revise the engineering plans and preform/submit all testing required by the Illinois Environmental Protection Agency (IEPA) for Water mains. This shall include flushing, disinfection and any required laboratory testing to meet the IEPA requirements. These revisions should include any necessary replacement or modifications/repairs to the water main, including investigation of existing water mains to ensure functionality and cover requirements, and/or the Fire hydrant for Architects Corner.

3. Any home not constructed by the Petitioner or Midwest Lifestyle Homes shall require the review and approval of the Village Council.
4. Upon the issuance of a Certificate of Occupancy, each unit shall become a member of the existing Dunhaven Woods Homeowners Association. Revised Declarations may be required.
5. A Public Improvement letter of credit in the amount of 115 engineer's opinion of probable costs shall be submitted.
6. Review fees in the amount of 1.5% of the engineer's opinion of probable costs shall be submitted.
7. A Planned Development letter of credit in the amount of $70,000 shall be submitted.
8. All residential elevations shall comply with the restrictions within the declaration of the Dunhaven Woods South Homeowner's Association and shall be constructed with at least 50% brick or stone. No vinyl or aluminum siding shall be permitted.
9. The final landscaping and tree preservation plan shall be revised in a manner acceptable to the Village of Palatine.
10. The declarations shall be revised in a manner acceptable to the Village Attorney, including the language regarding requirements related to the mixture of exterior building materials. The declarations will also require the residents of Architect Corner are responsible for the

11. The basketball court on the adjacent property at 1979 N. Northumberland
Pass shall be modified to be a minimum of 2' from the south lot line of the property.

12. The Planned Development shall comply with all of the R-2 Zoning District standards, not otherwise specified in this Ordinance.

13. All offsite grading and engineering work will be broken out separately and the Village will require temporary easements for all work on properties not part of the development. These costs shall be identified, per off site lot and will be included in the EEOC and reflected in the required Letter of Credit. A soils
14. The mass grading plans shall be revised in a manner acceptable to the Village Engineer and shall be completed prior to any home construction. All items identified in 2 b. shall be identified, as part of EEOC and security. For item 2 c., the water main has been shut down for roughly 20 years and will need be brought up to IEPA and Village standards, including the

Attachment: 11-2-21 DRAFT Plan Commission minutes (2021-120 : Architects Corner Final Planned Development)

following, which will be required, prior to the issuance of any building permits for the lots:

a. Flushing of the existing main by a method that will prevent any possibility of back flow to the public water supply.
b. Pressure testing of the current main to 150 PSI for two hours.
c. Any repairs that may be required
d. Disinfection and sampling of the main as per the IEPA standards.
e. If the previous developer installed water service as part of the original work the old services shall be abandon at the water main. No unused copper whips shall be left.

15. The composition and the suitability of the fill placed for the cul-de-sac is unknown. Given the amount of fill that was placed, soil borings and a soils engineer's report is required. The street must be completed, prior to the issuance of any building permit.

16. Prior to the issuance of a Site Development Permit, the engineering plans shall be revised regarding the storm sewer, as follows: All Curb inlet frames and grates shall be Neenah R-3278-AR with "open curb box" or an approved equal. The curb box shall have an opening of 5 inches minimum. Shall not be installed in a driveway apron.
17. Prior to the issuance of a Site Development Permit, the engineering plans shall be revised regarding the sanitary Sewer, as follows:

a. Contractor shall verify that no existing sanitary services currently exist on the public main. If this is the case they shall be reused as best as possible or permanently caped at the main in a way that will ensure long term sealing against I&I.
b. Sanitary main shall be flooded and CCTV done.

18. Prior to the issuance of a Site Development Permit, the engineering plans shall be revised regarding the water main

a. No new taping of the existing public water man shall be allowed until all the conditions above are completed.
b. B-boxes are not lowed under a hard surface (sidewalk, driveways or aprons). They shall be place in a turf area that is accessible by village staff.
c. Cover over all water mains shall be 5.5 feet minimum to the top of the pipe. If this cannot be held during the mass grading lowering of the water main shall be done to maintain proper cover over the water main.

19. EEOC

a. Storm sewer lists 24" inlet/plans show 48" Catch basin please revise
b. Please add inlet protection for the proposed CB in the roadway. Or add one for the proposed inlet at the corner of Northumberland and Falkirk.
c. Add site grading costs for each of the four private lots impacted by offsite grading to the EEOC and will be a component of the required security.
d. Paving detail shows 2" surface course please adjust the EEOC as this is Village standard.
e. Paving Detail shows 12" compacted base course and should be adjusted

Attachment: 11-2-21 DRAFT Plan Commission minutes (2021-120 : Architects Corner Final Planned Development)

the EOC accordingly.

f. The Public street light shall be LED and have a color temperature of 4000k.

20. The composition and the suitability of the fill placed for the cul-de-sac is unknown. Given the amount of fill that was placed, soil borings and a soils engineer's report is required.

Mr. Vyverberg clarifies the line of credit stipulation that is mentioned in the conditions. He states that the petitioner would have to submit either a cash deposit, a letter of credit or a letter of credit from the bank for the offset grading costs that would be incurred. The developer would be required to address each lot, prepare specific engineering plans and show how the grading would be changed. They would need to have funds and a line of credit to substantiate the work.

These are the conditions recommended by staff.

Mr. Fedota asks for clarification on condition 11 and asks if the removal of the basketball court is the obligation of the petitioner.

Mr. Vyverberg states that the petitioner owns the property and is therefore responsible for the removal.

Chairman Dwyer asks if condition-16F street light is required.

Mr. Vyverberg states it is.

Chairman Dwyer questions condition 15 B - 1st sentence - what is I&I?

Petiontier states I=Infiltration

Mr. Friedman states Google shows I=Infill & I=Infiltration

Mr. Dwyer questions condition 10 and states that the requirements for the Home Owners Association should be clarified.

Mr. Vyverberg states it would be addressed to the Village Attorney

Commissioner Dwyer made a motion to close the public hearing.

DISCUSSION:

Mr. Kolososki comments on the engineering issues that are involved

Mr. Noonan made a motion to accept case # 21-80 with the (16) Conditions - 2nd by Mr. Fedota; Unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Village Council on Monday, November 15th

Chairman Dwyer asks what is the price range for these homes.
Mr. Morrison states that the starting price point would be $799,000.00

Attachment: 11-2-21 DRAFT Plan Commission minutes (2021-120 : Architects Corner Final Planned Development)

Communication:
Mr. Vyverberg states that Bell Tire was approved and building permits submitted Plan development for preliminary planned subdivision on Algonquin Rd for a warehouse distribution center located directly east of St. Michaels Cemetery and is 28 acres.

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

Attachment: 11-2-21 DRAFT Plan Commission minutes (2021-120 : Architects Corner Final Planned Development)

IV. COMMUNICATIONS

V. ADJOURNMENT

Attachment: 11-2-21 DRAFT Plan Commission minutes (2021-120 : Architects Corner Final Planned Development)

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Plan Commission on Tuesday, November 2, 2021, at 7 PM, in the Palatine Village Council Chambers, 200 E. Wood St., relative to a request for the following:
1. Final Planned Development (reinstatement) to allow a 7-lot single-family residential development, for the vacant residential lots, south of the intersection of W. Falkirk Place and N. Northumberland Pass.
The property is commonly known as 1939 – 1967 N. Northumberland Pass (aka Architects Corner Subdivision) within Dunhaven Woods. The proposed Final Planned Development would reinstate the Architects Corner Planned Development, which was most recently approved in 2017, but expired in 2020.
The above petition has been filed by Marty Nixon, with Rob Morrison (Coldwell Banker), as the authorized agent and is available for examination in the office of the Village Clerk, 200 E. Wood St.
FILE #: 21-80
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 18th day of October, 2021
Published in Daily Herald October 18, 2021 (4571958)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 10/18/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Designee of the Publisher and Officer of the Daily Herald

Control # 4571958

Attachment: Legal notice (2021-120 : Architects Corner Final Planned Development)

Consider a Motion Authorizing the Village Manager to Execute a Facade and Property Improvement Reimbursement Agreement for the Property at 30 - 60 W. Palatine Road

BACKGROUND:
The property at 30 - 60 W. Palatine Road, along the north side of Palatine Road, between Bothwell and Brockway Streets, has recently been acquired by a new property owner (Miceli Plazas LLC). The new property owner is seeking to complete a variety of improvements to the existing building and property and thus is requesting some TIF assistance from the Village to offset a portion of the planned improvement costs.

KEY ISSUES:

- As outlined in the attached request, the property owner has indicated the estimated cost of the various planned improvements to the existing building and property could exceed $1,000,000. Due to these circumstances, they are requesting some Village assistance. The planned improvements include facade improvements to the existing building, improvements to tenant spaces to accommodate new uses, and improvements to an existing storm sewer in the parking lot to the north of the building.

- The maximum total of Village TIF assistance would be $150,000, with $100,000 toward façade improvements, $30,000 to tenant buildouts, and $20,000 towards the repair/replacement of an existing storm sewer. The tenant buildout is tied to the use being a sales tax generating use.

- The proposed agreement, see attached draft, includes conditions related to the timing of completing the planned facade and property improvements and other related issues.

ALTERNATIVES:

1. Authorize the Village Manager to execute the agreement.
2. Refer back to Staff with Comments.

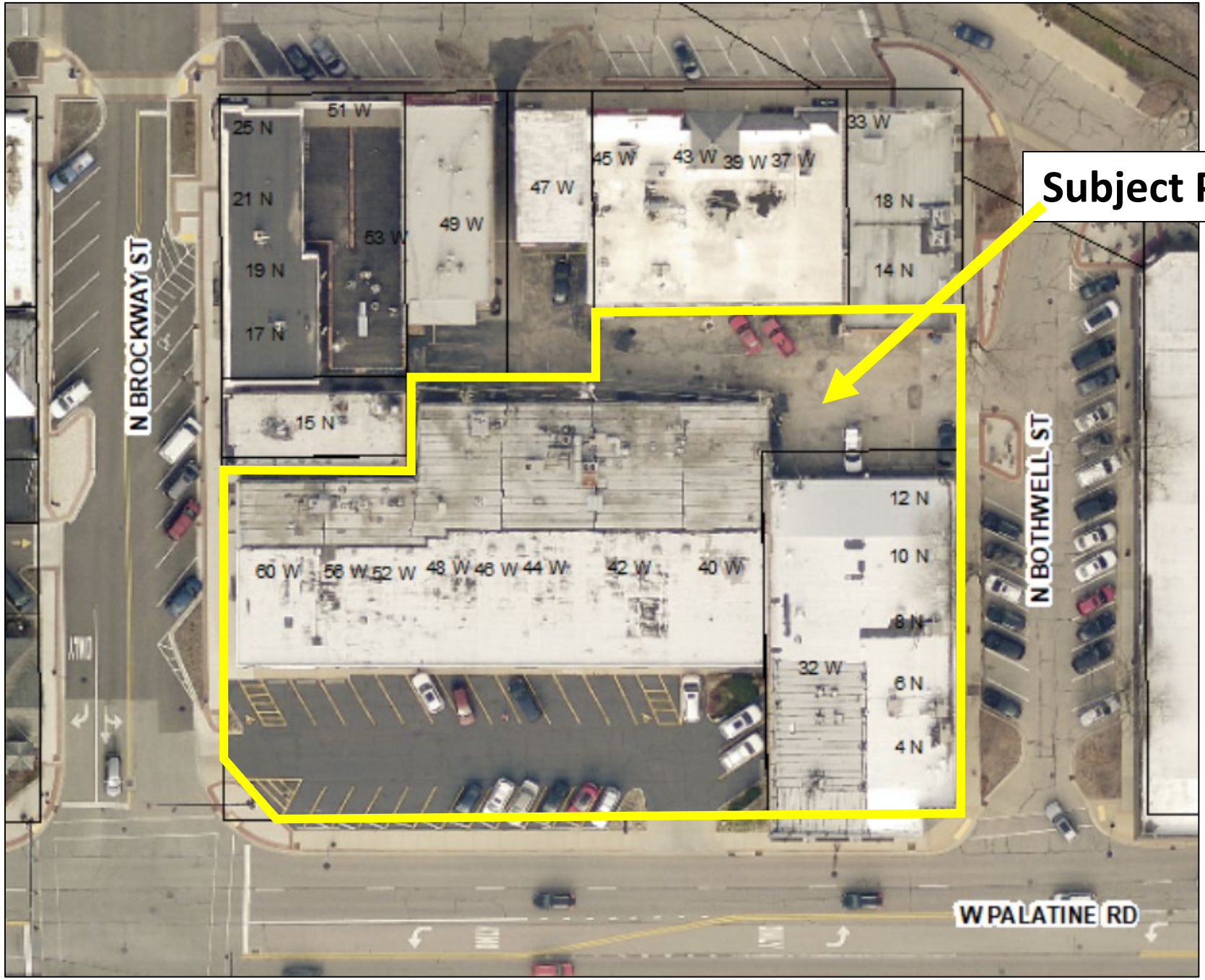
RECOMMENDATION:
Staff recommends approval of the Facade and Property Improvement Agreement for the property located at 30 - 60 W. Palatine Road.

ACTION REQUIRED:
A motion authorizing the Village Manager to execute the Facade and Property Improvement Agreement for the property located at 30 - 60 W. Palatine Road.

ATTACHMENTS:

- 30 - 60 W Palatine - Aerial
- 30 - 60 W Palatine Road - TIF Reimbursement Agreement
- 30 - 60 W Palatine - Agreement Exhibits
- 30-60 W Palatine Road Request

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



Attachment: 30 - 60 W Palatine - Aerial (30 - 60 W Palatine Road - Reimbursement

FAÇADE AND PROPERTY IMPROVEMENT REIMBURSEMENT AGREEMENT FOR THE PROPERTY LOCATED AT 30 – 60 W. PALATINE ROAD

This FAÇADE AND PROPERTY IMPROVEMENT AGREEMENT (this "Agreement"), is made and entered into as of the 15th day of November, 2021 by and between the VILLAGE OF PALATINE, ILLINOIS, an Illinois municipal home rule corporation, located in Cook County, Illinois (the "Village"), and Miceli Plazas LLC (the "Land Owner") regarding the property located at 30 – 60 W. Palatine Road (the "Property") and as indicated on the attached Exhibit "A". The Village and Land Owner are sometimes referred to individually as a "Party" and collectively as the "Parties".

RECITALS

WHEREAS, the Village is a home rule unit of government in accordance with Article VII Section 6 of the Constitution of the State of Illinois; and

WHEREAS, the Village is authorized, under the provisions of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/74.4-1 *et seq*., as amended ("the Act") to finance redevelopment in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, to stimulate and induce redevelopment in the Downtown, pursuant to the Act, the Village adopted the necessary ordinances, after giving all notices required and after conducting the public hearings required by law, and created the Village of Palatine Downtown TIF District.

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, foster increased economic activity within the Village, to increase employment opportunities within the Village, and to

Attachment: 30 - 60 W Palatine Road - TIF Reimbursement Agreement (30 - 60 W Palatine Road - Reimbursement Agreement)

enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise be in the best interests of the Village; and

WHEREAS, this Agreement has been submitted to the corporate authorities of the Village for consideration and review. The corporate authorities have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Village according to the terms hereof and any and all actions of the corporate authorities of the Village precedent to the execution of this Agreement have been undertaken and performed in the manner required by law; and

WHEREAS, this Agreement has been submitted to the Land Owner for consideration and review, and the Land Owner has taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Land Owner to the terms hereof, and any and all actions of the Land Owner precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties wish to enter into this Agreement as provided herein below and do hereby agree as follows:

ARTICLE ONE

INCORPORATION OF RECITALS

The findings, representations and agreements set forth in the above Recitals, and the Recitals included within this Agreement, are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though fully set out in this Article One, and constitute findings, representations and agreements of the Village and Land Owner according to the tenor and import of the statements in such Recitals.

Attachment: 30 - 60 W Palatine Road - TIF Reimbursement Agreement (30 - 60 W Palatine Road - Reimbursement Agreement)

ARTICLE TWO

FAÇADE AND PROPERTY IMPROVEMENTS

The Village acknowledges that the Land Owner desires to complete certain façade improvements, tenant buildouts, and storm sewer replacement activities (individually or collectively the "Work") at the Property. The Village agrees to reimburse the Land Owner the costs associated with the Work, subject to the limitations set forth in this Agreement. Subject to the Land Owner establishing that its costs are TIF Eligible expenses under this Agreement and the Act, the Village shall provide reimbursement payments up to a total amount not to exceed One Hundred and Fifty Thousand Dollars ($150,000) and subject to the following terms:

A. The Village shall reimburse up to One Hundred Thousand Dollars ($100,000), based on fifty percent (50%) of the actual expenses incurred, upon completion of the proposed Exterior Façade Improvements as illustrated in the attached Exhibit B;

B. The Village shall reimburse up to Ten Thousand Dollars ($10,000) for the buildout of a tenant space, for up to a maximum total of three (3) different sales tax generating uses, up to a total combined maximum reimbursement of Thirty Thousand Dollars ($30,000);

C. The Village shall reimburse up to a maximum of Twenty Thousand Dollars ($20,000) towards the cost of replacing the storm sewer, as indicated on the attached Exhibit "C", and any associated pavement repairs;

D. The Land Owner shall submit actual receipts evidencing payment, including any necessary Waivers of Lien, of TIF Eligible Expenses under this Agreement.

Attachment: 30 - 60 W Palatine Road - TIF Reimbursement Agreement (30 - 60 W Palatine Road - Reimbursement Agreement)

E. The Village's total liability for the reimbursement of the Work shall not exceed One Hundred and Fifty Thousand Dollars ($150,000). Any costs to complete the Work in excess of One Hundred and Fifty Thousand Dollars ($150,000) shall be at the sole cost of the Land Owner.

F. Prior to commencing the Work, the Land Owner shall submit any related plans, specifications, contracts, and estimated costs for the Work to the Village Manager for review, modification, and approval. Any costs incurred by the Land Owner related to the Work prior to obtaining Village approval shall not be subject to the terms of this Agreement.

G. Upon Village authorization to commence the Work, including the issuance of any required building or development permits, the Land Owner shall separately document all specific costs and payments incurred to complete the Work. This documentation shall be submitted as part of the Land Owner's request for reimbursement for the Work, subject to the terms of this Agreement. All of the Work shall be completed by no later than December 31, 2022.

H. The Village's reimbursement for the Work shall not occur until the Land Owner has successfully completed the Work as evidenced by the Land Owner passing any related Village inspection(s). The Village shall reimburse the Land Owner for each corresponding portion of the Work within thirty (30) days of inspection approval and issuance of any related Certificate of Occupancy or Certificate of Completion.

I. The Village's agreement to reimburse the Land Owner for any portion of the Work, subject to the terms and conditions within this Agreement, shall be

Attachment: 30 - 60 W Palatine Road - TIF Reimbursement Agreement (30 - 60 W Palatine Road - Reimbursement Agreement)

nullified if the Land Owner does not complete any portion of the Work by December 31, 2022.

ARTICLE THREE

MISCELLANEOUS PROVISIONS

3.1 Time of the Essence. Time is of the essence of this Agreement.

3.2 Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

3.3 Recordation of Agreement. The Parties agree to record this Agreement in the appropriate land or governmental records.

3.4 Severability. If any provision of this Agreement, or any section, article, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

3.5 Successors in Interest. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective authorized successors and assigns.

3.6 No Joint Venture, Agency or Partnership Created. Nothing in this Agreement, or any actions of the Parties to this Agreement, shall be construed by the Parties or any third person to create the relationship of a partnership, agency or joint venture between or among such parties.

3.7 No Personal Liability of Officials of Village or Land Owner. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Mayor, Village Council member, Village Manager, any official, officer, partner, member, director, agent, employee or attorney of the Land Owner, in his or her individual

Attachment: 30 - 60 W Palatine Road - TIF Reimbursement Agreement (30 - 60 W Palatine Road - Reimbursement Agreement)

capacity, and no official, officer, partner, member, director, agent, employee or attorney of the Village or Land Owner shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

3.8 Municipal Limitations. All municipal commitments are limited to the extent required by law.

3.9 Conflicts. Wherever the terms and conditions of this Agreement conflict with the terms and conditions of the Redevelopment Agreement between the Parties, the terms and conditions of this Agreement shall control and govern. All other terms and conditions of the Redevelopment Agreement shall remain in effect.

3.10 Tax Exempt Status. The Land Owner, on behalf of itself and its successors, represents and acknowledges that no owner of the Property can or will assert a tax-exempt status for the Property. This prohibition shall run with the land until the Downtown TIF District ends or a shorter term if agreed by the Village.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on or as of the day and year first above written.

VILLAGE OF PALATINE, an Illinois municipal corporation

By:_____
Its: Village Manager

ATTEST:

By:_____
Its: Village Clerk

LAND OWNER:
Miceli Plazas LLC
By:_____
Name:_____
Its:_____

Attachment: 30 - 60 W Palatine Road - TIF Reimbursement Agreement (30 - 60 W Palatine Road - Reimbursement Agreement)

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that _____, _____ of Land Owner, who 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 acknowledged that he signed and delivered the said instrument as his own free and voluntary act as said ____ _____ and as the free and voluntary act of saidlimited liability company for the uses and purposes therein set forth.

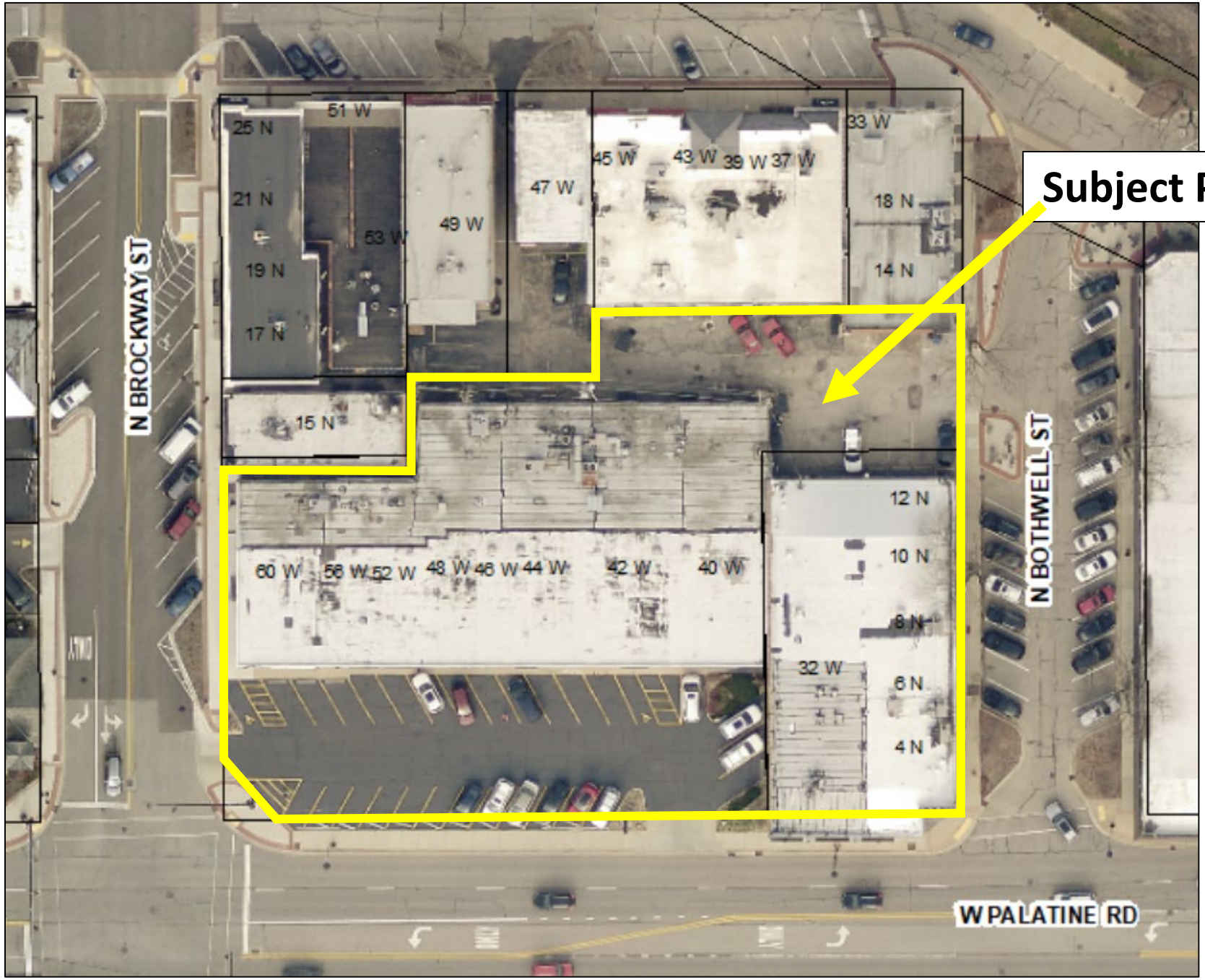
GIVEN under my hand and Notarial Seal this _____ day of _____, 2021.

_____
Notary Public

My commission expires _____.

Attachment: 30 - 60 W Palatine Road - TIF Reimbursement Agreement (30 - 60 W Palatine Road - Reimbursement Agreement)

Exhibit A



Attachment: 30 - 60 W Palatine - Agreement Exhibits (30 - 60 W Palatine Road -

Exhibit B







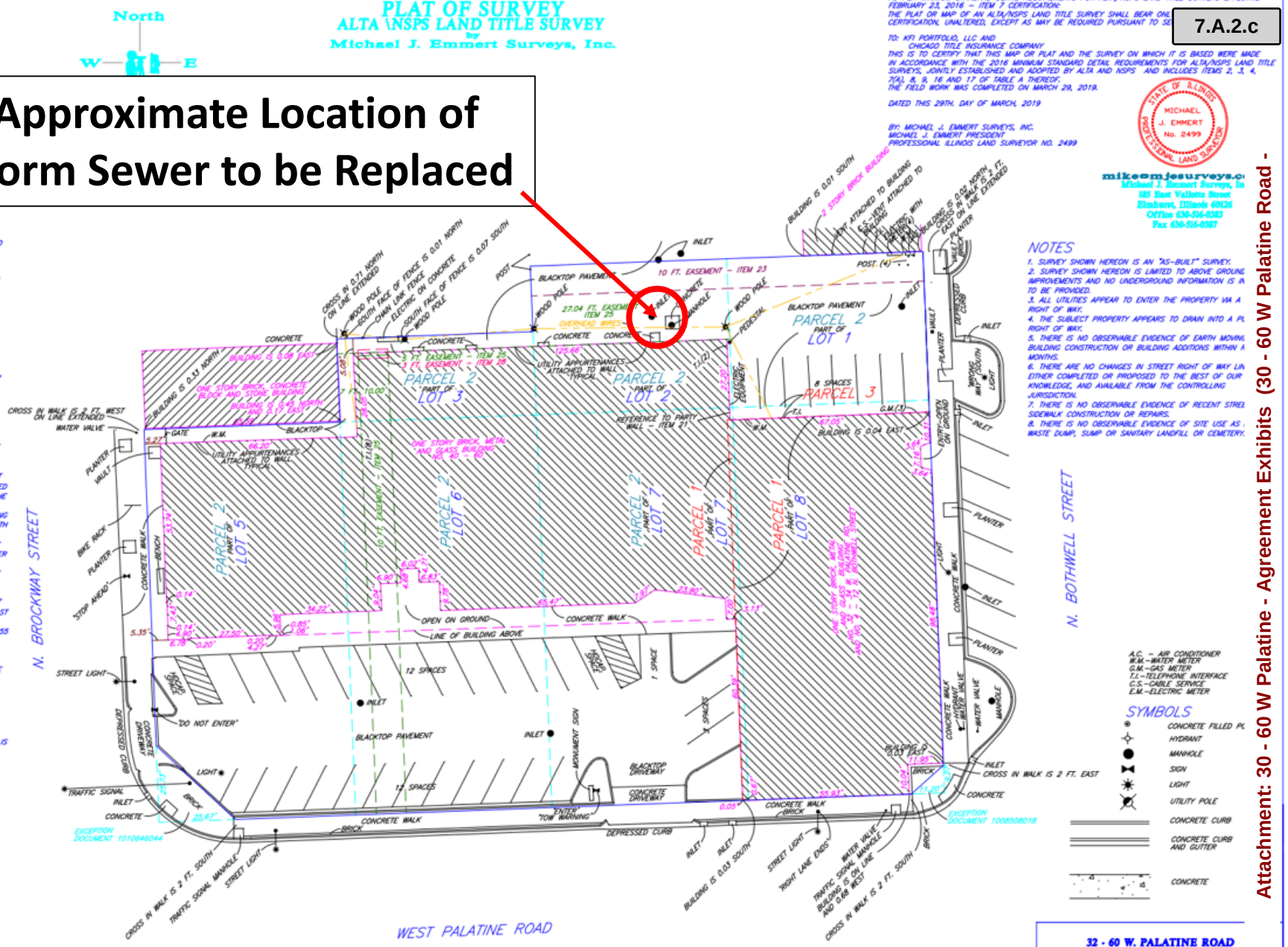
New elevation 60 palatine rd Palatine

Exhibit C

7.A.2.c

PLAT OF SURVEY
ALTA \NSPS LAND TITLE SURVEY
by
Michael J. Emmert Surveys, Inc.

Approximate Location of Storm Sewer to be Replaced



FLOOD ZONE

MICHAEL J. EMMERT SURVEY'S INC., DOES HEREBY CERTIFY THAT W
THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MA
OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE
PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER – 175170
CURRENT EFFECTIVE MAP DATE – AUGUST 19, 2008
ON PANEL NUMBER – 17031C0181J
AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD)

BEARING BASIS

THE CENTERLINE OF W. PALATINE ROAD IS ASSUMED TO BE SOUTH 87 DEGREES 50 MINUTES 57 SECONDS WEST

PARKING

AS BUILT PARKING SUMMARY
REGULAR SPACES – 36
HANDICAP SPACES – 2
TOTAL SPACES – 38

LEGALLY DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK '1' (EXCEPT THAT PART THEREOF CONVEYED TOT HE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED AS DOCUMENT NUMBER 1008508018, IN PALATINE, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS, PAGE 28, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
LOTS 1 AND 2 (EXCEPT THE NORTH 82 FEET THEREOF; THE SOUTH 28 FEET OF LOT 3; ALL OF LOTS 5 AND 6 AND LOT 7 (EXCEPT THAT PART OF SAID LOT 7, DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 1.90 FEET; THENCE SOUTH 4.05 FEET TOT HE NORTHWEST CORNER OF A ONE STORY BRICK BUILDING; THENCE SOUTH ALONG THE WEST FACE OF SAID BRICK BUILDING, A DISTANCE OF 127.98 FEET TOT HE SOUTH LINE OF LOT 7 AT A POINT 1.90 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7; ALL IN BLOCK '1' (EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED AS DOCUMENT NUMBER 1010646044, IN PLAT OF THE TOWN F PALATINE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 3:
THE NORTH 4.05 FEET OF LOT 8 AND THE NORTH 4.05 FEET OF THE EAST 2.0 FEET OF LOT 7 IN BLOCK '1,' IN PALATINE, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS, PAGE 28, IN COOK COUNTY, ILLINOIS.

REFERENCE BEING HAD TO TITLE INSURANCE COMMITMENT NUMBER 19ST00742PK BEARING AN EFFECTIVE DATE OF FEBRUARY 6, 2019 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY.

CONTAINING 42,928 SQ. FT. OR 0.9854 ACRES

THE SUBJECT PROPERTY ADJOINS W. PALATINE ROAD (A PUBLIC STREET) ON THE SOUTH AND ADJOINS N. BOTHWELL STREET (A PUBLIC STREET) ON THE EAST AND ADJOINING N. BROCKWAY STREET (A PUBLIC STREET) ON THE WEST. DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREETS.

SCHEDULE B GENERAL EXCEPTIONS

ITEMS 1 THROUGH 8 – NOT SURVEY RELATED
9. PERMANENT INDEX NUMBERS 02-15-430-013-0000, 02-15-430-022-0000
ITEMS 10 THROUGH 20 – NOT SURVEY RELATED
21. PARTY WALL DOCUMENT 20484133 RECORDED MAY 8, 1968 – DOCUMENT NOT PROVIDED. LOCATION NOTED PER TITLE DESCRIPTION.
22. EASEMENT DOCUMENT 24942519 – DOCUMENT NOT PROVIDED
23. EASEMENT FOR DRIVEWAY DOCUMENT 10714099 RECORDED JULY 28, 1930 – PLOTTED
24. PARTY WALL DOCUMENT 20484133 RECORDED MAY 8, 1968 – SEE ITEM 21
25. EASEMENT DOCUMENT 20512821 RECORDED JUNE 7, 1968 – PLOTTED
ITEMS 26 AND 27 – BUILDING AND EASEMENT LOCATIONS AS SHOWN.
28. EASEMENT DOCUMENT 25915664 – PLOTTED
29. NOT SURVEY RELATED
END OF SCHEDULE B

AS PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2016 – ITEM 7 CERTIFICATION:
THE PLAT OR MAP OF AN ALTA/NSPS LAND TITLE SURVEY SHALL BEAR ONE CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SE

TO: KFI PORTFOLIO, LLC AND
CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 7(A), 8, 9, 16 AND 17 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MARCH 29, 2019.

DATED THIS 29TH. DAY OF MARCH, 2019

BY: MICHAEL J. EMMERT SURVEYS, INC.
MICHAEL J. EMMERT PRESIDENT
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499

STATE OF ILLINOIS
MICHAEL
J. EMMERT
No. 2499
PROFESSIONAL LAND SURVEYOR

mike@mjesurveys.c
Michael J. Emmert Surveys, In
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

NOTES

1. SURVEY SHOWN HEREON IS AN "AS-BUILT" SURVEY.
2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS SHOWN TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A RIGHT OF WAY.
4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PU RIGHT OF WAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN A MONTHS.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LIN EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREE SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.

A.C. – AIR CONDITIONER
W.M.–WATER METER
G.M.–GAS METER
T.I.–TELEPHONE INTERFACE
C.S.–CABLE SERVICE
E.M.–ELECTRIC METER

SYMBOLS

CONCRETE FILLED PI
HYDRANT
MANHOLE
SIGN
LIGHT
UTILITY POLE
CONCRETE CURB
CONCRETE CURB AND GUTTER
CONCRETE

32 - 60 W. PALATINE ROAD
PALATINE, ILLINOIS

SCALE: 1" = 16'
DATE: MARCH 2
DWN. BY: MJE
CHKD. BY: ADE

Attachment: 30 - 60 W Palatine - Agreement Exhibits (30 - 60 W Palatine Road -

Michael Jacobs,
Deputy Village Manager
Village of Palatine

Re: Financial Assistance
Miceli Plaza
30W – 60W Palatine Road

Dear Michael:

As you are aware, I am seeking financial assistance towards the façade improvement for 30W-60W Palatine Road. I would like to enhance the building to attract more business to the plaza which would bring in more tax revenue to the Village of Palatine. The areas of improvements would include, roofs, parking lot repair, storm sewer replacement, new windows and doors, new sidewalks and replacement of HVAC units. The roofs will need to be repaired prior to the winter season. The estimated cost to repair/replace all of these items would be $1,003,000. These costs have gone up since the Village is stating that I am the sole person responsible for the alley way in which multiple business have been using.

Parking Lot Repair	$63,000
Storm Sewer Replacement (3)	$30,000
Roof – tear off & replace leaky roof	$380,000
New Windows, doors, brick, concrete, painting and tuck pointing	$380,000
New Sidewalks	$50,000
Replace HVAC units	$100,000
Estimate Total	$1,003,000

I am also seeking village assistance for build out of 44W Palatine Road. It was a formerly a dry cleaner. I have a tenant wants to open a pizza/catering business in that location. By converting the space into a restaurant, the village of Palatine will grow its potential sales tax revenue. To prepare the space for the tenant there are many upgrades that need to be completed. Plumbing will need to be reworked to build a commercial kitchen, add sinks and a bathroom. Masonry work to dig up the floors to lay the plumbing. Electrical will need to be upgraded to a 400 amp service to support the needs of the business. New HVAC systems will need to be installed to support the walk in refrigerators and proper venting for stoves. By the business plan presented, my future tenant is projecting to do one million in sales the first year.

Finally, I am asking for consideration of waiving any permit fees to complete the building enhancement. Any additional funds that could support the façade development and to develop the space for 44 W Palatine Road, would be greatly appreciated.

Sincerely,
Vic Miceli

Attachment: 30-60 W Palatine Road Request (30 - 60 W Palatine Road - Reimbursement Agreement)

Consider a Motion to Approve 2021 Warrant #21

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 21 having been approved by the Village Council on 11/15/2021 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	180,110.30	31,989.02	-	-	212,099.32
Motor Fuel Tax Fund	205	164,807.60	-	-	-	164,807.60
CDBG Fund	210	31,840.69	-	-	-	31,840.69
State Equitable Sharing Fund	222	1,089.57	-	-	-	1,089.57
DUI Fines Fund	223	15,837.07	-	-	-	15,837.07
Downtown TIF Fund	233	1,250.00	3,292,173.76	-	-	3,293,423.76
Rand Corridor TIF Fund	234	114,873.22	1,451,806.25	-	-	1,566,679.47
CDBG - CV	255	7,401.50	-	-	-	7,401.50
Debt Service Fund	300	-	873,828.13	-	-	873,828.13
Capital Equipment Fund	401	14,672.67	-	-	-	14,672.67
Capital Improvements Fund	402	19,407.00	2,090.83	-	-	21,497.83
Water Fund	605	1,189,059.59	359,684.88	-	-	1,548,744.47
Sewer Fund	610	165,721.91	1,087,485.33	-	-	1,253,207.24
Refuse Fund	615	99,902.00	252,139.77	-	500.96	352,542.73
Parking Fund	620	21,470.58	134.79	-	-	21,605.37
Fleet Services Fund	710	42,343.01	5,025.45	-	-	47,368.46
Total Report		**2,069,786.71**	**7,356,358.21**	**-**	**500.96**	**9,426,645.88**

ATTACHMENTS:

- Warrant #21

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

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 10/01/21 - 12/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4040 - 1st Ayd Corporation**									
PSI485896	Parts - STOCK	Open		10/14/2021	11/13/2021	11/08/2021			116.
			Vendor **4040 - 1st Ayd Corporation** Totals			Invoices	1		$116.
Vendor **2488 - A.C. Pavement Striping Company**									
22515	2021 Micro-Surfacing Program	Open		10/08/2021	11/07/2021	11/02/2021			2,418.
			Vendor **2488 - A.C. Pavement Striping Company** Totals			Invoices	1		$2,418.
Vendor **5133 - ABC Plumbing, Heating, Cooling & Electric**									
INV-5215	Refund blde-4786-2021/444 Comfort dup furnace permit	Open		11/09/2021	11/09/2021	11/09/2021			92.
INV-5247	Refund BLDE-4785-2021/444 Comfort dup A/C permit	Open		11/09/2021	11/09/2021	11/09/2021			92.
			Vendor **5133 - ABC Plumbing, Heating, Cooling & Electric** Totals			Invoices	2		$184.
Vendor **4853 - Advance Auto Parts**									
2376-1031674	Parts - STOCK	Open		10/06/2021	11/05/2021	11/01/2021			39.
2376-1033306	Parts - E-224	Open		10/13/2021	11/12/2021	11/01/2021			17.
2376-1033811	Parts - E-613	Open		10/15/2021	11/14/2021	11/01/2021			115.
2376-1034406	Parts - T-359	Open		10/18/2021	11/17/2021	11/01/2021			101.
2376-1034605	Parts - STOCK	Open		10/19/2021	11/18/2021	11/01/2021			36.
2376-1036053	Parts - STOCK	Open		10/25/2021	11/24/2021	10/22/2021			26.
2376-1036130	Parts - T-441	Open		10/25/2021	11/24/2021	10/22/2021			159.
2376-1037804	Parts - STOCK	Open		11/01/2021	12/02/2021	11/08/2021			55.
2376-1037838	Credit Memo	Open		11/01/2021	12/02/2021	11/08/2021			(116.1
2376-1038014	Parts - T-374	Open		11/01/2021	12/02/2021	11/08/2021			114.
2376-1038401	Credit Memo	Open		11/02/2021	12/04/2021	11/08/2021			(25.8
2376-1038874	Parts - T-374	Open		11/04/2021	12/04/2021	11/08/2021			44.
			Vendor **4853 - Advance Auto Parts** Totals			Invoices	12		$569.
Vendor **3030 - Advanced Automation & Control**									
21-3777	SCADA Troubleshooting	Open		10/19/2021	11/18/2021	10/25/2021			920.
			Vendor **3030 - Advanced Automation & Control** Totals			Invoices	1		$920.
Vendor **3998 - Jeffrey J Agner**									
PWCDLJA110221	CDL Renewal Reimbursement	Open		11/02/2021	11/16/2021	11/01/2021			60.
			Vendor **3998 - Jeffrey J Agner** Totals			Invoices	1		$60.
Vendor **2611 - Al Warren Oil Co**									
W1428601	Motor Fuel	Open		10/26/2021	11/25/2021	11/01/2021			22,604.
			Vendor **2611 - Al Warren Oil Co** Totals			Invoices	1		$22,604.
Vendor **3060 - Allegra Print & Imaging**									
97472	#9 Return Envelopes	Open		11/04/2021	12/04/2021	11/08/2021			188.

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 10/01/21 - 12/07/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
97311	PPD Window Envelopes & LEADS Entry Cards	Open		10/26/2021	11/25/2021	11/10/2021			637.
			Vendor **3060 - Allegra Print & Imaging** Totals			Invoices	2		$826.
Vendor **2491 - Anderson Pest Solutions**									
9301931	657 W Revere	Open		10/20/2021	11/19/2021	11/09/2021			120.
			Vendor **2491 - Anderson Pest Solutions** Totals			Invoices	1		$120.
Vendor **5021 - Arlington Heights Ford LLC**									
33147H	Parts - T-436	Open		10/19/2021	11/18/2021	10/22/2021			268.
33976H	Parts	Open		10/20/2021	11/19/2021	11/08/2021			209.
34324H	Parts - T-388	Open		10/25/2021	11/24/2021	11/01/2021			383.
34651H	Parts - T-388	Open		10/27/2021	11/26/2021	11/01/2021			14.
			Vendor **5021 - Arlington Heights Ford LLC** Totals			Invoices	4		$875.
Vendor **1443 - Arlington Power Equipment**									
95659	Parts - PT-999	Open		10/19/2021	11/18/2021	10/22/2021			2.
95983	Parts - PT-109	Open		10/21/2021	11/20/2021	10/22/2021			72.
96056	Parts - PT-124	Open		10/22/2021	11/21/2021	10/22/2021			9.
96915	Parts - PT-120	Open		10/29/2021	11/28/2021	11/08/2021			187.
			Vendor **1443 - Arlington Power Equipment** Totals			Invoices	4		$270.
Vendor **2322 - Arrow Road Construction Company**									
29744	Binder and Surface for Hot Paving	Open		10/22/2021	11/21/2021	11/09/2021			281.
29772	Binder and Surface for Hot Paving	Open		10/26/2021	11/25/2021	11/09/2021			210.
29817	Binder and Surface for Hot Paving	Open		10/28/2021	11/27/2021	11/09/2021			206.
59021 * 1	2021 Rohlwing Road Improvements Project DPW-2115	Open		10/20/2021	11/19/2021	10/14/2021			147,870.
			Vendor **2322 - Arrow Road Construction Company** Totals			Invoices	4		$148,568.
Vendor **1819 - Auto Tech Centers Inc**									
INV068275	Parts - STOCK	Open		10/07/2021	11/06/2021	11/08/2021			714.
			Vendor **1819 - Auto Tech Centers Inc** Totals			Invoices	1		$714.
Vendor **4455 - AutoZone Stores LLC**									
2567306048	Credit Memo	Open		09/09/2021	11/06/2021	11/01/2021			(59.9
2567306052	Credit Memo	Open		09/09/2021	11/06/2021	11/01/2021			(65.3
2567309879	Credit Memo	Open		09/15/2021	11/06/2021	11/01/2021			(67.6
2567322274	Parts - T-380	Open		10/07/2021	11/06/2021	11/01/2021			237.
2567322356	Parts - PT-999	Open		10/07/2021	11/06/2021	11/01/2021			4.
2567322378	Parts - PT-999	Open		10/07/2021	11/06/2021	11/01/2021			4.
			Vendor **4455 - AutoZone Stores LLC** Totals			Invoices	6		$53.
Vendor **2282 - Baxter And Woodman**									

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 10/01/21 - 12/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
0228054	Water System Interconnect Construction Engineering DPW-2126/2153	Open		10/22/2021	11/23/2021	10/14/2021			24,591.
			Vendor **2282 - Baxter And Woodman** Totals			Invoices	1		$24,591.
Vendor **3124 - Adam J Begale**									
PWBRAB11012021	Boot Reimbursement	Open		11/05/2021	11/12/2021	11/01/2021			148.
			Vendor **3124 - Adam J Begale** Totals			Invoices	1		$148.
Vendor **1722 - BLA, Inc**									
21444-2	2021 Rohlwing Road Improvements Construction Engineering DPW2115	Open		10/31/2021	11/30/2021	11/02/2021			16,937.
			Vendor **1722 - BLA, Inc** Totals			Invoices	1		$16,937.
Vendor **2856 - Blackburn Manufacturing Company**									
0661905-IN	Locate Flags	Open		11/04/2021	12/03/2021	11/09/2021			325.
			Vendor **2856 - Blackburn Manufacturing Company** Totals			Invoices	1		$325.
Vendor **3109 - Richard A Bosshardt**									
PWBRRB102821	Boot Reimbursement	Open		10/25/2021	11/08/2021	11/01/2021			166.
			Vendor **3109 - Richard A Bosshardt** Totals			Invoices	1		$166.
Vendor **1857 - Brian Edward Landscaping Inc**									
24447	November 2021 Landscape Maintenance Program	Open		11/01/2021	12/01/2021	11/02/2021			12,208.
24448	Irrigation System Work-Various Locations	Open		11/01/2021	12/01/2021	11/02/2021			1,880.
			Vendor **1857 - Brian Edward Landscaping Inc** Totals			Invoices	2		$14,088.
Vendor **2389 - Bridge Youth & Family Services**									
2021-00000964	CDBG - The Bridge	Open		11/10/2021	11/10/2021	11/10/2021			8,949.
			Vendor **2389 - Bridge Youth & Family Services** Totals			Invoices	1		$8,949.
Vendor **2243 - Bristol Hose & Fitting**									
3470597	Parts - PT-999	Open		09/29/2021	11/28/2021	11/08/2021			130.
3469487	Parts - PT-418	Open		10/15/2021	11/14/2021	11/08/2021			172.
3470255	Parts - PT-418	Open		10/26/2021	11/25/2021	11/08/2021			79.
			Vendor **2243 - Bristol Hose & Fitting** Totals			Invoices	3		$382.
Vendor **1230 - Busch Auto Service Center**									
I030249	Repairs & Maintenance - T-441	Open		10/13/2021	11/12/2021	11/08/2021			75.
			Vendor **1230 - Busch Auto Service Center** Totals			Invoices	1		$75.
Vendor **4762 - Charm-Tex Inc**									
0262250-IN	Nitrile Gloves for Lock-Up	Open		10/06/2021	11/05/2021	11/10/2021			449.70

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 10/01/21 - 12/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **4762 - Charm-Tex Inc** Totals			Invoices	1		$449.
Vendor **2555 - Chicago Parts & Sound**									
35-0006932	Parts - T-458	Open		10/01/2021	11/13/2021	11/08/2021			304.
1CR0039245	Credit Memo	Open		10/04/2021	11/13/2021	11/08/2021			(105.8
1CR0039336	Credit Memo	Open		10/06/2021	11/13/2021	11/08/2021			(304.5
1-0233459	Parts - T-359	Open		10/14/2021	11/13/2021	11/08/2021			18.
1-0233607	Parts - STOCK	Open		10/14/2021	11/13/2021	11/08/2021			156.
35-0007045	Parts - G-006	Open		10/21/2021	11/20/2021	10/22/2021			420.
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	6		$489.
Vendor **2560 - Childrens Advocacy Center**									
2021-00000959	CDBG CAC	Open		11/10/2021	11/10/2021	11/10/2021			2,139.
			Vendor **2560 - Childrens Advocacy Center** Totals			Invoices	1		$2,139.
Vendor **4343 - Christopher B. Burke Engineering Ltd**									
169863	Smith Street Connector Path Phase II Engineering Services	Open		10/12/2021	11/11/2021	11/02/2021			2,615.
			Vendor **4343 - Christopher B. Burke Engineering Ltd** Totals			Invoices	1		$2,615.
Vendor **3050 - Cintas #22**									
4099568454	Uniform Cleaning	Open		10/22/2021	11/21/2021	10/25/2021			271.
4100204369	Uniform Cleaning	Open		10/29/2021	11/28/2021	11/01/2021			165.
4100936678	Uniform Cleaning	Open		11/05/2021	12/04/2021	11/01/2021			177.
			Vendor **3050 - Cintas #22** Totals			Invoices	3		$614.
Vendor **2707 - Ciorba Group Inc**									
0025649	Old Mill Dr. & Garden Ave. Water Main Replacement Design DPW2125	Open		05/10/2021	11/02/2021	11/02/2021			1,077.
			Vendor **2707 - Ciorba Group Inc** Totals			Invoices	1		$1,077.
Vendor **4199 - Clark Baird Smith LLP**									
14598	2021 Services Legal (October 2021 services rendered by CBS)	Open		10/31/2021	11/10/2021	11/10/2021			1,275.
			Vendor **4199 - Clark Baird Smith LLP** Totals			Invoices	1		$1,275.
Vendor **1488 - CNS Tire Supply**									
25847	Parts - E-613	Open		11/02/2021	12/02/2021	11/08/2021			225.
			Vendor **1488 - CNS Tire Supply** Totals			Invoices	1		$225.
Vendor **2383 - Colfax Welding & Fabricating**									
62728	Parts - M-999	Open		10/12/2021	11/11/2021	11/01/2021			118.
			Vendor **2383 - Colfax Welding & Fabricating** Totals			Invoices	1		$118.

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 10/01/21 - 12/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **3033 - Comcast Cable**									
CC 10-21 A	Backup Internet Connections	Open		10/16/2021	11/13/2021	10/18/2021			41.
PD21-NOV	Monthly Service Charge (11/11/21 - 12/10/21)	Open		11/04/2021	12/02/2021	11/10/2021			18.
			Vendor **3033 - Comcast Cable** Totals			Invoices	2		$60.
Vendor **5132 - Computershare**									
2028941	Paying Agent Fees	Open		11/01/2021	12/01/2021	11/10/2021			1,000.
			Vendor **5132 - Computershare** Totals			Invoices	1		$1,000.
Vendor **4690 - Concept Plumbing, Inc**									
5857	Willow Walk Subdivision Drainage Improvements DPW-2105	Open		10/29/2021	11/28/2021	11/02/2021			43,664.
			Vendor **4690 - Concept Plumbing, Inc** Totals			Invoices	1		$43,664.
Vendor **2741 - Conserv FS**									
65127234	Diamond Star Seed Starter Pellet 40LB/50 Cover Gro	Open		10/20/2021	11/19/2021	11/02/2021			179.
			Vendor **2741 - Conserv FS** Totals			Invoices	1		$179.
Vendor **3706 - Constellation NewEnergy Inc**									
60770773601	Electricity-884 E. Lilly Lane Rose and Lilly Lift Station	Open		10/11/2021	11/26/2021	11/08/2021			343.
60770799101	Electricity-1199 W. Northwest Highway Countryside Pump Station	Open		10/11/2021	11/26/2021	11/08/2021			1,641.
60770839401	Electricity-700 N. North Court RT/25 Street Lighting	Open		10/11/2021	11/26/2021	11/05/2021			53.
60782914701	Electricity-0 W. Rohlwing Road RT/25 Street Lighting	Open		10/12/2021	11/27/2021	11/05/2021			131.
60789838901	Electricity-2175 N. Coach Road Long Grove Pump Station	Open		10/13/2021	11/28/2021	11/08/2021			94.
60789863401	Electricity-2399 N. Dee Lane Deer Park Booster Station	Open		10/13/2021	11/28/2021	11/08/2021			116.
60789865801	Electricity-2175 N. Coach Road Long Grove Well 15	Open		10/13/2021	11/28/2021	11/08/2021			46.
60789900001	Electricity-975 N. Sterling Avenue RT/25 Street Lighting	Open		10/13/2021	11/28/2021	11/05/2021			95.
60789900701	Electricity-0 Haleyshill Court Dunhaven Woods Lift Station	Open		10/13/2021	11/28/2021	11/08/2021			85.
60789867801	Electricity-1501 N. Hicks Road Hicks and Dundee Pump Station	Open		10/14/2021	11/29/2021	11/08/2021			329.
60802541601	Electricity-803 W. Panorama Drive Deer Grove Lift Station	Open		10/14/2021	11/29/2021	11/08/2021			112.
60802543701	Electricity-1381 N. Rohlwing Road North Supply Pump Station	Open		10/14/2021	11/29/2021	11/08/2021			3,007.

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 10/01/21 - 12/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
60802567901	Electricity-137 W. Wood Street Unit 2 Train Station	Open		10/14/2021	11/29/2021	11/05/2021			410.
60802569001	Electricity-137 W. Wood Street Unit 1 Parking Lot Lights	Open		10/14/2021	11/29/2021	11/05/2021			313.
60802570601	Electricity-137 W. Wood Street Unit 3 Starbucks	Open		10/14/2021	11/29/2021	11/05/2021			156.
60802573201	Electricity-550 N. Smith Street Well 7 Pump Station	Open		10/14/2021	11/29/2021	11/08/2021			90.
60802574301	Electricity-Heron Drive Well 10 Pump Station	Open		10/14/2021	11/29/2021	11/08/2021			4,388.
60802583401	Electricity-429 N. Hicks Road Holiday Lighting	Open		10/14/2021	11/29/2021	11/05/2021			19.
60802592001	Electricity-1484 N. Oak Street Pepper Tree Lift Station	Open		10/14/2021	11/29/2021	11/08/2021			278.
60802597801	Electricity-1465 E. Evergreen Drive Randville Lift Station	Open		10/14/2021	11/29/2021	11/08/2021			764.
60802603101	Electricity-251 W. Colfax Street Parking Deck	Open		10/14/2021	11/29/2021	11/05/2021			2,072.
60802611001	Electricity-1 N. Plum Grove Road Rotary Plaza Sign	Open		10/14/2021	11/29/2021	11/05/2021			38.
60802614901	Electricity-150 W. Wilson Street Clu Building	Open		10/14/2021	11/29/2021	11/05/2021			955.
60802615401	Electricity-0 N. Hicks Pl./1 W. Northwest Hwy. Holiday Lighting	Open		10/14/2021	11/29/2021	11/05/2021			45.
60817021001	Electricity-50 N. Brockway Street Parking Lot Lighting	Open		10/15/2021	11/30/2021	11/05/2021			46.
60817028501	Electricity-560 S. Hale Street Storm Water Pump Station	Open		10/15/2021	11/30/2021	11/08/2021			46.
60817114501	Electricity-519 S. Consumers Ave Arlington Crest Lift Station	Open		10/15/2021	11/30/2021	11/08/2021			106.
60817130501	Electricity-0 Kenilworth and Elizabeth Winston Tank	Open		10/15/2021	11/30/2021	11/08/2021			36.
60817140501	Electricity-1830 N. Baldwin Road Kasuba Lift Station	Open		10/15/2021	11/30/2021	11/08/2021			735.
60817141501	Electricity-0 N. Smith Street Union Pacific Box	Open		10/15/2021	11/30/2021	11/05/2021			59.
60817178501	Electricity-0 Benton and Wilmette Wilmette Lift Station	Open		10/15/2021	11/30/2021	11/08/2021			67.
60817191301	Electricity-Palatine and Oak Street Lighting	Open		10/15/2021	11/30/2021	11/05/2021			74.
60817227501	Electricity-Palatine and Bothwell Street Lighting	Open		10/15/2021	11/30/2021	11/05/2021			149.
60817232401	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		10/15/2021	11/30/2021	11/05/2021			5,634.
60817240501	Electricity-0 N. Smith St/1 N. Cherrywood Dr. Street Lighting	Open		10/15/2021	11/30/2021	11/05/2021			4,932.

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 10/01/21 - 12/07/21
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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
60817258801	Electricity-251 W. Colfax Street RT/25 Parking Lot Lighting	Open		10/18/2021	11/30/2021	11/05/2021			23.
60828120401	Electricity-0 Harper Well 6	Open		10/18/2021	11/30/2021	11/08/2021			344.
60828138101	Electricity-914 W. Lukas Avenue Square D Lift Station	Open		10/18/2021	11/30/2021	11/08/2021			82.
60828140401	Electricity-826 W. Exner Court Pond Aerator	Open		10/18/2021	11/30/2021	11/08/2021			97.
60828140601	Electricity-1100 W. Illinois Avenue Well 5	Open		10/18/2021	11/30/2021	11/08/2021			687.
60828147501	Electricity-149 W. Michigan Avenue South Supply Pump Station	Open		10/18/2021	11/30/2021	11/08/2021			4,019.
60828150601	Electricity-1525-35 S. Roselle Road Shires Lift Station	Open		10/18/2021	11/30/2021	11/08/2021			159.
60828170001	Electricity-1279 W. Palatine Road Entrance Sign	Open		10/18/2021	11/30/2021	11/05/2021			5.
60817031501	Electricity-47 W. Slade Street RT/25 Street Lighting	Open		10/20/2021	11/30/2021	11/05/2021			36.
			Vendor **3706 - Constellation NewEnergy Inc** Totals			Invoices	44		$32,939.
Vendor **2605 - Contech-MSI Co**									
176168	Annual Fire Alarm Inspection-150 W. Wilson St	Open		10/18/2021	11/17/2021	11/01/2021			725.
176169	Annual Sprinkler Inspection-150 W. Wilson St	Open		10/18/2021	11/17/2021	11/01/2021			305.
176246	3 Year Full Trip Dry Pipe Test-148 W. Illinois Vehicle Storage	Open		10/22/2021	11/21/2021	11/01/2021			950.
176257	Sprinkler System Repair-Fire Station 83	Open		10/25/2021	11/24/2021	11/01/2021			2,695.
176292	5 Year Sprinkler Inspection and Repair-150 W. Wilson	Open		10/27/2021	11/26/2021	11/01/2021			4,590.
176306	5 YR Sprinkler Inspection & Forward Flow-CSF Vehicle Storage	Open		10/28/2021	11/27/2021	11/01/2021			5,150.
176362	Annual Fire Alarm Inspection-Fire Station 85	Open		10/29/2021	11/28/2021	11/01/2021			305.
176363	Annual Fire Alarm Inspection-135 W. Michigan Ave	Open		10/29/2021	11/28/2021	11/01/2021			225.
176364	Annual Wet Sprinkler Inspection-148 W. Illinois	Open		10/29/2021	11/28/2021	11/01/2021			450.
176366	Annual Fire Alarm Inspection-148 W. Illinois	Open		10/29/2021	11/28/2021	11/01/2021			1,295.
			Vendor **2605 - Contech-MSI Co** Totals			Invoices	10		$16,690.
Vendor **2981 - Continental Weather Service**									
194060	Monthly Weather Forecasting-November 2021	Open		11/01/2021	12/01/2021	11/09/2021			150.

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VILLAGE OF PALATINE

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Invoice Due Date Range 10/01/21 - 12/07/21
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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor **2981 - Continental Weather Service** Totals				Invoices	1		$150.
Vendor **4338 - Cook County Bureau of Technology**									
2020	PD Cabs Connections	Open		10/07/2021	11/30/2021	10/18/2021			2,689.
		Vendor **4338 - Cook County Bureau of Technology** Totals				Invoices	1		$2,689.
Vendor **3091 - Cook County Treasurer Electrical & Maintenance**									
2021-3	Quarterly Traffic Signal Maintenance-7/1/21-9/30/21	Open		10/03/2021	11/02/2021	11/01/2021			1,671.
		Vendor **3091 - Cook County Treasurer Electrical & Maintenance** Totals				Invoices	1		$1,671.
Vendor **2773 - Core & Main LP**									
P815129	Curb Box Plug, Repair Lid & Curb Box Repair Section	Open		10/22/2021	11/21/2021	10/25/2021			514.
P861156	8" Megalug Assembly, Gasket, Plug, T-Head and Cap	Open		10/29/2021	11/28/2021	11/09/2021			673.
		Vendor **2773 - Core & Main LP** Totals				Invoices	2		$1,187.
Vendor **4599 - Cummins Sales and Service**									
F2-94073	Parts - T-412	Open		08/17/2021	10/31/2021	11/01/2021			84.
		Vendor **4599 - Cummins Sales and Service** Totals				Invoices	1		$84.
Vendor **4918 - DACRA Tech LLC**									
DT 2021-10-77	Municipal Enforcement Software Monthly Service Fee (Oct)	Open		10/31/2021	10/31/2021	11/10/2021			2,334.
		Vendor **4918 - DACRA Tech LLC** Totals				Invoices	1		$2,334.
Vendor **1929 - Delta Sonic Car Wash Systems**									
10408456	Car Wash	Open		10/29/2021	11/28/2021	11/08/2021			85.
		Vendor **1929 - Delta Sonic Car Wash Systems** Totals				Invoices	1		$85.
Vendor **5031 - DeVinci Construction, Inc**									
1	2021 Drainage Improvements Project DPW-2103	Open		10/31/2021	11/30/2021	11/02/2021			121,136.
		Vendor **5031 - DeVinci Construction, Inc** Totals				Invoices	1		$121,136.
Vendor **1337 - Didier Farms**									
W-105955	Fall Decorations	Open		10/07/2021	11/06/2021	10/26/2021			2,114.
		Vendor **1337 - Didier Farms** Totals				Invoices	1		$2,114.
Vendor **1728 - Doland Engineering, LLC**									
21-9722	October 2021 Engineering Plan Review Services	Open		10/29/2021	11/28/2021	11/02/2021			825.
21-9739	October 2021 Site Development Permit Inspection Services	Open		10/31/2021	11/30/2021	11/02/2021			2,695.

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VILLAGE OF PALATINE

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Report By Vendor - Invoi
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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
21-9750	Roselle Water Main Improvements Construction Engineering DPW2025	Open		10/18/2021	11/17/2021	11/02/2021			10,537.
21-9729	Palatine&Winston WM Replacement Ph. 2 Const. Engineering DPW2124	Open		10/29/2021	11/28/2021	11/02/2021			18,370.
21-9732	Skylark&Ventura WM Replacement Construction Engineering DPW2122	Open		10/29/2021	11/28/2021	11/02/2021			10,700.
			Vendor **1728 - Doland Engineering, LLC** Totals			Invoices	5		$43,127.
Vendor **4159 - Eclipse Lighting Inc**									
216423	Replacement Light Fixtures-Parking Deck	Open		10/27/2021	11/26/2021	11/01/2021			4,992.
			Vendor **4159 - Eclipse Lighting Inc** Totals			Invoices	1		$4,992.
Vendor **2438 - Federal Express**									
7-538-35943	Shipping Charges	Open		10/20/2021	11/19/2021	10/25/2021			23.
			Vendor **2438 - Federal Express** Totals			Invoices	1		$23.
Vendor **2102 - Fire Service Inc**									
24172	Parts - T-413	Open		09/28/2021	10/28/2021	11/01/2021			173.
			Vendor **2102 - Fire Service Inc** Totals			Invoices	1		$173.
Vendor **2665 - Fleet Safety Supply**									
77891	Parts - T-387	Open		10/04/2021	11/03/2021	11/04/2021			159.
			Vendor **2665 - Fleet Safety Supply** Totals			Invoices	1		$159.
Vendor **2195 - FMP**									
162-094033	Parts - T-457	Open		09/28/2021	10/27/2021	11/01/2021			133.
162-094498	Parts - STOCK	Open		10/01/2021	10/31/2021	11/01/2021			12.
60-300332	Parts - M-999	Open		10/01/2021	10/31/2021	11/01/2021			75.
50-3555938	Parts - STOCK	Open		10/05/2021	11/04/2021	11/01/2021			125.
50-3555939	Parts - STOCK	Open		10/05/2021	11/04/2021	11/01/2021			125.
162-094858	Parts - STOCK	Open		10/06/2021	11/05/2021	11/01/2021			12.
162-095911	Parts - STOCK	Open		10/18/2021	11/17/2021	11/01/2021			57.
162-095916	Parts - T-359	Open		10/18/2021	11/17/2021	11/01/2021			36.
50-3573758	Parts - STOCK	Open		10/18/2021	11/17/2021	11/01/2021			105.
50-3574069	Parts - T-446	Open		10/18/2021	11/17/2021	11/01/2021			380.
50-3574175	Parts - STOCK	Open		10/18/2021	11/26/2021	11/01/2021			220.
162-096766	Parts - T-457	Open		10/27/2021	11/26/2021	11/01/2021			297.
162-096777	Credit Memo	Open		10/27/2021	11/26/2021	11/01/2021			(120.2
162-097230	Parts - STOCK	Open		11/01/2021	12/01/2021	11/08/2021			458.
162-097234	Parts - STOCK	Open		11/01/2021	12/01/2021	11/08/2021			100.

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VILLAGE OF PALATINE

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
162-097415	Parts - T-374	Open		11/02/2021	12/02/2021	11/08/2021			49.
50-3598387	Parts - T-443	Open		11/03/2021	12/03/2021	11/08/2021			207.
50-3598604	Parts - STOCK	Open		11/03/2021	12/03/2021	11/08/2021			43.
			Vendor **2195 - FMP** Totals			Invoices	18		$2,321.
Vendor **5073 - FulLife Safety LLC**									
56515	Rain Jacket & Rain Pants-Micek	Open		10/26/2021	11/25/2021	11/09/2021			58.
56529	Rain Jacket & Bibs-Ryan Hansen	Open		11/04/2021	12/04/2021	11/09/2021			73.
			Vendor **5073 - FulLife Safety LLC** Totals			Invoices	2		$132.
Vendor **3108 - Cory J Gerstung**									
PWCDLCG102921	CDL Renewal Reimbursement	Open		10/29/2021	11/12/2021	11/01/2021			60.
			Vendor **3108 - Cory J Gerstung** Totals			Invoices	1		$60.
Vendor **1234 - Golf Rose Animal Hospital**									
328550	Vet Visits/Medications for K-9's Hondo & Jax	Open		11/01/2021	11/15/2021	11/10/2021			368.
			Vendor **1234 - Golf Rose Animal Hospital** Totals			Invoices	1		$368.
Vendor **2442 - Goodmark Nurseries Llc**									
29039	Replacement and 50/50 Parkway Tree Purchases	Open		10/18/2021	11/17/2021	10/19/2021			210.
			Vendor **2442 - Goodmark Nurseries Llc** Totals			Invoices	1		$210.
Vendor **2281 - Grainger**									
9100938795	Traffic Cones, Orange	Open		10/27/2021	11/26/2021	11/10/2021			596.
9101586130	Traffic Cones, Yellow	Open		10/28/2021	11/27/2021	11/10/2021			144.
9100851808	Displacement Connector	Open		10/27/2021	11/26/2021	11/09/2021			23.
9104367074	Absorbent Sock-Illicit Discharge & Spill	Open		10/29/2021	11/28/2021	11/09/2021			337.
9104841151	North Supply Chlorine Room-Conduit Fitting	Open		11/01/2021	12/01/2021	11/09/2021			17.
			Vendor **2281 - Grainger** Totals			Invoices	5		$1,119.
Vendor **4367 - Graphics 2000, Inc**									
92224	AP Checks	Open		11/04/2021	12/04/2021	11/04/2021			559.
			Vendor **4367 - Graphics 2000, Inc** Totals			Invoices	1		$559.
Vendor **1173 - Graybar Electric Company, Inc.**									
9323998740	Street Light LED Bulbs	Open		10/25/2021	11/24/2021	11/01/2021			199.
9324021540	Street Light LED Bulbs	Open		10/26/2021	11/25/2021	11/01/2021			488.
9323969504	Wire for North Supply Chlorine Room	Open		10/21/2021	11/20/2021	11/09/2021			128.
			Vendor **1173 - Graybar Electric Company, Inc.** Totals			Invoices	3		$815.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **1638 - H & H Electric Co.**									
37705	Ground Fault Repair-357 N. Westminster	Open		08/31/2021	11/15/2021	11/08/2021			5,320.
			Vendor **1638 - H & H Electric Co.** Totals			Invoices	1		$5,320.
Vendor **5025 - Hampton, Lenzini and Renwick, Inc**									
000020212056	Harvard & Arlene WM Replacement Construction Engineering DPW2121	Open		11/03/2021	12/02/2021	11/02/2021			11,587.
			Vendor **5025 - Hampton, Lenzini and Renwick, Inc** Totals			Invoices	1		$11,587.
Vendor **1916 - Harvard Maintenance Inc**									
1333969	Village Hall Janitorial Service-October 2021	Open		10/01/2021	11/15/2021	11/01/2021			3,227.
1334040	Train Station Janitorial Service-October 2021	Open		10/01/2021	11/15/2021	11/01/2021			7,984.
			Vendor **1916 - Harvard Maintenance Inc** Totals			Invoices	2		$11,211.
Vendor **5078 - Holiday Sewer & Water Construction Inc**									
83172	2021 Colfax, Ventura, & Skylark Water Main Replacements DPW-2122	Open		10/29/2021	11/28/2021	11/02/2021			209,436.
			Vendor **5078 - Holiday Sewer & Water Construction Inc** Totals			Invoices	1		$209,436.
Vendor **5046 - Hoosier Fire Equipment Inc**									
110840	Parts - STOCK	Open		10/15/2021	11/14/2021	11/08/2021			129.
110899	Parts - T-389	Open		10/18/2021	11/17/2021	11/08/2021			146.
110851	Parts - T-389	Open		10/19/2021	11/18/2021	11/08/2021			79.
			Vendor **5046 - Hoosier Fire Equipment Inc** Totals			Invoices	3		$354.
Vendor **5088 - HR Green, Inc**									
147370	Professional Svcs 9/1/21 - 9/30/21	Open		10/20/2021	11/19/2021	10/26/2021			3,660.
			Vendor **5088 - HR Green, Inc** Totals			Invoices	1		$3,660.
Vendor **3062 - Illinois Section AWWA**									
200066843	Fall Regulatory Update - Hrycko & Kernan	Open		10/19/2021	11/20/2021	10/25/2021			144.
			Vendor **3062 - Illinois Section AWWA** Totals			Invoices	1		$144.
Vendor **4616 - Interstate All Battery Center**									
1903701046116	Parts - T-370	Open		11/04/2021	12/04/2021	11/08/2021			99.
			Vendor **4616 - Interstate All Battery Center** Totals			Invoices	1		$99.
Vendor **1343 - J Congdon Sewer Service**									

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
#562	2021 Old Mill Dr. & Garden Ave. Water Main Replacement DPW-2125	Open		11/03/2021	12/03/2021	11/02/2021			172,932.
			Vendor **1343 - J Congdon Sewer Service** Totals			Invoices	1		$172,932.
Vendor **2992 - James Messineo**									
Oct. 29, 2021	OCTOBER 2021 LAW JUDGE	Open		10/29/2021	11/15/2021	11/02/2021			2,962.
			Vendor **2992 - James Messineo** Totals			Invoices	1		$2,962.
Vendor **2695 - JG Uniforms Inc**									
90306	Misc Uniform/Equipment Items (Forshall)	Open		10/20/2021	11/19/2021	10/25/2021			10.
			Vendor **2695 - JG Uniforms Inc** Totals			Invoices	1		$10.
Vendor **1635 - Joseph D. Foreman & Company**									
330103	Hicks & Dundee Elevated Tank Water Main Disconnect	Open		10/31/2021	11/30/2021	11/09/2021			198.
330122	Hicks & Dundee Elevated Tank Water Main Disconnect	Open		10/31/2021	11/30/2021	11/09/2021			404.
			Vendor **1635 - Joseph D. Foreman & Company** Totals			Invoices	2		$602.
Vendor **2609 - Julie, Inc.**									
2121-1393-3	JULIE Locate Annual Membership	Open		10/21/2021	11/20/2021	10/25/2021			2,493.
			Vendor **2609 - Julie, Inc.** Totals			Invoices	1		$2,493.
Vendor **3754 - KC's Car Wash Llc**									
PWVMKC110121	Car Wash	Open		11/01/2021	12/01/2021	11/04/2021			240.
			Vendor **3754 - KC's Car Wash Llc** Totals			Invoices	1		$240.
Vendor **3357 - KONE Inc**									
962042801	Service Contract for Elevator Maintenance-11/1/21-1/31/22	Open		11/01/2021	12/01/2021	11/08/2021			5,856.
			Vendor **3357 - KONE Inc** Totals			Invoices	1		$5,856.
Vendor **2841 - Kustom Signals, Inc.**									
371799	Directional Golden Eagle II Traffic Radar Systems (12)	Open		10/21/2021	11/20/2021	11/10/2021			15,096.
588875	Radar Unit Repair	Open		10/29/2021	11/28/2021	11/10/2021			193.
588876	Radar Unit Repair	Open		10/29/2021	11/28/2021	11/10/2021			206.
			Vendor **2841 - Kustom Signals, Inc.** Totals			Invoices	3		$15,496.
Vendor **5035 - Lawson Products, Inc**									
9308820801	Parts - STOCK	Open		09/16/2021	11/01/2021	11/11/2021			319.
			Vendor **5035 - Lawson Products, Inc** Totals			Invoices	1		$319.
Vendor **4975 - Liquidity Services Operations LLC**									

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
269-102021	Auction Fees	Open		10/31/2021	11/30/2021	11/10/2021			20.
		Vendor **4975 - Liquidity Services Operations LLC** Totals				Invoices	1		$20.
Vendor **1084 - Logsdon Office Supply**									
1110536-001	Office Supplies	Open		10/26/2021	11/16/2021	11/01/2021			180.
		Vendor **1084 - Logsdon Office Supply** Totals				Invoices	1		$180.
Vendor **2641 - Lyons Pinner Electric Co.**									
13006	Additional Repairs-N. Rohlwing Rd & E. Palatine Rd	Open		10/22/2021	11/21/2021	11/08/2021			177.
18211	Monthly Traffic Signal Maintenance-October 2021	Open		10/24/2021	11/23/2021	11/08/2021			940.
		Vendor **2641 - Lyons Pinner Electric Co.** Totals				Invoices	2		$1,117.
Vendor **5128 - M.J. Taylor Law, LLC**									
October 2021	Village Prosecutor Legal - Alternate	Open		10/26/2021	11/15/2021	11/01/2021			3,450.
		Vendor **5128 - M.J. Taylor Law, LLC** Totals				Invoices	1		$3,450.
Vendor **2756 - Mc Master Carr Supply Co.**									
65723516	Parts - E-639	Open		09/28/2021	10/28/2021	11/04/2021			67.
66128645	Parts - M-999	Open		10/05/2021	11/04/2021	11/04/2021			37.
		Vendor **2756 - Mc Master Carr Supply Co.** Totals				Invoices	2		$104.
Vendor **2738 - Meade Electric Company Inc**									
698314	Emergency Vehicle Preemption Repair-Palatine Rd & Smith St	Open		11/01/2021	12/01/2021	11/08/2021			1,694.
698240	Emergency Vehicle Pre-Emption Equipment Installation	Open		10/22/2021	11/21/2021	10/25/2021			2,724.
		Vendor **2738 - Meade Electric Company Inc** Totals				Invoices	2		$4,418.
Vendor **4600 - Meridian IT Inc**									
501314	Reporting and Support Services: Commvault Licenses	Open		11/01/2021	12/01/2021	10/01/2021			539.
		Vendor **4600 - Meridian IT Inc** Totals				Invoices	1		$539.
Vendor **3123 - David P Micek**									
PWCDLDM102821	CDL Renewal Reimbursement	Open		10/28/2021	11/11/2021	11/01/2021			60.
		Vendor **3123 - David P Micek** Totals				Invoices	1		$60.
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1068362	Repairs & Safety Lane - T-411 & T-490	Open		10/08/2021	11/07/2021	11/04/2021			108.
		Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals				Invoices	1		$108.
Vendor **1405 - MPC Communications & Lighting Inc**									

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
21-1305	Police Department Vehicle Upfitting - T-480	Open		10/26/2021	11/25/2021	10/27/2021			4,605.
			Vendor **1405 - MPC Communications & Lighting Inc** Totals			Invoices	1		$4,605.
Vendor **3627 - Matthew J Mulvey**									
2021-00000920	Tuition Reimbursement - FIR 2303 & ITC 2301	Open		10/29/2021	10/29/2021	10/29/2021			705.
			Vendor **3627 - Matthew J Mulvey** Totals			Invoices	1		$705.
Vendor **5099 - NAPA Auto Parts**									
347167	Parts - T-441	Open		10/12/2021	11/11/2021	11/04/2021			146.
348008	Parts - STOCK	Open		10/19/2021	11/18/2021	10/22/2021			46.
348591	Parts - STOCK	Open		10/25/2021	11/24/2021	10/22/2021			66.
348623	Parts - PT-418	Open		10/25/2021	11/24/2021	10/22/2021			113.
348624	Parts - M-999	Open		10/25/2021	11/24/2021	10/22/2021			7.
348667	Parts - T-389	Open		10/25/2021	11/24/2021	11/04/2021			22.
348684	Parts - T-389	Open		10/25/2021	11/24/2021	11/04/2021			45.
349105	Parts - PT-995 & PT-999	Open		10/28/2021	11/27/2021	11/08/2021			2.
			Vendor **5099 - NAPA Auto Parts** Totals			Invoices	8		$452.
Vendor **2253 - Natures Select Pet Of Chicago**									
9428	Food for K-9 "Puma" (Christians)	Open		10/21/2021	11/10/2021	11/10/2021			62.
9429	Food for K-9 "Jax" (Wagner)	Open		10/21/2021	11/10/2021	11/10/2021			62.
			Vendor **2253 - Natures Select Pet Of Chicago** Totals			Invoices	2		$125.
Vendor **2437 - Newark Element 14**									
34438361	Cooling Fan-Police HQ Server Room	Open		11/04/2021	12/03/2021	11/08/2021			122.
			Vendor **2437 - Newark Element 14** Totals			Invoices	1		$122.
Vendor **2616 - Nicor Gas**									
93126652572-10/2	Natural Gas-150 W. Wilson Street Clu Building	Open		10/18/2021	12/03/2021	11/10/2021			131.
37917400006-1021	Natural Gas-914 W. Lukas Avenue Square D Lift Station	Open		10/19/2021	12/06/2021	11/10/2021			43.
55424779829-1021	Natural Gas-1545-47 Shires Court Lift Station	Open		10/20/2021	12/07/2021	11/10/2021			43.
			Vendor **2616 - Nicor Gas** Totals			Invoices	3		$219.
Vendor **5109 - No-Spill Systems, Inc**									
111365	Parts - T-389	Open		10/06/2021	11/05/2021	11/04/2021			76.
			Vendor **5109 - No-Spill Systems, Inc** Totals			Invoices	1		$76.
Vendor **1753 - North East Multi-Regional Trng.**									

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293256	40-Hr Police Training Officer Program	Open		10/21/2021	11/20/2021	11/10/2021			4,428.
		Vendor **1753 - North East Multi-Regional Trng.** Totals				Invoices	1		$4,428.
Vendor **1413 - Northwest Central Dispatch Syst**									
9153	2021 - PPD & PFD Member Assessment Fee's (Dec)	Open		11/01/2021	12/01/2021	11/10/2021			47,519.
		Vendor **1413 - Northwest Central Dispatch Syst** Totals				Invoices	1		$47,519.
Vendor **3002 - Northwest Community Hospital-OEHS**									
24877	Annual Exams	Open		10/01/2021	11/01/2021	10/21/2021			4,683.
		Vendor **3002 - Northwest Community Hospital-OEHS** Totals				Invoices	1		$4,683.
Vendor **1196 - Northwest Compass Inc**									
2021-00000960	CDBG - Northwest Compass	Open		11/10/2021	11/10/2021	11/10/2021			2,251.
		Vendor **1196 - Northwest Compass Inc** Totals				Invoices	1		$2,251.
Vendor **1292 - Northwest Water Commission**									
PALQRTLY1121	Quarterly Payment 11/2021	Open		11/01/2021	11/30/2021	11/01/2021			600,560.
		Vendor **1292 - Northwest Water Commission** Totals				Invoices	1		$600,560.
Vendor **2753 - Office Depot Inc**									
20029028	Department Copy Paper & Office Supplies	Open		10/31/2021	11/30/2021	11/10/2021			342.
		Vendor **2753 - Office Depot Inc** Totals				Invoices	1		$342.
Vendor **3349 - Office of the State Fire Marshal**									
9647932	Boiler Certificate Fee-595 N. Hicks Rd	Open		07/08/2021	11/12/2021	11/01/2021			95.
		Vendor **3349 - Office of the State Fire Marshal** Totals				Invoices	1		$95.
Vendor **1214 - On Time Embroidery Inc.**									
91300	Clothing	Open		10/01/2021	11/01/2021	11/02/2021			217.
91133	Clothing	Open		10/22/2021	11/21/2021	11/02/2021			98.
92812	Clothing	Open		10/22/2021	11/21/2021	11/02/2021			520.
		Vendor **1214 - On Time Embroidery Inc.** Totals				Invoices	3		$835.
Vendor **4155 - Ozinga Ready Mix Concrete Inc**									
ARI00252962	Concrete-605	Open		10/18/2021	11/17/2021	10/25/2021			1,053.
		Vendor **4155 - Ozinga Ready Mix Concrete Inc** Totals				Invoices	1		$1,053.
Vendor **2572 - Paddock Publications, Inc**									
195088	Legal Notices	Open		10/17/2021	11/17/2021	11/04/2021			120.
195593	Legal Notices	Open		10/24/2021	11/24/2021	11/04/2021			62.
		Vendor **2572 - Paddock Publications, Inc** Totals				Invoices	2		$182.

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Vendor **2357 - Palatine Township**									
2021-00000961	CDBG - Township	Open		11/10/2021	11/10/2021	11/10/2021			1,500.
			Vendor **2357 - Palatine Township** Totals			Invoices	1		$1,500.
Vendor **2376 - Palatine Township Senior Citizens**									
2021-00000963	CDBG - PTSCC	Open		11/10/2021	11/10/2021	11/10/2021			5,000.
2021-00000969	CDBG-CV PTSCC	Open		11/10/2021	11/10/2021	11/10/2021			7,401.
			Vendor **2376 - Palatine Township Senior Citizens** Totals			Invoices	2		$12,401.
Vendor **4949 - Parallel Machine**									
218853	Backflow Preventer Parts-Rose & Lilly Lift Station Repair	Open		11/02/2021	12/02/2021	11/09/2021			150.
			Vendor **4949 - Parallel Machine** Totals			Invoices	1		$150.
Vendor **1784 - Parent Petroleum**									
1452950	Operating Supplies Lubricants & Additives	Open		10/21/2021	11/20/2021	11/04/2021			2,338.
1454278	Operating Supplies Lubricants & Additives	Open		10/28/2021	11/27/2021	11/04/2021			793.
			Vendor **1784 - Parent Petroleum** Totals			Invoices	2		$3,131.
Vendor **1310 - Partners for Our Communities**									
2021-00000962	CDBG - POC	Open		11/10/2021	11/10/2021	11/10/2021			12,000.
			Vendor **1310 - Partners for Our Communities** Totals			Invoices	1		$12,000.
Vendor **4636 - PDC Laboratories Inc**									
19487509	Well water testing - residential	Open		10/29/2021	11/28/2021	11/09/2021			22.
I9487508	Water Sample Testing	Open		10/29/2021	11/28/2021	11/09/2021			1,017.
			Vendor **4636 - PDC Laboratories Inc** Totals			Invoices	2		$1,040.
Vendor **4703 - Peralte-Clark Llc**									
11	Dundee & Park Place Traffic Signal Design Engineering Services	Open		10/21/2021	11/20/2021	10/14/2021			9,810.
			Vendor **4703 - Peralte-Clark Llc** Totals			Invoices	1		$9,810.
Vendor **1276 - Pirtek O'Hare**									
OH-T00013597	Parts - T-241	Open		09/27/2021	11/01/2021	11/08/2021			300.
			Vendor **1276 - Pirtek O'Hare** Totals			Invoices	1		$300.
Vendor **5077 - Public Safety Direct Inc**									
98658	Police Command Vehicle Upfitting - T-498	Open		10/26/2021	11/25/2021	11/02/2021			10,047.
			Vendor **5077 - Public Safety Direct Inc** Totals			Invoices	1		$10,047.
Vendor **5091 - R.W. Dunteman Company**									

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212901	Dundee Road and Park Place Traffic Signal Installation DPW-2132	Open		09/10/2021	11/11/2021	11/11/2021			105,062.
			Vendor **5091 - R.W. Dunteman Company** Totals			Invoices	1		$105,062.
Vendor **2480 - Record Information Services Inc**									
50665	Property Data	Open		09/16/2021	10/29/2021	10/18/2021			959.
			Vendor **2480 - Record Information Services Inc** Totals			Invoices	1		$959.
Vendor **1487 - Robert W. Hendricksen Company Inc**									
10148	Tree Removals-256 Greenwood	Open		10/30/2021	11/29/2021	11/02/2021			300.
10149	Tree Removals-440 N. Carter	Open		10/30/2021	11/29/2021	11/02/2021			850.
			Vendor **1487 - Robert W. Hendricksen Company Inc** Totals			Invoices	2		$1,150.
Vendor **4592 - Rogner's Towing & Recovery**									
21420	Repairs & Maintenance	Open		10/13/2021	11/12/2021	11/04/2021			280.
21510	Repairs & Maintenance - T-379	Open		11/04/2021	12/04/2021	11/08/2021			280.
			Vendor **4592 - Rogner's Towing & Recovery** Totals			Invoices	2		$560.
Vendor **4019 - Rush Truck Centers**									
3025023452	Parts - T-380	Open		09/28/2021	10/28/2021	11/08/2021			210.
3025121930	Credit Memo	Open		10/05/2021	11/27/2021	11/08/2021			(266.0
3025298038	Parts - T-449	Open		10/20/2021	11/19/2021	10/22/2021			69.
3025400051	Parts - T-371	Open		10/28/2021	11/27/2021	11/08/2021			432.
			Vendor **4019 - Rush Truck Centers** Totals			Invoices	4		$447.
Vendor **3255 - Russo's Power Equipment Inc**									
SPI10881003	Leaf Rakea	Open		10/19/2021	11/18/2021	10/19/2021			129.
SPI10881009	Hand Guard and Lever	Open		10/19/2021	11/18/2021	10/19/2021			31.
			Vendor **3255 - Russo's Power Equipment Inc** Totals			Invoices	2		$161.
Vendor **2673 - Schain Banks Kenny & Schwartz**									
October 2021	Legal Services October 2021	Open		11/04/2021	11/15/2021	11/08/2021			16,786.
			Vendor **2673 - Schain Banks Kenny & Schwartz** Totals			Invoices	1		$16,786.
Vendor **4087 - Service Components Inc.**									
100648	Parts - STOCK	Open		10/19/2021	11/18/2021	11/08/2021			300.
			Vendor **4087 - Service Components Inc.** Totals			Invoices	1		$300.
Vendor **3694 - SHI International Corp**									
B14200903	Webroot Renewal	Open		10/14/2021	11/14/2021	10/18/2021			4,764.
B14224036	Printer Black Toner	Open		10/19/2021	11/19/2021	10/18/2021			70.
			Vendor **3694 - SHI International Corp** Totals			Invoices	2		$4,834.
Vendor **1689 - Smith Ecological Systems Inc**									

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23563	Recalibration-Countryside Pump Station	Open		10/26/2021	11/25/2021	11/09/2021			291.
23585	Heron Pump Station pH and Chlorine Analyzers	Open		11/08/2021	11/28/2021	11/09/2021			9,593.
			Vendor **1689 - Smith Ecological Systems Inc** Totals			Invoices	2		$9,884.
Vendor **4308 - Solid Waste Agency of Northern Cook County**									
6867	Refuse Service - December	Open		11/01/2021	11/24/2021	11/03/2021			99,902.
			Vendor **4308 - Solid Waste Agency of Northern Cook County** Totals			Invoices	1		$99,902.
Vendor **3207 - Spaceco, Inc**									
84688	Palatine & Winston Phase 2 Water Main Replacement Design DPW2124	Open		02/17/2021	11/03/2021	11/02/2021			2,041.
84689	Palatine & Winston Phase 2 Water Main Replacement Design DPW2124	Open		02/17/2021	11/03/2021	11/02/2021			2,000.
84860	Palatine & Winston Phase 2 Water Main Replacement Design DPW2124	Open		03/04/2021	11/03/2021	11/02/2021			1,435.
84861	Palatine & Winston Phase 2 Water Main Replacement Design DPW2124	Open		03/04/2021	11/03/2021	11/02/2021			2,000.
			Vendor **3207 - Spaceco, Inc** Totals			Invoices	4		$7,477.
Vendor **1422 - Spunky Dunkers**									
2021-00000965	Prisoner Meals (10/08/21 - 10/31/21)	Open		10/31/2021	11/15/2021	11/10/2021			106.
			Vendor **1422 - Spunky Dunkers** Totals			Invoices	1		$106.
Vendor **2313 - Standard Equipment Co**									
P32695	Parts - E-224	Open		10/27/2021	11/26/2021	11/08/2021			3,091.
			Vendor **2313 - Standard Equipment Co** Totals			Invoices	1		$3,091.
Vendor **2564 - State Treasurer-IL Dept of Transportation**									
61823	Quarterly Traffic Signal Maintenance-7/1/21-9/30/21	Open		11/05/2021	12/05/2021	11/08/2021			7,971.
			Vendor **2564 - State Treasurer-IL Dept of Transportation** Totals			Invoices	1		$7,971.
Vendor **4621 - Stephen A. Laser Associates, PC**									
2007319	2021 Services Medical (Stephen A. Laser Associates) FD new hires	Open		10/14/2021	10/28/2021	10/28/2021			2,200.
			Vendor **4621 - Stephen A. Laser Associates, PC** Totals			Invoices	1		$2,200.
Vendor **1776 - Suburban Accents, Inc.**									
31369	Repairs & Maintenance - T-480	Open		10/28/2021	11/27/2021	11/04/2021			75.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **1776 - Suburban Accents, Inc.** Totals			Invoices	1		$75.
Vendor **4379 - Superior Service Solutions Inc**									
4818	Window Washing-CSF	Open		10/27/2021	11/26/2021	11/01/2021			210.
4819	Window Washing-Village Hall	Open		10/27/2021	11/26/2021	11/01/2021			1,685.
4820	Window Washing-Police HQ	Open		10/27/2021	11/26/2021	11/01/2021			880.
			Vendor **4379 - Superior Service Solutions Inc** Totals			Invoices	3		$2,775.
Vendor **4966 - T-Mobile**									
965537055-1021	CS Telematics Program Monthly Service Fee-October	Open		10/29/2021	11/21/2021	11/09/2021			255.
			Vendor **4966 - T-Mobile** Totals			Invoices	1		$255.
Vendor **2111 - Terminal Supply Co**									
78663-00	Parts - STOCK	Open		10/04/2021	11/03/2021	11/04/2021			47.
			Vendor **2111 - Terminal Supply Co** Totals			Invoices	1		$47.
Vendor **2545 - Terrace Supply Co**									
70513908	Oxygen	Open		10/18/2021	11/17/2021	10/21/2021			174.
01028648	Parts - M-999	Open		09/30/2021	10/30/2021	11/04/2021			23.
			Vendor **2545 - Terrace Supply Co** Totals			Invoices	2		$197.
Vendor **1844 - Third Millennium Associates Inc**									
26933	UB Bill Processing - October 2021	Open		10/31/2021	11/30/2021	11/10/2021			2,413.
			Vendor **1844 - Third Millennium Associates Inc** Totals			Invoices	1		$2,413.
Vendor **3787 - Township High School District 211**									
10212021	Motor Fuel	Open		10/21/2021	11/20/2021	10/22/2021			1,279.
HRDRPW10282021	Hydrant Meter Deposit Refund	Open		10/28/2021	11/11/2021	10/29/2021			1,000.
			Vendor **3787 - Township High School District 211** Totals			Invoices	2		$2,280.
Vendor **2736 - Traffic Control Corp**									
132189	Emergency Vehicle Pre-Emption Equipment-Plum Grove and Illinois	Open		10/18/2021	11/17/2021	10/25/2021			3,237.
132190	Emergency Vehicle Pre-Emption Equipment-Plum Grove and Palatine	Open		10/18/2021	11/17/2021	10/25/2021			3,394.
132191	Emergency Vehicle Pre-Emption Equipment-Palatine and Smith	Open		10/18/2021	11/17/2021	10/25/2021			3,288.
132192	Emergency Vehicle Pre-Emption Equipment-Palatine and Brockway	Open		10/18/2021	11/17/2021	10/25/2021			3,394.
			Vendor **2736 - Traffic Control Corp** Totals			Invoices	4		$13,313.
Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc**									

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71751-OCT-21	Online Investigative Search Engine (Oct)	Open		11/01/2021	12/06/2021	11/10/2021			256.
	Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc** Totals					Invoices	1		$256.
Vendor **4797 - Ultra Cleaning, Inc.**									
1136	Cleaning Services for CSF and Police HQ-October 2021	Open		10/31/2021	11/30/2021	11/08/2021			3,800.
	Vendor **4797 - Ultra Cleaning, Inc.** Totals					Invoices	1		$3,800.
Vendor **3157 - UniFirst Corporation**									
061 1405983	Shop Rags/Carpets	Open		10/18/2021	11/17/2021	10/25/2021			46.
061 1407620	Shop Rags/Carpets	Open		10/25/2021	11/24/2021	10/25/2021			46.
061 1409244	Shop Rags/Carpets	Open		11/01/2021	12/01/2021	11/01/2021			46.
061 1410898	Shop Rags/Carpets	Open		11/08/2021	12/07/2021	11/01/2021			46.
	Vendor **3157 - UniFirst Corporation** Totals					Invoices	4		$187.
Vendor **2501 - United Parcel Service**									
00004E3E18431	Shipping Charges	Open		10/23/2021	11/22/2021	11/01/2021			9.
00004E3E18441	Shipping Charges	Open		10/30/2021	11/29/2021	11/01/2021			29.
	Vendor **2501 - United Parcel Service** Totals					Invoices	2		$39.
Vendor **4342 - US Fire & Safety Equipment Co**									
510811	Annual Maintenance of all Fire Extinguishers	Open		10/07/2021	11/06/2021	11/01/2021			671.
	Vendor **4342 - US Fire & Safety Equipment Co** Totals					Invoices	1		$671.
Vendor **3156 - Utility Service Co, Inc**									
546694	Smith Street Tank Water Tank Maintenance Semi-Annual Fee	Open		11/01/2021	12/01/2021	11/02/2021			69,018.
	Vendor **3156 - Utility Service Co, Inc** Totals					Invoices	1		$69,018.
Vendor **4825 - Verizon Connect NWF Inc**									
OSV000002598243	PW Telematics Program Monthly Service Fee-October	Open		11/01/2021	12/01/2021	11/09/2021			323.
	Vendor **4825 - Verizon Connect NWF Inc** Totals					Invoices	1		$323.
Vendor **3709 - Verizon Wireless**									
9890559148	Cellular Usage	Open		10/12/2021	11/04/2021	10/18/2021			2,876.
	Vendor **3709 - Verizon Wireless** Totals					Invoices	1		$2,876.
Vendor **3020 - Village of Palatine Petty Cash**									
2021-00000917	Janisch - Training & Membership Expense	Open		10/27/2021	10/27/2021	10/27/2021			29.
2021-00000926	Tracy- Conference Expense	Open		11/03/2021	11/03/2021	11/03/2021			13.
2021-00000927	Garcia- Paramedic License Renewal	Open		11/03/2021	11/03/2021	11/03/2021			41.

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 10/01/21 - 12/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
2021-00000928	Hildebrandt- Paramedic License Renewal	Open		11/03/2021	11/03/2021	11/03/2021			41.
2021-00000929	M Pelletreau- X-Ray Charge	Open		11/03/2021	11/03/2021	11/03/2021			28.
2021-00000930	Forsberg- Paramedic License Renewal	Open		11/03/2021	11/03/2021	11/03/2021			41.
2021-00000931	Jacober- FDIC Conference	Open		11/03/2021	11/03/2021	11/03/2021			70.
2021-00000932	Jordan- Paramedic License Renewal	Open		11/03/2021	11/03/2021	11/03/2021			41.
2021-00000933	Macaluso- Water/Ice	Open		11/03/2021	11/03/2021	11/03/2021			27.
2021-00000934	Sekscinski- Paramedic License Renewal	Open		11/03/2021	11/03/2021	11/03/2021			41.
		Vendor **3020 - Village of Palatine Petty Cash** Totals				Invoices	10		$372.
Vendor **4730 - Alec C Wagner**									
2021-00000966	K-9 Handler Training in Denver, IN (09/27 - 11/05)	Open		11/08/2021	11/15/2021	11/10/2021			1,089.
		Vendor **4730 - Alec C Wagner** Totals				Invoices	1		$1,089.
Vendor **3263 - Walker Parking Consultants**									
310089750005	Parking Deck Security Camera System Design Engineering	Open		10/28/2021	11/27/2021	11/09/2021			1,250.
		Vendor **3263 - Walker Parking Consultants** Totals				Invoices	1		$1,250.
Vendor **3209 - Warehouse Direct**									
5085208-0	2022 Calendar Refills	Open		10/26/2021	11/16/2021	11/01/2021			3.
5088302-0	Plungers and Feminine Hygiene Items	Open		10/28/2021	11/27/2021	11/08/2021			150.
		Vendor **3209 - Warehouse Direct** Totals				Invoices	2		$154.
Vendor **4824 - Western First Aid & Safety**									
ORD4-008128	Supplies to Replenish First Aid Cabinet	Open		11/04/2021	12/04/2021	11/10/2021			83.
		Vendor **4824 - Western First Aid & Safety** Totals				Invoices	1		$83.
Vendor **2698 - Wholesale Direct Inc.**									
000253600	Parts - STOCK	Open		09/29/2021	10/28/2021	11/08/2021			112.
		Vendor **2698 - Wholesale Direct Inc.** Totals				Invoices	1		$112.
Vendor **2258 - Wickstrom Ford Lincoln Mercury**									
821503	Repairs & Maintenance - T-476	Open		09/15/2021	10/31/2021	11/04/2021			28.
828872	Repairs & Maintenance - T-474	Open		10/27/2021	11/26/2021	11/04/2021			58.
829449	Repairs & Maintenance - C-366	Open		11/01/2021	12/01/2021	11/08/2021			54.
		Vendor **2258 - Wickstrom Ford Lincoln Mercury** Totals				Invoices	3		$141.
Vendor **3901 - Wold Architects and Engineers Inc**									

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 10/01/21 - 12/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
75382	CSF Renovation Architectural and Engineering Services	Open		10/31/2021	11/30/2021	11/02/2021			67.
			Vendor **3901 - Wold Architects and Engineers Inc** Totals			Invoices	1		$67.
Vendor **1901 - Wurth Usa Inc**									
97158760	Parts - M-999	Open		10/08/2021	11/07/2021	11/08/2021			136.
			Vendor **1901 - Wurth Usa Inc** Totals			Invoices	1		$136.
Vendor **3016 - Z Rose Productions**									
11151	PPD Badge Stickers (Crime Prevention Unit)	Open		10/25/2021	11/15/2021	11/10/2021			282.
			Vendor **3016 - Z Rose Productions** Totals			Invoices	1		$282.
Vendor **2131 - Zarnoth Brush Works**									
0186784-IN	Parts - STOCK	Open		10/13/2021	11/12/2021	11/08/2021			857.
			Vendor **2131 - Zarnoth Brush Works** Totals			Invoices	1		$857.
Vendor **4656 - ZIP Specialties, Inc.**									
4210	Retirement Plate	Open		10/20/2021	11/19/2021	11/02/2021			40.
			Vendor **4656 - ZIP Specialties, Inc.** Totals			Invoices	1		$40.
Vendor **Aurelio Barrera**									
VS #22239	Refund - Non Resident	Open		10/28/2021	10/28/2021	10/28/2021			30.
			Vendor **Aurelio Barrera** Totals			Invoices	1		$30.
Vendor **Cynthia Brosio**									
VS #22260	Refund - Senior Discount	Open		10/28/2021	10/28/2021	10/28/2021			24.
			Vendor **Cynthia Brosio** Totals			Invoices	1		$24.
Vendor **Jeff Carlson**									
RP21-00288	RP21-288/8 Fern Ct 101-not a rental	Open		11/09/2021	11/09/2021	11/09/2021			83.
			Vendor **Jeff Carlson** Totals			Invoices	1		$83.
Vendor **Dog in Suds**									
2021-00000924	sign refund/ 327 W Northwest Hwy / 20-37	Open		11/02/2021	11/02/2021	11/02/2021			125.
			Vendor **Dog in Suds** Totals			Invoices	1		$125.
Vendor **Maureen Haley**									
VS #34323	Refund - Duplicate	Open		10/28/2021	10/28/2021	10/28/2021			10.
			Vendor **Maureen Haley** Totals			Invoices	1		$10.
Vendor **Andrea Harbison**									
VS #08330-31	Refund - Late Fee Waiver	Open		10/28/2021	10/28/2021	10/28/2021			30.

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 10/01/21 - 12/07/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **Andrea Harbison** Totals			Invoices	1		$30.
Vendor **Michelle Holtzman**									
VS #33814	Refund - Duplicate	Open		10/28/2021	10/28/2021	10/28/2021			10.
			Vendor **Michelle Holtzman** Totals			Invoices	1		$10.
Vendor **Carmen Komu**									
2021-00000909	sign refund/ 1630 N Rand Road/ 21-59	Open		10/26/2021	10/26/2021	10/26/2021			250.
			Vendor **Carmen Komu** Totals			Invoices	1		$250.
Vendor **Christine Meyers**									
VS #22477	Refund - Senior Discount	Open		10/28/2021	10/28/2021	10/28/2021			24.
			Vendor **Christine Meyers** Totals			Invoices	1		$24.
Vendor **Jayesh Patel**									
VS #22816	Refund - Non Resident	Open		10/28/2021	10/28/2021	10/28/2021			50.
			Vendor **Jayesh Patel** Totals			Invoices	1		$50.
Vendor **The PRIDE Stores**									
2021-00000970	Landscape and Sprinkler Head Repair Reimbursement	Open		11/10/2021	11/12/2021	11/10/2021			485.
			Vendor **The PRIDE Stores** Totals			Invoices	1		$485.
Vendor **Ravindra Topgi**									
2021-00000925	50/50 Sidewalk Replacement Program Reimbursement	Open		11/02/2021	11/05/2021	11/02/2021			270.
			Vendor **Ravindra Topgi** Totals			Invoices	1		$270.
			Grand Totals			Invoices	346		$2,069,786.

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21 EFT #1

Payment Date Range 11/08/21 - 11/08/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4466 - JP Morgan Chase Bank Commercial Card**									
RTO-102521-1	Uber Trip	Paid by EFT #5218		10/25/2021	11/08/2021	11/08/2021		11/08/2021	5.
RTO-102521-2	Uber Trip	Paid by EFT #5219		10/25/2021	11/08/2021	11/08/2021		11/08/2021	38.
RTO-102521-3	Uber Trip	Paid by EFT #5220		10/25/2021	11/08/2021	11/08/2021		11/08/2021	12.
RTO-102521-4	American Taxi Dispatch Mt. Prospect	Paid by EFT #5221		10/25/2021	11/08/2021	11/08/2021		11/08/2021	55.
RTO-102521-5	Millers Ale House	Paid by EFT #5222		10/25/2021	11/08/2021	11/08/2021		11/08/2021	43.
FIN-102521-1	Amazon	Paid by EFT #5223		10/25/2021	11/08/2021	11/08/2021		11/08/2021	215.
FIN-102521-2	Groot Industries	Paid by EFT #5224		10/25/2021	11/08/2021	11/08/2021		11/08/2021	252,139.
FIN-102521-3	Federal Express	Paid by EFT #5225		10/25/2021	11/08/2021	11/08/2021		11/08/2021	50.
PDM-102521-1	IGFOA	Paid by EFT #5227		10/25/2021	11/08/2021	11/08/2021		11/08/2021	25.
PDM-102521-2	IGFOA	Paid by EFT #5226		10/25/2021	11/08/2021	11/08/2021		11/08/2021	20.
PJ-102521-1	National Safety Council	Paid by EFT #5093		10/25/2021	11/08/2021	11/08/2021		11/08/2021	79.
BDK-102521-1	GMIS Illinois	Paid by EFT #5156		10/25/2021	11/08/2021	11/08/2021		11/08/2021	100.
BDK-102521-2	Microsoft Azure	Paid by EFT #5157		10/25/2021	11/08/2021	11/08/2021		11/08/2021	47.
BDK-102521-3	Reservations.com	Paid by EFT #5158		10/25/2021	11/08/2021	11/08/2021		11/08/2021	663.
BDK-102521-4	Reservation.com	Paid by EFT #5159		10/25/2021	11/08/2021	11/08/2021		11/08/2021	19.
LAS-102521-1	Ebay	Paid by EFT #5213		10/25/2021	11/08/2021	11/08/2021		11/08/2021	17.
LAS-102521-2	Amazon	Paid by EFT #5214		10/25/2021	11/08/2021	11/08/2021		11/08/2021	87.
LAS-102521-3	Amazon	Paid by EFT #5215		10/25/2021	11/08/2021	11/08/2021		11/08/2021	(72.0
LAS-102521-4	GMIS Illinois	Paid by EFT #5216		10/25/2021	11/08/2021	11/08/2021		11/08/2021	100.
LAS-102521-5	Google	Paid by EFT #5217		10/25/2021	11/08/2021	11/08/2021		11/08/2021	30.
DLG-102521-1	Int'l Code Council Inc	Paid by EFT #5119		10/25/2021	11/08/2021	11/08/2021		11/08/2021	95.
DLG-102521-2	Illinois Environmental	Paid by EFT #5120		10/25/2021	11/08/2021	11/08/2021		11/08/2021	205.
DLG-102521-3	Illinois Environmental	Paid by EFT #5121		10/25/2021	11/08/2021	11/08/2021		11/08/2021	150.
DLG-102521-4	Walgreens #4355 Palatine IL	Paid by EFT #5124		10/25/2021	11/08/2021	11/08/2021		11/08/2021	19.
DLG-102521-5	Illinois Environmental	Paid by EFT #5125		10/25/2021	11/08/2021	11/08/2021		11/08/2021	150.
DLG-102521-6	Thermoworks Inc.	Paid by EFT #5126		10/25/2021	11/08/2021	11/08/2021		11/08/2021	73.
DLG-102521-7	Starved Rock Lodge	Paid by EFT #5122		10/25/2021	11/08/2021	11/08/2021		11/08/2021	188.
DLG-102521-8	Starved Rock Lodge	Paid by EFT #5123		10/25/2021	11/08/2021	11/08/2021		11/08/2021	188.
ARC-102521-1	Mariano's	Paid by EFT #5207		10/25/2021	11/08/2021	11/08/2021		11/08/2021	27.
ARC-102521-2	Safe Kids Worldwide	Paid by EFT #5208		10/25/2021	11/08/2021	11/08/2021		11/08/2021	190.
ARC-102521-3	Safe Kids Worldwide	Paid by EFT #5209		10/25/2021	11/08/2021	11/08/2021		11/08/2021	95.
ARC-102521-4	Safe Kids Worldwide	Paid by EFT #5210		10/25/2021	11/08/2021	11/08/2021		11/08/2021	95.
ARC-102521-5	Safe Kids Worldwide	Paid by EFT #5211		10/25/2021	11/08/2021	11/08/2021		11/08/2021	95.
ARC-102521-6	Safe Kids Worldwide	Paid by EFT #5212		10/25/2021	11/08/2021	11/08/2021		11/08/2021	(95.0
BMB-102521-1	Paypal - Blocky Dogs	Paid by EFT #5165		10/25/2021	11/08/2021	11/08/2021		11/08/2021	82.
BMB-102521-2	Flags For You	Paid by EFT #5166		10/25/2021	11/08/2021	11/08/2021		11/08/2021	50.
PAC-102521-1	Amazon Marketplace	Paid by EFT #5103		10/25/2021	11/08/2021	11/08/2021		11/08/2021	19.
PAC-102521-10	Ray O'Herron Co	Paid by EFT #5112		10/25/2021	11/08/2021	11/08/2021		11/08/2021	1,467.
PAC-102521-11	Ray O'Herron Co	Paid by EFT #5113		10/25/2021	11/08/2021	11/08/2021		11/08/2021	1,490.
PAC-102521-12	Ray O'Herron Co	Paid by EFT #5114		10/25/2021	11/08/2021	11/08/2021		11/08/2021	1,490.

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21 EFT #1

Payment Date Range 11/08/21 - 11/08/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
PAC-102521-13	Ray O'Herron Co	Paid by EFT #5115		10/25/2021	11/08/2021	11/08/2021		11/08/2021	1,483.
PAC-102521-14	Amazon Marketplace	Paid by EFT #5116		10/25/2021	11/08/2021	11/08/2021		11/08/2021	32.
PAC-102521-15	USA Medical Supply	Paid by EFT #5117		10/25/2021	11/08/2021	11/08/2021		11/08/2021	222.
PAC-102521-2	Amazon.Com	Paid by EFT #5104		10/25/2021	11/08/2021	11/08/2021		11/08/2021	13.
PAC-102521-3	Ray O'Herron Co	Paid by EFT #5105		10/25/2021	11/08/2021	11/08/2021		11/08/2021	1,481.
PAC-102521-4	Ray O'Herron Co	Paid by EFT #5106		10/25/2021	11/08/2021	11/08/2021		11/08/2021	1,496.
PAC-102521-5	Ray O'Herron Co	Paid by EFT #5107		10/25/2021	11/08/2021	11/08/2021		11/08/2021	1,217.
PAC-102521-6	Amazon Marketplace	Paid by EFT #5108		10/25/2021	11/08/2021	11/08/2021		11/08/2021	33.
PAC-102521-7	Zazzle	Paid by EFT #5109		10/25/2021	11/08/2021	11/08/2021		11/08/2021	164.
PAC-102521-8	Amazon Marketplace	Paid by EFT #5110		10/25/2021	11/08/2021	11/08/2021		11/08/2021	17.
PAC-102521-9	Amazon.Com	Paid by EFT #5111		10/25/2021	11/08/2021	11/08/2021		11/08/2021	48.
WEN-102521-1	MU Medical Clinic	Paid by EFT #5206		10/25/2021	11/08/2021	11/08/2021		11/08/2021	60.
ARL-102521-1	Arlington Rental	Paid by EFT #5192		10/25/2021	11/08/2021	11/08/2021		11/08/2021	940.
ARL-102521-10	INDEED	Paid by EFT #5201		10/25/2021	11/08/2021	11/08/2021		11/08/2021	(390.0
ARL-102521-11	Country Donuts	Paid by EFT #5202		10/25/2021	11/08/2021	11/08/2021		11/08/2021	38.
ARL-102521-2	Goodwill Retail	Paid by EFT #5193		10/25/2021	11/08/2021	11/08/2021		11/08/2021	47.
ARL-102521-3	Lowes	Paid by EFT #5194		10/25/2021	11/08/2021	11/08/2021		11/08/2021	7.
ARL-102521-4	Mutual Ace Hardware	Paid by EFT #5195		10/25/2021	11/08/2021	11/08/2021		11/08/2021	31.
ARL-102521-5	Mutual Ace Hardware	Paid by EFT #5196		10/25/2021	11/08/2021	11/08/2021		11/08/2021	(17.9
ARL-102521-6	Eurofresh Market	Paid by EFT #5197		10/25/2021	11/08/2021	11/08/2021		11/08/2021	104.
ARL-102521-7	Jewel Osco	Paid by EFT #5198		10/25/2021	11/08/2021	11/08/2021		11/08/2021	50.
ARL-102521-8	INDEED	Paid by EFT #5199		10/25/2021	11/08/2021	11/08/2021		11/08/2021	60.
ARL-102521-9	INDEED	Paid by EFT #5200		10/25/2021	11/08/2021	11/08/2021		11/08/2021	(60.0
JBS-102521-1	The Home Depot	Paid by EFT #5141		10/25/2021	11/08/2021	11/08/2021		11/08/2021	(39.9
JBS-102521-2	The Home Depot	Paid by EFT #5142		10/25/2021	11/08/2021	11/08/2021		11/08/2021	189.
JBS-102521-3	The Home Depot	Paid by EFT #5143		10/25/2021	11/08/2021	11/08/2021		11/08/2021	16.
JBS-102521-4	The Home Depot	Paid by EFT #5144		10/25/2021	11/08/2021	11/08/2021		11/08/2021	(17.2
JBS-102521-5	Home Depot	Paid by EFT #5145		10/25/2021	11/08/2021	11/08/2021		11/08/2021	299.
JBS-102521-6	Home Depot	Paid by EFT #5146		10/25/2021	11/08/2021	11/08/2021		11/08/2021	954.
JJA-102521-1	Mutual Ace Hardware	Paid by EFT #5102		10/25/2021	11/08/2021	11/08/2021		11/08/2021	8.
MDB-102521-1a	Mutual Ace Hardware	Paid by EFT #5099		10/25/2021	11/08/2021	11/08/2021		11/08/2021	41.
NLB-102521-1	Illinois Fire Chiefs	Paid by EFT #5147		10/25/2021	11/08/2021	11/08/2021		11/08/2021	300.
NLB-102521-2	Illinois Fire Chiefs	Paid by EFT #5148		10/25/2021	11/08/2021	11/08/2021		11/08/2021	300.
NLB-102521-3	Jones & Bartlett Learning	Paid by EFT #5149		10/25/2021	11/08/2021	11/08/2021		11/08/2021	319.
NLB-102521-4	Jones & Bartlett Learning	Paid by EFT #5150		10/25/2021	11/08/2021	11/08/2021		11/08/2021	100.
NLB-102521-5	Heller Lumber Co	Paid by EFT #5151		10/25/2021	11/08/2021	11/08/2021		11/08/2021	685.
PMG-102521-1	Target Solutions	Paid by EFT #5203		10/25/2021	11/08/2021	11/08/2021		11/08/2021	10,097.
PMG-102521-2	The Stamp Maker	Paid by EFT #5204		10/25/2021	11/08/2021	11/08/2021		11/08/2021	50.
PMG-102521-3	Metra Mobile	Paid by EFT #5205		10/25/2021	11/08/2021	11/08/2021		11/08/2021	7.
RSB-102521-1	The Home Depot	Paid by EFT #5100		10/25/2021	11/08/2021	11/08/2021		11/08/2021	44.
RSB-102521-2	Mutual Ace Hardware	Paid by EFT #5101		10/25/2021	11/08/2021	11/08/2021		11/08/2021	12.
SEM-102521-1	Amazon.com	Paid by EFT #5160		10/25/2021	11/08/2021	11/08/2021		11/08/2021	36.99

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21 EFT #1

Payment Date Range 11/08/21 - 11/08/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
SEM-102521-2	Tyco Integrated Security	Paid by EFT #5161		10/25/2021	11/08/2021	11/08/2021		11/08/2021	70.
SEM-102521-3	NVINE LLC	Paid by EFT #5162		10/25/2021	11/08/2021	11/08/2021		11/08/2021	260.
SEM-102521-4	Mutual Ace Hardware	Paid by EFT #5163		10/25/2021	11/08/2021	11/08/2021		11/08/2021	43.
SEM-102521-5	Lands End Business	Paid by EFT #5164		10/25/2021	11/08/2021	11/08/2021		11/08/2021	29.
AJB-102521-1	The Home Depot #1927	Paid by EFT #5153		10/25/2021	11/08/2021	11/08/2021		11/08/2021	93.
AJB-102521-2	TreeStuff.com	Paid by EFT #5154		10/25/2021	11/08/2021	11/08/2021		11/08/2021	839.
AJB-102521-3	Einstein Bros. Bagels	Paid by EFT #5155		10/25/2021	11/08/2021	11/08/2021		11/08/2021	31.
DVN-102521-1	Menards	Paid by EFT #5176		10/25/2021	11/08/2021	11/08/2021		11/08/2021	59.
DVN-102521-2	The Home Depot #1927	Paid by EFT #5177		10/25/2021	11/08/2021	11/08/2021		11/08/2021	442.
DVN-102521-3	Menards	Paid by EFT #5178		10/25/2021	11/08/2021	11/08/2021		11/08/2021	224.
DVN-102521-4	Mutual Ace Hardware	Paid by EFT #5179		10/25/2021	11/08/2021	11/08/2021		11/08/2021	13.
DVN-102521-5	SAI Subscription	Paid by EFT #5180		10/25/2021	11/08/2021	11/08/2021		11/08/2021	59.
JRK-102521-1	Grainger	Paid by EFT #5181		10/25/2021	11/08/2021	11/08/2021		11/08/2021	92.
JRK-102521-10	Grainger	Paid by EFT #5190		10/25/2021	11/08/2021	11/08/2021		11/08/2021	38.
JRK-102521-11	Grainger	Paid by EFT #5191		10/25/2021	11/08/2021	11/08/2021		11/08/2021	146.
JRK-102521-2	Grainger	Paid by EFT #5182		10/25/2021	11/08/2021	11/08/2021		11/08/2021	28.
JRK-102521-3	Grainger	Paid by EFT #5183		10/25/2021	11/08/2021	11/08/2021		11/08/2021	18.
JRK-102521-4	Grainger	Paid by EFT #5184		10/25/2021	11/08/2021	11/08/2021		11/08/2021	39.
JRK-102521-5	Grainger	Paid by EFT #5185		10/25/2021	11/08/2021	11/08/2021		11/08/2021	138.
JRK-102521-6	Grainger	Paid by EFT #5186		10/25/2021	11/08/2021	11/08/2021		11/08/2021	189.
JRK-102521-7	Grainger	Paid by EFT #5187		10/25/2021	11/08/2021	11/08/2021		11/08/2021	125.
JRK-102521-8	Grainger	Paid by EFT #5188		10/25/2021	11/08/2021	11/08/2021		11/08/2021	19.
JRK-102521-9	Grainger	Paid by EFT #5189		10/25/2021	11/08/2021	11/08/2021		11/08/2021	173.
KML-102521-1	Amazon Marketplace	Paid by EFT #5127		10/25/2021	11/08/2021	11/08/2021		11/08/2021	344.
KML-102521-10	Amazon.com	Paid by EFT #5137		10/25/2021	11/08/2021	11/08/2021		11/08/2021	97.
KML-102521-11	Amazon.com	Paid by EFT #5138		10/25/2021	11/08/2021	11/08/2021		11/08/2021	58.
KML-102521-12	Amazon.com	Paid by EFT #5139		10/25/2021	11/08/2021	11/08/2021		11/08/2021	42.
KML-102521-13	Amazon Marketplace	Paid by EFT #5140		10/25/2021	11/08/2021	11/08/2021		11/08/2021	29.
KML-102521-14	Warehouse Direct	Paid by EFT #5133		10/25/2021	11/08/2021	11/08/2021		11/08/2021	37.
KML-102521-2	Amazon Marketplace	Paid by EFT #5128		10/25/2021	11/08/2021	11/08/2021		11/08/2021	96.
KML-102521-3	Amazon Marketplace	Paid by EFT #5129		10/25/2021	11/08/2021	11/08/2021		11/08/2021	172.
KML-102521-4	OrderSafety.com	Paid by EFT #5130		10/25/2021	11/08/2021	11/08/2021		11/08/2021	273.
KML-102521-5	Amazon Marketplace	Paid by EFT #5134		10/25/2021	11/08/2021	11/08/2021		11/08/2021	140.
KML-102521-6	IL Arborist Association	Paid by EFT #5131		10/25/2021	11/08/2021	11/08/2021		11/08/2021	1,060.
KML-102521-7	IL Arborist Association	Paid by EFT #5132		10/25/2021	11/08/2021	11/08/2021		11/08/2021	540.
KML-102521-8	Amazon Marketplace	Paid by EFT #5135		10/25/2021	11/08/2021	11/08/2021		11/08/2021	20.
KML-102521-9	Amazon.com	Paid by EFT #5136		10/25/2021	11/08/2021	11/08/2021		11/08/2021	228.
MDB-102521-1	Active Radiator Supply	Paid by EFT #5094		10/25/2021	11/08/2021	11/08/2021		11/08/2021	2,034.
MKD-102521-1	ebay	Paid by EFT #5095		10/25/2021	11/08/2021	11/08/2021		11/08/2021	134.
MKD-102521-2	SupplyHouse.com	Paid by EFT #5096		10/25/2021	11/08/2021	11/08/2021		11/08/2021	212.
MKD-102521-3	SupplyHouse.com	Paid by EFT #5097		10/25/2021	11/08/2021	11/08/2021		11/08/2021	109.
MKD-102521-4	ebay	Paid by EFT #5098		10/25/2021	11/08/2021	11/08/2021		11/08/2021	139.99

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21 EFT #1

Payment Date Range 11/08/21 - 11/08/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
RLK-102521-1	Home Depot	Paid by EFT #5118		10/25/2021	11/08/2021	11/08/2021		11/08/2021	159.
SC-102521-1	Mutual Ace Hardware	Paid by EFT #5167		10/25/2021	11/08/2021	11/08/2021		11/08/2021	16.
SC-102521-2	Multiple Concrete Accessories	Paid by EFT #5168		10/25/2021	11/08/2021	11/08/2021		11/08/2021	168.
SC-102521-3	Multiple Concrete Accessories	Paid by EFT #5169		10/25/2021	11/08/2021	11/08/2021		11/08/2021	(12.4
SC-102521-4	The Home Depot #1927	Paid by EFT #5170		10/25/2021	11/08/2021	11/08/2021		11/08/2021	139.
SC-102521-5	The Home Depot #1927	Paid by EFT #5171		10/25/2021	11/08/2021	11/08/2021		11/08/2021	4.
SC-102521-6	Multiple Concrete Accessories	Paid by EFT #5172		10/25/2021	11/08/2021	11/08/2021		11/08/2021	31.
SC-102521-7	Menards	Paid by EFT #5173		10/25/2021	11/08/2021	11/08/2021		11/08/2021	94.
SC-102521-8	The Home Depot #1927	Paid by EFT #5174		10/25/2021	11/08/2021	11/08/2021		11/08/2021	15.
SC-102521-9	Menards	Paid by EFT #5175		10/25/2021	11/08/2021	11/08/2021		11/08/2021	122.
WES-102521-1	The Home Depot #1927	Paid by EFT #5152		10/25/2021	11/08/2021	11/08/2021		11/08/2021	33.
	Vendor **4466 - JP Morgan Chase Bank Commercial Card** Totals					Invoices	135		$289,977.
				Grand Totals		Invoices	135		$289,977.

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21 EFT #2

Payment Date Range 11/30/21 - 11/30/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4650 - Amalgamated Bank of Chicago**									
2017 - 12/2021	Debt Service	Paid by EFT #5090		11/02/2021	11/30/2021	11/30/2021		11/30/2021	21,975.
2017A - 12/2021	Debt Service	Paid by EFT #5089		11/02/2021	11/30/2021	11/30/2021		11/30/2021	2,029,998.
2017C - 12/2021	Debt Service	Paid by EFT #5091		11/02/2021	11/30/2021	11/30/2021		11/30/2021	653,550.
2017D - 12/2021	Debt Service	Paid by EFT #5086		11/02/2021	11/30/2021	11/30/2021		11/30/2021	715,096.
2018 - 12/2021	Debt Service	Paid by EFT #5087		11/02/2021	11/30/2021	11/30/2021		11/30/2021	606,250.
2020 - 12/2021	Debt Service	Paid by EFT #5088		11/02/2021	11/30/2021	11/30/2021		11/30/2021	245,603.
		Vendor **4650 - Amalgamated Bank of Chicago** Totals				Invoices	6		$4,272,473.
				Grand Totals		Invoices	6		$4,272,473.

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21 EFT #3

Payment Date Range 11/30/21 - 11/30/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2201 - Wells Fargo Bank**									
VILLA 01122021	Debt Service	Paid by EFT #5092		11/02/2021	11/30/2021	11/30/2021		11/30/2021	2,791,816.
			Vendor **2201 - Wells Fargo Bank** Totals			Invoices	1		$2,791,816.
				Grand Totals		Invoices	1		$2,791,816.

Attachment: Warrant #21 (2021-20 : Warrant # 21)

VILLAGE OF PALATINE

Warrant #21 EFT #4

Payment Date Range 11/10/21 - 11/10/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **3585 - U.S. Department of HUD**									
2021-00000967	CDBG Repayment for Cancelled Dundee/Denise Pedestrian Signal	Paid by EFT #5228		11/10/2021	11/12/2021	11/10/2021		11/10/2021	2,090.
			Vendor **3585 - U.S. Department of HUD** Totals			Invoices	1		$2,090.
				Grand Totals		Invoices	1		$2,090.

Attachment: Warrant #21 (2021-20 : Warrant # 21)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 10/29/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	10/29/2021	258316	Utility Management Refund	LASALLE ST HOMES		159.30

Account Type	Account Number	Transaction Date	Transaction Type
Residential - Single Family	101007002-004	10/29/2021	Refund

AP Accounts Payable ZBA Totals: Transactions: 1 $159.30

Checks: 1 $159.30

Attachment: Warrant #21 (2021-20 : Warrant # 21)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 11/05/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	11/05/2021	258317	Utility Management Refund	DEAL , BILL		11.10

Account Type	Account Number	Transaction Date	Transaction Type

AP Accounts Payable ZBA Totals:		Transactions: 1	$11.10
Checks:	1	$11.10	

Attachment: Warrant #21 (2021-20 : Warrant # 21)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 11/08/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	11/08/2021	258318	Utility Management Refund	217 PLEASANT HILL LLC		6.10
	Account Type			Account Number	Transaction Date	Transaction Type
Check	11/08/2021	258319	Utility Management Refund	ANTOSZ , BOGUSLAWA		120.27
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			402470001-004	11/08/2021	Refund
Check	11/08/2021	258320	Utility Management Refund	BAUDENDISTEL , PATRICIA		84.05
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			211952003-001	11/08/2021	Refund
Check	11/08/2021	258321	Utility Management Refund	JEFFERY HAYES		84.05
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			600000403-002	11/08/2021	Refund
Check	11/08/2021	258322	Utility Management Refund	LANGER , BEVERLY		19.57
	Account Type			Account Number	Transaction Date	Transaction Type
Check	11/08/2021	258323	Utility Management Refund	MIRGORODSKY , ALEX		16.52
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			201446002-001	11/08/2021	Refund
AP Accounts Payable ZBA Totals:				Transactions: 6		$330.56

Checks:	6	$330.56

Attachment: Warrant #21 (2021-20 : Warrant # 21)

Consider an Ordinance Granting a Final Planned Development for the Architects Corner Development at 1939 – 1967 N. Northumberland Pass

BACKGROUND:
The Subject Property contains seven residential lots (1.19 acres), zoned Planned Development, and were initially approved in 2000. These lots are part of Architects Corner, within Dunhaven Woods South Subdivision. The 2017 Planned Development approval expired (09/18/2020) after three years without any development activity. Therefore the Petitioner is seeking;

> **Final Planned Development to allow a 7 lot single-family residential development.**

KEY ISSUES:

- The lots remain unimproved and the property was acquired by the Petitioner, who applied for a new planned development, with updated engineering and architectural plans.

Engineering and Architecture

- The submitted engineering plans incorporate the original engineering design and were amended to address the Watershed Management Ordinance permit requirements (MWRD). The WMO was not in existence when the original subdivision was approved.

Architecture

- The Petitioner included the architectural guidelines from the 2017 approval, which indicates that the residences will be custom construction, with identified elevations and home styles. The two-story homes will begin at 2,600 square feet up to 4,000 square feet and the Petitioner indicated at the Public Hearing that home prices would begin at $799,000.
- Consistent with Dunhaven Wood South and the previously approvals, all elevations will be constructed of 50% brick and no vinyl or aluminum shall be allowed, excepting soffits, gutters, and downspouts. Per the updated guidelines, the roofing would include Architectural shingles. The Petitioner indicates compliance with the architectural restrictions and guidelines as outlined in the Dunhaven Woods South Homeowner's Association declarations.

- The were four residents testifying at the Public Hearing, with concerns about the restoration of the existing grading of their lots, which surround Architects Corner. The Planned Development requires, and the engineering plans identify, a mass grading of the property, prior to the issuance of any building permits. This work will be secured with a letter of credit and the Petitioner will be required to restore the grades of the four off-site lots as part of the improvements. The Petitioner confirmed that the off-site restoration will be addressed at the Public Hearing. The

Petitioner also indicated that additional rear yard plantings would be a component of the landscaping plans, in response to concerns about tree removal.

- The Petitioner and property owner owns a plumbing contracting company servicing commercial, residential, and industrial projects, including many of the homes in Dunhaven Woods. They will complete all on the on-site plumbing work, with Midwest Lifestyle Homes constructing the homes, as the proposed builder for the subdivision.

ALTERNATIVES:

1. Approve the Preliminary and Final Planned Development for Architects Corner.

2. Do not approve the Preliminary and Final Planned Development for Architects Corner.

RECOMMENDATION:

Public Hearing:	Plan Commission - November 2, 2021
Residents testifying:	4; concerns about off-site grading and existing grade conditions of surrounding properties and tree removal.
Vote:	The Plan Commission voted unanimously to approve the requested Planned Development, with conditions, and Staff concurs.

ACTION REQUIRED:

A motion to approve the Final Planned Development at Architects Corner at 1939-1967 N. Northumberland Pass.

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

Consider a Motion Authorizing the Village Manager to Execute a Facade and Property Improvement Reimbursement Agreement for the Property at 30 - 60 W. Palatine Road

BACKGROUND:
The property at 30 - 60 W. Palatine Road, along the north side of Palatine Road, between Bothwell and Brockway Streets, has recently been acquired by a new property owner (Miceli Plazas LLC). The new property owner is seeking to complete a variety of improvements to the existing building and property and thus is requesting some TIF assistance from the Village to offset a portion of the planned improvement costs.

KEY ISSUES:

- As outlined in the attached request, the property owner has indicated the estimated cost of the various planned improvements to the existing building and property could exceed $1,000,000. Due to these circumstances, they are requesting some Village assistance. The planned improvements include facade improvements to the existing building, improvements to tenant spaces to accommodate new uses, and improvements to an existing storm sewer in the parking lot to the north of the building.

- The maximum total of Village TIF assistance would be $150,000, with $100,000 toward façade improvements, $30,000 to tenant buildouts, and $20,000 towards the repair/replacement of an existing storm sewer. The tenant buildout is tied to the use being a sales tax generating use.

- The proposed agreement, see attached draft, includes conditions related to the timing of completing the planned facade and property improvements and other related issues.

ALTERNATIVES:

1. Authorize the Village Manager to execute the agreement.
2. Refer back to Staff with Comments.

RECOMMENDATION:
Staff recommends approval of the Facade and Property Improvement Agreement for the property located at 30 - 60 W. Palatine Road.

ACTION REQUIRED:
A motion authorizing the Village Manager to execute the Facade and Property Improvement Agreement for the property located at 30 - 60 W. Palatine Road.

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