



**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 13, 2023**

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**Regular Meeting**

**7:00 PM**

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**I. ROLL CALL – Time: 7:04 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 | Absent  |         |
| Brad Helms       | District 6 Councilman | Present |         |

Also Present:

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

**II. PLEDGE TO THE FLAG – Time: 7:04 PM**

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

**III. APPROVAL OF MINUTES**

1. Village Council & Committee of the Whole - Regular Meeting - November 6, 2023  
- **Accepted**

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                 |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman       |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman           |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                   |



#### IV. MAYOR'S REPORT

1. As Submitted -

Mayor Schwantz announced upcoming events:

**Friday, November 17<sup>th</sup>: 5 PM-9 PM**

Holidays on the Town

Support Local Businesses of Downtown Palatine

**Saturday, November 18<sup>th</sup>: 4:45 PM-5:45 PM**

Village of Palatine's Holiday Tree Lighting Ceremony

Towne Square

**November Coat Drive Now Through Thursday, November 30<sup>th</sup>**

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

**Final Curbside Leaf Collection**

A final leaf pickup began today, Monday, November 13<sup>th</sup> and will continue throughout the week until all leaves have been collected. All zones must have their leaves placed into the street and ready for pickup.

#### V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:06 PM

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

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Tim Millar, District 1 Councilman               |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman           |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms     |
| <b>ABSENT:</b>   | Kozlowski                                       |

#### VI. COMMITTEE OF THE WHOLE

##### A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:07 PM

*TIM MILLAR, CHAIRMAN*

1. Consider an Ordinance Granting Special Uses to Permit an Addition to Encroach into the Required Side Yard Setback and to Permit a Deck to be Located within the Floodplain at 170 S. Greeley Street - **Motion Carried by Voice Vote** (Council District: Two)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request

for a Special Use to construct an attached garage to the existing residence, with a 4-foot setback (5 foot minimum) from the side lot line, and to construct a replacement deck to the rear of the residence located in the flood plain. The Planning and Zoning Commission voted unanimously to approve the Special Uses, and staff concurs.

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

2. Consider an Ordinance Granting a Special Use to Permit a Tobacco Shop at 157 W. Northwest Highway - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a tobacco shop, Prime Smoke, offering a variety of tobacco, e-cigarette products, and nicotine replacement therapy. The Planning and Zoning Commission voted unanimously to approve the Special Use, and staff concurs.

In response to Councilman Myslinski's concern about serving snacks in the tobacco shop, Ali Omer business owner, stated they are proposing vending machines only, for drinks and snacks.

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|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                     |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman                 |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

3. Consider an Ordinance Granting a Special Use, Minor Planned Development Amendment, and Parking Variations to Permit a Montessori School at 600 N. First Bank Drive - **Continued** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented Grow Montessori Academy's request for a:

- Special Use to open a new Montessori School, on the ground floor of 600 North First Bank Drive,
- Variation to permit 90-degree angle parking spaces to be 18 feet deep (19 feet minimum required)
- Minor Planned Development Amendment to reconfigure the parking area for the proposed 3,500 square foot outdoor play area north of the building,
- Minor Planned Development Amendment to allow for the addition of the outdoor play area within the Renaissance Planned Development,
- Variation to permit 90-degree angled parking spaces to be 18 feet deep (19

feet minimum required),

- Variation to permit two-way cross aisle widths to be 21.6 feet (minimum required 24 feet), and
- Variation to permit 51 parking spaces, (minimum required 67 parking spaces).

The initial student enrollment is estimated at 8-13, growing to a maximum of 95.

In response to comments at the Public Hearing, a business plan addendum was submitted outlining staggered drop-off/pick-up procedures and a revised elevation for the main play area with a 5-foot tall open-style wrought iron fence (originally proposed 4-foot-tall fence) with adjacent boulder bollards to provide protection from vehicles. Final directional signage for the parking lot is to be submitted in a manner acceptable to the Village Engineer. The Planning and Zoning Commission voted 4-3 to approve and staff recommends action at the discretion of the Village Council.

Council concerns were voiced regarding the number of cars in line for drop off and pick up, staggering 4 start times to alleviate crowding the lot, positive location near Library, solid fence might reduce noise from playground, initial limit of 50 students maximum with review before requesting approval for more, and adding a condition to restore the property to original state if vacating.

Village Manager Reid Ottesen suggested a limit of 50 students initially. School could return for approval of more after a review process.

Mayor Schwantz suggested a condition of restoring the location back to original state if the school moves to another location.

Mallory Miller, owner of the academy, responded to Council concerns: offering staggered start times, noting that 95 students are far fewer than St. Theresa's population over 425. Her ultimate goal is to have all four classrooms operational in three years. Car-pooling is a possibility. She opposed a solid fence, blocking sunlight to the classroom and to area for gardening.

In response to Councilman Lamerand, Miller stated she believes this location will be manageable, but will work with the landlord. Business owners in the area have written letters of support. Initially three classrooms are planned for 28 children per classroom. Montessori has strict guidelines. It will be three years to get to the maximum enrollment of 95. The garage door would open directly to the playground safely.

Jerome Pinderski, attorney for Moats Office Properties, stated this is a positive endeavor, but not for this location. His client objects to the size and scope of the proposal, potential traffic congestion, and the use is too intense for the long-term tenants in the area. When this was proposed there was only

one start time. Most tenants arrive around 8:30 a.m. The change in start times is welcome. Pinderski asked for a student cap at 50. His concern is to preserve the nature of the office center. Because the proposed Montessori school is directly next to the medical building where business is quiet, Pinderski proposed other alternatives: turning the playground 90 degrees, which could dramatically address the noise and visual distractions, or to relocate the playground. Finally, he proposed a 6 ft privacy fence to the edge of the building, immediately adjacent to the medical building. He cautioned special events impact on the parking lot.

Councilman Millar suggested an agreement with the library for special event parking.

Councilman Helms suggested reconfiguration of playground and the solid fence.

Ottesen stated the drop off hours are addressed, limitation of enrollment and relocation of playground are the two requests of neighboring businesses. Ottesen stated continuing this item would allow time to clearly define issues in conditions.

Miller stated the playground would be used a maximum of one hour per day. Montessori children are not loud. She has staggered start times. After reviewing locations for the playground, Miller said this was the only option. They have a good working relationship with the library. She agreed to consider the solid wall.

Ottesen noted the noise from Sanborn can get loud. A solid fence may mitigate the noise. The 90-degree turn of the playground could impact stacking of cars.

Ottesen suggested continuing this item to Dec. 4, allowing further discussion with staff and petitioner.

Megan Rothenberg, N. Benton, stated she has the benefit to walk and supported Mallory and the Montessori school.

Lauren Cohen, N. Clark Drive, will have 3-5 children going to the school in one car.

Jerry Cope, Kirk Lane, Lauren Cohen's father, noted that each car will deliver more than one student. View it as a blessing to the neighborhood.

Councilman Helms, seconded by Councilman Myslinski, moved to continue this item to December 4, 2023.

|                  |                                             |                                |
|------------------|---------------------------------------------|--------------------------------|
| <b>RESULT:</b>   | <b>CONTINUED [5 TO 1]</b>                   | <b>Next: 12/4/2023 7:00 PM</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman           |                                |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman       |                                |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms |                                |
| <b>NAYS:</b>     | Schwantz                                    |                                |
| <b>ABSENT:</b>   | Kozlowski                                   |                                |

4. Consider an Ordinance Granting a Special Use for a Fence in the Front Yard at 1835 N. Laurel Drive - **Motion Failed by Voice Vote** (Council District: Four)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a 4-foot privacy fence in the front yard, with a 13-foot setback and landscaping, then transition to a 6-foot solid wood fence to enclose part of the front yard, with a 22-foot setback and continue into the interior side yard. The neighboring property owner at 855 E. Aster Avenue submitted a letter of objection. The Planning and Zoning Commission voted 6-1 to approve the Special Use. Staff recommends action at the discretion of the Village Council.

In response to Councilman Solberg, Vyverberg stated landscaping will be part of the building permit approval. Neighboring fencing was built when this area was unincorporated.

In response to Councilman Millar, Village Manager Reid Ottesen noted the petitioner's proposal reduces the side yard fence improving sight lines.

Greg Antoniou, speaking on behalf of the mother Nancy Antoniou, 855 Astor, opposed a 6-foot fence in petitioner's side yard, which is really the front yard. They are willing to install a 6 ft fence from back of garage. He opposes the proposal.

Dennis & Roxanne Galang, 1835 N. Laurel Drive, petitioners, want to provide security for family and privacy. He is open for any changes.

Councilman Solberg cannot support a board-on-board fence and suggested a more open-air 4-foot fence.

Ottesen suggested just voting on what's before you.

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION FAILED BY VOICE VOTE [0 TO 6]</b>           |
| <b>MOVER:</b>    | Greg Solberg, District 4 Councilman                   |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman                 |
| <b>NAYS:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

## 5. As Submitted -

Nothing was submitted.

**B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**

*BRAD HELMS, CHAIRMAN*

1. Consider an Ordinance Granting a Final Planned Development and a Resolution Approving a Preliminary and Final Plat of Subdivision at 874-920 N. Quentin Road - **Motion Carried by Voice Vote** (Council District: One)

Planning & Zoning Director Ben Vyverberg presented the developer's request for a Final Planned Development to permit a 13-unit (5 duplexes and one 3-unit) development; and a Preliminary and Final Plat of Subdivision to allow a 6-lot; 13-unit development. There are 4 existing curb cuts onto Quentin Road, which is within the Cook County Highway Department's purview. The Preliminary Planned Development approval consolidated access to Quentin Road to two curb cuts, for the 10 units through a shared private driveway. The proposed subdivision plans will convey additional right-of-way to the Village, grade the existing elevation, and widen Poplar Street by up 10-12 feet. Residents expressed concern for traffic signage at the Planning and Zoning Commission meeting. The Planning and Zoning Commission voted unanimously to approve the Subdivision and Final Planned Development to permit a 6-lot, 13 unit (5 duplexes and one 3-unit) and staff concurs.

Councilman Millar noted curb cuts and driveways on Poplar are close to Quentin. Village Manager Reid Ottesen indicated that staff was concerned with the eastern curb cuts.

CJ Johnson, Developer and Mike Anderson, Architect, noted the elevation on the curb cuts.

Councilman Helms suggested reconfiguring and reducing to one curb cut on Poplar losing a unit and asked for assurance that compensatory water storage is sufficient to protect neighbors.

CJ Johnson indicated that he could relocate the drive for the middle unit of Poplar to share with the drive further west and thus, increase the distance from Quentin.

Village Manager Ottesen indicated that this was a good solution and can be handled through the final engineering plans at the time of building permit.

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman                 |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman                 |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

2. As Submitted -

Nothing was submitted.

**C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:41 PM**

*DOUG MYSLINSKI, CHAIRMAN*

1. Consider a Motion to Award a Contract for the South Supply Pump Station Roof Replacement - **Approved by Voice Vote** (Council District: Two)

Public Works Director Matt Barry recommended awarding a contract for the South Side Supply Pump Station roof replacement to the lowest responsible bidder, CIC Roofing & Carpentry of Wauconda, Illinois in the amount of \$81,019.

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY VOICE VOTE [UNANIMOUS]</b>             |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman                 |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman                   |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

2. Consider a Motion Authorizing a Groundwater Ordinance Prohibiting the Installation of Wells in a Defined Area (1245 East Dundee Road) - **Motion Carried by Voice Vote** (Council District: Five)

Public Works Director Matt Barry proposed a limited local groundwater ordinance pursuant to 35 IAC Section 742.1015 for the area surrounding the subject property and recommended authorizing an Ordinance prohibiting groundwater wells within the defined area.

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Tim Millar, District 1 Councilman                     |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman                 |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

3. As Submitted -

Nothing was submitted.

**D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:**

8:43 PM

*KOLLIN KOZLOWSKI, CHAIRMAN*

In the absence of Chairman Kozlowski, Vice-Chairman Helms opened the Administration, Technology & Community Health Committee

## 1. As Submitted -

Nothing was submitted.

**E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:43 PM***SCOTT LAMERAND, CHAIRMAN*

## 1. As Submitted -

Nothing was submitted.

**F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:43 PM***GREG SOLBERG, CHAIRMAN*

## 1. As Submitted -

Nothing was submitted.

**VII. RECONVENE THE VILLAGE COUNCIL MEETING**

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

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman           |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman             |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms     |
| <b>ABSENT:</b>   | Kozlowski                                       |

**VIII. CONSENT AGENDA**

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



|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED BY ROLL CALL [UNANIMOUS]</b>     |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman       |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman           |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                   |

1. Consider an Ordinance Granting Special Uses to Permit an Addition to Encroach into the Required Side Yard Setback and to Permit a Deck to be Located within the Floodplain at 170 S. Greeley Street - **Approved** (Council District: Two)

Ordinance #O-131-23

2. Consider an Ordinance Granting a Special Use to Permit a Tobacco Shop at 157 W. Northwest Highway - **Approved** (Council District: Six)

Ordinance #O-132-23

3. Consider an Ordinance Granting a Final Planned Development and a Resolution Approving a Preliminary and Final Plat of Subdivision at 874-920 N. Quentin Road - **Approved** (Council District: One)

Ordinance #O-133-23

Resolution #R-30-23

4. Consider a Motion to Award a Contract for the South Supply Pump Station Roof Replacement - **Approved** (Council District: Two)

5. Consider a Motion Authorizing a Groundwater Ordinance Prohibiting the Installation of Wells in a Defined Area (1245 East Dundee Road) - **Approved** (Council District: Five)

Ordinance #O-134-23

## IX. REPORTS OF STANDING COMMITTEE

### A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:

8:44 PM

*KOLLIN KOZLOWSKI,*

In the absence of Chairman Kozlowski, Vice-Chairman Helms opened the Administration, Technology & Community Health Committee

1. As Submitted -

No Report

**B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:44 PM***SCOTT LAMERAND, CHAIRMAN*

1. As Submitted -

No Report

**C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 8:44 PM***BRAD HELMS, CHAIRMAN*

1. As Submitted -

No Report

**D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE***GREG SOLBERG, CHAIRMAN*

1. As Submitted -

No Report

**E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE***DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted -

No Report

**F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:28 PM***TIM MILLAR, CHAIRMAN*

1. Consider an Ordinance Granting a Special Use, Minor Planned Development Amendment, and Parking Variations to Permit a Montessori School at 600 N. First Bank Drive - **Continued** (Council District: Six)

This item was discussed at the Police Policy & Code Services Committee meeting earlier this evening and was continued to the Village Council Meeting on December 4, 2023.

|                  |                                             |                                |
|------------------|---------------------------------------------|--------------------------------|
| <b>RESULT:</b>   | <b>CONTINUED [UNANIMOUS]</b>                | <b>Next: 12/4/2023 7:00 PM</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman           |                                |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman       |                                |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms |                                |
| <b>ABSENT:</b>   | Kozlowski                                   |                                |

2. Consider an Ordinance Granting a Special Use for a Fence in the Front Yard at 1835 N. Laurel Drive - **Motion Failed by Roll Call** (Council District: Four)

This item was discussed at the Police Policy & Code Services Committee meeting earlier this evening.

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION FAILED BY ROLL CALL [0 TO 5]</b>  |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman       |
| <b>SECONDER:</b> | Brad Helms, District 6 Councilman           |
| <b>NAYS:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                   |

3. As Submitted -

No Report

## **X. REPORTS OF THE VILLAGE OFFICERS**

### **A. VILLAGE MANAGER**

1. As Submitted -

No Report

### **B. VILLAGE CLERK**

1. As Submitted -

No Report

### **C. VILLAGE ATTORNEY**

1. As Submitted -

No Report

## **XI. CLOSED SESSION AS REQUIRED**

No Closed Session requested.

## **XII. RECOGNITION OF AUDIENCE**

No one came forward.

**XIII.ADJOURNMENT – Time: 8:46 PM**

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

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman               |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman               |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms     |
| <b>ABSENT:</b>   | Kozlowski                                       |

SUBMITTED BY:

Margaret R. Duer  
Village Clerk



**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 6, 2023**

**Regular Meeting**

**7:00 PM**

**I. ROLL CALL – Time: 7:00 PM**

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

Also Present:

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

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

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

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

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED BY VOICE VOTE [UNANIMOUS]</b>    |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman       |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman           |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                   |

1. Village Council & Committee of the Whole - Regular Meeting - October 16, 2023  
**- Accepted**
2. Village Council & Committee of the Whole - Special Meeting - October 28, 2023  
**- Accepted**

Minutes Acceptance: Minutes of Nov 6, 2023 7:00 PM (APPROVAL OF MINUTES)

#### IV. MAYOR'S REPORT

1. Certificate of Recognition for St. Thomas of Villanova's Girls Cross Country Member Ellie Garrett for 1st Place at the Illinois Elementary School Association's Cross Country State Championships -

Mayor Schwantz presented a Certificate of Recognition to St. Thomas of Villanova's Girls Cross Country Member Ellie Garrett for winning 1st Place at the Illinois Elementary School Association's Cross Country State Championships.

2. As Submitted -

Mayor Schwantz announced upcoming events:

Tuesday, November 7th: 12 PM - 5 PM  
American Red Cross Blood Drive  
Deer Grove Covenant Church

Palatine Winter Farmer's Market  
1st & 3rd Saturday, November through April, 10 AM - 12 PM  
Palatine Train Station Parking Lot

Village Hall Offices are closed Friday, November 10th in observance of Veteran's Day

Saturday, November 11: 11 AM  
American Legion Hosts Veterans Day Program  
Cutting Hall

##### Curbside Leaf Collection

The Public Works Department's annual Curbside Leaf Collection Program has a final pickup for all zones beginning on Monday, November 13. All raked leaves must be placed into the street and ready for pickup no later than 7:00 a.m. on scheduled days, but no earlier than 4:00 p.m. on the day prior to collection.

##### November Coat Drive Now Through Thursday, November 30th

The Palatine Police Department is collecting new and gently used winter coats and winter clothing for all ages. Drop off is at the Palatine Police Department lobby.

**\*\*NOTE\*\*** P.A.T.H. is currently in great need of children's clothes, age newborn to 18. The Palatine Police Department will accept those items as well. The collection will be donated to the Palatine Assisting Through Hope (P.A.T.H.) program benefiting the residents of Palatine.

**V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:07 PM****Recess to Committee of the Whole - Motion Carried by Voice Vote**

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman               |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman             |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms     |
| <b>ABSENT:</b>   | Kozlowski                                       |

**VI. COMMITTEE OF THE WHOLE****A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:07 PM***BRAD HELMS, CHAIRMAN*

1. Consider Ordinances Approving a Final Planned Development and Rezoning to Planned Development, and a Resolution Approving a Preliminary and Final Plat of Subdivision all for a Three-Lot Subdivision at 52 W. Colfax Street - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for Final Planned Development to allow 3 single-family residential lots; Preliminary and Final Plat of Subdivision; and Rezoning from R-3 multiple family residential to Planned Development. The homes will all face Brockway Street, with a shared driveway on the east side of the property. Each home maintains a 15-foot front yard setback. Lot 3 provides a 21-foot corner side yard setback, which was increased from 17 feet to 21 feet to preserve an existing Norway Maple. Landscaping is proposed for the north and east lot-line, along with a "V" shaped 32 square-foot development sign on the property. The Planning & Zoning Commission voted 6-1 to recommend approval and staff concurs.

Councilman Millar expressed concern for the privacy and noise control for the neighbor to the north of the subject property. Vyverberg explained the landscaping plans.

Greg Rose, 47 N. Bothwell, stated he would agree to install a fence to add sound barrier for northern neighbor.

Village Manager Reid Ottesen stated the condition for landscaping will include a fence.

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

2. As Submitted -

Nothing was submitted.

**B. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:13 PM**

*TIM MILLAR, CHAIRMAN*

1. Consider a Resolution Granting a Time Extension for the Previously Approved Special Use Amendment for an Expanded Floor Plan and Alterations to the Business Plan for A Closer Bond Animal Kennel at 550 W. Wood Street Unit #300 - **Adopted by Voice Vote** (Council District: One)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a time extension of the previously approved Special Use Amendment to February 6, 2024, to allow the petitioner to obtain a building permit for A Closer Bond's interior expansion and modifications. Staff recommends approval.

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED BY VOICE VOTE [UNANIMOUS]</b>              |
| <b>MOVER:</b>    | Jim Schwantz, Mayor                                   |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman                 |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

2. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Used Car Sales Facility at 2228 N. Rand Road - **Motion Carried by Voice Vote** (Council District: Three)

Planning & Zoning Director Ben Vyverberg presented Palatine Motors, Inc.'s request to transfer their ownership and existing Special Use for a used car sales facility to Arlington Auto Sales in Palatine Inc. to permit the continued operation of the facility. Staff recommends approval.



|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman                 |
| <b>SECONDER:</b> | Brad Helms, District 6 Councilman                     |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

3. Consider an Ordinance Granting a Rezoning from B-1 Shopping Center District to B-2 General Business District, Vacation of a Portion of S. Consumers Avenue Cul-de-Sac and a Special Use to Permit an Indoor Sports and Recreational Facility - **Motion Carried by Voice Vote** (Council District: Five)

Planning & Zoning Director Ben Vyverberg presented Orbit Ice Rink's request for a Special Use and Rezoning from B1 to B2 (General Business), Special Use to permit an indoor sports and recreational facility; and Vacation of the S. Consumers Avenue 60-foot right-of-way and cul-de-sac, and landscaping to include 37 trees. A restaurant is also proposed. The Planning & Zoning Commission voted unanimously to recommend approval and staff concurs.

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                     |
| <b>SECONDER:</b> | Jim Schwantz, Mayor                                   |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

4. 746 S. Vermont Street (Council District:Two)

Planning & Zoning Director Ben Vyverberg presented Clearbrook's request for a Special Use to permit an Alternative Education Facility; a variation to permit a patio in the required front yard; a variation to permit a dumpster and parking lot to be closer than 5 feet to a lot line; and a variation to allow a property to provide less than the required 50-foot-wide buffer zone with landscaping.

The Planning and Zoning Commission voted as follows:

Special Use: Approved 7-0;

Variation for patio in the front yard: Approved 4-3;

Variation for dumpster to be 0' from lot line: Approved 7-0; and

Variation to encroach into the 50' buffer: Approved 5-2.

Staff recommends approval of the Special Use and denial of the buffer yard reduction, patio encroachment, and dumpster setback Variations. In addition, Staff recommends approval of the Ordinance clarifying the previous Vacation of a portion of the unimproved California Street right-of-way.

Condition 3 added by Village Manager Reid Ottesen: "In the event that the petitioner vacates the property, the fifty (50) foot landscape buffer area must be restored in a manner acceptable to the Village Manager prior to any new occupant receiving a business license or any other certificate of occupancy."

Councilman Lamerand noted that past similar situations were next to residential, in this case it is next to a church and soccer field, therefore he supports the 50-foot Vacation.

Mayor Schwantz supports the 50-foot vacation, and also supports returning the 50-foot buffer if use changes. He expressed concern for the patio.

Hersted, 735 S. Oak Street, nearest resident to the property, expressed concern about the larger buffer, yet supported it. He suggested the SW corner patio may not be used much.

Bob Flubacker, Architect of the project, agreed with the Village-required 50-foot buffer for the northwest residential area, although the church is not residential, they are providing the 50-foot buffer. There are a number of properties to the north with parking spaces.

Mayor Schwantz supported requiring any new owner to restore the buffer as in Condition 3.

- A. Consider an Ordinance Vacating that Portion of the Unimproved California Street Right-of-Way being a 7-Foot Strip Dedicated per Klefstad's Palatine Industrial Park - **Motion Carried by Voice Vote**

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman                 |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman                   |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

- B. Consider an Ordinance Granting a Special Use for an Alternative Educational Facility Use - **Motion Carried by Voice Vote** (Council District: Two)

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman                 |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman                   |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

- C. Consider an Ordinance Granting Variations - **Motion Carried by Voice Vote**

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman                 |
| <b>SECONDER:</b> | Brad Helms, District 6 Councilman                     |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

5. As Submitted -

Nothing was submitted.

**C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:**

7:36 PM

*KOLLIN KOZLOWSKI, CHAIRMAN*

In the absence of Chairman Kozlowski, Vice-chairman Brad Helms opened the Administration, Technology & Community Health Committee Meeting

1. Consider a Motion Authorizing the Village Manager to Execute an Intergovernmental Agreement with Harper College for Installation of Fiber Optics Cabling - **Approved by Voice Vote**

Public Works Director Matt Barry recommended authorizing a 10-year agreement enabling fiber communication to be installed and connected to ICN. The Fiber Optics cable will enable the Village to provide high speed connectivity to the Village and to partners, such as Palatine Park District, Palatine Public Library, District 15 and others.

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY VOICE VOTE [UNANIMOUS]</b>             |
| <b>MOVER:</b>    | Jim Schwantz, Mayor                                   |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman                   |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

2. Consider a Motion to Award a Contract for the 2023 Fiber Optic Link Project - **Approved by Voice Vote**

Public Works Director Matt Barry recommended approving the \$120,000 contract for the 2023 Fiber Optic Link Project to DVBC, Inc., d/b/a Terrazon Group.

Mayor Schwantz complimented the Village staff for promoting various community agencies working cooperatively.

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY VOICE VOTE [UNANIMOUS]</b>             |
| <b>MOVER:</b>    | Jim Schwantz, Mayor                                   |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman                     |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

3. As Submitted -

Nothing was submitted.

**D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:39 PM**

*SCOTT LAMERAND, CHAIRMAN*

1. Consider Continued Discussion of the CY 2024 Proposed Budget & Capital Investment Plan -

Councilman Lamerand reported the CY 2024 Proposed Budget & Capital Investment Plan was presented in a public meeting on October 28, 2023, totaling \$142,735,843, of which \$89,272,413 is for the Operations Budget and the remaining \$53,463,430 is for the Capital Budget, TIF Districts, Debt Service, Transfers, Casualty/Liability Insurance Program, and Pension Administration requirements, totaling an increase of 7.38% over the CY 2023 budget. The Budget proposes no increase in property taxes.

He stressed the goal of being debt free by 2025.

A Public Hearing will be held on Monday, November 20 and the Budget Adoption will take place on Monday, December 4.

2. Consider a Motion to Authorize the Village Manager to Purchase 2024 Light and Heavy Duty Fleet Consistent with the Capital Improvement Plan - **Approved by Voice Vote**

Public Works Director Matt Barry recommended authorizing the Village Manager to purchase up to \$992,880 in 2024 scheduled replacements for the light and heavy-duty Public Works and Police vehicles. The \$992,880 would be from a budget adjustment advancing planned expenditures for 2024 into 2023.

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY VOICE VOTE [UNANIMOUS]</b>             |
| <b>MOVER:</b>    | Jim Schwantz, Mayor                                   |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman                     |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

3. As Submitted -

Nothing was submitted.

**E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:44 PM***GREG SOLBERG, CHAIRMAN*

## 1. As Submitted -

Nothing was submitted.

**F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:44 PM***DOUG MYSLINSKI, CHAIRMAN*

## 1. As Submitted -

Nothing was submitted.

**VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:44 PM**Reconvene the Village Council Meeting - **Motion Carried by Voice Vote**

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman               |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman           |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms     |
| <b>ABSENT:</b>   | Kozlowski                                       |

**VIII. CONSENT AGENDA**

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

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED BY ROLL CALL [UNANIMOUS]</b>     |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman       |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman       |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                   |

1. Consider a Motion to Approve 2023 Warrant #21 - **Approved**
2. Consider Ordinances Approving a Final Planned Development and Rezoning to Planned Development, and a Resolution Approving a Preliminary and Final Plat of Subdivision all for a Three-Lot Subdivision at 52 W. Colfax Street - **Approved** (Council District: Six)

Ordinance #O-122-23 Rezone  
 Ordinance #O-123-23 Planned Development  
 Resolution #R-28-23 Plat of Subdivision

3. Consider a Resolution Granting a Time Extension for the Previously Approved Special Use Amendment for an Expanded Floor Plan and Alterations to the Business Plan for A Closer Bond Animal Kennel at 550 W. Wood Street Unit #300 - **Adopted by Roll Call** (Council District: One)

Resolution #R-29-23

4. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Used Car Sales Facility at 2228 N. Rand Road - **Approved** (Council District: Three)

Ordinance #O-124-23

5. Consider an Ordinance Granting a Rezoning from B-1 Shopping Center District to B-2 General Business District, Vacation of a Portion of S. Consumers Avenue Cul-de-Sac and a Special Use to Permit an Indoor Sports and Recreational Facility - **Approved** (Council District: Five)

Ordinance #O-125-23 Rezone

Ordinance #O-126-23 Vacation

Ordinance #O-127-23 Special Use

6. Consider a Motion Authorizing the Village Manager to Execute an Intergovernmental Agreement with Harper College for Installation of Fiber Optics Cabling - **Approved**
7. Consider a Motion to Award a Contract for the 2023 Fiber Optic Link Project - **Approved**
8. Consider a Motion to Authorize the Village Manager to Purchase 2024 Light and Heavy Duty Fleet Consistent with the Capital Improvement Plan - **Approved**

## IX. REPORTS OF STANDING COMMITTEE

### A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:

7:45 PM

*KOLLIN KOZLOWSKI, CHAIRMAN*

1. As Submitted -

No Report

### B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:45 PM

*SCOTT LAMERAND, CHAIRMAN*

1. As Submitted -

No Report

**C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:45 PM***BRAD HELMS, CHAIRMAN*

1. As Submitted -

No Report

**D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:45 PM***GREG SOLBERG, CHAIRMAN*

1. As Submitted -

No Report

**E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:45 PM***DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted -

No Report

**F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:45 PM***TIM MILLAR, CHAIRMAN*

1. 746 S. Vermont Street (Council District: Two)

This item was considered earlier this evening and passed unanimously in Committee. The Motion in Standing Committee was to approve Items A., B., and C. with added Condition 3.

- A. Consider an Ordinance Vacating that Portion of the Unimproved California Street Right-Of-Way Being a 7-Foot Strip Dedicated per Klefstad's Palatine Industrial Park
- B. Consider an Ordinance Granting a Special Use for an Alternative Educational Facility Use - (Council District: Two)

This item was considered earlier this evening and passed in Committee.

- C. Consider an Ordinance Granting Variations

Motion to Approve Items A. B. & C with Added Condition #3 - **Motion Carried by Roll Call**

|                  |                                                |
|------------------|------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY ROLL CALL [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman          |
| <b>SECONDER:</b> | Brad Helms, District 6 Councilman              |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms    |
| <b>ABSENT:</b>   | Kozlowski                                      |

2. As Submitted -

No Report

## **X. REPORTS OF THE VILLAGE OFFICERS**

### **A. VILLAGE MANAGER**

1. As Submitted -

No Report

### **B. VILLAGE CLERK**

1. As Submitted -

No Report

### **C. VILLAGE ATTORNEY**

1. As Submitted -

No Report

## **XI. CLOSED SESSION AS REQUIRED**

No Closed Session requested.



**XII. RECOGNITION OF AUDIENCE – Time: 7:46 PM**

No one came forward.

**XIII.ADJOURNMENT – Time: 7:46 PM**

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

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                     |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman                     |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kozlowski                                             |

SUBMITTED BY:

Margaret R. Duer  
Village Clerk

Minutes Acceptance: Minutes of Nov 6, 2023 7:00 PM (APPROVAL OF MINUTES)

# Consider an Ordinance Granting Special Uses to Permit an Addition to Encroach into the Required Side Yard Setback and to Permit a Deck to be Located within the Floodplain at 170 S. Greeley Street

## BACKGROUND:

The Petitioner is proposing to construct an attached garage to the existing residence. The addition would be set back approximately 4 feet from the side lot line. The Petitioner is also proposing to construct a replacement deck on the rear of the residence, which would be located in the floodplain. Therefore, the Petitioner is requesting approval of the following:

**Special Use to permit an addition to be set back 4 feet from the side lot line, instead of the minimum required 5 feet; and**

**Special Use to permit a deck to be located in the floodplain.**

## KEY ISSUES:

- The Subject Property, approximately 8,300 square feet, contains a one-story home with a large wood deck. The lot directly abuts Salt Creek to the west and the rear yard is almost completely encumbered by the floodplain.
- A detached garage previously existed on the property and was located in the floodplain. Over time, the garage fell into disrepair and was recently demolished. The proposed garage addition would be located outside of the floodplain and meets all of the other code requirements, excepting the proposed 4-foot side yard setback (a minimum 5-foot setback is required).
- The Petitioner is seeking a Special Use for an addition to the existing residence to be set back 4 feet from the side lot line, instead of the minimum required 5 feet. The proposed addition would not encroach into the required front or rear yard setbacks.
- The Petitioner is also seeking a Special Use to permit a deck to be located in the floodplain (the proposed deck would replace the existing deck). The Village Engineer reviewed the proposed improvements and conditionally approved the deck location within the floodplain. Additionally, the new site plan is an improvement upon the previous encroachment into the floodplain.

## ALTERNATIVES:

1. Approve the Special Use to permit an addition to encroach into the required side yard setback and to permit a deck to be located within the floodplain.
2. Do not approve the Special Use to permit an addition to encroach into the required side yard setback and to permit a deck to be located within the floodplain.

## RECOMMENDATION:

Public Hearing: PZC meeting on October 24, 2023.

Residents testifying: None.

Vote: The PZC voted unanimously to approve Special Uses to permit a deck in the floodplain and a home addition, and Staff concurs with this recommendation.

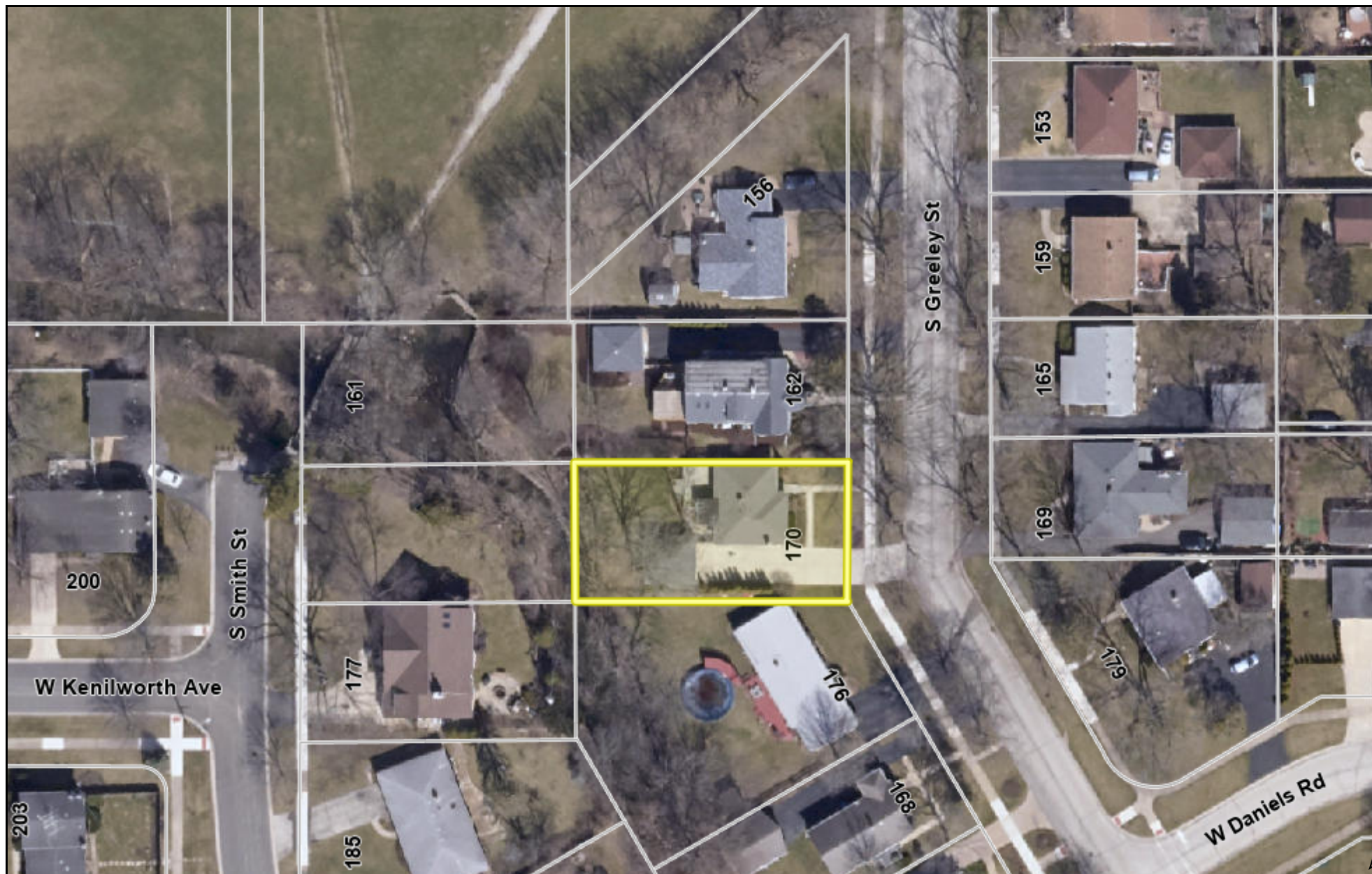
## ACTION REQUIRED:

A motion to approve the ordinance granting Special Uses to permit an addition to encroach into the required side yard setback and to permit a deck to be located within the floodplain.

**ATTACHMENTS:**

- Aerial Map
- ORD SU 170 S Greeley St
- EXHIBIT - Home Addition & Deck Plans
- PZC Materials - October 24, 2023
- DRAFT PZC Minutes - October 24, 2023

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Jim Schwantz, Mayor                                   |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman                 |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kollin Kozlowski                                      |



0 100 200  
ft

Print Date: 9/8/2023

**Notes**

Cook County Aerial 2022

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

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING SPECIAL USES AT  
170 S. GREELEY STREET**

WHEREAS, pursuant to a petition and public hearing on October 24, 2023, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an addition to be set back 4 feet from the side property line, instead of the minimum required 5 feet pursuant to Section 10.06 (h) (3) of the Palatine Zoning Ordinance; and a Special Use to permit a deck to be located in a floodplain pursuant to Section 6.08 (d) (2) (h) of the Palatine Code of Ordinances – Appendix B – Subdivision, Site Development and Floodplain Regulations, on the following legally described property:

**LOT 15 IN BLOCK 21 IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE ROAD DEVELOPMENT, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1926 AS DOCUMENT 9268584 IN BOOK 211 OF PLATS, PAGES 18, 19, AND 20, IN COOK COUNTY, ILLINOIS.**

Commonly known as 170 S. Greeley Street (PIN# 02-22-216-015-0000)

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

**SECTION 1:** Special Use to permit an addition to be set back 4 feet from the side property line, instead of the minimum required 5 feet pursuant to Section 10.06 (h) (3)

Attachment: ORD SU 170 S Greeley St (2023-109 : 170 S. Greeley St - SU Addition Setback & Deck in Floodplain)

ORDINANCE NO.

Page 2 of 2

of the Palatine Zoning Ordinance; and a Special Use to permit a deck to be located in a floodplain pursuant to Section 6.08 (d) (2) (h) of the Palatine Code of Ordinances – Appendix B – Subdivision, Site Development and Floodplain Regulations, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the site plan, floor plan, and elevation plan submitted by the Petitioner, David Korshak, except as such plans may be changed to conform to Village Codes and Ordinances.

**SECTION 2:** That a copy of the public notice is attached hereto and form a part of this ordinance.

**SECTION 3:** That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This \_\_\_\_\_ day of \_\_\_\_\_, 2023

AYES:\_\_\_\_\_ NAYS:\_\_\_\_\_ ABSENT:\_\_\_\_\_ PASS:\_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this  
\_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Village Clerk

Attachment: ORD SU 170 S Greeley St (2023-109 : 170 S. Greeley St - SU Addition Setback & Deck in Floodplain)





Kristy Korshak  
107 S. Greeley  
Palatine, IL 60067

| Layout Page Table |                              |                              |          |
|-------------------|------------------------------|------------------------------|----------|
| Page              | Title                        | Description                  | Comments |
| P-1               | Cover Sheet                  | Layout Page Table            |          |
| P-2               | Index                        | Legends, Notes & Information |          |
| P-3               | Elevation View               | Front & Rear Elevations      |          |
| P-4               | Elevations                   | Side Elevations              |          |
| P-5               | Proposed Foundation          | Garage & Addition foundation |          |
| P-6               | 1st Floor Addition & deck(s) | Proposed Construction        |          |
| P-7               | Roof                         | Roof Plains                  |          |
| P-8               | Electrical                   |                              |          |
| P-9               | HVAC                         | Supplies & Returns           |          |
| P-10              | Kitchen & Bath               | Cabinet Details              |          |

Designer:  
M & S Homes & Properties, LLC  
Kildeer, IL 60047  
847.550.1890 [dkmtek@gmail.com](mailto:dkmtek@gmail.com)

| Revision Table                |        |
|-------------------------------|--------|
| Number                        | Date   |
| 1                             | 9/5/23 |
| Description                   |        |
| Deck, Stairs & mud rm landing |        |
| D. Meister                    |        |

Printed Date:  
September 8,  
2023

Scale:

Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
Cover Sheet  
Layout Page Tabl

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

Page:  
P 1

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

| COMBINATION |          | SPECIES | USE                   |
|-------------|----------|---------|-----------------------|
| DEPTH       | SYMBOL   |         |                       |
| ALL         | 24F - V4 | DF/DF   | (SIMPLE SPAN)         |
| ALL         | 24F - V8 | DF/DF   | (CONT. OR CANTILEVER) |

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

- LUMBER SPECIES:
- A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2
- B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER
- C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
- D. ALL STUDS TO BE DF#2 OR BETTER.
- E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:  
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.  
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.  
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.
- F. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.
- G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

ELECTRICAL, DATA, & AUDIO NOTES:  
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

- ELECTRICAL NOTES:
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. ORG. F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
  - PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS PER LOCAL CODE REQUIREMENT.
  - CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
  - FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
  - FIXTURES TO BE SELECTED BY HOME OWNER.

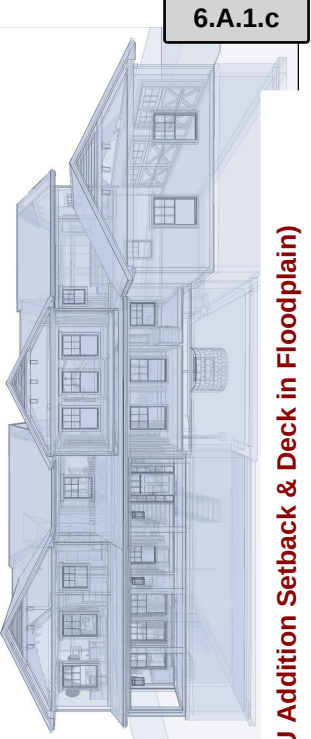
- AUDIO:
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
  - AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
  - LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:  
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

| ELECTRICAL - DATA - AUDIO LEGEND                                                      |                                                                                                      |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| SYMBOL                                                                                | DESCRIPTION                                                                                          |
|    | Ceiling Fan                                                                                          |
|  | Ventilation Fans: Ceiling Mounted, Wall Mounted                                                      |
|  | Ceiling Mounted Light Fixtures:<br>Damp proof, Surface/ Pendant,<br>Recessed, Heat Lamp, Low Voltage |
|  | Wall Mounted Light Fixtures: Flush Mounted,<br>Wall Sconce                                           |
|  | Chandelier Light Fixture                                                                             |
|  | Fluorescent Light Fixture                                                                            |
|  | 240V Receptacle                                                                                      |
|  | 110V Receptacles: Duplex, Weather Proof, GFCI                                                        |
|  | Switches: Single Pole, Weather Proof, 3-Way, 4-Way                                                   |
|  | Switches: Dimmer, Timer                                                                              |
|  | Audio Video: Control Panel, Switch                                                                   |
|  | Speakers: Ceiling Mounted, Wall Mounted                                                              |
|  | Wall Jacks: CAT5, CAT5 + TV, TV/ Cable                                                               |
|  | Telephone Jack                                                                                       |
|  | Intercom                                                                                             |
|  | Thermostat                                                                                           |
|  | Door Chime, Door Bell Button                                                                         |
|  | Smoke Detectors: Carbon Monoxide (CO),<br>CO/ Smoke (CO/ SD), Smoke (SD)                             |
|  | Electrical Breaker Panel                                                                             |

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF M & S HOMES & PROPERTIES LLC, DEVELOPED FOR THE EXCLUSIVE USE OF M & S HOMES & PROPERTIES, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF M & S HOMES & PROPERTIES, LLC IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

| Wall/Framing LEGEND                                                                   |                                                                                                                             |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| SYMBOL                                                                                | DESCRIPTION                                                                                                                 |
|    | Proposed - 2 x 4 int. wall                                                                                                  |
|  | Proposed - 2 x 6 int. wall                                                                                                  |
|  | Proposed - 2 x 4 int. Attic wall, w/ 1" Continuous<br>foam board (R-6) + R-15 Kraft faced batt insulation                   |
|  | Proposed - 2 x 4 int. wall, Insulated, 3" min<br>R6.5 per 1" Closed cell foam                                               |
|  | Proposed - 2 x 4 Ext. Siding wall,<br>3" min Closed cell foam (1"=R6.5)                                                     |
|  | Proposed - 2 x 6 Ext. siding wall<br>Insulation per local code                                                              |
|  | Existing 2 x 4 int. wall                                                                                                    |
|  | Existing - Masonry const. w/ std brick                                                                                      |
|  | Demo - 2 x 4 wall                                                                                                           |
|  | Demo - 2 x 6 wall                                                                                                           |
|  | Existing - 10" Concrete Foundation wall                                                                                     |
|  | Load Point                                                                                                                  |
|  | LVL ?? x ?? Beam<br>(Sizing shown per application)                                                                          |
|  | Existing Foundation wall, w/ Proposed<br>2 x 4" Framing, 1/ 2" Moisture Resistance<br>Drywall, R-13 (Min) , Batt Insulation |
|  | Wall, Floor Reference                                                                                                       |



Designer:  
**M & S Homes & Properties, LLC**  
Kildeer, IL 60047  
847.550.1890 [dkmtek@gmail.com](mailto:dkmtek@gmail.com)

| Number | Date   | Revised By | Description                   |
|--------|--------|------------|-------------------------------|
| 1      | 9/5/23 | D. Meister | Deck, Stairs & mud rm landing |

Printed Date:  
September 8,  
2023

Scale:

Property Address:  
170 S. Greeley  
Palatine, IL 60067

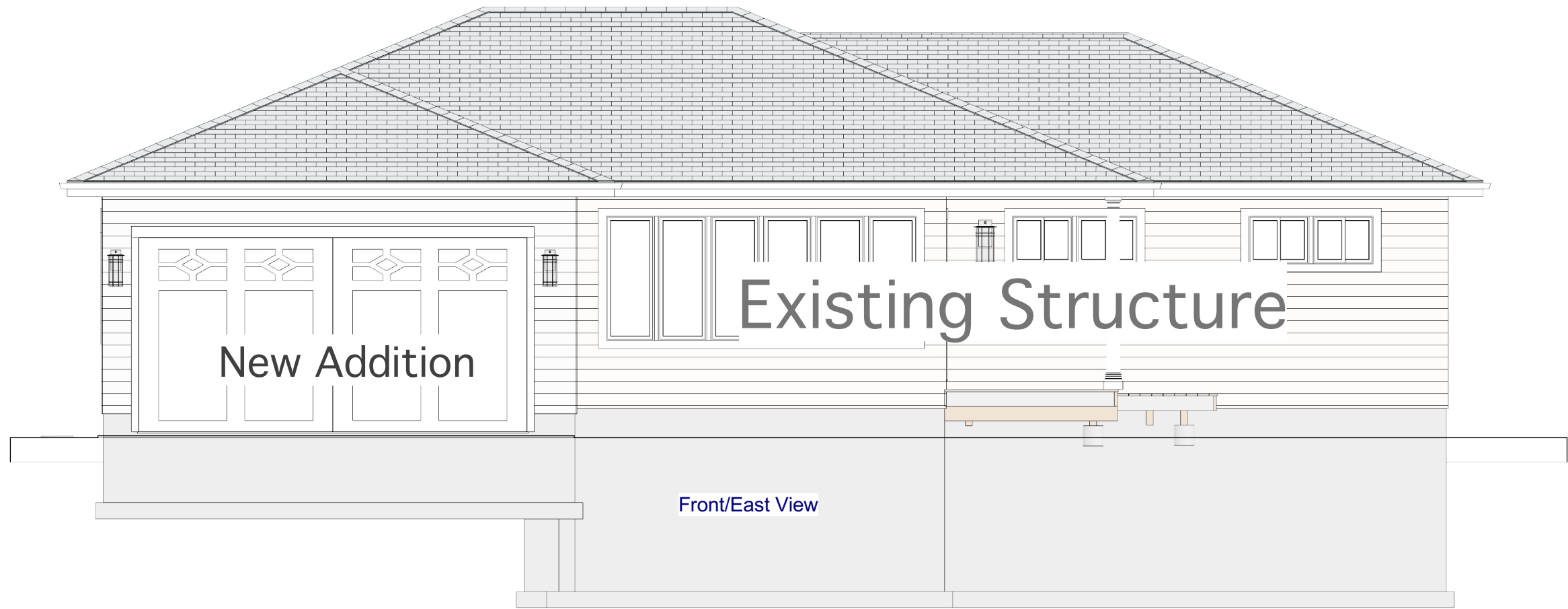
Page Description  
Index  
Legends, Notes &  
Information

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

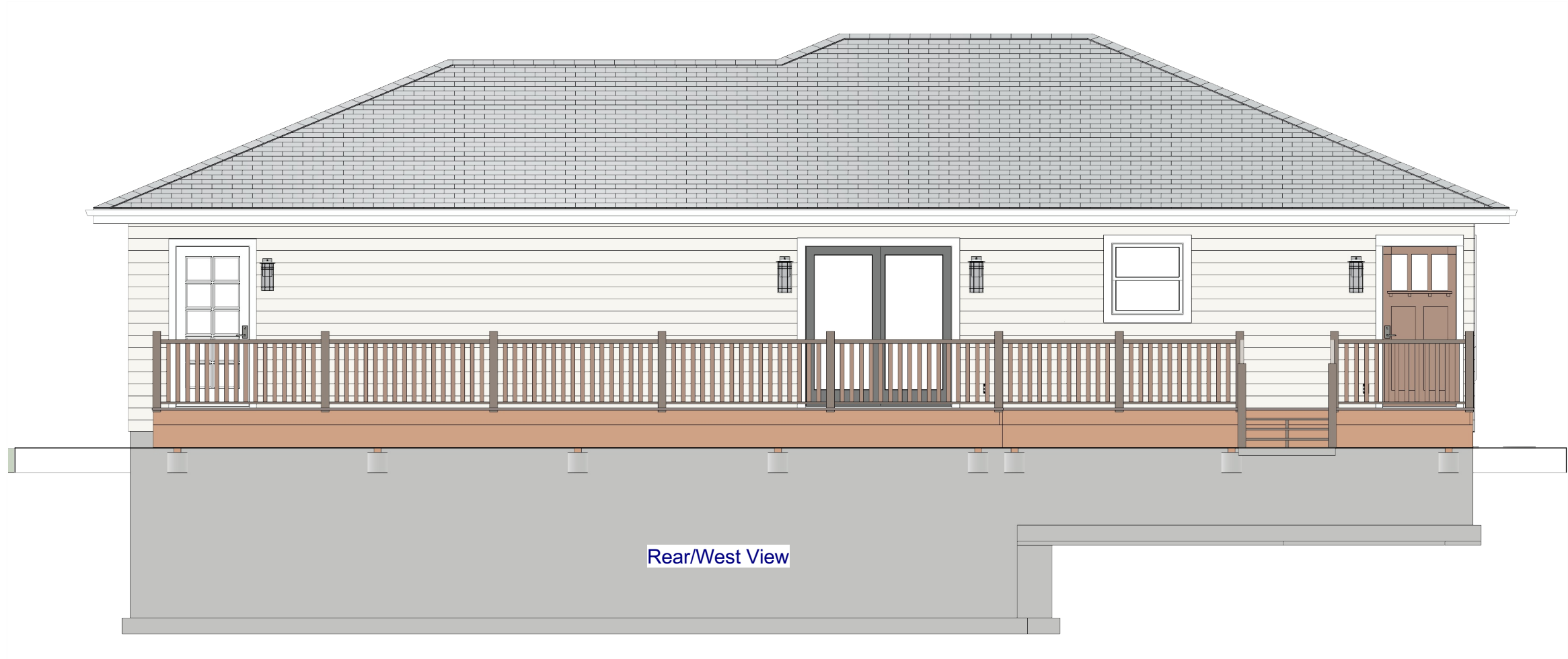
Page:  
22

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Front/East View



Rear/West View



Designer:  
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Kildeer, IL 60047  
847.550.1890 [dkmtek@gmail.com](mailto:dkmtek@gmail.com)

| Revision Table |        |                                            |
|----------------|--------|--------------------------------------------|
| Number         | Date   | Revised By / Description                   |
| 1              | 9/5/23 | D. Meister / Deck, Stairs & mud rm landing |

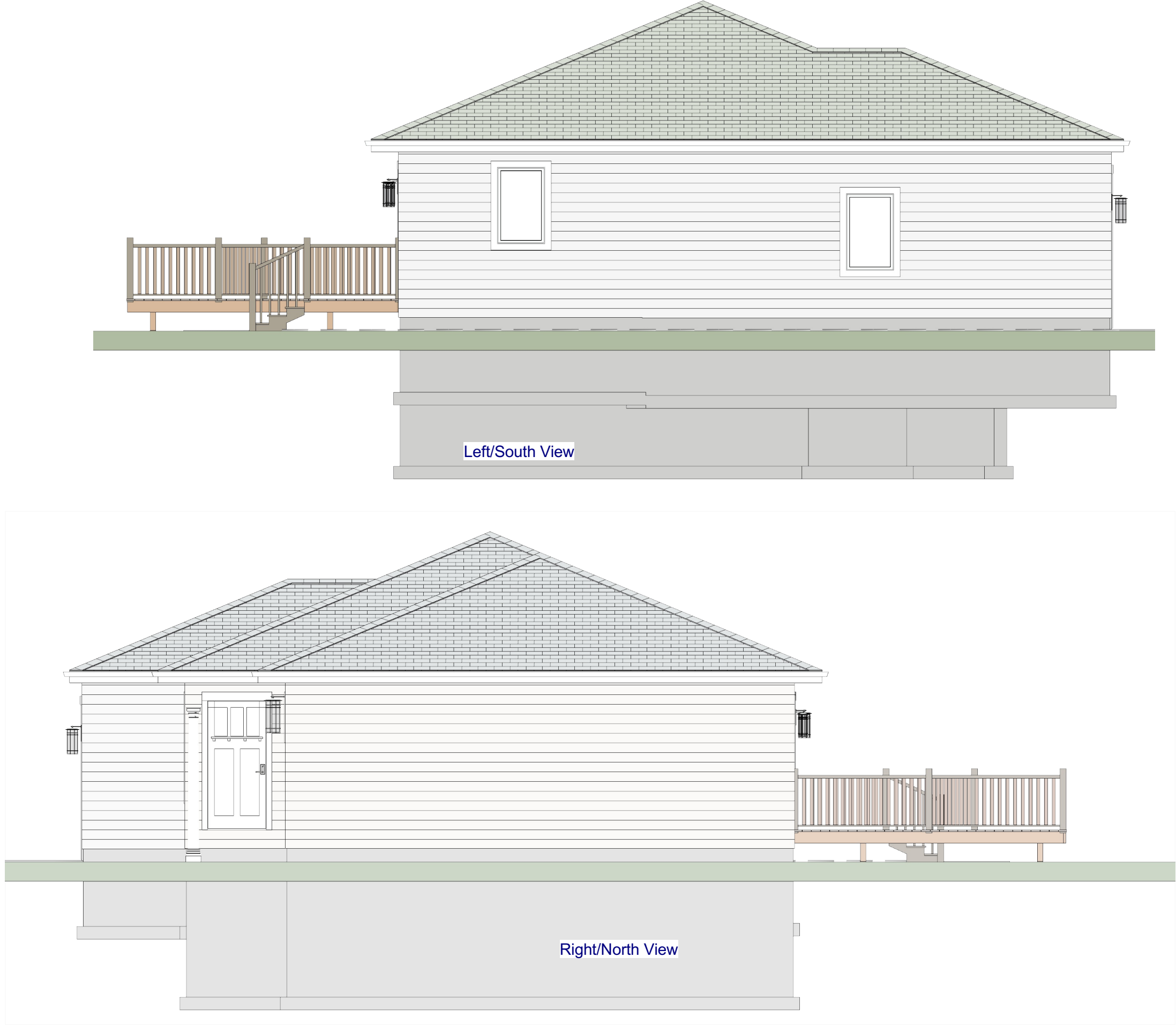
Printed Date:  
September 8,  
2023

Scale:

Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
Elevation View  
Front & Rear  
Elevations

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1



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| Revision Table                |        |
|-------------------------------|--------|
| Number                        | Date   |
| 1                             | 9/5/23 |
| Description                   |        |
| Deck, Stairs & mud rm landing |        |

Printed Date:  
September 8,  
2023

Scale:

Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
Elevations  
Side Elevations

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

Page:  
P 4



Attachment: EXHIBIT - Home Addition & Deck Plans (2023-109 : 170 S. Greeley St - SU Addition Setback & Deck in Floodplain)

Designer:  
M & S Homes & Properties, LLC  
Kildeer, IL 60047  
847.550.1890 [dkmtek@gmail.com](mailto:dkmtek@gmail.com)

| Revision Table |                               |
|----------------|-------------------------------|
| Number         | Date                          |
| 1              | 9/5/23                        |
|                | Revised By                    |
|                | D. Meister                    |
|                | Description                   |
|                | Deck, Stairs & mud rm landing |

Printed Date:  
September 8,  
2023

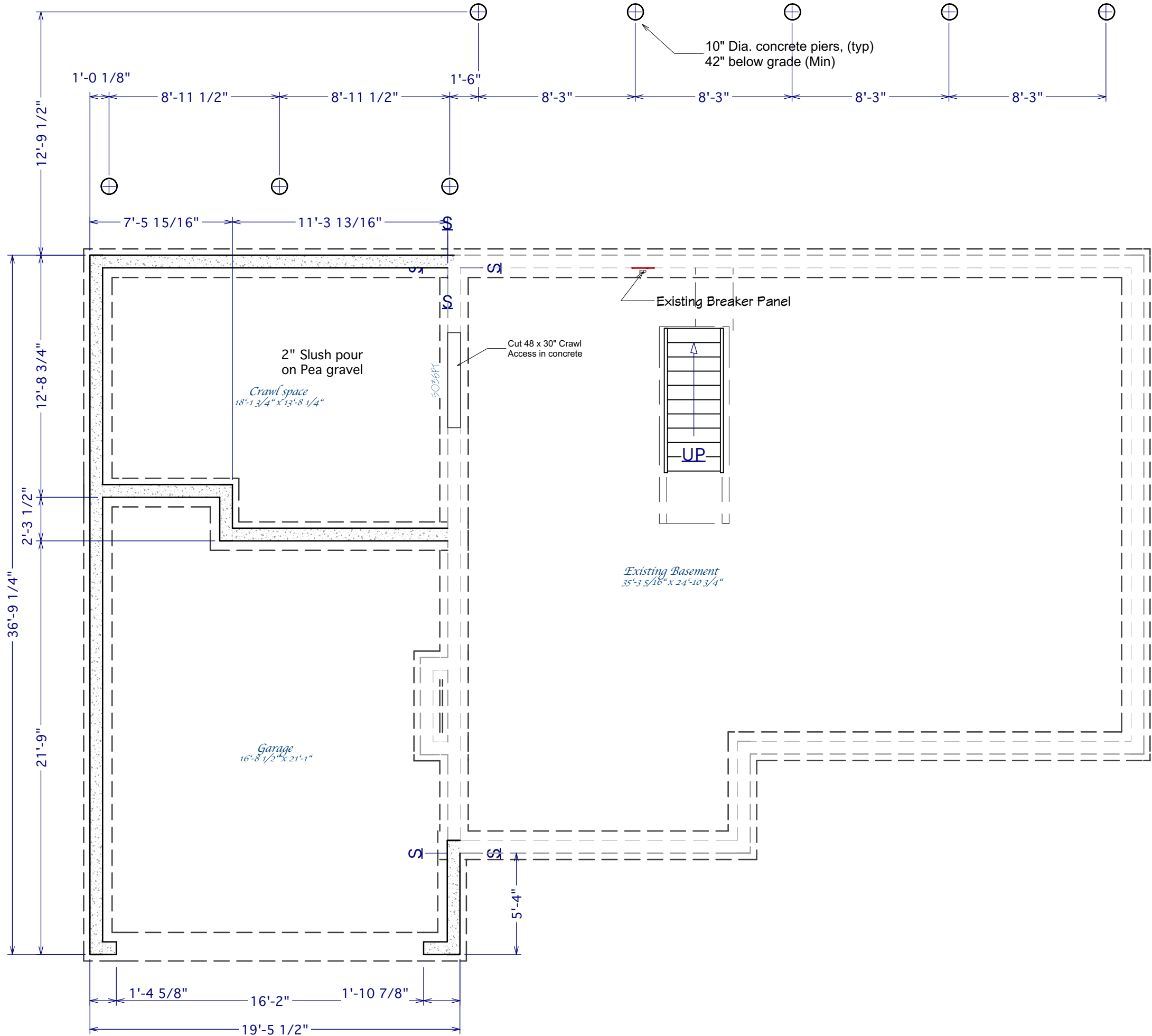
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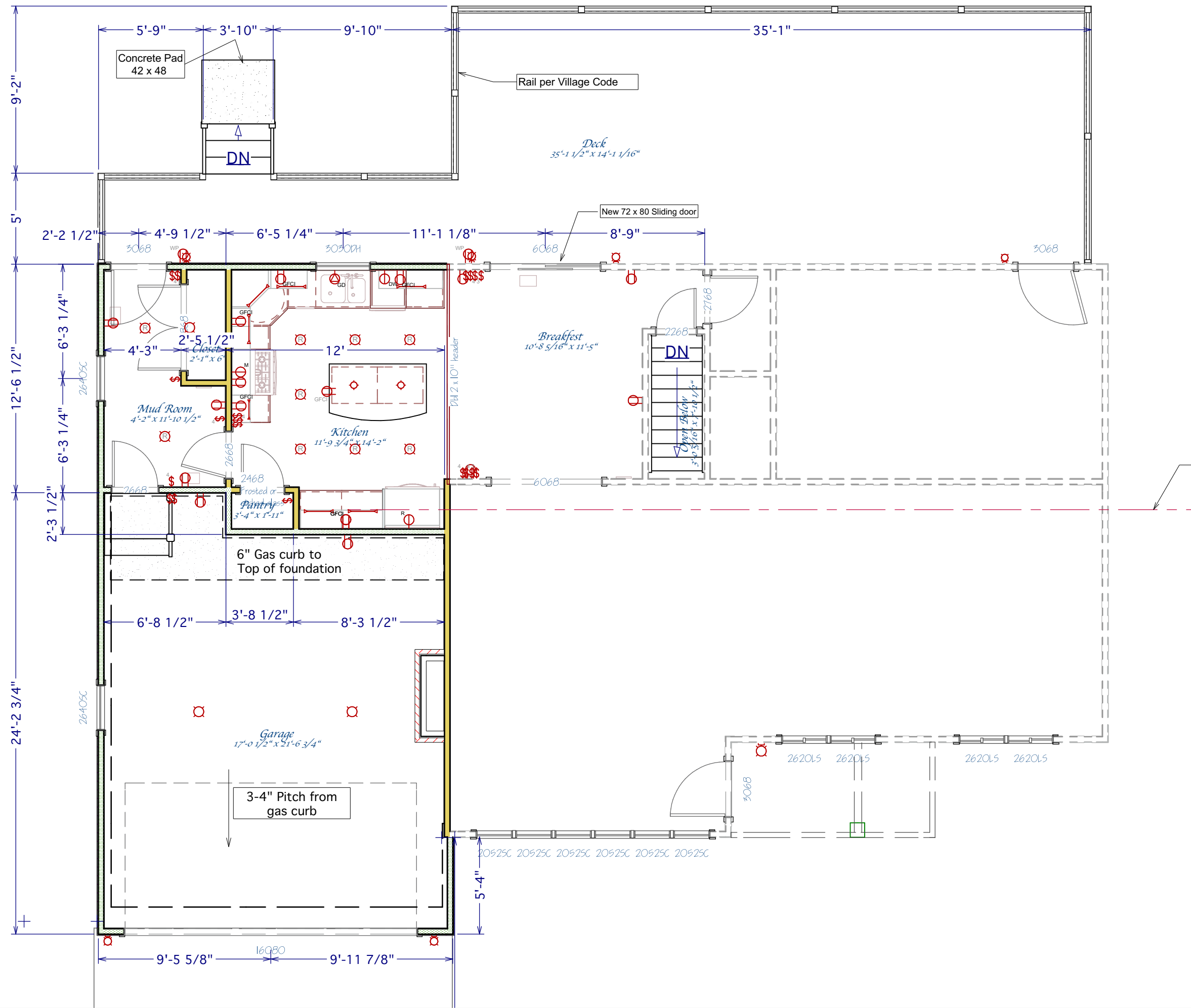
Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
Proposed  
Foundation  
Garage & Addition  
foundation

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

Page:  
P 5





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Printed Date:  
September 8,  
2023

Scale:

Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
1st Floor Addition  
deck(s)  
Proposed  
Construction

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

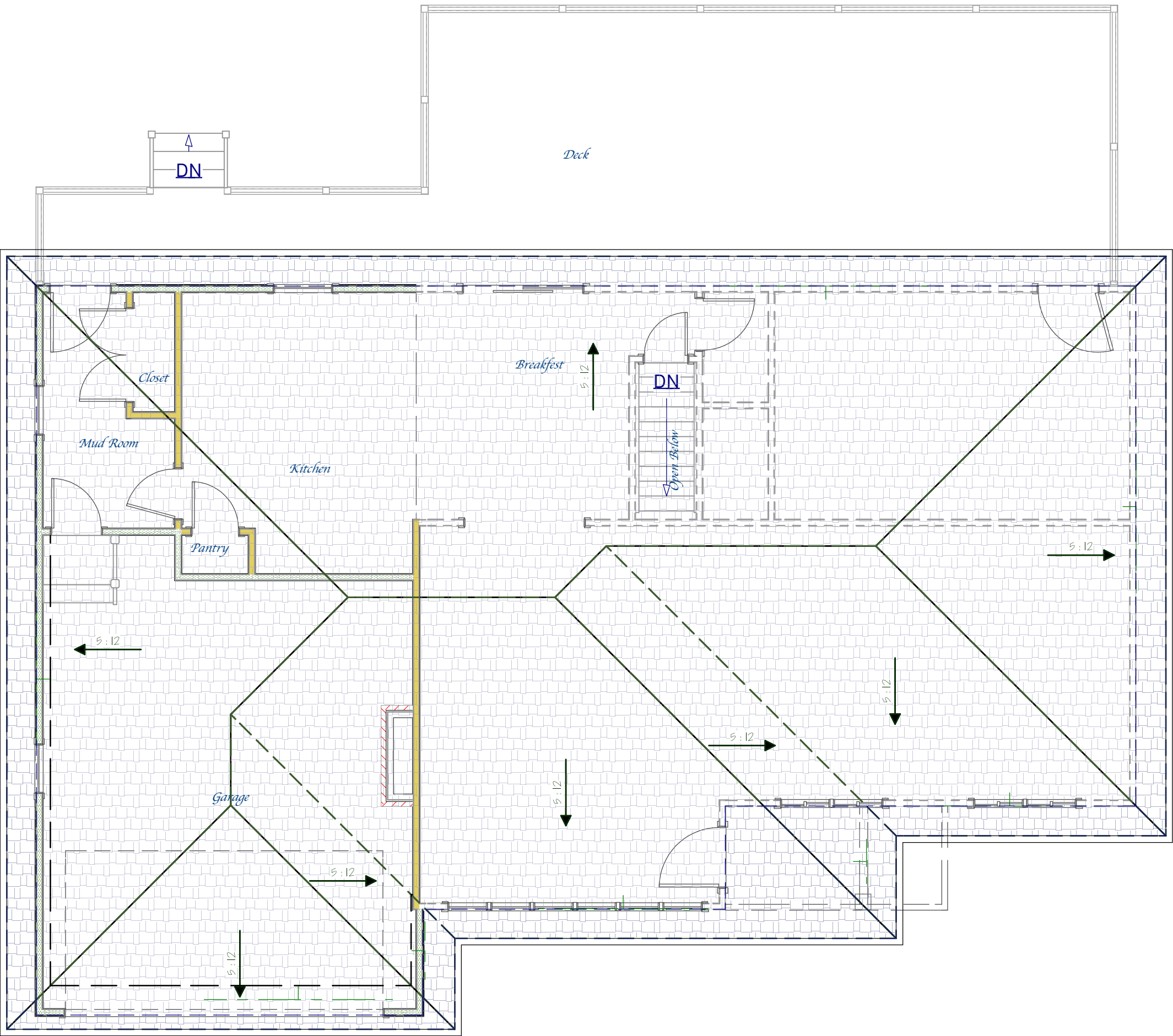
Page:  
56

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Attachment: EXHIBIT - Home Addition & Deck Plans (2023-109 : 170 S. Greeley St - SU Addition Setback & Deck in Floodplain)

6.A.1.c





Designer:  
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Kildeer, IL 60047  
847.550.1890 [dkmtek@gmail.com](mailto:dkmtek@gmail.com)

Printed Date:  
September 8,  
2023

Scale:

Scale:

Property Address:  
170 S. Greeley  
Palatine, IL 60067

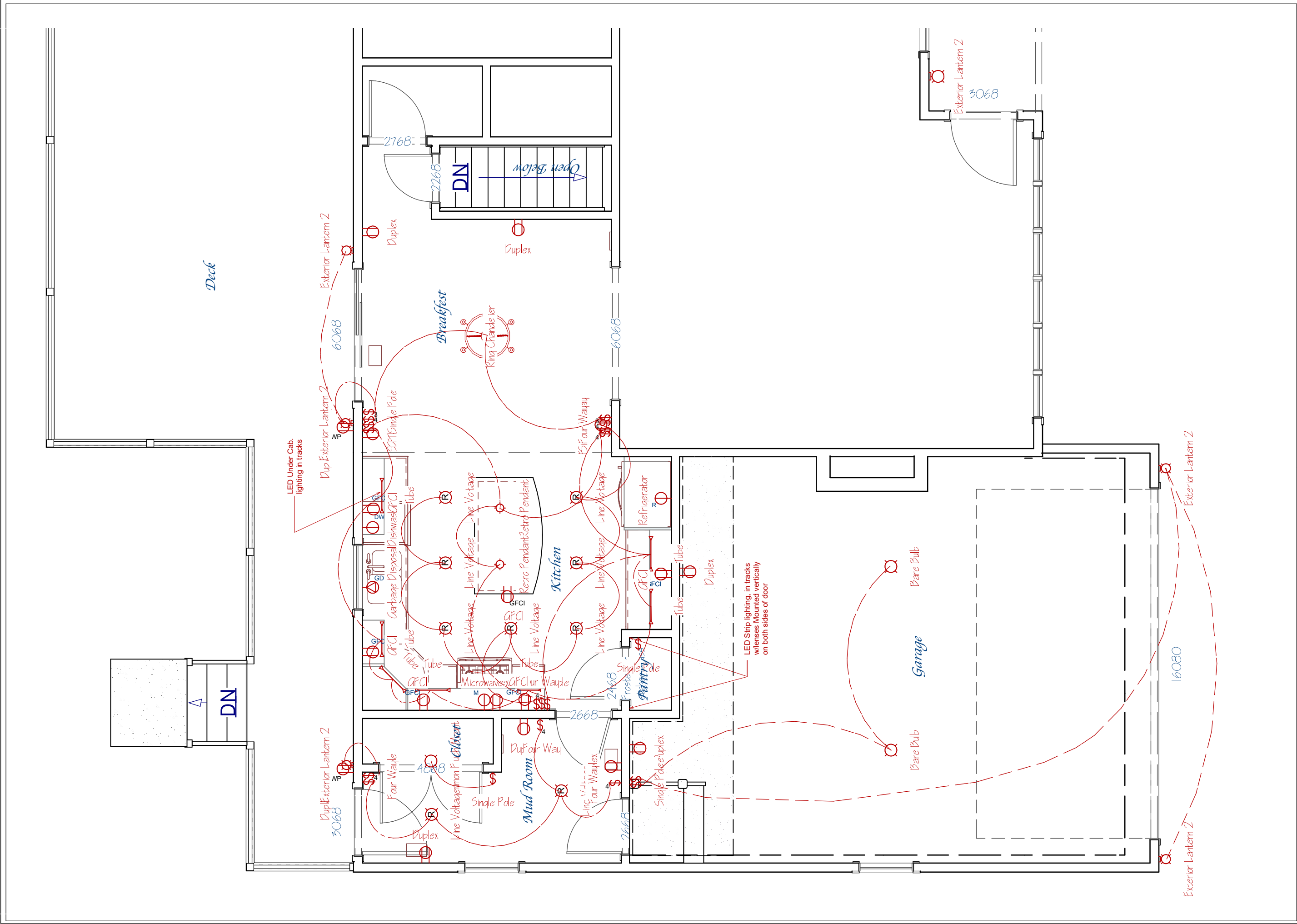
Page Description  
Roof  
Roof Plains

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

Page:  
P 7

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847.550.1890 [dkmtek@gmail.com](mailto:dkmtek@gmail.com)

Printed Date:  
September 8,  
2023

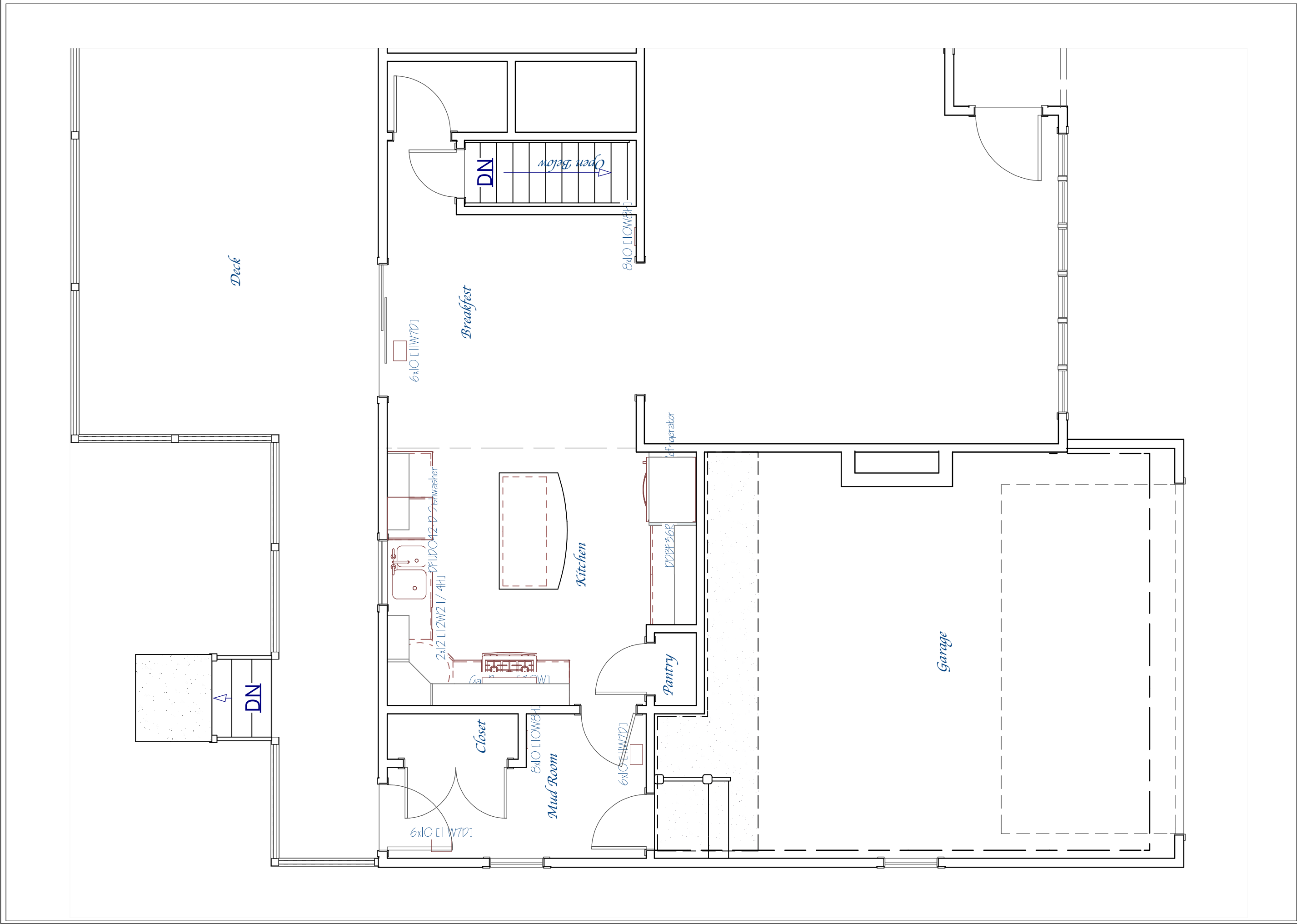
Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
Electrical

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

Page:  
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Printed Date:  
September 8,  
2023

Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
HVAC  
Supplies & Return

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

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6.A.1.c



Attachment: EXHIBIT - Home Addition & Deck Plans (2023-109 : 170 S. Greeley St - SU Addition Setback & Deck in Floodplain)

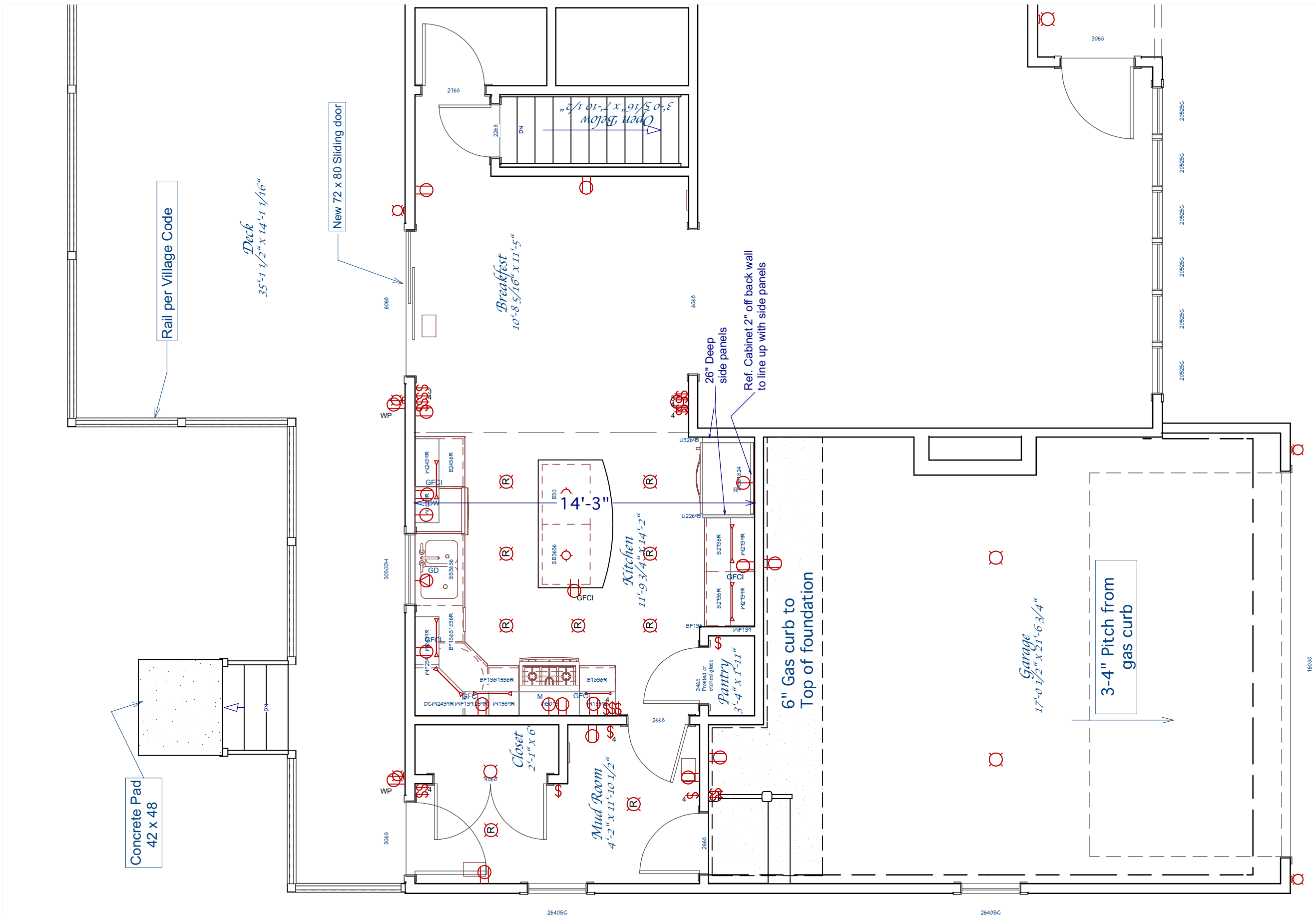
| Revision Table |        |                                            |
|----------------|--------|--------------------------------------------|
| Number         | Date   | Revised By / Description                   |
| 1              | 9/5/23 | D. Meister / Deck, Stairs & mud rm landing |
| 2              | 9/7/23 | D. Meister / One stair, Connected decks    |

|       |        |            |                               |
|-------|--------|------------|-------------------------------|
| Owner | Date   | Revised By | Revision Table                |
|       | 9/5/23 | D. Meister | Deck, Stairs & mud rm landing |
|       |        |            |                               |
|       |        |            |                               |
|       |        |            |                               |

Property Address:  
170 S. Greeley  
Palatine, IL 60067

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

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Attachment: EXHIBIT - Home Addition & Deck Plans (2023-109 : 170 S. Greeley St - SU Addition Setback & Deck in Floodplain)

Designer:  
M & S Homes & Properties, LLC  
Kildeer, IL 60047  
847.550.1890 [dkmtek@gmail.com](mailto:dkmtek@gmail.com)

Printed Date:  
September 8,  
2023

Scale:

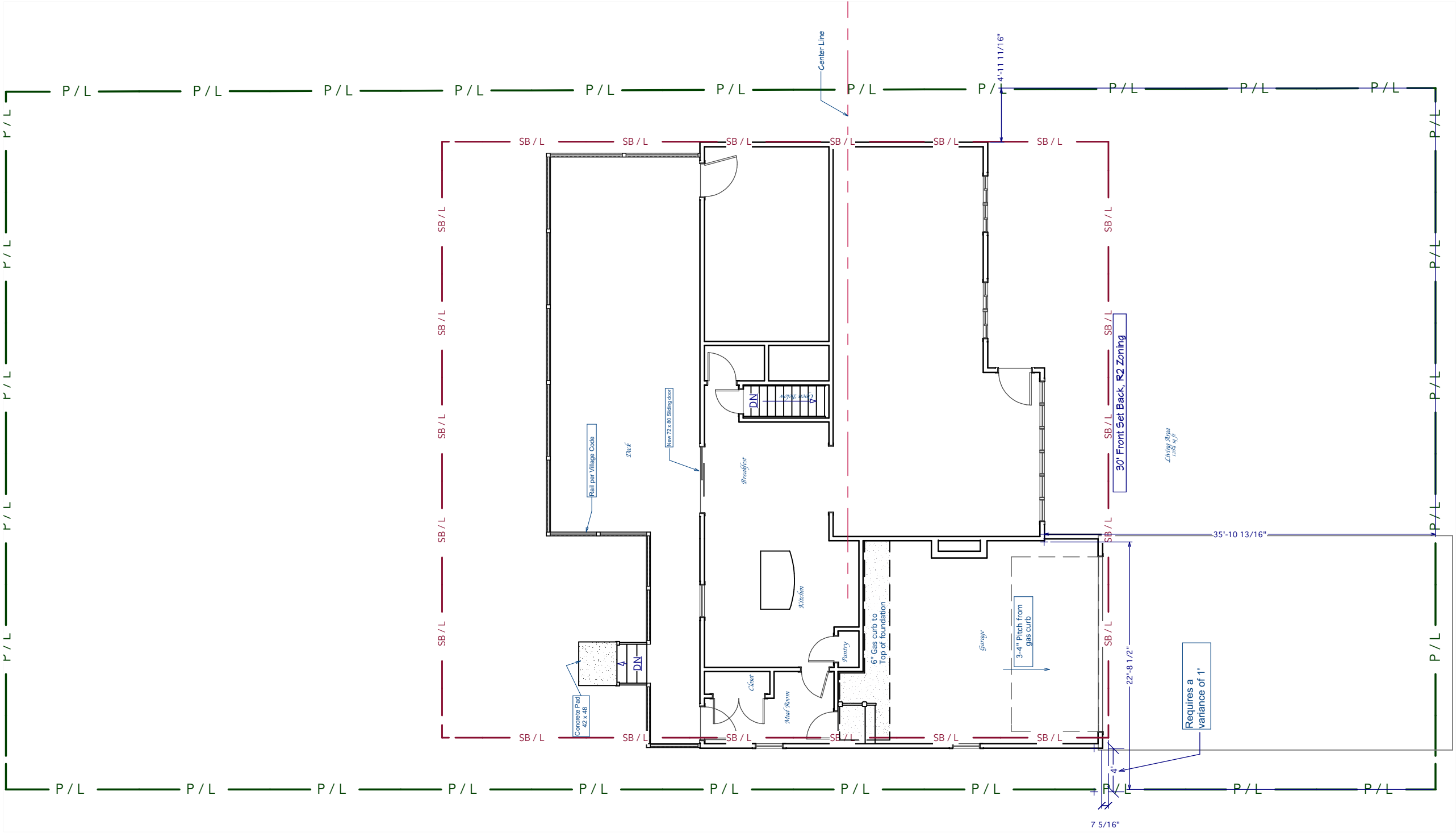
Property Address:  
170 S. Greeley,  
Palatine, IL 60067

Page Description  
Boundary Lines  
Building Set Back  
& Boundries

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

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P 11

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**VILLAGE OF PALATINE  
Planning and Zoning Commission**

**SCHEDULED 10/24/23 07:00 PM**

**STAFF REPORT (ID # 8682)**

## 170 S. Greeley Street

**TO:** Palatine Planning and Zoning Commission  
Jan Wood, Chair

**FROM:** Alex Bradshaw

**PETITIONER:** David Korshak

**PLAN NUMBER:** SU-000072-2023

**ADDRESS:** 170 S. Greeley Street

**PROPOSAL:**

Special Use to permit an addition to be set back 4 feet from the side lot line, instead of the minimum required 5 feet; and Special Use to permit a deck in the floodplain.

|                                                                        |                                                             |
|------------------------------------------------------------------------|-------------------------------------------------------------|
| <b><u>LOCATION:</u></b> 170 S. Greeley Street<br>District 2 (Lamerand) | <b><u>CURRENT ZONING:</u></b> R-2 Single-Family Residential |
|------------------------------------------------------------------------|-------------------------------------------------------------|

**SURROUNDING CONDITIONS:**

|               |                               |
|---------------|-------------------------------|
| <b>North:</b> | R-2 Single-Family Residential |
| <b>South</b>  | R-2 Single-Family Residential |
| <b>East:</b>  | R-2 Single-Family Residential |
| <b>West:</b>  | R-2 Single-Family Residential |

**BACKGROUND:**

The Petitioner is proposing to construct a new garage addition to the south side of the existing residence. The addition would be set back approximately 4 feet from the adjacent side lot line. The Petitioner would also be constructing a new deck off the rear of the residence, which would be located in the floodplain. Therefore, the Petitioner is requesting:

**Special Use to permit an addition to be set back 4 feet from the side lot line, instead of the minimum required 5 feet; and**

**Special Use to permit a deck to be located in the floodplain.**

**SITE ANALYSIS:**

- The Subject Property is zoned R-2 Single Family and is part of the Arthur T. McIntosh & Co.'s Plum Grove Road Development Subdivision. The Subject Property

Attachment: PZC Materials - October 24, 2023 (2023-109 : 170 S. Greeley St - SU Addition Setback & Deck in Floodplain)

is approximately 8,300 square feet. The lot currently consists of a one-story home with large wood deck. The lot directly abuts Salt Creek to the west and the rear yard is almost completely encumbered by the floodplain.

- The Subject Property's width is approximately 64 feet. Therefore, the required side yard set backs are 5 feet.
- The Petitioner is seeking a Special Use to permit an addition to the side of the existing residence to be set back 4 feet from the side lot line, instead of the required 5 feet. The proposed addition would not encroach into the required front or rear yard setbacks.
- The Petitioner is also seeking a Special Use to permit a deck to be located in the floodplain. The proposed deck would replace the existing deck off the rear of the existing residence.
- The existing residence is existing non-conforming to the required side yard setback as it is currently set back approximately 4.7 feet from the northern side lot line, instead of the required 5 feet.
- Both building and lot coverage are under the maximum percentage allowed by the Zoning Ordinance.
- Comparable floodplain relief was granted to 156 S. Greeley Street to permit the construction of a shed in the floodplain (O-130-12).

#### **DEPARTMENTAL REVIEWS:**

|                             |                                                                                                                                                                                                                                                                                             |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Services</b>   | No Issues Identified.                                                                                                                                                                                                                                                                       |
| <b>Engineering</b>          | Provide a site plan showing the grades in the rear and side yards so we can better understand the location of the base flood elevation with respect to the structure. The deck in the floodplain must be correctly anchored and needs to remain open underneath, no skirting to the ground. |
| <b>Environmental Health</b> | N/A                                                                                                                                                                                                                                                                                         |
| <b>Fire Prevention</b>      | No Issues Identified.                                                                                                                                                                                                                                                                       |
| <b>Public Works</b>         | N/A                                                                                                                                                                                                                                                                                         |
| <b>Police</b>               | N/A                                                                                                                                                                                                                                                                                         |

**STANDARDS FOR SPECIAL USE:** Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted

to address the required standards.

**STAFF RECOMMENDATION:**

The Petitioner is proposing to replace a detached garage, which has been demolished, with a new garage attached to the south side of the existing residence. The new garage would be outside of the floodplain, however, the reconstructed the deck in the rear yard would remain within said floodplain. The subject property has a substandard lot width of 64 feet, which encumbers the ability to construct a standard 2-car garage that meets code for the required side yard setback.

Regarding the proposed deck, it would be a replacement of the existing deck off the rear of the residence in generally the same location. Additionally, the Village Engineering department had no issue with the deck location within the floodplain, and the new site plan is an improvement upon the previous encroachment into the floodplain. Ultimately, the proposal should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Uses subject to the following conditions:

1. The Special Uses shall substantially conform to the Site Plan, Floor Plan, and Elevations submitted by the Petitioner, David Korshak, except as such plans may be changed to conform to Village Codes and Ordinances.

**ATTACHMENTS:**

- Aerial Map
- Special Use Application
- Plat of Survey
- Topographic Survey
- Site Plan, Floor Plan, & Elevations
- Public Notice





0 100 200  
ft

Print Date: 9/8/2023

**Notes**

Cook County Aerial 2022

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## SPECIAL USE APPLICATION

### Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339  
 Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

David Korshak

Business Name (if applicable)

Subject Property Address

170 S. Greeley Street

Please provide a description of your proposed request:

Room and garage addition on South side of property. We cannot go to the rear yard because of flood plain.

### Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

Kristy, property owner, needs a garage.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

No harm to neighbors' property or public way.

The use will not cause substantial injury to nearby property values. Explain:

Should help increase property values by adding value to this home.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

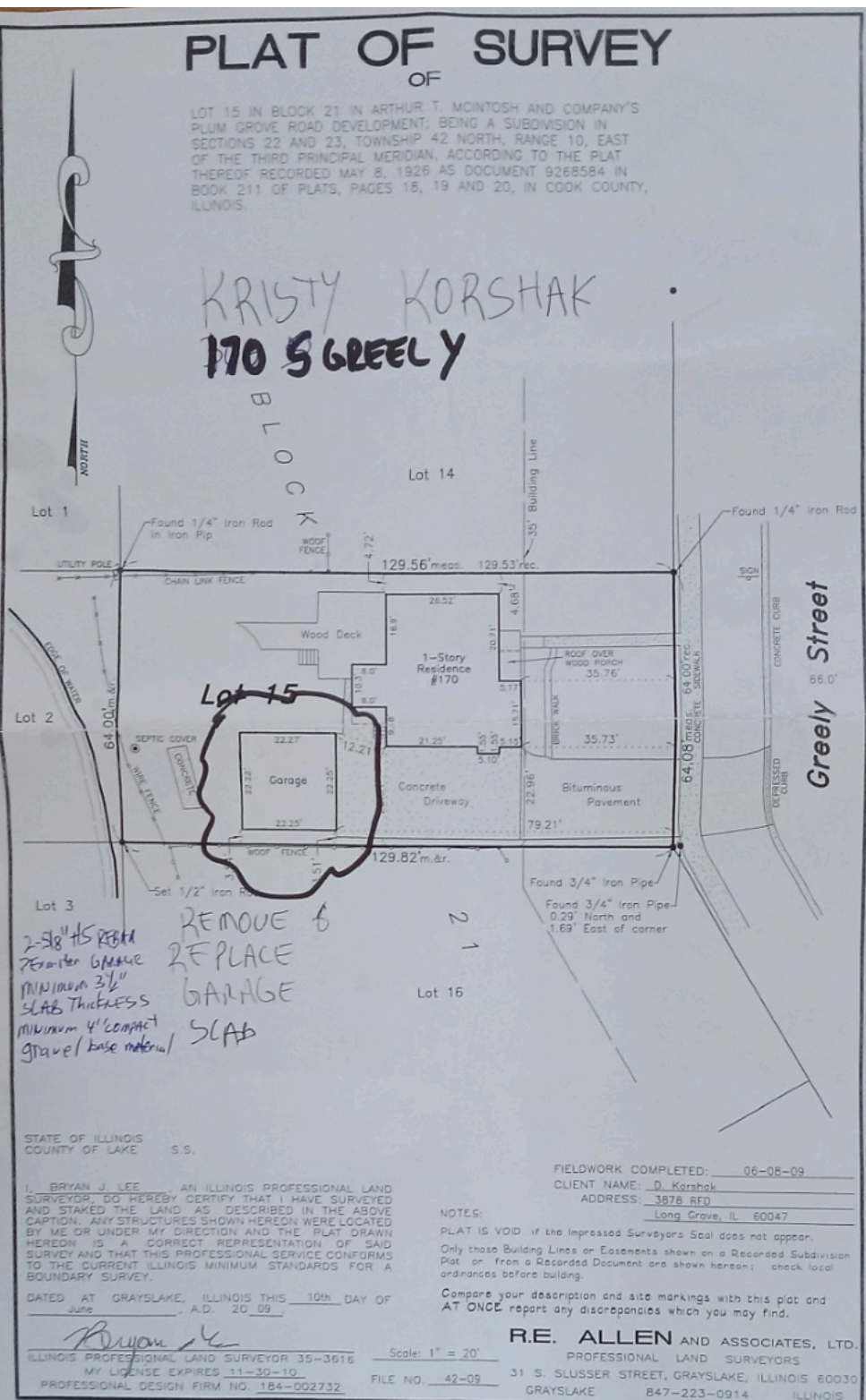
- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

Will not destroy existing vistas in the area; ii. Will enhance the appearance of the homes and the streets in the area; and iii. Will not detract from the overall appearance of the community;



B L O C

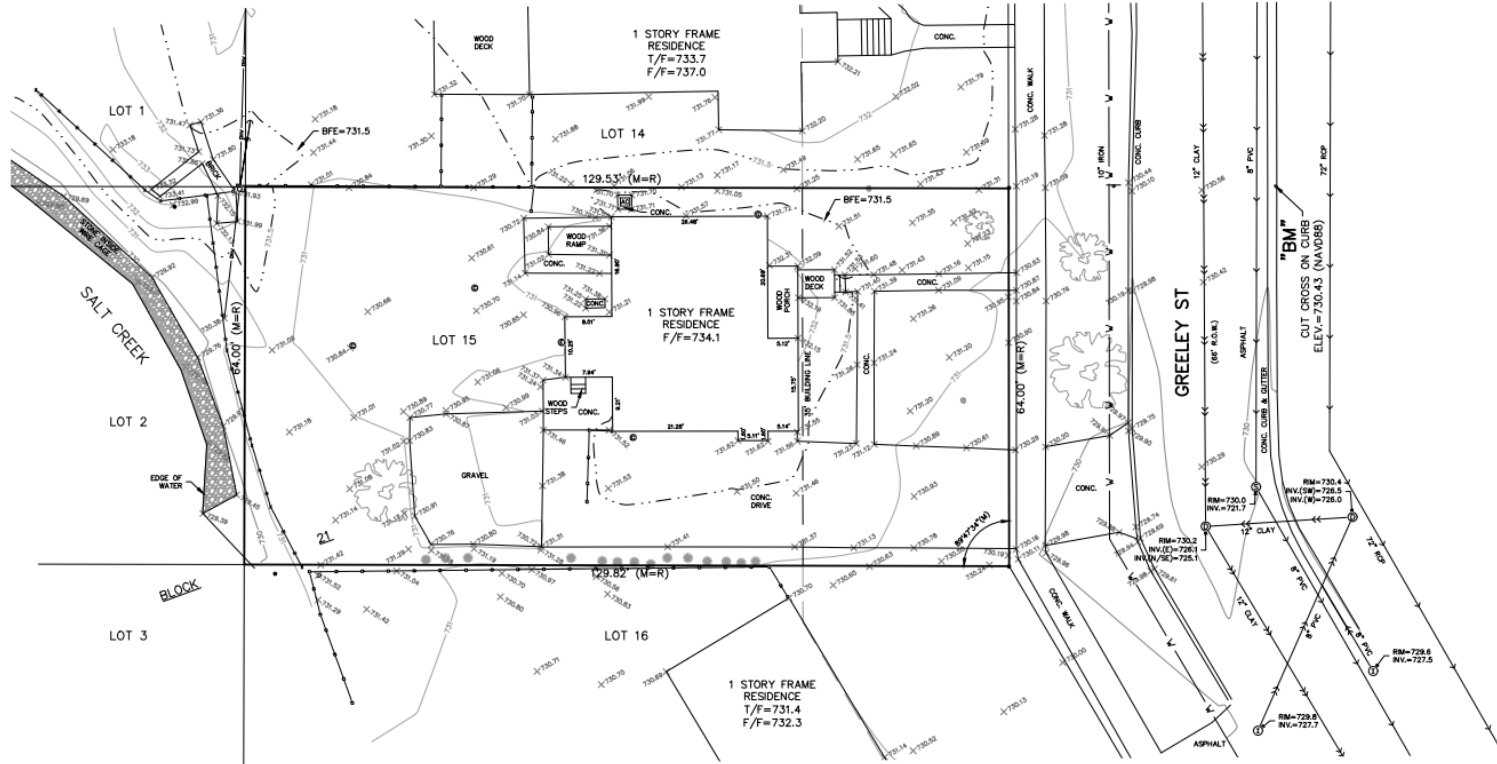




# TOPOGRAPHICAL SURVEY

LOT 15 IN BLOCK 21 IN ARTHUR T. MONTOSH AND COMPANY'S PLUM GROVE ROAD DEVELOPMENT; BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1926 AS DOCUMENT 9268584, IN BOOK 211 OF PLATS, PAGES 18, 19 AND 20, IN COOK COUNTY, ILLINOIS.

ADDRESS: 170 SOUTH GREELEY STREET, PALATINE  
 PIN: 02-22-216-015  
 AREA: 0.19 ACRES



LEGEND  
 (M) = MEASURED DIMENSION  
 (R) = RECORDED DIMENSION  
 T/F = TOP OF FOUNDATION  
 F/F = FINISHED FLOOR  
 G/F = GARAGE FLOOR

LINE LEGEND  
 --- WIRE FENCE  
 --- WOOD FENCE  
 --- CHAINLINK FENCE  
 --- OVERHEAD WIRES  
 --- WATER MAIN  
 --- SANITARY SEWER  
 --- STORM SEWER

SYMBOL LEGEND  
 (M) STORM MANHOLE  
 (I) INLET  
 (S) SANITARY MANHOLE  
 (C) SANITARY CLEAN-OUT  
 (A) AIR CONDITIONER  
 (E) ELECTRIC METER  
 (G) GAS METER  
 (U) UTILITY POLE  
 (W) GUY WIRE  
 (S) SIGN

TOPOGRAPHY NOTE:  
 THE PURPOSE OF THIS TOPOGRAPHY IS FOR FUTURE ENGINEERING DESIGN AND IS NOT INTENDED FOR BOUNDARY INFORMATION.



ORDERED BY: KIRCHMAN, DAVID FILE NO.: 230728

**POLENA ENGINEERING LLC**  
 WHEATON: 630-653-6331  
 LAKE IN THE HILLS: 815-363-0200  
 INFO@POLENA.COM  
 WWW.POLENA.COM  
 ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-00780

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN COOK, HERITAGE LAND CONSULTANTS, PAUL BRYCE DESIGN, AND MICHAEL SURVEYING.

Attachment: PZC Materials - October 24, 2023 (2023-109 : 170 S. Greeley St - SU Addition Setback & Deck



Kristy Korshak  
107 S. Greeley  
Palatine, IL 60067

| Layout Page Table |                              |                              |          |
|-------------------|------------------------------|------------------------------|----------|
| Page              | Title                        | Description                  | Comments |
| P-1               | Cover Sheet                  | Layout Page Table            |          |
| P-2               | Index                        | Legends, Notes & Information |          |
| P-3               | Elevation View               | Front & Rear Elevations      |          |
| P-4               | Elevations                   | Side Elevations              |          |
| P-5               | Proposed Foundation          | Garage & Addition foundation |          |
| P-6               | 1st Floor Addition & deck(s) | Proposed Construction        |          |
| P-7               | Roof                         | Roof Plains                  |          |
| P-8               | Electrical                   |                              |          |
| P-9               | HVAC                         | Supplies & Returns           |          |
| P-10              | Kitchen & Bath               | Cabinet Details              |          |

Designer:  
M & S Homes & Properties, LLC  
Kildeer, IL 60047  
847.550.1890 [dkmtek@gmail.com](mailto:dkmtek@gmail.com)

| Revision Table                |        |
|-------------------------------|--------|
| Number                        | Date   |
| 1                             | 9/5/23 |
| D. Meister                    |        |
| Deck, Stairs & mud rm landing |        |

Printed Date:  
September 8,  
2023

Scale:

Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
Cover Sheet  
Layout Page Tabl

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

Page:  
P 1

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

| COMBINATION |          | SPECIES | USE                   |
|-------------|----------|---------|-----------------------|
| DEPTH       | SYMBOL   |         |                       |
| ALL         | 24F - V4 | DF/DF   | (SIMPLE SPAN)         |
| ALL         | 24F - V8 | DF/DF   | (CONT. OR CANTILEVER) |

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

- LUMBER SPECIES:
- A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2
- B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER
- C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
- D. ALL STUDS TO BE DF#2 OR BETTER.
- E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:  
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.  
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.  
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.
- F. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.
- G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

ELECTRICAL, DATA, & AUDIO NOTES:  
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

- ELECTRICAL NOTES:
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. ORG. F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
  - PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS PER LOCAL CODE REQUIREMENT.
  - CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
  - FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
  - FIXTURES TO BE SELECTED BY HOME OWNER.

- AUDIO:
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
  - AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
  - LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:  
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

| ELECTRICAL - DATA - AUDIO LEGEND                                                      |                                                                                                      |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| SYMBOL                                                                                | DESCRIPTION                                                                                          |
|    | Ceiling Fan                                                                                          |
|  | Ventilation Fans: Ceiling Mounted, Wall Mounted                                                      |
|  | Ceiling Mounted Light Fixtures:<br>Damp proof, Surface/ Pendant,<br>Recessed, Heat Lamp, Low Voltage |
|  | Wall Mounted Light Fixtures: Flush Mounted,<br>Wall Sconce                                           |
|  | Chandelier Light Fixture                                                                             |
|  | Fluorescent Light Fixture                                                                            |
|  | 240V Receptacle                                                                                      |
|  | 110V Receptacles: Duplex, Weather Proof, GFCI                                                        |
|  | Switches: Single Pole, Weather Proof, 3-Way, 4-Way                                                   |
|  | Switches: Dimmer, Timer                                                                              |
|  | Audio Video: Control Panel, Switch                                                                   |
|  | Speakers: Ceiling Mounted, Wall Mounted                                                              |
|  | Wall Jacks: CAT5, CAT5 + TV, TV/ Cable                                                               |
|  | Telephone Jack                                                                                       |
|  | Intercom                                                                                             |
|  | Thermostat                                                                                           |
|  | Door Chime, Door Bell Button                                                                         |
|  | Smoke Detectors: Carbon Monoxide (CO),<br>CO/ Smoke (CO/ SD), Smoke (SD)                             |
|  | Electrical Breaker Panel                                                                             |

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF M & S HOMES & PROPERTIES LLC, DEVELOPED FOR THE EXCLUSIVE USE OF M & S HOMES & PROPERTIES, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF M & S HOMES & PROPERTIES, LLC IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

| Wall/Framing LEGEND                                                                   |                                                                                                                               |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| SYMBOL                                                                                | DESCRIPTION                                                                                                                   |
|    | Proposed - 2 x 4 int. wall                                                                                                    |
|  | Proposed - 2 x 6 int. wall                                                                                                    |
|  | Proposed - 2 x 4 int. Attic wall, w/ 1" Continuous<br>foam board (R-6) + R-15 Kraft faced batt insulation                     |
|  | Proposed - 2 x 4 int. wall, Insulated, 3" min<br>R6.5 per 1" Closed cell foam                                                 |
|  | Proposed - 2 x 4 Ext. Siding wall,<br>3" min Closed cell foam (1"=R6.5)                                                       |
|  | Proposed - 2 x 6 Ext. siding wall<br>Insulation per local code                                                                |
|  | Existing 2 x 4 int. wall                                                                                                      |
|  | Existing - Masonry const. w/ std brick                                                                                        |
|  | Demo - 2 x 4 wall                                                                                                             |
|  | Demo - 2 x 6 wall                                                                                                             |
|  | Existing - 10" Concrete Foundation wall                                                                                       |
|  | Load Point                                                                                                                    |
|  | LVL ?? x ?? Beam<br>(Sizing shown per application)                                                                            |
|  | Existing Foundation wall, w/ Proposed<br>2 x 4" Framing, 1/ 2" Moisture Resistance<br>Drywall, R-13 ( Min ) , Batt Insulation |
|  | Wall, Floor Reference                                                                                                         |

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Kildeer, IL 60047  
847.550.1890 [dkmtek@gmail.com](mailto:dkmtek@gmail.com)

| Revision Table                           |        |
|------------------------------------------|--------|
| Number                                   | Date   |
| 1                                        | 9/5/23 |
| Revised By Description                   |        |
| D. Meister Deck, Stairs & mud rm landing |        |

Printed Date:  
September 8,  
2023

Scale:

Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
Index  
Legends, Notes &  
Information

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

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22

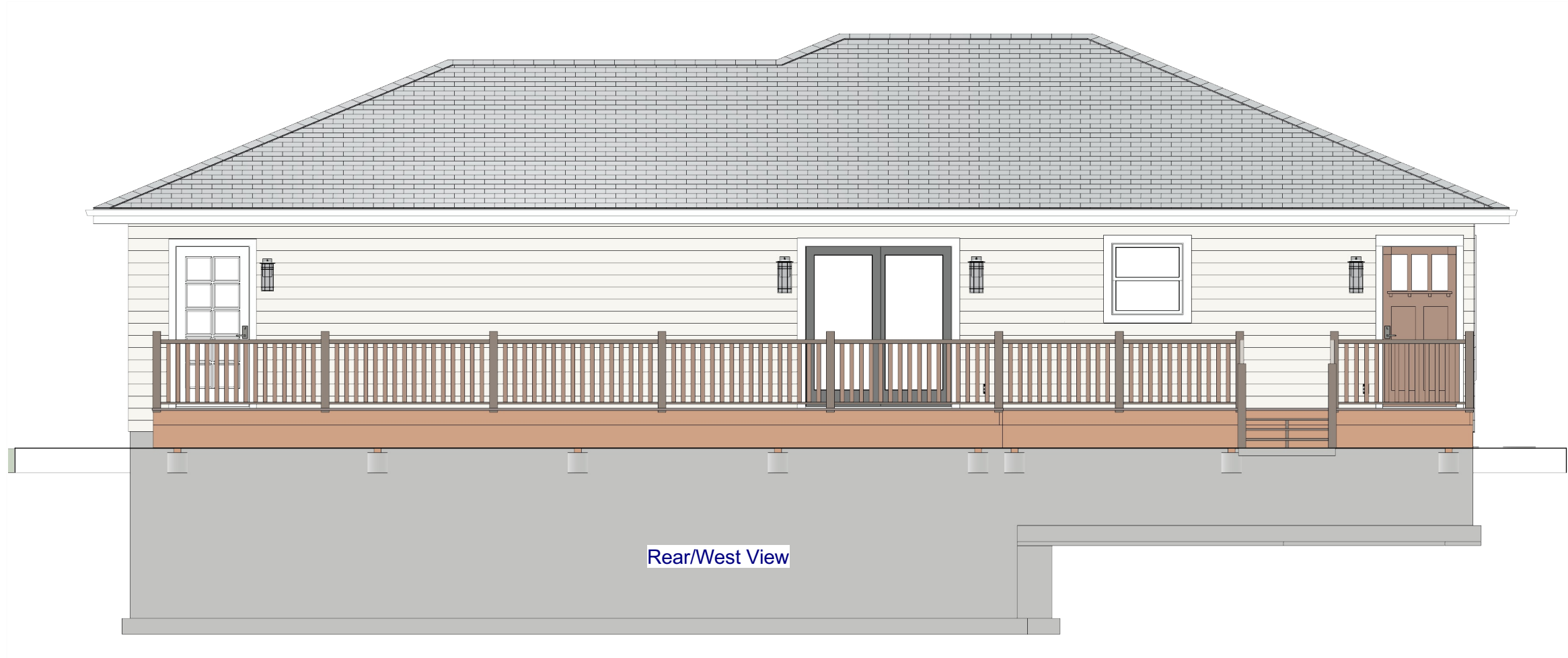
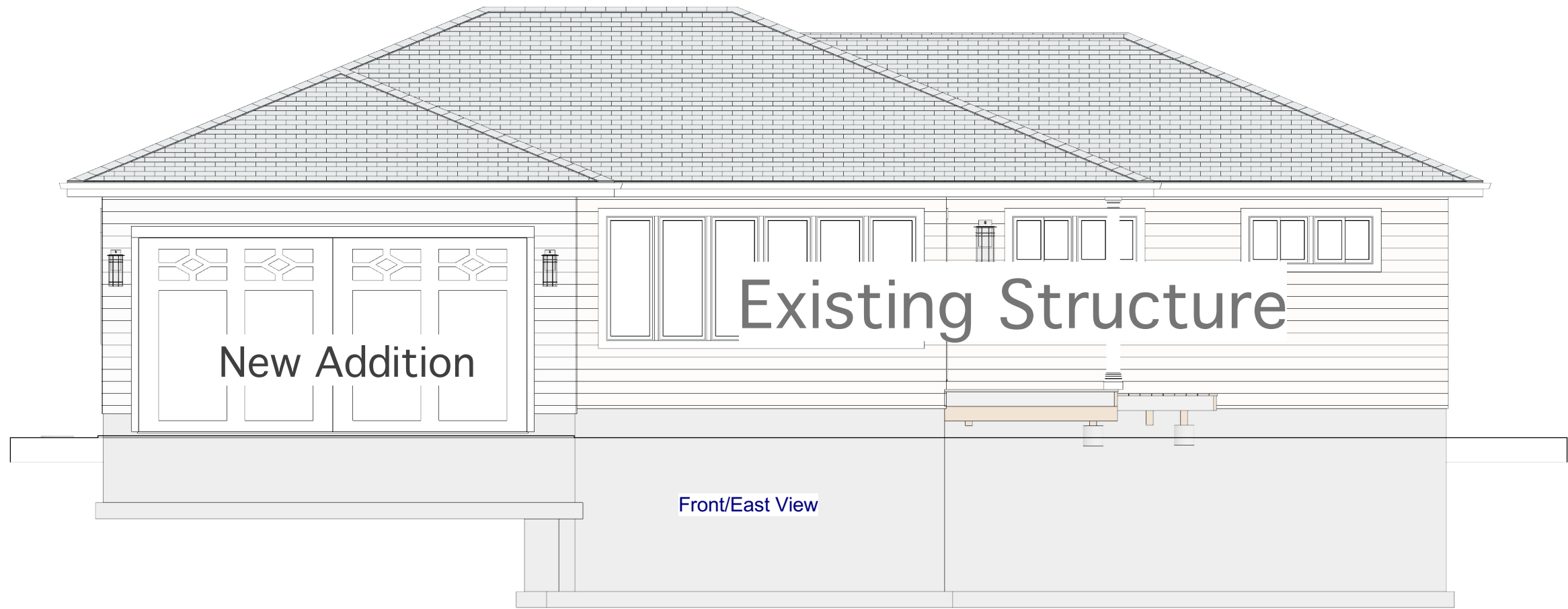
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6.A.1.d

Attachment: PZC Materials - October 24, 2023 (2023-109 : 170 S. Greeley St - SU Addition Setback & Deck in Floodplain)





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847.550.1890 [dkmtek@gmail.com](mailto:dkmtek@gmail.com)

| Revision Table |        |                                          |
|----------------|--------|------------------------------------------|
| Number         | Date   | Revised By Description                   |
| 1              | 9/5/23 | D. Meister Deck, Stairs & mud rm landing |

Printed Date:  
September 8,  
2023

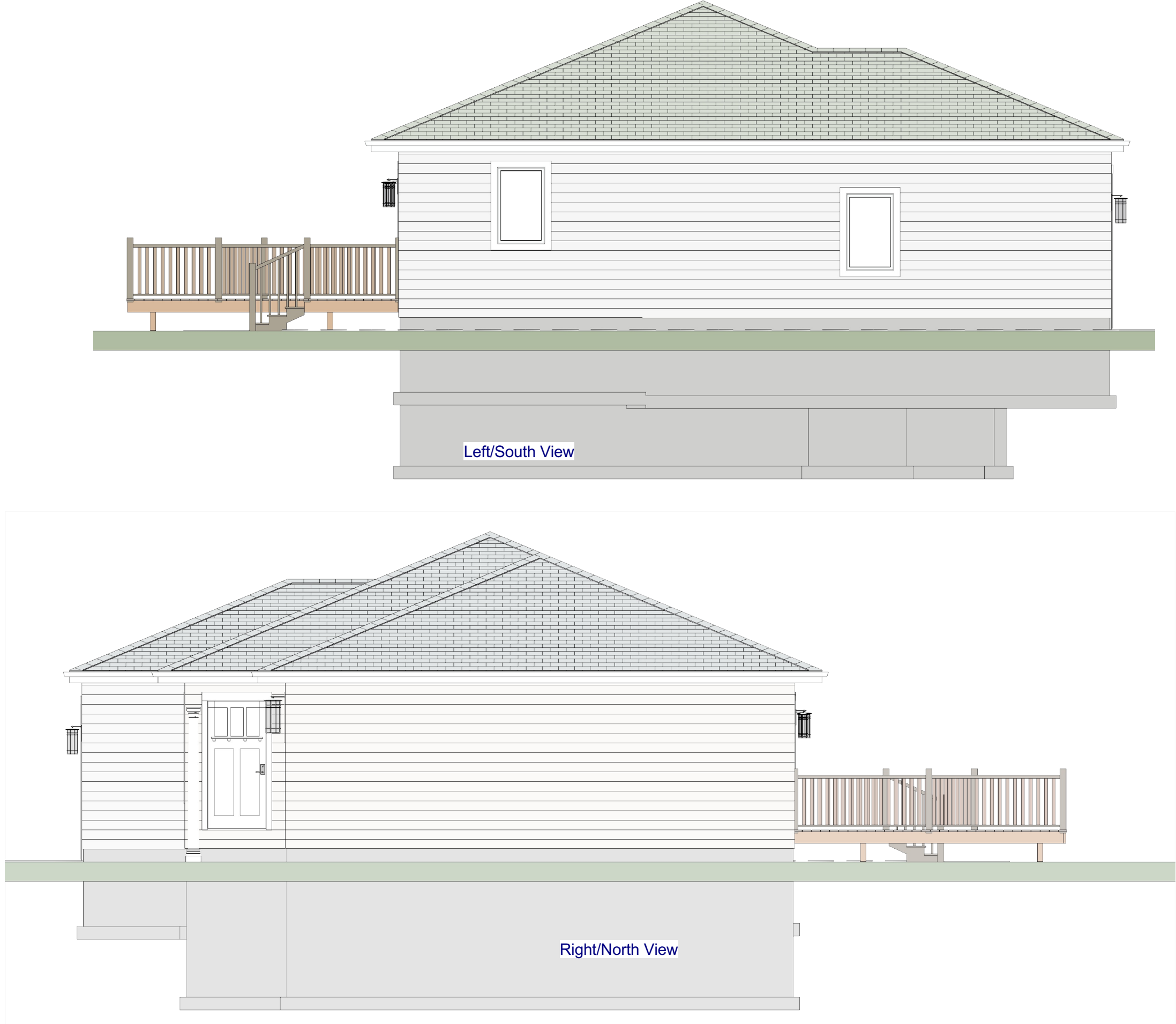
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Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
Elevation View  
Front & Rear  
Elevations

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

Page:  
P 2



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| Revision Table                |        |
|-------------------------------|--------|
| Number                        | Date   |
| 1                             | 9/5/23 |
| Description                   |        |
| Deck, Stairs & mud rm landing |        |

Printed Date:  
September 8,  
2023

Scale:

Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
Elevations  
Side Elevations

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

Page:  
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Attachment: PZC Materials - October 24, 2023 (2023-109 : 170 S. Greeley St - SU Addition Setback & Deck in Floodplain)

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| Revision Table                |        |
|-------------------------------|--------|
| Number                        | Date   |
| 1                             | 9/5/23 |
| Description                   |        |
| Deck, Stairs & mud rm landing |        |

Printed Date:  
September 8,  
2023

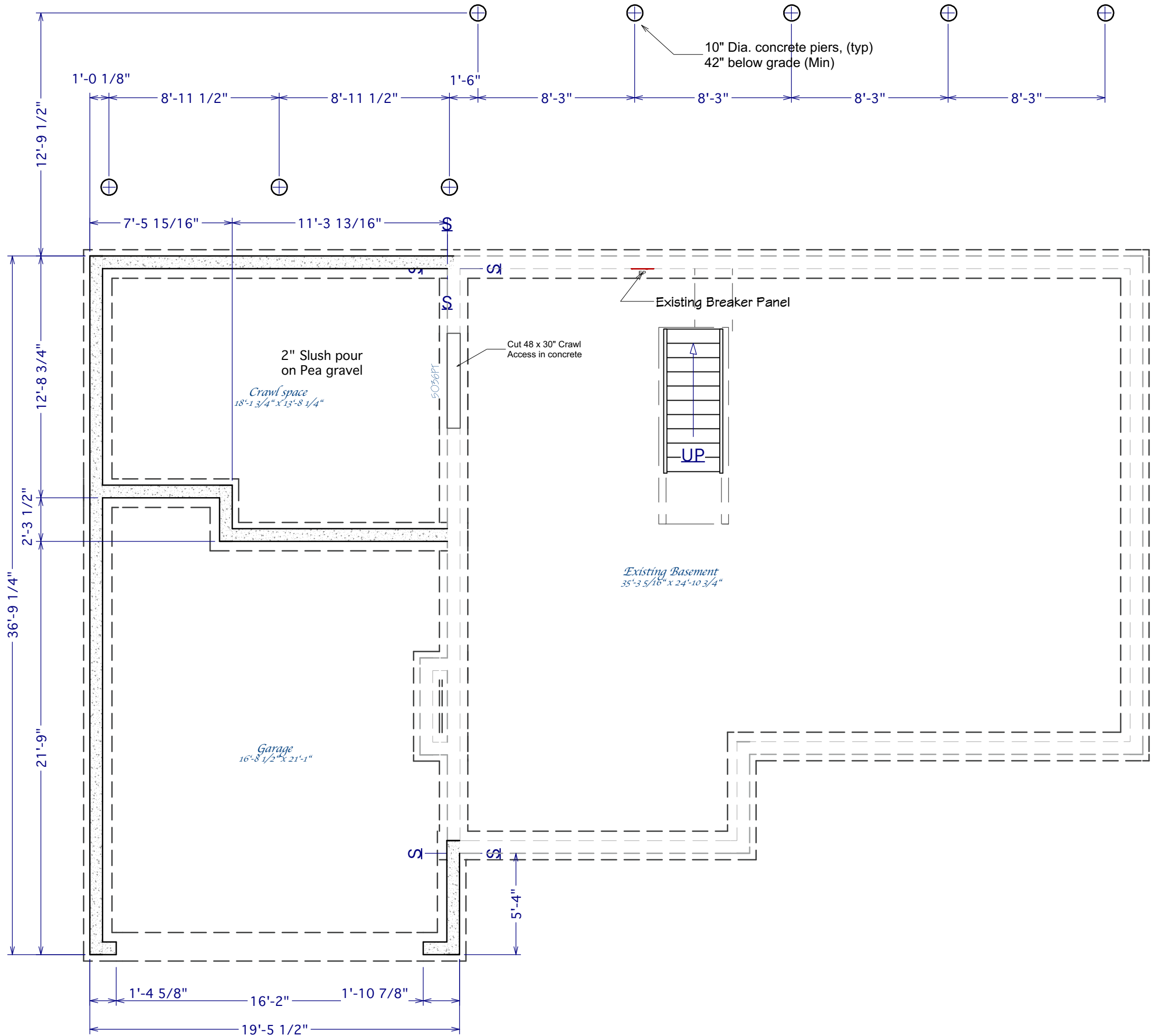
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Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
Proposed  
Foundation  
Garage & Addition  
foundation

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

Page:  
P 5



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| Revision Table |        |            |                               |
|----------------|--------|------------|-------------------------------|
| Number         | Date   | Revised By | Description                   |
| 1              | 9/5/23 | D. Meister | Deck, Stairs & mud rm landing |
|                |        |            |                               |
|                |        |            |                               |
|                |        |            |                               |

|                                       |        |
|---------------------------------------|--------|
| Printed Date:<br>September 8,<br>2023 | Scale: |
|---------------------------------------|--------|

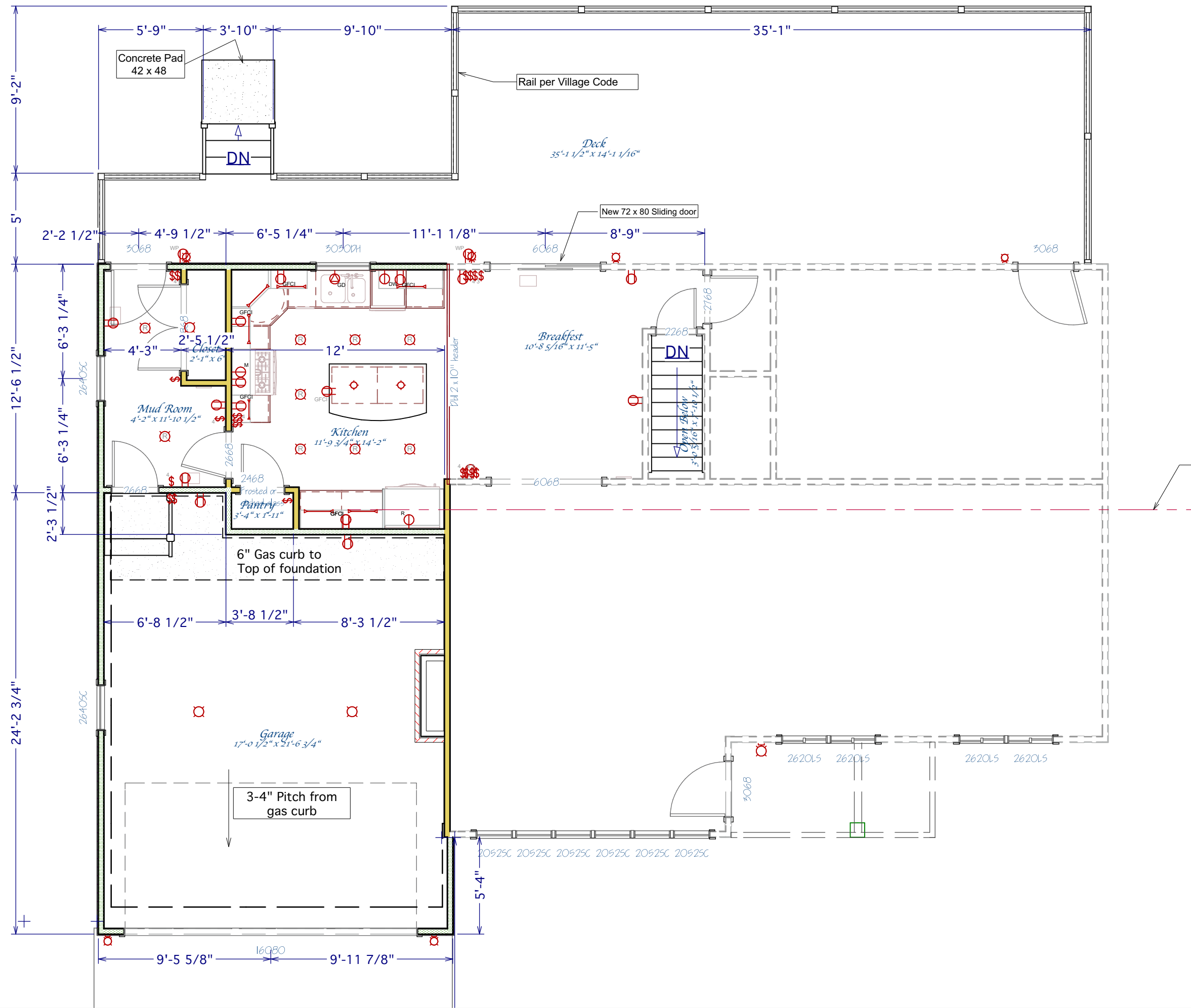
Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
1st Floor Addition  
deck(s)  
Proposed  
Construction

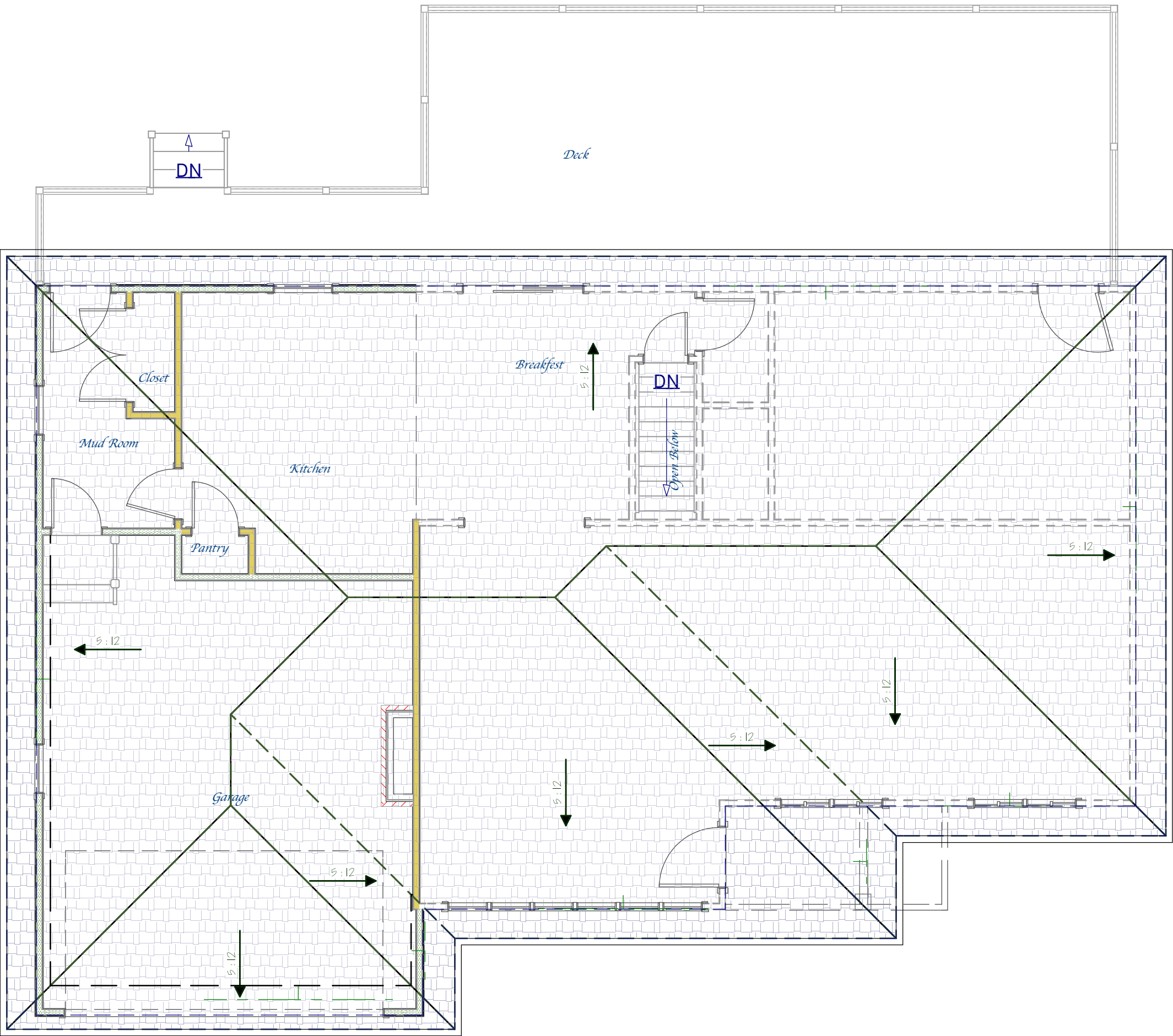
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170 S. Greeley,  
Palatine Ver 4 Re  
1

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2023

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Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
Roof  
Roof Plains

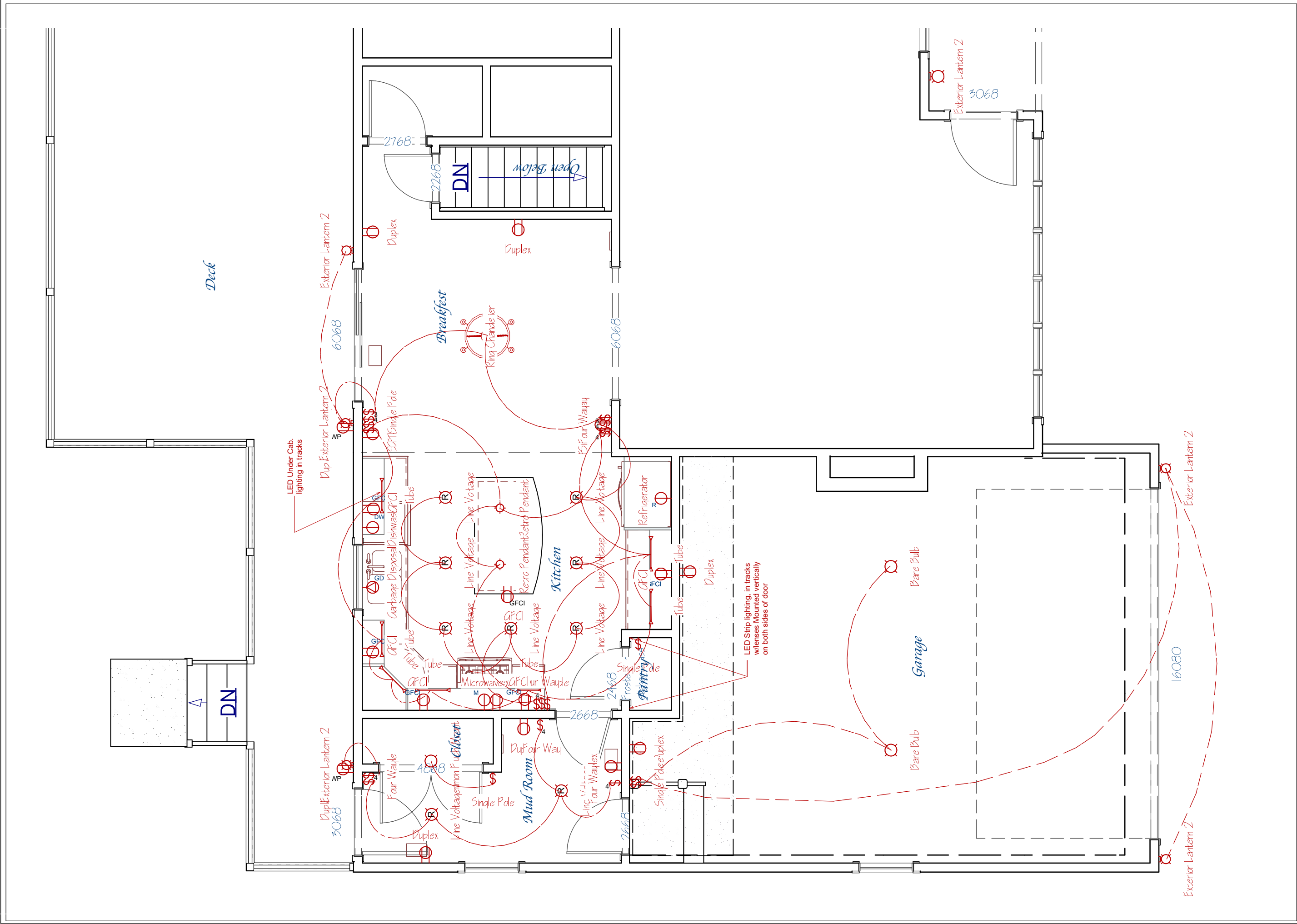
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170 S. Greeley,  
Palatine Ver 4 Re  
1

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6.A.1.d

Attachment: PZC Materials - October 24, 2023 (2023-109 : 170 S. Greeley St - SU Addition Setback & Deck in Floodplain)



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September 8,  
2023

Property Address:  
170 S. Greeley  
Palatine, IL 60067

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170 S. Greeley,  
Palatine Ver 4 Re  
1

Page Description  
Electrical

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| Revision Table |        |                                          |
|----------------|--------|------------------------------------------|
| Number         | Date   | Revised By Description                   |
| 1              | 9/5/23 | D. Meister Deck, Stairs & mud rm landing |

Scale:

Attachment: **PZC Materials - October 24, 2023 (2023-109 : 170 S. Greeley St - SU Addition Setback & Deck in Floodplain)**



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*Kildeer, IL 60047*  
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| Revision Table |        |            |                               |
|----------------|--------|------------|-------------------------------|
| Number         | Date   | Revised By | Description                   |
| 1              | 9/5/23 | D. Meister | Deck, Stairs & mud rm landing |
| 2              | 9/7/23 | D. Meister | One stair, Connected decks    |
|                |        |            |                               |
|                |        |            |                               |

Printed Date:  
September 8,  
2023

Scale:

Property Address:  
170 S. Greeley  
Palatine, IL 60067

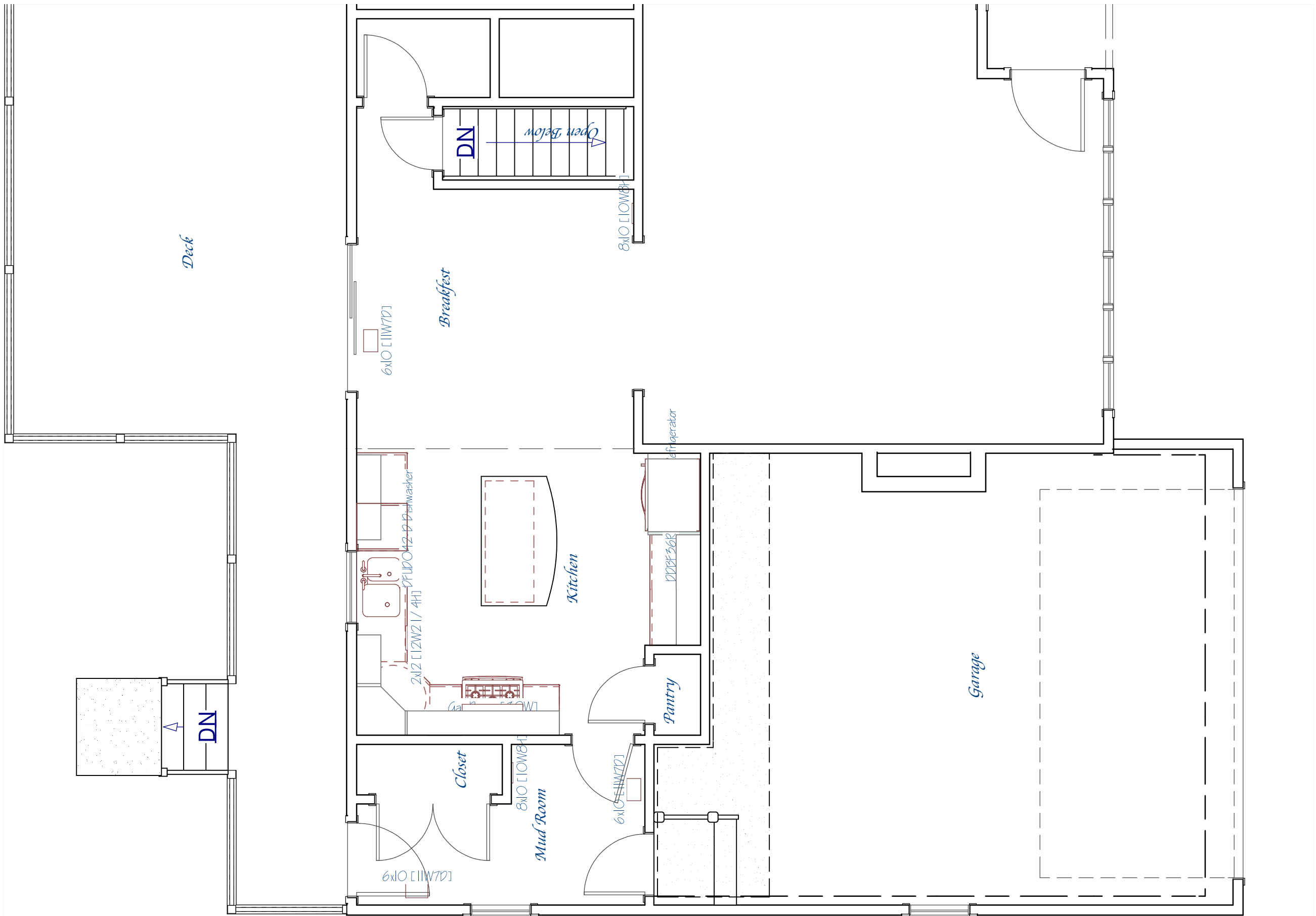
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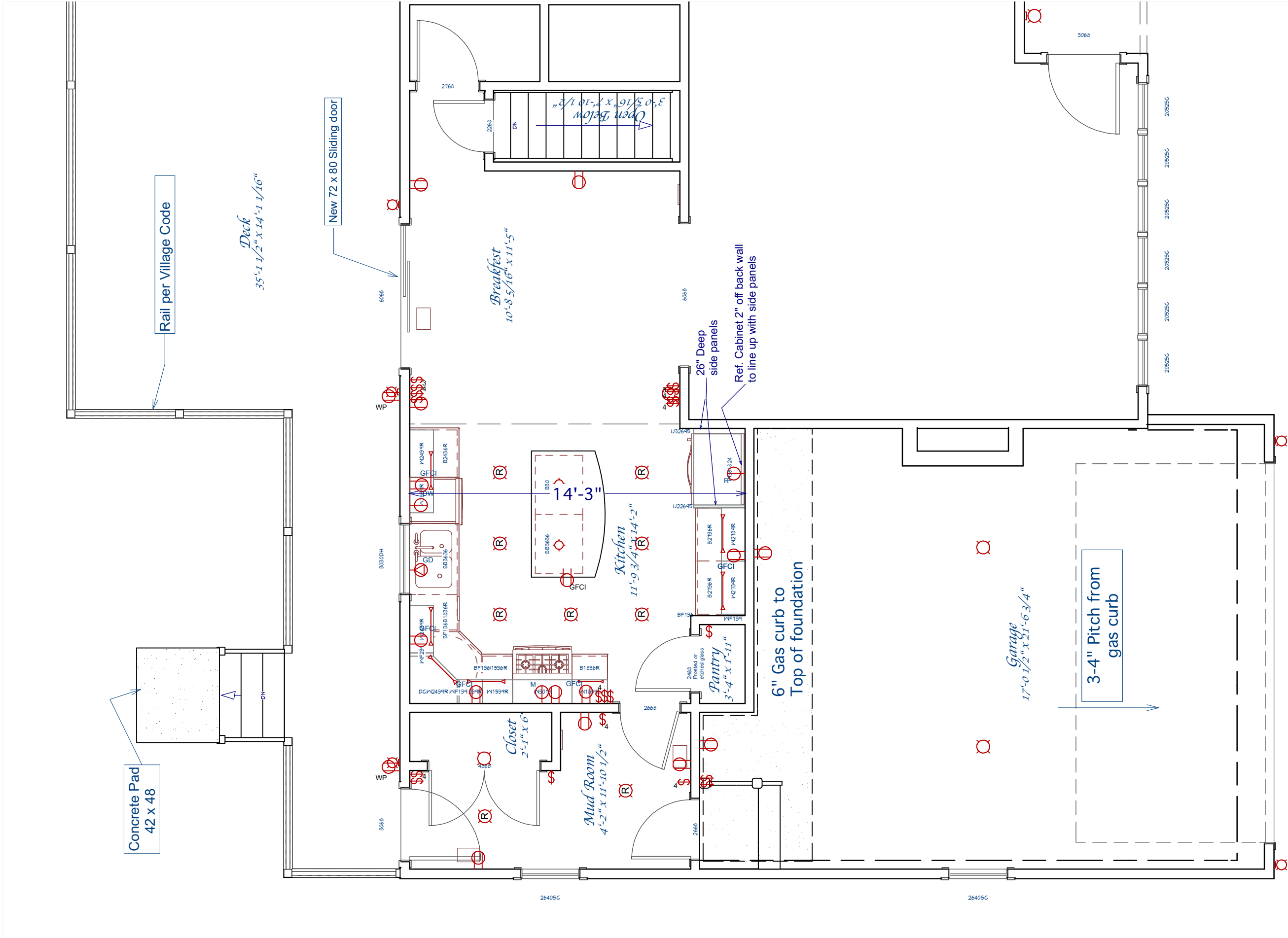
### HVAC

## Supplies & Return

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

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Printed Date:  
September 8,  
2023

Property Address:  
170 S. Greeley  
Palatine, IL 60067

Page Description  
Kitchen & Bath  
Cabinet Details

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1





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Scale:

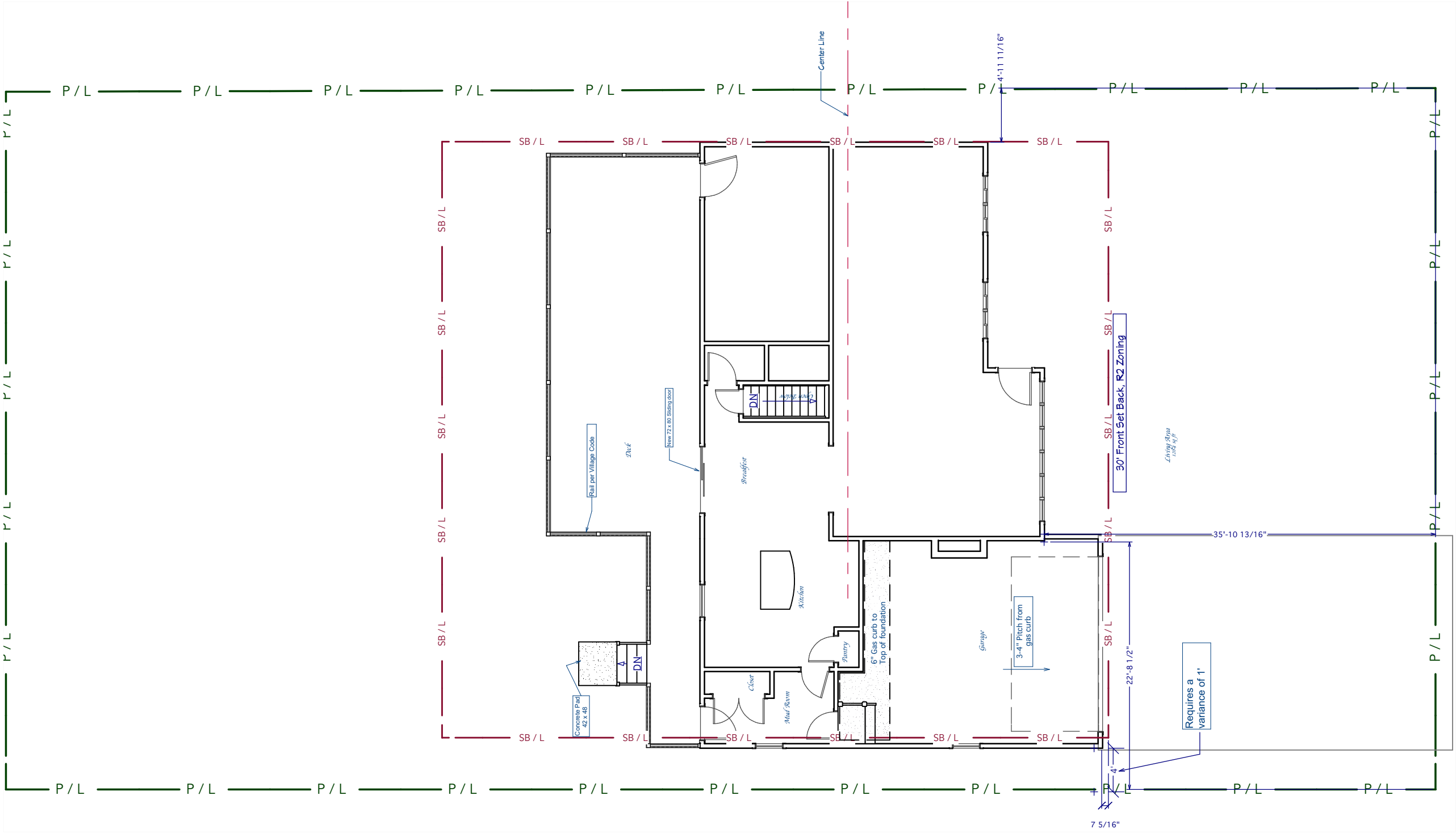
Property Address:  
170 S. Greeley,  
Palatine, IL 60067

Page Description  
Boundary Lines  
Building Set Back  
& Boundries

File Name:  
170 S. Greeley,  
Palatine Ver 4 Re  
1

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P 11

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# CERTIFICATE OF PUBLICATION

**DES PLAINES JOURNAL, INC.**, a 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:

**Journal & Topics Newspapers  
AKA Des Plaines Journal, Inc.  
622 Graceland Ave.  
Des Plaines, IL 60016-4556**

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 170 S. GREELEY ST.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 5TH day of OCTOBER, A.D. 20<sup>23</sup>, and the last publication thereof was made on the 5TH day of OCTOBER, A.D. 20<sup>23</sup>.

Your Legal appeared in  
the following Journal & Topics  
Newspapers  
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



*Mary Alice Wenzl*

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 5TH day of OCTOBER, A.D., 20<sup>23</sup>.

By Todd Wenzl

President

Title of Corporate Officer

County of Cook  
State of Illinois

Subscribed and sworn to before me this 5TH day of OCTOBER, A.D., 20<sup>23</sup>.

My commission expires the 15TH day of JULY, A.D., 20<sup>25</sup>.



## 3. 170 S. Greeley Street

**SU-000072-2023 - 170 S. Greeley Street**

Notice was published in the Journal & Topics on October 5<sup>th</sup>, 2023 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Topographic Survey**
5. **Site Plan, Floor Plan & Elevations**
6. **Public Notice**

Mr. Bradshaw provides background on the request and states the petitioner is proposing to construct a new garage addition to the south side of the existing residence. He states that the addition would be set back 4 feet from the adjacent side lot line. The petitioner would also be constructing a new deck off the rear of the residence which would be located in the floodplain.

**Sworn in petitioner:** David Korshak (father of homeowner) - 304 N. Schiller St & Kristy Korshak (property owner) - 170 S. Greeley St.

Mr. Korshak states the existing garage was in the floodplain. They originally were going to repair but it was in poor condition and collapsed. Per code, a new garage can't be constructed in the floodplain. The new plan is to attach the garage to the south side of the home. It would be set back 4' from the lot line instead of the required 5'. He states the existing deck is also in poor shape and is requesting to replace with a new deck. The existing deck is in a floodplain and as per code, a new deck can be constructed in the floodplain as long as it is open underneath. He states the neighbor to the south has no issues with the request.

Chairman Wood asks if there have been any issues in the past with the deck in the floodplain.

Mr. Korshak states that there has never been a water issue in the yard. The deck would be raised and open as required.

Mr. Kolososki confirms that it would be replacing an existing deck.  
Mr. Korshak states that is correct.

Chairman Wood asks how the size compares.

Mr. Korshak states that it would remain the same size as existing. The only

change is the garage - taking the original detached garage and pulling it forward to attach to the home.

Commissioner Friedman asks if there is also an addition being constructed behind the garage.

Mr. Korshak states that the garage addition with a bump out.

Commissioner Friedman asks if the home addition is in the floodplain

Mr. Korshak states it is not.

Mr. Bradshaw refers to the topographic survey and states the floodplain wavers at the rear of the existing residence.

Commissioner Friedman asks if the garage space is still functional with the bump out from the chimney.

Mr. Korshak states that the bump out lines up with the back of the chimney and although it will be a tight fit, is hoping there is enough room when pulling in the garage.

Commissioner Schubert asks if a walkway is planned and will the existing landscaping be removed for construction.

Mr. Korshak states that there is no walkway planned and the landscaping will be removed to allow for the addition.

Mr. Bradshaw provides further information and states the property abuts Salt Creek to the west and the rear yard is almost completely encumbered by the floodplain. The width of the lot is 64 feet and the required side yard setbacks are 5 feet. The proposed additions would not encroach into the rear of front yard setbacks. He states that comparable floodplain relief was granted to 156 S. Greeley Street to construct a shed in the floodplain. Community Services, Fire Prevention and Engineering reviewed. Community Services and Fire Prevention had no issues. Engineering requests a site plan to show the grades in the rear and side yards to show the location of the base flood elevation with respect to the structure. They also stated the deck must be correctly anchored and needs to remain open underneath, no skirting.

Commissioner Friedman asks who has jurisdiction of the floodplain.

Mr. Bradshaw states FEMA has jurisdiction of the floodplain but Village Code permits deck to be constructed in the floodplain if Special Use approved.

### **STAFF RECOMMENDATION:**

The Petitioner is proposing to replace a detached garage, which has been demolished, with a new garage attached to the south side of the existing residence. The new garage would be outside of the floodplain, however, the reconstructed the deck in the rear yard would remain within said floodplain. The subject property has a substandard lot width of 64 feet, which encumbers the

ability to construct a standard 2-car garage that meets code for the required side yard setback.

Regarding the proposed deck, it would be a replacement of the existing deck off the rear of the residence in generally the same location. Additionally, the Village Engineering department had no issue with the deck location within the floodplain, and the new site plan is an improvement upon the previous encroachment into the floodplain. Ultimately, the proposal should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Uses subject to the following conditions:

1. The Special Uses shall substantially conform to the Site Plan, Floor Plan, and Elevations submitted by the Petitioner, David Korshak, except as such plans may be changed to conform to Village Codes and Ordinances.

**There were no further questions. The public hearing was closed.**

**Commissioner Noonan made a motion to approve subject staff's conditions; seconded by Commissioner Fedota.**

#### **DELIBERATIONS:**

Chairman Kolososki states that there would be no issue for this request as the floodplain issues have been addressed.

Chairman Fedota states the 1-foot request is not a problem and it would be a great use of the land.

Chairman Friedman states that the homes are on a curved street and adjacent homes are not aligned with each other which helps to alleviate some of the concerns for the 1-foot request.

**Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, November 13, 2023.**

|                  |                                                                              |
|------------------|------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMEND TO APPROVE [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Patrick Noonan, Commissioner                                                 |
| <b>SECONDER:</b> | Stephen Fedota, Commissioner                                                 |
| <b>AYES:</b>     | Noonan, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert |
| <b>ABSENT:</b>   | Roth-Wurster                                                                 |

# Consider an Ordinance Granting a Special Use to Permit a Tobacco Shop at 157 W. Northwest Highway

## BACKGROUND:

The Petitioner is proposing to open a tobacco and vape shop, Prime Smoke, to sell tobacco products and accessories. Therefore, the Petitioner is requesting approval of the following:

**Special Use to permit a tobacco shop at the Subject Property.**

## KEY ISSUES:

- The Petitioner is seeking a Special Use to allow a tobacco shop, Prime Smoke, to operate at the Subject Property. The store will offer a variety of tobacco, e-cigarette products, and nicotine replacement therapy.
- The Petitioner currently operates another tobacco shop in Park Ridge. As part of the Staff review of the submitted petition, the Park Ridge Police Department was contacted and indicated that there were no issues with the existing business.
- Per the submitted business plan, the shop will have 3 staff members and the hours of operation will be 10 AM - 10 PM Monday to Sunday.
- Per the business plan, staff members will be trained to promote responsible tobacco use and to strictly adhere to relevant laws pertaining to age verification protocols to prevent sales to minors.
- The parking requirement for the center will not change with the proposed use.

## ALTERNATIVES:

1. Approve the Special Use to permit a tobacco shop at the Subject Property.
2. Do not approve the Special Use to permit a tobacco shop at the Subject Property.

## RECOMMENDATION:

Public Hearing: PZC meeting on October 24, 2023.

Residents testifying: None.

Vote: The PZC voted unanimously to approve the Special Use to permit a tobacco shop at the Subject Property and Staff concurs with this recommendation.

## ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use to permit a tobacco shop at the Subject Property.

## ATTACHMENTS:

- Aerial Map
- ORD SU 157 W. Northwest Hwy
- EXHIBIT - Floor Plan
- EXHIBIT - Business Plan
- PZC Materials - October 24, 2023
- DRAFT PZC Minutes - October 24, 2023
- Public Notice

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



# GIS Consortium 157 W. Northwest Highway



Attachment: Aerial Map (2023-111 : 157 W. Northwest Highway - SU Tobacco Shop)

Print Date: 10/13/2023

**Notes**

Cook County Aerial 2022

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



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A SPECIAL USE  
157 W. NORTHWEST HIGHWAY**

WHEREAS, pursuant to a petition and public hearing on October 24, 2023, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a Tobacco Shop is at the subject property pursuant to Section 11.03 (d) (41) of the Palatine Zoning Ordinance, legally described property:

LOTS 1, 2, 3, 4, 5, 6, AND 10 IN BLOCK 3 IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF EAST ST AS VACATED BY THE VILLAGE OF PALATINE ADJOINING THE EAST LINE OF LOTS 1, 9, AND 10 IN SAID SUBDIVISION, EXCEPTING THEREFROM THE WESTERLY 17.0 FEET ADJACENT TO NORTHWEST HIGHWAY AND EXCEPTING THEREFROM THE WESTERLY 17.0 FEET ADJACENT TO SMITH ROAD AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 5 IN BLOCK 3 IN FRANK E. MERRILL AND COMPANY PALATINE HOMESITES, THENCE NORTH 70 DEGREES 12 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF LOT 5, 13.44 FEET TO THE INTERSECTION OF THE EAST LINE OF SMITH ROAD, SAID EAST LINE BEING 17.0 FEET EAST OF THE PLATTED EAST RIGHT OF WAY LINE; THENCE NORTH 00 DEGREES EAST ALONG THE NOW EAST RIGHT OF WAY LINE OF SMITH ROAD 94.61 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 55 MINUTES 49 SECONDS EAST, 45.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY; THENCE NORTH 70 DEGREES 34 MINUTES 56 SECONDS WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY 30.0 FEET TO THE INTERSECTION WITH THE NOW EASTERLY RIGHT OF WAY LINE OF SMITH ROAD; THENCE SOUTH 00 DEGREES WEST, ALONG THE NOW EASTERLY RIGHT OF WAY OF SMITH ROAD 45.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as 157 W. Northwest Highway (02-15-202-005-0000).

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

**SECTION 1:** Special Use to permit a Tobacco Shop at the subject property pursuant to Section 11.03 (d) (41) of the Palatine Zoning Ordinance, is hereby granted to Prime Smoke (Ali Omer), subject to the following condition(s):

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, Ali Omer, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

**SECTION 2:** That a copy of the public notice is attached hereto and form a part of this ordinance.

**SECTION 3:** That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This \_\_\_\_\_ day of \_\_\_\_\_, 2023

AYES:\_\_\_\_\_ NAYS:\_\_\_\_\_ ABSENT:\_\_\_\_\_ PASS:\_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

\_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Village Clerk

Attachment: ORD SU 157 W. Northwest Hwy (2023-111 : 157 W. Northwest Highway - SU Tobacco Shop)

**Attachment: EXHIBIT - Floor Plan (2023-111 : 157 W. Northwest**

**Packet Pg. 71**

**“Prime Smoke” Business Plan**  
submitted by Ali Omer as part of the Special Use application  
09/21/2023

I plan on opening a 1200 sq/ft retail only tobacco shop located at 157 W Northwest Highway, in a Shopping Center commonly known as Plaza 14, in the Village of Palatine, which presents an opportunity to cater to a diverse clientele seeking a range of products. It will offer a variety of options, including vapes, cigarettes, cigars, CBD products, and snacks, creating a one-stop destination for tobacco enthusiasts and those interested in alternative products. With carefully curated selections, 3 knowledgeable staff, and a welcoming ambiance, the shop can provide a comfortable space for customers to explore different options and make informed choices. Additionally, focusing on responsible marketing and adhering to regulations will be crucial in establishing a reputable and successful business in this dynamic and evolving market. The hours of operation will be from 10 A.M. to 10 P.M.

My tobacco shop will be operated with a strong commitment to public health, safety, and welfare. We will strictly adhere to all relevant laws and regulations governing the sale of tobacco products, including age verification protocols to prevent sales to minors. Our staff will be trained to promote responsible tobacco use and provide information on smoking cessation resources. Additionally, we will support public health initiatives by prominently displaying warning labels and offering alternatives to traditional tobacco products, such as vaping and nicotine replacement therapy. Our goal is to provide adult customers with access to tobacco products while safeguarding the well-being of the community.

We will enforce strict policies to prevent loitering and ensure that our customers' activities do not disrupt the peace and tranquility of the area. Additionally, we will work closely with local authorities and community organizations to address any concerns promptly and proactively. By being a responsible and considerate member of the community, our tobacco shop aims to uphold property values and coexist harmoniously with our neighbors.

**VILLAGE OF PALATINE  
Planning and Zoning Commission**

**SCHEDULED 10/24/23 07:00 PM**

**STAFF REPORT (ID # 8681)**

## 157 W. Northwest Highway

**TO:** Palatine Planning and Zoning Commission  
Jan Wood, Chair

**FROM:** Alex Bradshaw

**PETITIONER:** Ali Omer

**PLAN NUMBER:** SU-000074-2023

**ADDRESS:** 157 W. Northwest Highway

**PROPOSAL:**  
Special Use to permit a tobacco shop at the subject property.

|                                                                        |                                                                |
|------------------------------------------------------------------------|----------------------------------------------------------------|
| <b><u>LOCATION:</u></b> 157 W. Northwest Highway<br>District 6 (Helms) | <b><u>CURRENT ZONING:</u></b> B-2 General Business<br>District |
|------------------------------------------------------------------------|----------------------------------------------------------------|

**SURROUNDING CONDITIONS:**

|                      |                               |
|----------------------|-------------------------------|
| <b><u>North:</u></b> | B-2 General Business District |
| <b><u>South:</u></b> | R-2 Single-Family Residential |
| <b><u>East:</u></b>  | B-2 General Business District |
| <b><u>West:</u></b>  | B-2 General Business District |

**BACKGROUND:**

The Petitioner is proposing to open a tobacco and vape shop, Prime Smoke, to sell tobacco products and accessories. Therefore, the Petitioner is requesting:

**Special Use to permit a tobacco shop at the subject property.**

**SITE ANALYSIS:**

- The Subject Property is zoned B-2 General Business and is located on W. Northwest Highway, just east of N. Smith Street. The proposed business will occupy approximately 1,200 sq. ft. of retail space within the Plaza 14 multi-tenant shopping center. Other tenants within the building include Chiggy's Gyros, Mathnasium, L.A. Tan., a Dentist, and a few beauty and cosmetic service businesses.
- The subject property tenant space had most recently been occupied Medtest, Inc., but has been vacant since December of 2021.

- The Petitioner is seeking a Special Use permit to allow a tobacco shop, Prime Smoke, to operate at the subject property. The store will offer a variety of tobacco, e-cigarette products, and nicotine replacement therapy.
- The Petitioner currently operates another tobacco shop in Park Ridge. The Park Ridge Police Department was contacted, and they advised that there had been no issues with the existing business.
- Per the submitted business plan, the shop will have 3 staff members and the hours of operation will be 10 AM - 10 PM Monday to Sunday.
- Per the business plan, staff members will be trained to promote responsible tobacco use and to strictly adhere to relevant laws pertaining age verification protocols to prevent sales to minors.
- The parking requirement will not change for the center with the proposed use.

#### **DEPARTMENTAL REVIEWS:**

|                             |                       |
|-----------------------------|-----------------------|
| <b>Community Services</b>   | No Issues Identified. |
| <b>Engineering</b>          | N/A                   |
| <b>Environmental Health</b> | N/A                   |
| <b>Fire Prevention</b>      | No Issues Identified. |
| <b>Public Works</b>         | N/A                   |
| <b>Police</b>               | No Issues Identified. |

**STANDARDS FOR SPECIAL USE:** Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

#### **STAFF RECOMMENDATION:**

The Petitioner is proposing to open a tobacco shop in a multi-tenant shopping center. The Petitioner is aware that the sale of drug paraphernalia with the intent to use it for a controlled substance is prohibited. Furthermore, the Petitioner currently operates another tobacco shop in Park Ridge with no identified issues. The submitted business plan for the new shop states that all customers will be asked present a valid form of identification for all purchases. The parking requirements would not change with this use. Ultimately, the use should not cause substantial injury to the value of the surrounding properties. Therefore, Staff recommends approval of the requested Special Use with the following condition:



1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, Ali Omer, except as such plans may be changed to conform to the Village Codes and Ordinances.

**ATTACHMENTS:**

- Aerial Map
- Special Use Application
- Plat of Survey
- Floor Plan
- Business Plan
- Public Notice



# GIS Consortium 157 W. Northwest Highway



Print Date: 10/13/2023

**Notes**

Cook County Aerial 2022

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





## SPECIAL USE APPLICATION

### Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339  
 Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Ali Omer

Business Name (if applicable)

Prime Smoke

Subject Property Address

157 W. Northwest Highway

Please provide a description of your proposed request:

I plan on opening a 1200 sq/ft retail only tobacco shop located at 157 W Northwest Highway, in a Shopping Center commonly known as Plaza 14, in the Village of Palatine, which presents an opportunity to cater to a diverse clientele seeking a range of products. It will offer a variety of options, including vapes, cigarettes, cigars, CBD products, and snacks, creating a one-stop destination for tobacco enthusiasts and those interested in alternative products. With carefully curated selections, 3 knowledgeable staff, and a welcoming ambiance, the shop can provide a comfortable space for customers to explore different options and make informed choices. Additionally, focusing on responsible marketing and adhering to regulations will be crucial in establishing a reputable and successful business in this dynamic and evolving market. The hours of operation will be from 10 A.M. to 10 P.M.

### Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The establishment of our tobacco shop at this location is deemed necessary for public convenience due to several compelling reasons. Firstly, this location serves as a central point within the community, making it easily accessible to adult residents and visitors who choose to use tobacco products responsibly. Secondly, by offering a wide range of tobacco products, including premium brands and unique varieties, we cater to the diverse preferences of our customers, ensuring they have convenient access to their preferred products. Furthermore, our shop will provide a welcoming and well-maintained environment, enhancing the overall shopping experience. Overall, our presence at this location contributes to the convenience of adult consumers while upholding responsible retail practices and adhering to all relevant regulations to protect public health and safety.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

My tobacco shop will be operated with a strong commitment to public health, safety, and welfare. We will strictly adhere to all relevant laws and regulations governing the sale of tobacco products, including age verification protocols to prevent sales to minors. Our staff will be trained to promote responsible tobacco use and provide information on smoking cessation resources. Additionally, we will support public health initiatives by prominently displaying warning labels and offering alternatives to traditional tobacco products, such as vaping and nicotine replacement therapy. Our goal is to provide adult customers with access to tobacco products while safeguarding the well-being of the community.

The use will not cause substantial injury to nearby property values. Explain:

Our tobacco shop is committed to operating in a manner that will not cause substantial injury to nearby property values. We have taken several measures to ensure this, including maintaining a clean and well-maintained storefront that contributes positively to the overall appearance of the neighborhood. We will enforce strict policies to prevent loitering and ensure that our customers' activities do not disrupt the peace and tranquility of the area. Additionally, we will work closely with local authorities and community organizations to address any concerns promptly and proactively. By being a responsible and considerate member of the community, our tobacco shop aims to uphold property values and coexist harmoniously with our neighbors.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

N/A



# PLAT OF SURVEY

JASON S. BLU

6.A.2.e

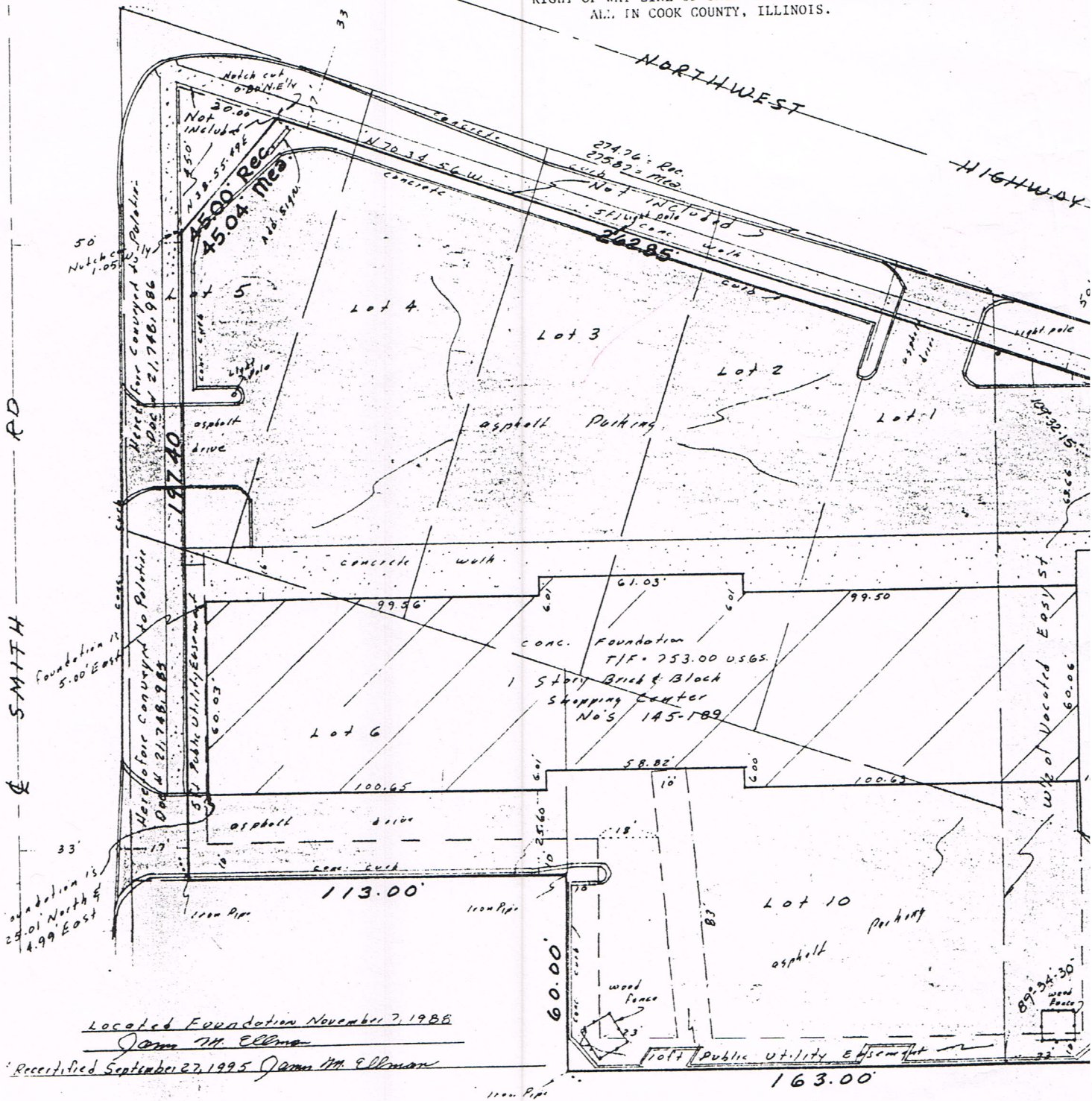
Phone: 253

-BY-

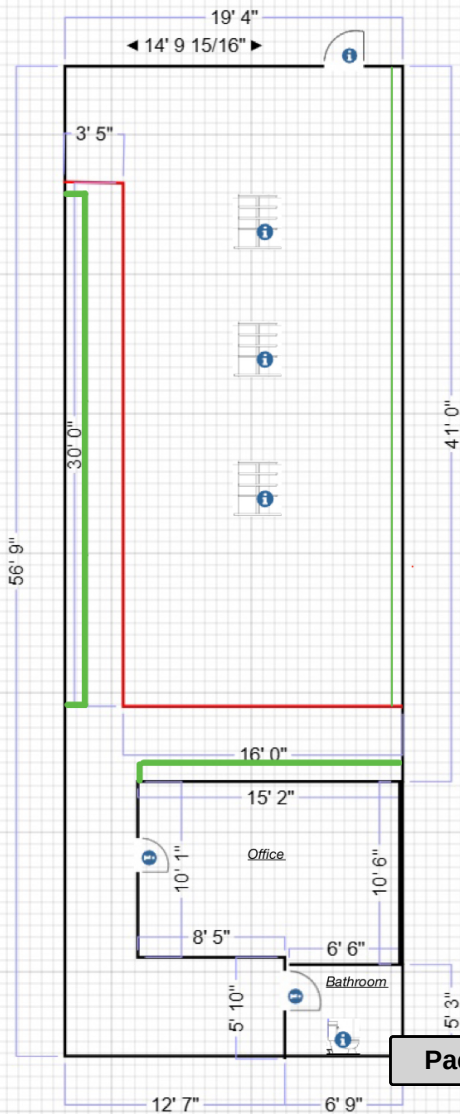
## JAMES M. ELLMAN

PLAZA # 14  
141-89 W. NORTHWEST  
PALATINE  
JOSEPHINE LAMPIGNANO

LOTS 1, 2, 3, 4, 5, 6 AND 10 IN BLOCK 3 IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES, BEING A SUBDIVISION OF PART OF THE N.W. 1 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALSO, THAT PART OF EAST STREET AS VACATED BY THE VILLAGE OF PALATINE ADJOINING THE EAST LINE OF LOTS 1 AND 10 IN SAID SUBDIVISION, EXCEPTING THEREFROM THE NORTHERLY 17.0 FEET ADJACENT TO NORTHWEST HIGHWAY AND EXCEPTING THEREFROM THE WESTERLY 17.0 FEET ADJACENT TO SMITH ROAD AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 5 IN BLOCK 3 IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES; THENCE NORTH 70° 12' 28" WEST ALONG THE SOUTH LINE OF LOT 5, 13.44 FEET TO THE INTERSECTION OF THE EAST LINE OF SMITH ROAD, SAID EAST LINE NOW BEING 17.0 FEET EAST OF THE PLATTED EAST RIGHT OF WAY LINE; THENCE NORTH 0° EAST ALONG THE NOW EAST RIGHT OF WAY LINE OF SMITH ROAD 94.61 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 38° 55' 49" EAST, 45.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY; THENCE NORTH 70° 34' 56" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY 30.0 FEET TO THE INTERSECTION WITH THE NOW EASTERLY RIGHT OF WAY LINE OF SMITH ROAD; THENCE SOUTH 0° WEST, ALONG THE NOW EASTERLY RIGHT OF WAY LINE OF SMITH ROAD 45.0 FEET TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.



Attachment: PZC Materials - October 24, 2023 (2023-111 : 157 W. Northwest Highway - SU Tobacco Shop)



6.A.2.e

Attachment: PZC Materials - October 24, 2023 (2023-111 : 157 W.

Packet Pg. 80



## "Prime Smoke" Business Plan

09/21/2023

I plan on opening a 1200 sq/ft retail only tobacco shop located at 157 W Northwest Highway, in a Shopping Center commonly known as Plaza 14, in the Village of Palatine, which presents an opportunity to cater to a diverse clientele seeking a range of products. It will offer a variety of options, including vapes, cigarettes, cigars, CBD products, and snacks, creating a one-stop destination for tobacco enthusiasts and those interested in alternative products. With carefully curated selections, 3 knowledgeable staff, and a welcoming ambiance, the shop can provide a comfortable space for customers to explore different options and make informed choices. Additionally, focusing on responsible marketing and adhering to regulations will be crucial in establishing a reputable and successful business in this dynamic and evolving market. The hours of operation will be from 10 A.M. to 10 P.M.

My tobacco shop will be operated with a strong commitment to public health, safety, and welfare. We will strictly adhere to all relevant laws and regulations governing the sale of tobacco products, including age verification protocols to prevent sales to minors. Our staff will be trained to promote responsible tobacco use and provide information on smoking cessation resources. Additionally, we will support public health initiatives by prominently displaying warning labels and offering alternatives to traditional tobacco products, such as vaping and nicotine replacement therapy. Our goal is to provide adult customers with access to tobacco products while safeguarding the well-being of the community.

We will enforce strict policies to prevent loitering and ensure that our customers' activities do not disrupt the peace and tranquility of the area. Additionally, we will work closely with local authorities and community organizations to address any concerns promptly and proactively. By being a responsible and considerate member of the community, our tobacco shop aims to uphold property values and coexist harmoniously with our neighbors.

# CERTIFICATE OF PUBLICATION

**DES PLAINES JOURNAL, INC.**, a 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:

Journal & Topics Newspapers  
AKA Des Plaines Journal, Inc.  
622 Graceland Ave.  
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 157 W. NORTHWEST HWY.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 5TH day of OCTOBER, A.D. 2023, and the last publication thereof was made on the 5TH day of OCTOBER, A.D. 2023.

Your Legal appeared in  
the following Journal & Topics  
Newspapers  
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



*Mary Alice Wenzl*

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 5TH day of OCTOBER, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook  
State of Illinois

Subscribed and sworn to before me this 5TH day of OCTOBER, A.D., 2023.

My commission expires the 15TH day of JULY, A.D., 2025.

## 4. 157 W. Northwest Highway

**SU-000074-2023 - 157 W. Northwest Highway**

Notice was published in the Journal & Topics on October 5<sup>th</sup>, 2023 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. **Special Use Application**
2. **Plat of Survey**
3. **Floor Plan**
4. **Business Plan**
5. **Public Notice**

Mr. Bradshaw provides background for this request and states the petitioner is proposing to open a tobacco and vape shop to sell tobacco products and accessories. Requesting a special use to permit a tobacco shop at subject property.

**Sworn in petitioner:** Salmin Omer & Saleh - 157 W. Northwest Highway, representing the business owner, Ali Omer.

Saleh states they would like to open a tobacco shop. They would sell unique items such as cigars, e-cigarettes, cigarettes and chips. He states that have another smoke shop business in Park Ridge.

Chairman Wood asks if either of them would be working at the Palatine store. Salmin states he would.

Chairman Wood asks if they would be selling CBD Products.

Saleh states that CBD products would be sold only if the community requests those products. Initially they would offer a small limited selection.

Chairman Wood notes that it is part of the submitted business plan.

Commissioner Kolososki asks what type of snacks would be sold.

Salmin states there would be a small cooler for water or Gatorade and miscellaneous snacks such as candy bars and chips.

Commissioner Fedota asks what type of signage they would install.

Saleh states that they would be utilizing stickers on the windows for advertising their product line.

Chairman Wood asks if their Park Ridge store has any issues with customers smoking or vaping outside the store or on the property.

Saleh states they do not, and would not, allow their products to be used on the property.

Chairman Wood asks how long the Park Ridge store has been in business.  
Saleh states they have been in business for 4 months.

Chairman Wood asks what the hours would be.  
Saleh states it would be 10am-10pm.

Commissioner Friedman asks if minors would be allowed in the establishment.  
Saleh states minors would not be allowed and signage would indicate that. They also have a POS system to scan IDs for age eligibility.

Commissioner Fedota questions the visibility at the window area.  
Saleh states that customers passing by can see in at the windows but from parking lot, but they would not be able to easily see all offered products due to the signage. No products are marketed or displayed in the windows.

Commissioner Schubert asks if products would be behind the counter and what would be in the open area.  
Saleh states they would have shelving units selling miscellaneous products like ashtrays and unique items to the business in the open area. All other products would be behind the counter.

Chairman Wood questions the CBD products that may be sold.  
Saleh states that the products have not been established at this time and would be based on customer requests.

Mr. Bradshaw provides additional information regarding the property and identifies the existing businesses in the center. He states that the Palatine Police Department reached out to the Park Ridge Police Department and they stated there have been no issues identified with the business. Parking requirements would not change with the proposed use. Community Services, Fire Prevention and Police all reviewed and no issues were identified.

Commissioner Schubert asks if the CBD products would fall under the tobacco license.

Mr. Bradshaw states CBD is not an illegal substance. It is legal and there is no situation where it would be prohibited for sale in the Village. Palatine Police would get involve and investigate if there were any specific complaints about certain products.

**STAFF RECOMMENDATION:**

The Petitioner is proposing to open a tobacco shop in a multi-tenant shopping center. The Petitioner is aware that the sale of drug paraphernalia with the intent to use it for a controlled substance is prohibited. Furthermore, the Petitioner

currently operates another tobacco shop in Park Ridge with no identified issues. The submitted business plan for the new shop states that all customers will be asked present a valid form of identification for all purchases. The parking requirements would not change with this use. Ultimately, the use should not cause substantial injury to the value of the surrounding properties. Therefore, Staff recommends approval of the requested Special Use with the following condition:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, Ali Omer, except as such plans may be changed to conform to the Village Codes and Ordinances.

**There were no further questions. The public hearing was closed.**

**Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.**

**DELIBERATIONS:**

Commissioner Cavanaugh states it would be a good use of the space. Notes there is not many of these stores in the area and would serve a need.

Commissioner Schubert states the space may have been a smoke shop previously.

Mr. Bradshaw states that most recently it was MedTest, Inc. and has been vacant since 2021.

**Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, November 13<sup>th</sup>, 2023.**

|                  |                                                                              |
|------------------|------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMEND TO APPROVE [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Kevin Cavanaugh, Commissioner                                                |
| <b>SECONDER:</b> | Patrick Noonan, Commissioner                                                 |
| <b>AYES:</b>     | Noonan, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert |
| <b>ABSENT:</b>   | Roth-Wurster                                                                 |



# CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers  
AKA Des Plaines Journal, Inc.  
622 Graceland Ave.  
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 157 W. NORTHWEST HWY.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 5TH day of OCTOBER, A.D. 20<sup>23</sup>, and the last publication thereof was made on the 5TH day of OCTOBER, A.D. 20<sup>23</sup>.

Your Legal appeared in  
the following Journal & Topics  
Newspapers  
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



*Mary Alice Wenzl*

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 5TH day of OCTOBER, A.D., 20<sup>23</sup>.

By Todd Wessell

President

Title of Corporate Officer

County of Cook  
State of Illinois

Subscribed and sworn to before me this 5TH day of OCTOBER, A.D., 20<sup>23</sup>.

My commission expires the 15TH day of JULY, A.D., 20<sup>25</sup>.

Attachment: Public Notice (157 W Northwest Hwy - SUI Tobacco Shop)  
Attachment: Public Notice (2023-111 : 157 W. Northwest Highway - SU Tobacco Shop)

# **Consider an Ordinance Granting a Special Use, Minor Planned Development Amendment, and Parking Variations to Permit a Montessori School at 600 N. First Bank Drive**

## **BACKGROUND:**

The Petitioner is proposing to open a new Montessori School, Grow Montessori Academy, within the ground floor tenant space of the Subject Property. The Montessori would include an approximately 3,500 square foot outdoor play area north of the building. The existing parking stalls would be reconfigured to make space for the proposed outdoor play area. Therefore, the Petitioner is requesting approval of the following:

**Special Use to permit a Montessori School at the Subject Property;**

**Minor Planned Development Amendment to allow for the addition of the outdoor play area within the Renaissance (Sellergren) Planned Development;**

**Variation to permit 90-degree angled parking spaces to be 18 feet deep, instead of the minimum required 19 feet deep;**

**Variation to permit two-way cross aisle widths to be 21.6 feet, instead of the minimum required 24 feet; and**

**Variation to permit 51 parking spaces, instead of the minimum required 67 parking spaces.**

## **KEY ISSUES:**

- The Subject Property, zoned Planned Development, is part of the Renaissance Subdivision and follows the B-1 zoning district regulations for permitted and special uses (#O-67-74 Renaissance Sub. PD & #O-8-77 Renaissance Sub. Amended Uses).
- The Montessori Academy will start with two different programs (see below). Once the academy becomes more established, the submitted business plan indicates that additional classes will be offered for toddlers and adolescents (12-14 yrs. old). The initial student enrollment estimate includes 5 - 7 students (ages 3 to 6) and 6 - 10 students (ages 6 to 12). The expected maximum capacity, if /when all proposed programs are established, would be 95 students.
- The Petitioner has indicated that there will be 3 total staff members to start, and will eventually have a maximum of 10 staff members once fully established.
- The Montessori School would operate Monday through Fridays from 8:00 AM - 3:15 PM. As the Academy continues to grow, and once all programs are fully implemented, there would be an option for 'After School Enrichment' until 5:30 PM.
- In response to comments and questions from the Planning and Zoning Commission and the adjacent property owners regarding traffic impacts at the Public Hearing, a business plan addendum was submitted outlining drop-off/pick-up procedures. Drop-off times would be staggered from 7:50-8:00 AM for Elementary and 8:05-8:15 AM for Primary. The addendum indicates that all parents will be advised on said procedures to avoid congestion issues. As a condition of approval, final directional

signage for the parking lot is to be submitted in manner acceptable to the Village Engineer.

- The submitted site plan includes outdoor spaces along the north side of the existing building. Per the submitted renderings of the outdoor spaces, the main play area would be in the northwest corner of the Subject Property and would be set back approximately 23 feet from the northern property line abutting North Court.
- The Petitioner has submitted a revised elevation for a 5-foot tall open-style wrought iron fence, instead of the originally proposed 4-foot-tall fence, with adjacent boulder bollards to provide protection from vehicles navigating through and around the parking lot.
- Staff notes the existence of another outdoor play area within the subject planned development at the Learning Loft at 655 N. First Bank Drive. It was granted a minor planned development amendment in 2008 to permit the fenced-in playground area within the Renaissance Planned Development.
- The business plan identifies a maximum student capacity of 95 students between 5 classrooms. In order to fully assess any traffic and parking impacts as well as the noise concerns, the Village Council may want to include a condition limiting the maximum number of students to 50. To exceed that number would require an additional review before the Village with input from surrounding properties and a chance for staff to provide an assessment of operational impacts to date. An additional Village Council review would then be required to increase the number of students beyond 50, with the ability to include additional Special Use conditions and limitations. Any expansion would be solely based upon Council approval.

#### **ALTERNATIVES:**

1. Approve the Special Use, minor Planned Development Amendment, and Parking Variations to permit a Montessori School at the subject property.
2. Do not approve the Special Use, minor Planned Development Amendment, and Parking Variations to permit a Montessori School at the subject property.

#### **RECOMMENDATION:**

Public Hearing: PZC meeting on October 10, 2023.

Residents testifying: 1: Adjacent office property owner with noise and traffic questions and comments. 4 spoke in favor of the Montessori school.

Vote: The PZC voted 4-3 to approve the Special Use, minor Planned Development Amendment, and Parking Variations to permit a Montessori School at the subject property. Staff recommends action at the discretion of the Village Council.

#### **ACTION REQUIRED:**

A motion to approve the ordinance granting a Special Use, minor Planned Development Amendment, and Parking Variations to permit a Montessori School at the Subject Property.

**ATTACHMENTS:**

- Aerial Map
- ORD SU VAR 600 N. First Bank Drive
- EXHIBIT - Site Plan - Revised 11-2-23
- EXHIBIT - Floor Plan and Exterior Renderings
- EXHIBIT - Business Plan - Revised 11-1-23
- EXHIBIT - Business Plan Addendum - Drop off and Pick up Procedures 11-8-23
- PZC Materials - October 10, 2023
- Objection letter - JR ltr to Vyverberg 11092300037020231109120119
- PZC Minutes - October 10, 2023

|                  |                                             |                                |
|------------------|---------------------------------------------|--------------------------------|
| <b>RESULT:</b>   | <b>CONTINUED [5 TO 1]</b>                   | <b>Next: 12/4/2023 7:00 PM</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman           |                                |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman       |                                |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms |                                |
| <b>NAYS:</b>     | Jim Schwantz                                |                                |
| <b>ABSENT:</b>   | Kollin Kozlowski                            |                                |





0 300 600  
ft

Print Date: 6/29/2023

**Notes**

Cook County Aerial 2020

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

Attachment: Aerial Map (2023-112 : 600 N. First Bank Drive - SU Montessori School)



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A SPECIAL USE, MINOR PLANNED DEVELOPMENT  
AMENDMENT, AND VARIATIONS  
AT 600 N. FIRST BANK DRIVE UNIT C**

WHEREAS, pursuant to a petition and public hearing on October 10, 2023, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Special Use to permit a Montessori School, Grow Montessori Academy, at the subject property pursuant to Section 11.02 (d) (13) of the Palatine Zoning Ordinance; and a minor Amendment to the Renaissance (Sellergren) Planned Development (#O-67-74) to permit the addition of an outdoor play area at the subject property; and Variation to permit 90-degree angles parking spaces to be 18 feet deep, instead of the minimum required 19 feet deep pursuant to Section 7.04 (d) (3) (a) of the Palatine Zoning Ordinance; and Variation to permit two-way cross aisle widths to be 21.6 feet, instead of the minimum required 24 feet pursuant to Section 7.04 (d) (3) (c) (ii) of the Palatine Zoning Ordinance; and Variation to permit 51 parking spaces, instead of the minimum required 67 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance on the following legally described property:

**PARCEL 1: LOT 19-D IN RENAISSANCE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF RENAISSANCE SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,**

**PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH**

ON PLAT OF RENAISSANCE RESUBDIVISION RECORDED SEPTEMBER 28, 1977 AS DOCUMENT NUMBER 24125743 AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 6, 1978 AND KNOWN AS TRUST NUMBER 1071974, TO EVELYN HASZ DATED JANUARY 9, 1987 AND RECORDED FEBRUARY 25, 1981 AS DOCUMENT NUMBER 52785929 FOR INGRESS AND EGRESS.

Commonly known as 600 N. First Bank Drive (PIN# 02-14-100-068-0000).

**SECTION 1:** Special Use to permit a Montessori School, Grow Montessori Academy (Mallory Miller), at the subject property pursuant to Section 11.02 (d) (13) of the Palatine Zoning Ordinance; and a minor Amendment to the Renaissance (Sellergren) Planned Development (#O-67-74) to permit the addition of an outdoor play area at the subject property; and Variation to permit 90-degree angles parking spaces to be 18 feet deep, instead of the minimum required 19 feet deep pursuant to Section 7.04 (d) (3) (a) of the Palatine Zoning Ordinance; and Variation to permit two-way cross aisle widths to be 21.6 feet, instead of the minimum required 24 feet pursuant to Section 7.04 (d) (3) (c) (ii) of the Palatine Zoning Ordinance; and Variation to permit 51 parking spaces, instead of the minimum required 67 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use Variation shall substantially conform to the Site Plan, Business Plan, and Floor Plan submitted by the Petitioner, Mallory Miller, Grow Montessori Academy, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Any final traffic directional signage or pavement markings for a one-way drive aisle, or pick-up and drop-off locations, shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
3. The fencing and bollard plan, enclosing the proposed outdoor play area, shall be submitted in a manner acceptable to the Direction of Planning and

ORDINANCE NO.

Page 3 of 3

**Zoning.**

4. At 30-day and 90-day intervals, Staff will conduct a traffic management review of the proposed Montessori School. If determined necessary by the Staff review, an additional Village Council review may be required. If an additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Special Use, at such time of review.

**SECTION 2:** That a copy of the public notice is attached hereto and form a part of this ordinance.

**SECTION 3:** That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED:** This \_\_\_\_\_ day of \_\_\_\_\_, 2023

**AYES:**\_\_\_\_\_ **NAYS:**\_\_\_\_\_ **ABSENT:**\_\_\_\_\_ **PASS:**\_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Mayor of the Village of Palatine

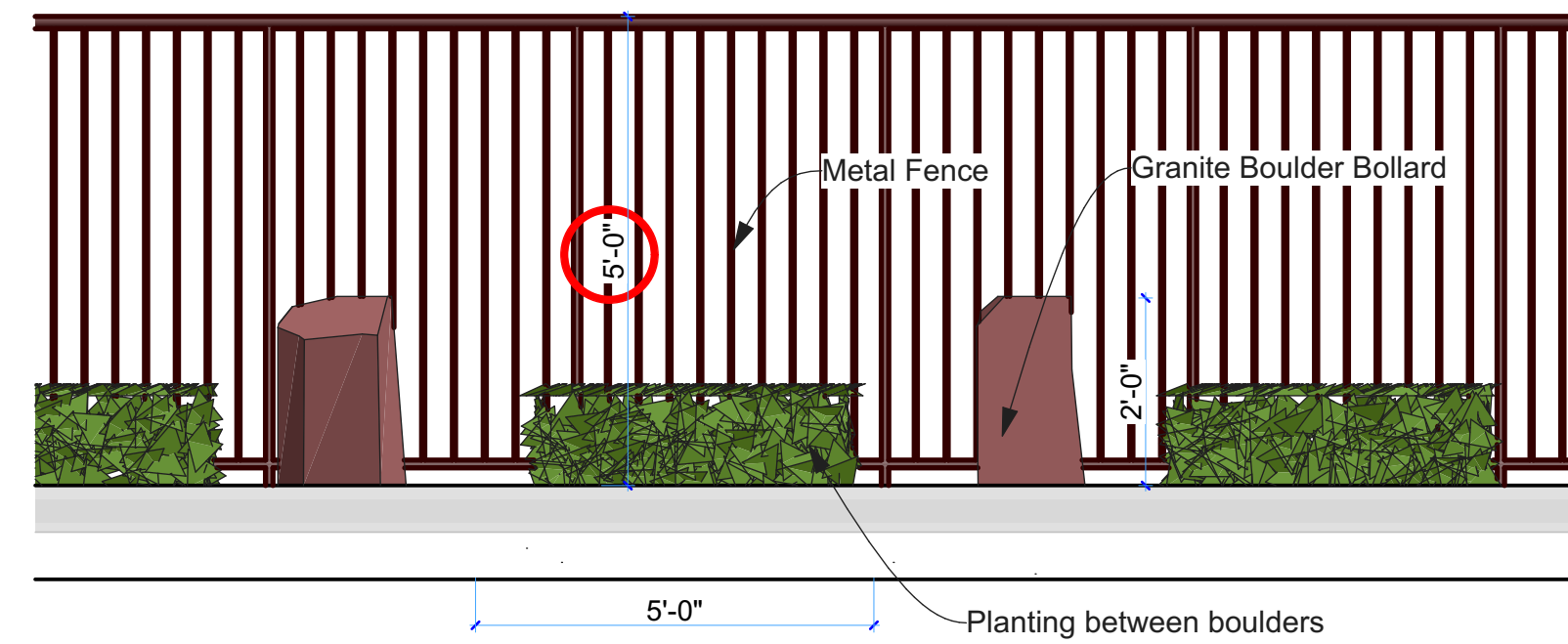
**ATTESTED and FILED** in the office of the Village Clerk this

\_\_\_\_\_ day of \_\_\_\_\_, 2023

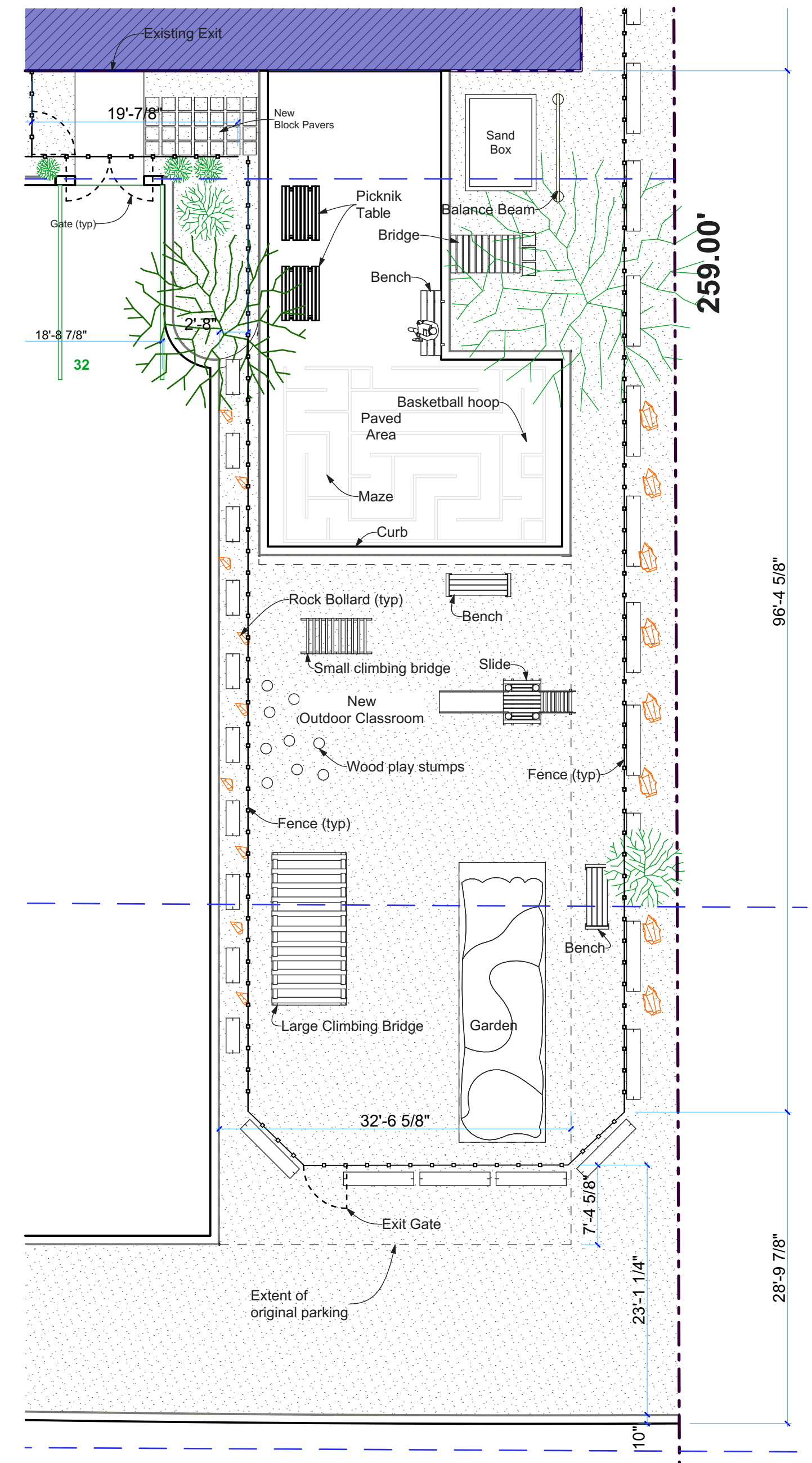
\_\_\_\_\_  
Village Clerk

Attachment: ORD SU VAR 600 N. First Bank Drive (2023-112 : 600 N. First Bank Drive - SU Montessori School)

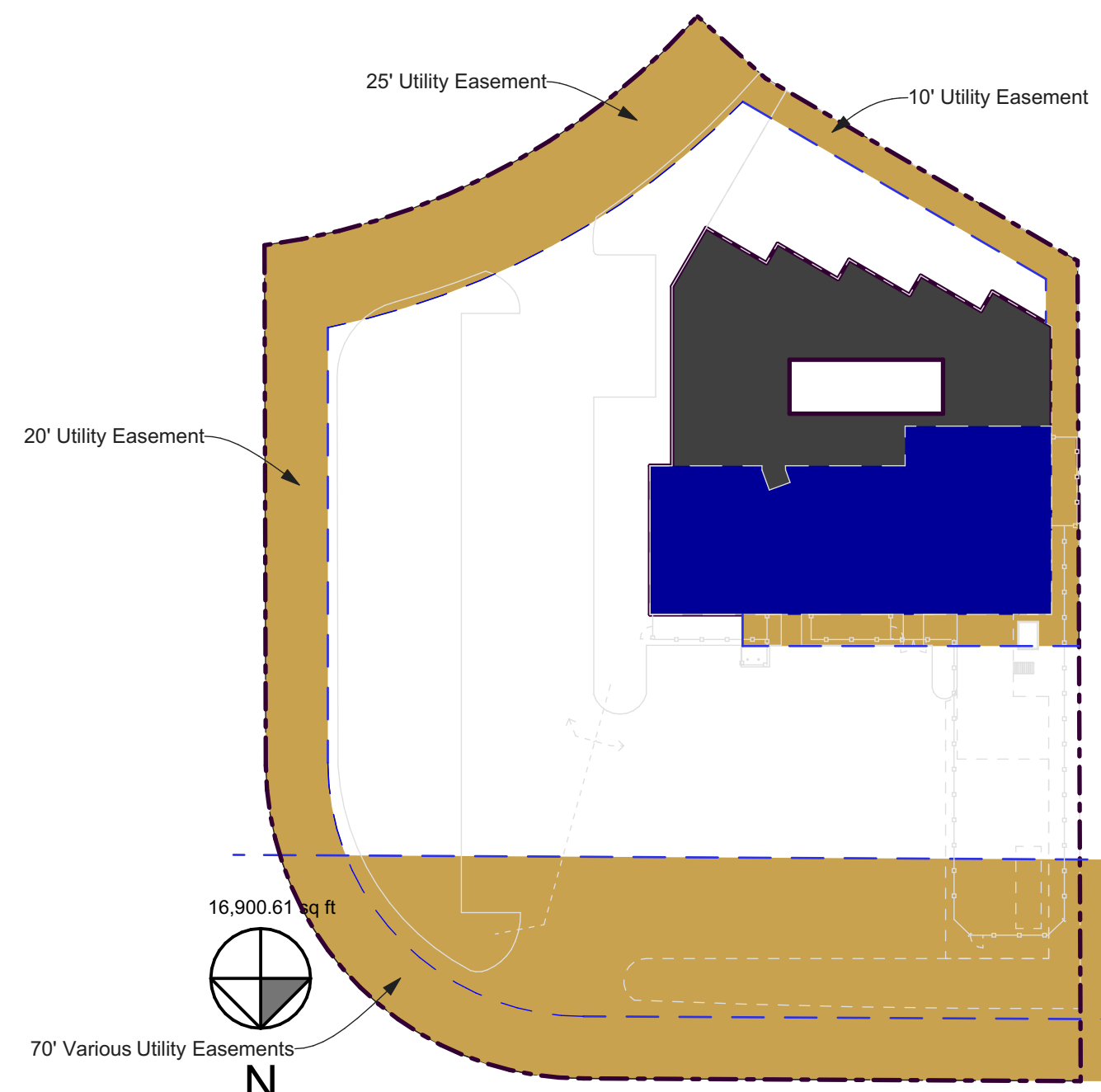




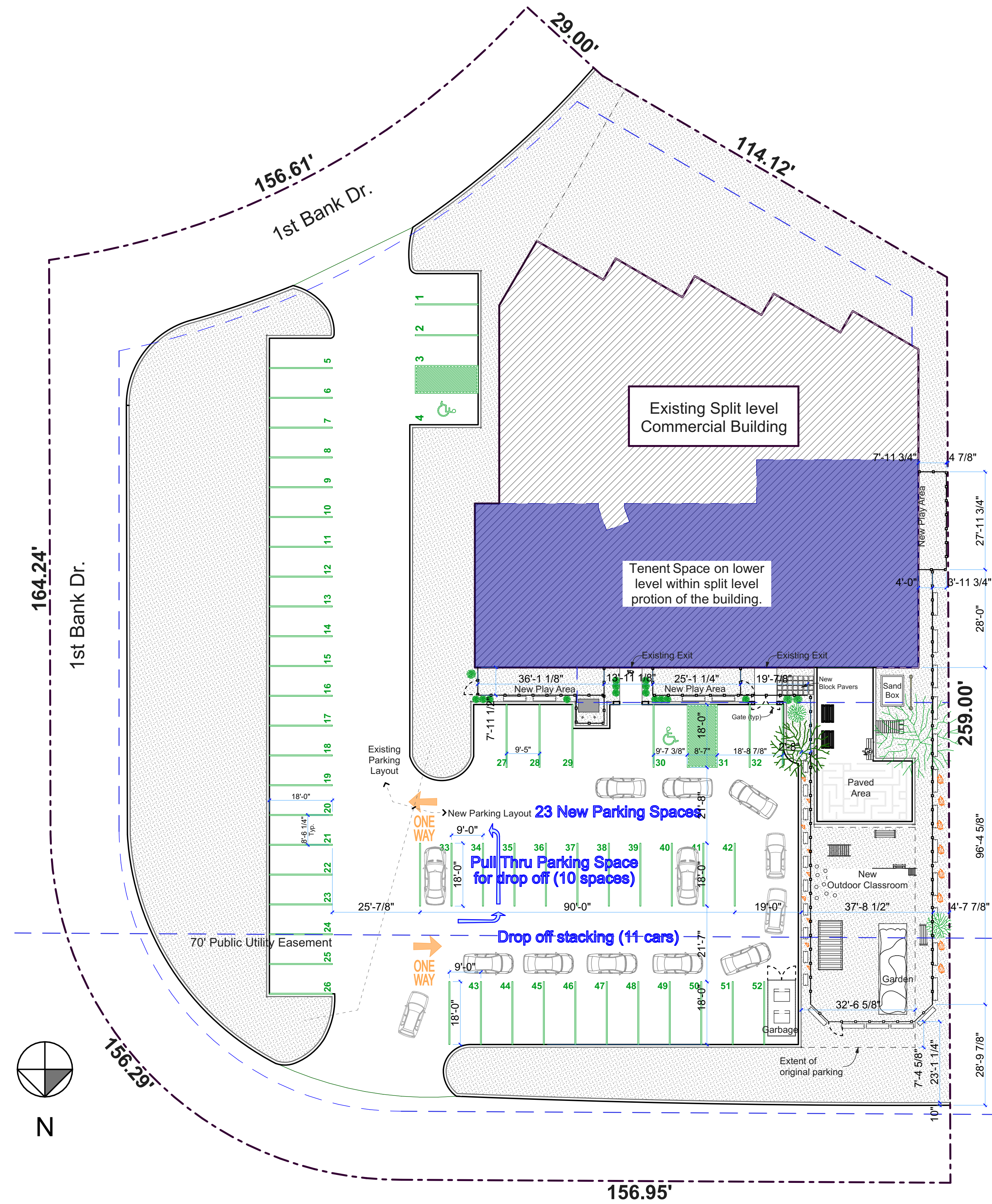
2 Fence/Bollard Elevation  
SCALE: 1/2" = 1'-0"



3 Site Furniture/Planting Detail  
SCALE: 1" = 10'



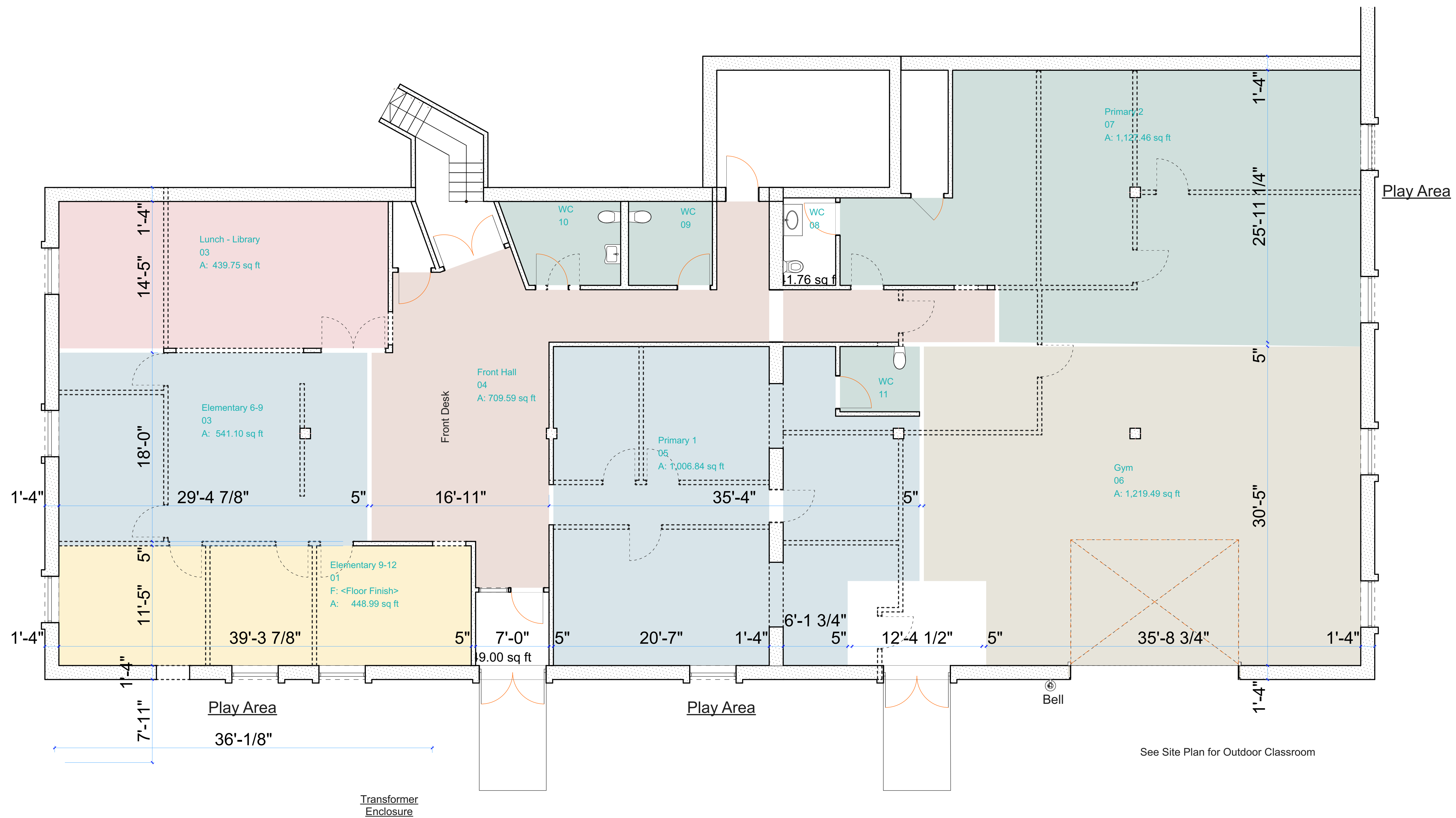
4 Easement Plan  
SCALE: 1" = 50'



1 Site Furniture/Planting Parking 1  
SCALE: 1" = 20'

Parking Calculations  
26 Existing Parking Places  
26 New Parking Places  
  
52 Total Parking Spaces



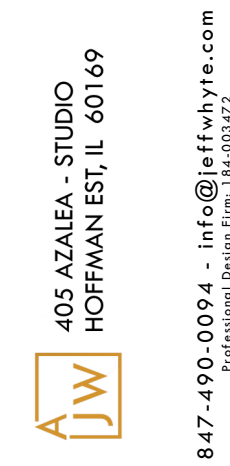


1

Demolition Plan  
SCALE: 3/16" = 1'-0"

PUBLISHED

Special Use Review  
9-1-23



| Date                                                                                                                                                                             | Signature | Exhibit |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------|
| <p>I hereby state that these drawings were prepared under my supervision and to the best of my knowledge comply with the applicable Palatine building and zoning ordinances.</p> |           |         |

(10)

11

3

**900 N. 1st Bank Dr.  
Palatine, IL 60067**



## Demolition Plan

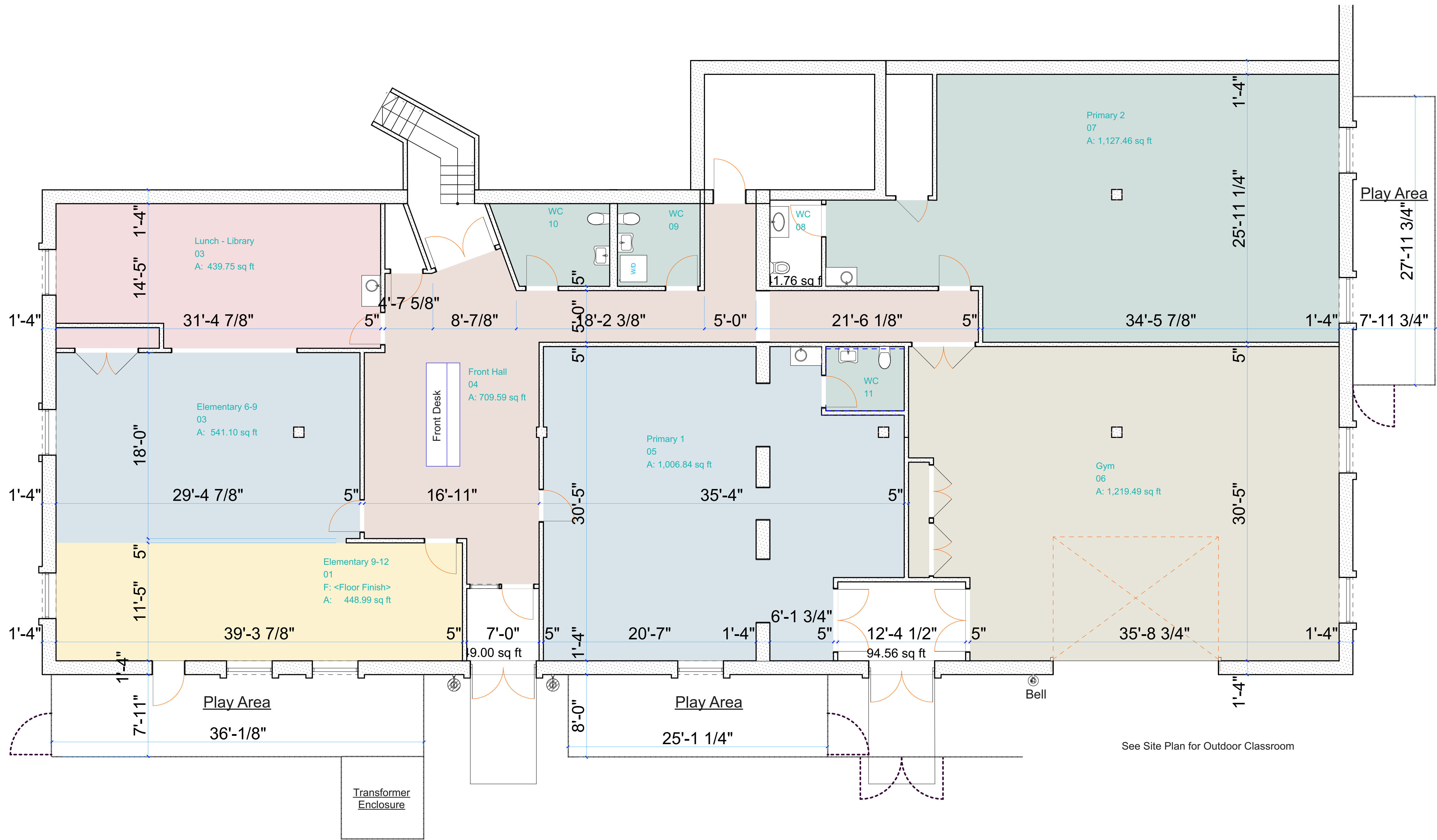
Job:

Sheet Number:

### A.03

Total sheet count: 6





1. Ground Floor  
SCALE: 3/16" = 1'-0"

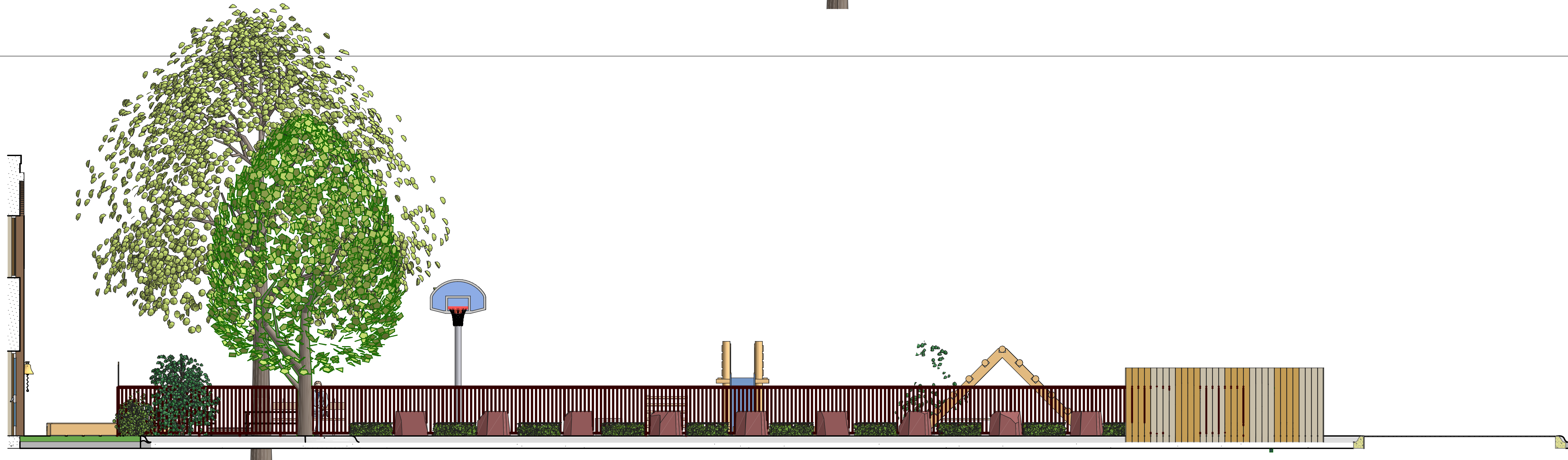




1 North Elevation  
SCALE: 3/16" = 1'-0"



2 West Outdoor Classroom Elevation  
SCALE: 3/16" = 1'-0"



3 East Outdoor Classroom Elevation  
SCALE: 3/16" = 1'-0"

|                                                                                                                |
|----------------------------------------------------------------------------------------------------------------|
| PUBLISHED                                                                                                      |
| Special Use Review<br>9-1-23                                                                                   |
|                                                                                                                |
|                                                                                                                |
|                                                                                                                |
|                                                                                                                |
| 405 AZALEA - STUDIO<br>HOFFMAN EST, IL 60169<br>847-498-0094 - info@hoffmanstudio.com<br>www.hoffmanstudio.com |

I hereby state that these drawings were prepared by me or under my direct supervision and to the best of my knowledge comply with the applicable building and zoning ordinances.

|      |           |         |
|------|-----------|---------|
| Date | Signature | Expires |
|------|-----------|---------|

900 N. 1st Bank Dr.  
Palatine, IL 60067

grow  
MONTESSORI ACADEMY

Elevations

Job: 2023  
Sheet Number:  
A.05  
Total sheet count: 6





3 Outdoor Classroom 1  
SCALE: 1:200



4 Outdoor Classroom 2  
SCALE: 1:200



5 Library View  
SCALE: 1:200



1 Plan 3D Existing  
SCALE: 1:111.11



2 Plan 3D New  
SCALE: 1:111.11





# BUSINESS PLAN



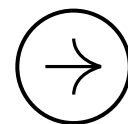
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| <u>About Grow Music Academy</u>    | 4          |
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| <u>Fulfilling a Need</u>           | 7          |
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| <u>Buildout Plan - Phase 1 + 2</u> | Attachment |
| <u>Summary</u>                     |            |



# Executive Summary



**Mission:** We believe that every child is capable. We believe that every child is inherently good. We believe that all children deserve a quality education that provides holistic support on their journey to adulthood. Grow Montessori Academy is an inclusive community of highly skilled teachers and conscientious parents and their children who are working together to master foundational skills, cultivate independent thought, and to care for others and their environment.

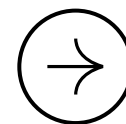
**Vision:** We support each child as they grow through careful preparation of the classroom environment, with the implementation of lessons by an expertly trained teacher, and by the curation of a classroom culture where children find joy in learning itself. We are committed to holding true the standards of quality set by the Association Montessori Internationale in order to provide intellectual, academic, social, and emotional preparation for life by allowing for freedom with responsibility within an atmosphere of respect and beauty.

## Our Values

- We understand and support the individuality and unique interests and potential of each child.
- We value each child's innate abilities and desire to learn.
- We uphold the standards set by the Association Montessori Internationale(AMI) with a deep understanding of child development.
- We value personal growth and continued professional development for all staff.
- We cultivate a culture of respect, collaboration, and freedom with responsibility, and support each other non-coercively.
- We value connection to the natural world and foster stewardship of both our indoor and outdoor environments.
- We believe in collaboration amongst parents, students, and professionals to most effectively support a child's health, academic potential, and overall wellbeing.
- We believe in equitable Montessori access, no matter socio-economic status.
- We believe in education for a more just and peaceful world.
- We value a safe, inclusive, diverse, anti-racist, anti-bias community for all students, staff, and families while honoring our common humanity, and embracing the power of our differences.



# About Grow Music Academy



**Opened in January of 2019:** We grew from 40 students to 325 in under 4 years. We've been looking to expand, but the location is vitally important to us. We serve children from birth to adulthood and many of our families that bring their children to our Early Childhood Music Together classes utilize the library and local parks to socialize with other families after class. The library was the main reason we chose the location at 600 N First Bank.

**Future:** As a member of the Montessori community for the past 11 years with my own 3 children, there is a clear need for a high-quality Montessori within Palatine.





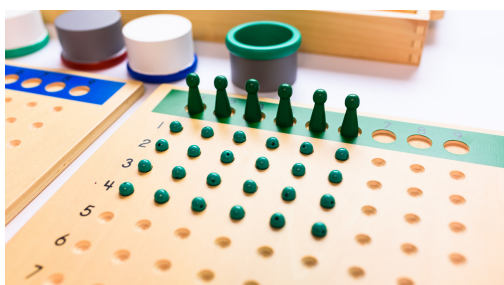
## Business Description

### What is the Montessori Approach to Education?



Montessori is a method of education that is based on self-directed activity, hands-on learning and collaborative play.

In Montessori classrooms children make creative choices in their learning, while the classroom and the highly trained teacher offer age-appropriate activities to guide the process. Children work in groups and individually to discover and explore knowledge of the world and to develop their maximum potential.



### Why Montessori?

Montessori classrooms are beautifully crafted environments designed to meet the needs of children in a specific age range. Dr. Maria Montessori discovered that experiential learning in this type of classroom led to a deeper understanding of language, mathematics, science, music, allowed for greater social development, and much more.

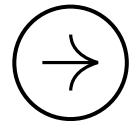
**Every material in a Montessori classroom supports an aspect of child development, creating a match between the child's natural interests and the available activities.**

Children can learn through their own experience and at their own pace. They can respond at any moment to the natural curiosities that exist in all humans and build a solid foundation for life-long learning.

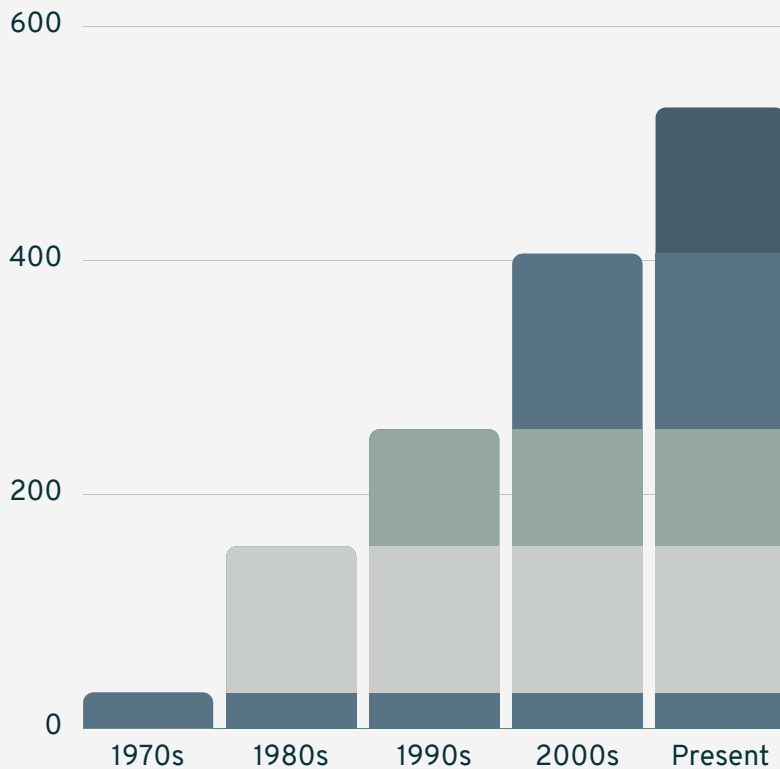




# Montessori is Growing



## Montessori Growth in the Public and Private Sector



### Public Montessori Schools

There are now over 500 Public Montessori Schools and over 4,500 that are Privately operated.

## Current Educational Studies Highlight the Strengths

The longitudinal study by Dr. Angeline S. Lillard and colleagues (Lillard et al., 2017) states that an educational method that focuses on the overall development of the child rather than grades produces responsible, creative, and mature adults.

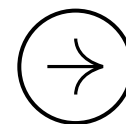
Across a range of abilities, children at Montessori schools outperformed the children in traditional education. Some of the differences that the team noticed through their research included:

- The children of Montessori schooling were significantly more creative and sophisticated.
- There was a significant difference with regard to the social and emotional behavior of the children of the same age groups.
- Children who attended Montessori schools demonstrated a sense of being reasonable, honest, and justified during interactions. They had a more emotionally positive approach.
- Montessori-educated children performed better in reading, spelling, grammar, and punctuation when compared to those who participated in conventional education.





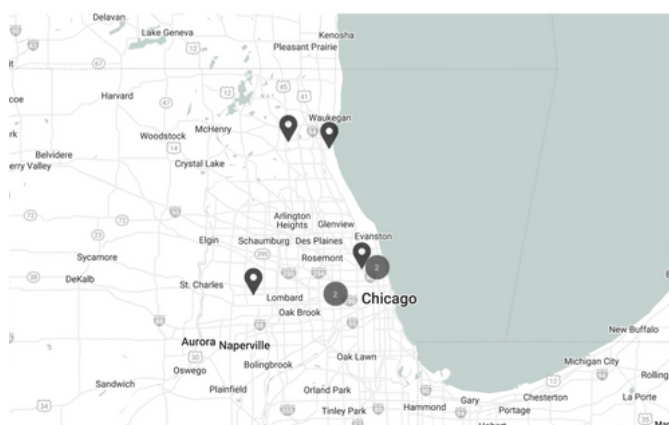
# Fulfilling a Need



## Association Montessori Internationale(AMI)

The student outcomes are greatly dependent on the quality of the program. In the suburbs of Chicago, there are currently only 3 AMI Elementary programs available. AMI-associated schools represent the most authentic and highest-quality Montessori programs available. The teacher training is thorough and is the most versatile diploma a teacher can hold.

### School Locator



## Other AMI Elementary Programs

|                                                                                     |                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Forest Bluff School, Lake Bluff, IL</p>           | <p> <b>Recognition Status:</b> Recognized for ages 0-12</p> <p> Recognition Year: 2022-23</p> <p> School Administrator: Laura Earls</p> <p> 8 West Scranton Ave, Lake Bluff, IL 60044, USA</p>         |
|  | <p>Wheaton Montessori School, Wheaton, IL</p>        | <p> <b>Recognition Status:</b> Recognized for ages 3-12</p> <p> Recognition Year: 2022-23</p> <p> School Administrator: Rebecca Lingo</p> <p> 1980 North Gary Avenue, Wheaton, IL 60187, USA</p>       |
|  | <p>West Suburban Montessori School, Oak Park, IL</p> | <p> <b>Recognition Status:</b> Recognized for ages 3-12</p> <p> Recognition Year: 2022-23</p> <p> School Administrator: Patricia Eggerding</p> <p> 1039 South East Avenue, Oak Park, IL 60304, USA</p> |



# Our Class Environments

## Toddler Community

18 months - 3 years old  
"Help Me to Do it Myself"  
**1 Classroom**

## Primary Classroom

3-6 years old  
"Help Me to Do it Myself"  
**2 Classrooms**

## Elementary Environment

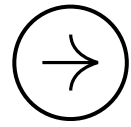
6-12 Years Old  
"Help Me to Think"  
**1 Classroom**

## Adolescent Program

"Help Me to Help You"  
**1 Classroom**



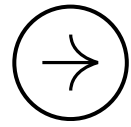
# Growth Projections



| Operation Year      | Classroom Environments                                                                                                                                                                                                                                    | Expected Capacity                                                                                                                                   |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Year 1<br>2023-2024 | <ul style="list-style-type: none"> <li>• <b>One Elementary 6-12 Class</b></li> <li>• <b>Proposed Primary 3-6 Class</b></li> </ul>                                                                                                                         | <ul style="list-style-type: none"> <li>• 6-10</li> <li>• 5-7</li> </ul>                                                                             |
| Year 2<br>2024-2025 | <ul style="list-style-type: none"> <li>• <b>Proposed Toddler Class 18m-3 Class</b></li> <li>• New or Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                                    | <ul style="list-style-type: none"> <li>• 5-10</li> <li>• 10-20</li> <li>• 8-15</li> </ul>                                                           |
| Year 3<br>2025-2026 | <ul style="list-style-type: none"> <li>• New or Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                                                      | <ul style="list-style-type: none"> <li>• 5-10 (MAX)</li> <li>• 15-25(MAX)</li> <li>• 15-28(MAX)</li> </ul>                                          |
| Year 4<br>2026-2027 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• <b>New Primary 3-6 Class</b></li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                     | <ul style="list-style-type: none"> <li>• 10 (MAX)</li> <li>• 20-25(MAX)</li> <li>• 5-10</li> <li>• 20-28(MAX)</li> </ul>                            |
| Year 5<br>2027-2028 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                      | <ul style="list-style-type: none"> <li>• 10 (MAX)</li> <li>• 20-25(MAX)</li> <li>• 10-25(MAX)</li> <li>• 20-28(MAX)</li> </ul>                      |
| Year 6<br>2028-2029 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> <li>• <b>New Adolescent Program 12-14 Class</b></li> </ul> | <ul style="list-style-type: none"> <li>• 10 (MAX)</li> <li>• 20-25(MAX)</li> <li>• 20-25(MAX)</li> <li>• 20-28(MAX)</li> <li>• 5-15(MAX)</li> </ul> |
| Year 7+             | 5 Classrooms in Total                                                                                                                                                                                                                                     | 95(MAX) Students                                                                                                                                    |



# Staff Projections

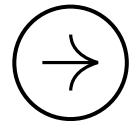


| Operation Year      | Classroom Environments                                                                                                                                                                                                                                    | Expected Capacity                                                                                           |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Year 1<br>2023-2024 | <ul style="list-style-type: none"> <li>• <b>One Elementary 6-12 Class</b></li> <li>• <b>Proposed Primary 3-6 Class</b></li> </ul>                                                                                                                         | <ul style="list-style-type: none"> <li>• 2</li> <li>• 1</li> </ul>                                          |
| Year 2<br>2024-2025 | <ul style="list-style-type: none"> <li>• <b>Proposed Toddler Class 18m-3 Class</b></li> <li>• New or Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                                    | <ul style="list-style-type: none"> <li>• 1-2</li> <li>• 2</li> <li>• 2</li> </ul>                           |
| Year 3<br>2025-2026 | <ul style="list-style-type: none"> <li>• New or Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                                                      | <ul style="list-style-type: none"> <li>• 1-2</li> <li>• 2</li> <li>• 2</li> </ul>                           |
| Year 4<br>2026-2027 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• <b>New Primary 3-6 Class</b></li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                     | <ul style="list-style-type: none"> <li>• 2</li> <li>• 2</li> <li>• 2</li> <li>• 2</li> </ul>                |
| Year 5<br>2027-2028 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                      | <ul style="list-style-type: none"> <li>• 2</li> <li>• 2</li> <li>• 2</li> <li>• 2</li> </ul>                |
| Year 6<br>2028-2029 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> <li>• <b>New Adolescent Program 12-14 Class</b></li> </ul> | <ul style="list-style-type: none"> <li>• 2</li> <li>• 2</li> <li>• 2</li> <li>• 2</li> <li>• 1-2</li> </ul> |
| Year 7+             | 5 Classrooms in Total                                                                                                                                                                                                                                     | 10 Max Staff Members                                                                                        |





# Growth Plan - Start Times



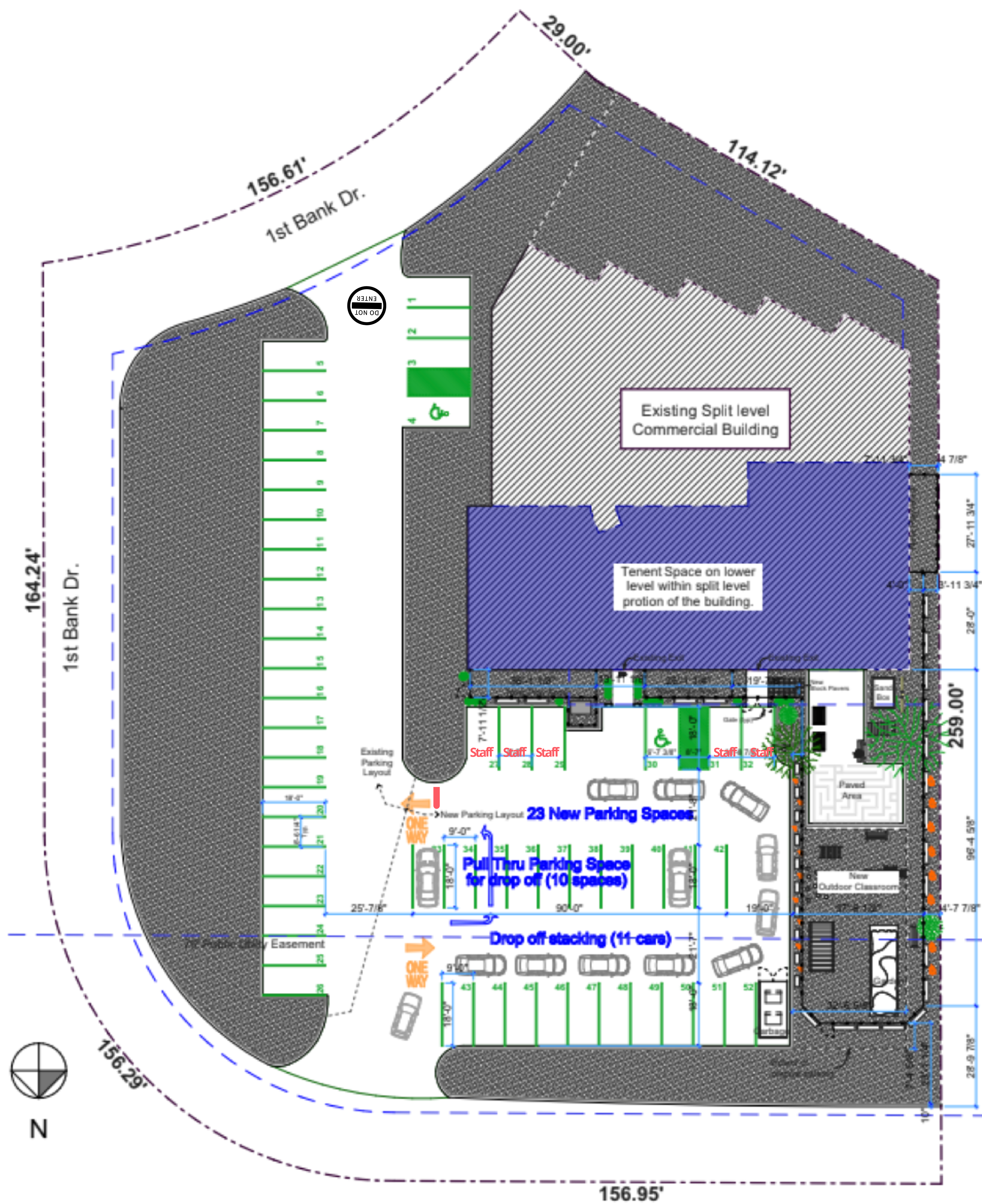
| Operation Year      | Classroom Environments                                                                                                                                                                                                                                                      | Expected Capacity                                                                                           |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Year 1<br>2023-2024 | <ul style="list-style-type: none"> <li>• <b>One Elementary 6-12 Class 8:00a.m.-3:15p.m.</b></li> <li>• <b>Proposed Primary 3-6 Class 8:15-a.m.-3:00p.m.</b></li> </ul>                                                                                                      | <ul style="list-style-type: none"> <li>• 2</li> <li>• 1</li> </ul>                                          |
| Year 2<br>2024-2025 | <ul style="list-style-type: none"> <li>• <b>Proposed Toddler Class 18m-3yo Class 8:30a.m.-2:45p.m.</b></li> <li>• New or Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                                  | <ul style="list-style-type: none"> <li>• 1-2</li> <li>• 2</li> <li>• 2</li> </ul>                           |
| Year 3<br>2025-2026 | <ul style="list-style-type: none"> <li>• New or Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                                                                        | <ul style="list-style-type: none"> <li>• 1-2</li> <li>• 2</li> <li>• 2</li> </ul>                           |
| Year 4<br>2026-2027 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• <b>New Primary 3-6 Class 8:15 - 3:00p.m.</b></li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                       | <ul style="list-style-type: none"> <li>• 2</li> <li>• 2</li> <li>• 2</li> <li>• 2</li> </ul>                |
| Year 5<br>2027-2028 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                                        | <ul style="list-style-type: none"> <li>• 2</li> <li>• 2</li> <li>• 2</li> <li>• 2</li> </ul>                |
| Year 6<br>2028-2029 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> <li>• <b>New Adolescent Program 12-14 Class 7:45a.m.-2:45p.m.</b></li> </ul> | <ul style="list-style-type: none"> <li>• 2</li> <li>• 2</li> <li>• 2</li> <li>• 2</li> <li>• 1-2</li> </ul> |
| Year 7+             | 5 Classrooms in Total                                                                                                                                                                                                                                                       | 10 Max Staff Members                                                                                        |



"We know what all children are capable of. Within our classrooms, they will be set free to discover them." - Mallory Miller







1 Site Furniture/Planting Parking 1  
SCALE: 1" = 20'

Parking Calculations  
26 Existing Parking Places  
26 New Parking Places  
  
52 Total Parking Spaces



## **2024-2025 Proposed Car Line Procedure**

### **ELEMENTARY DROP-OFF 7:50-8:00 A.M.**

All cars must enter the parking lot from the library side and proceed through designated **one-way** the circle drive. Elementary students may be dropped off between 7:50 and 8:00 a.m. and enter through the designated elementary entrance. If you arrive before 7:50, please pull all the way up to the tree to wait. If you are last in line and the line extends into the street, do not block the road and loop back around Northwest Highway before you re-enter. If your child arrives after 8:00, they must check in with the front desk before walking to their classroom.

### **ELEMENTARY DISMISSAL 3:00-3:10P.M.**

For pick up, the parents/guardians will drive to the door corresponding to their youngest child. For example, if a parent has a 6th grader and a 4yo primary student, the parent will pick up both children at the primary entrance at the primary pickup time.

Parents/guardians must refrain from parking on the street or parking in the designated staff parking spots. All cars must enter from the library side and follow the designated path.

### **PRIMARY DROP-OFF 8:05-8:15 A.M.**

All cars must enter the parking lot from the library side and proceed through designated **one-way** the circle drive. Primary students may be dropped off between 8:05-8:15 a.m. and enter through the designated primary entrance. If you arrive before 8:05, please pull all the way up to the tree(**red line**) to wait. Do not park and wait in line during the designated Elementary drop off time of 7:50-8:00. You will be asked to move. If you are last in line and the line extends into the street, do not block the road and loop back around Northwest Highway before you re-enter. If your child arrives after 8:15, you must park and walk your child through the primary entrance.

### **PRIMARY DISMISSAL 3:05-3:15P.M.**

For pick up, parents/guardians will drive to the door corresponding to their youngest child. For example, if a parent has a 6th grader and a 4yo primary student, the parent will pick up both children at the primary pickup time. Pull all the way to the tree(**red line**) and your child's teacher will escort your child to your car.

Parents/guardians must refrain from parking on the street or in the designated staff parking spots. All cars must enter from the library side entrance and follow the designated path.

## **Cell Phone Use in the Parking Lot is Prohibited**

\*Note that these procedures may be modified as needed in our ongoing efforts to ensure student safety.





**optional signage at library side entrance**



**On Playground Fence at first left hand turn**



**Signage at drop-off spot near tree**

**Opposite side of drop-off spot sign**



**Painted on asphalt at south entrance**



**Sign at South entrance facing N 1st Bank Dr.**

**VILLAGE OF PALATINE**  
**Planning and Zoning Commission**

REVIEWED 10/10/23 07:00 PM

STAFF REPORT (ID # 8653)

## 600 N. First Bank Drive Unit C

**TO:** Palatine Planning and Zoning Commission  
Jan Wood, Chair

**FROM:** Alex Bradshaw

**PETITIONER:** Mallory Miller, Grow Montessori Academy

**PLAN NUMBER:** SU-000053-2023

**ADDRESS:** 600 N. First Bank Drive Unit C

**PROPOSAL:**

Special Use to permit a Montessori School at the subject property;

Minor Planned Development Amendment to allow for the addition of the outdoor play area with in the Renaissance (Sellergren) Planned Development;

Variation to permit 90-degree angled parking spaces to be 18 feet deep, instead of the minimum required 19 feet deep;

Variation to permit two-way cross aisle widths to be 21.6 feet, instead of the minimum required 24 feet;

Variation to permit 51 parking spaces, instead of the minimum required 67 parking spaces.

|                                                                              |                                                                        |
|------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b><u>LOCATION:</u></b> 600 N. First Bank Drive Unit C<br>District 6 (Helms) | <b><u>CURRENT ZONING:</u></b> P - Planned Development<br>(Renaissance) |
|------------------------------------------------------------------------------|------------------------------------------------------------------------|

**SURROUNDING CONDITIONS:**

|                      |                                                                         |
|----------------------|-------------------------------------------------------------------------|
| <b><u>North:</u></b> | P - Planned Development (Palatine Public Library)                       |
| <b><u>South:</u></b> | P - Planned Development (School District 15 Educational Service Center) |
| <b><u>East:</u></b>  | P - Planned Development (Dental Office)                                 |
| <b><u>West:</u></b>  | P - Planned Development (Office Building)                               |

**BACKGROUND:**

The Petitioner is proposing to open a new Montessori School within the lower level tenant space on the subject property. The Montessori would include an approximately 3,500 square foot outdoor play area south of the building. The existing parking stalls would be reconfigured to make space for said outdoor play area. Therefore, the

Attachment: PZC Materials - October 10, 2023 (2023-112 : 600 N. First Bank Drive - SU Montessori School)

Petitioner is requesting:

**Special Use to permit a Montessori School at the subject property;**

**Minor Planned Development Amendment to allow for the addition of the outdoor play area with in the Renaissance (Sellergren) Planned Development;**

**Variation to permit 90-degree angled parking spaces to be 18 feet deep, instead of the minimum required 19 feet deep;**

**Variation to permit two-way cross aisle widths to be 21.6 feet, instead of the minimum required 24 feet;**

**Variation to permit 51 parking spaces, instead of the minimum required 67 parking spaces.**

#### **SITE ANALYSIS:**

- The Subject Property is zoned P - Planned Development and is part of the Renaissance Subdivision. It follows the B-1 zoning district regulations for permitted and special uses (O-67-74 Renaissance Sub. PD & O-8-77 Renaissance Sub. Amended Uses).
- The Petitioner is proposing to expand upon the existing Grow Music Academy to open a partnering Grow Montessori Academy in the ground floor tenant space within the same building.
- The Montessori Academy will start with two different programs (see below). Once academy becomes more established the Petitioner has indicated in their business plan that additional classes will be offered for toddlers and adolescents (12-14 yrs old).
  - 3-6 yrs old - expected capacity of 5-7 students
  - 6-12 yrs old - expected capacity of 6-10 students
- The maximum student capacity, once the Academy is fully established with all proposed programs, would be 95 students.
- When the Academy first opens, the Petitioner has indicated that there will be 3 total staff members to start. The business plan further explains that there would eventually be a maximum of 10 staff members.
- The Montessori School would operate Monday through Fridays from 8:30 AM - 3 PM. As the Academy continues to grow, and once all programs are fully implemented, there will be an option for "After School Enrichment" until 5:30 PM.



- The submitted site plan includes outdoor spaces along the north side of the existing building. Per the submitted renderings of the outdoor spaces, the main play area would be in the northwest corner of the subject property and would be set back approximately 23 feet from the northern property line abutting N. North Court.
- The Petitioner has submitted elevations of a 4-foot tall open-style wrought iron fence and boulder bollards to provide protection from vehicles navigating through and around the parking lot.
- Staff identified another outdoor play area within the subject planned development, Learning Loft. The Learning Loft, 655 N. First Bank Dr, was granted a minor planned development amendment in 2008 to permit the fenced in playground area within the Renaissance Planned Development.
- Required parking is 1 space per 300 square feet. At 6,753 square feet, 23 spaces will be required. The parking lot reconfiguration results with 51 total parking spaces. The building, as a whole is 19,979 square feet, therefore requiring 66 spaces at 1 space per 300 square feet.

#### **DEPARTMENTAL REVIEWS:**

|                             |                                                                                                                                                  |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Services</b>   | There is potential for the outdoor area to impact the surrounding office environment, as it is unlike other uses within Renaissance subdivision. |
| <b>Engineering</b>          | No Issues Identified.                                                                                                                            |
| <b>Environmental Health</b> | N/A                                                                                                                                              |
| <b>Fire Prevention</b>      | No Issues Identified.                                                                                                                            |
| <b>Public Works</b>         | N/A                                                                                                                                              |
| <b>Police</b>               | N/A                                                                                                                                              |

**STANDARDS FOR SPECIAL USE:** Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

**STANDARDS FOR A VARIATION:** Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted,



will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

**STAFF RECOMMENDATION:**

The Petitioner is proposing to open a Montessori school in the ground unit of the existing building on the subject property. The subject Planned Development was initially implemented to primarily be an office park. A Montessori school with an outdoor play area would be out of character with the surrounding business office setting as said play area would be located between two surface parking lots. The Petitioner has worked with Staff to increase the play area's setback from N. North Court to be approximately 23 feet, which helps alleviate Staff's line-of-sight concerns. Nonetheless, there was a minor amendment to the existing Planned Development in 2008 that permitted an outdoor play area for the Learning Loft daycare. With that said, the proposed use should not cause substantial injury to the value of other properties in the surrounding neighborhood.

The reconfiguration of the parking lot, north of the existing building, would further reduce the total number of spaces for an already under-parked property. However, Staff is not aware of any complaints or issues with the current parking situation, and the reconfiguration should still provide adequate parking to all tenants within the building.

Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use and Variation shall substantially conform to the Site Plan, Business Plan, and Floor Plan submitted by the Petitioner, Mallory Miller, except as such plans may be change to conform to Village Codes and Ordinances.
2. Any final traffic directional signage or pavement markings for a one-way drive aisle, or pick-up and drop-off locations, shall be submitted in a manner acceptable to the Village Engineer.
3. The fencing and bollard plan, enclosing the proposed outdoor play area, shall be submitted in a manner acceptable to the Director of Planning and Zoning.

**ATTACHMENTS:**

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan & Floor Plan
- Business Plan

Staff Report (ID # 8653)  
Meeting of October 10, 2023

- Public Notice





0 300 600  
ft

Print Date: 6/29/2023

**Notes**

Cook County Aerial 2020

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





## SPECIAL USE APPLICATION

### Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339  
 Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Mallory Miller

Business Name (if applicable)

Grow Music Academy

Subject Property Address

600 N. First Bank Drive

Please provide a description of your proposed request:

Expansion of Grow Music Academy to open a partnering Montessori Academy for children from birth-14 years old.

### Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

Our current business is located within the 600 N 1st bank building and this would allow me to continue to monitor and run both entities. Additionally, this particular location provides important educational opportunities for the students within walking distance that other locations would not provide: Library, Mariano's, Ace Hardware, Dollar Tree, Cutting Hall Performing Arts, Palatine Fire Dept, Greencastle of Palatine, etc.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

Yes. This use improves the public health, safety, and welfare of all as we are adding services that benefit the residents of Palatine and the surrounding villages and adding additional green space.

The use will not cause substantial injury to nearby property values. Explain:

No. Same as above. Within this zoning application, day cares are already permitted uses and this will only enhance the business park that already exists with Renaissance.



In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

Yes, utilizing an aluminum fence that will maintain sight lines and vistas. The newly planted trees, shrubs, and greenery will enhance the appearance of 1st Bank Dr.

# PLAT OF SURVEY

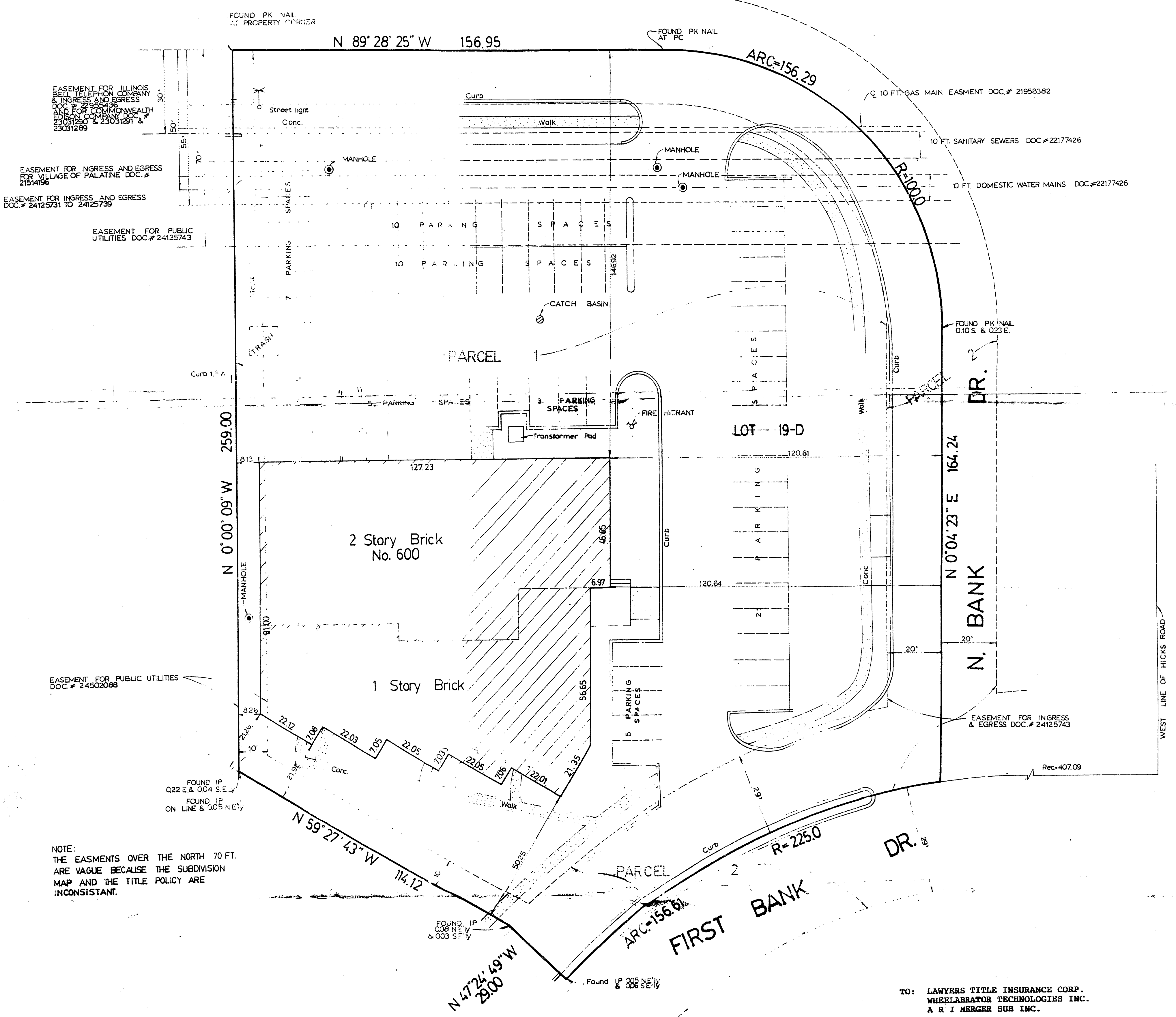
**John D. McTigue**  
REGISTERED LAND SURVEYOR  
3488 N. CICERO AVE. CHICAGO, IL 60641  
PHONE: (312) 736-1344



PARCEL 1:  
LOT 19-D IN RENAISSANCE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF RENAISSANCE SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH ON PLAT OF RENAISSANCE RESUBDIVISION RECORDED SEPTEMBER 28, 1977 AS DOCUMENT NUMBER 24125743 AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 6, 1978 AND KNOWN AS TRUST NUMBER 1071974, TO EVELYN HASZ DATED JANUARY 9, 1981 AND RECORDED FEBRUARY 25, 1981 AS DOCUMENT NUMBER 25785929 FOR INGRESS AND EGRESS.

AREA 72547 Sq. Ft.  
1.66 Acres



NOTE:  
THE EASEMENTS OVER THE NORTH 70 FT.  
ARE VAGUE BECAUSE THE SUBDIVISION  
MAP AND THE TITLE POLICY ARE  
INCONSISTANT.

- |                         |                               |
|-------------------------|-------------------------------|
| —=FENCE                 | —=LIMITS OF CONCRETE          |
| WD=WOOD                 | C.L.=CHAIN LINK               |
| N.F.=NORTH FACE         | S.F.=SOUTH FACE               |
| I.P.=IRON PIPE          | IR=IRON ROD                   |
| ⊙=SEWER MANHOLE         | ⊙=CATCH BASIN                 |
| ⊙=STORM INLET           | ⊙=ILLINOIS BELL MANHOLE       |
| ⊙=CITY ELECTRIC MANHOLE | ⊙=COMMONWEALTH EDISON MANHOLE |
| ⊙=TREE WITH DIAMETER    | ⊙=FIRE HYDRANT                |
| ⊙=LIGHT POLE            | ⊙=UTILITY POLE                |
| ⊙=SIGN                  | ⊙=WATER VALVE                 |
| ⊙=GAS BUFFALO BOX       | ⊙=WATER BUFFALO BOX           |

SCALE: 1 INCH EQUALS 20 FEET  
Distances are marked in feet and decimal parts thereof.

ORDERED BY: Roots, Pitts & Poust  
DRAWN BY: K.B.  
SURVEYED BY: A.S.  
ORDER NO: 92-227

TO: LAWYERS TITLE INSURANCE CORP.  
WHEELABRATOR TECHNOLOGIES INC.  
A R I MERGER SUB INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1986; MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS OF TABLE 3 THEREOF.

CHICAGO, IL DATED THIS 11<sup>TH</sup> DAY OF April, A.D. 19 92

*John D. McTigue*  
JOHN D. MCTIGUE  
ILLINOIS PROFESSIONAL  
LAND SURVEYOR NO. 2230

JUN 11 2007

STATE OF ILLINOIS } s.s.  
COUNTY OF COOK }  
I, JOHN D. MCTIGUE, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.  
CHICAGO, ILLINOIS, DATED THIS 11<sup>TH</sup> DAY OF April, A.D. 19 92  
BY: ILLINOIS REGISTERED LAND SURVEYOR NO. 2230



| Codes                                  |                               |
|----------------------------------------|-------------------------------|
| Local Code                             | Palatine Building-Zoning Code |
| International Building Code            | 2015                          |
| International Residential Code         | 2016                          |
| International Existing Building Code   | 2015                          |
| International Fuel Gas Code            | 2015                          |
| International Energy Conservation Code | 2018                          |
| International Mechanical Code          | 2015                          |
| National electrical Code NFPA 70       | 2017                          |
| International Fire Code                | 2015                          |
| International Plumbing Code            | 2016                          |
| Illinois Plumbing Code                 | 2021                          |
| Illinois Accessibility Code            | 2023                          |

Total Building Area: 19,979sf  
Area of Work: 6753sf (33% of building area)

| Drawing List          |    |                                |                 |
|-----------------------|----|--------------------------------|-----------------|
| Layout                | ID | Name                           | Last Updated    |
| A.01 Cover            |    | Drawing List 01                | 9/2/2023 09:25  |
| A.01 Cover            |    | Sheet Index 01                 | 9/2/2023 09:25  |
| A.01 Cover            | 1  | Site Plan                      | 9/2/2023 09:25  |
| A.01 Cover            | 2  | North Elevation Detail         | 9/2/2023 09:25  |
| A.01 Cover            | 3  | Grow Montessori - Picture10    | 8/31/2023 17:02 |
| A.01 Cover            | 4  | Codes                          | 9/2/2023 09:25  |
| A.02 Site Development | 1  | Site Furniture/Planting        | 9/1/2023 15:52  |
| A.02 Site Development | 2  | Fence/Bollard Elevation        | 9/1/2023 16:59  |
| A.02 Site Development | 3  | Site Furniture/Planting Detail | 9/1/2023 15:52  |
| A.02 Site Development | 4  | Easement Plan                  | 9/1/2023 16:21  |
| A.03 Demolition Plan  | 1  | Demolition Plan                | 9/1/2023 17:13  |
| A.04 Floor Plans      | 1  | Ground Floor                   | 9/1/2023 17:13  |
| A.05 Elevations       | 1  | North Elevation                | 9/2/2023 09:25  |
| A.05 Elevations       | 2  | East Playground Elevation      | 9/1/2023 16:56  |
| A.05 Elevations       | 3  | West Playground Elevation      | 9/1/2023 16:56  |
| A.06 3D Views         | 1  | Plan 3D Existing               | 9/1/2023 16:56  |
| A.06 3D Views         | 2  | Plan 3D New                    | 9/1/2023 16:13  |
| A.06 3D Views         | 3  | Playground overhead 2          | 9/1/2023 16:56  |
| A.06 3D Views         | 4  | Library View                   | 9/1/2023 16:56  |
| A.06 3D Views         | 5  | Playground 1                   | 9/1/2023 16:56  |

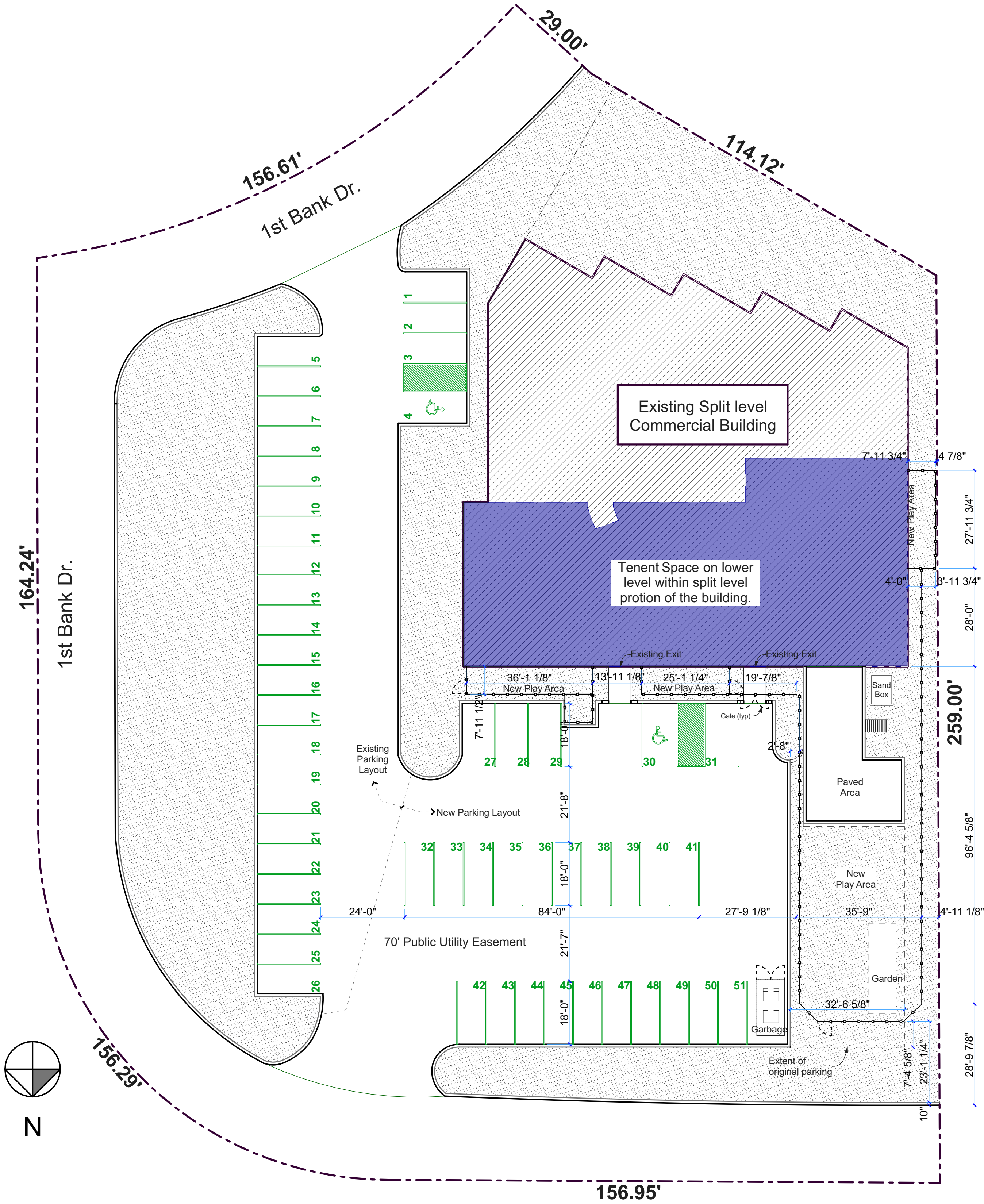
| Sheet Index |                  |                          |
|-------------|------------------|--------------------------|
| ID          | Name             | Published                |
| A.01        | Cover            | <input type="checkbox"/> |
| A.02        | Site Development | <input type="checkbox"/> |
| A.03        | Demolition Plan  | <input type="checkbox"/> |
| A.04        | Floor Plans      | <input type="checkbox"/> |
| A.05        | Elevations       | <input type="checkbox"/> |
| A.06        | 3D Views         | <input type="checkbox"/> |



2 North Elevation Detail  
SCALE: 1/4" = 1'-0"



3 Outdoor Classroom Overhead view  
SCALE: 1:2.50



1 Site Plan  
SCALE: 1" = 20'

6.A.3.g

PUBLISHED

Special Use Review  
9-1-23

405 AZALEA - STUDIO  
HOFFMAN EST., IL 60169

 847-498-0024 • info@405azalea.com  
Professional Engineer No. 043-0272

I hereby state that these drawings were prepared by me or under my direct supervision and to the best of my knowledge comply with the applicable Palatine building and zoning ordinances.

Date

Signature

Expires

900 N. 1st Bank Dr.  
Palatine, IL 60067

 MONTESSORI ACADEMY

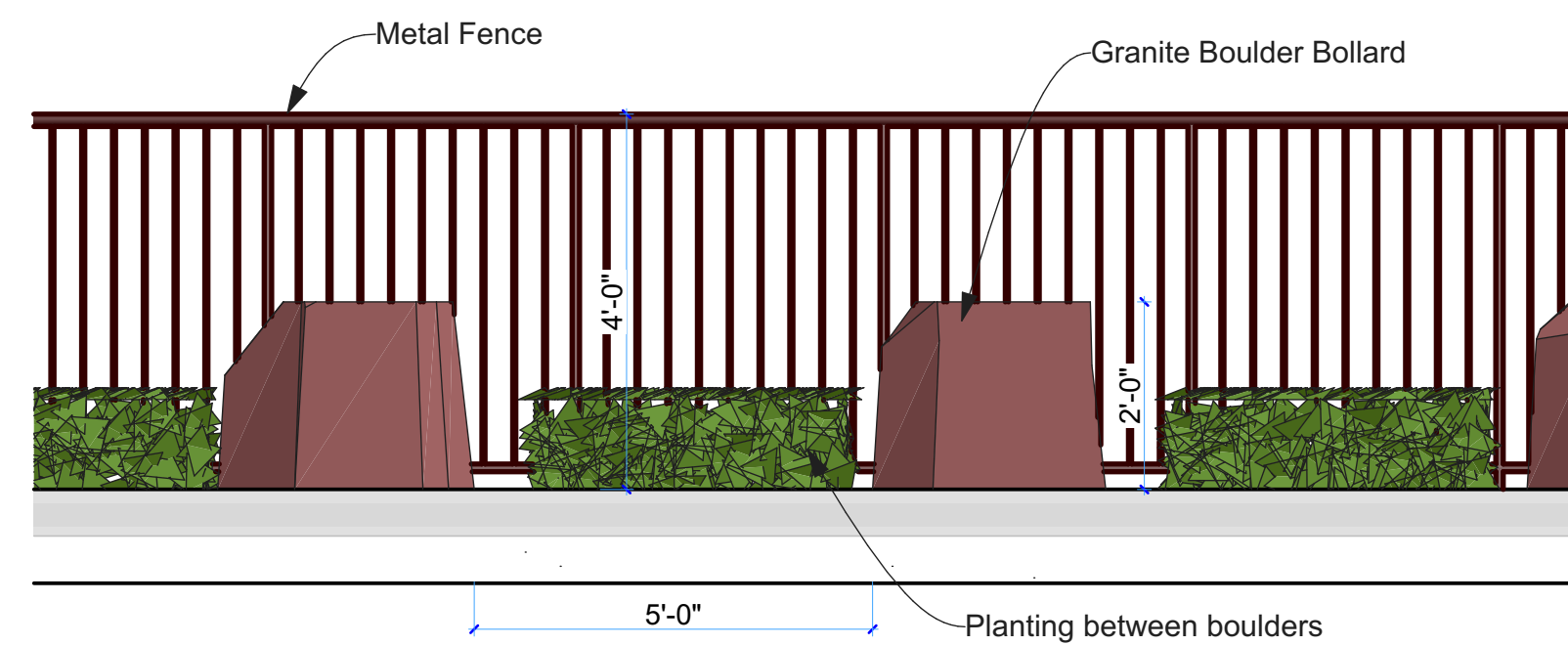
Cover

Job: 2023  
Sheet Number:  
A.01  
Total sheet count: 6

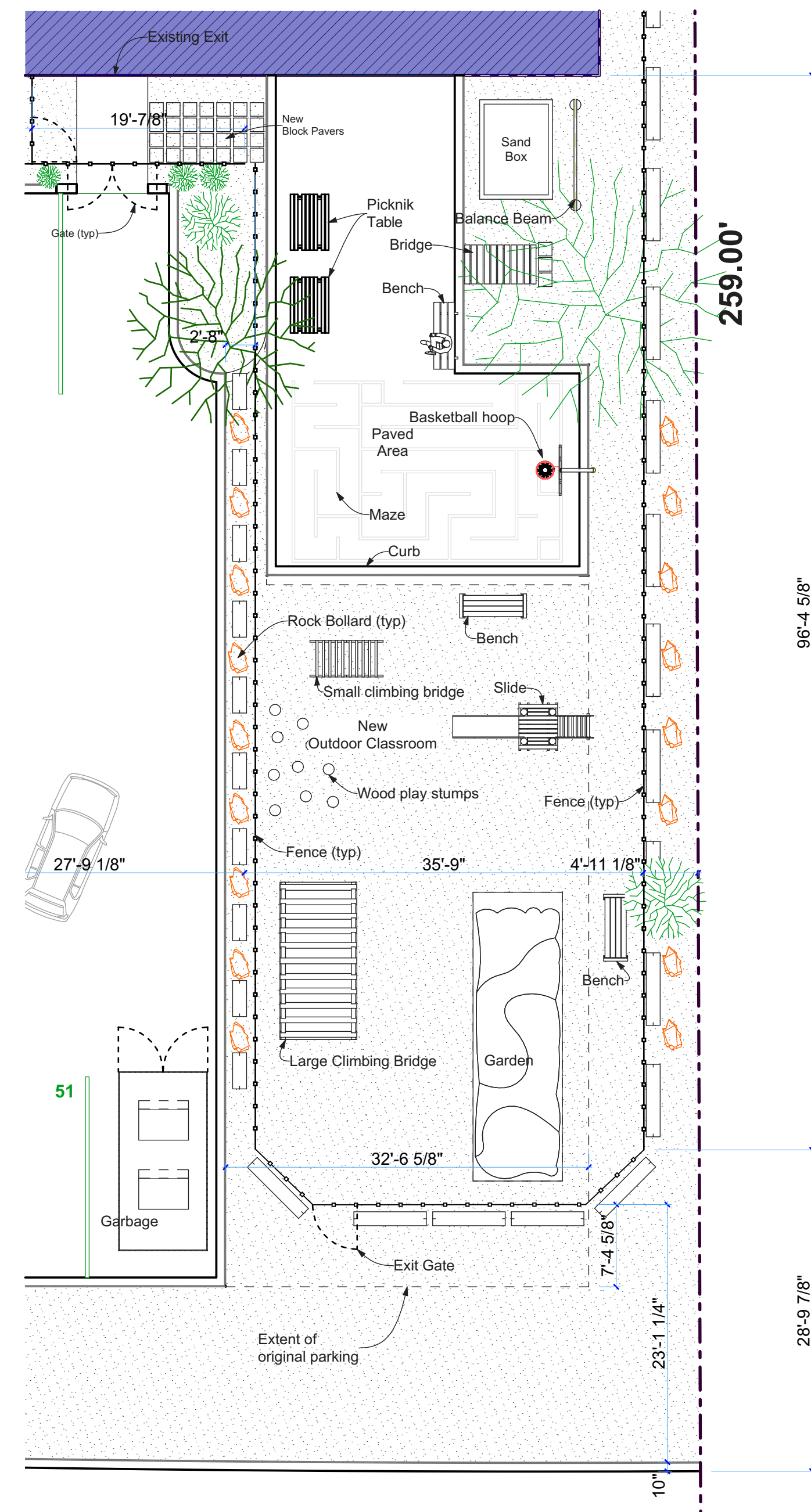
Attachment: PZC Materials - October 10, 2023 (2023-112 : 600 N. First Bank Drive - SU Montessori School)

Packet Pg. 123

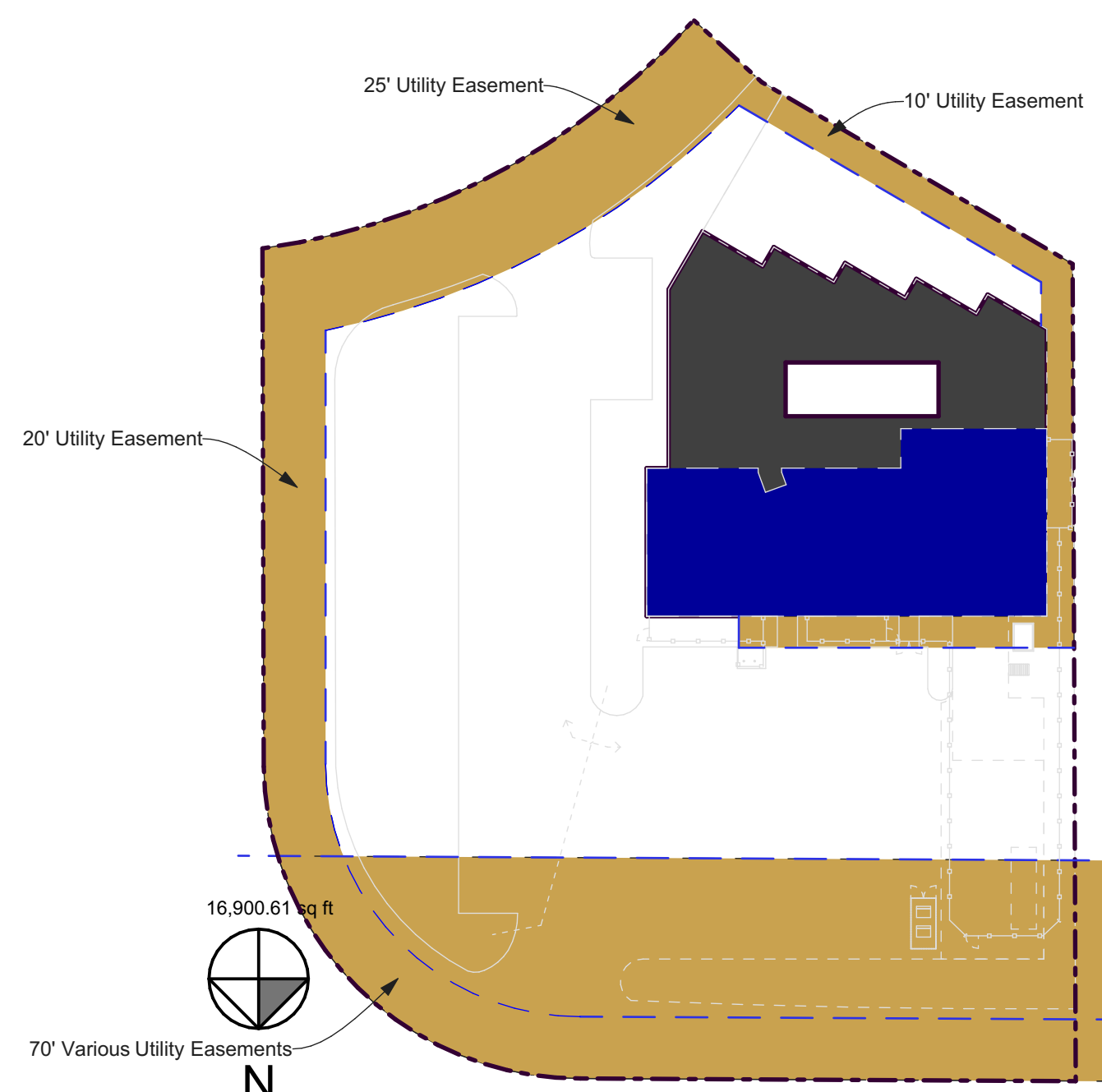




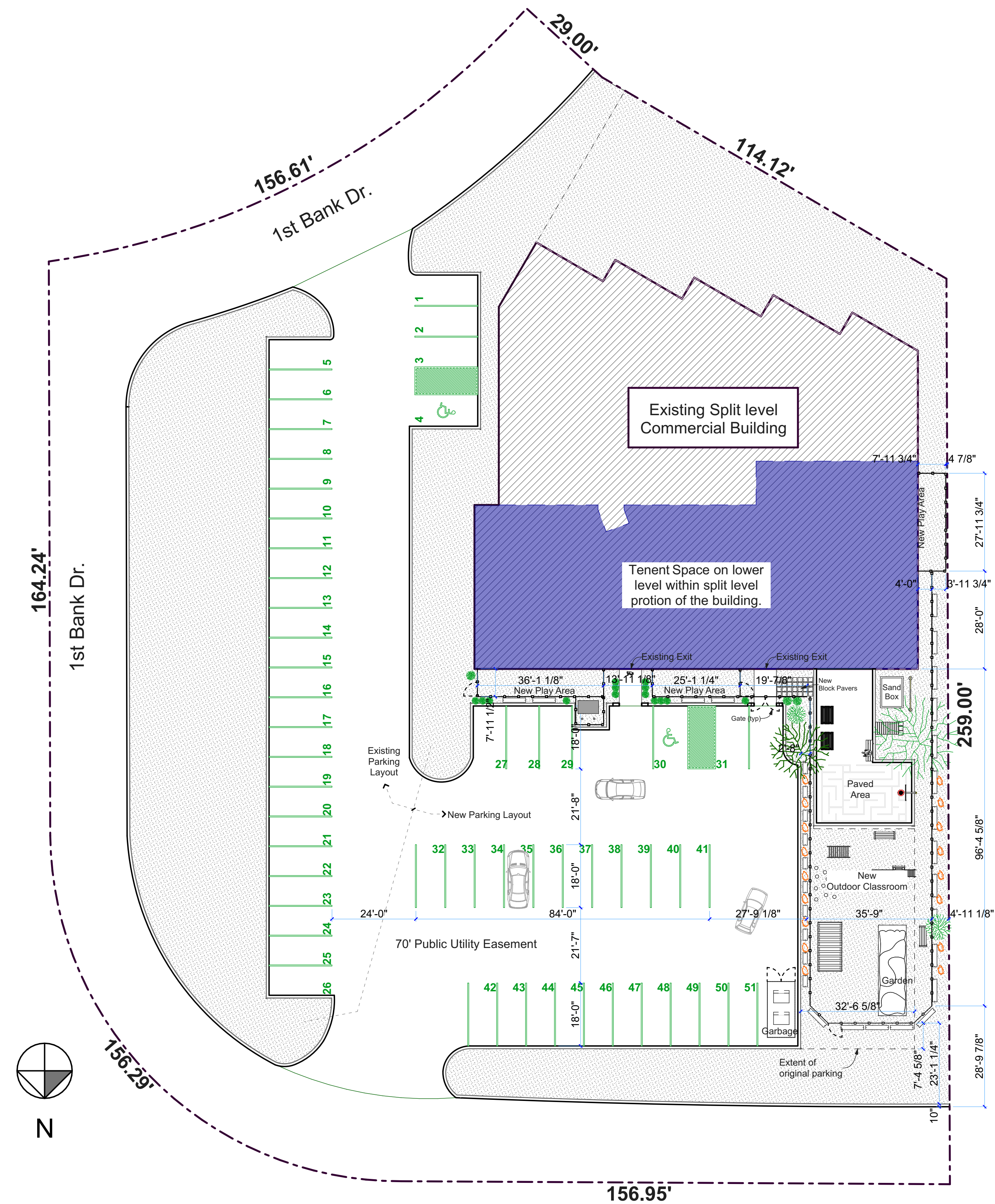
2 Fence/Bollard Elevation  
SCALE: 1/2" = 1'-0"



3 Site Furniture/Planting Detail  
SCALE: 1" = 10'

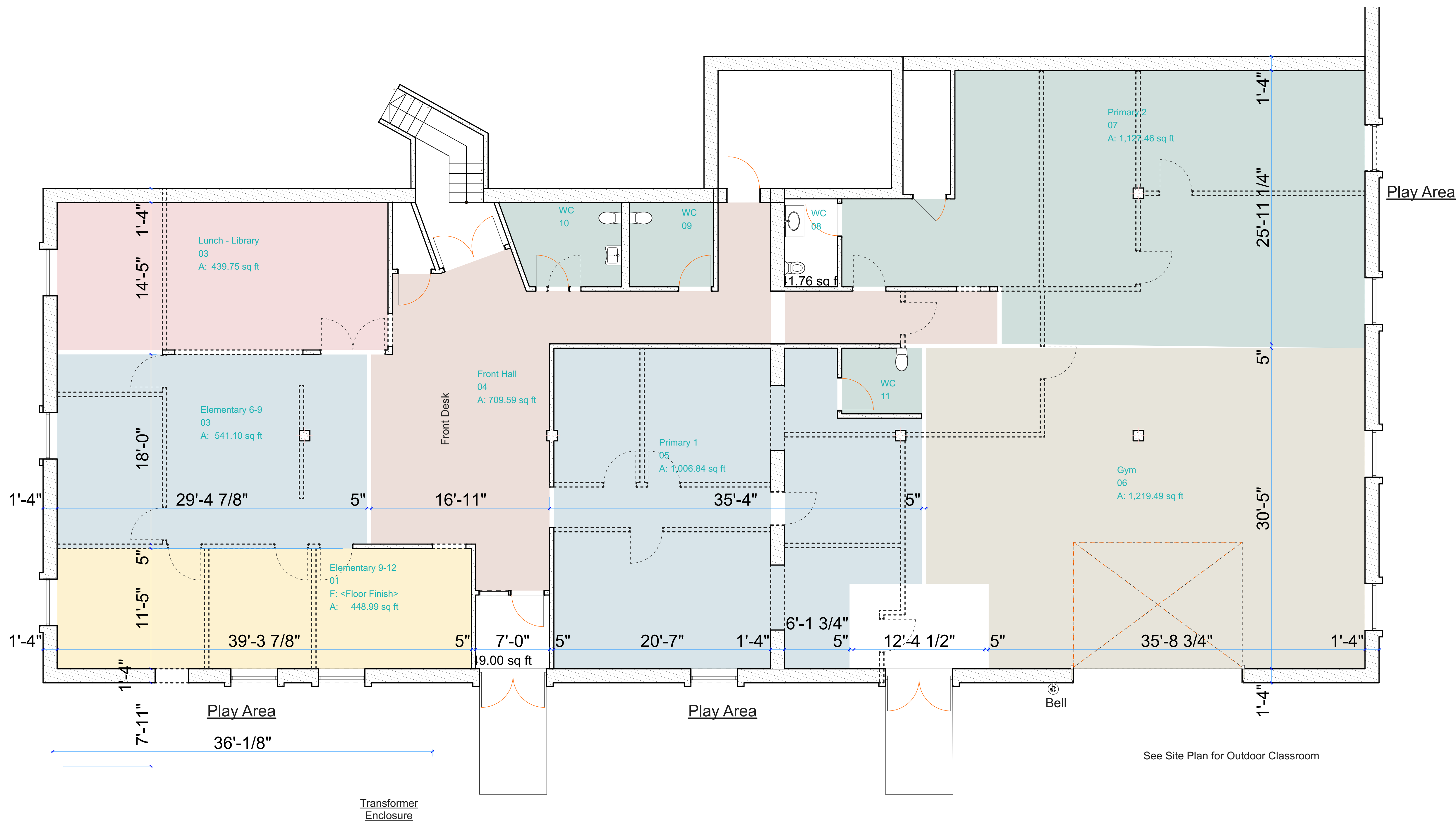


4 Easement Plan  
SCALE: 1" = 50'



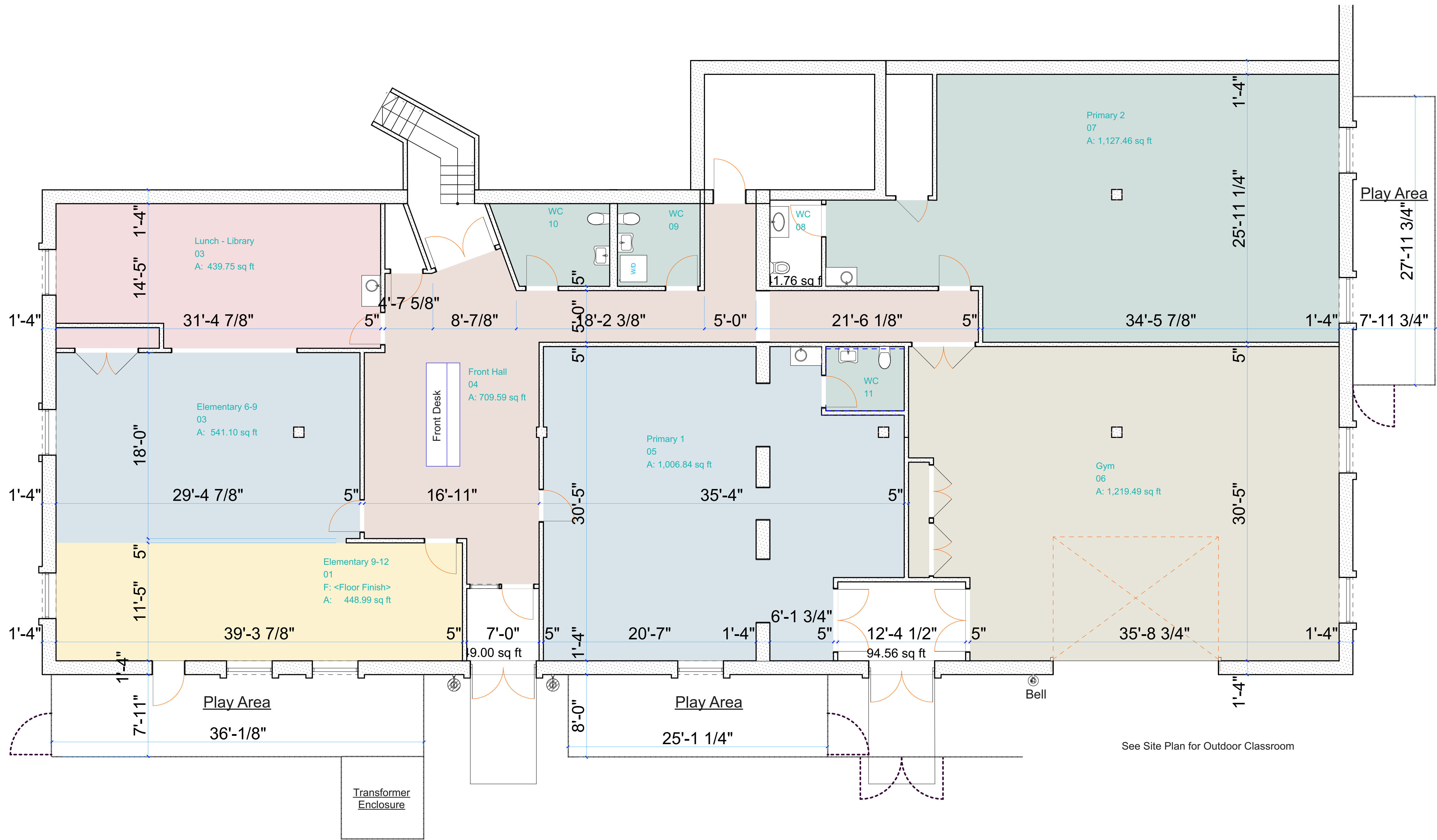
1 Site Furniture/Planting  
SCALE: 1" = 20'





1 Demolition Plan  
SCALE: 3/16" = 1'-0"





1. Ground Floor  
SCALE: 3/16" = 1'-0"

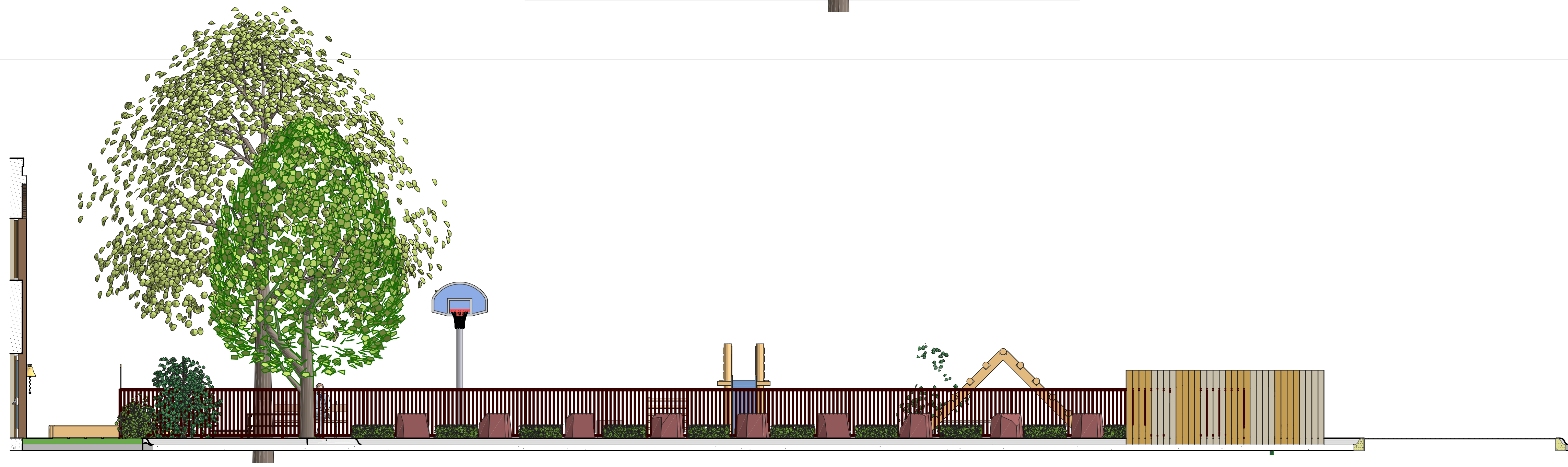




1 North Elevation  
SCALE: 3/16" = 1'-0"



2 West Outdoor Classroom Elevation  
SCALE: 3/16" = 1'-0"



3 East Outdoor Classroom Elevation  
SCALE: 3/16" = 1'-0"





3 Outdoor Classroom 1  
SCALE: 1:200



4 Outdoor Classroom 2  
SCALE: 1:200



5 Library View  
SCALE: 1:200



1 Plan 3D Existing  
SCALE: 1:111.11



2 Plan 3D New  
SCALE: 1:111.11





# BUSINESS PLAN



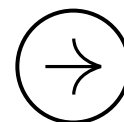


# Table of Contents



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| <u>Buildout Plan - Phase 1 + 2</u> | Attachment |
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# Executive Summary



**Mission:** We believe that every child is capable. We believe that every child is inherently good. We believe that all children deserve a quality education that provides holistic support on their journey to adulthood. Grow Montessori Academy is an inclusive community of highly skilled teachers and conscientious parents and their children who are working together to master foundational skills, cultivate independent thought, and to care for others and their environment.

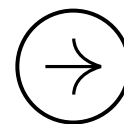
**Vision:** We support each child as they grow through careful preparation of the classroom environment, with the implementation of lessons by an expertly trained teacher, and by the curation of a classroom culture where children find joy in learning itself. We are committed to holding true the standards of quality set by the Association Montessori Internationale in order to provide intellectual, academic, social, and emotional preparation for life by allowing for freedom with responsibility within an atmosphere of respect and beauty.

## Our Values

- We understand and support the individuality and unique interests and potential of each child.
- We value each child's innate abilities and desire to learn.
- We uphold the standards set by the Association Montessori Internationale (AMI) with a deep understanding of child development.
- We value personal growth and continued professional development for all staff.
- We cultivate a culture of respect, collaboration, and freedom with responsibility, and support each other non-coercively.
- We value connection to the natural world and foster stewardship of both our indoor and outdoor environments.
- We believe in collaboration amongst parents, students, and professionals to most effectively support a child's health, academic potential, and overall wellbeing.
- We believe in equitable Montessori access, no matter socio-economic status.
- We believe in education for a more just and peaceful world.
- We value a safe, inclusive, diverse, anti-racist, anti-bias community for all students, staff, and families while honoring our common humanity, and embracing the power of our differences.



# About Grow Music Academy



**Opened in January of 2019:** We grew from 40 students to 325 in under 4 years. We've been looking to expand, but the location is vitally important to us. We serve children from birth to adulthood and many of our families that bring their children to our Early Childhood Music Together classes utilize the library and local parks to socialize with other families after class. The library was the main reason we chose the location at 600 N First Bank.

**Future:** As a member of the Montessori community for the past 11 years with my own 3 children, there is a clear need for a high-quality Montessori within Palatine.



Attachment: PZC Materials - October 10, 2023 (2023-112 : 600 N. First Bank Drive - SU Montessori School)







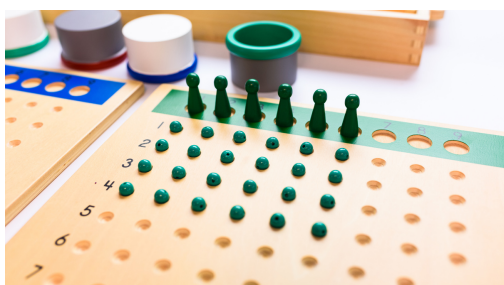
## Business Description

### What is the Montessori Approach to Education?



Montessori is a method of education that is based on self-directed activity, hands-on learning and collaborative play.

In Montessori classrooms children make creative choices in their learning, while the classroom and the highly trained teacher offer age-appropriate activities to guide the process. Children work in groups and individually to discover and explore knowledge of the world and to develop their maximum potential.



### Why Montessori?

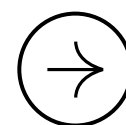
Montessori classrooms are beautifully crafted environments designed to meet the needs of children in a specific age range. Dr. Maria Montessori discovered that experiential learning in this type of classroom led to a deeper understanding of language, mathematics, science, music, allowed for greater social development, and much more.

**Every material in a Montessori classroom supports an aspect of child development, creating a match between the child's natural interests and the available activities.**

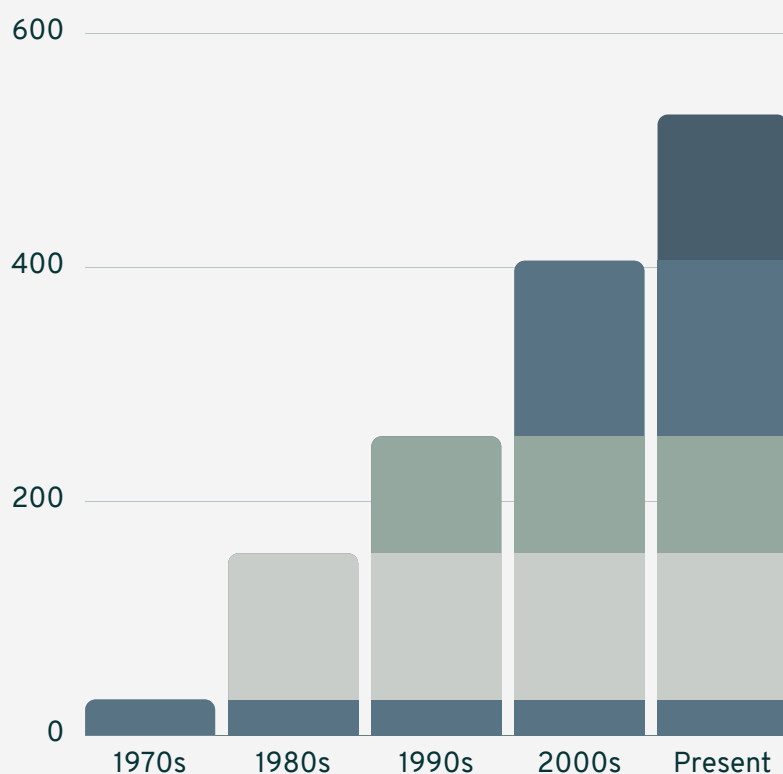
Children can learn through their own experience and at their own pace. They can respond at any moment to the natural curiosities that exist in all humans and build a solid foundation for life-long learning.



# Montessori is Growing



## Montessori Growth in the Public and Private Sector



### Public Montessori Schools

There are now over 500 Public Montessori Schools and over 4,500 that are Privately operated.

## Current Educational Studies Highlight the Strengths

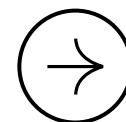
The longitudinal study by Dr. Angeline S. Lillard and colleagues (Lillard et al., 2017) states that an educational method that focuses on the overall development of the child rather than grades produces responsible, creative, and mature adults.

Across a range of abilities, children at Montessori schools outperformed the children in traditional education. Some of the differences that the team noticed through their research included:

- The children of Montessori schooling were significantly more creative and sophisticated.
- There was a significant difference with regard to the social and emotional behavior of the children of the same age groups.
- Children who attended Montessori schools demonstrated a sense of being reasonable, honest, and justified during interactions. They had a more emotionally positive approach.
- Montessori-educated children performed better in reading, spelling, grammar, and punctuation when compared to those who participated in conventional education.



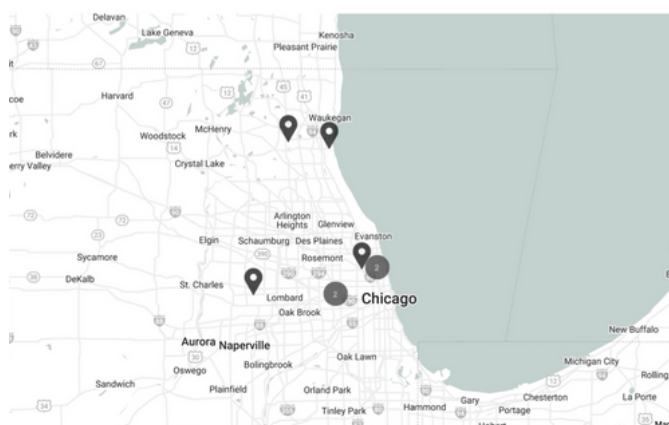
# Fulfilling a Need



## Association Montessori Internationale(AMI)

The student outcomes are greatly dependent on the quality of the program. In the suburbs of Chicago, there are currently only 3 AMI Elementary programs available. AMI-associated schools represent the most authentic and highest-quality Montessori programs available. The teacher training is thorough and is the most versatile diploma a teacher can hold.

### School Locator



## Other AMI Elementary Programs

|                                                                                     |                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Forest Bluff School, Lake Bluff, IL</p>           | <p> <b>Recognition Status:</b> Recognized for ages 0-12</p> <p> Recognition Year: 2022-23</p> <p> School Administrator: Laura Earls</p> <p> 8 West Scranton Ave, Lake Bluff, IL 60044, USA</p>         |
|  | <p>Wheaton Montessori School, Wheaton, IL</p>        | <p> <b>Recognition Status:</b> Recognized for ages 3-12</p> <p> Recognition Year: 2022-23</p> <p> School Administrator: Rebecca Lingo</p> <p> 1980 North Gary Avenue, Wheaton, IL 60187, USA</p>       |
|  | <p>West Suburban Montessori School, Oak Park, IL</p> | <p> <b>Recognition Status:</b> Recognized for ages 3-12</p> <p> Recognition Year: 2022-23</p> <p> School Administrator: Patricia Eggerding</p> <p> 1039 South East Avenue, Oak Park, IL 60304, USA</p> |





# Our Class Environments

## Toddler Community

18 months - 3 years old  
"Help Me to Do it Myself"  
**1 Classroom**

## Primary Classroom

3-6 years old  
"Help Me to Do it Myself"  
**2 Classrooms**

## Elementary Environment

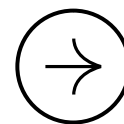
6-12 Years Old  
"Help Me to Think"  
**1 Classroom**

## Adolescent Program

"Help Me to Help You"  
**1 Classroom**



# Growth Projections

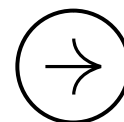


| Operation Year      | Classroom Environments                                                                                                                                                                                                                                    | Expected Capacity                                                                                                                                   |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Year 1<br>2023-2024 | <ul style="list-style-type: none"> <li>• <b>One Elementary 6-12 Class</b></li> <li>• <b>Proposed Primary 3-6 Class</b></li> </ul>                                                                                                                         | <ul style="list-style-type: none"> <li>• 6-10</li> <li>• 5-7</li> </ul>                                                                             |
| Year 2<br>2024-2025 | <ul style="list-style-type: none"> <li>• <b>Proposed Toddler Class 18m-3 Class</b></li> <li>• New or Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                                    | <ul style="list-style-type: none"> <li>• 5-10</li> <li>• 10-20</li> <li>• 8-15</li> </ul>                                                           |
| Year 3<br>2025-2026 | <ul style="list-style-type: none"> <li>• New or Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                                                      | <ul style="list-style-type: none"> <li>• 5-10 (MAX)</li> <li>• 15-25(MAX)</li> <li>• 15-28(MAX)</li> </ul>                                          |
| Year 4<br>2026-2027 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• <b>New Primary 3-6 Class</b></li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                     | <ul style="list-style-type: none"> <li>• 10 (MAX)</li> <li>• 20-25(MAX)</li> <li>• 5-10</li> <li>• 20-28(MAX)</li> </ul>                            |
| Year 5<br>2027-2028 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                      | <ul style="list-style-type: none"> <li>• 10 (MAX)</li> <li>• 20-25(MAX)</li> <li>• 10-25(MAX)</li> <li>• 20-28(MAX)</li> </ul>                      |
| Year 6<br>2028-2029 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> <li>• <b>New Adolescent Program 12-14 Class</b></li> </ul> | <ul style="list-style-type: none"> <li>• 10 (MAX)</li> <li>• 20-25(MAX)</li> <li>• 20-25(MAX)</li> <li>• 20-28(MAX)</li> <li>• 5-15(MAX)</li> </ul> |
| Year 7+             | 5 Classrooms in Total                                                                                                                                                                                                                                     | 95(MAX) Students                                                                                                                                    |

Attachment: PZC Materials - October 10, 2023 (2023-112 : 600 N. First Bank Drive - SU Montessori School)



# Staff Projections



| Operation Year      | Classroom Environments                                                                                                                                                                                                                                    | Expected Capacity                                                                                           |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Year 1<br>2023-2024 | <ul style="list-style-type: none"> <li>• <b>One Elementary 6-12 Class</b></li> <li>• <b>Proposed Primary 3-6 Class</b></li> </ul>                                                                                                                         | <ul style="list-style-type: none"> <li>• 2</li> <li>• 1</li> </ul>                                          |
| Year 2<br>2024-2025 | <ul style="list-style-type: none"> <li>• <b>Proposed Toddler Class 18m-3 Class</b></li> <li>• New or Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                                    | <ul style="list-style-type: none"> <li>• 1-2</li> <li>• 2</li> <li>• 2</li> </ul>                           |
| Year 3<br>2025-2026 | <ul style="list-style-type: none"> <li>• New or Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                                                      | <ul style="list-style-type: none"> <li>• 1-2</li> <li>• 2</li> <li>• 2</li> </ul>                           |
| Year 4<br>2026-2027 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• <b>New Primary 3-6 Class</b></li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                     | <ul style="list-style-type: none"> <li>• 2</li> <li>• 2</li> <li>• 2</li> <li>• 2</li> </ul>                |
| Year 5<br>2027-2028 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> </ul>                                                      | <ul style="list-style-type: none"> <li>• 2</li> <li>• 2</li> <li>• 2</li> <li>• 2</li> </ul>                |
| Year 6<br>2028-2029 | <ul style="list-style-type: none"> <li>• Continued Toddler Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Primary 3-6 Class</li> <li>• Continued Elementary 6-12 Class</li> <li>• <b>New Adolescent Program 12-14 Class</b></li> </ul> | <ul style="list-style-type: none"> <li>• 2</li> <li>• 2</li> <li>• 2</li> <li>• 2</li> <li>• 1-2</li> </ul> |
| Year 7+             | 5 Classrooms in Total                                                                                                                                                                                                                                     | 10 Max Staff Members                                                                                        |





"We know what all children are capable of. Within our classrooms, they will be set free to discover them." - Mallory Miller



# CERTIFICATE OF PUBLICATION

**DES PLAINES JOURNAL, INC.**, a 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:

**Journal & Topics Newspapers  
AKA Des Plaines Journal, Inc.  
622 Graceland Ave.  
Des Plaines, IL 60016-4556**

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 600 N. FIRST BANK DR., UNIT C  
  
 County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of SEPTEMBER, A.D. 2023, and the last publication thereof was made on the 21ST day of SEPTEMBER, A.D. 2023.

Your Legal appeared in  
the following Journal & Topics  
Newspapers  
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



*Mary Alice Wenzl*  
 IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 21ST day of SEPTEMBER, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook  
 State of Illinois

Subscribed and sworn to before me this 21ST day of SEPTEMBER, A.D., 2023.

My commission expires the 15TH day of JULY, A.D., 2025.



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 Palatine, Illinois 60067-5086 USA

847-358-5220  
 FAX 847-358-4506  
 PinderLaw@aol.com

www.pinderski.com

November 9, 2023

Ben Vyverberg  
 Director, Planning and Zoning  
 Village of Palatine  
 200 East Wood Street  
 Palatine, IL 60067

**RE: Grow Montessori Academy 600 N. First Bank Drive/special use petition**

Dear Ben:

I am writing you today in conjunction with the above project. I understand that Petitioner Mallory Miller is interested in establishing a Montessori school within the subject property which is located in the Office Park of Palatine. I represent the interests of Moats Office Properties, Inc., and its affiliates. Our client, and its principal, Larry Moats, is the owner of most of the office buildings that comprise Office Park of Palatine. Over the last three decades, Office Park of Palatine has become one of the Village's most important office centers for small and medium-size businesses. It is also home to a fair amount of well established medical practices and related healthcare providers.

Though the Office Park is home to a few small educational studios (music lessons, etc) and a day care center, none of them occupy much space, nor otherwise generate the expected volume of students that is proposed for Montessori school project.

Moats Office Properties, Inc. and its affiliates own 675 N. North Court, a four-story office building immediately adjacent to the west of 600 N. First Bank Drive. Our client is also the owner of several office buildings immediately east of 600 N. First Bank Dr. (650-652 North First Bank Drive) that share a common driveway that meets N. North Court directly across the street from the eastern perimeter of 600 N. First Bank Drive.

Though a Montessori school may be an appropriate land use within the Office Park, and even within the proposed building, Moats Office Properties, Inc. respectfully objects to this specific school project. Though Moats is a great supporter of education, and has donated generously to all of the school systems serving Palatine, it cannot support this particular school project at this location.

Thursday, November 9, 2023



LAW OFFICES  
PINDERSKI & PINDERSKI, LTD.

Our client's specific objections are as follows:

1. The size and scope of the proposed Montessori school is not in keeping with the business character of the subject property, and the office park in which it is located. Office Park of Palatine is a collection of single and multistory office buildings that have been very well maintained over the last three decades. The office park has become a magnet for successful businesses and service providers, including the medical and healthcare groups noted above. Though the office park is home to a day care center, and a few very small educational studios, it is principally a place of business. The establishment of a Montessori school, especially of the size and scope being proposed by the Petitioner would materially alter the character of the office park to the detriment of its property owners and tenants.

*A smaller school, with far less than the projected 95 students may constitute an acceptable land use.*

2. The Petitioner proposes to operate the school with a starting bell of 8:30 AM. Our client is concerned that the proposed start time will create extraordinary traffic congestion within the office park, and in particular along the roadway adjacent to the properties owned by Moats to the west and east of 600 N. First Bank Drive. Based on surveys of its own business traffic, most of the adjacent business properties fill up with business staff around 8:30 AM. Though a fair amount of morning traffic is present, it moves well through the office park to allow tenants and their staff to get to work unimpeded.

If the Montessori school is to operate as planned, at full capacity, it would have 70 or more vehicles arriving every morning to drop off children. Moats is concerned that adding an additional 70 vehicles to the traffic along First Bank Drive and N. North Court between 8:15 AM and 8:25AM would cause insurmountable traffic jams and congestion. The size and scope of the proposed parking facilities at 600 N. First Bank Dr. cannot accommodate the expected volume of cars. As such, significant stacking of vehicles along N. North Court, and possibly onto First Bank Drive will occur. Our client is concerned that the stacking along the public roadways will impede the ability of its tenants and their staff to get into their buildings in a reasonable fashion. Such traffic congestion, and especially over time, will likely diminish the value of our office buildings, and the desire of our tenants to remain.

To help illustrate our client's concerns, we have attached two photo images that depict 70 cars attempting to access the proposed Montessori school.

*The traffic concerns likely could be mitigated if the Montessori school started its day at 8 AM. This would likely cause the school traffic congestion on N. North Court and First Bank Drive to take place between 7:45 AM and 7:55 AM. The school traffic likely will have dissipated by the time tenants begin to arrive at our client's office buildings.*

3. Our client is concerned about the proposed placement of an outdoor playground and activity area which will be built along the western edge of 600 N. First Bank Drive, immediately

## PINDERSKI &amp; PINDERSKI, LTD.

adjacent to our client's building at 675 N. North Court. In fact, the proposed plans place the playground and activity areas almost on top of eastern edge of our parking lot.

Though children attending any school should have great opportunities for recreational breaks, and play hard and loud outside, these attributes are likely to damage the business/office ambience of the office park, and in particular the environment affecting the Moats building at 675 N. North Court. Children playing during the day in the playground areas will create ongoing visual distractions for many of its tenants. A number of the office windows overlook the proposed playground area. In addition, the noise associated with the use of the outdoor playground areas will cause further distractions and disruptions to its tenants. The 675 N. North Court building has a high tenant concentration of medical and healthcare professionals. Their practices require a quiet and calming atmosphere in which to care for their patients. Moats is concerned that the proposed playground area will materially disrupt the peace and quiet that otherwise exists today.

*There may be a solution to the concerns associated with the outdoor playground and activity area. We believe that the location of the outdoor playground activity area should be redesigned and moved to: (i) the eastern portion of the existing parking lot; or (ii) east to parallel the northern face of the building. Such alternative locations would aid in addressing our client's visual objections to the playground area adjacent to its property. The relocation of the playground/activity area would also dramatically alter the noise concerns noted above. In addition to redesigning and relocating the playground/activity area, Moats Office Properties believes that it would be appropriate for the petitioner to build a 6 foot wooden fence along the western border of its property adjacent to the Moats office building at 675 N. North Court. A tastefully designed and constructed six foot wood fence would provide an additional visual barrier to the playground and outdoor activity areas. It would also further help diminish some of the noise that is likely to be generated by the children's use of the playground area.*

4. In addition to the foregoing objections, our client is also concerned regarding the proposed reduction of the property's on-site parking. As noted in the staff report, the property may already be under parked today. The school proposal will exacerbate that concern. As the property owner of the adjacent building at 675 N. North Court, Moats is concerned that during school special events, whether concerts, plays or other programming, its office parking lot is likely to become the "overflow parking space" for parents and other guests. Our client's parking facilities are private property, and are reserved solely for the use by its tenants and their patrons. It is not meant to be a public parking lot, nor an auxiliary parking facility for 600 N. First Bank Drive.

Though we applaud Petitioner's efforts to establish a new Montessori Academy, and wish her well, the proposed location at 600 N. First Bank Drive is not an ideal location for any major school facility. The ideal location for the school would be a property with far more green space and less traffic.

Moats Office Properties, Inc. respectfully asks that the Village of Palatine deny the current petition to establish Grove Montessori Academy at 600 N. First Bank Drive, Palatine, Illinois.



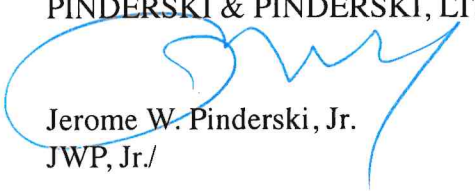
LAW OFFICES  
PINDERSKI & PINDERSKI, LTD.

If the Village Council does see merit in the petition, our client would hope that its suggested project changes would be incorporated into any final decision plan. The project modification suggestions set forth herein will minimize some of the legitimate concerns raised above as to traffic congestion, and noise and visual pollution that will otherwise degrade the value of our client's properties as high-quality places in which to do business.

Thank you for giving consideration to our concerns and objections.

Sincerely,

PINDERSKI & PINDERSKI, LTD.



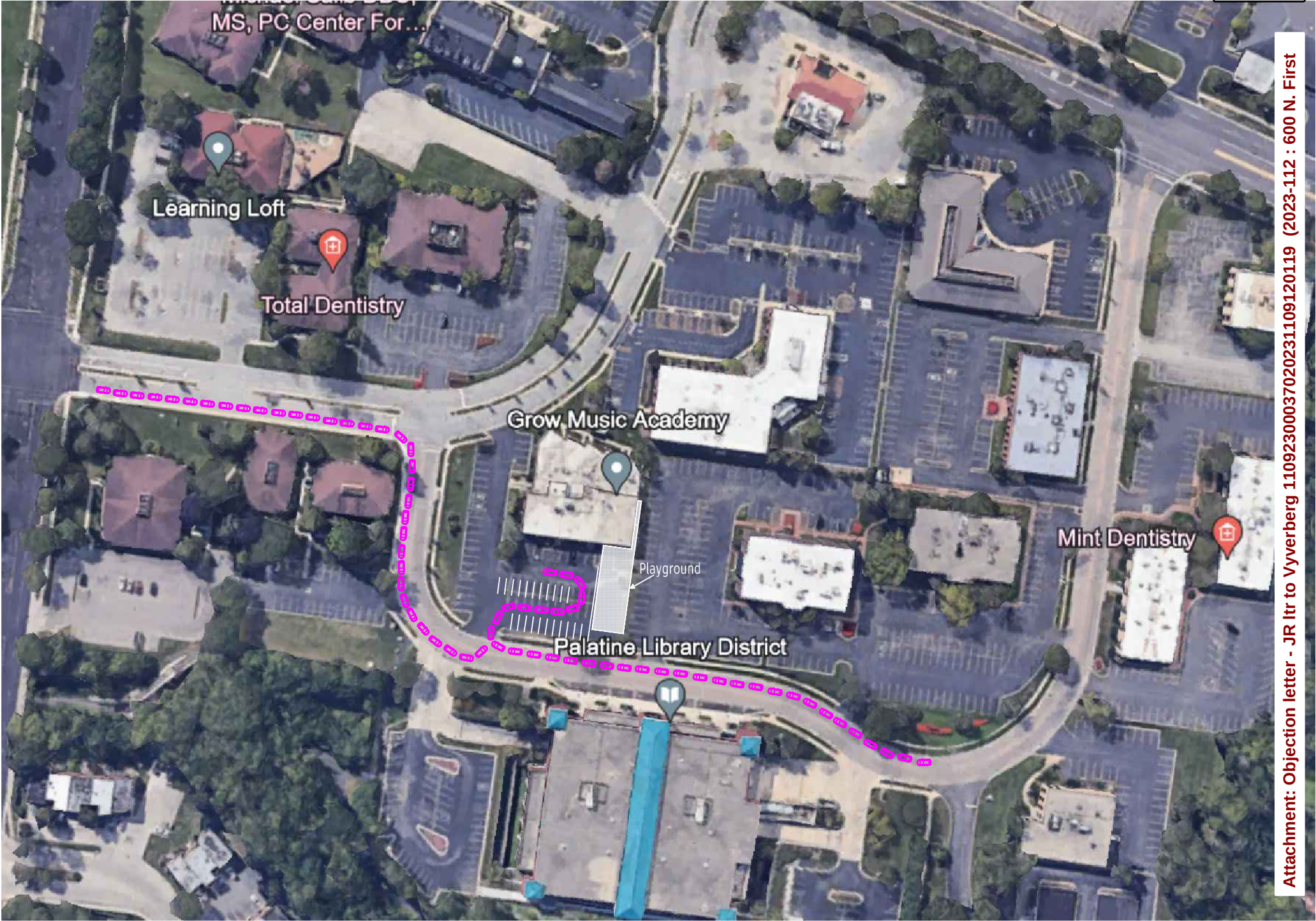
Jerome W. Pinderski, Jr.  
JWP, Jr./

via email

Thursday, November 9, 2023

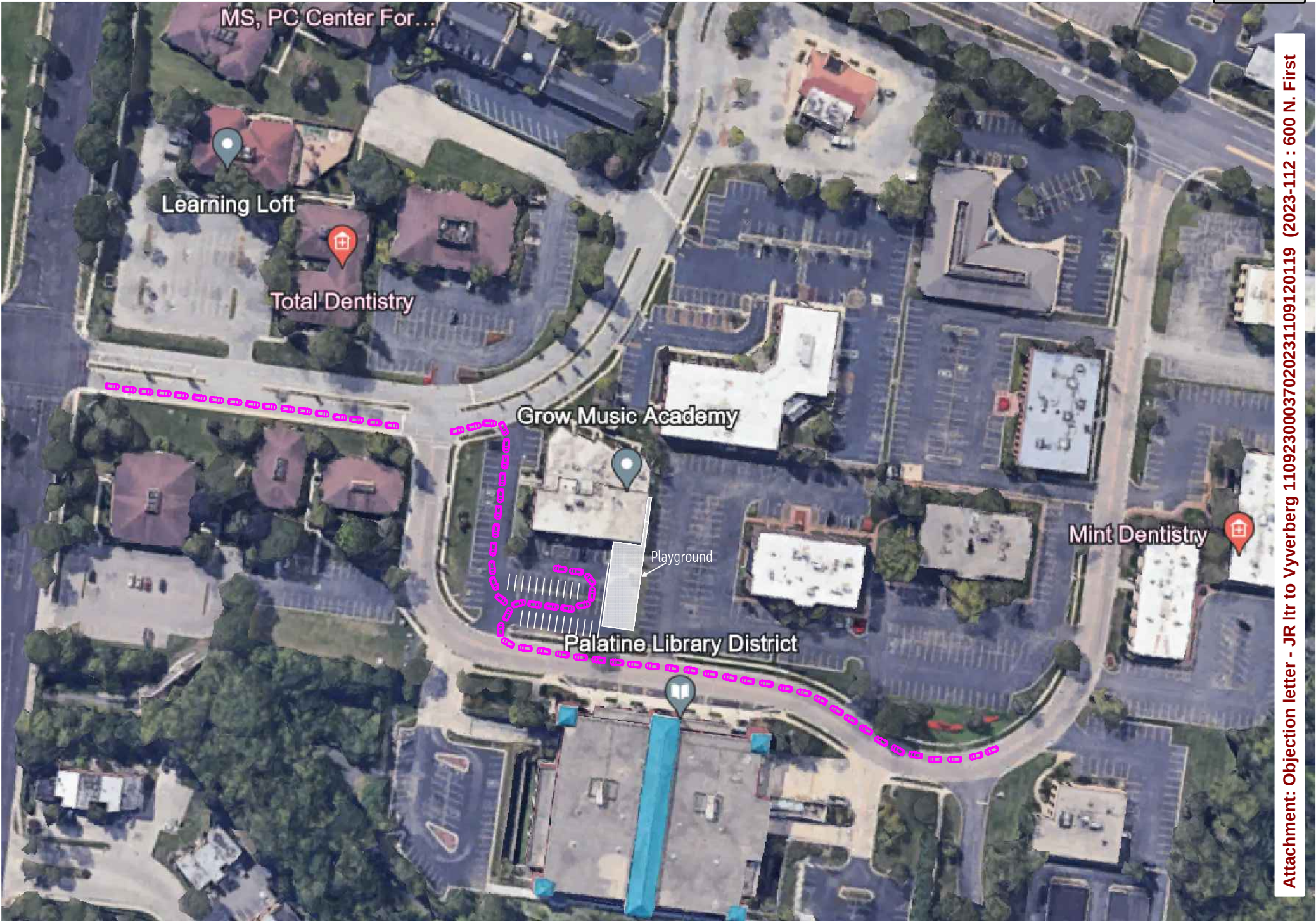
4





Attachment: Objection letter - JR ltr to Vyverberg 11092300037020231109120119 (2023-112 : 600 N. First





Attachment: Objection letter - JR ltr to Vyverberg 11092300037020231109120119 (2023-112 : 600 N. First



2. 600 N. First Bank Drive Unit C - **Recommend To Approve**  
**SU-000053-2023 600 N. First Bank Drive**

Notice was published in the Journal & Topics on September 21<sup>st</sup>, 2023 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan & Floor Plan**
5. **Business Plan**
6. **Public Notice**

Mr. Vyverberg states the petitioner is proposing to open a new Montessori School within the lower-level tenant space on the subject property. The school would include an approximately 3,500 square foot outdoor play area south of the building. The existing parking stalls would be reconfigured to make space for said outdoor play area.

The request is also to allow for the addition of an outdoor play are, a variation to permit 90-degree angle parking spaces at 18 feet deep instead of the minimum required of 19', a variation to permit two-way cross aisle widths at 21.6 feet instead of the minimum 24 feet and a variation to permit 51 parking spaces instead of the minimum required 67 spaces.

**Sworn in petitioner:** Mallory Miller - 600 N. 1<sup>st</sup> Bank Drive

Ms. Miller states that she is a resident of palatine and owner of Grow Music Academy which is located within this building. They've occupied the space for the past 5 years and are continuing to expand. They would like to open a partnering Montessori school at the ground floor of the building that they are currently in. Their mission is to improve educational opportunities for children. She explains that AMI Montessori schools are a unique set of schools that hold true to the standards of the accrediting body. They would be the 4<sup>th</sup> AMI Montessori school located in the suburbs of Chicago. She states they would bring value to the village and residents of Palatine. The location of the school is important. AMI programs need to be at a walkable location for children for "going outs". Children write proposals for the trips and prepare shopping lists for supplies and explore the locality. The school finds that in order for children to reach their full potential they need to experience the world. The location is essential since she already runs the Music School and it would be a hardship financially and logistically to move both operations. She refers to the site plan and states that although not shown, there would be a one-way circular drive for drop off and pick up. She states that she has spoken to tenants within the building and they support the proposed plan.



Chairman Wood asks what age the children would the school serve.

Ms. Miller states that initially the school would be enrolling children ages 3-12 years, but future plans are to serve children up to age 14 and toddlers.

Chairman Wood questions the outdoor learning area and play area.

Ms. Miller states that Montessori schools' connection to nature is really important. There would be a small outdoor classroom attached to each of the classrooms which would allow for freedom of movement for the children and the outdoor play area would be for recess time during the day.

Chairman Wood refers to daycare facilities in the area and notes that the play areas are normally off to the side and site's various locations with these conditions. Has concerns that the outdoor area is between a parking lot and building.

Ms. Miller states they have protection around the fencing and plan to use granite boulders as barriers for protection. She sites daycare locations that have a similar situation and refers to a recently opened daycare on Dundee Road which has a fenced in play area with bollards to protect the area.

Chairman Wood states the situation is unique as the location is near office buildings and parking lots.

Ms. Miller states that utilizing the space and adapting to the new need would be a benefit to the landlord.

Chairman Wood inquires what the traffic for the Music School currently is and what is anticipated for the Montessori School.

Ms. Miller states the music school starts lessons after 3:30 and traffic is not an issue. The Montessori school would be a drop off, pick up situation and does not anticipate traffic issues.

Chairman Wood asks if there would be special events such as musical programs or open house that would affect the parking.

Ms. Miller states the special events are currently off site and on Sundays. The new space would provide a gym space to allow for special events but they would normally be held on Sundays.

Commissioner Kolososki inquires whether there will be a one-way driving situation for pickups and drop offs.

Ms. Miller states that there would be a one way.

Commission Kolososki asks if the play area will be an all-grass area.

Ms. Miller states that some of it will be paved and refers to the drawing. The rest of the area will be grass.

Commissioner Bettenhausen asks if the stones will be manufactured or natural stone.

Ms. Miller states they will be a natural stone.

Commissioner Bettenhausen asks if they will be secured by their own weight.

Ms. Miller confirms that they would be.

Chairman Wood asks for the student count initially and the future plan.

Ms. Miller states that they would start with approximately 18 children but are hoping to eventually serve 95 children. She states that most families have multiple children and notes that they do not expect 95 cars for drop off and pick-ups.

Chairman Wood asks how many staff would be employed.

Ms. Miller states there would be a maximum of 10.

Commissioner Friedman notes that there are many letters of support. There are 2 letters from tenants within the building. Are there any other tenants?

Ms. Miller states there is one more Chiropractic firm that has also provided a letter of support those are the only tenants in the building aside from her Music Academy.

Chairman Wood asks if she is aware of the parking requirements for the other tenants in the building.

Ms. Miller notes that parking is not utilized too much by the other tenants.

Chairman Wood asks if there is a plan if parking is an issue.

Ms. Miller states they may contact surrounding property owners if need be but anticipates that this would not be an issue.

Mr. Vyverberg provides further information and states that the subject property is zoned B-1 zoning district which is the shopping center district for the village. The existing building is under 20000 sq ft and the tenant space the petitioner is requesting to occupy is 6700 sq feet. Total required parking is calculated at 1 per 300. The space would require 67 spaces and requires the variation for the 51 spaces. He states that it is not unusual for a daycare to request a parking variation. He further states that fire prevention will review a life safety calculation and determine the maximum capacity and that determines the parking requirements. He also states that the outdoor area is approx. 3600 square feet and is directly across from the library property. It's set back 23' from North Court and is a 4' wrought iron fence and has discussed the granite blocking. Has discussed safety requirements with the petitioner. He also states that the façade is not changing except for the outdoor area. He provides outdoor elevations for the proposed project and floor plan elevations.

Chairman Wood asks if the outdoor play area is completely fenced in.

Mr. Vyverberg states that it is a 4' tall outdoor fence and is enclosed.

Commissioner Friedman asks if the proposed basketball goal placement within the playground area would be safe or better placed in a controlled environment.

Mr. Vyverberg agrees that the low height of the fence and the parking to the side is that the best location - Staff did not focus on that but and does not disagree

with the concern.

Commissioner Friedman refers to the parking layout and states there are variance requests for the depth of the stalls and the drive aisles serving the substandard stalls. He states that shorter stalls are not troublesome if there is adequate drive aisles width or a narrow drive aisle width works if you have full depth stalls. The request is compressing both. Has there been a discussion with engineering to encourage one-way traffic?

Mr. Vyverberg states that his analysis is correct. It ultimately would reduce the variation request and reduce the number of stalls. The petitioner wanted to keep the parking there available and seek the variance.

Commissioner Friedman states that he doesn't see a variation for the stall width. Stalls are shown at a width of 8.4 and asks if they aren't normally 9'. He notes that it seems to be a tight fit. The width raises concern because at that width the surrounding cars are at risk for door dings.

Chairman Wood asks if there could be a change to the 4' fence.

Mr. Vyverberg states that the fence could be requested up to a 6' fence. He states the petitioner can speak to as why they chose 4'.

Commissioner Bettenhausen questions the one-way traffic in the parking lot area.

Mr. Vyverberg states that it is proposed as one way at the circle drop off area.

Commissioner Friedman asks for clarification on the one-way parking area.

Ms. Miller states that the plan was to have one-way traffic to be marked with arrows or signage. She further states the 4' fence was a design choice. They are DCFS exempt and does not need to meet DCFS licensing standards. The 4' fence would be enough to contain children 3-12 years old. She also states that the basketball hoop is not a necessity and can be removed from the plan if needed.

Commissioner Friedman asks if one-way traffic would be permanent. Have you looked at angled parking?

Ms. Miller states that it would be discussed with the landlord and doesn't see an issue if it were to be a permanent one way.

Commissioner Friedman asks if she has a projection of the number of students that would be using the playground at any given time.

Ms. Miller states that it may be 40-50 children at one time.

Commissioner Roth-Wurster inquires what licenses would the facility required.

Ms. Miller states that since they are exempt, they have no requirements. They all have 1<sup>st</sup> aid training and as an accredited-premier school most staff would have full Montessori diplomas which is usually equivalent to a Master's degree.



Commissioner Cavanaugh asks to clarify the DCFS Exemption.  
Ms. Miller states that schools with children above 3 years old and are accredited schools apply for DCFS license exemptions.

Resident - Roy Watier -675 N, North Ct  
Owns multiple building within this park. Concern regarding 4' fence. States that they have tenants in surrounding building that are professional and noise may be an issue. He also states the basketball hoop is a concern. Has an issue with traffic and wonders if it will impact their locations.

Chairman Wood asks where his building is located in regards to the school.  
He refers to the site plan and provides his location.  
Chairman Wood asks if he is aware of any concerns from his tenants.  
Mr. Watier states he has not had any tenant concerns regarding the school.

Resident -Gerald Cote - 644 N. Newkirk  
Has lived in Palatine since 1985. Has grandkids in the area that are excited to enroll in this school.

Resident - Megan Rothenberg - 237 N. Benton  
Has 4 children and also looking forward to the opening of the Montessori School.

Resident - Laura Cohen 555 N. Clark Dr.  
Also has 4 children and supports the mission of her school.

Resident - Danielle Canonigo - 2374 N. Mosley  
Has a 4-year-old daughter and supports the Montessori School.

Chairman Wood notes additional letters of support.

#### **STAFF RECOMMENDATION:**

The Petitioner is proposing to open a Montessori school in the ground unit of the existing building on the subject property. The subject Planned Development was initially implemented to primarily be an office park. A Montessori school with an outdoor play area would be out of character with the surrounding business office setting as said play area would be located between two surface parking lots. The Petitioner has worked with Staff to increase the play area's setback from N. North Court to be approximately 23 feet, which helps alleviate Staff's line-of-sight concerns. Nonetheless, there was a minor amendment to the existing Planned Development in 2008 that permitted an outdoor play area for the Learning Loft daycare. With that said, the proposed use should not cause substantial injury to the value of other properties in the surrounding neighborhood.

The reconfiguration of the parking lot, north of the existing building, would further reduce the total number of spaces for an already under-parked property.

However, Staff is not aware of any complaints or issues with the current parking situation, and the reconfiguration should still provide adequate parking to all tenants within the building.

Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use and Variation shall substantially conform to the Site Plan, Business Plan, and Floor Plan submitted by the Petitioner, Mallory Miller, except as such plans may be change to conform to Village Codes and Ordinances.
2. Any final traffic directional signage or pavement markings for a one-way drive aisle, or pick-up and drop-off locations, shall be submitted in a manner acceptable to the Village Engineer.
3. The fencing and bollard plan, enclosing the proposed outdoor play area, shall be submitted in a manner acceptable to the Director of Planning and Zoning.

**There were no further questions. The public hearing was closed.**

**Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.**

#### **DELIBERATIONS:**

Commissioner Kolososki states that he supports the plan and believes it will be well received. He states it is a good use of the space.

Commissioner Cavanaugh states it would be an acceptable use of the space but has issues with the play area. If done properly and the petitioner is open to changes, it would be doable.

Commissioner Friedman states it is a nice use of the space. He notes that there are challenges faced with the open office building spaces in general in our society. There are fewer uses that require conventional office space. This use will be well received by the community and is also a need within the community. He supports the use and outdoor play area. He further states that he is not in favor of the parking lot design. He'd like to take the special use and planned development amendment vote separate before they vote on the parking use.

Commissioner Wood states the parking area and outdoor area needs to be worked on. She is in favor of the use but states it needs work.

**Chairman Wood summarized that this request has met the standards and was approved by a vote of 4-3. This item will tentatively go to Village**

**Council on Monday, November 6<sup>th</sup>, 2023.**

|                  |                                                  |
|------------------|--------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMEND TO APPROVE [4 TO 3]</b>             |
| <b>MOVER:</b>    | Kevin Cavanaugh, Commissioner                    |
| <b>SECONDER:</b> | Robert Kolososki, Commissioner                   |
| <b>AYES:</b>     | Roth-Wurster, Bettenhausen, Kolososki, Cavanaugh |
| <b>NAYS:</b>     | Noonan, Friedman, Wood                           |
| <b>ABSENT:</b>   | Fedota                                           |



# Consider an Ordinance Granting a Special Use for a Fence in the Front Yard at 1835 N. Laurel Drive

## BACKGROUND:

The Petitioner is proposing to install a 4-foot privacy fence in the front yard, with a 13-foot setback and landscaping. The fence would then transition to a 6-foot solid wood fence to enclose a portion of the required front yard, with a 22-foot setback, and continue into the interior side yard.

The portion of the proposed 4-foot fence abutting Aster Avenue will have a minimum setback of approximately 13 feet from the front lot line, with landscaping. The new fence would replace an existing front yard fence, which, per the plat of survey, is set back approximately 6 inches from the Aster Avenue property line. Therefore, the Petitioner is requesting approval of the following:

### Special Use to permit a fence in the required front yard.

## KEY ISSUES:

- The Subject Property, zoned R-2 Single-Family Residential and containing approximately 10,030 square feet, is located at the southeast corner of Laurel Drive and Aster Avenue.
- In 2022, the Petitioner proposed a 6-foot-tall solid wood fence to be set back a minimum of 8 feet from the front (Aster Ave.) property line.
- Following the public hearing on August 9, 2022, the Petitioner has revised their proposal to have a 4-foot solid wood fence enclose a portion of the required front yard and would transition to a 6-foot solid wood fence along the shared eastern side property line. The portion of the proposed 4-foot fence, abutting Aster Avenue, will be set back approximately 13 feet from the front lot line and will connect back to the northwest corner of the residence.
- The proposed fence abuts a portion of the 30-foot front yard setback of the adjacent neighbor to the east (855 E. Aster Avenue). The Petitioner indicates the proposed fence will provide additional security and limit people from cutting through in the Subject Property's front yard.
- Per the Code requirement and the submitted site plan, landscaping is proposed along the fence line and adjacent to the Aster Avenue sidewalk. Staff understands that there are comparable front yard fences (two properties directly west and northwest of the Subject Property with at least 5-foot-tall chain link fences on the properties and two other homes along Laurel and Astor with wood fences in the front yard/corner side yards) in the area and that the Petitioner's property contained a non-conforming fence, with a minimal front yard setback.
- Subsequent to the Planning and Zoning Commission meeting, the neighboring property owner at 855 E. Aster Avenue submitted a letter of objection which is included with the Village Council materials.

## ALTERNATIVES:

1. Approve the Special Use to permit a fence in the required front yard.
2. Do not approve the Special Use to permit a fence in the required front yard.

## RECOMMENDATION:

Public Hearing: PZC meeting on October 24, 2023.  
 Residents testifying: 1: The neighboring property owner voiced concerns that proposed fence will destroy the existing vista as it will extend beyond the front of their home.  
 Vote: The PZC voted 6-1 to approve the Special Use to permit a front yard fence. Staff recommends action at the discretion of the Village Council.

**ACTION REQUIRED:**

A motion to approve the Special Use to permit a fence in the required front yard.

**ATTACHMENTS:**

- Aerial Map
- ORD SU 1835 N. Laurel Drive
- EXHIBIT -Site Plan
- Petitioner picture existing fence and transition #1
- Petitioner submitted picture existing fence and transition #2
- Objection letter - 2023 Nov Nancy Antoniou
- PZC Materials - October 24, 2023
- DRAFT PZC Minutes - October 24, 2023
- 2022 ZBA materials
- Public Notice

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION FAILED BY VOICE VOTE [0 TO 6]</b>           |
| <b>MOVER:</b>    | Greg Solberg, District 4 Councilman                   |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman                 |
| <b>NAYS:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kollin Kozlowski                                      |



0 100 200  
ft

Print Date: 10/20/2023

**Notes**

Cook County Aerial 2022

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

Attachment: Aerial Map (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Front Yard)



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A SPECIAL USE  
1835 N. LAUREL DRIVE**

WHEREAS, pursuant to a petition and public hearing on October 24, 2023, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special Use to permit a fence to be located in the required front yard, pursuant to Section 6.03 (b) (6) (a) of the Village of Palatine Zoning Ordinance, on the following legally described property:

**LOT 168 IN PINEHURST MANOR UNIT NO. 1, BEING A SUBDIVISION IN SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1964 AS DOCUMENT 19112927 IN COOK COUNTY, ILLINOIS.**

**Commonly known as 1835 N. Laurel Drive (02-01-317-004-0000).**

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

**SECTION 1: A Special Use to permit a fence to be located in the side yard abutting a street, which abuts the side lot line of an adjacent front yard, pursuant to Section 6.03 (b) (6) (a) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):**

The Special Use shall substantially conform to the site plan and elevation plan submitted by the Petitioner, Dennis Galang, except as said plans may be changed to conform to the Village Code of Ordinances.

1. Per the Code requirements, the final landscaping plan shall be submitted in conjunction with the building permit application and in a manner acceptable to the Director of Planning and Zoning.

**SECTION 2:** That a copy of the public notice be attached hereto and form a part of this ordinance.

**SECTION 3:** That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This \_\_\_\_\_ day of \_\_\_\_\_, 2023

AYES:\_\_\_\_\_ NAYS:\_\_\_\_\_ ABSENT:\_\_\_\_\_ PASS:\_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Mayor of the Village of Palatine

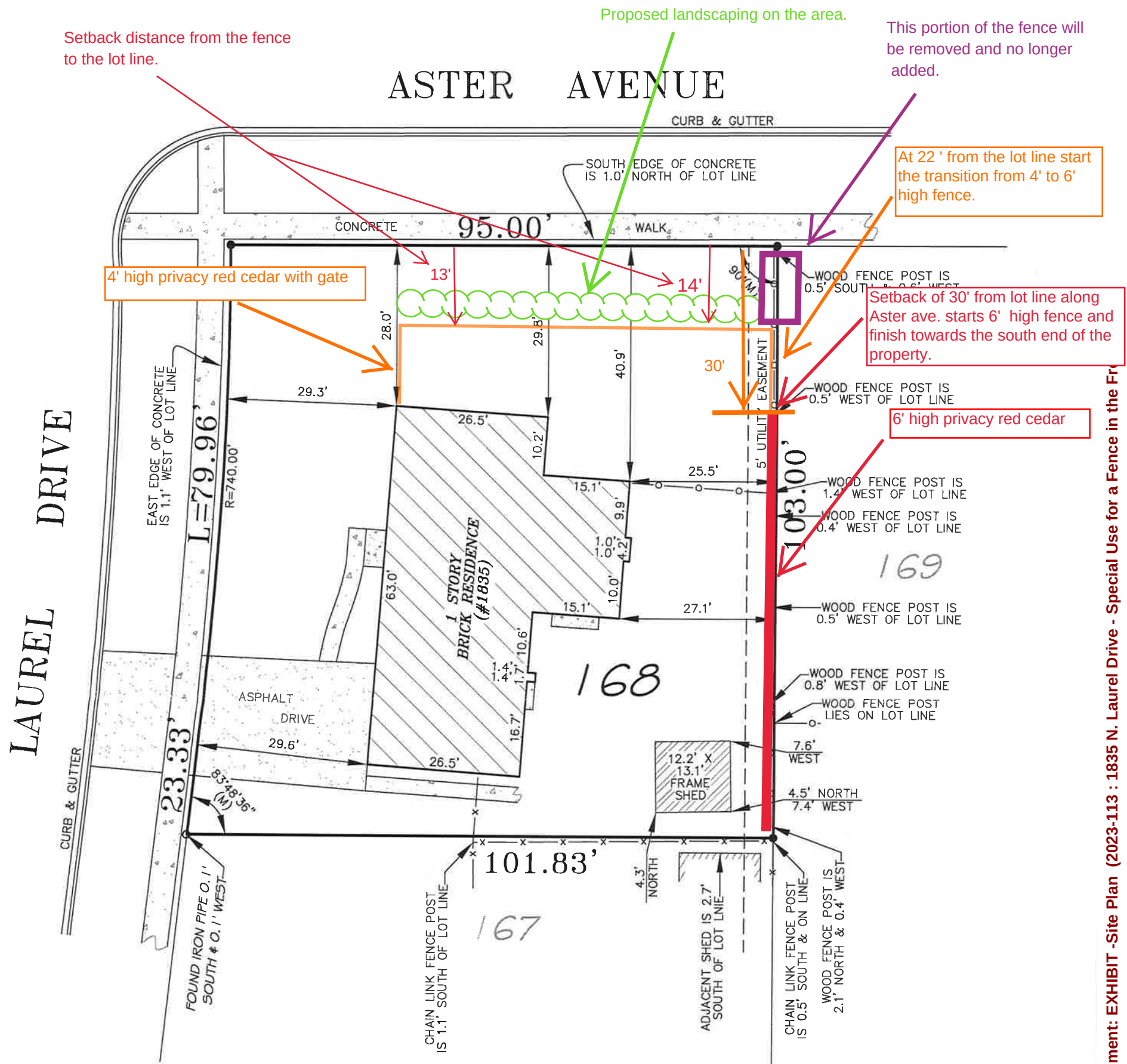
ATTESTED and FILED in the office of the Village Clerk this

\_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Village Clerk

***PLAT OF SURVEY***  
***OF***

LOT 168 IN PINEHURST MANOR UNIT NO. 1, BEING A SUBDIVISION IN SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1964 AS DOCUMENT 19112927 IN COOK COUNTY, ILLINOIS.



### LEGEND

(R/M) - RECORD / MEASURED  
L - ARC LENGTH  
R - RADIUS  
CH - CHORD

AREA = 10,029 SQ. FT.  
MORE OR LESS

PREPARED FOR: CIESLA & PEARSE, PC. (ATTORNEYS AT LAW)  
 JOB ADDRESS: 1835 N. LAUREL DR., PALATINE, IL  
 SELLER/BUYER: ZAPLAN / GALANG  
 JOB NO.: 21-12-0095

## NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES  
WWW.NEKOLASURVEY.COM  
400 N. SCHMIDT RD., STE. 203  
BOLINGBROOK, ILLINOIS 60440  
(630) 226-1530 PHONE (630) 226-1430 FAX  
**DESIGN FIRM NO. 184.005564**

☐ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.



FIELD WORK COMPLETED ON THE 3RD DAY OF JANUARY, 2022.

(STATE OF ILLINOIS)  
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS  
SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF JANUARY, 2022.

Ally Wikel  
IPLS No. 2923  
LICENSE RENEWAL DATE: 30 NOVEMBER 2022.

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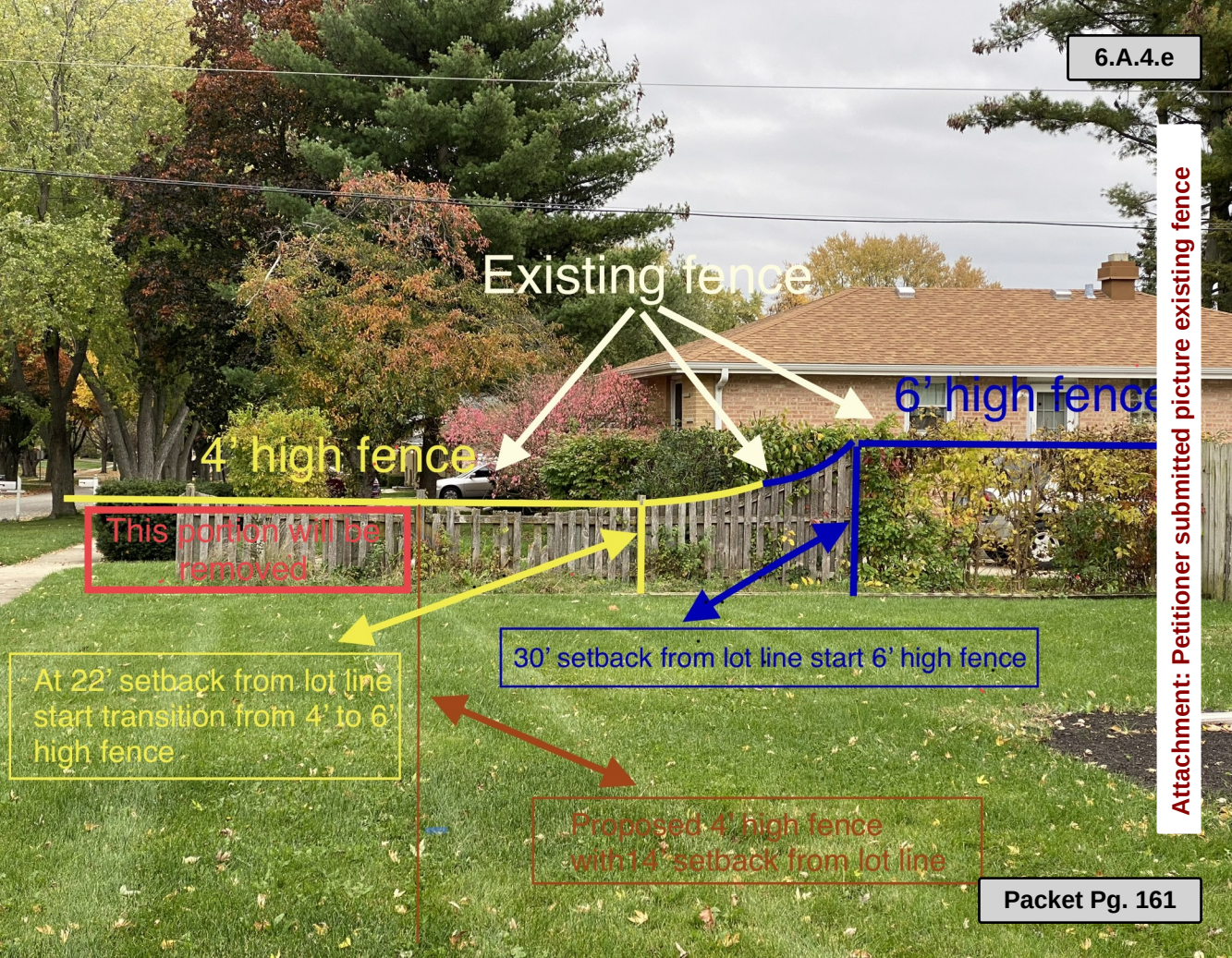
Attachment: EXHIBIT -Site Plan (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Fr





Transition from 4' to 6' high fence





November 7, 2023

Village of Palatine City Council

RE: Special Use Permit approval for improvements at 1835 N. Laurel Drive

Members of the City Council,

My name is Nancy Antoniou. I own the home located at 855 E. Aster Ave., and am the next door neighbor of the Mr. Galang, the homeowner requesting yet another special use permit for property improvements at the address referenced above. I am writing my third letter regarding the fence design variance requested by my neighbor and will do my best to document my concerns and frustrations that we are here yet again to review a variance request that does very little to not only address concerns that I have stated over the aesthetic problems a fence of this length will cause, but also does little to address the requests for details on materials and other concerns outlined by the City Council during our last review a year ago.

Our initial concerns as presented in our letters of objection in July and August of 2022 have been discussed and while some of our suggestions to alleviate line of sight issues have been taken into consideration, there are still many concerns about the materials used and overall aesthetic.

Some of our initial concerns that still are not addressed:

- The proposed fence still protrudes past the front of our house, making this design in violation of current city ordinance.
- Placing a solid, wooden fence of this length on the side yard of a corner lot will create an undesirable aesthetic. Also, identified as a major concern by the City Council last year, this design violates any current statutes regarding proper aesthetic for new fence installations.
- While Mr. Galang will argue that there are similar fences that have been built in the past using these materials, these fences were built when there were no design statutes in place, and have been grandfathered in. These fences could not be redesigned and receive construction permits using the current ordinance.
- We surveyed the neighbors in the area the first time this petition was submitted. The results of our survey were documented and submitted, with overwhelming objection to a large, solid wooden fence being added along Aster Avenue. We urge the Council members to take these voices into consideration regardless of their ability to appear in person.

As you have seen, the latest design proposal places a solid wooden fence, transitioning from four foot to six foot high, along our shared property line, and has a solid wooden fence line extending 66 feet straight down the middle of the side yard (which they refer to as the front yard) which runs along Aster Avenue. This is going to introduce an undesirable aesthetic to the neighborhood as you look down Aster Avenue. Along our street, there are no fence lines that protrude past the front of any of the houses. (See Pictures 1 and 2 attached.) Adding a solid wooden fence line, 66 feet in length, does not meet the aesthetic standard requirements set forth in city ordinance sections (d)(5)(a)(i, ii, iii) as documented and listed in Reference 1 below. Since this is one of the first homes you see as you enter the neighborhood,



and it differs from the installed fences along the entire length of Aster Avenue, approving this design as submitted will make the neighborhood less desirable by negatively affecting the current aesthetic, potentially impacting home values throughout. For reference, we have supplied pictures (see Pictures 3 and 4 attached) to help visualize how intrusive a 66 foot fence might look at this location.

In his request, Mr. Galang has also maintained that this special consideration is necessary due to security concerns he has for his family. He has specified that there have been instances where someone has been looking in his front window at his child, and that people cut across his front yard. He requests this variance to have a larger fence will alleviate these concerns, yet a) the proposed design does not fully enclose the windows of the child's room, and b) it does nothing to prevent people from cutting across the front corner of his lot. (See picture 3 attached.) It should also be noted that the backyard of the property currently has added privacy due to the existing 6 foot fence (running parallel to Aster Avenue) in the backyard. The new fence design has a height of four feet, providing very little privacy in the backyard moving forward. The only way to maintain the existing backyard privacy would be for Mr. Galang to propose placing a six foot fence within and parallel to the four foot fence in order to maintain this privacy, which is not included in this design or aesthetically desirable. It should be assumed that City ordinance section (d)(5)(b) as documented and listed in Reference 1 below is intended to require more justification for a variance to build a fence of this size than simply making a vague claim of privacy need. There should be a greater proof of this need before a fence of this size and inconvenience to the neighbors can be justified. Mr. Galang has not met this standard requirement. Simply purchasing a corner lot and claiming the need for privacy is not proof enough; as a certain level of privacy concern is inherent and known in the purchase of such a property.

Over the past few weeks, there have been comments made about how Mr. Galang 'has been making concessions' and 'has been trying to work with us.' This is the opposite of what is true. At the beginning of this process, we reached out to work with Mr. Galang in order to find a reasonable design solution that meets his privacy and security requests while also taking into consideration that he resides on a corner lot. Most of the changes recently incorporated into the design proposal are variations on things that we proposed early in the process to address 'line of sight' concerns, though they do nothing to address any of the aesthetic concerns we have raised. We have also suggested that he simply replace the fence that is already in place, as that would not require any special consideration since it is grandfathered and would preserve his backyard privacy. (For many years, there has been a six foot wooden fence in the backyard, between our properties that provided sufficient backyard privacy and security for all the previous property owners.) None of these suggestions were given any merit. Throughout this process, we have not been opposed to Mr. Galang building a fence, but we do have a right to expect that he would work with us and keep his design within the requirements of the current city ordinance. Otherwise, he should simply repair the fence already in place since it has been grandfathered.

Similarly, there has also been commentary by planning and zoning committee members that the fence design should be approved because 'it is a significant improvement over what is currently there.' This commentary has been quite concerning to us, since one of the biggest concerns that we have had since the initial design proposal is the maintenance requirements of a solid wooden fence of this size and Mr. Galang's history of improper landscape maintenance. Maintenance of the shared property line between has never been a problem with previous neighbors. Fence maintenance was done by the neighbor to keep the fence in reasonable condition, and we provided any landscape maintenance that was needed

on our side of the fence. Since Mr. Galang has owned the property, however, the fence has rotted and fallen into disrepair, making landscape maintenance challenging to say the least. (See pictures 5, 6 and 7 attached for more details.) On an annual basis, we have had to do enough repairs to the fence so that landscaping can be accessed for maintenance. It is our fear that a solid wooden fence of this size will only result in a greater maintenance disappointment, not only for us, but for others in the neighborhood.

As you know, this request for special consideration was presented to the planning and zoning board, as well as the Palatine City Council, last year. At that time, Mr. Galang was given the choice of having the City Council vote on the request as submitted, where he was told it would be denied, or go back and revisit the design and materials concerns discussed. As we have outlined in this letter, the current design does very little to address many of the aesthetic issues, doesn't document any attempt to utilize more aesthetically appropriate fence materials as requested, and lacks any detail needed to satisfy the standards that must be met according to the city ordinance as documented and listed in Reference 1 below. The current proposal still contains many of the design concerns a solid wooden fence introduces, as identified and voiced previously by several City Council members. The resubmitted design does not contain any pictures or specifications of the materials to be used (See Picture 8 attached). Landscaping is mentioned but is barely an afterthought. Where are the details?

The planning and zoning approval process has now allowed this design to be submitted to Palatine City Council for the second time. This occurred without most of our concerns, as well as the issues listed by the City Council, being addressed. Despite having a year to discuss this with us, as was also suggested during the City Council meeting, Mr. Galang has decided to resubmit his request with little change, and my family are again left with very little notification for us to properly review the proposal and properly prepare any notes of concern. The process has always been in support of Mr. Galang and his desire to build an unnecessarily large fence on his property, with very little opportunity or interest in discussing the objections of a neighbor that has lived in this community since 1965. It has repeatedly cost our family time and money to re-address a concern that we feel has now already been addressed. We respectfully request a stop to this resubmission of designs without any material attempt by Mr. Galang to address all of the concerns raised by all of the parties involved.

Nancy W. Antoniou

855 E. Aster Avenue



**Reference 1****14.05. Special Uses, Special Use Amendments and Administrative Special Uses. (Ord. #0-122-10, §1, 10/4/10; Ord O-36-17, 4/3/17; Ord. O-86-22, 09/06/22)**

(d) *Standards.* No special use shall be granted by the Village Council unless the special use or special use amendment: (Ord. #0-122-10, §7, 10/4/10)

(1) N/A

(2) Is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected.

(3) Will not cause substantial injury to the value of other property in the neighborhood in which it is located.

(4) N/A.

(5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

**PICTURE 1**



No fence lines along Aster Avenue protruding past front of homes, looking towards corner of Aster Avenue and Laurel.



**PICTURE 2**

No fence lines along Aster Avenue protruding past front of homes, looking away from corner of Aster Avenue and Laurel.

**PICTURE 3**

Property at 1835 N. Laurel Drive. Side view of corner lot. The proposed 66 foot long solid wooden fence line runs parallel to the sidewalk, then turns to connect with the front corner of the house. This picture also shows the window configuration at the front corner of the house that is listed as a security concern. The proposed wooden fence which will only be partially enclose this window, providing limited security at best.



**PICTURE 4**

Property at 1835 N. Laurel Drive. Front view of corner lot. The proposed solid wooden fence line is parallel to the sidewalk. Notice the black, metal decorative streetlights on our corners. A black metal fence design would be more appropriate to maintain the local aesthetic.

**PICTURE 5**

Property at 1835 N. Laurel Drive. Sample of maintenance along fence line on petitioner's property. Is this the landscape maintenance we should all expect to see along the 66 foot section that parallels Aster Avenue?



**PICTURE 6**

Property at 1835 N. Laurel Drive. Sample of condition of fence on our side. We regularly have to repair the fence, or otherwise find a way to work around this in order to maintain landscaping in the easement on our property. Should we expect more of the same with another wooden fence?



**PICTURE 7**



Property at 1835 N. Laurel Drive. Sample of rotted fencing due to lack of maintenance along fence line on petitioner's property.



**PICTURE 8**

This picture contains a fence that was recently approved on a corner lot. This type of metal fencing was mentioned in the last City Council meeting as being more appropriate for the area, and more in line with the beautification efforts currently under way.

**VILLAGE OF PALATINE**  
**Planning and Zoning Commission**

**SCHEDULED 10/24/23 07:00 PM**

**STAFF REPORT (ID # 8683)**

**1835 N. Laurel Drive**

**TO:** Palatine Planning and Zoning Commission  
Jan Wood, Chair

**FROM:** Alex Bradshaw

**PETITIONER:** Dennis Galang

**PLAN NUMBER:** SU-000071-2023

**ADDRESS:** 1835 N. Laurel Drive

**PROPOSAL:**  
Special Use to permit a fence in the required front yard.

|                                                                      |                                                 |
|----------------------------------------------------------------------|-------------------------------------------------|
| <b><u>LOCATION:</u></b> 1835 N. Laurel Drive<br>District 4 (Solberg) | <b><u>CURRENT ZONING:</u></b> R-2 Single-Family |
|----------------------------------------------------------------------|-------------------------------------------------|

**SURROUNDING CONDITIONS:**

|                      |                               |
|----------------------|-------------------------------|
| <b><u>North:</u></b> | R-2 Single-Family Residential |
| <b><u>South:</u></b> | R-2 Single-Family Residential |
| <b><u>East:</u></b>  | R-2 Single-Family Residential |
| <b><u>West:</u></b>  | R-2 Single-Family Residential |

**BACKGROUND:**

The Petitioner is proposing to install a 4-foot privacy fence in the front yard, with a 13-foot setback and landscaping. The fence would then transition to a 6-foot solid wood fence to enclose a portion of the required front yard, with a 22-foot setback, and continue into the interior side yard.

The portion of the proposed 4-foot fence abutting E. Aster Avenue will have a minimum setback of approximately 13 feet from the front lot line, with landscaping. The new fence would replace an existing front yard fence, which is setback approximately 6 inches from the Aster Avenue property line. Therefore, the Petitioner is requesting:

**Special Use to permit a fence in the required front yard.**

**SITE ANALYSIS:**

- The Subject Property is zoned R-2 Single-Family and part of the Pinehurst Manor Unit One Subdivision. The Subject Property is approximately 10,030 square feet,



located at the SE corner of the Laurel Drive and Aster Avenue intersection.

- The Petitioner is proposing to expand an existing 6-foot solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed 4-foot fence, abutting Aster Avenue, will be set back approximately 14 feet from the front lot line, and will connect back to the northwest corner of the residence.
- The proposed fence abuts a portion of the 30-foot front yard of the adjacent neighbor to the east, 855 E. Aster Avenue.
- Per the submitted application, the proposed fence will provide additional security and limit passersby from cutting through the Subject Property's front yard.

#### **DEPARTMENTAL REVIEWS:**

|                             |                       |
|-----------------------------|-----------------------|
| <b>Community Services</b>   | No Issues Identified. |
| <b>Engineering</b>          | No Issues Identified. |
| <b>Environmental Health</b> | N/A                   |
| <b>Fire Prevention</b>      | N/A                   |
| <b>Public Works</b>         | N/A                   |
| <b>Police</b>               | N/A                   |

**STANDARDS FOR SPECIAL USE:** Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2), (3), and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

- (5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:
- Will meet the following aesthetic criteria:
    - Will not destroy existing vistas in the area;
    - Will enhance the appearance of the homes and the streets in the area; and
    - Will not detract from the overall appearance of the community; or
  - The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

#### **STAFF RECOMMENDATION:**

The Petitioner is proposing to expand an existing fence to enclose a portion of the Subject Property's required front yard. The Petitioner has worked to revise the initial site

plan for the fence to add the transition to a 6-foot solid fence along the shared eastern property boundary. The addition of landscaping along the fence line, between the fence and the sidewalk, should provide an effective buffer and should not destroy the existing vista in the area.

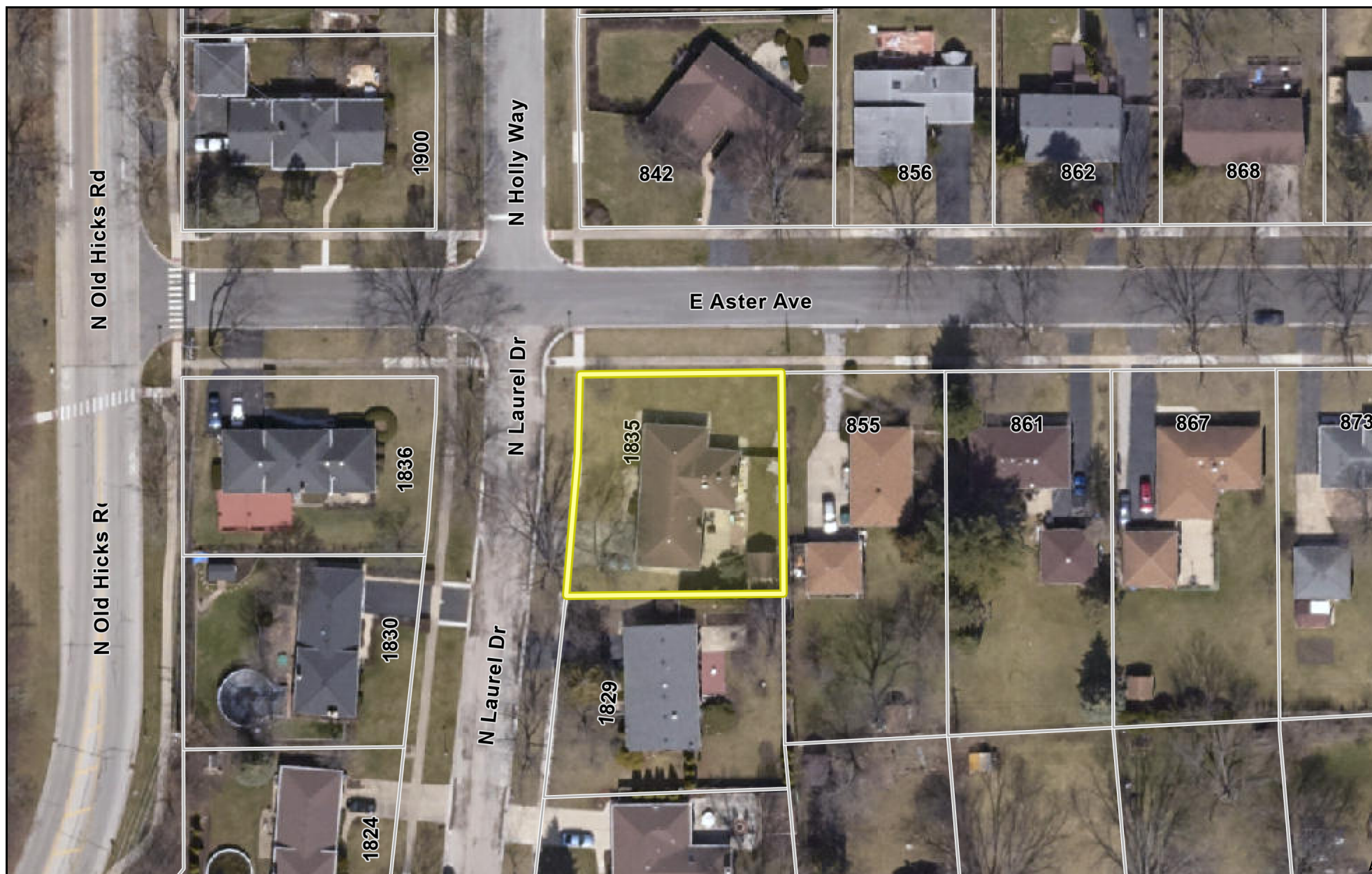
Staff understands that there are comparable front yard fences in the area and that the Petitioner's property contained a non-conforming fence, with a minimal front yard setback. However, all of the examples that were compiled by the Petitioner are existing non-conforming fences with smaller setbacks from the lot line, and are without landscaping. Previously, the Zoning Board of Appeals recommended approval of the petition. The Village Council remanded the request back to the Petitioner and Staff to further review the proposed fence placement. Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, then Staff recommends the following condition:

1. The Special Use shall substantially conform to the Site Plan and Fence Elevations submitted by the Petitioner, Dennis Galang, except as said plans may be changed to conform to the Village's Codes and Ordinances.

**ATTACHMENTS:**

- Aerial Map
- 1835 Laurel Avenue - Petitioner email
- August 9 2022 ZBA Materials
- Site Plan
- Public Notice





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ft

Print Date: 10/20/2023

**Notes**

Cook County Aerial 2022

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

**Ben Vyverberg**

---

**From:** derick galang [REDACTED]  
**Sent:** Tuesday, June 13, 2023 2:09 PM  
**To:** Ben Vyverberg  
**Subject:** Re: Laurel fence follow up  
**Attachments:** site plan2.pdf

**Caution:** This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hi Ben,  
 I was reviewing your attachments and noticed the latest proposal was not included. Please attached for your records. This is the 4" high fence with a transition to 6' high towards the south end of the property. Please let me know if you have additional question or concern.

Would you happen to know when will it be scheduled for city council review or if this case need to go back to zoning board review?

Thank you,  
 Dennis

On Monday, May 22, 2023 at 04:15:48 PM CDT, Ben Vyverberg <bvyverberg@palatine.il.us> wrote:

Dennis –

Per our discussion, this is the last plan that was before the Village Council. Also, for reference, the existing conditions plan that you submitted is also attached to this email.

Please review this information and we can further discuss tomorrow afternoon. I believe that last plan included a 3-4 foot fence within 22 feet of the property line and then transitioning to a 6-foot fence. Nevertheless, please review this information and respond with the planning final site plan and information.

Thank you,

Ben

---

**From:** Ben Vyverberg  
**Sent:** Monday, January 23, 2023 2:18 PM  
**To:** Alex Bradshaw <ABradshaw@palatine.il.us>  
**Subject:** FW: Laurel fence follow up

Attachment: PZC Materials - October 24, 2023 (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Front Yard)



**VILLAGE OF PALATINE  
Zoning Board of Appeals**

SCHEDULED 08/09/22 07:00 PM

**CASE STAFF STATEMENT (ID # 7721)**

**1835 N. Laurel Drive**

**This item was initially reviewed at the July 26<sup>th</sup> Zoning Board of Appeals meeting and continued to determine if the Petitioner and adjacent property owner wanted to further discuss the proposed plan and any alternatives.**

**The Petitioner determined that they would like to proceed with the Site Plan presented at the July 26<sup>th</sup> meeting, which provides an approximately 14-foot setback from the front property line. Therefore, Staff maintains its recommendation of action at the discretion of the Zoning Board of Appeals.**

**TO:** Palatine Zoning Board of Appeals  
Jan Wood, Chair

**FROM:** Alex Bradshaw

**PETITIONER:** Dennis Galang

**CASE NUMBER:** 22-27

**ADDRESS:** 1835 N. Laurel Drive

**PROPOSAL:**  
Special Use to permit a fence in the required front yard.

|                                                                      |                                                 |
|----------------------------------------------------------------------|-------------------------------------------------|
| <b><u>LOCATION:</u></b> 1835 N. Laurel Drive<br>District 4 (Solberg) | <b><u>CURRENT ZONING:</u></b> R-2 Single-Family |
|----------------------------------------------------------------------|-------------------------------------------------|

**SURROUNDING CONDITIONS:**

|                      |                               |
|----------------------|-------------------------------|
| <b><u>North:</u></b> | R-2 Single-Family Residential |
| <b><u>South</u></b>  | R-2 Single-Family Residential |
| <b><u>East:</u></b>  | R-2 Single-Family Residential |
| <b><u>West:</u></b>  | R-2 Single-Family Residential |

**BACKGROUND:**

The Petitioner is proposing to expand an existing 6 foot tall solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting Aster Avenue will have a setback of approximately 14 feet from the front lot line. Therefore, the Petitioner is requesting approval of the following:

**Special Use to permit a fence in the required front yard.**

**SITE ANALYSIS:**

- The Subject Property is zoned R-2 Single-Family and part of the Pinehurst Manor Unit One Subdivision. The Subject Property is approximately 10,030 sf, located at the SE corner of the Laurel Drive and Aster Avenue intersection.
- The Subject Property contains a single-family residence and an approximately 155 sf frame shed in the southwest corner of the lot. There is also an existing six 6 foot tall solid fence enclosing the required interior side and rear yards
- The Petitioner is proposing to expand an existing 6 foot solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting Aster Avenue will be set back approximately 14 feet from the front lot line, and will connect back to the northwest corner of the residence.
- The proposed fence abuts a portion of the 30 foot front yard of the adjacent neighbor to the east, 855 E. Aster Avenue.
- Per the submitted application, the proposed fence will provide additional security and limit passersby from cutting through the Subject Property's front yard.
- Per the submitted application, the Petitioner provided a list of comparable fences on properties within the surrounding neighborhood. All fences listed are either existing non-conforming or were permitted as a fence in a side yard abutting a street.

**DEPARTMENTAL REVIEWS:**

|                             |                       |
|-----------------------------|-----------------------|
| <b>Community Services</b>   | No Issues Identified. |
| <b>Engineering</b>          | No Issues Identified. |
| <b>Environmental Health</b> | N/A                   |
| <b>Fire Prevention</b>      | N/A                   |
| <b>Public Works</b>         | N/A                   |
| <b>Police</b>               | N/A                   |

**STANDARDS FOR SPECIAL USE:** Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

- (5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:



- a. Will meet the following aesthetic criteria:
  - i. Will not destroy existing vistas in the area;
  - ii. Will enhance the appearance of the homes and the streets in the area; and
  - iii. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

**STAFF RECOMMENDATION:**

The Petitioner is proposing to expand an existing fence to enclose a portion of the Subject Property's required front yard. As the existing fence is in poor condition, the proposal will enhance the appearance of the home. Also, the addition of landscaping along the fence line, between the fence and the sidewalk, will provide an effective buffer and an enhanced vista to the area.

Staff understands that there are comparable front yard fences in the area. However, all of the examples that were compiled by the Petitioner are existing non-conforming fences with smaller setbacks from the lot line, and are without landscaping. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals for the proposed Special Use. If the Special Use is approved, Staff recommends the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, Dennis Galang, except as said plans may be changed to conform to the Village's Codes and Ordinances.

**ATTACHMENTS:**

- Aerial Map
- Application
- Plat of Survey
- Updated Site Plan
- Site Plan
- Neighbor Objection Letter - Antoniou
- Public Notice





Attachment: PZC Materials - October 24, 2023 (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Front Yard)



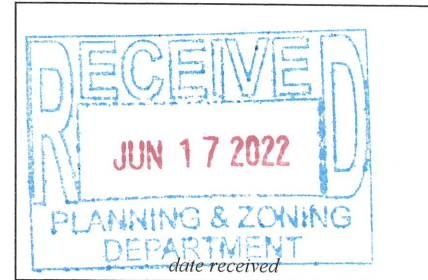


# VILLAGE OF PALATINE

## ADMINISTRATIVE SPECIAL USE & VARIATION APPLICATION

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

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



|                                                                                                                                                              |                                                                                                                                   |                   |                                      |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------------------|--|
| Background Information                                                                                                                                       | <b>PETITIONER(S)</b>                                                                                                              |                   | <b>Business Name (if applicable)</b> |  |
|                                                                                                                                                              | Dennis Galang                                                                                                                     |                   |                                      |  |
|                                                                                                                                                              | Subject Property Address<br>1835 N. Laurel Drive                                                                                  |                   |                                      |  |
|                                                                                                                                                              | <b>AUTHORIZED AGENT (if applicable)</b>                                                                                           |                   | <b>Business Name (if applicable)</b> |  |
|                                                                                                                                                              | Address                                                                                                                           |                   | City/State/Zip Code                  |  |
|                                                                                                                                                              | Telephone                                                                                                                         | Fax               | Email                                |  |
|                                                                                                                                                              | Relationship to Petitioner (contractor, architect, etc.)                                                                          |                   |                                      |  |
|                                                                                                                                                              | <b>TYPE OF APPLICATION (check one)</b>                                                                                            |                   |                                      |  |
|                                                                                                                                                              | <input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation |                   |                                      |  |
|                                                                                                                                                              | Existing Zoning District                                                                                                          | Existing Land Use | Proposed Land Use                    |  |
| Generally describe your request:                                                                                                                             |                                                                                                                                   |                   |                                      |  |
| Locate new 6' high fence within the front yard along Aster Avenue. At its closest point, fence will be setback 8' from the front line.                       |                                                                                                                                   |                   |                                      |  |
| The proposed fence on the new location will provide additional security and peace of mind to homeowners.                                                     |                                                                                                                                   |                   |                                      |  |
| Additionally, homeowners can put in place a play area for children within the property having privacy and security.                                          |                                                                                                                                   |                   |                                      |  |
| With the current layout, homeowners are unable to control random individual roaming around the open space next to the 2 children's bedrooms and family room. |                                                                                                                                   |                   |                                      |  |
| Public safety & convenience will not be affected on the proposed request.                                                                                    |                                                                                                                                   |                   |                                      |  |
|                                                                                                                                                              |                                                                                                                                   |                   |                                      |  |
|                                                                                                                                                              |                                                                                                                                   |                   |                                      |  |

Attachment: PZC Materials - October 24, 2023 (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Front Yard)



## Administrative Special Use

### Required Materials

- ☐ Filing Fee of \$ \_\_\_\_\_
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

### Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

### Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location

Public convenience will not be affected.

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

Yes, public and homeowners safety and welfare will be protected.

Professional license contractor will perform the job.

The proposed request will provide additional security and peace of mind to homeowners.

3. The use will not cause substantial injury to nearby property values

Correct, no impact to nearby properties.

Similar properties around the neighborhood has similar structure. Please see exhibit 1 for list of home address with similar structure and layout within Pinehurst manor.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Proposed request will provide protection to property. Provide safety and privacy to homeowners. It will not destroy or detract the overall appearance of the community.

It will enhance the appearance of home. Similar properties(exhibit 1)within community have identical layout and similar materials were used.. Please reference exhibit 2 for the proposed material to be used.



| Exhibit 1 |                         |
|-----------|-------------------------|
| 1         | 1014 E Capri Dr.        |
| 2         | 842 E. Aster Ave.       |
| 3         | 1020 E. Lily Ln.        |
| 4         | 828 E. Lily Ln.         |
| 5         | 1936 N. Ivy Pl          |
| 6         | 800 E. Marshall Ct.     |
| 7         | 803 Marshall Ct.        |
| 8         | 2103 N.Westmoreland Dr. |
| 9         | 947 E.Aster Ave.        |
| 10        | 1937 N.Capri Dr.        |



Exhibit 2.

Red cedar 6 feet high with steel post.



Attachment: PZC Materials - October 24, 2023 (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Front Yard)



**OF**

ASTER AVENUE



# PLAT OF SURVEY

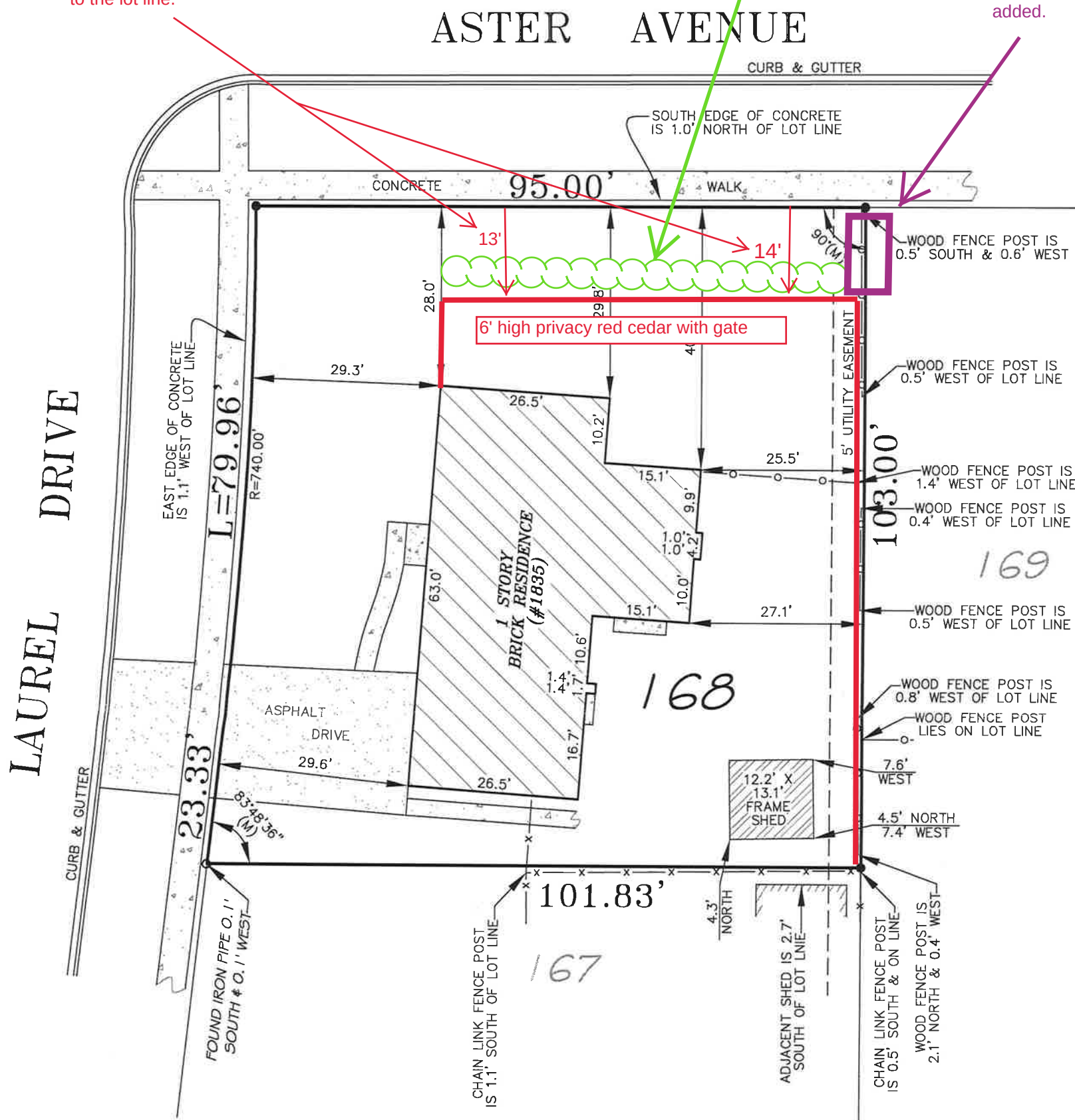
OF

LOT 168 IN PINEHURST MANOR UNIT NO. 1, BEING A SUBDIVISION IN SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1964 AS DOCUMENT 19112927 IN COOK COUNTY, ILLINOIS.

Setback distance from the fence to the lot line.

Proposed landscaping on the area.

This portion of the fence will be removed and no longer added.



NOTE:  
SET IRON PIPE @ ALL LOT CORNERS,  
UNLESS OTHERWISE NOTED.

NOTE:  
SOME GROUND IMPROVEMENTS MAY  
NOT BE SHOWN DUE TO SNOW COVER.

## LEGEND

(R/M) - RECORD / MEASURED  
L - ARC LENGTH  
R - RADIUS  
CH - CHORD

AREA = 10,029 SQ. FT.  
MORE OR LESS

PREPARED FOR: CIESLA & PEARSE, PC. (ATTORNEYS AT LAW)

JOB ADDRESS: 1835 N. LAUREL DR., PALATINE, IL

SELLER/BUYER: ZAPLAN / GALANG

JOB NO.: 21-12-0095

## NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX

DESIGN FIRM NO. 184.005564

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NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.



FIELD WORK COMPLETED ON THE 3RD DAY OF JANUARY, 2022.

(STATE OF ILLINOIS)  
(COUNTY OF WILL) SS

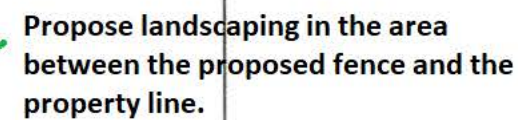
NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF JANUARY, 2022.

*Wayne W. Nekola*  
IPLS No. 2923  
LICENSE RENEWAL DATE: 30 NOVEMBER 2022.

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July 21, 2022

Alex Bradshaw

Palatine Planning and Zoning Board

RE: Special Use Permit approval for improvements at 1835 N. Laurel Drive

Members of the Planning and Zoning Board,

My name is Nancy Antoniou. I own the home located at 855 E. Aster Ave., and am the next door neighbor of the Mr. Galang, the homeowner requesting the special use permit for property improvements at the address referenced above. I am one of the few original homeowners left in the Pinewood Manor subdivision, having built the house in 1965. I have lived in this house ever since.

Over the years, I have seen several families come and go from Mr. Galang's house. During this time, one of the homeowners worked together with me and my family to design a fence they would build between the two properties that was of an agreeable height and length, maintaining an aesthetic and safety that we felt was proper for our driveway access, yet still offering them the privacy they wanted to achieve. Recently, that fence has fallen into disrepair, prompting conversation with Mr. Galang on how to rectify the situation. During this conversation, it became clear that Mr. Galang was not aware that the fence was on his property and was his responsibility. Since the fence was not salvageable, we discussed with Mr. Galang some options that might be agreeable to both parties, just as we did with the previous homeowner that built the fence. These options centered around fencing that maintained the aesthetic and safety that we required, but still offered the privacy they were certainly entitled. It was our understanding that one of these options would likely be chosen. Needless to say, we were surprised when we saw the proposed plan, with the significantly larger fence and extended fence line.

We have some concerns about the proposed fence, as follows:

1. As you have probably seen from the neighborhood layout, the side yard and the backyard of the property at 1835 North Laurel borders the west side of my property and the FRONT of my property. This means that the property line runs parallel to my driveway. It is always a safety concern when trying to back out of my driveway, as my line of sight to view most of the traffic coming into the neighborhood is over the side yard of my neighbor. The proposed fence (and landscaping) enhancement is going to severely obstruct this line of sight. As I back out of my driveway, the back of my vehicle will reach the sidewalk prior to me being able to have a line of sight on to the sidewalk ***for any type of pedestrian traffic***. This is an unnecessary safety concern.
2. Although I realize that the proposed fence is meant to allow for the residents in 1835 North Laurel to have more of a private yard, it will obstruct the front yard of our property at 855 E.



Aster Avenue. I believe the ordinance for fencing for 2022 states that a fence cannot protrude into the front yard past the property line. In this case, it would most certainly protrude into the front yard of our property.

3. Aesthetics is another concern. The proposed fence is of significant size, and I will be the neighbor who is most greatly impacted by the view and appearance of this fence in relation to my property. Due to the fence extending well beyond my front property line, it will create a large fenced in area on the side of the house where I park my car and access my home. Any past fencing was never more than 4 feet high in this area, and did not extent past the front of my house. This proposed fence creates an aesthetic that is not acceptable, as well as a safety concern since it presents an opportunity for someone to conceal themselves to avoid my detection when coming and going from my home.

If there is any doubt about the concerns I have presented, I invite you to take a visual trip off of Old Hicks Road into the neighborhood, and travel east on Aster Avenue past the home at 1835 North Laurel towards my home. It should give you a great visual and a feel for the aesthetic issues a proposed fence of this size will present. The fence would be one of the first things you will see as you enter the Pinewood Manor subdivision off of Old Hicks Road, not the beauty of the street itself.

I respectfully ask that you review these issues in detail, and I thank you for your time and consideration of this matter.

Nancy W. Antoniou

855 E. Aster Avenue

**Alex Bradshaw**

---

**From:** Alex Bradshaw  
**Sent:** Tuesday, July 26, 2022 10:30 AM  
**To:** Timothy Antoniou  
**Cc:** [REDACTED]  
**Subject:** RE: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

Thank you, Tim. I will add this email as an addendum to the original objection letter to ensure the Zoning Board understands where you stand in regards to the updated fence proposal.

Alex Bradshaw | Planner  
 Planning & Zoning Department  
 200 E. Wood Street | Palatine, IL 60067  
 T: 847-359-9056 | [abradshaw@palatine.il.us](mailto:abradshaw@palatine.il.us)

---

**From:** Timothy Antoniou [REDACTED]  
**Sent:** Tuesday, July 26, 2022 8:36 AM  
**To:** Alex Bradshaw <[ABradshaw@palatine.il.us](mailto:ABradshaw@palatine.il.us)>  
**Cc:** [REDACTED]  
**Subject:** RE: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

**Caution:** This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Mr. Bradshaw,

Thank you for notifying us on your conversation with Mr. Galang. We were able to touch base with him on this issue and his amended proposal changing the fence line by 5 feet. Unfortunately, this is nowhere near the original agreement that we had with Mr. Galang and the amended fence line still extends significantly beyond the front of our home. We have notified him that this is an unacceptable compromise and again discussed alternatives with him to consider. It does not appear that he is interested in returning to anything close to our original agreed upon fence line. He has stated that anything less than what he has requested is 'not worth it to him'. It appears that we are at a stalemate. It is our understanding that there is at least one other neighbor that has expressed concern about the fence as well.

We can amend our original objection letter for the measurements if needed, but otherwise, our objection to the amended proposal remains intact.

Thank you for your consideration.

Tim Antoniou (on behalf of Nancy Antoniou and Greg Antoniou)

---

**From:** Alex Bradshaw <[ABradshaw@palatine.il.us](mailto:ABradshaw@palatine.il.us)>  
**Sent:** Monday, July 25, 2022 4:27 PM  
**To:** Timothy Antoniou [REDACTED]

Attachment: PZC Materials - October 24, 2023 (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Front Yard)



Cc: [REDACTED]

Subject: RE: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

Mr. Antoniou –

I hope this email finds you well. I just got off the phone with your neighbor, Dennis Galang, and he sent me an updated Site Plan for his proposed fence. He is now proposing to have the fence set back 14 feet from the front lot line (see attached). Please let me know if you would like to amend your previously received objection letter.

Contact me with questions.

Thank you,

Alex Bradshaw | Planner  
Planning & Zoning Department  
200 E. Wood Street | Palatine, IL 60067  
T: 847-359-9056 | [abradshaw@palatine.il.us](mailto:abradshaw@palatine.il.us)

---

From: Timothy Antoniou [REDACTED]  
Sent: Thursday, July 21, 2022 6:01 PM  
To: Alex Bradshaw <[ABradshaw@palatine.il.us](mailto:ABradshaw@palatine.il.us)>  
Cc: [REDACTED]  
Subject: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

**Caution:** This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Mr. Bradshaw,

Attached you will find a letter outlining our concerns regarding the proposed improvements for the property located at 1835 N. Laurel Drive. The letter is attached in Word and PDF formats.

We will follow up later with some pictures to help visualize some of these concerns as outlined.

Let us know if you have any questions or problems with the document.

Tim Antoniou (on behalf of Nancy Antoniou and Greg Antoniou)

Attachment: PZC Materials - October 24, 2023 (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Front Yard)

**PUBLIC NOTICE**  
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, July 26, 2022 at 7 P.M. in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

**Special Use to permit a fence in the required front yard.**

The property is commonly known as 1835 N. Laurel Drive.

The Petitioner is proposing to expand an existing six (6) foot solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting E. Aster Avenue will have a minimum setback of approximately eight (8) feet from the front lot line.

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

FILE #: 22-27  
VILLAGE OF PALATINE  
Jan Wood, Chair  
Palatine Zoning Board of Appeals

DATED: This 11th day of July, 2022  
Published in Daily Herald  
July 11, 2022 (4585347)

## 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 is of 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 true copy, was published 07/11/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*  
Designee of the Publisher and Officer of the Daily Herald

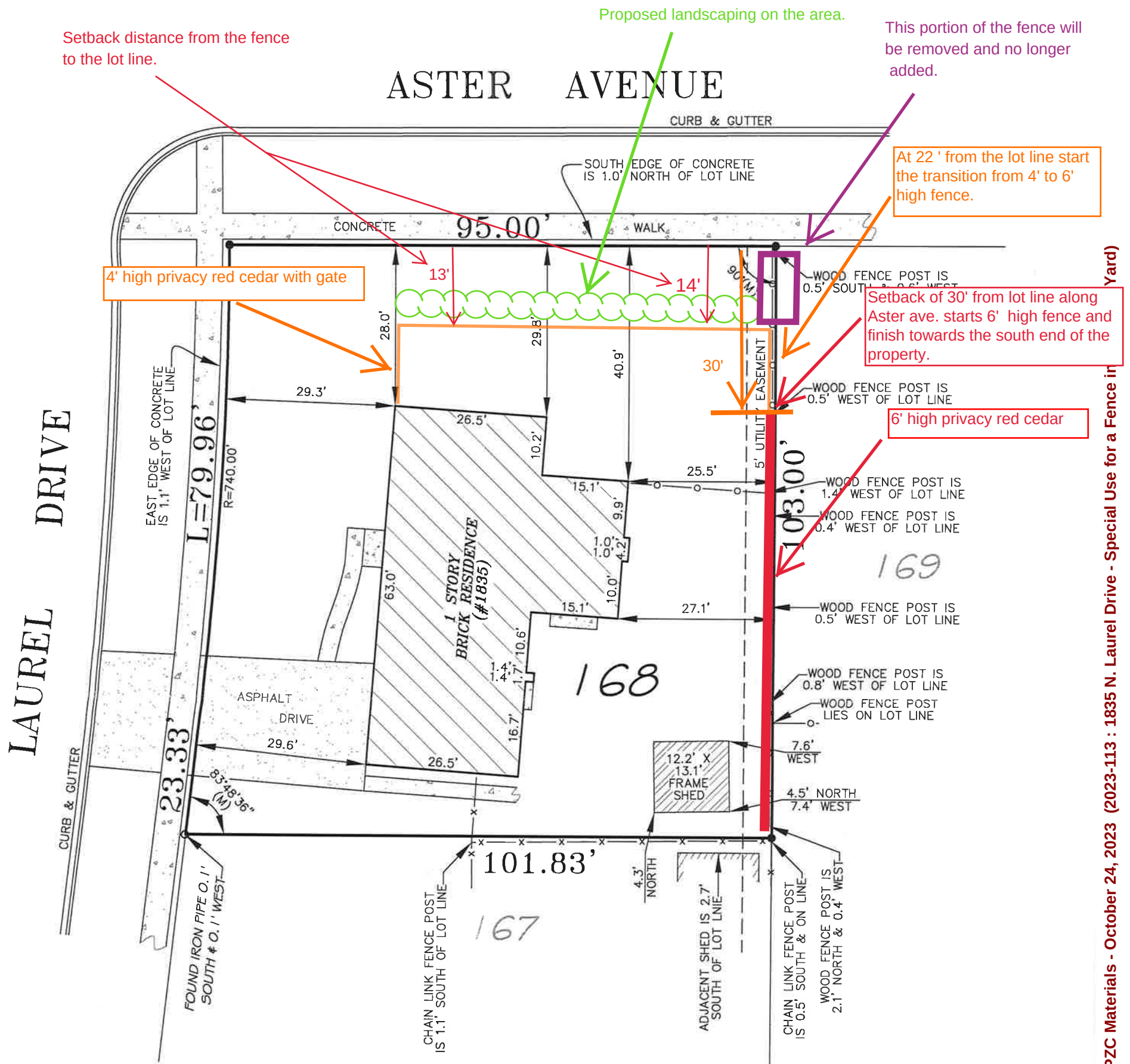
Control # 4585347

Attachment: PZC Materials - October 24, 2023 (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Front Yard)



***PLAT OF SURVEY***  
***OF***

*LOT 168 IN PINEHURST MANOR UNIT NO. 1, BEING A SUBDIVISION IN SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1964 AS DOCUMENT 19112927 IN COOK COUNTY, ILLINOIS.*



### LEGEND

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L - ARC LENGTH  
R - RADIUS  
CH - CHORD

AREA = 10,029 SQ. FT.  
MORE OR LESS

PREPARED FOR: CIESLA & PEARSE, PC. (ATTORNEYS AT LAW)  
JOB ADDRESS: 1835 N. LAUREL DR., PALATINE, IL  
SELLER/BUYER: ZAPLAN / GALANG  
JOB NO.: 21-12-0095

## NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES  
WWW.NEKOLASURVEY.COM  
400 N. SCHMIDT RD., STE. 203  
BOLINGBROOK, ILLINOIS 60440  
(630) 226-1530 PHONE (630) 226-1430 FAX  
**DESIGN FIRM NO. 184.005564**

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NOTE:  
SET IRON PIPE @ ALL LOT CORNERS,  
UNLESS OTHERWISE NOTED.

NOTE:  
SOME GROUND IMPROVEMENTS MAY  
NOT BE SHOWN DUE TO SNOW COVER.



FIELD WORK COMPLETED ON THE 3RD DAY OF JANUARY, 2022.

(STATE OF ILLINOIS)  
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS  
SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF JANUARY, 2022.

IPLS No. 2923  
LICENSE RENEWAL DATE: 30 NOVEMBER 2022.

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# CERTIFICATE OF PUBLICATION

**DES PLAINES JOURNAL, INC.**, a 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:

**Journal & Topics Newspapers  
AKA Des Plaines Journal, Inc.  
622 Graceland Ave.  
Des Plaines, IL 60016-4556**

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1835 N. LAUREL DR.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 5TH day of OCTOBER, A.D. 20<sup>23</sup>, and the last publication thereof was made on the 5TH day of OCTOBER, A.D. 20<sup>23</sup>.

Your Legal appeared in  
the following Journal & Topics  
Newspapers  
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



*Mary Alice Wenzl*

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 5TH day of OCTOBER, A.D., 20<sup>23</sup>.

By Todd Wassell

President

Title of Corporate Officer

County of Cook  
State of Illinois

Subscribed and sworn to before me this 5TH day of OCTOBER, A.D., 20<sup>23</sup>.

My commission expires the 15TH day of JULY, A.D., 20<sup>25</sup>.



## 2. 1835 N. Laurel Drive

**SU-000071-2023 - 1835 N. Laurel Drive**

Notice was published in the Journal & Topics on October 5<sup>th</sup>, 2023 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. **Proof of Ownership**
2. **Petitioner Email**
3. **August 9, 2022 ZBA Materials**
4. **Site Plan**
5. **Public Notice**

Mr. Bradshaw outlines the request and explains that the petitioner is proposing to install a 4-foot privacy fence in the front yard, with a 13-foot setback and landscaping. The fence would transition to a 6-foot solid wood fence to enclose a portion of the required front yard, with a 22-foot setback and continue into the interior side yard. He further states that a portion of the proposed fence that abuts E. Aster Avenue will have a minimum setback of approximately 13 feet from the front line, with landscaping. The new fence would replace an existing front yard fence which is set back approximately 6 inches from the Aster Avenue property line. The request is a special use to permit a fence in the required front yard.

**Sworn in petitioner:** Dennis Galang - 1835 N. Laurel Dr.

Mr. Galang states he is requesting this Special Use to provide added security for his family and privacy. The requested fence would also deter pedestrians from using his yard as a short cut. He states he will provide landscaping along the fence line. He originally requested a 6' High with an 8' set back a year ago, but due to concerns from surrounding neighbors and at the suggestion of the Village Council, he adjusted his request to a 4' fence with a 13' set back.

Commissioner Bettenhausen asks what the landscaping will look like.

Mr. Galang explains that he would be providing shorter plants at 4' high or less. He has not made a final selection at this time.

Chairman Wood asks if he can elaborate further the need for privacy.

Mr. Galang states that pedestrians cutting through his front yard is a safety issue for his family. There are bedrooms at the front of the house and the foot traffic is unsettling for his family. The fence would provide added security.

Chairman Wood inquires if there is a lot of pedestrians that walk in that area.

Mr. Galang states that there are many walkers in the evening and throughout the day.

Commissioner Fedota asks if he considered attaching the fence at the northeast corner of the house instead of the northwest corner.

Mr. Galang states that the location is requested because of the added privacy around his child's bedroom window, which is near the northwest corner of the house.

Commissioner Fedota questions whether the 4' fence would provide the added security.

Mr. Galang states that the original request was 6' but due to the concerns from surrounding properties he adjusted to 4' which would still provide additional security.

Further discussion ensues regarding the location and height of fence. Staff provides further clarification.

Commissioner Friedman asks if the 4' fence will be solid wood or will there be gaps to see through.

Mr. Galang states it will be solid wood.

Commissioner Schubert asks if there will be a gate and the location.

Mr. Bradshaw refers to the site plan and identifies the gate location.

Chairman Wood asks if there are photos for the proposed fence.

Commissioner Friedman notes that the packet provides a different style of fence than what is presented.

Mr. Vyverberg clarifies the original special use request and the revised request at this time. He further explains the packet information to clarify the fence and height.

Commissioner Fedota asks for code clarification as to what is the front yard for this corner lot.

Mr. Vyverberg states the code defines the front yard as the narrowest frontage on a corner property. In this case the narrowest frontage faces Aster. This is considered the properties front yard.

Mr. Bradshaw provides further information regarding the request and states that Community Services and Engineering reviewed and no issues were identified.

Commissioner Fedota asks if there is any update on the neighbor's opposition from the July meeting.

Mr. Vyverberg states that post cards were mailed and signs were posted as required and he has not received anything from surrounding properties. He further states that from a code perspective the fencing code allows for the replacement of an existing fence. If the house were to sell, it would require a special use because of the fence in the front yard. He notes that there is a



portion of the existing fence that fell down due to deterioration and it extended within .6 feet of the property line. Under the umbrella you would have to keep the same style of openness and it can't be any taller. If the petitioner wanted to replace the existing, our code would allow it without a special use request.

Sworn in Resident: Greg Antoniou 855 E. Aster Ave - Represents his mother, Nancy Antoniou (property owner).

Mr. Antoniou states that they are confused as to why this petition is getting revisited. It went to Village council over a year ago. There has not been any correspondence since then and he is aware of the new request because of the posting of signs and the post card that was received recently. He states that they are still not in favor of this request. He states that the aesthetics of the fence is not appealing and the fence design cutting into the front yard would look ridiculous. He further states that they have an issue with any 6' high fence going past the front of their home which is 31' from the sidewalk. It will be unsightly and will take away from the vista and the village integrity as a whole. He points out other homes in the neighborhood and notes that other houses that have a 6' fence stops at the front of the adjacent neighbor's home, which it should. The proposed fence will be installed down the middle of their sight line. He understands the privacy issue and notes that a corner lot will have privacy issues just because of the location.

Commissioner Kolososki asks if the existing landscaping is on his property or the petitioners.

Mr. Antoniou states that the landscaping is on both sides of the fence.

Chairman Wood asks staff to refer to site plan and clarify the transition location from the 4' to 6' fence.

Commissioner Friedman asks the petitioner if the house is 31' from the sidewalk. Mr. Antoniou confirms that it is.

Commissioner Friedman clarifies that property lines are 1' off sidewalk - which would indicate that the fence stops at 6' - 30' feet from the property line - it would be 31' from the sidewalk which would match the front line of his house. He states the existing fence is currently at 4'.

Mr. Antoniou states that is correct. Not opposed to 6' fence stopping at the front of the home. Opposed to the fence going into the front yard. He notes it would be the only house on the street to have this feature.

Commissioner Kolososki states it is a unique situation and the improvement would clean up the area.

Mr. Antoniou states that the existing conditions are overgrown and unkept now, and wonders if the new landscaping plan would be any different.

Commissioner Friedman states the landscaping plan would be required during the fence permit process.

Mr. Vyverberg confirms that in conjunction with the fence permit the petitioner would have to submit a landscaping plan that would be reviewed as part of the permit. The landscaping would have to be in place for the final inspection to be approved.

**STAFF RECOMMENDATION:**

The Petitioner is proposing to expand an existing fence to enclose a portion of the Subject Property's required front yard. The Petitioner has worked to revise the initial site plan for the fence to add the transition to a 6-foot solid fence along the shared eastern property boundary. The addition of landscaping along the fence line, between the fence and the sidewalk, should provide an effective buffer and should not destroy the existing vista in the area.

Staff understands that there are comparable front yard fences in the area and that the Petitioner's property contained a non-conforming fence, with a minimal front yard setback. However, all of the examples that were compiled by the Petitioner are existing non-conforming fences with smaller setbacks from the lot line, and are without landscaping. Previously, the Zoning Board of Appeals unanimously recommended approval of the petition. The Village Council remanded the request back to the Petitioner and Staff to further review the proposed fence placement. Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, then Staff recommends the following condition:

1. The Special Use shall substantially conform to the Site Plan and Fence Elevations submitted by the Petitioner, Dennis Galang, except as said plans may be changed to conform to the Village's Codes and Ordinances.

**There were no further questions. The public hearing was closed.**

**Commissioner Friedman made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.**

**DELIBERATIONS:**

Commissioner Friedman states that the transition down to a 4' fence height is an appropriate request. The existing fencing being replaced is old and in poor condition and the neighborhood would be better for a new fence in place of the old.

Commissioner Fedota states a fence beyond the brick line of the structure would break the continuity and is not in favor of the request.

Commissioner Kolososki states that based on the 4' height, it would not be a hazard and feels it would add to the aesthetics of the neighborhood.



Commissioner Friedman states that the new fence would be replacing what has been there for 30 years and is old and deteriorated. He also states there are homes in the neighborhood that have a fence in the front yard up to the property line. He notes that they are chain-link fences and they are aesthetically different than the proposed. The replacement fence is less invasive to the property line compared to the surrounding existing chain-link fences.

Chairman Wood states she appreciates the neighbor attending and providing insight to his objection. She states there should be no line of site issue since it tapers down. She does have concern about the fence tapering down into the front yard but the property is unique. She further states there would not be a public health, welfare, or safety issue and it would not have a negative impact on the value of the surrounding properties. She states she would be in favor of it.

Chairman Schubert states that the petitioner has made concessions to his original request and revised the plan from 6' fence transitioning to 4' fence in light of his neighbors' concern. The 4' transition addresses the site line concern and states he would be in favor of this request.

**Chairman Wood summarized that this request has met the standards and was approved by a vote of 6-1. This item will tentatively go to Village Council on Monday, November 13, 2023.**

|                  |                                                           |
|------------------|-----------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMEND TO APPROVE [6 TO 1]</b>                      |
| <b>MOVER:</b>    | Eric Friedman, Vice Chairperson                           |
| <b>SECONDER:</b> | Patrick Noonan, Commissioner                              |
| <b>AYES:</b>     | Noonan, Friedman, Wood, Bettenhausen, Kolososki, Schubert |
| <b>NAYS:</b>     | Fedota                                                    |
| <b>ABSENT:</b>   | Roth-Wurster, Cavanaugh                                   |

**VILLAGE OF PALATINE  
Zoning Board of Appeals**

SCHEDULED 08/09/22 07:00 PM

**CASE STAFF STATEMENT (ID # 7721)**

**1835 N. Laurel Drive**

**This item was initially reviewed at the July 26<sup>th</sup> Zoning Board of Appeals meeting and continued to determine if the Petitioner and adjacent property owner wanted to further discuss the proposed plan and any alternatives.**

**The Petitioner determined that they would like to proceed with the Site Plan presented at the July 26<sup>th</sup> meeting, which provides an approximately 14-foot setback from the front property line. Therefore, Staff maintains its recommendation of action at the discretion of the Zoning Board of Appeals.**

**TO:** Palatine Zoning Board of Appeals  
Jan Wood, Chair

**FROM:** Alex Bradshaw

**PETITIONER:** Dennis Galang

**CASE NUMBER:** 22-27

**ADDRESS:** 1835 N. Laurel Drive

**PROPOSAL:**  
Special Use to permit a fence in the required front yard.

|                                                                      |                                                 |
|----------------------------------------------------------------------|-------------------------------------------------|
| <b><u>LOCATION:</u></b> 1835 N. Laurel Drive<br>District 4 (Solberg) | <b><u>CURRENT ZONING:</u></b> R-2 Single-Family |
|----------------------------------------------------------------------|-------------------------------------------------|

**SURROUNDING CONDITIONS:**

|                      |                               |
|----------------------|-------------------------------|
| <b><u>North:</u></b> | R-2 Single-Family Residential |
| <b><u>South</u></b>  | R-2 Single-Family Residential |
| <b><u>East:</u></b>  | R-2 Single-Family Residential |
| <b><u>West:</u></b>  | R-2 Single-Family Residential |

**BACKGROUND:**

The Petitioner is proposing to expand an existing 6 foot tall solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting Aster Avenue will have a setback of approximately 14 feet from the front lot line. Therefore, the Petitioner is requesting approval of the following:

**Special Use to permit a fence in the required front yard.**



**SITE ANALYSIS:**

- The Subject Property is zoned R-2 Single-Family and part of the Pinehurst Manor Unit One Subdivision. The Subject Property is approximately 10,030 sf, located at the SE corner of the Laurel Drive and Aster Avenue intersection.
- The Subject Property contains a single-family residence and an approximately 155 sf frame shed in the southwest corner of the lot. There is also an existing six 6 foot tall solid fence enclosing the required interior side and rear yards
- The Petitioner is proposing to expand an existing 6 foot solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting Aster Avenue will be set back approximately 14 feet from the front lot line, and will connect back to the northwest corner of the residence.
- The proposed fence abuts a portion of the 30 foot front yard of the adjacent neighbor to the east, 855 E. Aster Avenue.
- Per the submitted application, the proposed fence will provide additional security and limit passersby from cutting through the Subject Property's front yard.
- Per the submitted application, the Petitioner provided a list of comparable fences on properties within the surrounding neighborhood. All fences listed are either existing non-conforming or were permitted as a fence in a side yard abutting a street.

**DEPARTMENTAL REVIEWS:**

|                             |                       |
|-----------------------------|-----------------------|
| <b>Community Services</b>   | No Issues Identified. |
| <b>Engineering</b>          | No Issues Identified. |
| <b>Environmental Health</b> | N/A                   |
| <b>Fire Prevention</b>      | N/A                   |
| <b>Public Works</b>         | N/A                   |
| <b>Police</b>               | N/A                   |

**STANDARDS FOR SPECIAL USE:** Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

- (5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

- a. Will meet the following aesthetic criteria:
  - i. Will not destroy existing vistas in the area;
  - ii. Will enhance the appearance of the homes and the streets in the area; and
  - iii. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

**STAFF RECOMMENDATION:**

The Petitioner is proposing to expand an existing fence to enclose a portion of the Subject Property's required front yard. As the existing fence is in poor condition, the proposal will enhance the appearance of the home. Also, the addition of landscaping along the fence line, between the fence and the sidewalk, will provide an effective buffer and an enhanced vista to the area.

Staff understands that there are comparable front yard fences in the area. However, all of the examples that were compiled by the Petitioner are existing non-conforming fences with smaller setbacks from the lot line, and are without landscaping. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals for the proposed Special Use. If the Special Use is approved, Staff recommends the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, Dennis Galang, except as said plans may be changed to conform to the Village's Codes and Ordinances.

**ATTACHMENTS:**

- Aerial Map
- Application
- Plat of Survey
- Updated Site Plan
- Site Plan
- Neighbor Objection Letter - Antoniou
- Public Notice





Attachment: 2022 ZBA materials (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Front Yard)



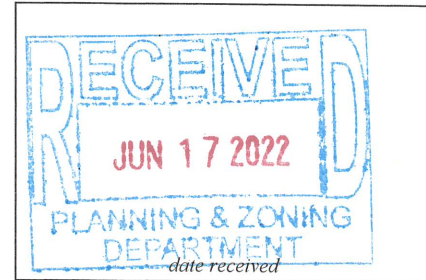


# VILLAGE OF PALATINE

## ADMINISTRATIVE SPECIAL USE & VARIATION APPLICATION

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

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



|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |                                      |  |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------------------|--|
| Background Information | <b>PETITIONER(S)</b><br>Dennis Galang                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   | <b>Business Name (if applicable)</b> |  |
|                        | Subject Property Address<br>1835 N. Laurel Drive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |                                      |  |
|                        | <b>AUTHORIZED AGENT (if applicable)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   | <b>Business Name (if applicable)</b> |  |
|                        | Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   | City/State/Zip Code                  |  |
|                        | Telephone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Fax               | Email                                |  |
|                        | Relationship to Petitioner (contractor, architect, etc.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |                                      |  |
|                        | <b>TYPE OF APPLICATION (check one)</b><br><input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                                      |  |
|                        | Existing Zoning District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Existing Land Use | Proposed Land Use                    |  |
|                        | Generally describe your request:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |                                      |  |
|                        | Locate new 6' high fence within the front yard along Aster Avenue. At its closest point, fence will be setback 8' from the front line.<br>The proposed fence on the new location will provide additional security and peace of mind to homeowners.<br>Additionally, homeowners can put in place a play area for children within the property having privacy and security.<br>With the current layout, homeowners are unable to control random individual roaming around the open space next to the 2 children's bedrooms and family room.<br>Public safety & convenience will not be affected on the proposed request. |                   |                                      |  |

Attachment: 2022 ZBA materials (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Front Yard)





## Administrative Special Use

### Required Materials

- ☐ Filing Fee of \$ \_\_\_\_\_
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

### Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

### Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location

Public convenience will not be affected.

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

Yes, public and homeowners safety and welfare will be protected.

Professional license contractor will perform the job.

The proposed request will provide additional security and peace of mind to homeowners.

3. The use will not cause substantial injury to nearby property values

Correct, no impact to nearby properties.

Similar properties around the neighborhood has similar structure. Please see exhibit 1 for list of home address with similar structure and layout within Pinehurst manor.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Proposed request will provide protection to property. Provide safety and privacy to homeowners. It will not destroy or detract the overall appearance of the community.

It will enhance the appearance of home. Similar properties(exhibit 1)within community have identical layout and similar materials were used.. Please reference exhibit 2 for the proposed material to be used.

| Exhibit 1 |                          |
|-----------|--------------------------|
| 1         | 1014 E Capri Dr.         |
| 2         | 842 E. Aster Ave.        |
| 3         | 1020 E. Lily Ln.         |
| 4         | 828 E. Lily Ln.          |
| 5         | 1936 N. Ivy Pl           |
| 6         | 800 E. Marshall Ct.      |
| 7         | 803 Marshall Ct.         |
| 8         | 2103 N. Westmoreland Dr. |
| 9         | 947 E. Aster Ave.        |
| 10        | 1937 N. Capri Dr.        |



## Exhibit 2.

Red cedar 6 feet high with steel post.

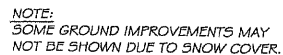


Attachment: 2022 ZBA materials (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Front Yard)



**OF**

ASTER AVENUE

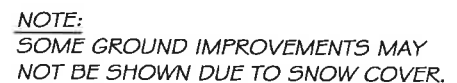


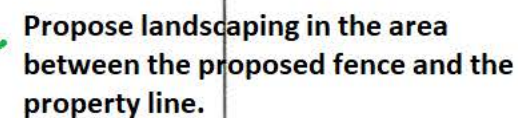
## Packet Pg. 210



Setback distance from the fence to the lot line.

This portion of the fence will be removed and no longer added.







July 21, 2022

Alex Bradshaw

Palatine Planning and Zoning Board

RE: Special Use Permit approval for improvements at 1835 N. Laurel Drive

Members of the Planning and Zoning Board,

My name is Nancy Antoniou. I own the home located at 855 E. Aster Ave., and am the next door neighbor of the Mr. Galang, the homeowner requesting the special use permit for property improvements at the address referenced above. I am one of the few original homeowners left in the Pinewood Manor subdivision, having built the house in 1965. I have lived in this house ever since.

Over the years, I have seen several families come and go from Mr. Galang's house. During this time, one of the homeowners worked together with me and my family to design a fence they would build between the two properties that was of an agreeable height and length, maintaining an aesthetic and safety that we felt was proper for our driveway access, yet still offering them the privacy they wanted to achieve. Recently, that fence has fallen into disrepair, prompting conversation with Mr. Galang on how to rectify the situation. During this conversation, it became clear that Mr. Galang was not aware that the fence was on his property and was his responsibility. Since the fence was not salvageable, we discussed with Mr. Galang some options that might be agreeable to both parties, just as we did with the previous homeowner that built the fence. These options centered around fencing that maintained the aesthetic and safety that we required, but still offered the privacy they were certainly entitled. It was our understanding that one of these options would likely be chosen. Needless to say, we were surprised when we saw the proposed plan, with the significantly larger fence and extended fence line.

We have some concerns about the proposed fence, as follows:

1. As you have probably seen from the neighborhood layout, the side yard and the backyard of the property at 1835 North Laurel borders the west side of my property and the FRONT of my property. This means that the property line runs parallel to my driveway. It is always a safety concern when trying to back out of my driveway, as my line of sight to view most of the traffic coming into the neighborhood is over the side yard of my neighbor. The proposed fence (and landscaping) enhancement is going to severely obstruct this line of sight. As I back out of my driveway, the back of my vehicle will reach the sidewalk prior to me being able to have a line of sight on to the sidewalk **for any type of pedestrian traffic**. This is an unnecessary safety concern.
2. Although I realize that the proposed fence is meant to allow for the residents in 1835 North Laurel to have more of a private yard, it will obstruct the front yard of our property at 855 E.

Aster Avenue. I believe the ordinance for fencing for 2022 states that a fence cannot protrude into the front yard past the property line. In this case, it would most certainly protrude into the front yard of our property.

3. Aesthetics is another concern. The proposed fence is of significant size, and I will be the neighbor who is most greatly impacted by the view and appearance of this fence in relation to my property. Due to the fence extending well beyond my front property line, it will create a large fenced in area on the side of the house where I park my car and access my home. Any past fencing was never more than 4 feet high in this area, and did not extent past the front of my house. This proposed fence creates an aesthetic that is not acceptable, as well as a safety concern since it presents an opportunity for someone to conceal themselves to avoid my detection when coming and going from my home.

If there is any doubt about the concerns I have presented, I invite you to take a visual trip off of Old Hicks Road into the neighborhood, and travel east on Aster Avenue past the home at 1835 North Laurel towards my home. It should give you a great visual and a feel for the aesthetic issues a proposed fence of this size will present. The fence would be one of the first things you will see as you enter the Pinewood Manor subdivision off of Old Hicks Road, not the beauty of the street itself.

I respectfully ask that you review these issues in detail, and I thank you for your time and consideration of this matter.

Nancy W. Antoniou

855 E. Aster Avenue



**Alex Bradshaw**

---

**From:** Alex Bradshaw  
**Sent:** Tuesday, July 26, 2022 10:30 AM  
**To:** Timothy Antoniou  
**Cc:** [REDACTED]  
**Subject:** RE: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

Thank you, Tim. I will add this email as an addendum to the original objection letter to ensure the Zoning Board understands where you stand in regards to the updated fence proposal.

Alex Bradshaw | Planner  
 Planning & Zoning Department  
 200 E. Wood Street | Palatine, IL 60067  
 T: 847-359-9056 | [abradshaw@palatine.il.us](mailto:abradshaw@palatine.il.us)

---

**From:** Timothy Antoniou [REDACTED]  
**Sent:** Tuesday, July 26, 2022 8:36 AM  
**To:** Alex Bradshaw <[ABradshaw@palatine.il.us](mailto:ABradshaw@palatine.il.us)>  
**Cc:** [REDACTED]  
**Subject:** RE: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

**Caution:** This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Mr. Bradshaw,

Thank you for notifying us on your conversation with Mr. Galang. We were able to touch base with him on this issue and his amended proposal changing the fence line by 5 feet. Unfortunately, this is nowhere near the original agreement that we had with Mr. Galang and the amended fence line still extends significantly beyond the front of our home. We have notified him that this is an unacceptable compromise and again discussed alternatives with him to consider. It does not appear that he is interested in returning to anything close to our original agreed upon fence line. He has stated that anything less than what he has requested is 'not worth it to him'. It appears that we are at a stalemate. It is our understanding that there is at least one other neighbor that has expressed concern about the fence as well.

We can amend our original objection letter for the measurements if needed, but otherwise, our objection to the amended proposal remains intact.

Thank you for your consideration.

Tim Antoniou (on behalf of Nancy Antoniou and Greg Antoniou)

---

**From:** Alex Bradshaw <[ABradshaw@palatine.il.us](mailto:ABradshaw@palatine.il.us)>  
**Sent:** Monday, July 25, 2022 4:27 PM  
**To:** Timothy Antoniou [REDACTED]

Cc: [REDACTED]

Subject: RE: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

Mr. Antoniou –

I hope this email finds you well. I just got off the phone with your neighbor, Dennis Galang, and he sent me an updated Site Plan for his proposed fence. He is now proposing to have the fence set back 14 feet from the front lot line (see attached). Please let me know if you would like to amend your previously received objection letter.

Contact me with questions.

Thank you,

Alex Bradshaw | Planner  
Planning & Zoning Department  
200 E. Wood Street | Palatine, IL 60067  
T: 847-359-9056 | [abradshaw@palatine.il.us](mailto:abradshaw@palatine.il.us)

---

From: Timothy Antoniou [REDACTED]  
Sent: Thursday, July 21, 2022 6:01 PM  
To: Alex Bradshaw <[ABradshaw@palatine.il.us](mailto:ABradshaw@palatine.il.us)>  
Cc: [REDACTED]  
Subject: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

**Caution:** This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Mr. Bradshaw,

Attached you will find a letter outlining our concerns regarding the proposed improvements for the property located at 1835 N. Laurel Drive. The letter is attached in Word and PDF formats.

We will follow up later with some pictures to help visualize some of these concerns as outlined.

Let us know if you have any questions or problems with the document.

Tim Antoniou (on behalf of Nancy Antoniou and Greg Antoniou)

Attachment: 2022 ZBA materials (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Front Yard)



**PUBLIC NOTICE**  
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, July 26, 2022 at 7 P.M. in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

**Special Use to permit a fence in the required front yard.**

The property is commonly known as 1835 N. Laurel Drive.

The Petitioner is proposing to expand an existing six (6) foot solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting E. Aster Avenue will have a minimum setback of approximately eight (8) feet from the front lot line.

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

FILE #: 22-27  
VILLAGE OF PALATINE  
Jan Wood, Chair  
Palatine Zoning Board of Appeals

DATED: This 11th day of July, 2022  
Published in Daily Herald  
July 11, 2022 (4585347)

## 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 is of 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 true copy, was published 07/11/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*  
Designee of the Publisher and Officer of the Daily Herald

Control # 4585347

Attachment: 2022 ZBA materials (2023-113 : 1835 N. Laurel Drive - Special Use for a Fence in the Front Yard)

# CERTIFICATE OF PUBLICATION

**DES PLAINES JOURNAL, INC.**, a 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:

**Journal & Topics Newspapers  
AKA Des Plaines Journal, Inc.  
622 Graceland Ave.  
Des Plaines, IL 60016-4556**

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1835 N. LAUREL DR.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 5TH day of OCTOBER, A.D. 20<sup>23</sup>, and the last publication thereof was made on the 5TH day of OCTOBER, A.D. 20<sup>23</sup>.

Your Legal appeared in  
the following Journal & Topics  
Newspapers  
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



*Mary Alice Wenzl*

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 5TH day of OCTOBER, A.D., 20<sup>23</sup>.

By Todd Wassell

President

Title of Corporate Officer

County of Cook  
State of Illinois

Subscribed and sworn to before me this 5TH day of OCTOBER, A.D., 20<sup>23</sup>.

My commission expires the 15TH day of JULY, A.D., 20<sup>25</sup>.



# Consider an Ordinance Granting a Final Planned Development and a Resolution Approving a Preliminary and Final Plat of Subdivision at 874-920 N. Quentin Road

## BACKGROUND:

The Subject Property previously contained a commercial landscaping nursery and real estate office. It was rezoned to Planned Development, in conjunction with a 3-story Alzheimer's/memory care use (not including the 920 N. Quentin Road property), which approvals ultimately expired.

In December 2022, the Petitioner received Preliminary Planned Development approval to allow a 9-unit ranch style duplex development, which also did not include the 920 N. Quentin Road property. There were conditional requirements to provide easements for the abutting property to the north to potentially allow its future incorporation into the development. The developer has that property under contract and it is included in the proposed development. Therefore, the developer is requesting approval of the following:

**Final Planned Development to permit a 13-unit (5 duplexes and one 3-unit) development; and**

**Preliminary and Final Plat of Subdivision to allow a 6-lot; 13-unit development.**

## KEY ISSUES:

- The Subject Property, containing 2.486 acres, is bounded on the north by Poplar Street and on the east by Quentin Road. There are 4 existing curb cuts onto Quentin Road, which is within the Cook County Highway Department's purview.
- The 920 property contains an existing home, detached garage, and a parking lot. This property was utilized as the development office during the construction of the Willow Glen development to the northeast and later as a professional office. It has been vacant and unoccupied for several years.
- While the Preliminary Planned Development approval did not include the 920 property, there were required easements to potentially incorporate this property into the development. From a planning perspective, the incorporation of the 920 property into the development both addresses some existing Poplar Street right-of-way deficiencies and integrates the corner property into a more unified development plan.
- The Preliminary Planned Development approval consolidated access to Quentin Road to 2 curb cuts, for the 10 units through a shared private driveway. Lot 6 is planned for a 3-unit building, with 3 curb cuts onto Poplar Street, with the easternmost curb cut providing a 75-foot separation from the intersection at Quentin Road.
- The following table summarizes the proposed parking for the development:

|                        |                          | Parking provided:      |
|------------------------|--------------------------|------------------------|
| Garage parking         | (26 spaces @ 2/unit)     | 26                     |
| Driveway parking       | (26 spaces @ 2/unit)     | 26                     |
| Guest parking          | (10 spaces for 13 units) | 10                     |
| Total parking provided | 62 spaces for 13 units   | <b>62 spaces = 4.8</b> |

|  |  |                     |
|--|--|---------------------|
|  |  | <b>spaces/unit)</b> |
|--|--|---------------------|

- The proposed subdivision plans will convey additional right-of-way to the Village, grade the existing elevation, and widen Poplar Street by up 10-12 feet. The regrading will eliminate an existing stone retaining wall along Poplar Street.

### ***Engineering***

- The Final Engineering Plans substantially align with the preliminary approval, with stormwater being managed through an infiltration trench on the west side of the property, which connects to the storm sewer in the Poplar Street ROW. The trench was a component of the initial plans but was resized to accommodate 920 N. Quentin Road.
- The proposed waterline connections for the Quentin Road units are on the east side of Quentin Road and would connect through a directional bore below Quentin Road. The Poplar Street units connect to an existing waterline along Poplar. The sanitary connections are on the west side of the site and access the public infrastructure through easements into the Poplar ROW. The engineering plans have been conditionally accepted by the Village Engineer.

### ***Architecture, building setbacks, and density:***

- The final architectural plans are consistent with the Preliminary Planned Development plans. The elevations include LP/engineered wood siding, soffit, and fascia, with a cultured stone/masonry veneer element along the front elevations.
- The units will range in size from 1,600 to 2,500 square feet and will be approximately 25 feet, 4 inches tall. The western and southern units are framed with a 10' by 14' covered porch. Lot 6 maintains a 30-foot setback from Quentin Road and the bulk of the side yard setback is 22 feet, from the adjacent single-family home on Franklin Avenue. The covered porch is setback 12 feet from the western property line. The initial preliminary planned development plans contemplated a rear yard setback of 40 feet for the Quentin Road units. The developer increased the rear yard (western) setback to 45 feet.
- Additionally, the plans allow for the units in Lots 1-5 to have an open deck, screened porch, or patio, and still maintain the 45-foot setback. The front yard setback along Quentin Road is 62 feet and the units maintain 10-foot interior side yard setbacks (20 feet between buildings). The southernmost building in lot 1 maintains a 15-foot setback from the commercial property directly to the south. It is zoned B-2 and currently operates as a real estate development office.
- The Preliminary Planned Development plans included 9 units on 1.97-acres or 4.57 units/acre. The revised plans include 13 units on 2.486 or 5.22 units/acre. The density is comparable development at Hicks and Garden, with 12 units on 1.97 acres or 6.08 units/acre.
- The landscaping plans contemplate parkway trees, foundation plantings, and a landscaped feature along Quentin Road. The plan also indicates that arbor vitae would be installed along the western boarder of the property on the shared property line with the single-family residential properties.



- At the Public Hearing, there were 2 residents who requested additional traffic signage along Poplar to discourage cut through traffic and provide notice of the 3 driveways onto Poplar Street. This was initially discussed at a Traffic Engineering commission meeting in October. While a final determination has not been made for additional signage, any signage installed would need to be enforceable for the Police Department. Selective enforcement for speeding vehicles has also occurred in the past.

#### **ALTERNATIVES:**

1. Approve the Final Planned Development and Preliminary and Final Plat of Subdivision.
2. Do not approve the Final Planned Development and Preliminary and Final Plat of Subdivision.

#### **RECOMMENDATION:**

Public Hearing: PZC meeting on October 24, 2023.  
 Residents testifying: Two. Additional traffic signage along Poplar Street.  
 Vote: The PZC voted unanimously to approve the Subdivision and Final Planned Development to permit a 6-lot, 13 unit (5 duplexes and one 3-unit) and Staff concurs with this recommendation.

#### **ACTION REQUIRED:**

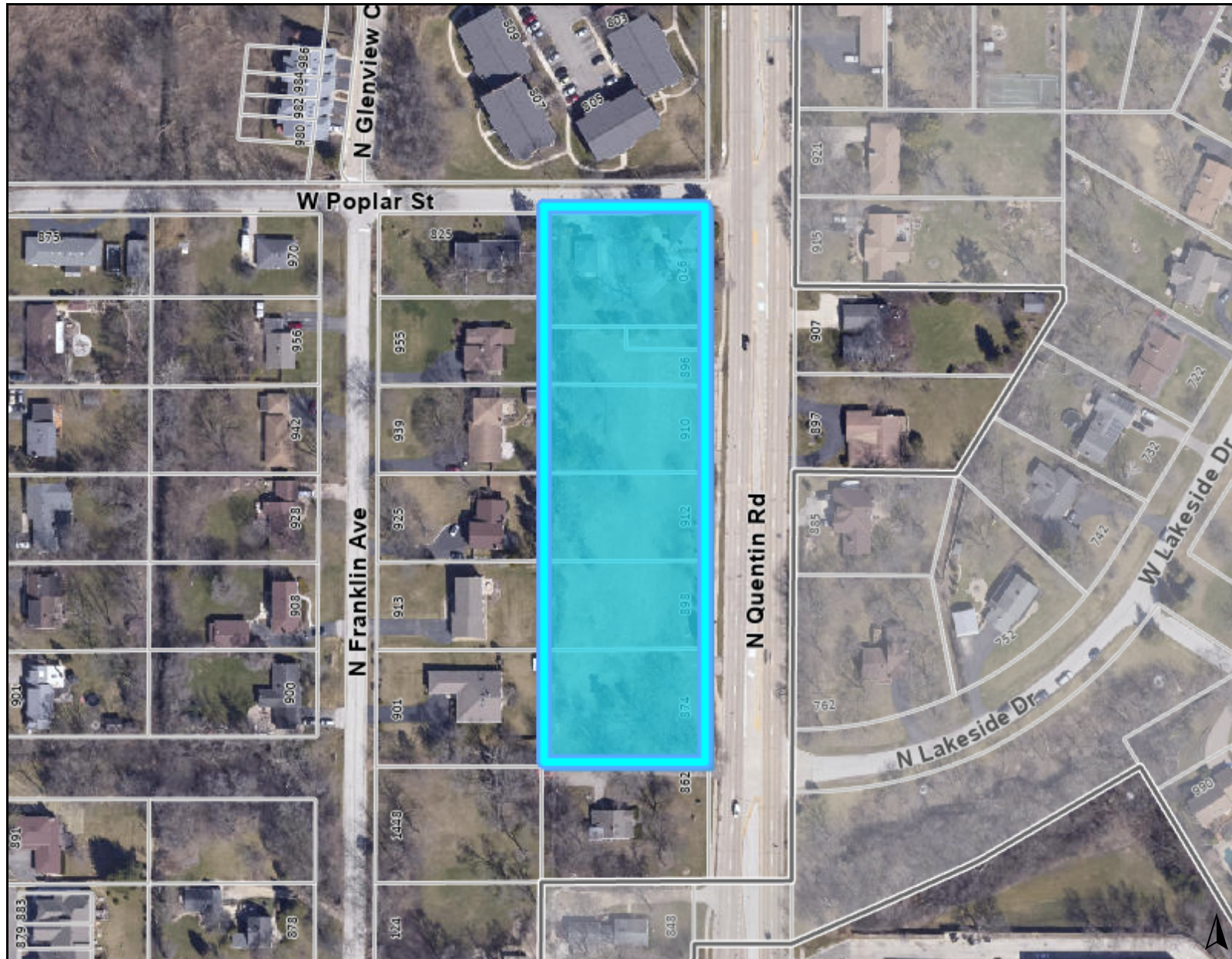
A motion to approve the Final Planned Development and Preliminary and Final Plat of Subdivision at 874-920 N. Quentin Road.

#### **ATTACHMENTS:**

- Aerial Map
- ORD FPD
- EXHIBIT - Engineering Plans
- EXHIBIT - Architectural and color elevations & representational floorplan
- EXHIBIT - Landscaping Plan
- EXHIBIT - Site Plan
- RES - PFSUB
- EXHIBIT - Plat of Subdivision
- EXBHIBIT - Engineering Plans
- PZC materials - October 24, 2023
- Planning and Zoning Commission Minutes - 10-24-2023
- Preliminary Planned Development review materials - November 2022
- 2022 PPD conditions
- Public Notice

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



**Legend**

0 300 600  
ft

**Print Date: 10/17/2023****Notes**

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

Attachment: Aerial Map (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR  
874-920 N. QUENTIN ROAD**

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Planning & Zoning Commission of the Village of Palatine on October 24, 2023, and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Planning & Zoning 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 6-lot residential development (6-duplexes and one 3-unit building), on the following legally described property:

**BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF  
SECTION 8, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

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 the Final Planned Development is hereby approved to permit a 6-lot residential development (6-duplexes and one 3-unit building) and granted to Latitude Building and Development LLC (C.J. Johnson), subject to the following conditions:

1. The final architecture, elevations, engineering, and landscaping plans shall substantially conform to the Studio 23, Haeger Engineering, and Karlstadt plans submitted and attached hereto, except as such plans are changed to conform with Village Codes and Ordinances.
2. The Final Engineering Plans shall be submitted in a manner acceptable to the Village Engineer.
3. The Final Landscaping and screening plan, parkway tree placement and tree preservation plan shall be revised in a manner acceptable to the Director of Planning and Zoning and Village Engineer.

Attachment: ORD FPD (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)



ORDINANCE NO. \_\_\_\_\_

Page 2 of 2

4. The HOA declarations shall be revised in a manner acceptable to the Village Attorney.
5. In conjunction with the building permit application, a construction management plan shall be submitted in a manner acceptable to Village and shall outline the proposed development schedule, identify the material delivery routes, and proposed parking areas for the contractors.
6. A \$130,000 Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer. A Public Improvement Letter of Credit equally 115% of the accepted EEOPC (\$258,753) shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning and pursuant to the Code requirements. Engineering review fees of \$3,528.45 shall be submitted in a manner acceptable to the Village Engineer.
7. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.
8. Cash in lieu of sidewalks will be required for the Poplar Street frontage.

**SECTION 2:** That 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 \_\_\_\_\_, 2023

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_ PASS: \_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023

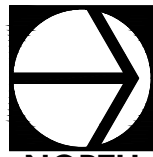
\_\_\_\_\_  
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Village Clerk

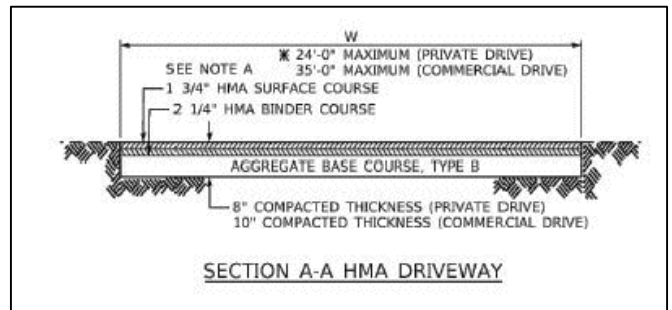
Attachment: ORD FPD (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)



Scale: 1" = 30'

PAVING LEGEND

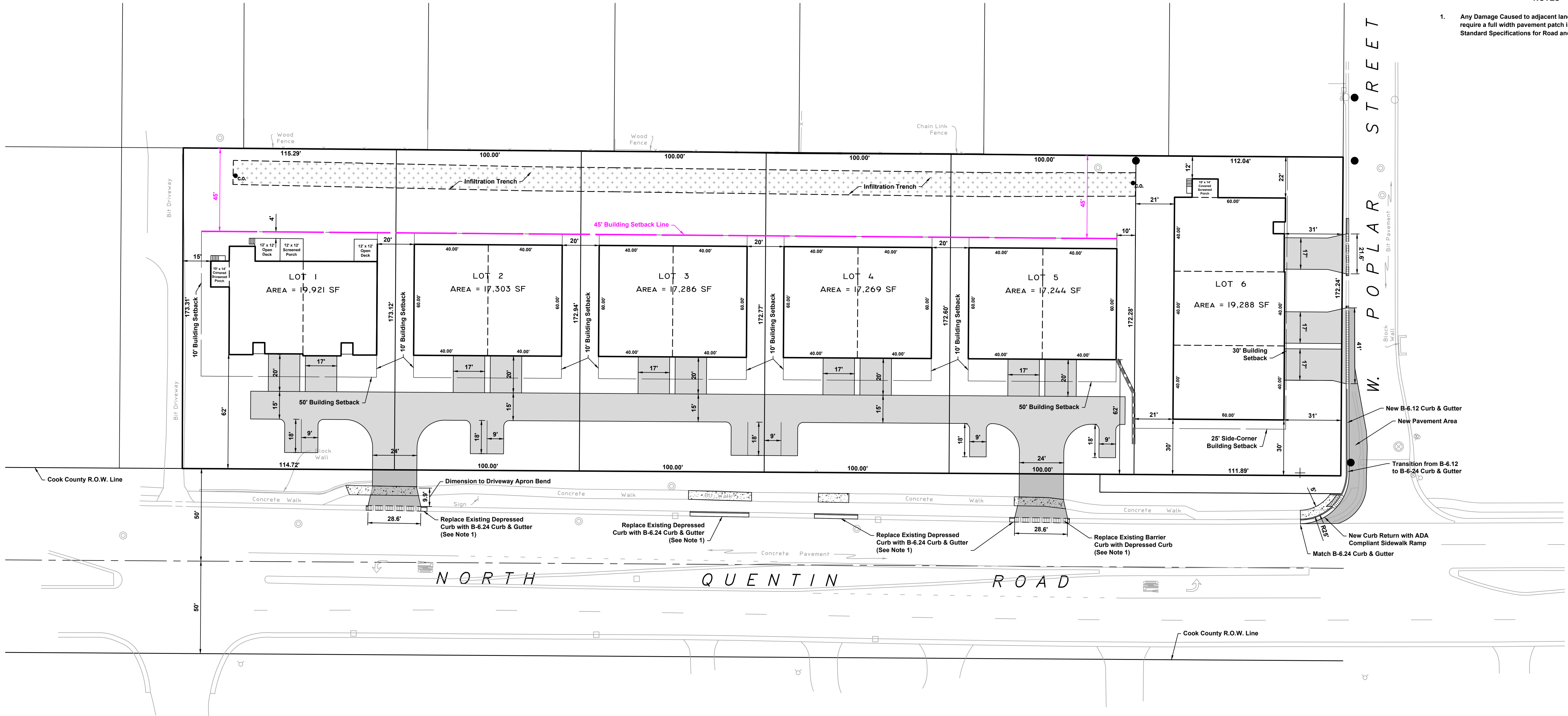
- Asphalt Driveway**  
-2" HMA Surface Course  
-4" CA-6 Crushed Aggregate Base Course
- ROW Asphalt Apron**  
-1.75" HMA Surface Course  
-2.25" HMA Binder Course  
-10" Aggregate Base Course, Type B
- Concrete Sidewalk**  
-5" Portland Cement Concrete  
-4" CA-6 Crushed Aggregate Base Course
- Concrete Sidewalk Within Driveway**  
-8" Portland Cement Concrete  
-4" CA-6 Crushed Aggregate Base Course



COOK COUNTY HIGHWAY DEPT DRIVEWAY DETAIL

NOTES

1. Any Damage Caused to adjacent lanes greater than 1 inch shall require a full width pavement patch in accordance with IDOT Standard Specifications for Road and Bridge Construction.



Project Impervious Area Summary

| Lot # | House Footprint | Unit Driveway | Shared Driveway | Total Area |
|-------|-----------------|---------------|-----------------|------------|
| 1     | 4,800 s.f.      | 680 s.f.      | 1,866 s.f.      | 7,346 s.f. |
| 2     | 4,800 s.f.      | 680 s.f.      | 2,204 s.f.      | 7,684 s.f. |
| 3     | 4,800 s.f.      | 680 s.f.      | 1,826 s.f.      | 7,306 s.f. |
| 4     | 4,800 s.f.      | 680 s.f.      | 1,826 s.f.      | 7,306 s.f. |
| 5     | 4,800 s.f.      | 680 s.f.      | 2,501 s.f.      | 7,981 s.f. |
| 6     | 7,800 s.f.      | 1,605 s.f.    |                 | 9,405 s.f. |

Total 31,800 s.f. 5,005 s.f. 10,223 s.f. 47,028 s.f.

Required Volume Control Storage = 47,028 s.f. \* 0.833 ft  
= 3,919 c.f.  
= 0.090 ac-ft

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003142  
www.haegerengineering.com

**GEOMETRY & PAVING PLAN**  
**CARRIAGE WAY LANDING**  
**SITE IMPROVEMENT PLANS**  
PALATINE, ILLINOIS

Project Manager: M L A  
Engineer: M L A  
Date: 02.08.2023  
Project No. 22-268  
Sheet **C4.0**

| Revision                        | Date       | No. |
|---------------------------------|------------|-----|
| Revised per Village Review      | 10.19.2023 | 6   |
| Revised per Village Review      | 09.28.2023 | 5   |
| Revised per Village Review      | 05.23.2023 | 4   |
| Revised Site Geometry & Grading | 05.23.2023 | 3   |
| Revised per CCHD Review         | 04.27.2023 | 2   |
| Revised per CCHD Review         | 03.02.2023 | 1   |

Attachment: EXHIBIT - Engineering Plans (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)



# CARRIAGE WAY LANDING

## SITE IMPROVEMENT PLANS

### SECTION 9 TOWNSHIP 42 NORTH RANGE 10 EAST

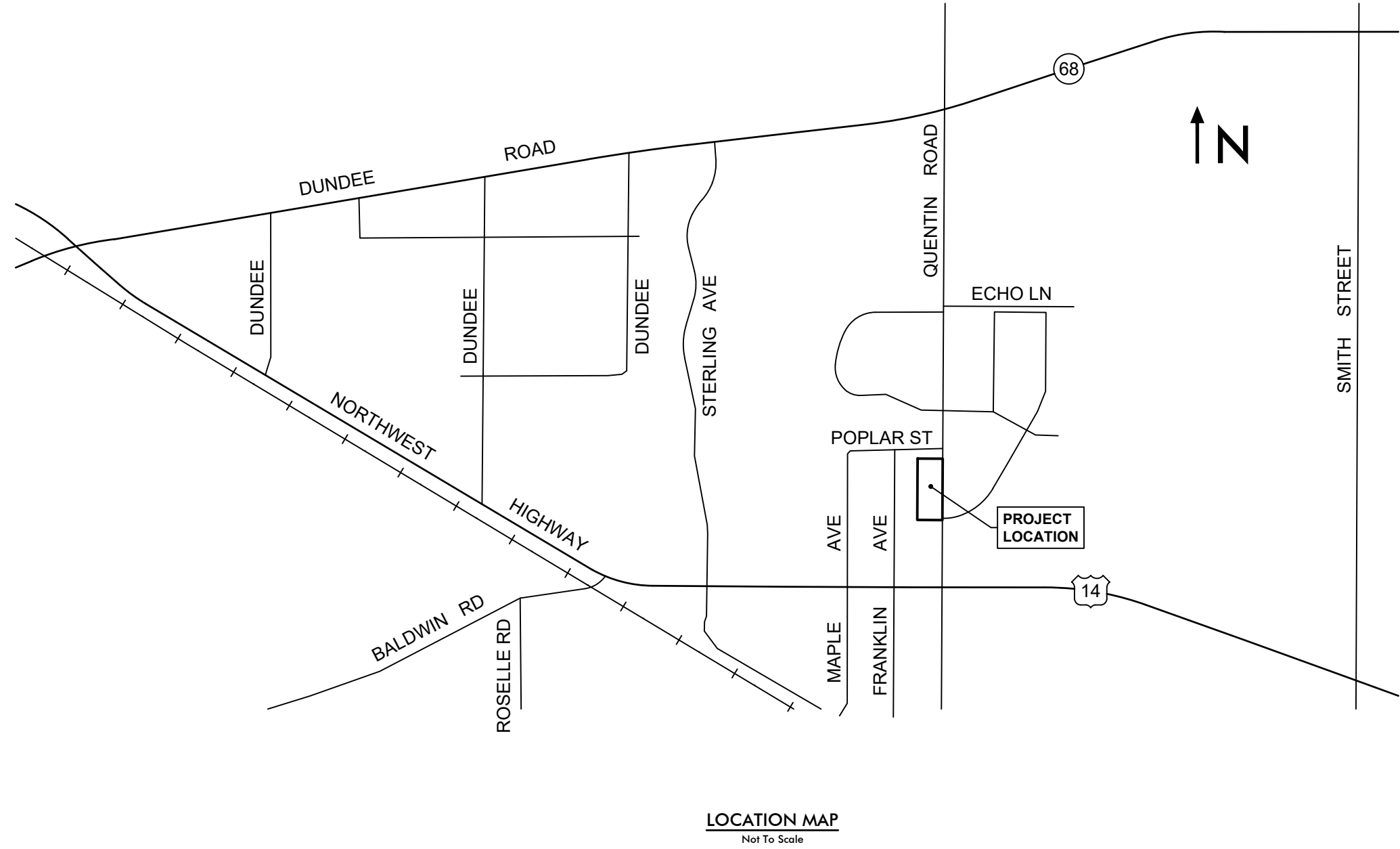
### PALATINE, ILLINOIS

### COOK COUNTY

**DEVELOPER:**  
Latitude Development  
1239 Williamsburg Lane  
Crystal Lake, IL 60014

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

**VILLAGE OF PALATINE:**  
200 E. Wood Street  
Palatine, IL 60067  
Tel: 847-359-9045



| BENCHMARKS:              |                     |
|--------------------------|---------------------|
| <b>Site Benchmarks</b>   |                     |
| CP # 100 (See Survey)    |                     |
| Description: Cross Notch |                     |
| Elevation: 781.09        | NAVD 88 (Geoid 12A) |
| CP # 502 (See Survey)    |                     |
| Description: Cross Notch |                     |
| Elevation: 775.47        | NAVD 88 (Geoid 12A) |
| CP # 503 (See Survey)    |                     |
| Description: Cross Notch |                     |
| Elevation: 779.31        | NAVD 88 (Geoid 12A) |

| INDEX TO SHEETS |                                       |
|-----------------|---------------------------------------|
| NO.             | DESCRIPTION                           |
| C1.0            | TITLE SHEET                           |
| C2.0            | GENERAL NOTES & SPECIFICATIONS        |
| C2.1            | GENERAL NOTES & SPECIFICATIONS        |
| C3.0            | EXISTING CONDITIONS & DEMOLITION PLAN |
| C4.0            | GEOMETRY & PAVING PLAN                |
| C5.0            | GRADING & DRAINAGE PLAN               |
| C6.0            | UTILITY PLAN                          |
| C7.0-7.2        | TYPICAL DETAILS                       |

| INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS |                                               |
|-------------------------------------------------------|-----------------------------------------------|
| NO.                                                   | DESCRIPTION                                   |
| EC-1                                                  | SWPPP TITLE SHEET                             |
| EC-2                                                  | SWPPP GENERAL NOTES & SPECIFICATIONS          |
| EC-3                                                  | STORM WATER POLLUTION PREVENTION PLAN (SWPPP) |
| EC-4                                                  | SWPPP TYPICAL DETAILS                         |

| Existing Symbol | Description                                  | Proposed Symbol |
|-----------------|----------------------------------------------|-----------------|
|                 | Storm Sewer Manhole                          |                 |
|                 | Catch Basin                                  |                 |
|                 | Inlet                                        |                 |
|                 | Flared End Section                           |                 |
|                 | Headwall                                     |                 |
|                 | Area Drain                                   |                 |
|                 | Sanitary Sewer Manhole                       |                 |
|                 | Clean Out                                    |                 |
|                 | Storm Sewer                                  |                 |
|                 | Storm Sewer Service                          |                 |
|                 | Perforated Underdrain                        |                 |
|                 | Sanitary Sewer                               |                 |
|                 | Sanitary Sewer Service                       |                 |
|                 | Combined Sewer                               |                 |
|                 | Force Main                                   |                 |
|                 | Water Main                                   |                 |
|                 | Water Main Service                           |                 |
|                 | Fire Hydrant                                 |                 |
|                 | Valve Vault                                  |                 |
|                 | Valve Box                                    |                 |
|                 | B-Box                                        |                 |
|                 | Well Head                                    |                 |
|                 | Light Pole                                   |                 |
|                 | Light Pole With Mast Arm                     |                 |
|                 | Traffic Signal                               |                 |
|                 | Traffic Signal With Mast Arm                 |                 |
|                 | Hand Hole                                    |                 |
|                 | Fence                                        |                 |
|                 | Guardrail                                    |                 |
|                 | Pipe Bollard                                 |                 |
|                 | Sign                                         |                 |
|                 | Gas Valve                                    |                 |
|                 | Gas Line                                     |                 |
|                 | Electric Line                                |                 |
|                 | Overhead Utility Line                        |                 |
|                 | Fiber Optic Line                             |                 |
|                 | Electrical Pedestal                          |                 |
|                 | Electric Manhole                             |                 |
|                 | Guy Wire                                     |                 |
|                 | Utility Pole                                 |                 |
|                 | Telephone Pedestal                           |                 |
|                 | Telephone Manhole                            |                 |
|                 | Telephone Line                               |                 |
|                 | Cable TV Line                                |                 |
|                 | Cable TV Pedestal                            |                 |
|                 | Flagpole                                     |                 |
|                 | Mailbox                                      |                 |
|                 | Handicapped Parking Stall                    |                 |
|                 | Number of Parking Stalls                     |                 |
|                 | Curb & Gutter                                |                 |
|                 | Reverse Pitch Curb & Gutter                  |                 |
|                 | Depressed Curb                               |                 |
|                 | Retaining Wall                               |                 |
|                 | Curb Elevation and Gutter/Pavement Elevation |                 |
|                 | Pavement Elevation                           |                 |
|                 | Sidewalk Elevation                           |                 |
|                 | Ground Elevation                             |                 |
|                 | Top of Wall Elevation                        |                 |
|                 | Bottom of Wall Elevation                     |                 |
|                 | Open Lid Frame & Grate                       |                 |
|                 | Closed Lid Frame & Lid                       |                 |
|                 | Finish Grade                                 |                 |
|                 | Garage Floor                                 |                 |
|                 | Top of Foundation                            |                 |
|                 | Swale                                        |                 |
|                 | Hardscape Flow                               |                 |
|                 | Softscape Flow                               |                 |
|                 | Contour Line                                 |                 |
|                 | Wetland                                      |                 |
|                 | Wetland Buffer                               |                 |
|                 | Normal Water Level                           |                 |
|                 | High Water Level                             |                 |
|                 | Flood Plain                                  |                 |
|                 | Flood Way                                    |                 |
|                 | Deciduous Tree                               |                 |
|                 | Coniferous Tree                              |                 |
|                 | Bush                                         |                 |
|                 | Brushline                                    |                 |
|                 | Soil Boring                                  |                 |

EXPIRES 11-30-23

| Revision                        | Date       | No. |
|---------------------------------|------------|-----|
| Revised per Village Review      | 09/08/2023 | 5   |
| Revised per Village Review      | 09/19/2023 | 4   |
| Revised Site Geometry & Grading | 05/23/2023 | 3   |
| Revised per CCHD Review         | 04/27/2023 | 2   |
| Revised per CCHD Review         | 03/02/2023 | 1   |

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
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Illinois Professional Design Firm License No. 184-003152  
www.haegerengineering.com

**TITLE SHEET**

**CARRIAGE WAY LANDING**  
**SITE IMPROVEMENT PLANS**  
PALATINE, ILLINOIS

|                  |            |
|------------------|------------|
| Project Manager: | M L A      |
| Engineer:        | M L A      |
| Date:            | 02.08.2023 |
| Project No.      | 22-268     |
| Sheet            | C1.0       |



Know what's below.  
Call before you dig.

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



## GENERAL NOTES

- Definition of Terms:**
- a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
- b. "Contractor" shall mean Haeger Engineering, LLC.
- c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
- d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Owner Engineer and the Contractor.
- e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Regulations governing this project are as follows:
- a. General Building, Safety and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
- b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
- c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specification for Water and Sewer Construction in Illinois", latest edition.
- d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual (IUM)" and Illinois and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
- e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
- f. All handcarp accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
- g. Any Geotechnical Notes and Specifications contained herein or elsewhere as a separate document.
- If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
- a. The Engineers' Plans and Specifications shall be included as part of the Contract Documents.
- b. The Contractor shall meticulously examine the Plans and Specifications, and other Contract Documents prepared for the works. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or commencing construction.
- c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to require a job complete with every item clearly defined. Items or details not completely completed the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
- d. The Contractor shall review the subsurface exploration and geophysical report (a.k.a, soil boring report) become part of the Contract Documents and be called to the same before work begins. Copies of all such soil boring reports for the property can be obtained from the Owner. If any additional soil tests are needed to confirm the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense.
- The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or other construction methods deemed necessary by the Contractor to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the project start-up, the Contractor shall immediately call them to the attention of the Engineer thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract Documents, the Contractor shall proceed with the work and no additional or no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, right-of-way, etc.) was obtained from the topographic survey prepared by Haeger Engineering.
7. The Engineer shall retain the necessary approvals from the following Jurisdictional Agencies:
- a. Village of Plainfield
- b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)
- c. Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division
- d. Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water from Construction Site Activities
- e. Cook County Highway Department
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations pertaining to public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
9. The Contractor shall obtain all necessary permits if he/she has been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.
10. The Contractor shall inform the Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding or protecting the work.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable, etc., shall be determined, as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities encountered during construction. No liability shall be placed on the Contractor for the Plans or for J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (attest information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware that potential conflicts may exist between the information received from the utility companies and what appears as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and located appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make necessary adjustments of any kind to the Contractor's plans to avoid the conflict between the proposed improvements to existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment by third party companies of any underground utility facilities owned or controlled by others within the limits of general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related structures, the Contractor shall first obtain written approval from the Owner therefor, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor,

including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned shall be removed and the Contractor shall be responsible for the disposal of the same.

No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the responsibility for the removal of their own work with that of these companies to the end that their work is improved is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.

Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any discrepancies. The Contractor shall be responsible for any and all errors or omissions that have been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are believed to be in error have been verified or corrected by the Engineer.

The Contractor shall be responsible for the drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If the Contractor encounters any additional measures necessary that may be required, and inspections of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.

The Contractor shall be responsible for the drainage at all times during construction. The disturbance of one (1) acre to commence construction shall be reported to the County Health Department and the Illinois Department of Public Health. The Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the ILLINOIS National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the implementation of additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be available for inspection at all times during construction.

No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or off-site. The Contractor shall be responsible for the removal of any sediments, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made conservation easements or other areas of special interest. The Contractor shall be responsible for prairies, savannas, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resources, the Contractor shall be responsible for the implementation of such measures. The Contractor shall cooperate in accomplishing these measures.

The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused by the Contractor's activities to the property of the Owner or adjacent property. The Contractor shall be responsible for the removal of any debris, materials, or equipment from the project work areas outside designated work areas, provided damage as a result of Contractor action, or lack thereof, is not caused by the Contractor's activities.

The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to shall be maintained in place. The Contractor shall be responsible for the removal of any debris, materials, or equipment from the project work areas outside designated work areas, provided damage as a result of Contractor action, or lack thereof, is not caused by the Contractor's activities. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.

Clean-up and final restoration shall be performed immediately upon completion of each phase of the work. The Contractor shall be responsible for the removal of any debris, materials, or equipment from the project work areas outside designated work areas, provided damage as a result of Contractor action, or lack thereof, is not caused by the Contractor's activities. The Contractor shall be responsible for the removal of any debris, materials, or equipment from the project work areas outside designated work areas, provided damage as a result of Contractor action, or lack thereof, is not caused by the Contractor's activities. The Contractor shall be responsible for the removal of any debris, materials, or equipment from the project work areas outside designated work areas, provided damage as a result of Contractor action, or lack thereof, is not caused by the Contractor's activities.

Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.

The Contractor means and methods, techniques, procedures, scheduling, sequencing, and job site safety shall be the responsibility of the Contractor.

The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state, and federal safety requirements.

All trenching, shoring, bracing and construction work performed shall be in accordance with the OSHA standards, rules and regulations, as well as any other applicable local, state, and federal safety requirements.

The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.

During the construction, the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.

The Contractor shall have appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment or vehicles are used using existing public or private roads or streets. The Contractor shall be responsible for the removal of any debris, materials, or equipment from the project work areas outside designated work areas, provided damage as a result of Contractor action, or lack thereof, is not caused by the Contractor's activities. The Contractor shall be responsible for the removal of any debris, materials, or equipment from the project work areas outside designated work areas, provided damage as a result of Contractor action, or lack thereof, is not caused by the Contractor's activities. The Contractor shall be responsible for the removal of any debris, materials, or equipment from the project work areas outside designated work areas, provided damage as a result of Contractor action, or lack thereof, is not caused by the Contractor's activities.

The Contractor shall provide all signage and traffic control devices, equipment, personnel, and necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under acceptable conditions in accordance with the ILLINOIS Department of Transportation (IDOT) Standard Specifications. This work shall be considered incidental to the Contractor.

The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work area as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The Contractor shall provide all signage and traffic control devices, equipment, personnel, and necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under acceptable conditions in accordance with the ILLINOIS Department of Transportation (IDOT) Standard Specifications. This work shall be considered incidental to the Contractor.

Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed and submitted for review and approval by the Village/City and the IDOT Standard Specifications. This work shall be considered incidental to the supervision of an approved arborist or landscape architect.

The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards for signs and protect the public during all phases of construction. The Contractor shall provide all signage and traffic control devices, equipment, personnel, and necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under acceptable conditions in accordance with the ILLINOIS Department of Transportation (IDOT) Standard Specifications. This work shall be considered incidental to the Contractor.

Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.

Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documents, reports or calculations prior to and submitted for review and approval by the Village/City and the IDOT Standard Specifications. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, signed and sealed by an Illinois licensed Structural Engineer.

The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision of the IDOT Standard Specifications during the construction of the project.

The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas,

telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. All approved Construction Plans shall be provided to the Owner/Engineer at the completion of construction.

All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.

All work shown on the Plans and Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction.

Final payment to the Contractor shall be made only after final payment work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.

If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. The Village/City and all other applicable Jurisdictional Agencies shall approve the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, signed and sealed by a registered professional Engineer in Illinois.

## DEMOLITION AND CLEARING

1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water, main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
4. Clearing shall include the removal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be removed wherever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected shall be well and completely cut off at the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
5. All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary, and disposed of legally off-site or as approved by the Owner.
6. Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
7. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge. The cost of saw-cutting will be included in the removal of each item.
9. All voids left by any item removed under any proposed building, pavement walk, or other structural area shall be within 24 hours of removal thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
10. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village/City prior to the start of any demolition or clearing work.
11. All existing buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
12. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
13. All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the applicable State or Federal rules and regulations. The Contractor shall remove all debris from the structure, shall then be removed and disposed legally off-site or broken in-place, shall not be held in liquid, and back-filled with suitable materials by the Contractor or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
14. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
15. All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
16. The Contractor shall be responsible of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

## EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their removal from the site with the use of approved methods, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the quantities and costs of the proposed project. It is the responsibility of the Contractor to determine all material quantities and the quantities of materials for all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods. The Engineer shall not be liable for any errors or omissions contained in the proposed Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty as to the accuracy of the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their 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.
4. The initial stabilization of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, and other design and construction and hold water dewater the area or sand and gravel under other conditions, is entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of retaining the desired design and hold water to dewater the area or sand and gravel under other conditions, which may be encountered and which might tend to weaken the area shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Owner. The topsoil stripping or excavation shall be approved by the Owner or Engineer. The stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of completion of the disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and embankment shall be done in accordance with Section 205 of the IDOT Standard Specifications. All embankment located within flood prone areas shall be constructed to a minimum of 15% modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.

11. Topsoil spread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.
12. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
13. Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
14. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
15. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transition through all high and low points. Smooth transitions shall be provided where any proposed improvements do not match into or abut existing improvements.
16. The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village/City Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method used shall be documented and shall be submitted by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

## SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their services and other related appearances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. For R/R grading shall be within one (1) foot of the existing subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appearances shall be in accordance with applicable Trench Section Details.
4. When the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be determined by the Geotechnical/Soils Engineering and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
5. All sanitary sewers, storm sewers, storm sewer, water main and services lying under and where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewer, storm sewer, storm sewer, water main and services and other related appearances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe and manhole connections to sanitary storm sewer shall be made with flexible watertight gasket/bell (resilient connector) conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
  - a. Circular saw-cut of sewer main by proper tools ("shear-pot" machine or similar) and proper installation of a suitable hub-type manhole or saddle.
  - b. Remove the entire section of pipe breaking only the top of one bell and replace with a wye or tee branch Section.
  - c. With pipe cutter, neatly and accurately cut out the desired length of pipe for insertion of proper fittings, using "Band-Saw" or similar flexible type couplings to hold it firmly in place.
  - d. Method approved by Jurisdictional Agency.
9. "Band-Saw" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of wood shall be painted red for sanitary storm sewer, and blue for water. The Contractor shall keep accurate records of all service connection locations.
11. All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
12. All sanitary sewers, storm sewers, water mains as well as their services and other related appearances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency as necessary during construction, prior to inspection and testing, and at the end of the project.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdictional Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. Any and all repairs observed as well as any necessary corrective work required after the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or re-televised and such further inspections as may appear warranted by the Owner or as required by the Jurisdictional Agency.
16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

## SANITARY SEWER

2. Refer to Sewer and Water Main General Notes for additional requirements.
3. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
  - a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F407.
  - b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipe and fittings shall be protected by a precast reinforced concrete structure conforming to ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10A/21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
  - a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 78 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F407.
  - b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipe and fittings shall be protected by a precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and/or depth restrictions. All structures shall be constructed in accordance with ASTM C900, 1-in./in. of aggregate concrete section. Flat top slabs shall conform to DOT Standard Detail 602601 as well as meet the H-20/S16 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to provide a watertight joint using a resilient, flexible, non-bituminous mastic or butyl sealant compound in accordance with the manufacturer's instructions. Flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pivot holes or approved equal, unless noted otherwise on the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.

7. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypolypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at two feet to six (6) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
8. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
10. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
11. Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
12. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
13. All floor drains shall discharge into the sanitary sewer.
14. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
15. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
  - a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Jurisdictional Agency or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
  - b. All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Jurisdictional Agency or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the maximum recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
  - c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill".
16. The Contractor shall provide all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements up to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

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| <div> <div>  <div> <div>HAEGER ENGINEERING</div> <div>consulting engineers • land surveyors</div> </div> </div> <div> <div>100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608</div> <div>Illinois Professional Design Firm License No. 184-003152</div> <div>www.haegerengineering.com</div> </div> </div> |                                                                                                          | <div> <div>Revised per Village Review</div> <div>Revised Site Plan</div> <div>Revised Site Geometry &amp; Grading</div> <div>Revised per CCHD Review</div> <div>Revised per CCHD Review</div> </div> |
| <div> <div>Project Manager:</div> <div>Engineer:</div> <div>Date:</div> <div>Project No.</div> <div>Sheet</div> </div>                                                                                                                                                                                                                                                                                                        | <div> <div>M.L.A.</div> <div>M.L.A.</div> <div>02/08/2023</div> <div>22-268</div> <div>C2.0</div> </div> | <div> <div>5</div> <div>09/28/2023</div> <div>4</div> <div>09/19/2023</div> <div>3</div> <div>05/23/2023</div> <div>2</div> <div>04/27/2023</div> <div>1</div> <div>03/26/2023</div> </div>          |
| <div> <div>GENERAL NOTES &amp; SPECIFICATIONS</div> <div>CARRIAGE WAY LANDING SITE IMPROVEMENT PLANS</div> <div>PAULINE, ILLINOIS</div> </div>                                                                                                                                                                                                                                                                                |                                                                                                          | <div> <div>No.</div> <div>Date</div> <div>Revision</div> </div>                                                                                                                                      |



## STORM SEWER

- Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
  - a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parking, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
  - b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
  - c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
  - d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where the main quality level of all joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
  - a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parking, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
  - b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and ASTM D3212.
  - c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
  - d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
  - a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
  - b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
  - c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall be constructed eight (8) inches in height. All joints between structures, adjusting rings, and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealed compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all mastic compound on inside of structure and butter joints with mortar.
6. Manhole steps shall be uniform in height and width. All storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame and shall be perpendicular to the pipe flow direction and perpendicular to the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
7. Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
8. Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless otherwise indicated on the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise on the Plans.
10. Yard drain structures shall be Nypolast inline drains or drain basin structures, or approved equal, unless noted otherwise on the Plans.
11. Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
12. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
13. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
14. At townships, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
15. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in soil filter fabric in accordance with Section 281 of the IDOT Standard Specifications.
16. Elevations of structures located in curb and gutter are flow line elevations.
17. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

## WATER MAIN

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
  - a. Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10A/21.53 and AWWA C110C/153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a concrete encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
  - b. Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4'-12" diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with the HDPE joint elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C905.
  - c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, R18, 11, 160 psi, with ductile iron pipe outside dimension.
3. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
4. All underground concrete structures shall be constructed of reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have a minimum concrete cover as necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric concrete section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, including the top and bottom sections, shall be sealed with a resilient, flexible, non-hardening bituminous mastics or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butt joints with mortar. All water structures shall be watertight.
5. Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
6. Water services 2 1/2 inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
7. All water services shall have a minimum cover from the top of the water main and water services shall be 5.5 feet.
8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.
9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
  - a. Ductile Iron Pipe (DIP) - AWWA C600
  - b. Polyvinyl Chloride (PVC) Pipe - AWWA C900
  - c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.

10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 1/2 degrees or greater etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
12. All bolts and nuts shall be stainless steel.
13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
15. All water valves, fire hydrant valves, stop valves, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related apparatus shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
16. Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge or ball and wedge type. All valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.
18. Water and related appurtenances shall be installed in accordance with the following:
  - a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
  - b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
19. After completion of the water main installation, all mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

## WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

- a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service line.
  - b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
  - c. If it is impossible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
2. Vertical Separation:
- a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. The length of water main pipe shall be centered over the sewer to be separated with joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
  - b. Where conditions exist that the minimum vertical separation set forth in 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
    - i. The water main is to be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
    - ii. The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
  - c. In making such crossings, the length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling together.
3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
5. Water mains shall be separated from septic tanks, disposal fields, sewage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and they shall be at least an eighteen (18) inch vertical separation at crossings.
7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements. The carrier pipe shall be securely blocked and banded and immediately after installation the carrier pipe shall be sealed and the carriers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

## PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ¾" pre-molded fiber joint filler along with two (2) 18" long x ½" (4#) rebar shall be installed in the Plans. Expansion joints shall be installed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.
3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb and gutter shall be saw-cut and then two 18" long x ½" (4#) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.
4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the Plans.
5. Reinforced pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Reinforcement shall consist of a ¾" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drains, foundations, ramps, etc. as well as when meeting existing concrete walks.
7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the Plans.
8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.
10. Aggregate base course shall be constructed in accordance with the Plans and Section 451 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mix. All paving materials and mixes shall be IDOT certified.

12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.
14. The contractor shall submit and expose the edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to joint detail for additional information.
15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, surface course, and concrete shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
16. Subgrade shall be compacted to the required density and the proof-roll shall be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
17. Prior to installation of the aggregate base course:
  - a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
  - b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1 ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
  - c. Subgrade shall pass a proof-roll or any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
18. Prior to the installation of the binder course:
  - a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
  - b. The aggregate base course shall be clean and dry.
  - c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
  - d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
  - e. The binder course shall be placed only when the temperature in the shade is at least 40° F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
  - a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
  - b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
  - c. Structures within pavement shall be adjusted to final surface grade.
  - d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
  - e. The surface course shall be placed only when the air temperature in the shade is at least 45° F and the forecast is for rising temperatures.

20. Pavement marking/stripping:

- d. Specifications and the MUTCD, and be of the material, type, size and color specified on the Plans.
- e. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads narrower than freeways shall be placed with hand-applied or hand-operated equipment.
- f. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
- g. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
- h. Pavement markings shall be uniform and have clean, straight edges.
- i. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Specifications, and the Plans.
- j. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
- k. Handpainted stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), and the Illinois Department of Transportation (IDOT) Standard Specifications. Stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handpainted stall width shall be one year.
- l. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material, type, size, and color specified on the Plans.
- m. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be in accordance with the requirements of the applicable Jurisdictional Agency.
- n. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
- o. All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or County Jurisdictional Agency. Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

## SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that are not totally disturbed, the distance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter from the National Pollution Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable forms and reports. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other construction activities.
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence and/or other erosion control measures as required.
6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
7. After the start of mass grading and before all storm water conveyance improvements are in place and ready for use, the start of any mass grading activity shall be temporarily diverted into a pre installed construction temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the disturbance, the Contractor shall be responsible for seeding the undisturbed portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent erosion and sedimentation.
10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
11. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in need of repair. The Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation control measures and equipment. All equipment is to be removed within 30 days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
13. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
14. If dewatering systems are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment trap, sediment basin, or other appropriate measure).
15. All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation structures shall be installed and be fully functional at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.

16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
17. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The Contractor shall use silt/erosion control fence stacked in place to prevent siltation of all drainage structures.
18. The Contractor shall water the site, as required during dry weather to control dust.
19. Erosion Control Maintenance and Replacement Notes:
  - a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
  - b. Sediment traps and basins shall be emptied immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
  - c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still not approximately, the fabric shall be replaced promptly.
  - d. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
  - e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
20. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
21. The Contractor shall assume responsibility for maintenance of all erosion and sedimentation control measures during the project. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
22. The work shall generally follow the following typical Construction Sequencing:
  - a. Installation of them soil erosion and sediment control (SE/SC) measures:
    1. Selective vegetation removal for silt fence installation
    2. Silt fence installation
    3. Construction fencing around areas not to be disturbed
  4. Stabilized construction entrance
    - a. Install tree protection fencing and tree removal where necessary (clear & grub)
    - b. Construct sediment trapping devices (sediment traps, basins, etc.)
    - c. Construct detention facilities and outlet control structure with restrictor.
    - d. Strip and stockpile topsoil and mass grade the site
    - f. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
    - g. Install sanitary sewer, storm sewer and storm water associated inlet & outlet protection
    - h. Permanently stabilize detention basins with seed and erosion control blanket
    - i. Temporarily stabilize all areas including lots that have reached temporary blanket
    - j. Install roadways, parking areas, etc.
    - k. Final grade and permanently stabilize all outlet areas with topsoil and seed
    - l. Install structures and grade individual lots
    - m. Permanently stabilize site with topsoil and seed
    - n. Remove all temporary SE/SC measures after the site is stabilized with vegetation

## MWRD GENERAL NOTES

- ## A. Referenced Specifications
1. All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the Plans:
    - a. Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
    - b. Standard Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
    - c. Village of Palatine Municipal Code.
    - d. The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
    - e. In case of a conflict between the applicable Ordinances noted, the more stringent shall take precedence and shall control all construction.
- ## B. Notifications
1. The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-4055).
  2. The Village of Palatine Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine items requiring inspection prior to start of construction or each phase of work.
  3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in location with new construction, immediately notify the engineer so that the conflict can be resolved. Call J.U.L.I.E. at 1-800-892-0123.
- ## C. General Notes
1. All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88). Conversion factor is ZERO (0).
  2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
  3. The contractor(s) shall indemnify the owner, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
  4. The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or the licensed agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
  5. The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
  6. Any exposed pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
  7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
  8. The underground contractor shall make all necessary arrangements to notify all inspection agencies.
  9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to final grade prior to final inspection.
  10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B-boxes, tees or bends shall be tied to a fire hydrant.

- #### D. Sanitary Sewer
- The contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
  - A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. The plug shall remain in place until removal is authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
  - Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the municipality or MWRD.
  - All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
  - All floor drains shall discharge to the sanitary sewer system.
  - All downspouts and footing drains shall discharge to the storm sewer system.
  - All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:
- | Pipe Material                       | Pipe Specifications Joint Specifications |                                      |
|-------------------------------------|------------------------------------------|--------------------------------------|
| Vitrified Clay Pipe                 | ASTM C-700                               | ASTM C-425                           |
| Reinforced Concrete Sewer Pipe      | ASTM C-76                                | ASTM C-443                           |
| Cast Iron Soil Pipe                 | ASTM A-74                                | ASTM C-564                           |
| Ductile Iron Pipe                   | ANSI A21.51                              | ANSI A21.11                          |
| Polyvinyl Chloride (PVC) Pipe       |                                          |                                      |
| 6-inch to 15-inch Diameter SDR 26   | ASTM D-3034                              | ASTM D-3212                          |
| 18-inch to 27-inch Diameter F/DY=46 | ASTM F-679                               | ASTM D-3212                          |
| High Density Polyethylene (HDPE)    | ASTM D-3350                              | ASTM D-3261,<br>F-2620 (Heat Fusion) |
|                                     | ASTM D-3035                              | ASTM D-3212,<br>F-477 (Gasketed)     |
| Water Main Quality PVC SDR 26       |                                          |                                      |
| 4-inch to 36-inch                   | ASTM D-2241                              | ASTM D-3139                          |
| 4-inch to 12-inch                   | AWWA C900                                | ASTM D-3139                          |
| 14-inch to 48-inch                  | AWWA C905                                | ASTM D-3139                          |

The following materials are allowed on a qualified basis subject to district review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material is used for sewer construction or a connection is made.

| Pipe Material                  | Pipe Specifications | Joint Specifications |
|--------------------------------|---------------------|----------------------|
| Polypropylene (PP) Pipe        |                     |                      |
| 12-inch to 24-inch Double Wall | ASTM F-2736         | ASTM D-3212, F-477   |
| 30-inch to 60-inch Triple Wall | ASTM F-2764         | ASTM D-3212, F-477   |

4. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be #57, CA-11 or CA-13 and shall be extended at least 12" above the top of the pipe when using PVC.
5. Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.
6. All manholes shall be provided with bolted, watertight covers. Sanitary manholes shall be constructed with a reinforced concrete pickhole and watertight gasket with the word "SANITARY" cast into the void.
7. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
  - a. A circular saw-cut of sewer main by proper tools ("Shower-lap" machine or similar) and proper installation of hubwye saddle or hub-tee saddle.
  - b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
  - c. With pipe cutter, neatly and accurately cut to desired length of pipe for insertion of proper fitting, using "Band Seal" or similar couplings to hold it firmly in place.
8. Vertical sewer connections to existing sewer mains under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and watermain shall be maintained unless: the sewer is laid in a separate trench, keeping a minimum 18" vertical separation; or the sewer is laid in the same trench with the watermain located at the opposite side of the trench. In all cases, keeping a minimum 18" vertical separation. If the minimum horizontal distances described cannot be maintained, or the sewer crosses above the water main, the sewer shall be constructed to water main standards or it shall be encased with a water main quality carrier pipe with the ends sealed.
9. All existing septic systems shall be abandoned. Abandoned tanks shall be filled with granular material or removed.
10. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or pre-cast reinforced concrete.
11. All sanitary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber" gaskets meeting ASTM C-923 for all pipe connections. Precast sections shall consist of modified groove tongue and rubber gasket joint types.
12. All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink concrete or mortar plug.
13. Except for foundation/flooding drains proved to protect buildings, or perforated pipes associated with foundation/flooding drains, drain tiles/field tiles/underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers in combined sewer areas. Construction of new facilities of this type is prohibited; and all existing drain tiles and perforated pipes encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers.
14. A backflow preventer is required for all detention basins tributary to combined sewers. Required backflow preventers shall be inspected and exercised annually by the property owner to ensure proper operation, and any necessary maintenance shall be performed to ensure functionality. In addition, the property owner shall be responsible for the maintenance of the backflow preventer. The permittee shall ensure that clean up and wash out of sewage takes place within 48 hours of the storm event.

### E. Erosion and Sediment Control

2. Erosion and sediment control plan.
3. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.
4. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois Urban Manual.
5. All portions of the approved erosion and sediment control plan shall be maintained on the site at all times.
6. Inspections and documentation shall be performed, at a minimum:
  - a. Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
  - b. Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 inch of rainfall or other equivalent precipitation.
7. Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the co-permittee shall plan for appropriate soil erosion and sediment control measures.
8. A stabilized mat of crushed stone meeting the standards of the Illinois Urban Manual shall be installed at any point where traffic will be entering or leaving a construction site. Sediment or soil runoff from improved areas (paved areas, street, alley or parking area) shall be removed by scraping or street cleaning as accumulations warrant and transported to a controlled sediment disposal area.
9. Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any on site construction activities involving concrete.
10. Temporary washout facilities shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin.
11. Mortar diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin. Volume control facilities shall not be used as temporary sediment basins.
12. Disturbed areas of the site where construction activities have temporarily or permanently ceased shall be stabilized with temporary or permanent measures within seven (7) days.
13. All flow diversion or sediment volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent).
14. Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.
15. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall be placed in food protection areas or their buffers.
16. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.
17. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.
18. The contractor shall either remove or replace any existing drain lines and incorporate them into the design plan for the development. Drain lines cannot be tributary to a sanitary or combined sewer. Drain lines allowed in combined sewer area for green infrastructure practices.
19. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. Dewatering systems should be inspected daily during operational periods. The site inspector must be present at the commencement of dewatering activities.
20. The contractor shall be responsible for trench dewatering and excavation for the installation of storm sewers, storm drains, and/or other structures. As well as other services and other opportunities. Any trench dewatering, which contains sediment shall pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit, filter bag or existing vegetated upslope area. Sediment laden waters shall not be discharged to waterways, flood protection areas or the combined sewer system.
21. All erosion and sediment control practices shall be installed within seven (7) days following the completion of soil disturbing activities.
22. All erosion and sediment control measures shall be maintained and repaired as needed on a year-round basis during construction and any periods of construction shutdown until permanent stabilization is achieved.
23. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization.
24. The erosion and sediment control measures shown on the plans are the minimum requirements. Additional measures may be required, as directed by the engineer, site inspector, or MWRD.

|                                                                                                                                            |            |                                                                                                                                                                                                                                                                                                                                                            |            |                                                                                                                                                                                                                                          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <div>GENERAL NOTES<br/>&amp; SPECIFICATIONS</div> <div>CARRIAGE WAY LANDING<br/>SITE IMPROVEMENT PLANS</div> <div>PAKATINE, ILLINOIS</div> |            | <div> <b>HAEGE ENGINEERING</b><br/>consulting engineers • <b>land surveyors</b><br/>100 East State Parkway, Schaumburg, IL 60173 • Tel. 847.394.6400 Fax. 847.394.6608<br/>Illinois Professional Design Firm License No. 184-003152<br/>www.haegengineering.com</div> |            | <div>Revised per Village Review</div> <div>Revised Site Plan</div> <div>Revised Site Plan</div> <div>Revised Site Geometry &amp; Grading</div> <div>Revised per CCHD Review</div> <div>Revised per CCHD Review</div> <div>Revision</div> |  |
| Project Manager:                                                                                                                           | M. L. A    | 5                                                                                                                                                                                                                                                                                                                                                          | 09-28-2023 |                                                                                                                                                                                                                                          |  |
| Engineer:                                                                                                                                  | M. L. A    | 4                                                                                                                                                                                                                                                                                                                                                          | 09-19-2023 |                                                                                                                                                                                                                                          |  |
| Date:                                                                                                                                      | 02.08.2023 | 3                                                                                                                                                                                                                                                                                                                                                          | 05-23-2023 |                                                                                                                                                                                                                                          |  |
| Project No.                                                                                                                                | 22-268     | 2                                                                                                                                                                                                                                                                                                                                                          | 04-27-2023 |                                                                                                                                                                                                                                          |  |
| Sheet                                                                                                                                      | C2.1       | 1                                                                                                                                                                                                                                                                                                                                                          | 03-02-2023 |                                                                                                                                                                                                                                          |  |
|                                                                                                                                            |            | No.                                                                                                                                                                                                                                                                                                                                                        | Date       |                                                                                                                                                                                                                                          |  |
|                                                                                                                                            |            | Revision                                                                                                                                                                                                                                                                                                                                                   |            |                                                                                                                                                                                                                                          |  |
| Attachment: EXHIBIT - Engineering Plans (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)                                                 |            |                                                                                                                                                                                                                                                                                                                                                            |            |                                                                                                                                                                                                                                          |  |



Revised per Village Review  
Revised Site Plan  
Revised Site Geometry & Grading  
Revised per CCHD Review  
Revised per CCHD Review  
Revision

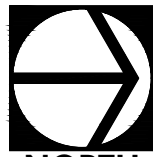
| No | Date       |
|----|------------|
| 5  | 09.28.2023 |
| 4  | 09.19.2023 |
| 3  | 05.23.2023 |
| 2  | 04.27.2023 |
| 1  | 03.02.2023 |

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# EXISTING CONDITIONS & DEMOLITION PLAN

Project Manager: M L A  
Engineer: M L A  
Date: 02.08.2023  
Project No. 22-268  
Sheet **C3.0** /

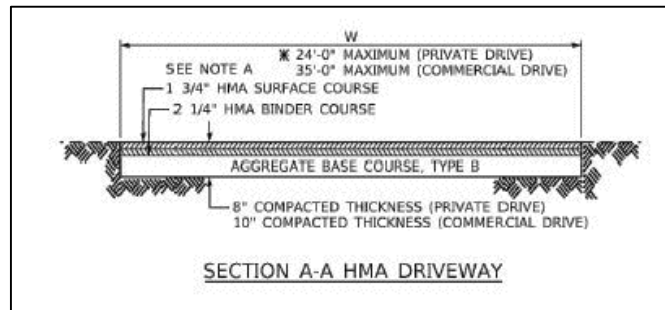




Scale: 1" = 30'

PAVING LEGEND

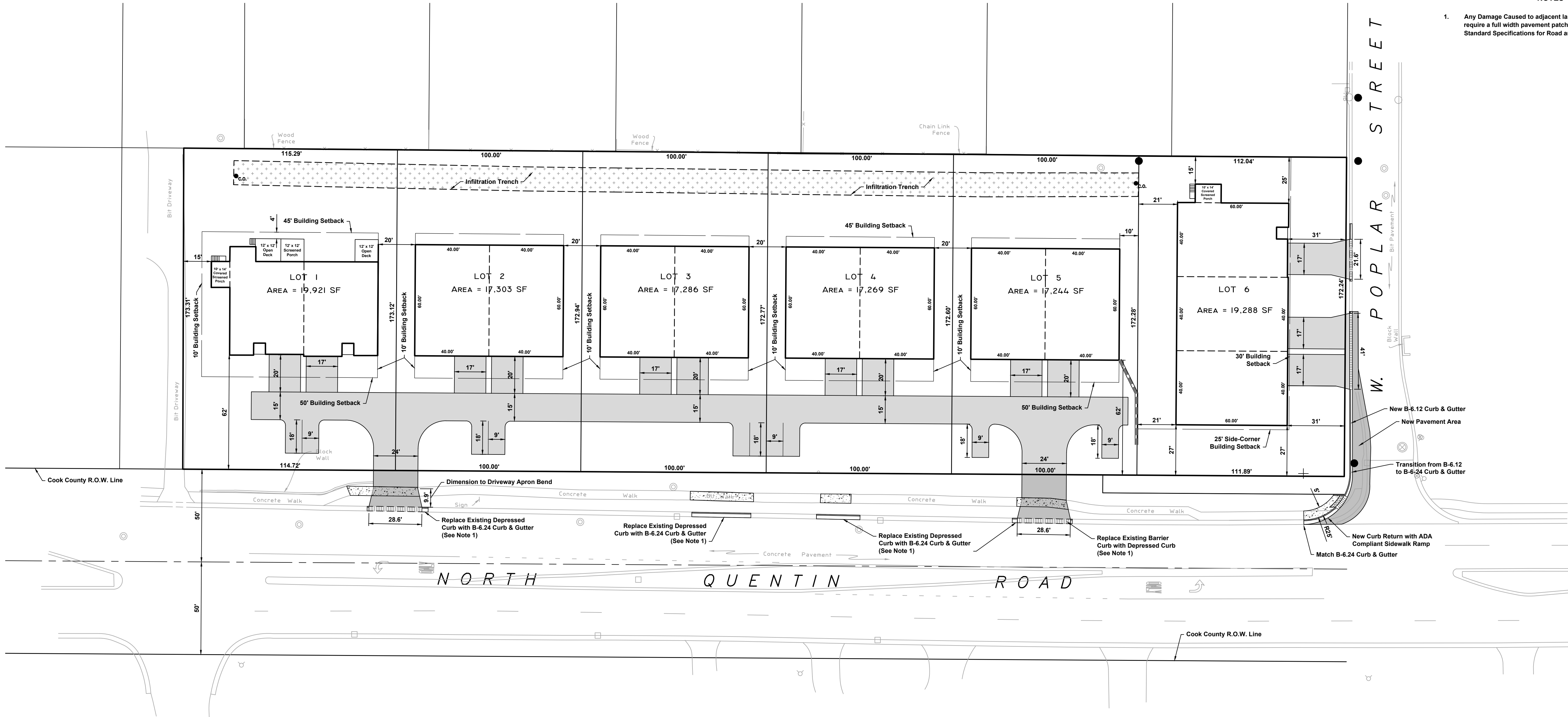
- Asphalt Driveway**  
-2" HMA Surface Course  
-4" CA-6 Crushed Aggregate Base Course
- ROW Asphalt Apron**  
-1.75" HMA Surface Course  
-2.25" HMA Binder Course  
-10" Aggregate Base Course, Type B
- Concrete Sidewalk**  
-5" Portland Cement Concrete  
-4" CA-6 Crushed Aggregate Base Course
- Concrete Sidewalk Within Driveway**  
-8" Portland Cement Concrete  
-4" CA-6 Crushed Aggregate Base Course



COOK COUNTY HIGHWAY DEPT DRIVEWAY DETAIL

NOTES

1. Any Damage Caused to adjacent lanes greater than 1 inch shall require a full width pavement patch in accordance with IDOT Standard Specifications for Road and Bridge Construction.



Project Impervious Area Summary

| Lot # | House Footprint | Unit Driveway | Shared Driveway | Total Area |
|-------|-----------------|---------------|-----------------|------------|
| 1     | 4,800 s.f.      | 680 s.f.      | 1,866 s.f.      | 7,346 s.f. |
| 2     | 4,800 s.f.      | 680 s.f.      | 2,204 s.f.      | 7,684 s.f. |
| 3     | 4,800 s.f.      | 680 s.f.      | 1,826 s.f.      | 7,306 s.f. |
| 4     | 4,800 s.f.      | 680 s.f.      | 1,826 s.f.      | 7,306 s.f. |
| 5     | 4,800 s.f.      | 680 s.f.      | 2,501 s.f.      | 7,981 s.f. |
| 6     | 7,800 s.f.      | 1,605 s.f.    |                 | 9,405 s.f. |

Total 31,800 s.f. 5,005 s.f. 10,223 s.f. 47,028 s.f.

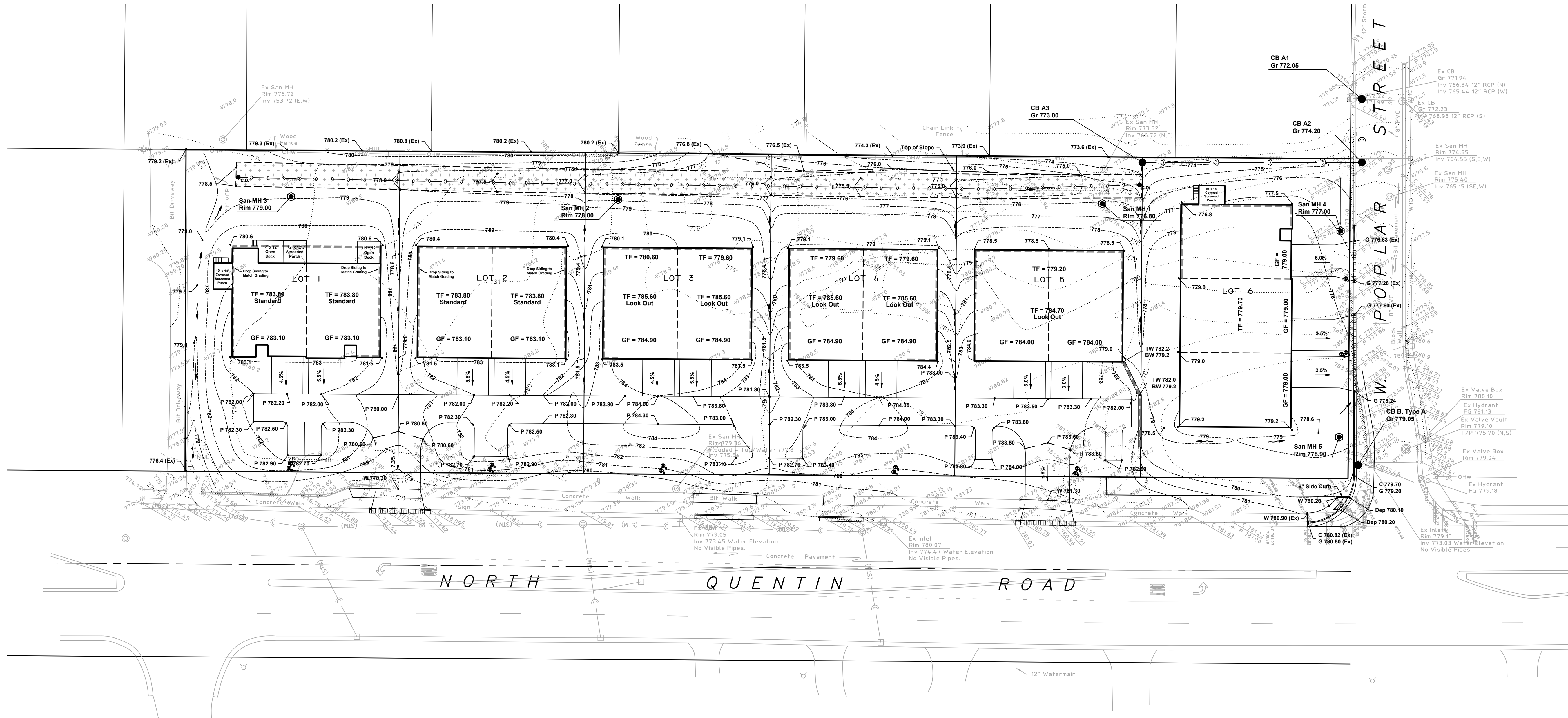
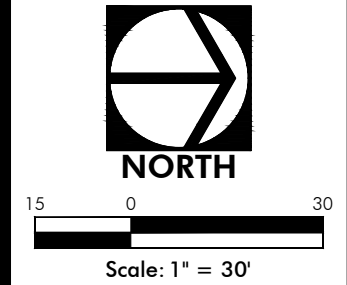
Required Volume Control Storage = 47,028 s.f. \* 0.833 ft  
= 3,919 c.f.  
= 0.090 ac-ft

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**GEOMETRY & PAVING PLAN**  
**CARRIAGE WAY LANDING**  
**SITE IMPROVEMENT PLANS**  
PALATINE, ILLINOIS

Project Manager: M.L.A.  
Engineer: M.L.A.  
Date: 02.08.2023  
Project No. 22-268  
Sheet **C4.0**





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**GRADING & DRAINAGE PLAN**  
**CARRIAGE WAY LANDING**  
**SITE IMPROVEMENT PLANS**  
PALATINE, ILLINOIS

| No. | Date       | Revision                       |
|-----|------------|--------------------------------|
| 5   | 09.08.2023 | Revised per Village Review     |
| 4   | 09.19.2023 | Revised per Village Review     |
| 3   | 05.23.2023 | Revised San Geometry & Grading |
| 2   | 04.27.2023 | Revised per CCHD Review        |
| 1   | 03.02.2023 | Revised per CCHD Review        |

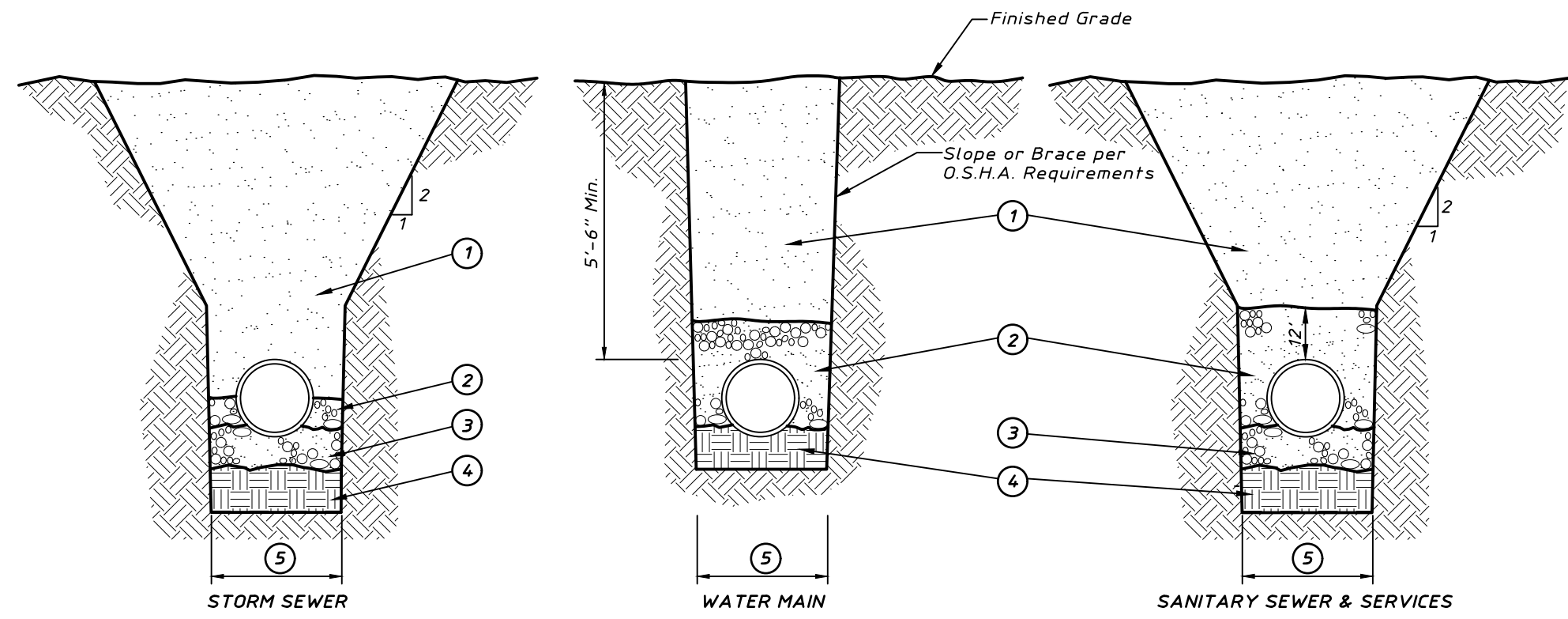
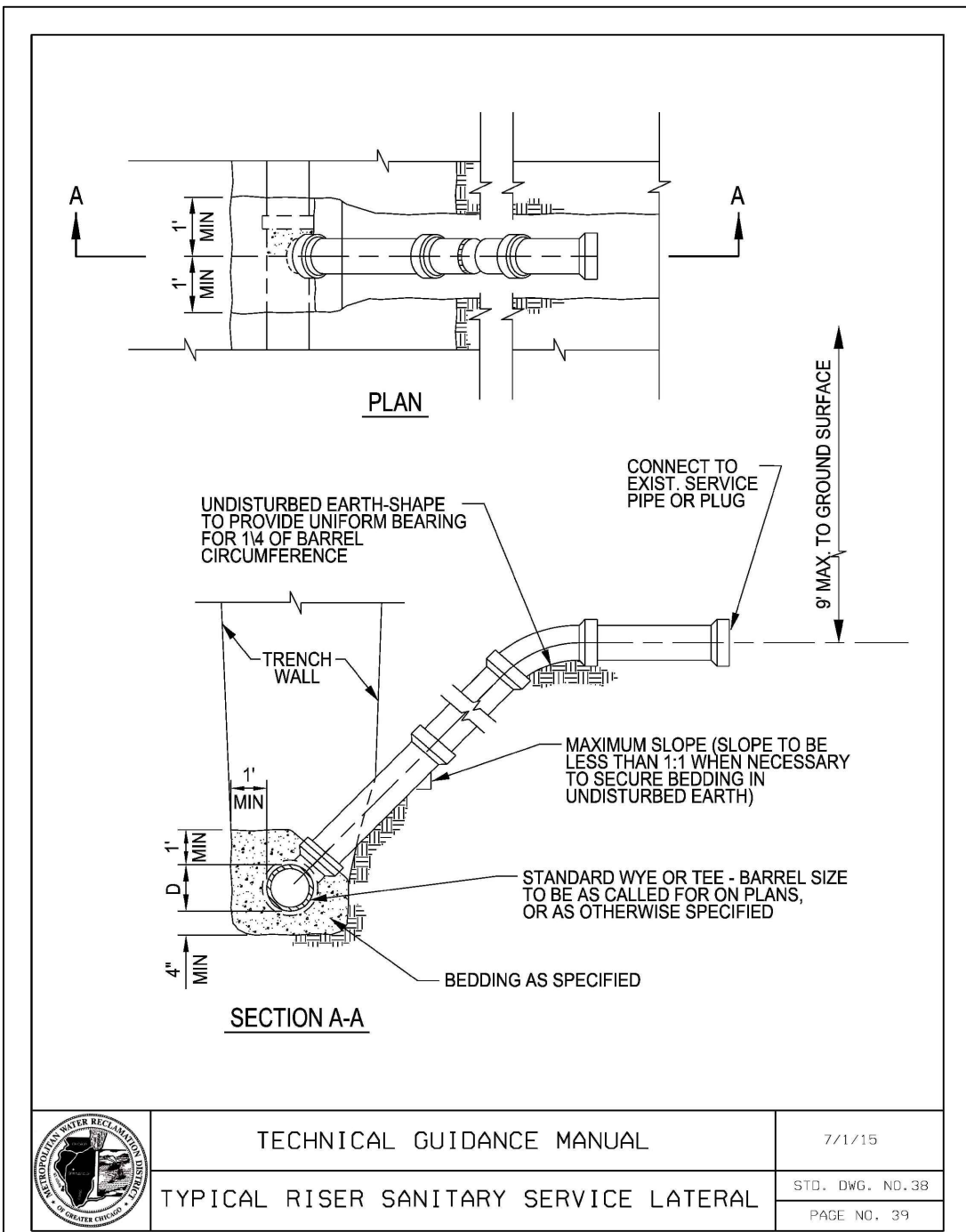
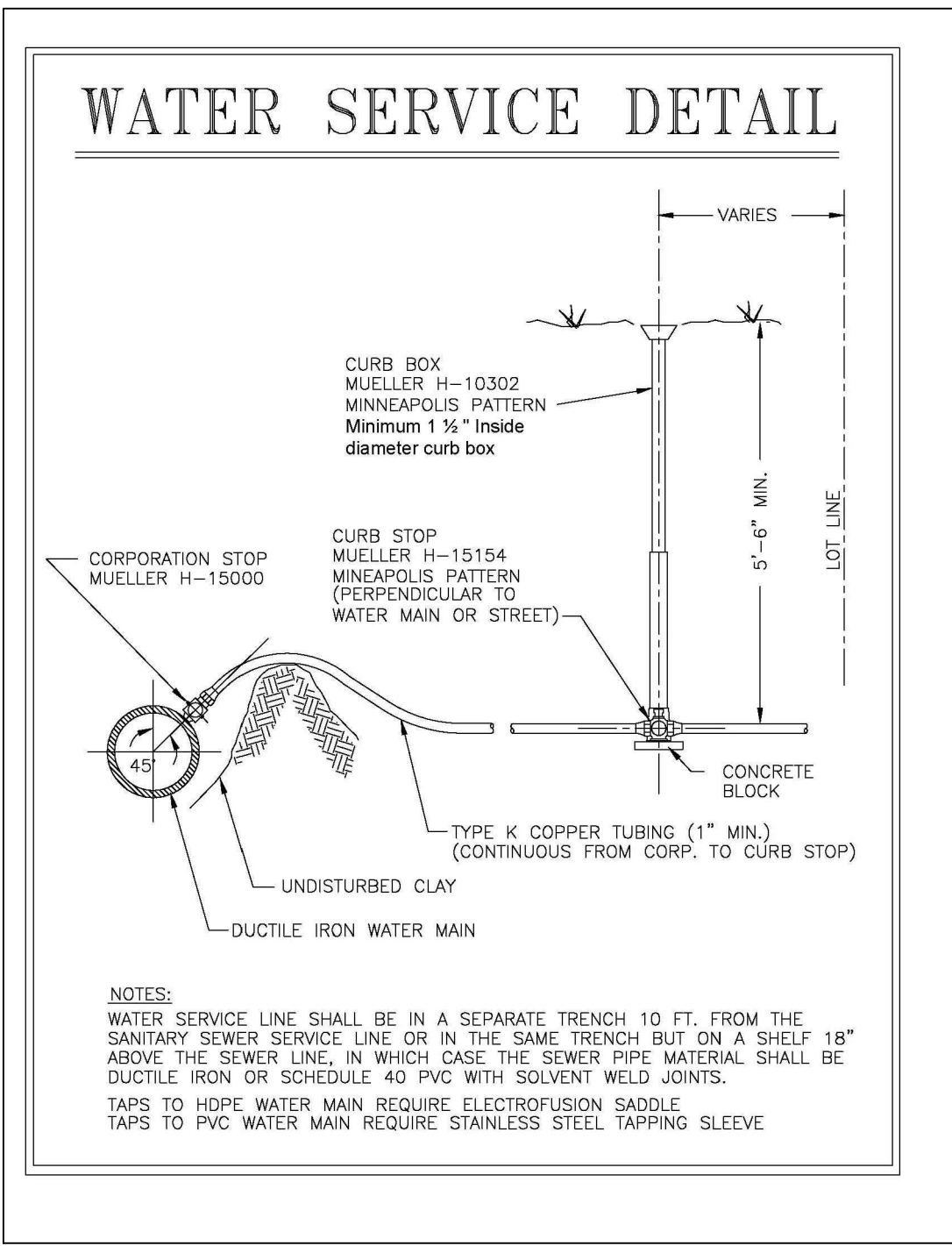
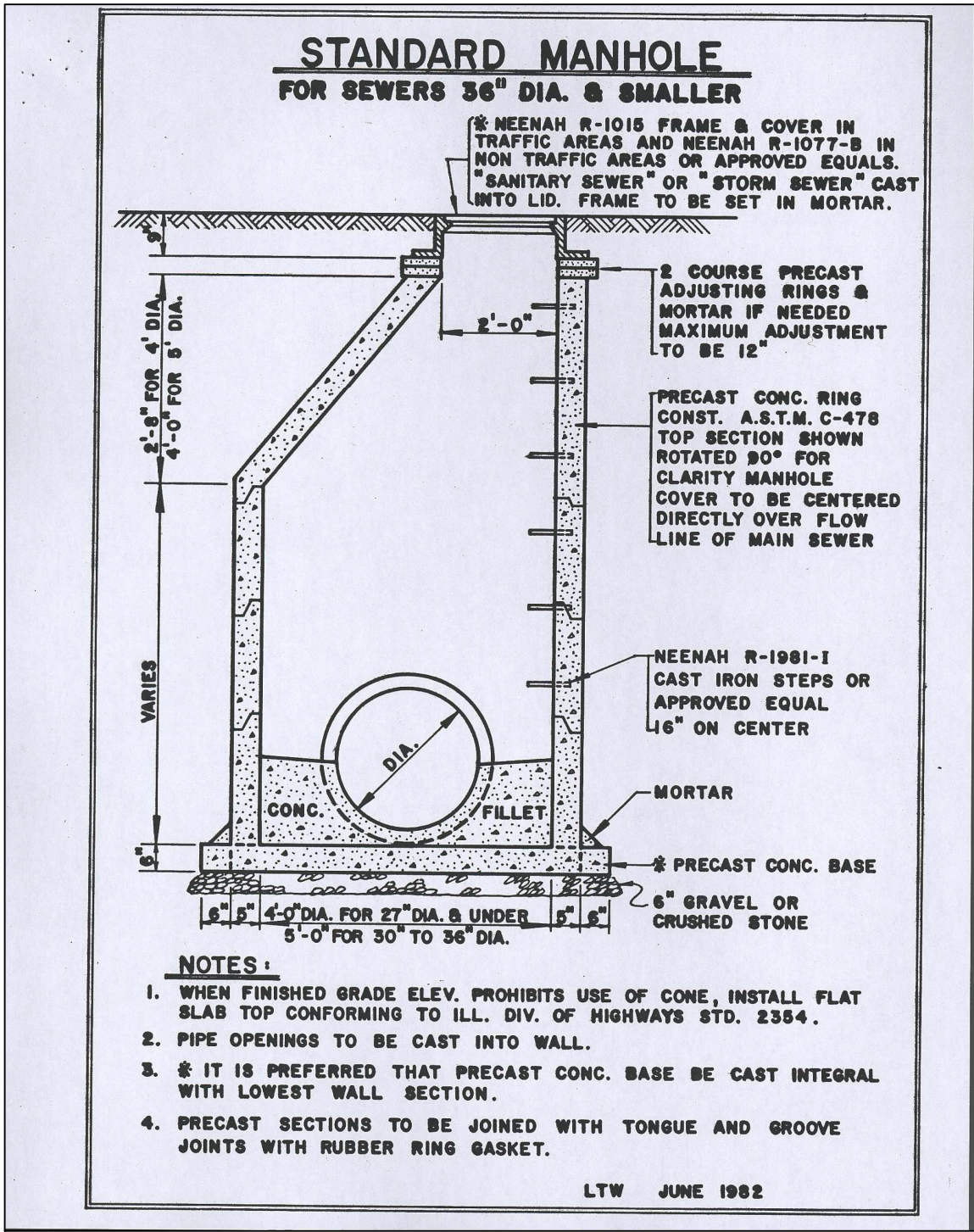
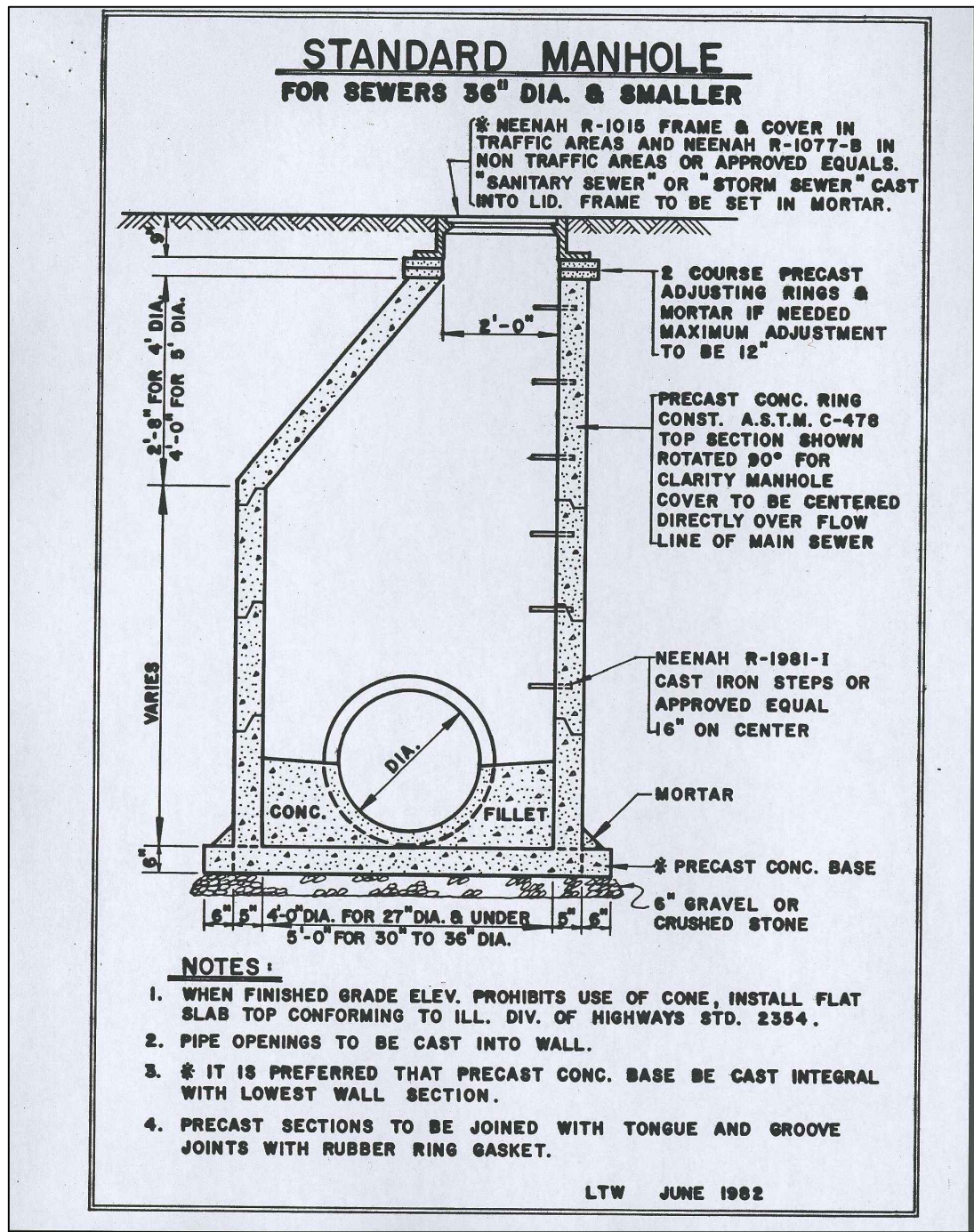
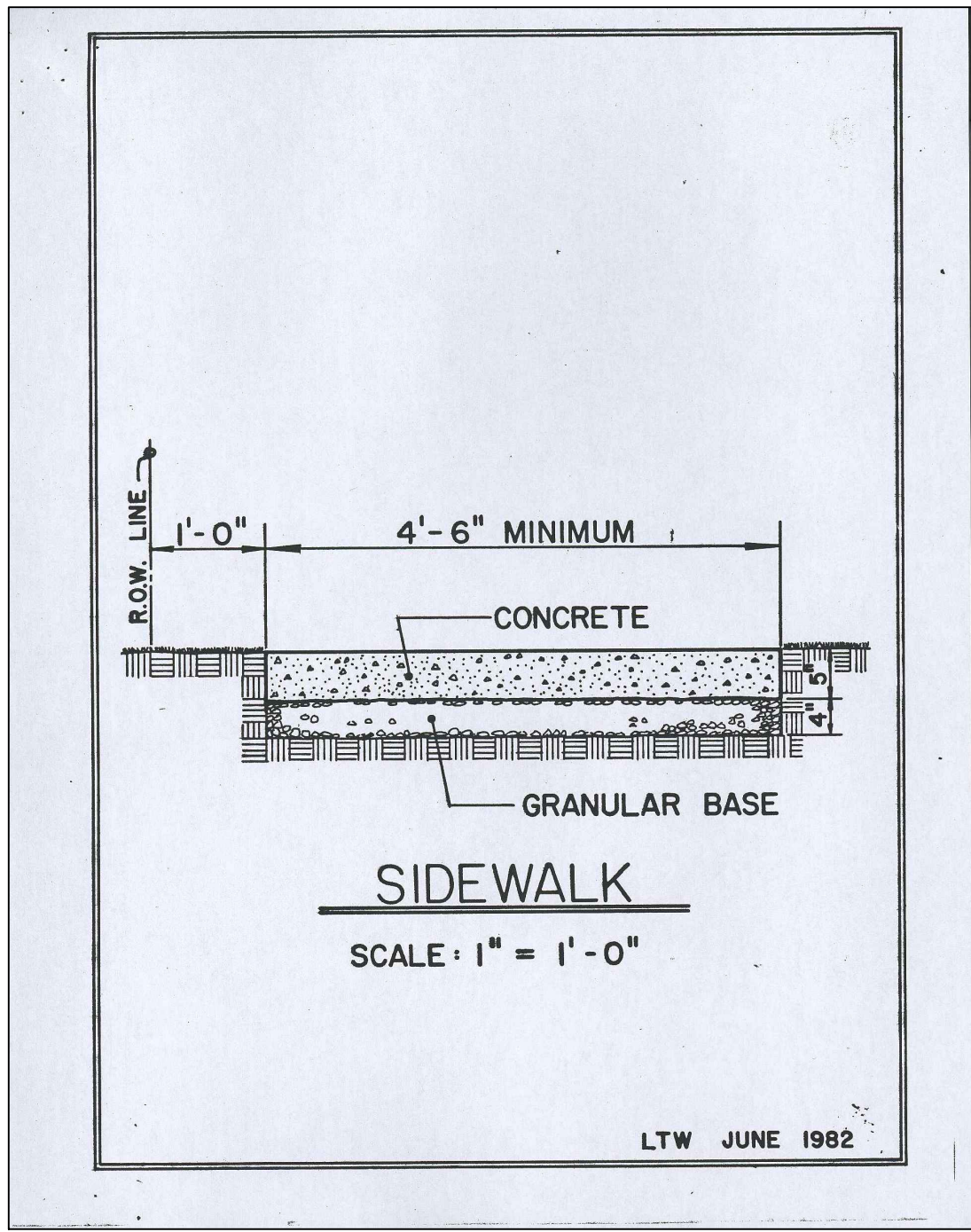
Project Manager: M L A  
Engineer: M L A  
Date: 02.08.2023  
Project No. 22-268  
Sheet **C5.0**

Attachment: EX-HBTR - Engineering Plans (2023-110) - 874-920 N. Quentin Road - PFD - PFSUB





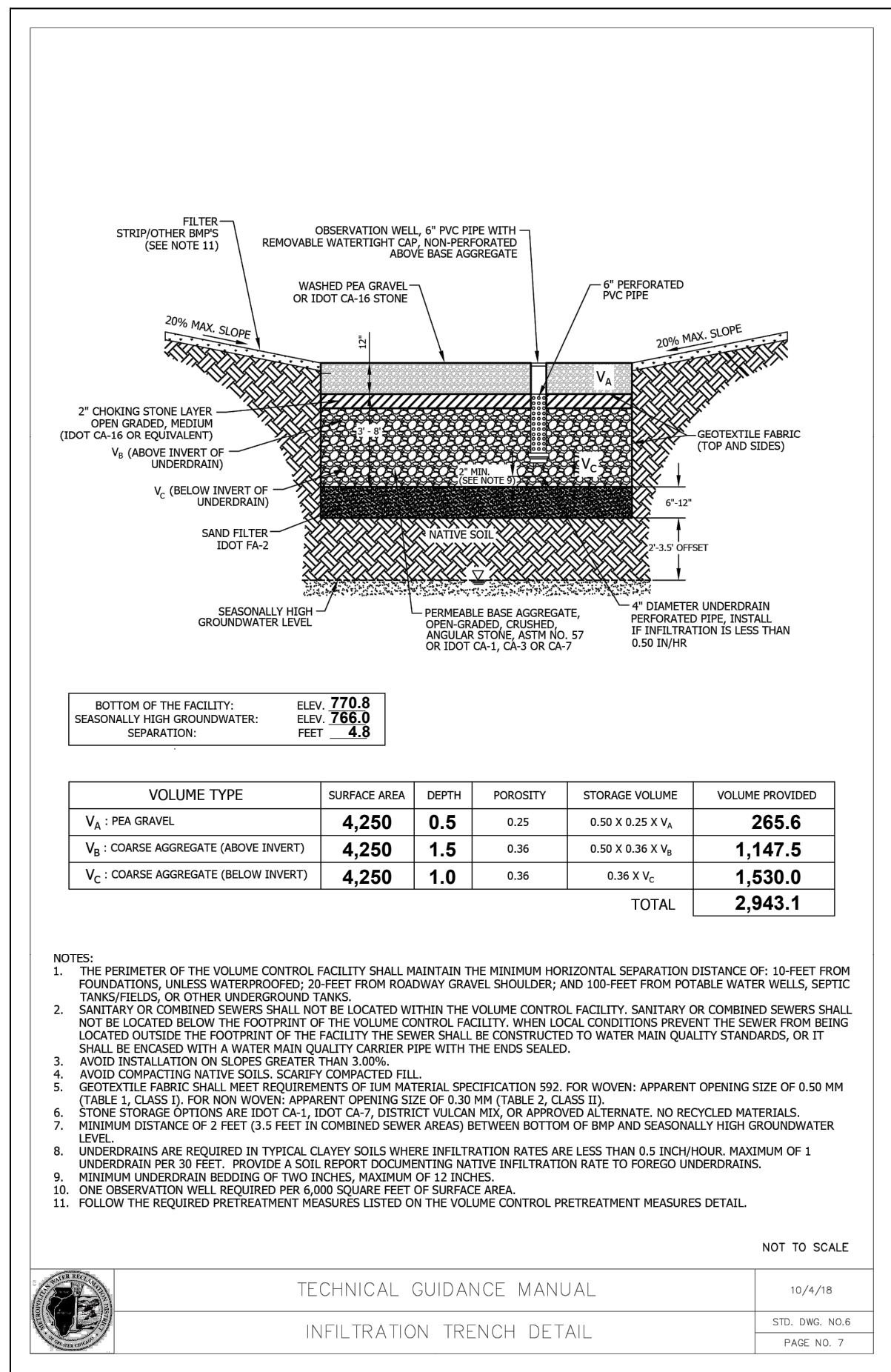




- Notes:
- CA-6 trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
  - STORM SEWER Compacted granular material CA 11 or CA 13 to springline of pipe (Granular Material = 1/4" to 1"). Compact to 95% (ASTM D-1557) 8" lifts max.
  - WATER MAIN Compacted granular material CA 6 to 12" above top of pipe Compact to 95% (ASTM D-1557) 8" lifts max.
  - SANITARY SEWER (PVC, DUCTILE IRON) Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Granular Material = 1/4" to 1") (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
  - 4" Compacted granular bedding material. CA 11 or CA 13 gradation. 8" Lifts max. (Loose measure). Compact to 95% (ASTM D-1557). Bedding Material to be 1/4" to 1"
  - Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4") and replaced with suitable material and compacted.
  - Trench Width - Pipe O.D. + 24" Minimum Refer to Standard Specifications for Water and Sewer Main Construction in Illinois, Current Edition, for Trench Widths.

- Notes:
- PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2231 using either compacted granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
  - All CA 6, CA 11 and CA13 to be IDOT approved.
  - Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).

## TYPICAL TRENCH CROSS SECTION



|                                                     |  |                                                      |
|-----------------------------------------------------|--|------------------------------------------------------|
| Proposed Impervious Area:                           |  | 35,000 ± f                                           |
| Required MWRD Volume Control Rate:                  |  | 1 inch/h of Impervious                               |
| Required MWRD Volume Control:                       |  | 2,917 cubic feet (c.f.)                              |
| Provide Storage in Infiltration Trench (See Detail) |  |                                                      |
| Infiltration Trench Storage:                        |  |                                                      |
| Trench Dimensions:                                  |  | 425-ft length<br>10-ft width                         |
| Va - Pea gravel:                                    |  | 0.50 ft depth<br>0.50'0.25'425'10'0.5 = 265.6 c.f.   |
| Vb - Coarse Aggregate Above Invert:                 |  | 1.50 ft depth<br>0.50'0.36'425'10'1.5 = 1,147.5 c.f. |
| Vc - Coarse Aggregate Below Invert:                 |  | 1.00 ft depth<br>0.36'425'10'1.0 = 1,530.0 c.f.      |
| Total Provided Storage:                             |  | 2,943.1 c.f.                                         |

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TYPICAL DETAILS

CARRIAGE WAY LANDING

SITE IMPROVEMENT PLANS

PALATINE, ILLINOIS

Project Manager: M L A

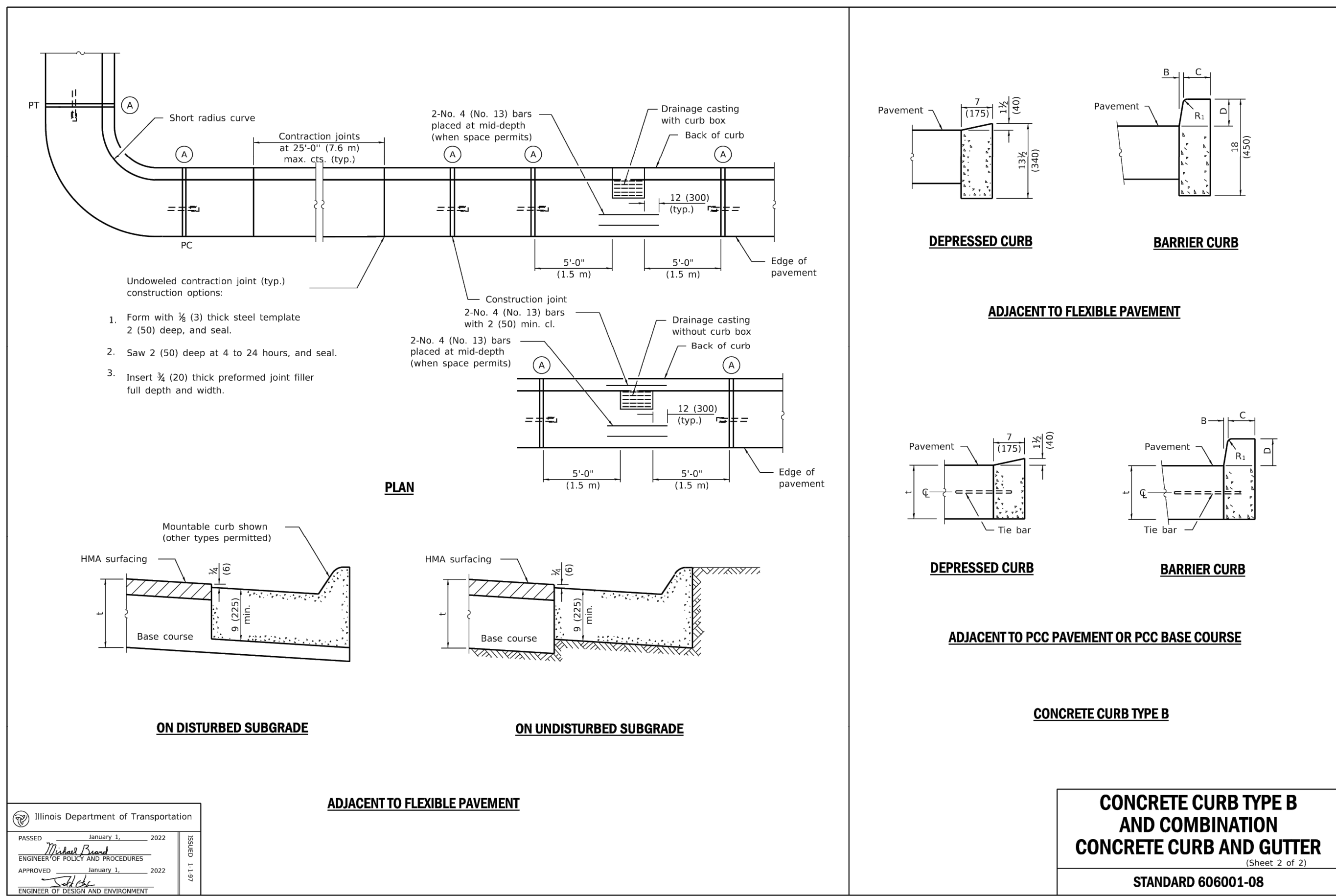
Engineer: M L A

Date: 02.08.2023

Project No. 22-268

Sheet C7.0





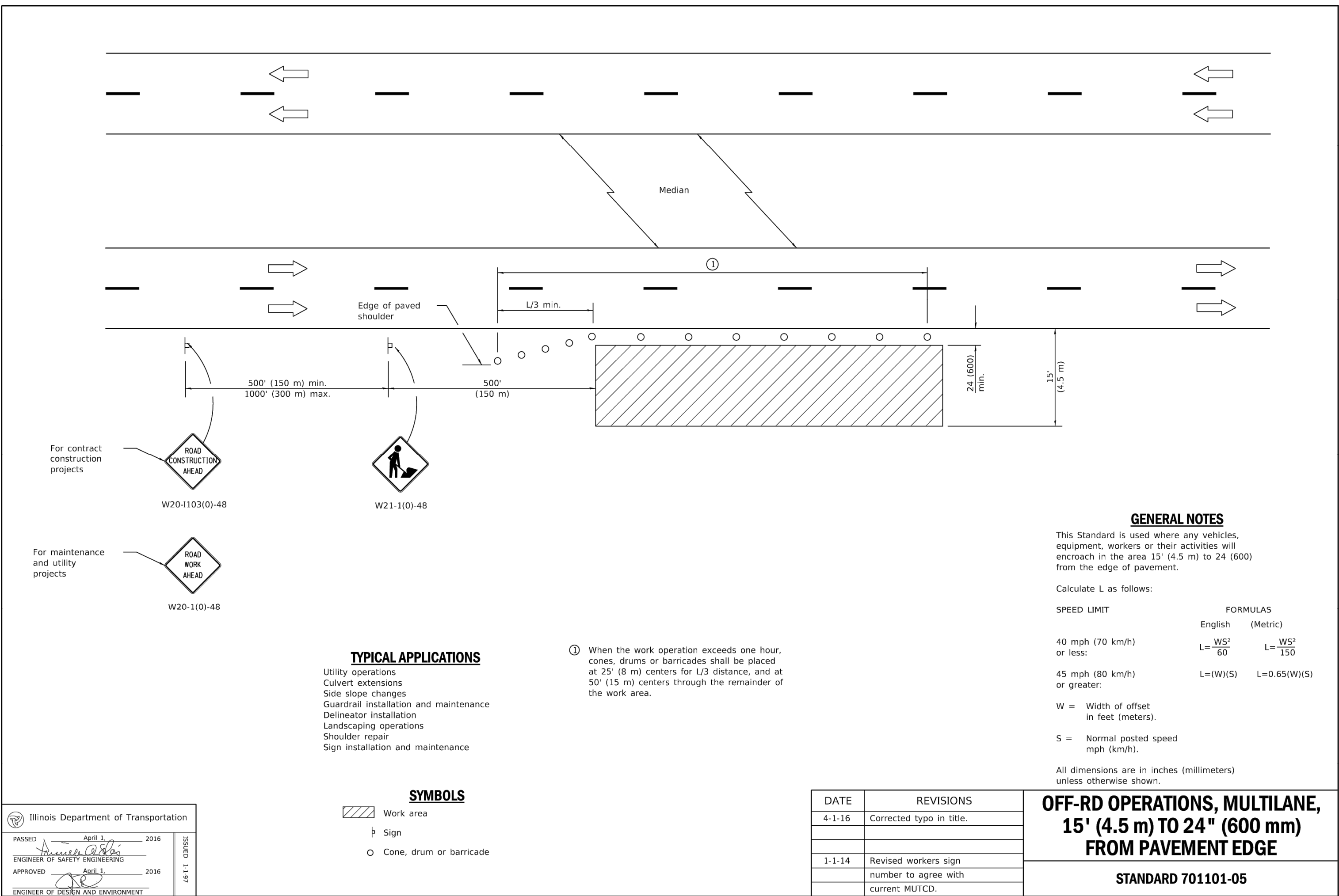
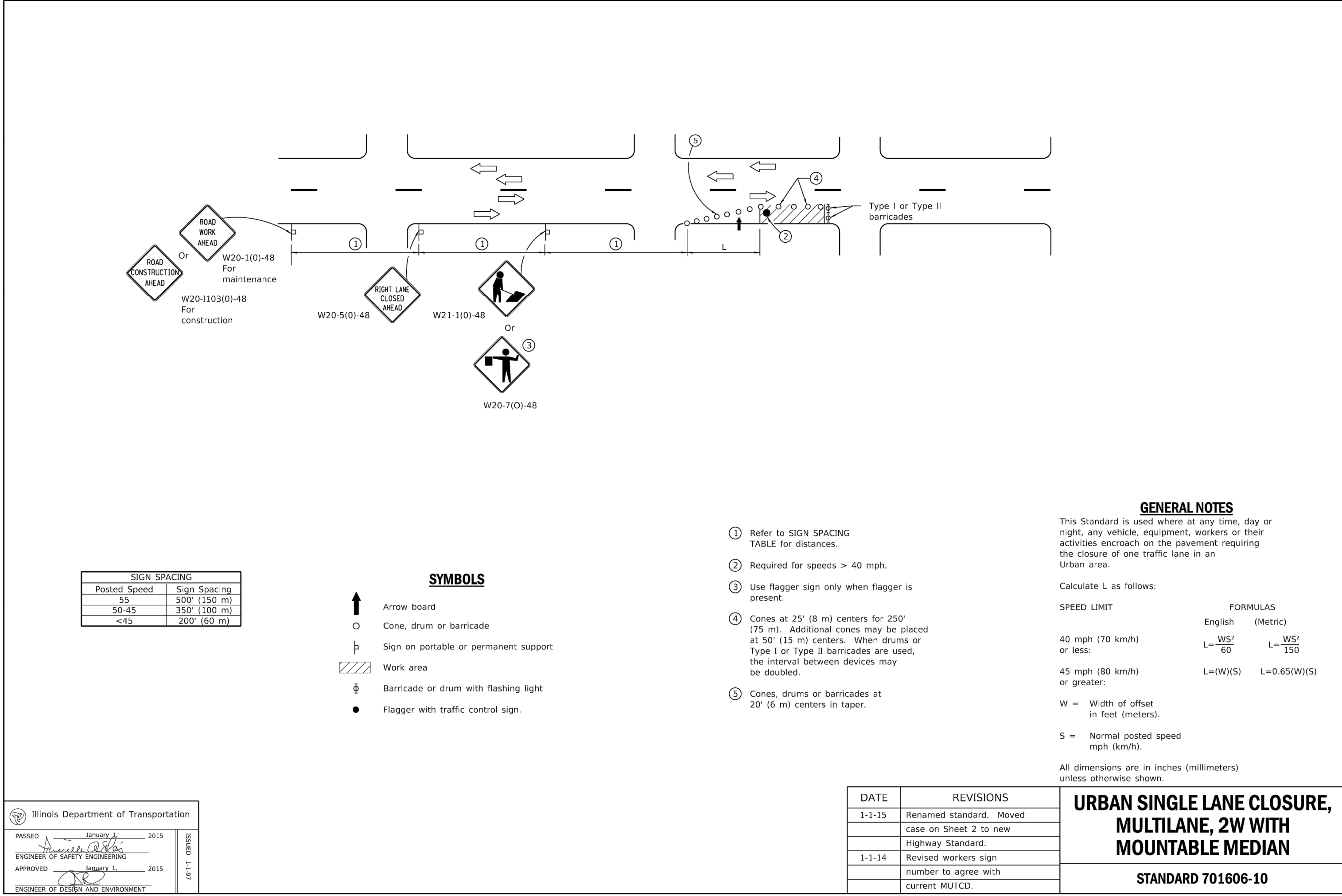
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 5  
 4  
 3  
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 1  
 No.

burg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
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 www.haegengengineering.com

**TYPICAL  
DETAILS**

Project Manager: M L A  
Engineer: M L A  
Date: 02.08.2023  
Project No. 22-268  
Sheet **C7.1** / C7







# STORMWATER POLLUTION PREVENTION PLAN (SWPPP) CARRIAGEWAY LANDING

SECTION 9 TOWNSHIP 42 NORTH RANGE 10 EAST  
PALATINE, ILLINOIS  
COOK COUNTY

Owner/Contractor Certification Statement

This certification statement is part of the Storm Water Pollution Prevention Plan for the Carriage Way Landing project located at 900 N Quentin Rd, Palatine, IL, in accordance with General NPDES Permit No. ILR10 issued by the Illinois Environmental Protection Agency.

The Contractor shall certify that all required training related to applicable National Pollutant Discharge Elimination System permits has been completed by all employees, subcontractors, or other vendors working on behalf of the Contractor on Village projects or within the Village's municipal limits.

I certify under penalty of law that I understand the terms of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR 10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

In addition, I have read and understand all of the information and requirements stated in the Storm Water Pollution Prevention Plan for the above mentioned project. I have provided all documentation required to be in compliance with the ILR10 and Storm Water Pollution Prevention Plan and will provide timely updates to these documents as necessary.

Name

Signature

Title

Date

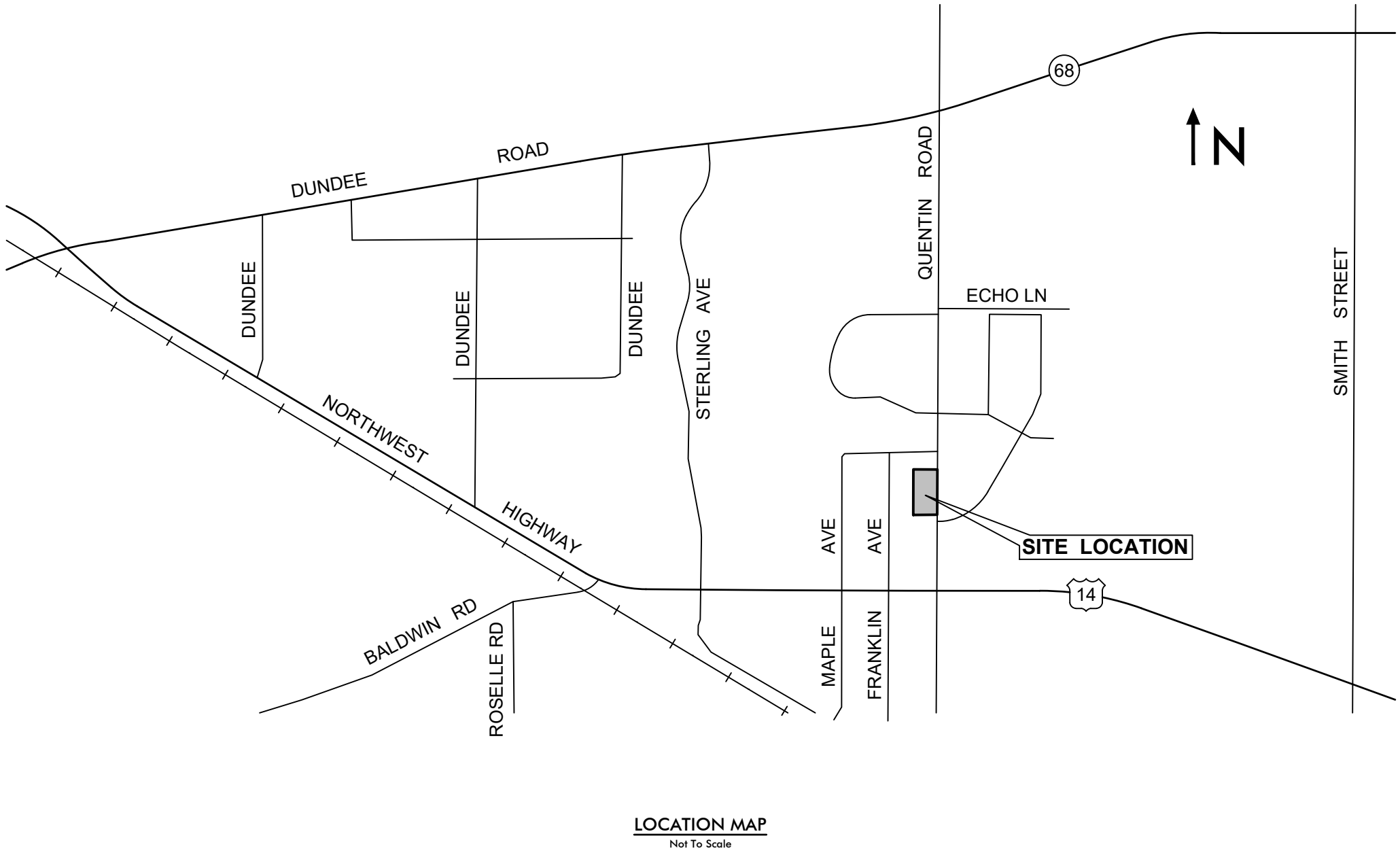
Name of Firm/Company

Telephone

Address

City/State/Zip

The Owner, and all Contractor's and Sub-Contractor's performing work on this site are required to sign the above illustrated Certification Statement. The signed Certifications shall be maintained on the site with the SWPPP.



LOCATION MAP  
Not To Scale

| INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS |                                               |
|-------------------------------------------------------|-----------------------------------------------|
| NO.                                                   | DESCRIPTION                                   |
| EC-1                                                  | SWPPP TITLE SHEET                             |
| EC-2                                                  | SWPPP GENERAL NOTES & SPECIFICATIONS          |
| EC-3                                                  | STORM WATER POLLUTION PREVENTION PLAN (SWPPP) |
| EC-4                                                  | SWPPP TYPICAL DETAILS                         |

OWNER / DEVELOPER:  
Latitude Development  
1239 Williamsburg Lane  
Crystal Lake, IL 60014  
Tel: 847-533-1445

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

VILLAGE OF PALATINE:  
200 E Wood Street  
Palatine, IL 60067  
Tel: 847-359-9042

COOK COUNTY:  
118 N Clark Street  
Chicago, IL 60602  
Tel: 312-443-5500

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

## SWPP PLAN NOTE:

THIS PLAN IS PROVIDED FOR SOIL EROSION & SEDIMENT CONTROL ONLY AND SHALL BE UPDATED AS NECESSARY THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE SITE IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION ON THE FINISHED GRADES AND SUB-GRADE.



Know what's below.  
Call before you dig.

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

| Benchmark                                                                                  |
|--------------------------------------------------------------------------------------------|
| <b>Site Benchmark</b>                                                                      |
| CP # 100 (see survey)<br>Description: Cross Notch<br>Elevation: 781.09 NAVD 88 (Geoid 12A) |
| CP # 502 (see survey)<br>Description: Cross Notch<br>Elevation: 775.47 NAVD 88 (Geoid 12A) |
| CP # 503 (see survey)<br>Description: Cross Notch<br>Elevation: 779.31 NAVD 88 (Geoid 12A) |

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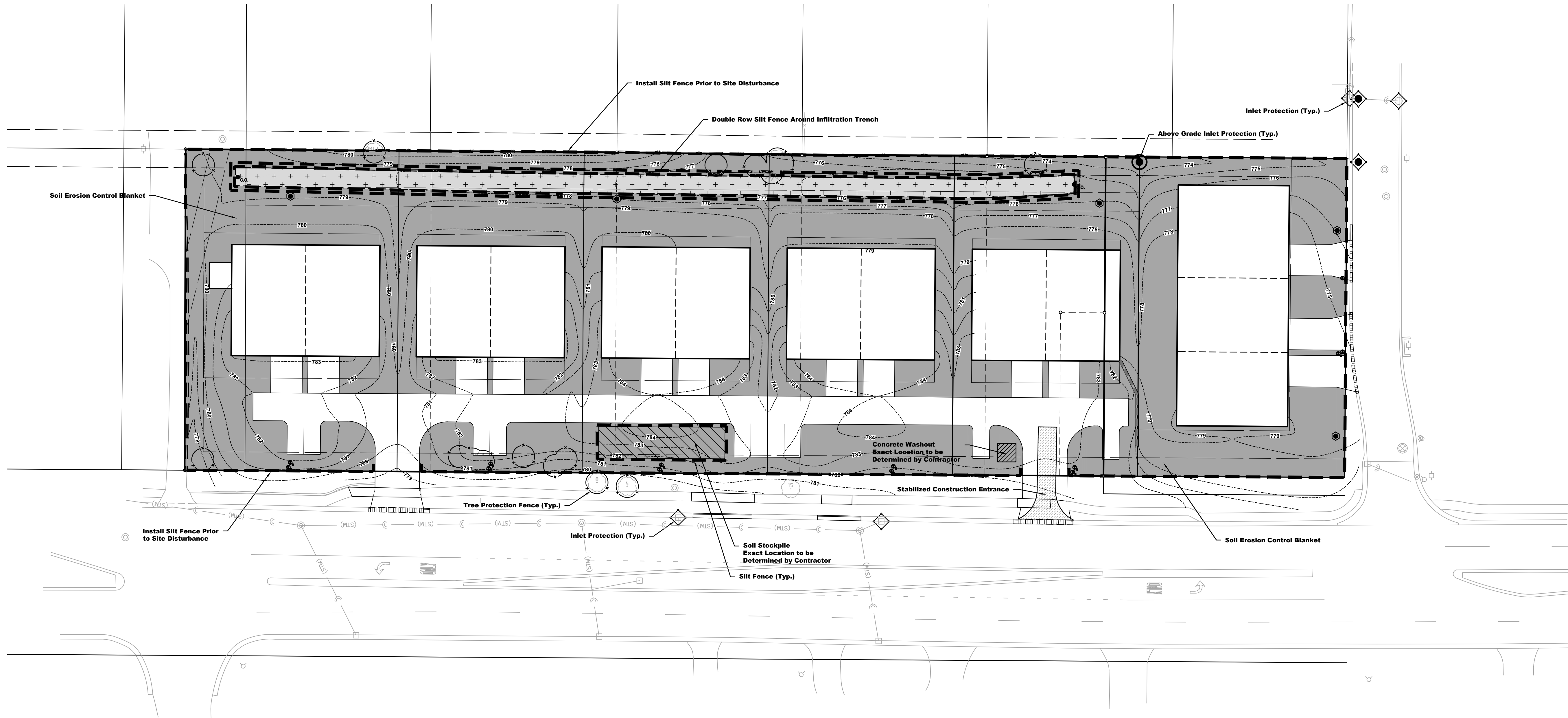
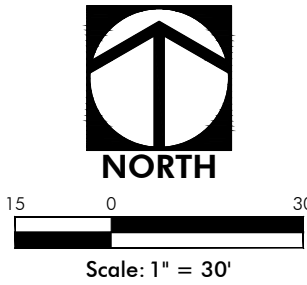
SWPPP  
TITLE SHEET  
CARRIAGE WAY LANDING  
SITE IMPROVEMENT PLANS  
PALATINE, ILLINOIS

Project Manager: M L A  
Engineer: M L A  
Date: 02.08.2023  
Project No. 22-268  
Sheet EC-1 / EC4









| Erosion Control Legend |                                                                                                                                                                                                                                                                             |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        | Stabilized Construction Entrance                                                                                                                                                                                                                                            |
|                        | Concrete Washout                                                                                                                                                                                                                                                            |
|                        | Temporary Stockpile Location                                                                                                                                                                                                                                                |
|                        | Infiltration Trench Seeding - See Landscape Plan                                                                                                                                                                                                                            |
|                        | Temporary Seed & Blanket <ul style="list-style-type: none"><li>• 6" Topsoil (min.)</li><li>• IDOT Seed Mixture 2</li><li>• North American Green DS75 Blanket on Slopes 4:1 or Greater</li><li>• See Landscape Plan for Permanent Seeding and Planting Information</li></ul> |
|                        | Silt Fence                                                                                                                                                                                                                                                                  |
|                        | Inlet Filter Basket or Coir Roll<br>Use Baskets for Structures in Pavement                                                                                                                                                                                                  |
|                        | Coir Rolls for Structures in Grass<br>Use IUM-562 for Secondary Inlet Protection                                                                                                                                                                                            |
|                        | Rip-Rap                                                                                                                                                                                                                                                                     |

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STORMWATER POLLUTION  
PREVENTION PLAN (SWPPP)

CARRIAGE WAY LANDING  
SITE IMPROVEMENT PLANS

PALATINE, ILLINOIS

Project Manager: M L A  
Engineer: M L A  
Date: 02.08.2023  
Project No. 22-268  
Sheet **EC-3**

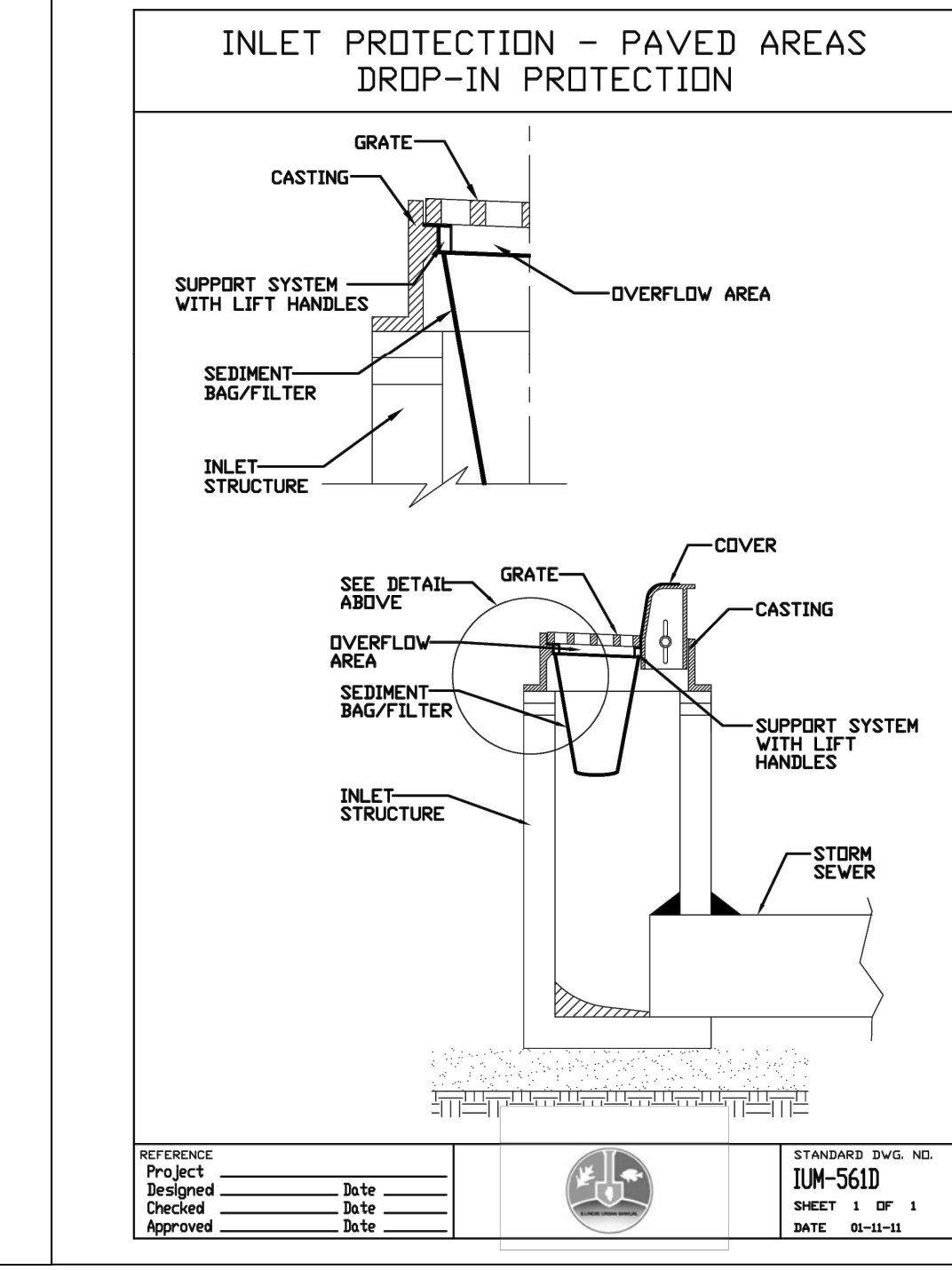
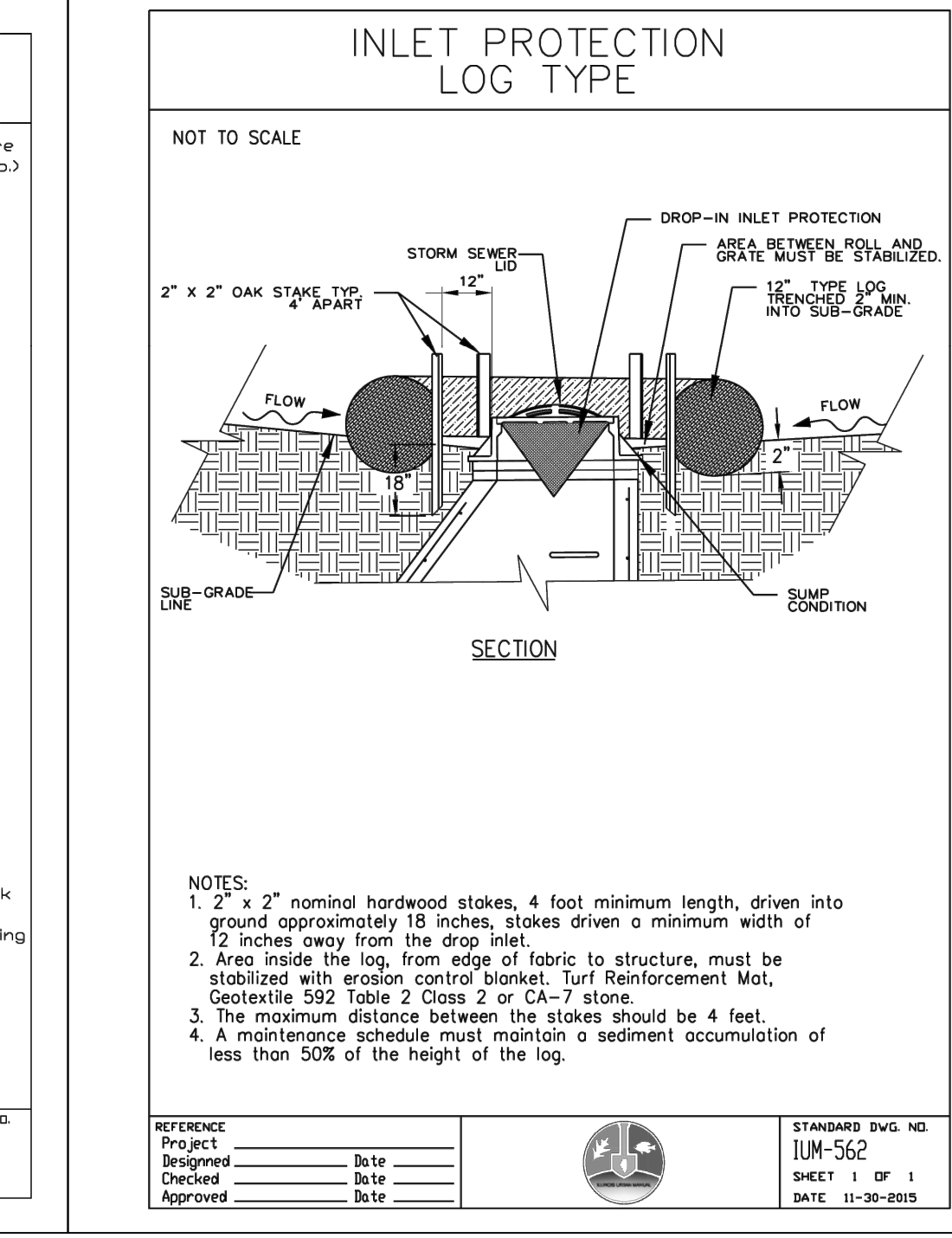
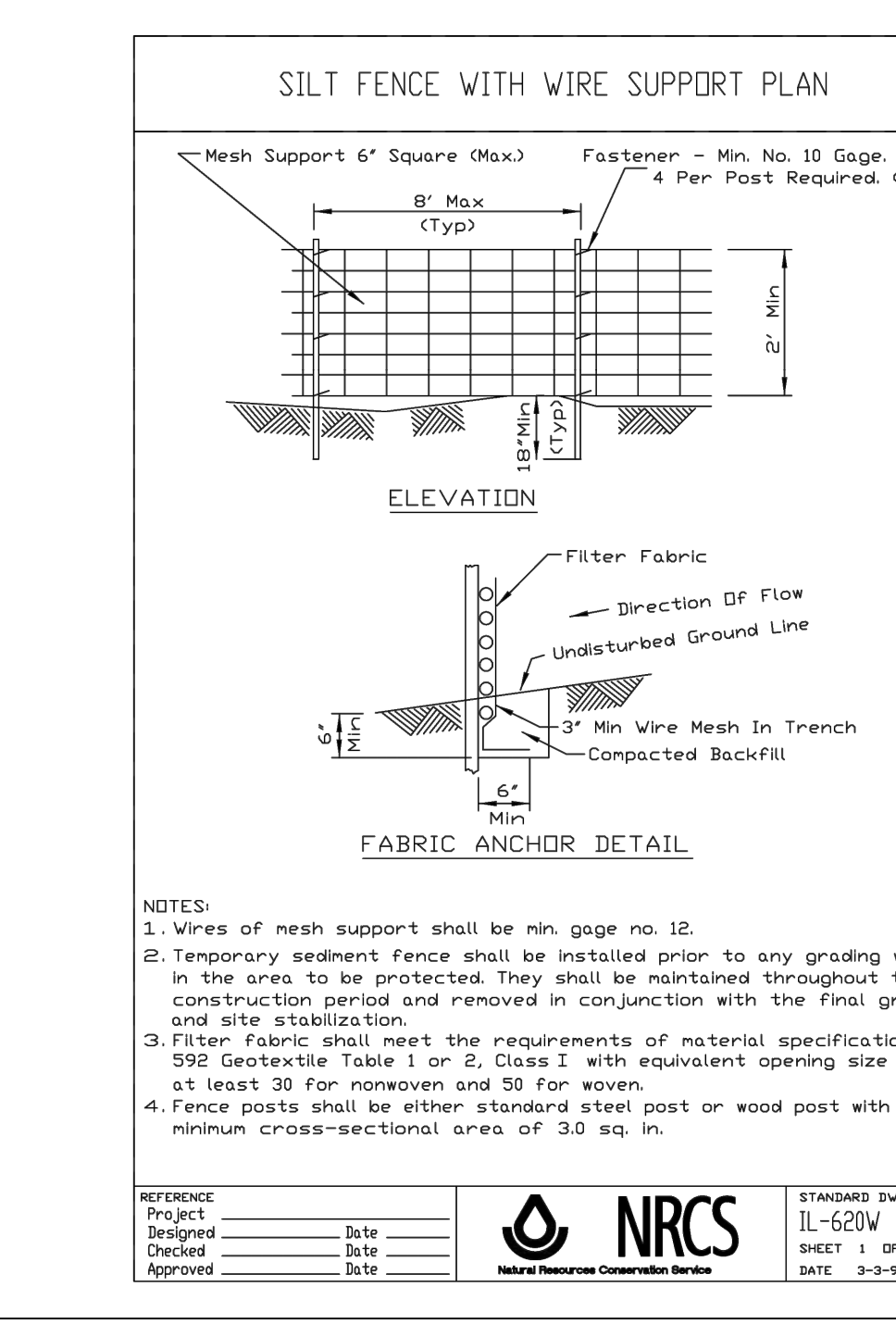
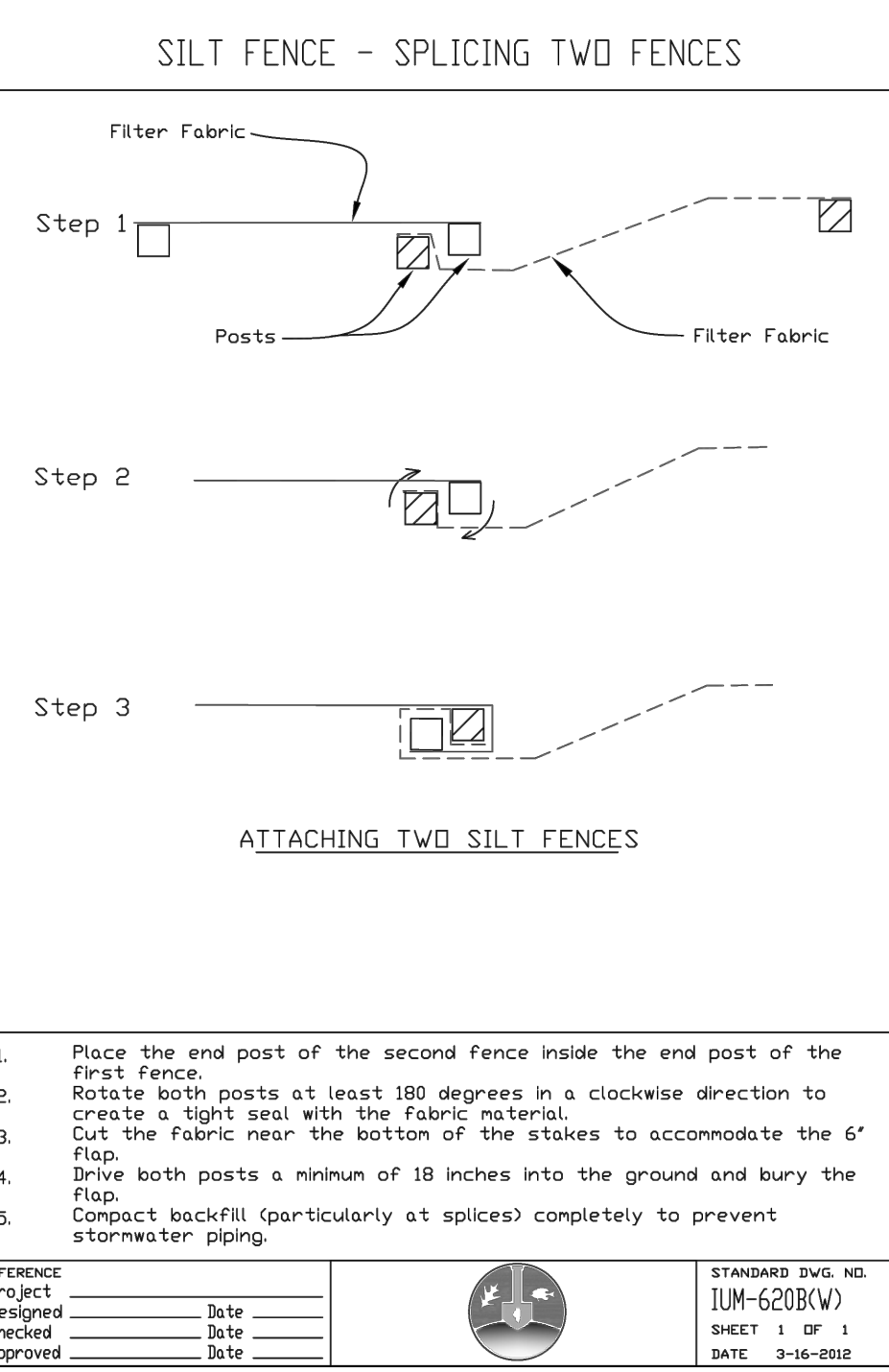
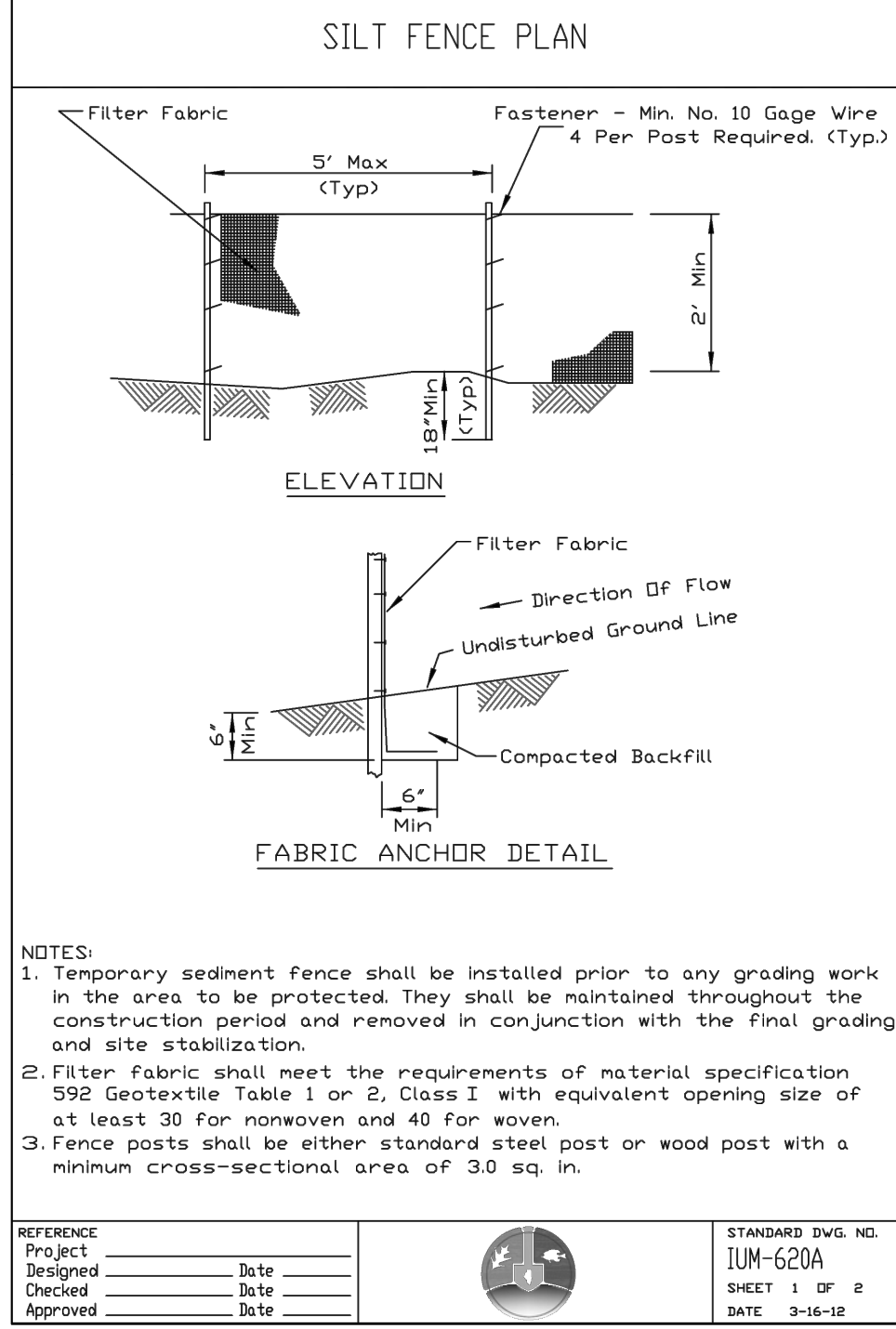
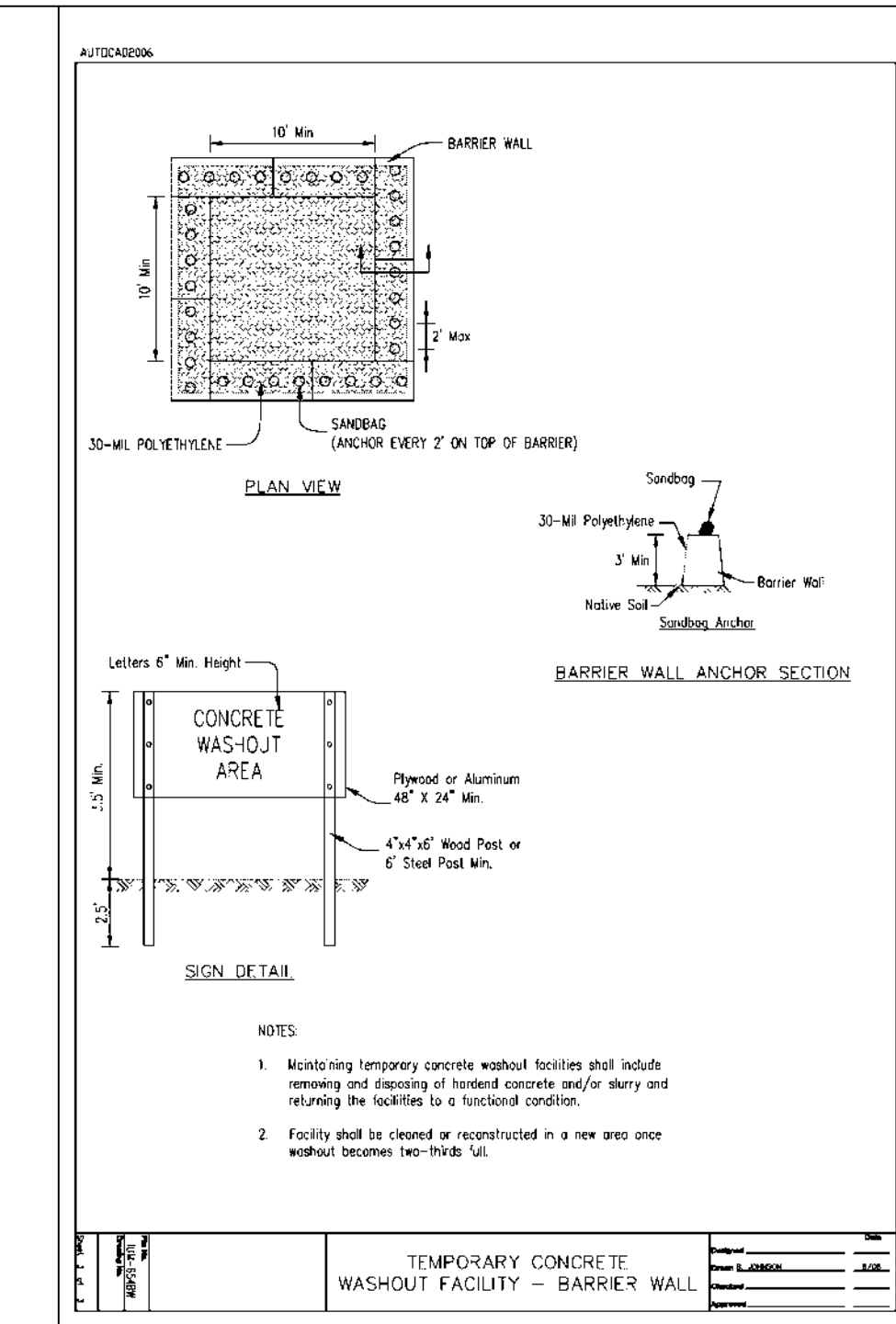
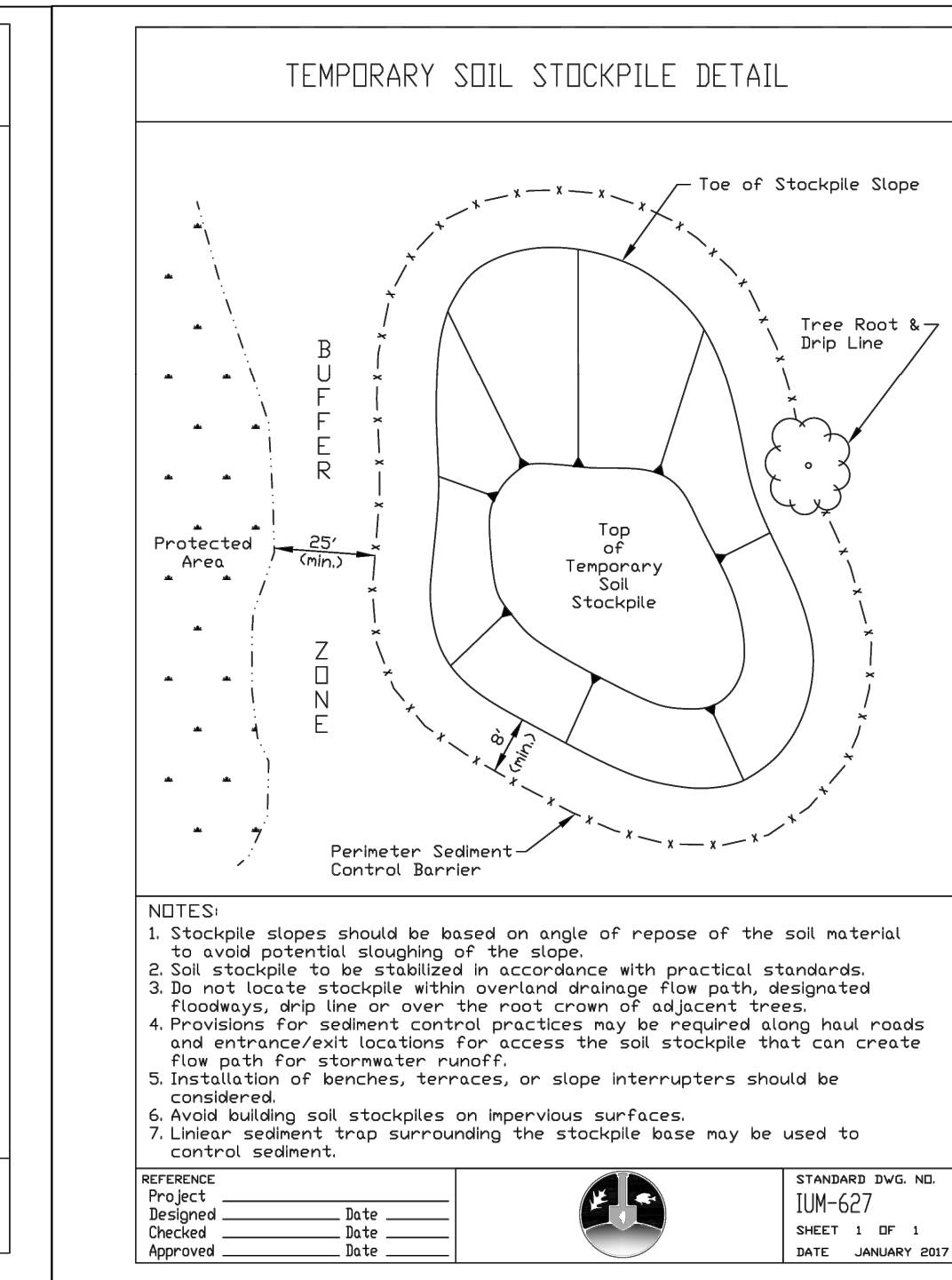
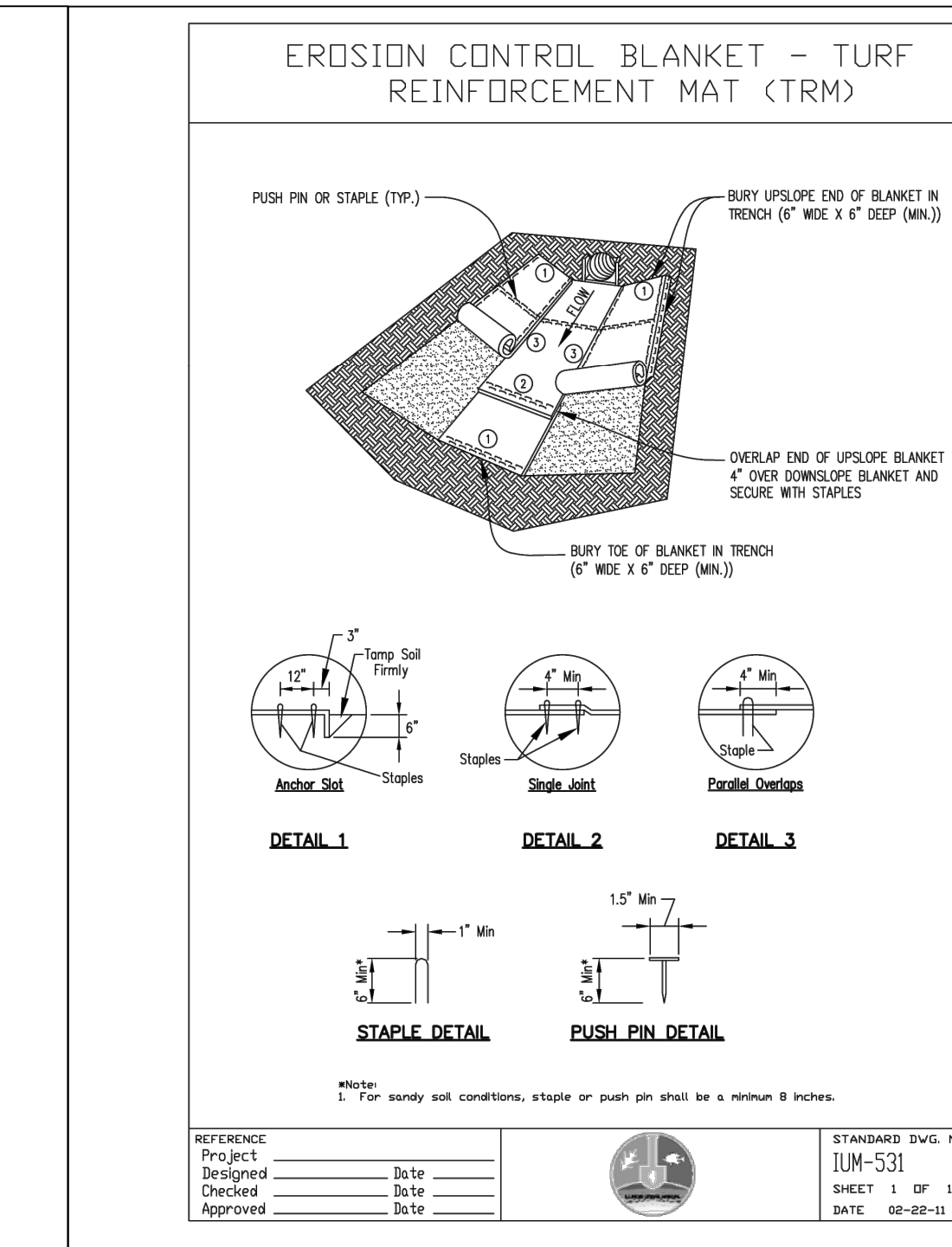
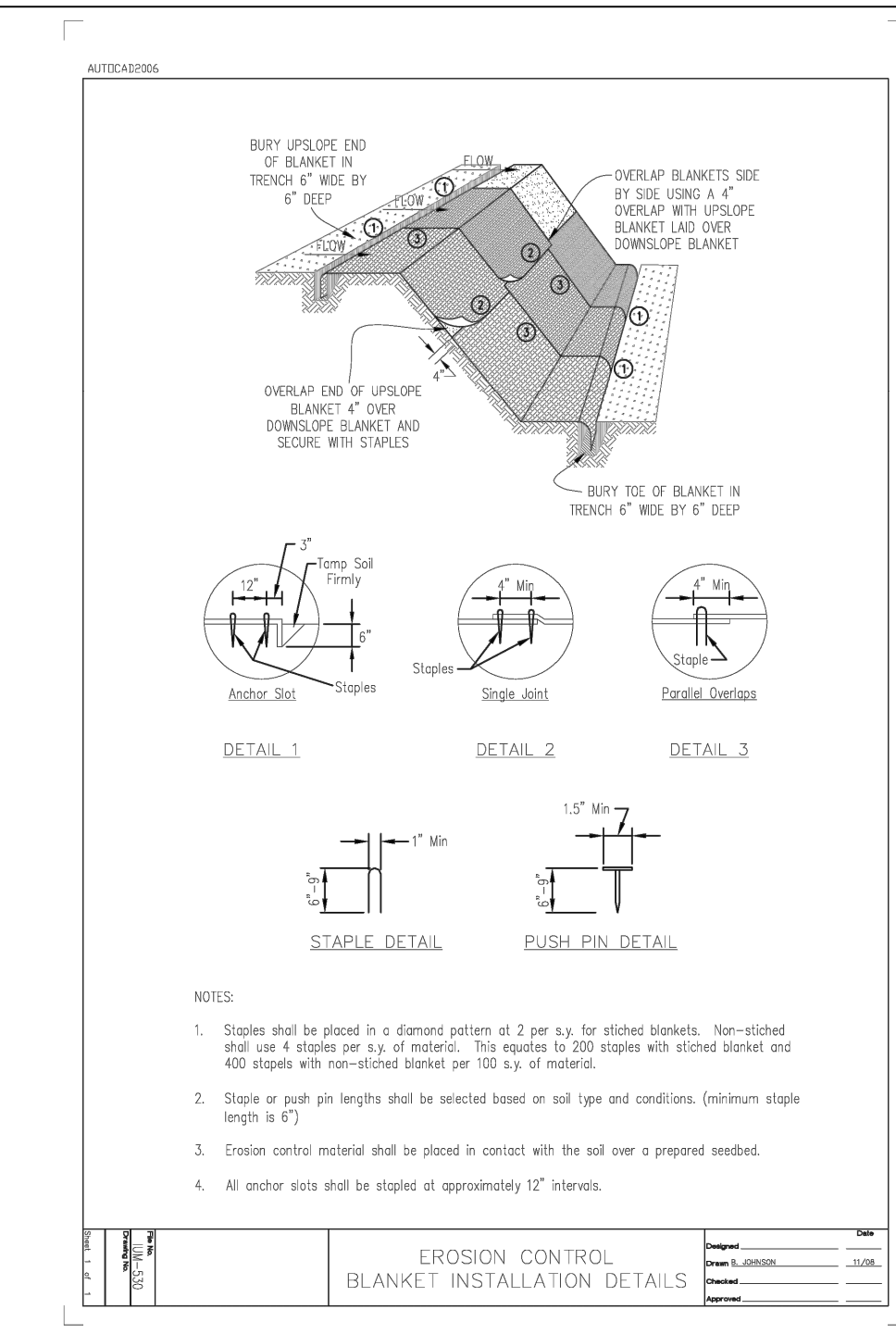
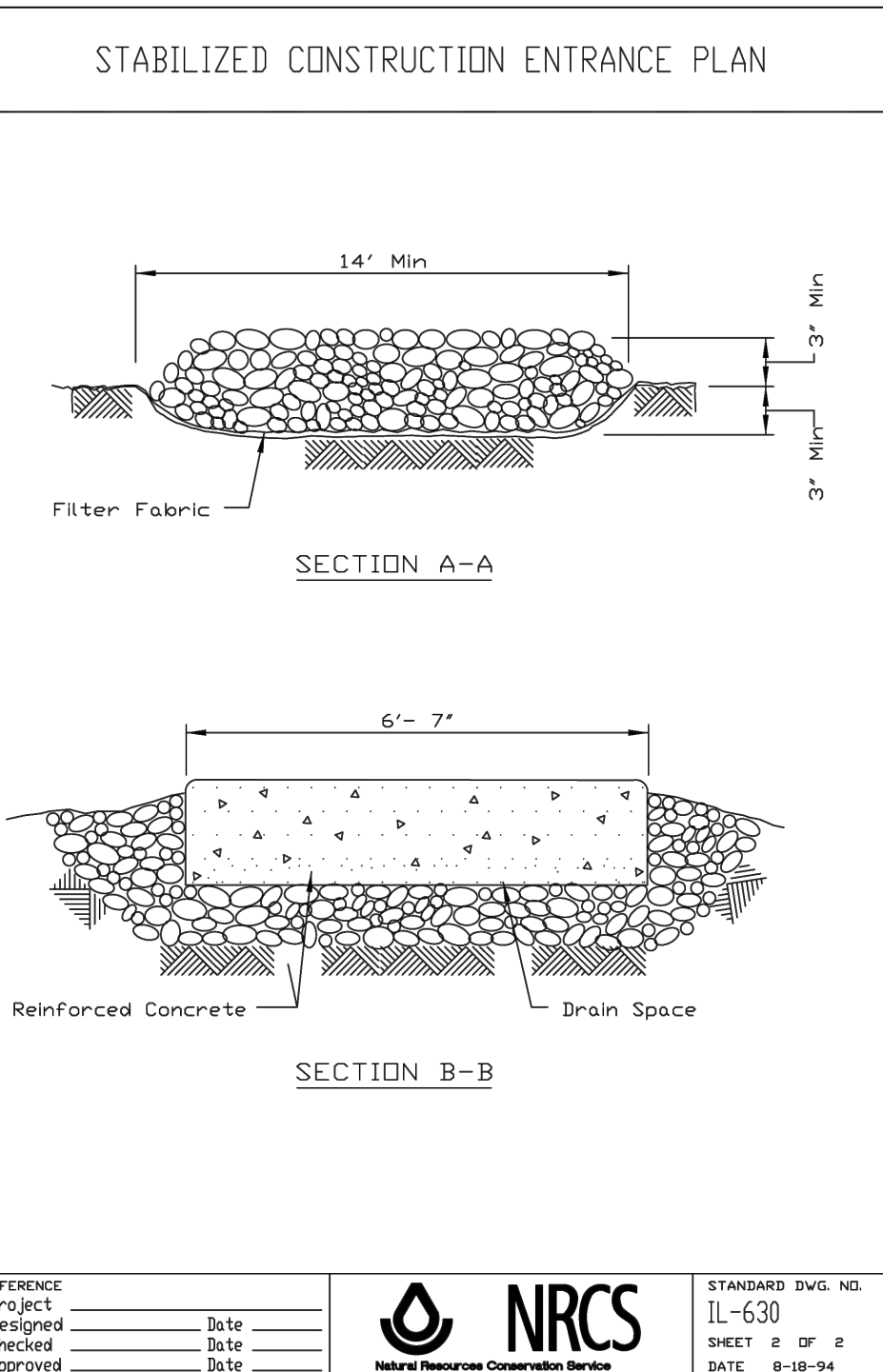
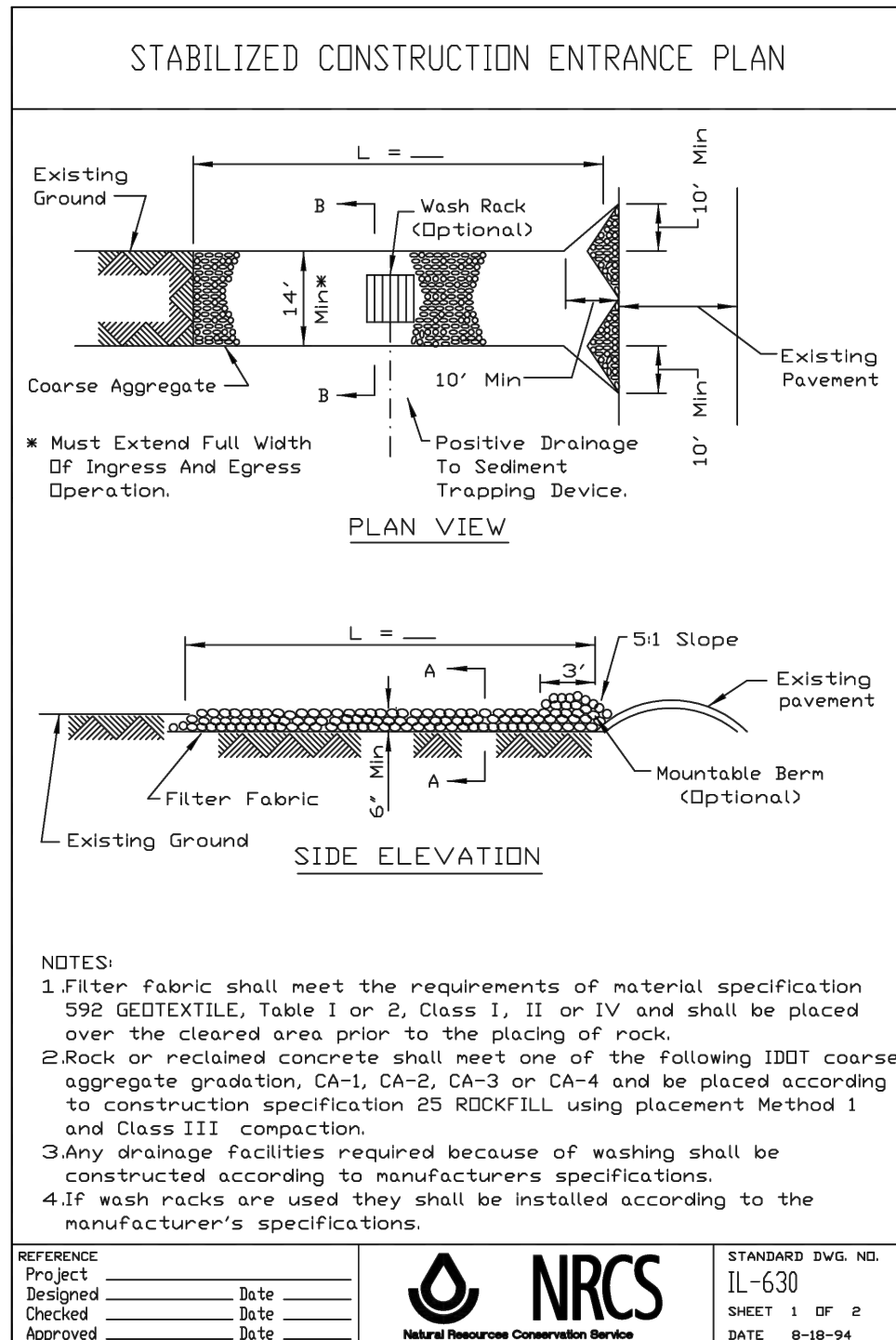
EC4



| Soil Protection Chart |     |     |     |     |     |     |     |     |     |     |     |     |
|-----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Stabilization Type    | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| Permanent Seeding     |     |     | A   |     |     | *   | *   |     | *   | →   |     |     |
| Dormant Seeding       | B   | →   |     |     |     |     |     |     |     |     | B   | →   |
| Temporary Seeding     |     |     | C   |     |     |     | D   |     |     | →   |     |     |
| Sodding               |     |     | E** |     |     |     |     |     |     |     | →   |     |
| Mulching              | F   | →   |     |     |     |     |     |     |     |     |     | →   |

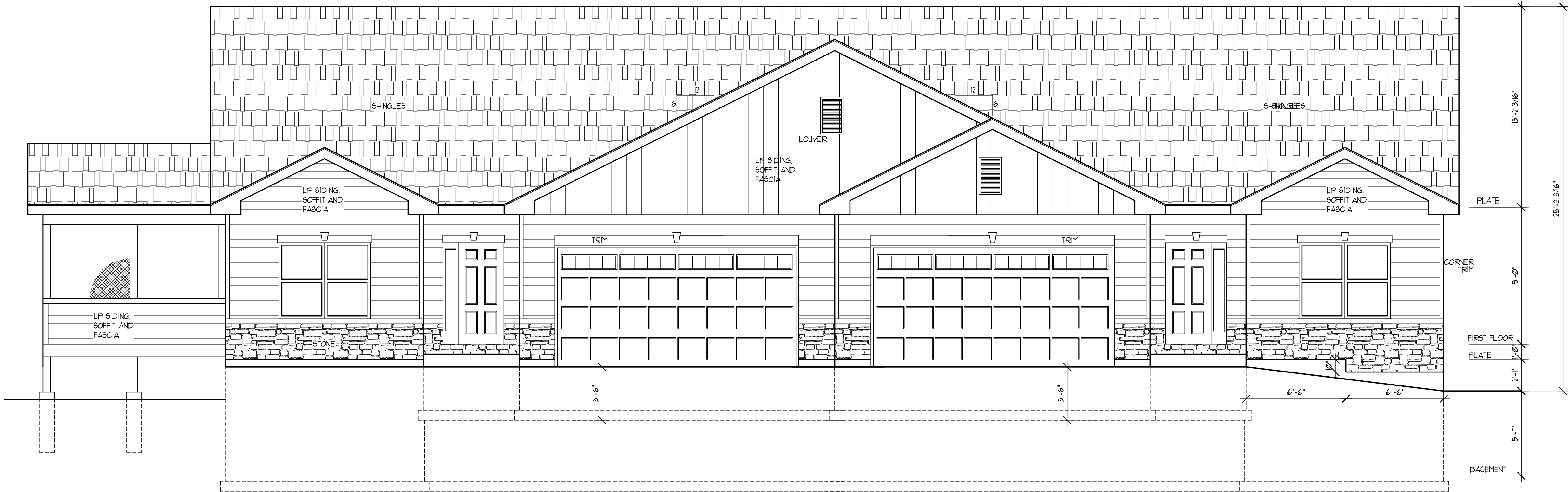
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|---|--------------------------------------------------------------------------------------------------------------|---|-----------------------------------|
| A | KENTUCKY BLUEGRASS<br>90 LBS/AC MIXED WITH<br>PERENIAL RYEGRASS<br>30 LBS/AC                                 | C | SPRING OATS 100 LBS/AC            |
| B | KENTUCKY BLUEGRASS<br>135 LBS/AC MIXED WITH<br>PERENIAL RYEGRASS<br>45 LBS/AC + 2 TONS<br>STRAW MULCH PER AC | D | WHEAT OR CEREAL RYE<br>150 LBS/AC |
|   |                                                                                                              | E | SOD                               |
|   |                                                                                                              | F | STRAW MULCH 2 TONS/AC             |

\*\* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER  
\*\* IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING



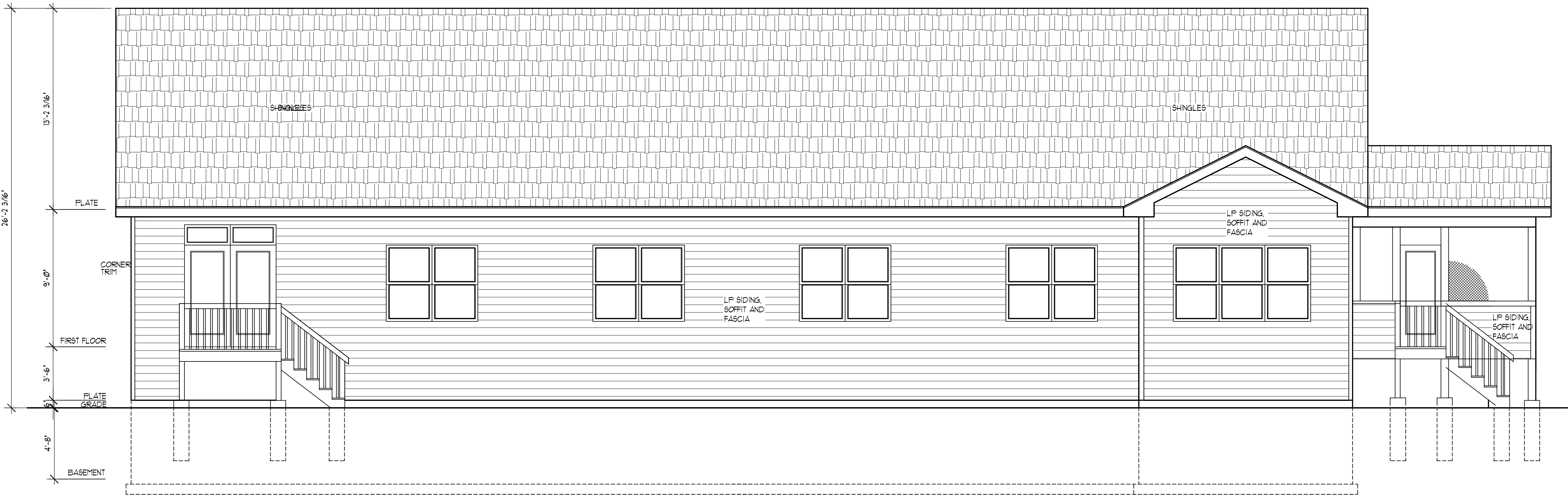
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|---------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------|
| <p>Project Manager: M.L.A</p> <p>Engineer: M.L.A</p> <p>Date: 02.08.2023</p> <p>Project No. 22-268</p> <p>Sheet <b>EC-4</b> / FC4</p> |  | <p><b>SWPPP</b></p> <p><b>TYPICAL DETAILS</b></p> <p><b>CARRIAGE WAY LANDING</b></p> <p><b>SITE IMPROVEMENT PLANS</b></p> <p>PAATINE, ILLINOIS</p> |  | <p><b>HAEGER ENGINEERING</b></p> <p><b>consulting engineers • land surveyors</b></p> <p>100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.342.6600 Fax: 847.394.6608</p> <p>Illinois Professional Design Firm License No. 184-003152</p> <p>www.haegerengineering.com</p> |  | <p>Revised Site Plan</p> <p>Revised Site Geometry &amp; Grading</p> <p>Revised per CCHD Review</p> <p>Revised per CCHD Review</p> <p>Revision</p> | <p>09.19.2023</p> <p>05.23.2023</p> <p>04.27.2023</p> <p>03.02.2023</p> <p>Date</p> | <p>4</p> <p>3</p> <p>2</p> <p>1</p> <p>No.</p> |
|---------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------|





EAST ELEVATION

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



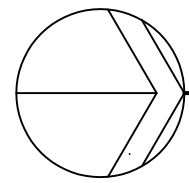
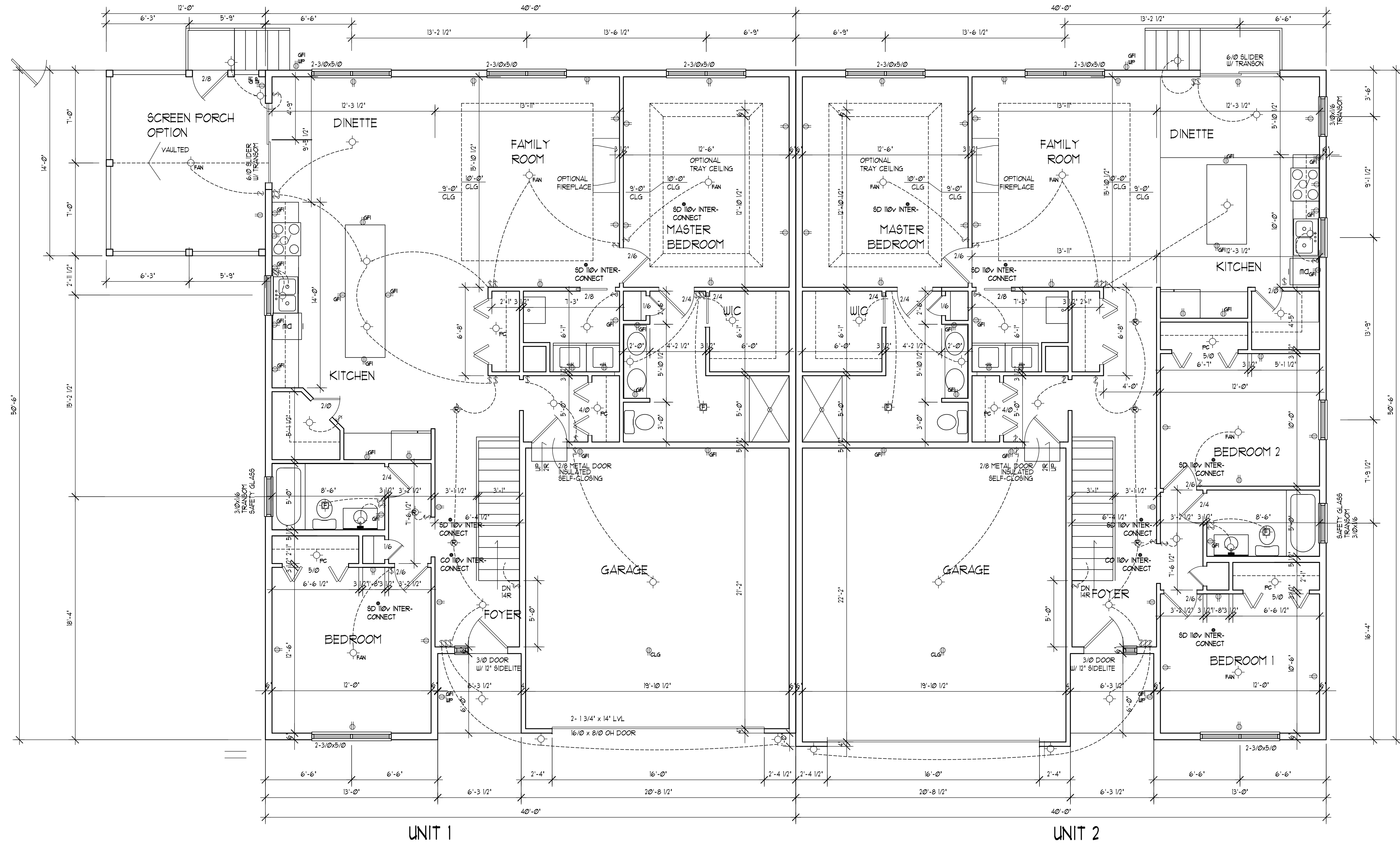
WEST ELEVATION

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







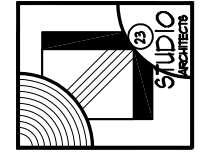


FIRST FLOOR PLAN

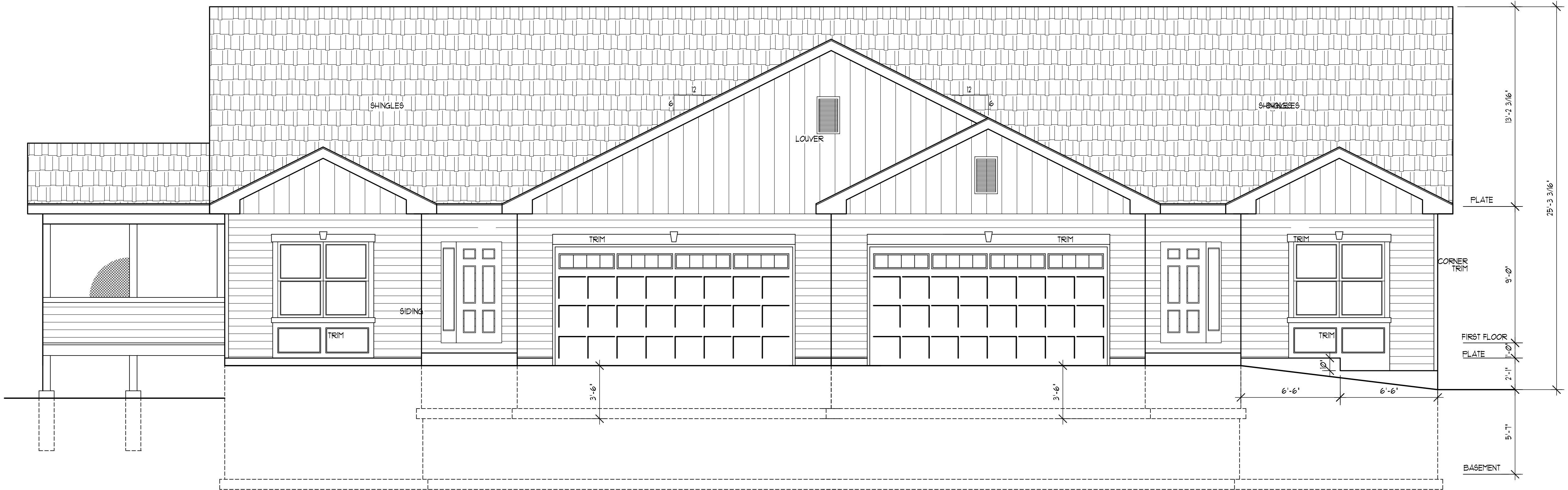
SCALE: 1/4" = 1'-0"

UNIT 2

| FLOOR AREA                 |         |
|----------------------------|---------|
| EACH UNIT                  | 1539 SF |
| EACH UNIT INCLUDING GARAGE | 2000 SF |

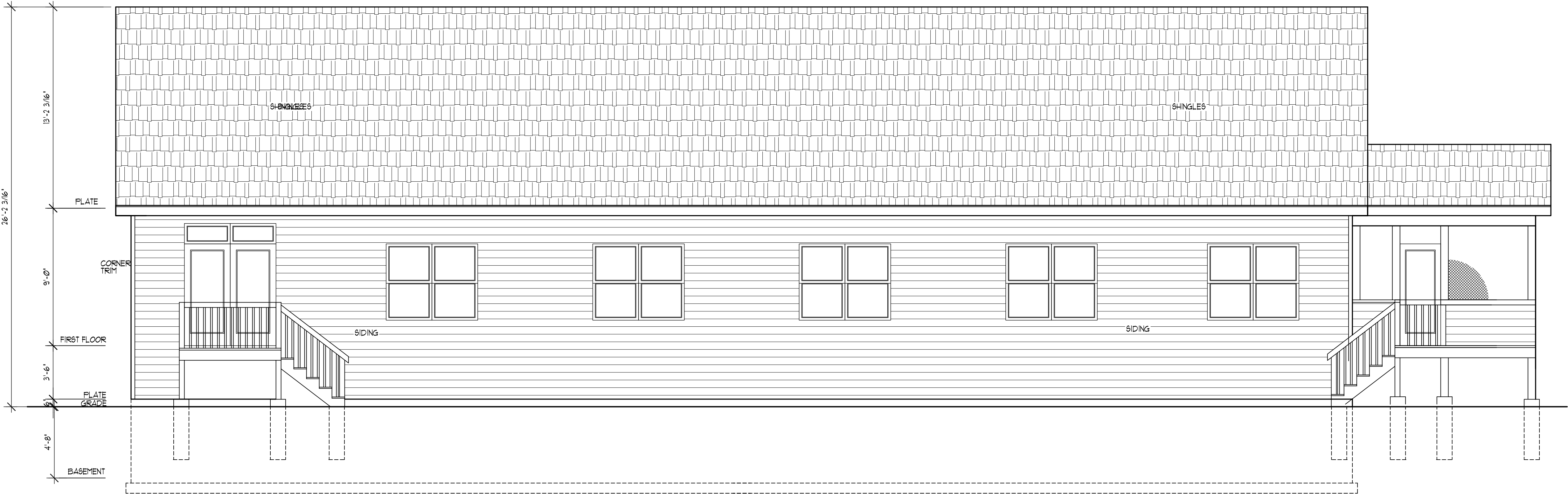






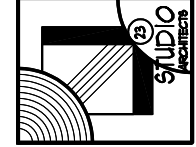
EAST ELEVATION

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

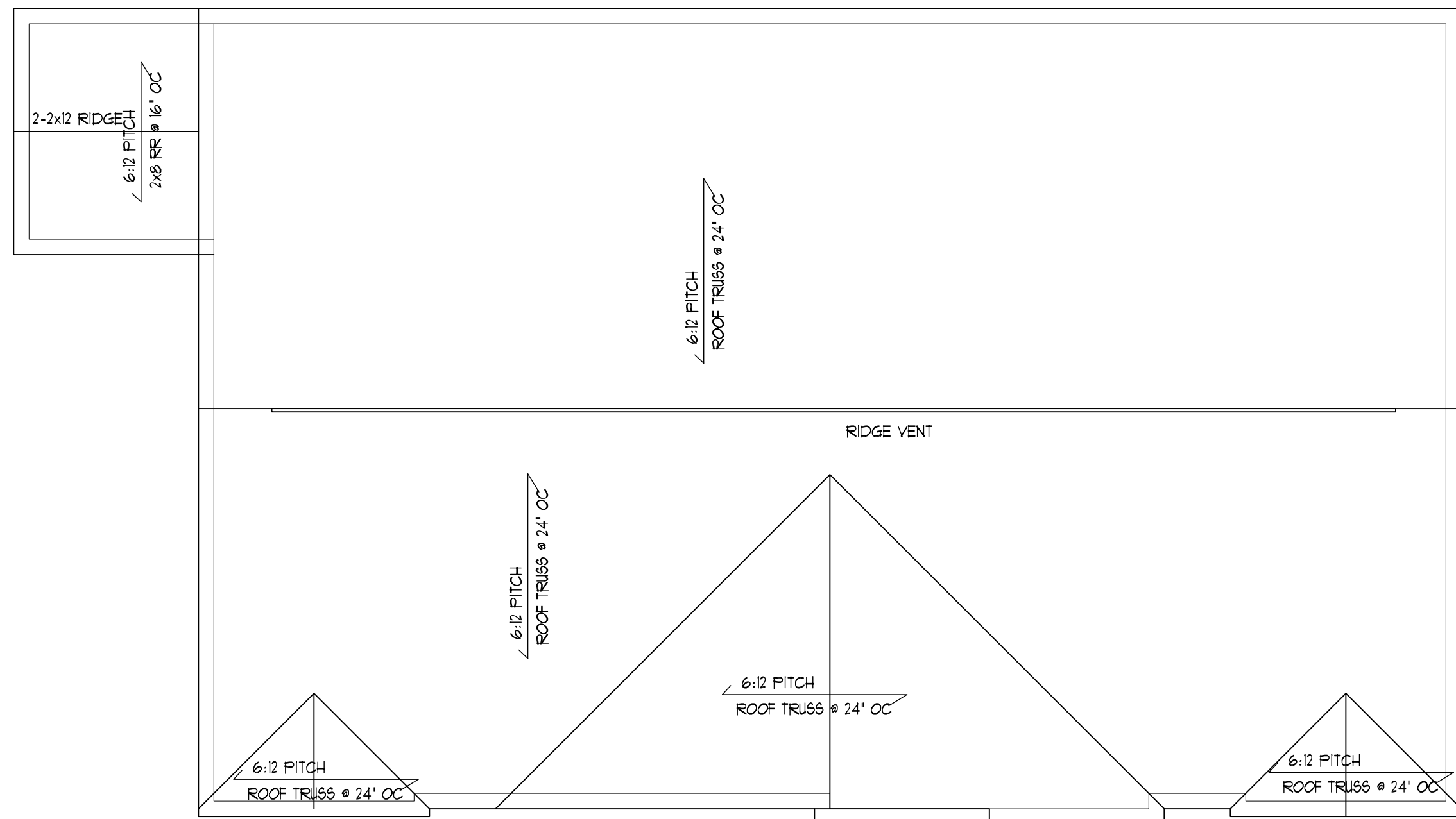


WEST ELEVATION

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

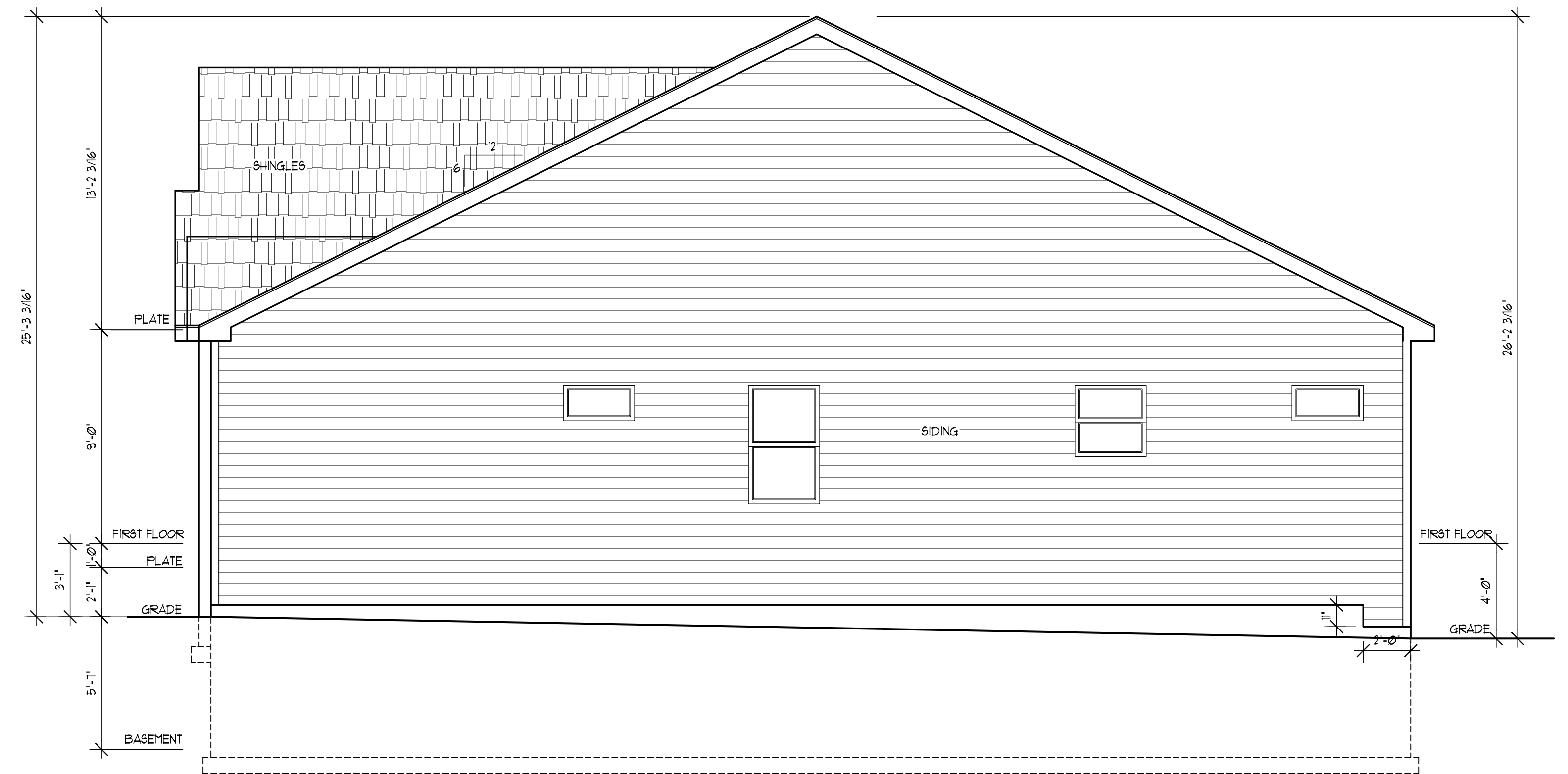
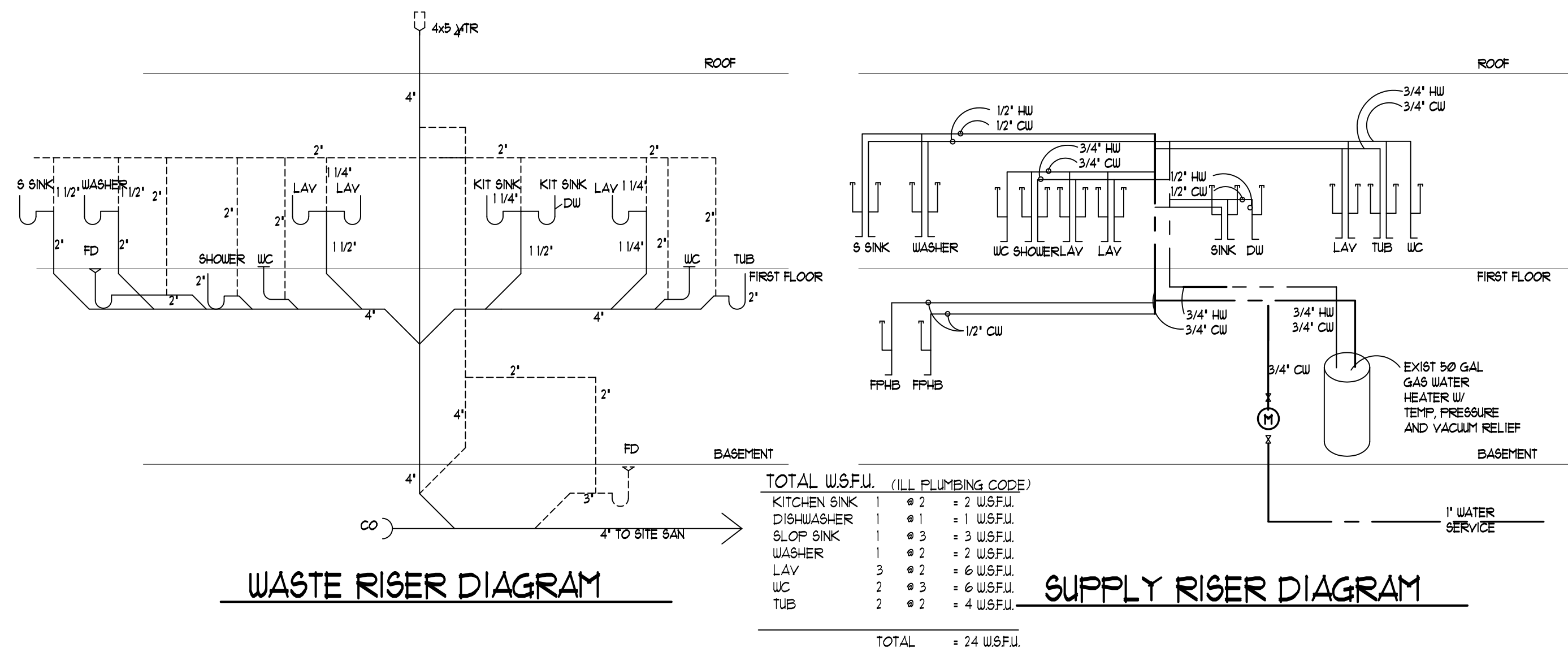






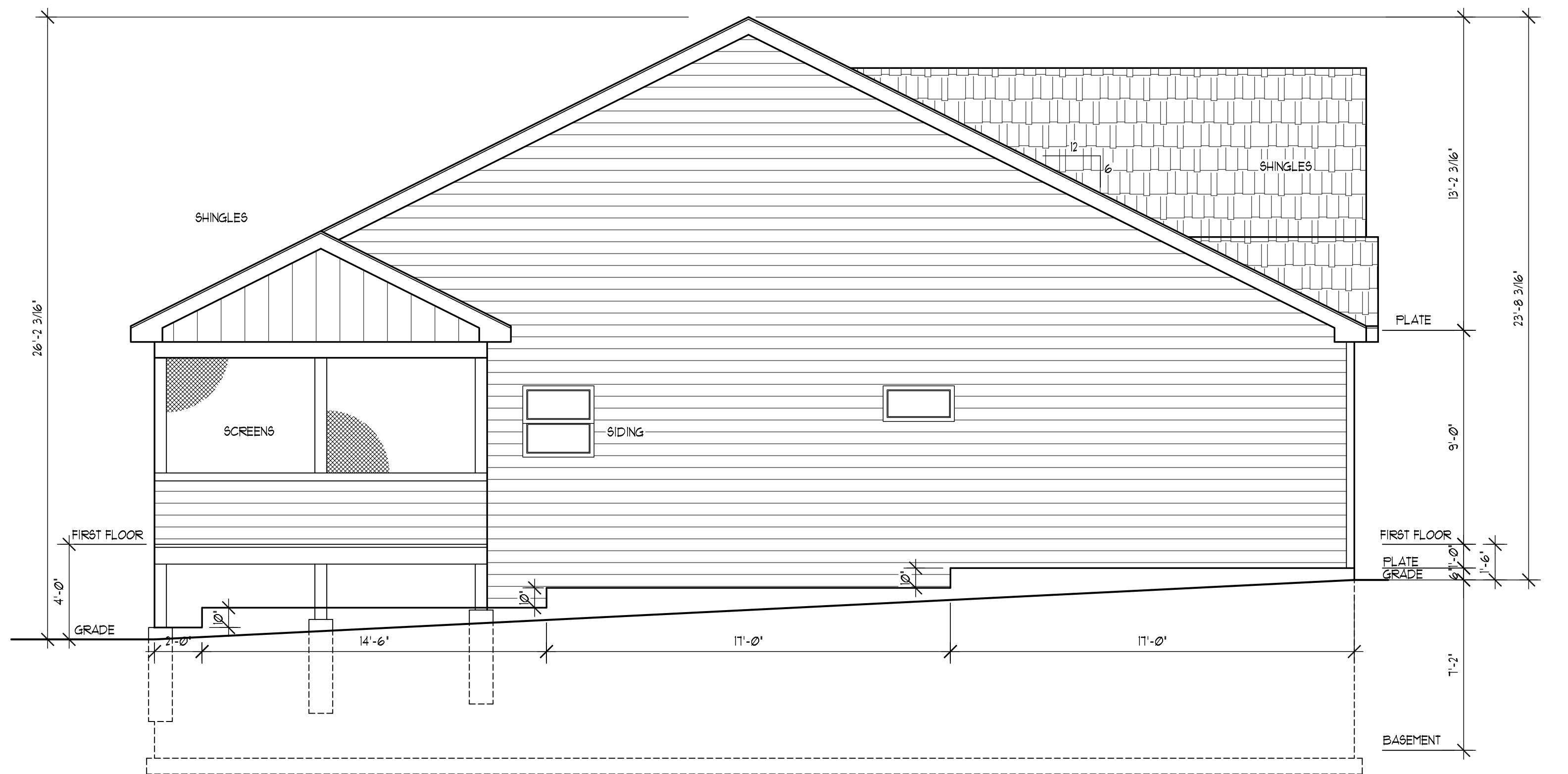
ROOF PLAN

SCALE: 1/8" = 1'-0"



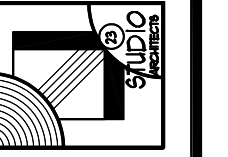
NORTH ELEVATION

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

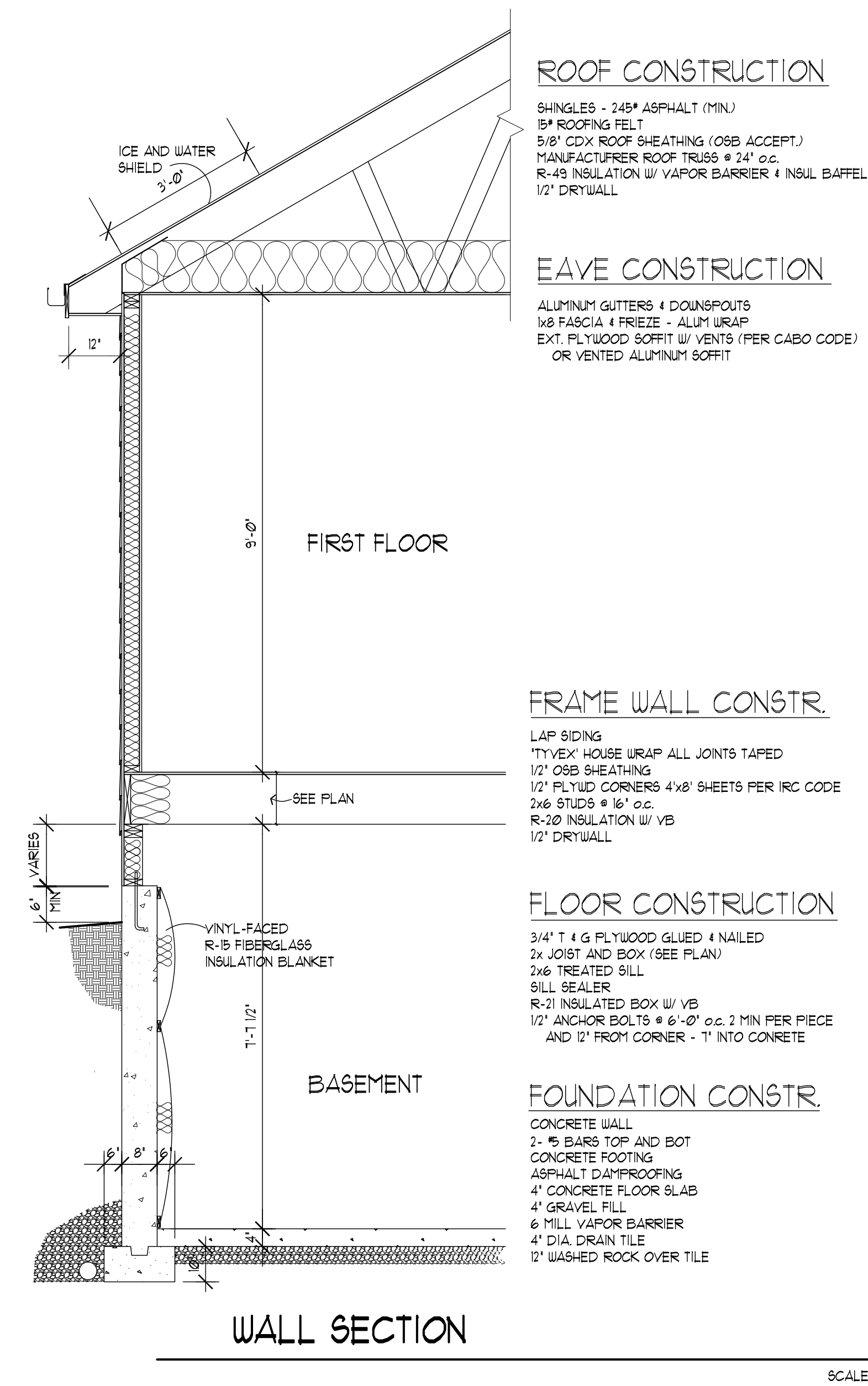
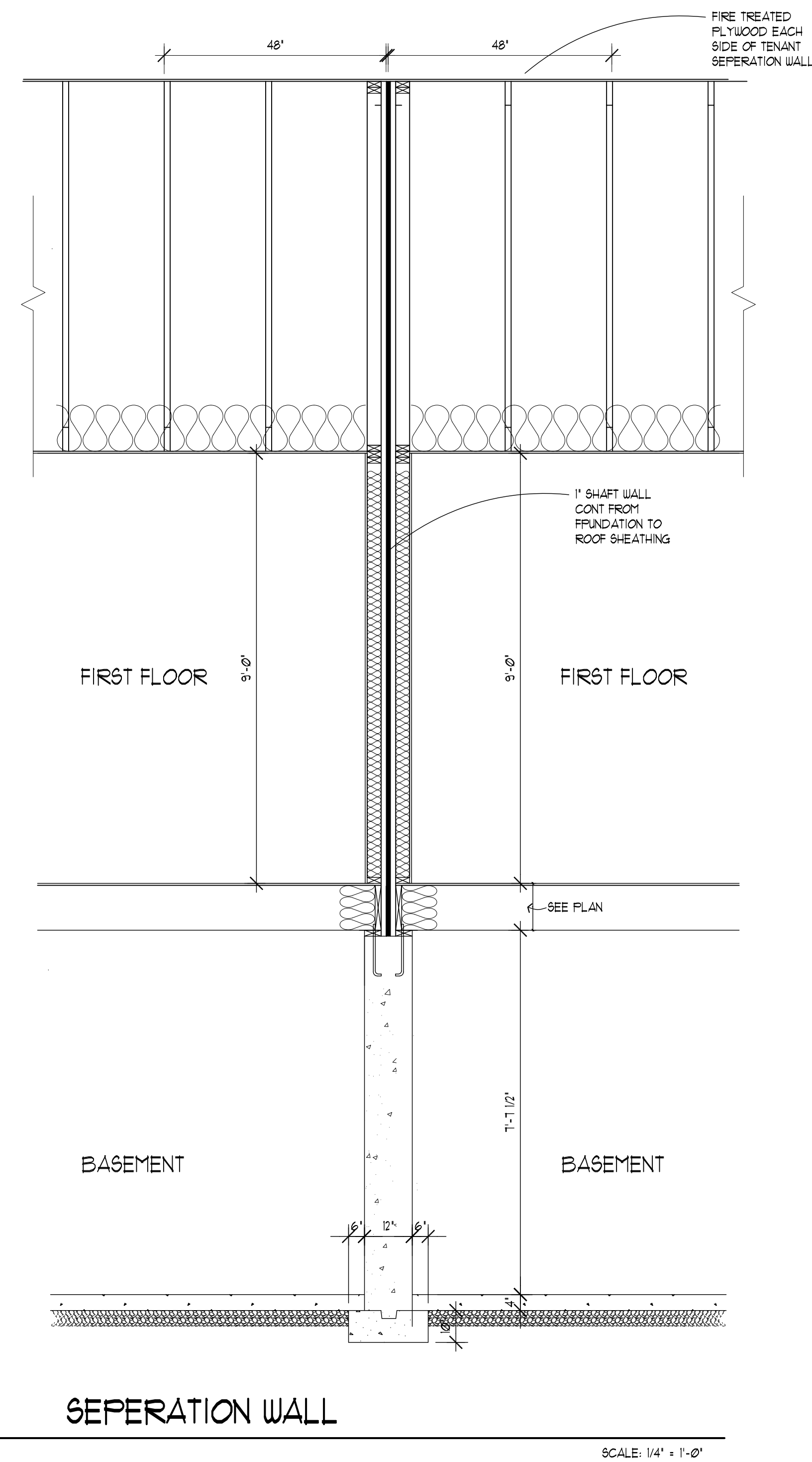
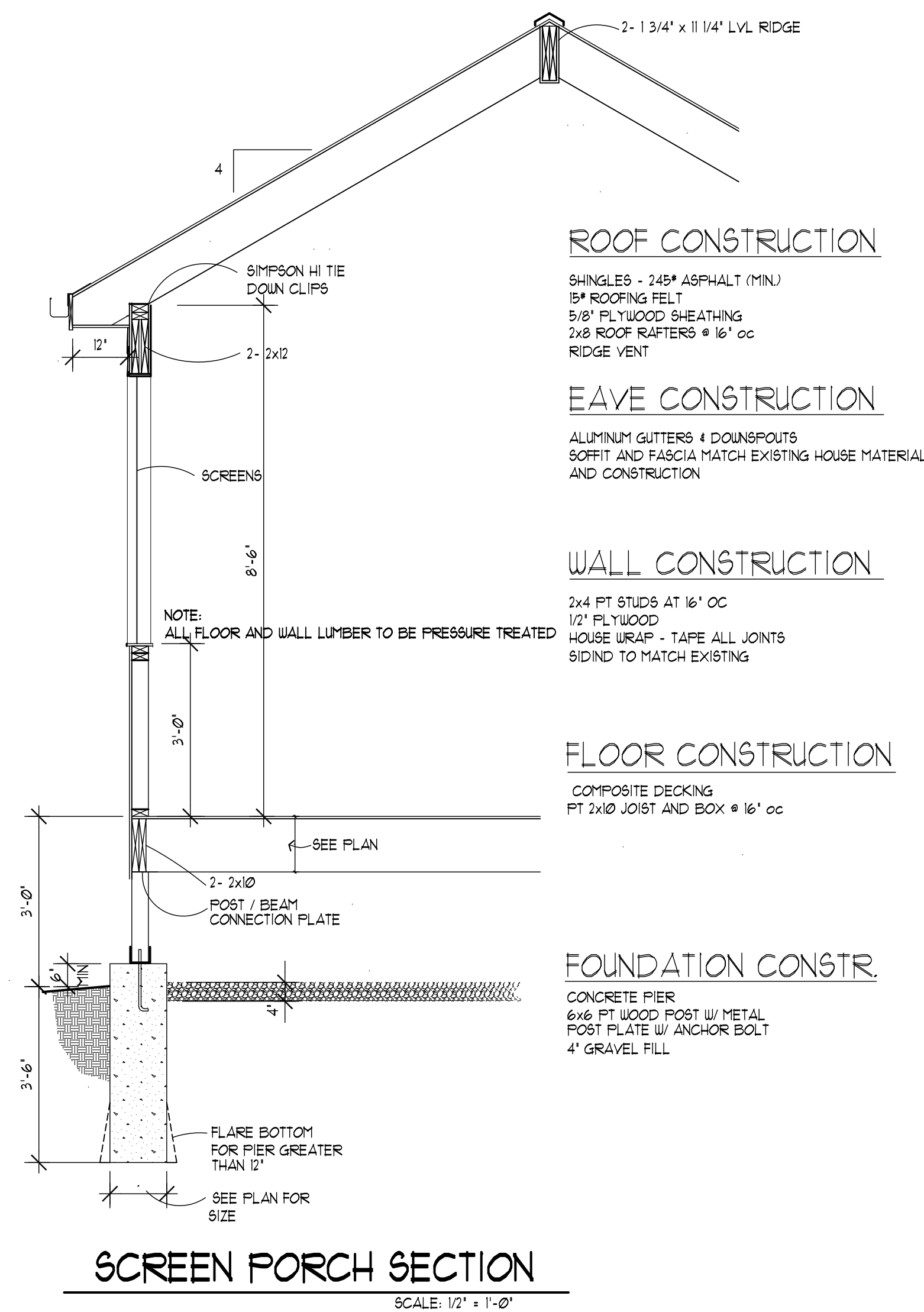
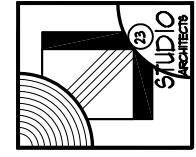


SOUTH ELEVATION

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





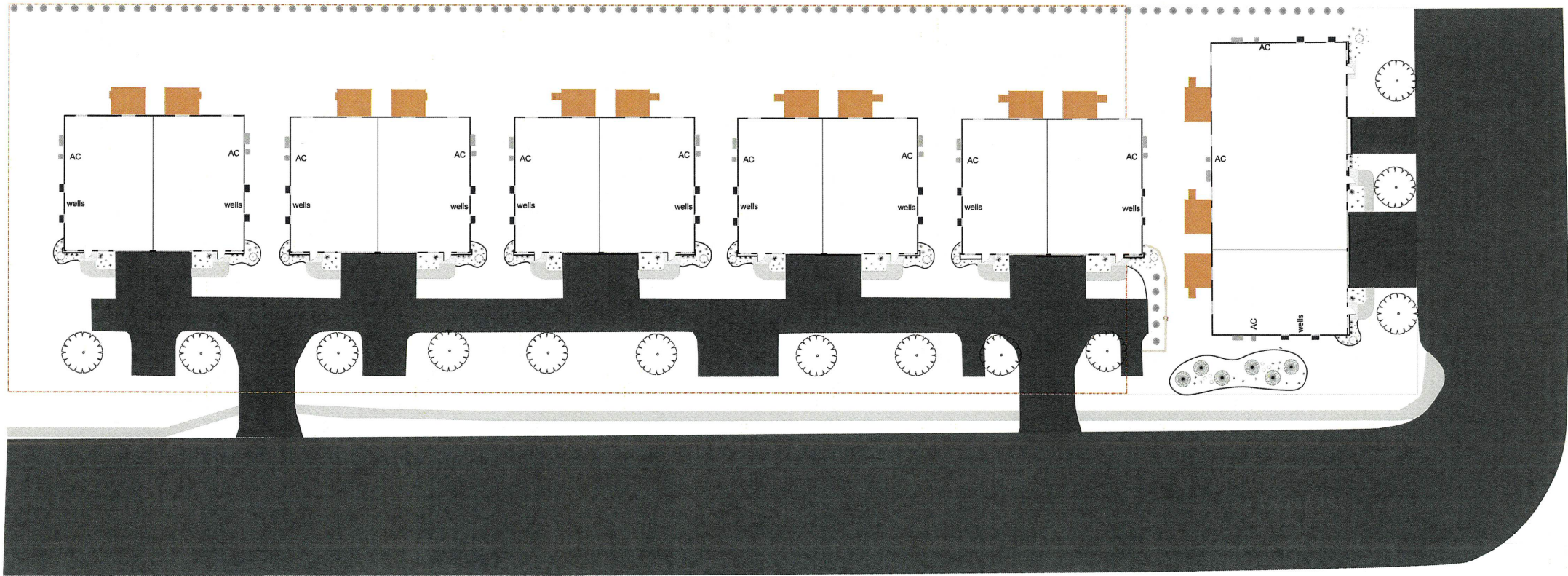








# Carriageway Landing

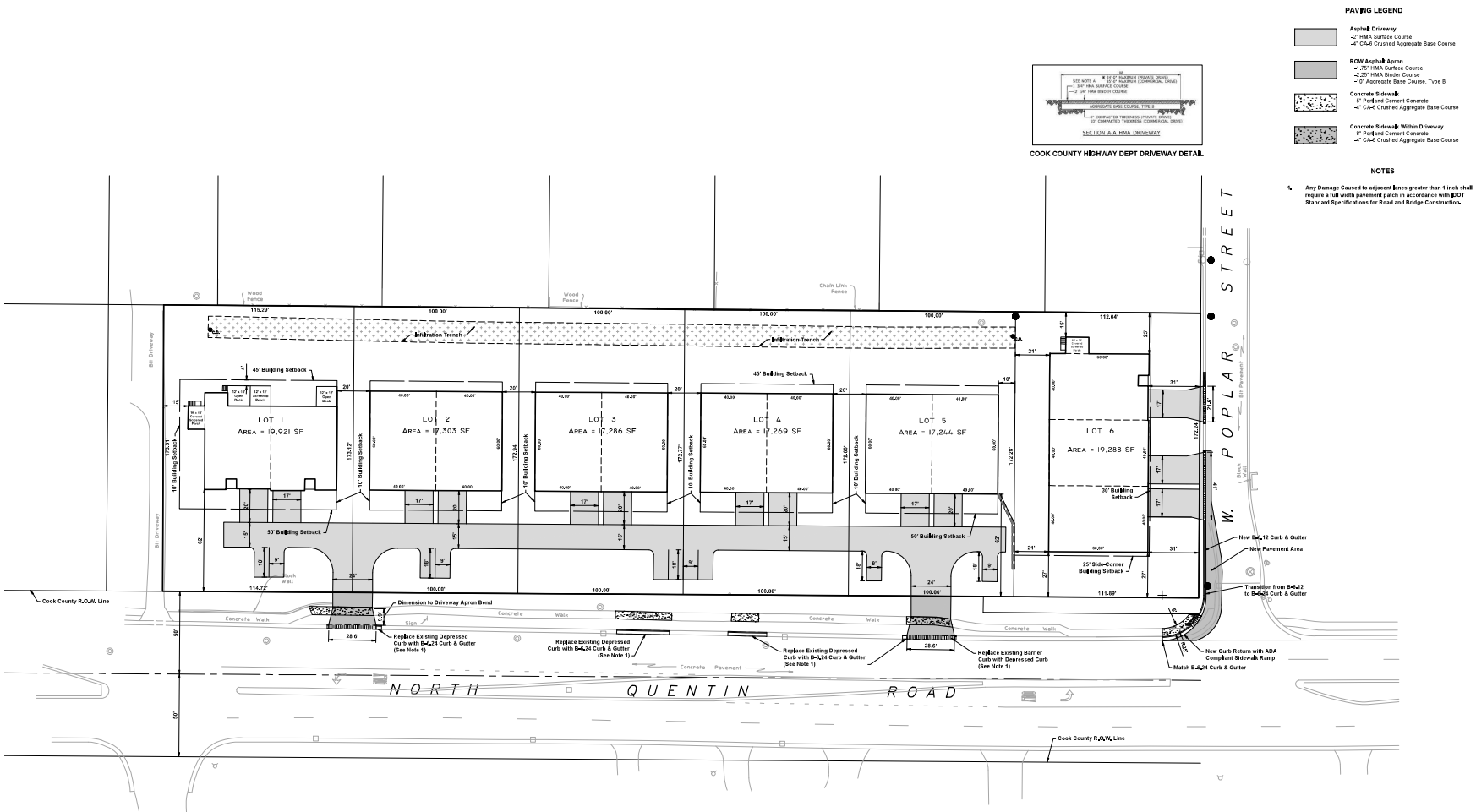


| Plant Legend |     |                                |              |
|--------------|-----|--------------------------------|--------------|
| Symbol       | Qty | Common                         | Size         |
|              | 13  | Autumn Blaze Maple             | 2.5" caliper |
|              | 6   | Black Hills Spruce             | 7'           |
|              | 36  | Dwarf Japanese Garden Juniper  | 5 gal.       |
|              | 12  | Dwarf Winged Euonymus          | 5 gal.       |
|              | 92  | Eastern Arborvitae             | 6'           |
|              | 62  | Geranium Max Frei              | 1 gal.       |
|              | 1   | Green Mound Current            | 5 gal.       |
|              | 39  | Japanese Yew                   | 5 gal.       |
|              | 36  | Limelight Hydrangea            | 5 gal.       |
|              | 6   | Rose 'Double Knock Out'        | 5 gal.       |
|              | 12  | Serviceberry                   | 7'           |
|              | 48  | Stella de oro Daylily          | 1 gal.       |
|              | 36  | Tom Thumb Creeping Cotoneaster | 5 gal.       |

Karlstedt Landscape Group, Inc.  
951 W. Willow Street  
Palatine, IL 60067  
847 705-0332  
karlstedtp@aol.com







RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL  
FOR CARRIAGEWAY LANDING SUBDIVISION – 874-920 N. QUENTIN ROAD**

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

WHEREAS, Carrieway Landing has complied with all the provisions of the Subdivision Ordinance, including a public review before the Planning and Zoning Commission of the Village of Palatine at the October 24, 2023 meeting.

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

1. The Final Plat of Subdivision shall significantly conform to the Plat of Subdivision prepared by Haeger Engineering and attached hereto, except as such plans are changed to conform with Village Codes and Ordinances.
2. The Final Engineering Plans, Plat of Subdivision, and Final Engineer’s Estimate of Probable Cost shall be submitted in a manner acceptable to the Village Engineer. This would include the final easement language and storm sewer maintenance responsibilities.
3. A Subdivision Improvement Agreement shall be submitted.
4. Recording fees in the amount of \$300 and review fees, in the amount of 1.5% of the engineer’s estimate of probable cost shall be submitted, pursuant to Village Code.

DATED: This \_\_\_\_\_ day of \_\_\_\_\_, 2023

AYES:\_\_\_\_\_ NAYS:\_\_\_\_\_ ABSENT:\_\_\_\_\_ PASS:\_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Village Clerk

Attachment: RES - PFSUB (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)



P.I.N. No. 02-09-405-008  
02-09-405-010  
02-09-405-011  
02-09-405-012  
02-09-405-013  
02-09-405-015  
02-09-405-016

MAIL PLAT TO:  
HAEGER ENGINEERING LLC  
CONSULTING ENGINEERS AND LAND SURVEYORS  
100 EAST STATE PARKWAY  
SCHAUMBURG, IL 60173

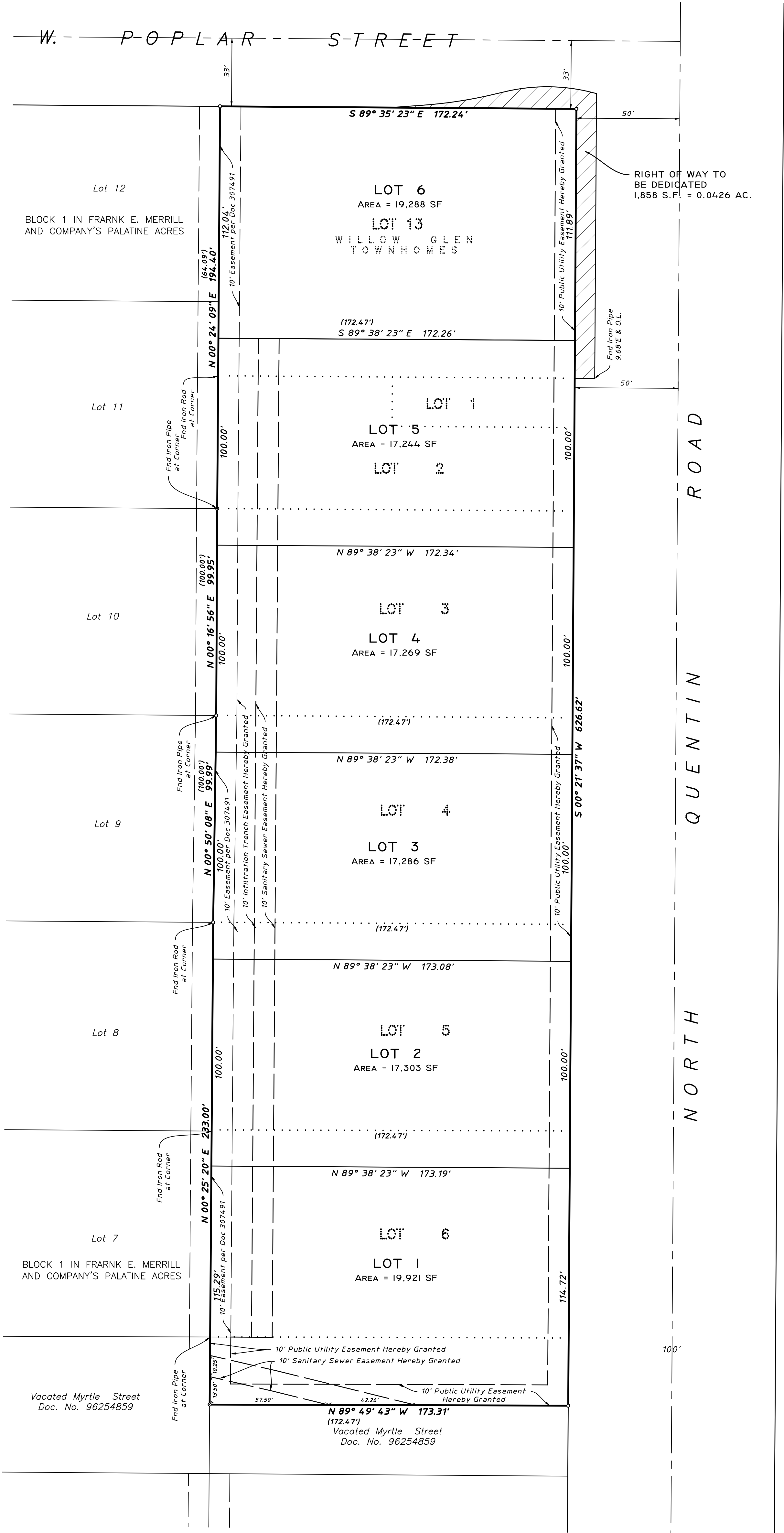
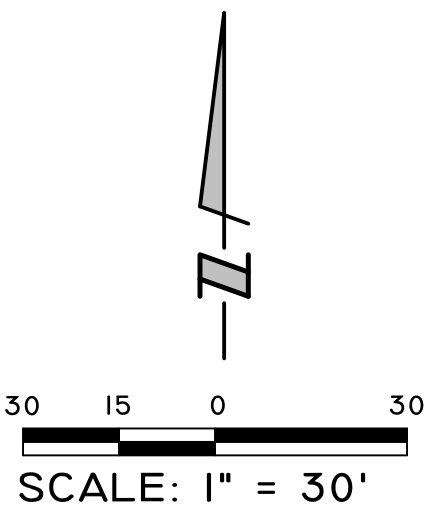
# FINAL PLAT

## OF

# CARRIAGEWAY LANDING

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SHEET 1 OF 2



- LEGEND
- Property Corner
  - Concrete Monument
  - LOT 1
  - New Subdivision Lot No.
  - Building Setback Line
  - Easement Line
  - New Lot Line
  - Boundary Line
  - Road Center Line

Originally Prepared: 09/13/2023 Project No. 22-268

**HAEGER ENGINEERING**  
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173  
Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152  
www.haegerengineering.com

No. Date Revision



P.I.N. No. 02-09-405-008  
02-09-405-010  
02-09-405-011  
02-09-405-012  
02-09-405-013  
02-09-405-015  
02-09-405-016

# FINAL PLAT

## OF

# CARRIAGEWAY LANDING

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

\_\_\_\_\_ DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN GRADE SCHOOL DISTRICT 15, HIGH SCHOOL DISTRICT 211, AND JUNIOR COLLEGE DISTRICT 512.

SIGNED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PRINT NAME \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_ (SEAL)

### MORTGAGEE'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_, AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_, A.D. 20\_\_\_\_ AND RECORDED IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

### NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ OF \_\_\_\_\_ AND \_\_\_\_\_ OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID \_\_\_\_\_ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

### PLAT PREPARED FOR:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### SEND NEW TAX BILL TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### THIS PLAT SUBMITTED FOR RECORDING BY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
VILLAGE COLLECTOR

### VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
VILLAGE ENGINEER

### PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
CHAIRMAN

ATTEST: \_\_\_\_\_  
SECRETARY

### VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

APPROVED BY THE COUNCIL MEMBERS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

### SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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

BY: \_\_\_\_\_ DATED \_\_\_\_\_  
OWNER

BY: \_\_\_\_\_ DATED \_\_\_\_\_  
ILLINOIS PROFESSIONAL ENGINEER  
NO. \_\_\_\_\_

### I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
JOSE RIOS, P.E.  
REGION ONE ENGINEER

### EASEMENT PROVISIONS

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

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF PALATINE TO MAINTAIN, REPAIR, REPLACE, RELOCATE, OR REMOVE ANY OF THE FOREGOING UTILITIES. THE EASEMENT PROVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS AND RESTRICTION RECORDED HEREWITH AS DOCUMENT NUMBER \_\_\_\_\_.

### COMMONWEALTH EDISON COMPANY

APPROVED BY: \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

### AT&T, ILLINOIS BELL TELEPHONE CO. (AMERITECH),

APPROVED BY: \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

### NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY: \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

### COMCAST

APPROVED BY: \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

### PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE AGENT OF THE OWNER, VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS \_\_\_\_\_

JEFFREY W. GLUNT  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3695  
MY LICENSE EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 6 IN BLOCK 1 IN FRANK E. MERRILL AND COMPANY'S PALATINE ACRES IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE NORTH HALF OF VACATED MYRTLE STREET, ACCORDING TO THE PLAT OF VACATION RECORDED AS DOCUMENT NO 96254859, ADJOINING THE SOUTH LINE OF LOT 6 IN BLOCK 1 IN FRANK E MERRILL AND COMPANY'S PALATINE ACRES, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1926, AS DOCUMENT NO 307491, LYING WEST OF THE EAST LINE OF SAID LOT 6 AND ITS SOUTHERLY EXTENSION, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 13 IN WILLOW GLEN SUBDIVISION (DOC #96895571) TOWNSHIP 42 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

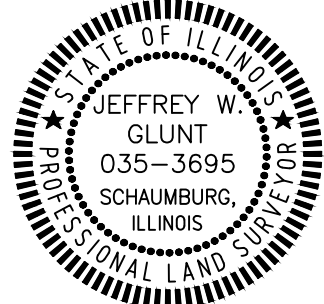
I DO HEREBY FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT, AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED. THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 170731 C0177 J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS \_\_\_\_\_ SEPTEMBER 13, 2023

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-24

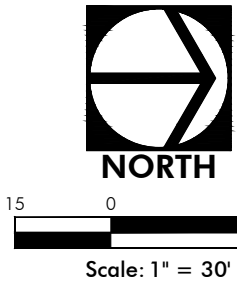
Originally Prepared: 09/13/2023 Project No. 22-268

**HAEGE ENGINEERING**  
consulting engineers • land surveyors

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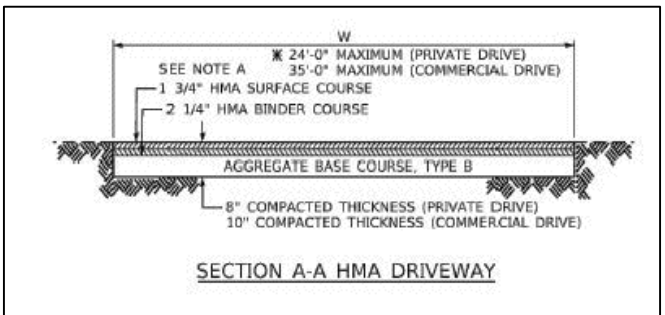
No. Date Revision





PAVING LEGEND

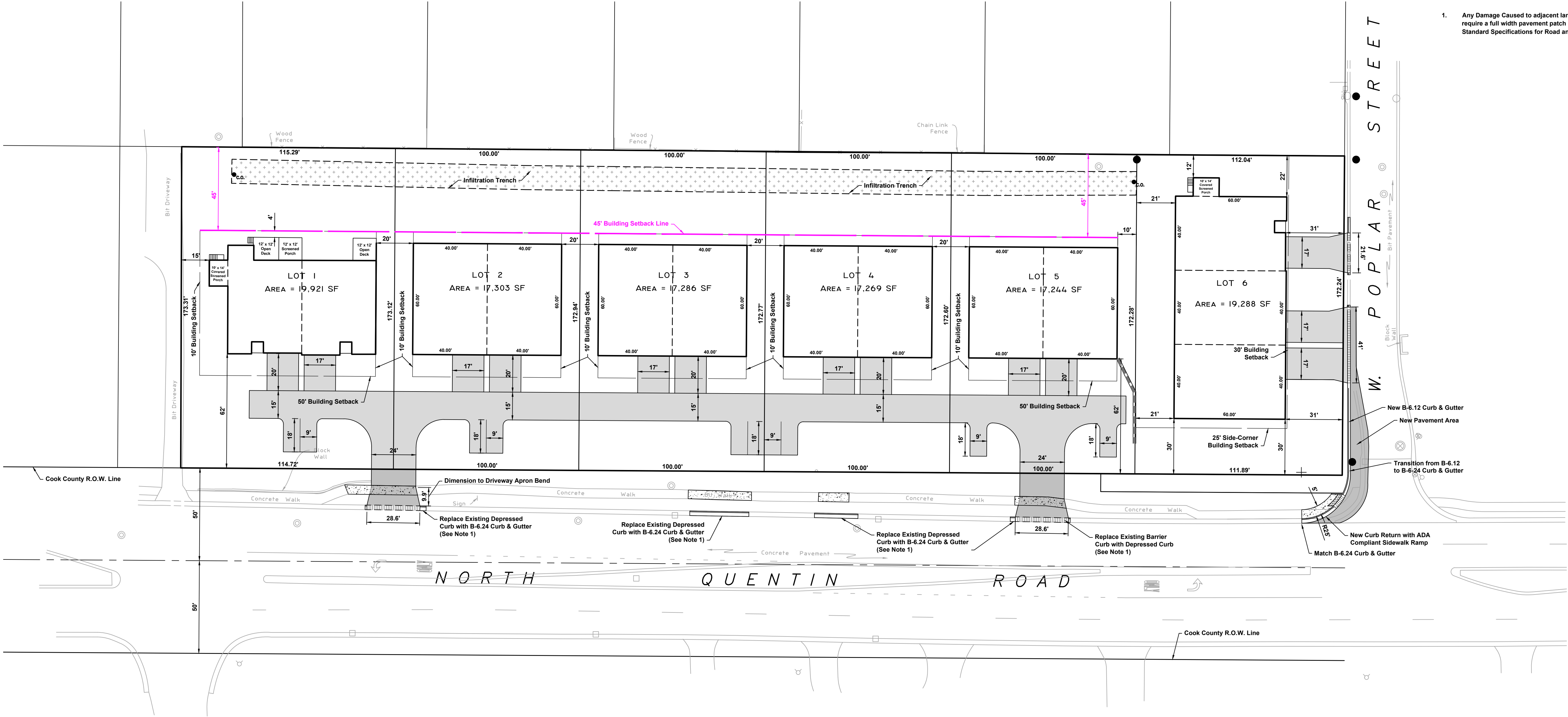
- Asphalt Driveway**  
-2" HMA Surface Course  
-4" CA-6 Crushed Aggregate Base Course
- ROW Asphalt Apron**  
-1.75" HMA Surface Course  
-2.25" HMA Binder Course  
-10" Aggregate Base Course, Type B
- Concrete Sidewalk**  
-5" Portland Cement Concrete  
-4" CA-6 Crushed Aggregate Base Course
- Concrete Sidewalk Within Driveway**  
-8" Portland Cement Concrete  
-4" CA-6 Crushed Aggregate Base Course



COOK COUNTY HIGHWAY DEPT DRIVEWAY DETAIL

NOTES

1. Any Damage Caused to adjacent lanes greater than 1 inch shall require a full width pavement patch in accordance with IDOT Standard Specifications for Road and Bridge Construction.



Project Impervious Area Summary

| Lot # | House Footprint | Unit Driveway | Shared Driveway | Total Area |
|-------|-----------------|---------------|-----------------|------------|
| 1     | 4,800 s.f.      | 680 s.f.      | 1,866 s.f.      | 7,346 s.f. |
| 2     | 4,800 s.f.      | 680 s.f.      | 2,204 s.f.      | 7,684 s.f. |
| 3     | 4,800 s.f.      | 680 s.f.      | 1,826 s.f.      | 7,306 s.f. |
| 4     | 4,800 s.f.      | 680 s.f.      | 1,826 s.f.      | 7,306 s.f. |
| 5     | 4,800 s.f.      | 680 s.f.      | 2,501 s.f.      | 7,981 s.f. |
| 6     | 7,800 s.f.      | 1,605 s.f.    |                 | 9,405 s.f. |

Total 31,800 s.f. 5,005 s.f. 10,223 s.f. 47,028 s.f.

Required Volume Control Storage = 47,028 s.f. \* 0.833 ft  
= 3,919 c.f.  
= 0.090 ac-ft

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
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www.haegerengineering.com

**GEOMETRY & PAVING PLAN**  
**CARRIAGE WAY LANDING**  
**SITE IMPROVEMENT PLANS**  
PALATINE, ILLINOIS

Project Manager: M L A  
Engineer: M L A  
Date: 02.08.2023  
Project No. 22-268  
Sheet **C4.0**



# CARRIAGE WAY LANDING

## SITE IMPROVEMENT PLANS

### SECTION 9 TOWNSHIP 42 NORTH RANGE 10 EAST

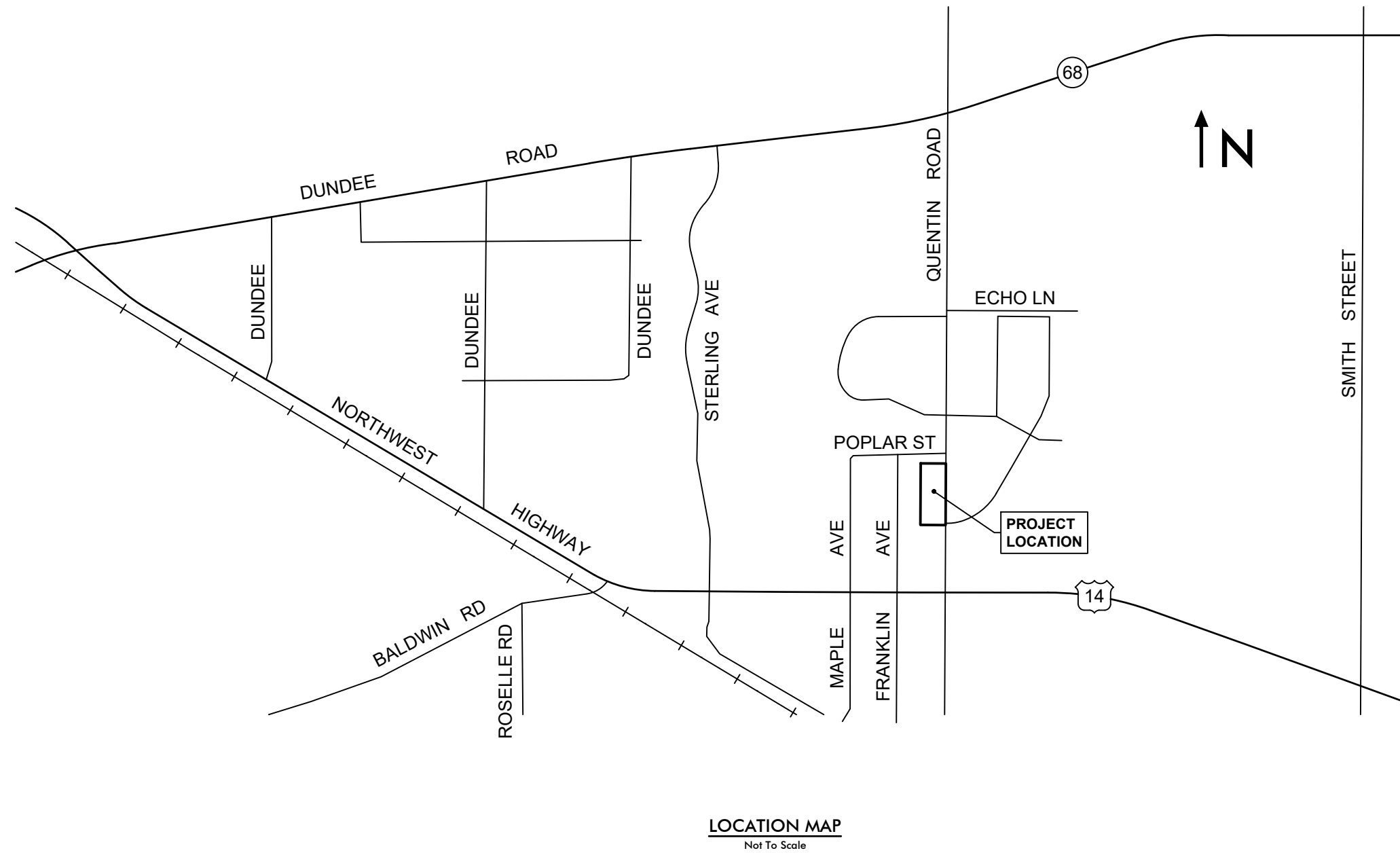
### PALATINE, ILLINOIS

### COOK COUNTY

**DEVELOPER:**  
Latitude Development  
1239 Williamsburg Lane  
Crystal Lake, IL 60014

**PREPARED BY:**  
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**VILLAGE OF PALATINE:**  
200 E. Wood Street  
Palatine, IL 60067  
Tel: 847-359-9045



| BENCHMARKS:                              |  |
|------------------------------------------|--|
| <b>Site Benchmarks</b>                   |  |
| CP # 100 (See Survey)                    |  |
| Description: Cross Notch                 |  |
| Elevation: 781.09    NAVD 88 (Geoid 12A) |  |
| CP # 502 (See Survey)                    |  |
| Description: Cross Notch                 |  |
| Elevation: 775.47    NAVD 88 (Geoid 12A) |  |
| CP # 503 (See Survey)                    |  |
| Description: Cross Notch                 |  |
| Elevation: 779.31    NAVD 88 (Geoid 12A) |  |

| INDEX TO SHEETS |                                       |
|-----------------|---------------------------------------|
| NO.             | DESCRIPTION                           |
| C1.0            | TITLE SHEET                           |
| C2.0            | GENERAL NOTES & SPECIFICATIONS        |
| C2.1            | GENERAL NOTES & SPECIFICATIONS        |
| C3.0            | EXISTING CONDITIONS & DEMOLITION PLAN |
| C4.0            | GEOMETRY & PAVING PLAN                |
| C5.0            | GRADING & DRAINAGE PLAN               |
| C6.0            | UTILITY PLAN                          |
| C7.0-7.2        | TYPICAL DETAILS                       |

| INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS |                                               |
|-------------------------------------------------------|-----------------------------------------------|
| NO.                                                   | DESCRIPTION                                   |
| EC-1                                                  | SWPPP TITLE SHEET                             |
| EC-2                                                  | SWPPP GENERAL NOTES & SPECIFICATIONS          |
| EC-3                                                  | STORM WATER POLLUTION PREVENTION PLAN (SWPPP) |
| EC-4                                                  | SWPPP TYPICAL DETAILS                         |

| Existing Symbol | Description                                  | Proposed Symbol |
|-----------------|----------------------------------------------|-----------------|
|                 | Storm Sewer Manhole                          |                 |
|                 | Catch Basin                                  |                 |
|                 | Inlet                                        |                 |
|                 | Flared End Section                           |                 |
|                 | Headwall                                     |                 |
|                 | Area Drain                                   |                 |
|                 | Sanitary Sewer Manhole                       |                 |
|                 | Clean Out                                    |                 |
|                 | Storm Sewer Service                          |                 |
|                 | Perforated Underdrain                        |                 |
|                 | Sanitary Sewer                               |                 |
|                 | Sanitary Sewer Service                       |                 |
|                 | Combined Sewer                               |                 |
|                 | Force Main                                   |                 |
|                 | Water Main                                   |                 |
|                 | Water Main Service                           |                 |
|                 | Fire Hydrant                                 |                 |
|                 | Valve Vault                                  |                 |
|                 | Valve Box                                    |                 |
|                 | B-Box                                        |                 |
|                 | Well Head                                    |                 |
|                 | Light Pole                                   |                 |
|                 | Light Pole With Mast Arm                     |                 |
|                 | Traffic Signal                               |                 |
|                 | Traffic Signal With Mast Arm                 |                 |
|                 | Hand Hole                                    |                 |
|                 | Fence                                        |                 |
|                 | Guardrail                                    |                 |
|                 | Pipe Bollard                                 |                 |
|                 | Sign                                         |                 |
|                 | Gas Valve                                    |                 |
|                 | Gas Line                                     |                 |
|                 | Electric Line                                |                 |
|                 | Overhead Utility Line                        |                 |
|                 | Fiber Optic Line                             |                 |
|                 | Electrical Pedestal                          |                 |
|                 | Electric Manhole                             |                 |
|                 | Guy Wire                                     |                 |
|                 | Utility Pole                                 |                 |
|                 | Telephone Pedestal                           |                 |
|                 | Telephone Manhole                            |                 |
|                 | Telephone Line                               |                 |
|                 | Cable TV Line                                |                 |
|                 | Cable TV Pedestal                            |                 |
|                 | Flagpole                                     |                 |
|                 | Mailbox                                      |                 |
|                 | Handicapped Parking Stall                    |                 |
|                 | Number of Parking Stalls                     |                 |
|                 | Curb & Gutter                                |                 |
|                 | Reverse Pitch Curb & Gutter                  |                 |
|                 | Depressed Curb                               |                 |
|                 | Retaining Wall                               |                 |
|                 | Curb Elevation and Gutter/Pavement Elevation |                 |
|                 | Pavement Elevation                           |                 |
|                 | Sidewalk Elevation                           |                 |
|                 | Ground Elevation                             |                 |
|                 | Top of Wall Elevation                        |                 |
|                 | Bottom of Wall Elevation                     |                 |
|                 | Open Lid Frame & Grate                       |                 |
|                 | Closed Lid Frame & Lid                       |                 |
|                 | Finish Grade                                 |                 |
|                 | Garage Floor                                 |                 |
|                 | Top of Foundation                            |                 |
|                 | Swale                                        |                 |
|                 | Hardscape Flow                               |                 |
|                 | Softscape Flow                               |                 |
|                 | Contour Line                                 |                 |
|                 | Wetland                                      |                 |
|                 | Wetland Buffer                               |                 |
|                 | Normal Water Level                           |                 |
|                 | High Water Level                             |                 |
|                 | Flood Plain                                  |                 |
|                 | Flood Way                                    |                 |
|                 | Deciduous Tree                               |                 |
|                 | Coniferous Tree                              |                 |
|                 | Bush                                         |                 |
|                 | Brushline                                    |                 |
|                 | Soil Boring                                  |                 |



EXPIRES 11-30-23

| Revision                        | Date       | No. |
|---------------------------------|------------|-----|
| Revised per Village Review      | 09.08.2023 | 5   |
| Revised per Village Review      | 09.19.2023 | 4   |
| Revised Sta. Geometry & Grading | 05.23.2023 | 3   |
| Revised per CCHD Review         | 04.27.2023 | 2   |
| Revised per CCHD Review         | 03.02.2023 | 1   |

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**TITLE SHEET**  
**CARRIAGE WAY LANDING**  
**SITE IMPROVEMENT PLANS**  
PALATINE, ILLINOIS

|                  |            |
|------------------|------------|
| Project Manager: | M L A      |
| Engineer:        | M L A      |
| Date:            | 02.08.2023 |
| Project No.      | 22-268     |
| Sheet            | C1.0       |



Know what's below.  
Call before you dig.

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



## GENERAL NOTES

1. Definition of Terms:
  - a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
  - b. "Engineer" shall mean Haeger Engineering, LLC.
  - c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Contract Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
  - d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
  - e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
  - a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
  - b. The Manual and Engineering Supplement to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
  - c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
  - d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
  - e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
  - f. All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.

g. General Notes and Specifications contained herein or elsewhere as a separate document.

If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
  - a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
  - b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
  - c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor shall be responsible for this item and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
  - d. The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) to become familiar with the subsurface soil conditions for the site. Copies of all soil boring reports for the property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense.

The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by Haeger Engineering. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
  - a. Village of Palatine
  - b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)
  - c. Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division
  - d. Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water from Construction Site Activities
  - e. Cook County Highway Department
7. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
8. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Engineer assume the liability or responsible for any work being performed without a permit.
9. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgments of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
10. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
11. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. or DIGGER by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locations at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of J.U.L.I.E. or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locations at least 48 hours, excluding weekends and holidays, before digging.
12. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (attis information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locations By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
13. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
14. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor,

- including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
15. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their work or appurtenances for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.
16. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to be believed to be in error have been verified or corrected by the Engineer.
17. The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the Contractor.
18. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities is to be designated by the Owner, shall be responsible for ensuring that all the requirements of the NPDES permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
19. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb or impact these areas without permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
20. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage as a result of Contractor action, or lack thereof.
21. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved by the Owner and accepted by the Jurisdictional Agencies.
22. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, etc. The Contractor shall be responsible for the removal of all debris, sediment, and other materials and responsibility of the Contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner.
23. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
24. Preliminary staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
25. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
26. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
27. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
28. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
29. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
30. The Contractor shall have adequate equipment, materials, and supplies including trench sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicle, or personnel associated with this project. This work shall be considered incidental to the Contract.
31. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
32. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or trees in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties assessed by the Village/City for the removal of trees.
33. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
34. The Contractor shall be responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the normal flow of traffic flow that exists prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Unless specifically authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
35. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and calculations including design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
36. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
37. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas,

- telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure or locate at a later date. Any approved modifications, deviations, or alterations from the approved Plans and Specifications shall be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
38. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by the Contractor at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.
39. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction.
40. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
41. The Contractor shall submit all calculations, shop drawings, and calculations prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

## DEMOLITION AND CLEARING

1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements for the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that the required utility conveyance is attained until the proposed improvements can be installed and placed into operation.
4. Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be removed whenever they are found within the street right-of-way or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Engineer. Trees shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
5. All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
6. The Contractor shall be responsible for disconnecting all utilities and shall be protected by the applicable Jurisdictional Agency or as noted on the Plans.
7. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal and be placed in a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
9. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
10. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village/City prior to the start of any demolition or clearing work.
11. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
12. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
13. All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations. The structures shall then be removed and disposed legally off-site or broken in-place, so as not to hold liquid, and back-filled with suitable materials by the Contractor or as required by the Health Department or as required by any other Local, County, State or Federal rules and regulations.
14. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
15. All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
16. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

## EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any Contractor qualifications, calculations, summaries, etc. not otherwise furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and prepare themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary to determine soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be a Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their 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.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal, and replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other related activities shall be performed entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction and retention of traffic flow that exists prior to the commencement of any portions of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.

## SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Treaty Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sanitary manholes shall be constructed with manhole frames, cast iron, cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
  - a. Circular saw-cut of sewer main by proper tools ("shower-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
  - b. Remove the entire Section of pipe breaking only on the top of one bell and replace with a wye or tee branch Section.
  - c. With pipe cutter, neatly and accurately cut out the desired length of pipe for insertion of proper fittings, using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
  - d. Other methods approved by the Jurisdictional Agency.
9. "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted with red paint for identification, and blue for water. The Contractor shall keep accurate records of all service connection locations.
11. All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
12. All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be constructed in accordance with the Plans, applicable Village/City, Owner and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdiction Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

## SANITARY SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
  - a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
  - b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe shall be constructed from one or more of the following materials as specified on the Plans:
  - a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
  - b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If the initial establishment of the manhole in the Plans the required inside diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. All sanitary manholes shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, except manhole frames and lids, shall be sealed with a sealant or another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.

7. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polystyrene coated steel core reinforced steps with load and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
8. An external work described in the Plans, Specifications and other Contract Documents shall be performed with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
10. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug and connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
11. Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
12. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
13. All floor drains shall discharge into the sanitary sewer.
14. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
15. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
  - a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
  - b. All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
  - c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (or Vacuum) Test prior to Backfill".
  - d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements prior to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

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| <b>GENERAL NOTES &amp; SPECIFICATIONS</b><br><b>CARRIAGE WAY LANDING</b><br><b>SITE IMPROVEMENT PLANS</b><br>PALATINE, ILLINOIS |                                                    | Project Manager: M.L.A.<br>Engineer: M.L.A.<br>Date: 02.08.2023<br>Project No. 22-268<br>Sheet C2.0                                                                                                                                                                       |                                            |
|                                                                                                                                 |                                                    | Attachment: EXBHIBIT - Engineering Plans (2023-110 - 874-920 N. Quentin Road - FPD - PFSUB)<br>100 East Star Parkway, Schaumburg, IL 60173 • Tel: 847.391.4600 Fax: 847.394.6408<br>Illinois Professional Design Firm License No. 184-003132<br>www.haegerengineering.com |                                            |
| 5<br>09.08.2023<br>Revised per Village Review                                                                                   | 3<br>05.13.2023<br>Revised Site Geometry & Grading | 2<br>04.17.2023<br>Revised per CCHD Review                                                                                                                                                                                                                                | 1<br>03.02.2023<br>Revised per CCHD Review |
|                                                                                                                                 |                                                    | No.                                                                                                                                                                                                                                                                       | Date                                       |



## STORM SEWER

- Refer to Sewer and Water Main General Notes for additional requirements.
- Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
  - Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
  - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
  - High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
  - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
  - Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
  - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
  - High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C506.
  - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
  - Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
  - Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
  - Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
- All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Branches and defined chutes shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20HS-20 loading requirements. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
- Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
- Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
- Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
- Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
- Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
- Anchored flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
- Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
- Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
- All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
- Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
- Elevations of structures located in curb and gutter are flow line elevations.
- Elevations of flared end sections are provided at the extreme outer end of the flared end section.

## WATER MAIN

- Refer to Sewer and Water Main General Notes for additional requirements.
- Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
  - Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
  - Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
  - High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C606, DR 11, 160 psi, with ductile iron pipe outside dimension.
- Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
- All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
- Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
- Water services 2 1/2 inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
- The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
- Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered included in the line and spigot end of the watermain.
- The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
  - Ductile Iron Pipe (DIP) - AWWA C600.
  - Polyvinyl Chloride (PVC) Pipe - AWWA C900.
  - High Density Polyethylene (HDPE) - Per Manufacturer's requirements.

- Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 1/4 degrees or greater, except for "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
- All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
- All bolts and nuts shall be stainless steel.
- A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
- Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
- All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
- Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
- When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfectant treated to returning the water to service.
- Water Main and related appurtenances shall be tested in accordance with the following:
  - All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
  - All water structures (i.e., valve vaults) shall be subjected to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
- After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

## WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and/or other structures previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

- Horizontal Separation:
  - Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
  - Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main must be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
  - If it is impossible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
- Vertical Separation:
  - Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
  - Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or if it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
    - The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
    - The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
  - In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
- The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
- Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
- Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
- Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
- The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
- Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements. The casing pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

## PAVEMENT, CURB &amp; GUTTER, AND WALKS

- All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
- Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A 1/2" (1/2") epoxy coating shall be applied along with two (2) 18" long x 6" (1/2") (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.
- Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x 1/2" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or gutter and gutter as applicable.
- All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.
- Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
- Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints consisting of a 1/2" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.
- Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.
- Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
- Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surface will be accepted.
- Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
- Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin material, no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.

- Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and in accordance with Section 420 of the IDOT Standard Specifications.
- All concrete shall be placed in place with a broom finish unless specified otherwise in the Plans.
- The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.
- The testing and acceptance of aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
- Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
- Prior to installation of the aggregate base course, the following shall be performed:
  - The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
  - The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
  - Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
- Prior to the installation of the binder course:
  - The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
  - The aggregate base course shall be clean and dry.
  - The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
  - The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
  - The surface course shall be placed only when the temperature in the shade is at least 40° F and the forecast is for rising temperatures.
- Prior to the installation of the surface course:
  - The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
  - The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
  - Structures within pavement shall be adjusted to final surface grade.
  - The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
  - The surface course shall be placed only when the air temperature in the shade is at least 45° F and the forecast is for rising temperatures.

## PAVEMENT MARKING/STRIPING

- All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
- Pavement markings shall be applied by hand or by machine using truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
- Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
- Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
- Pavement markings shall be uniform and have clean, straight edges.
- Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
- Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
- Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall shall be marked with the words "Handicapped" and "Reserved".
- All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
- Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
- Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
- All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

## SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
- Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance, as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
- All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
- Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of potential erosion, erosion control construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
- Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
- Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
- After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
- Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or steeper shall be stabilized with erosion control blankets or mulch in addition to seeding.
- The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
- No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
- All temporary erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as completion of all measures and shall be subject to the terms of Federal, State, and local requirements.
- All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
- Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
- If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
- All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during construction if it is determined that the structures are not properly functioning and their performance is impaired.

- Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
- Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
- The Contractor shall water the site as required during dry weather to control dust.
- Erosion Control Maintenance and Replacement Notes:
  - Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired during prolonged rainfall. Any required repairs shall be made immediately.
  - Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
  - Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
  - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
  - Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
  - The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
- The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
- The work shall generally follow the following typical Construction Sequencing:
  - Installation of them soil erosion and sediment control (SE/SC) measures:
    - Selective vegetation removal for silt fence installation
    - Silt fence installation
    - Construction of fencing around areas not to be disturbed
    - Staked construction entrance
  - Install tree protection fencing and tree removal where necessary (clear & grub)
  - Construct sediment trapping devices (sediment traps, basins, etc.)
  - Construct detention facilities and outlet control structure with restrictor.
  - Strip and stockpile topsoil and mass grade the site
  - Final grading and permanently stabilize all outlet areas (seed and silt fence around toe of slope)
  - Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
  - Permanently stabilize detention basins with seed and erosion control blanket
  - Temporarily stabilize all areas including lots that have reached temporary grade
  - Install roadways, parking areas, etc.
  - Final grading and permanently stabilize all outlet areas with topsoil and seed
  - Install structures and grade individual lots
  - Permanently stabilize site with topsoil and seed
  - Remove all temporary SE/SC measures after the site is stabilized with vegetation

## MWRD GENERAL NOTES

- Referenced Specifications
  - All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the Plans:
    - Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
    - Standard Specifications for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
    - Village of Palatine Municipal Code.
    - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
  - In case of a conflict between the applicable Ordinances noted, the more stringent shall take precedence and shall control all construction.
- Notifications
  - The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-0555).
  - The Village of Palatine Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine times requiring inspection prior to start of construction or each phase of work.
  - The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in location with new construction, immediately notify the engineer so that the conflict can be resolved. Call J.U.L.I.E. at 1-800-892-0123.
- General Notes
  - All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88).
  - Conversion factor is ZERO.
  - MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
  - The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
  - The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
  - The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
  - Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
  - Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
  - The underground contractor shall make all necessary arrangements to notify all inspection agencies.
  - All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
  - Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B-boxes, tees or bends shall be tied to a fire hydrant.
- D. Sanitary Sewer
  - The Contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
  - A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. The plug shall remain in place until removal is authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
  - Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the municipality or MWRD.
  - All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
  - All floor drains shall discharge to the sanitary sewer system.
  - All downspouts and footing drains shall discharge to the storm sewer system.
  - All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

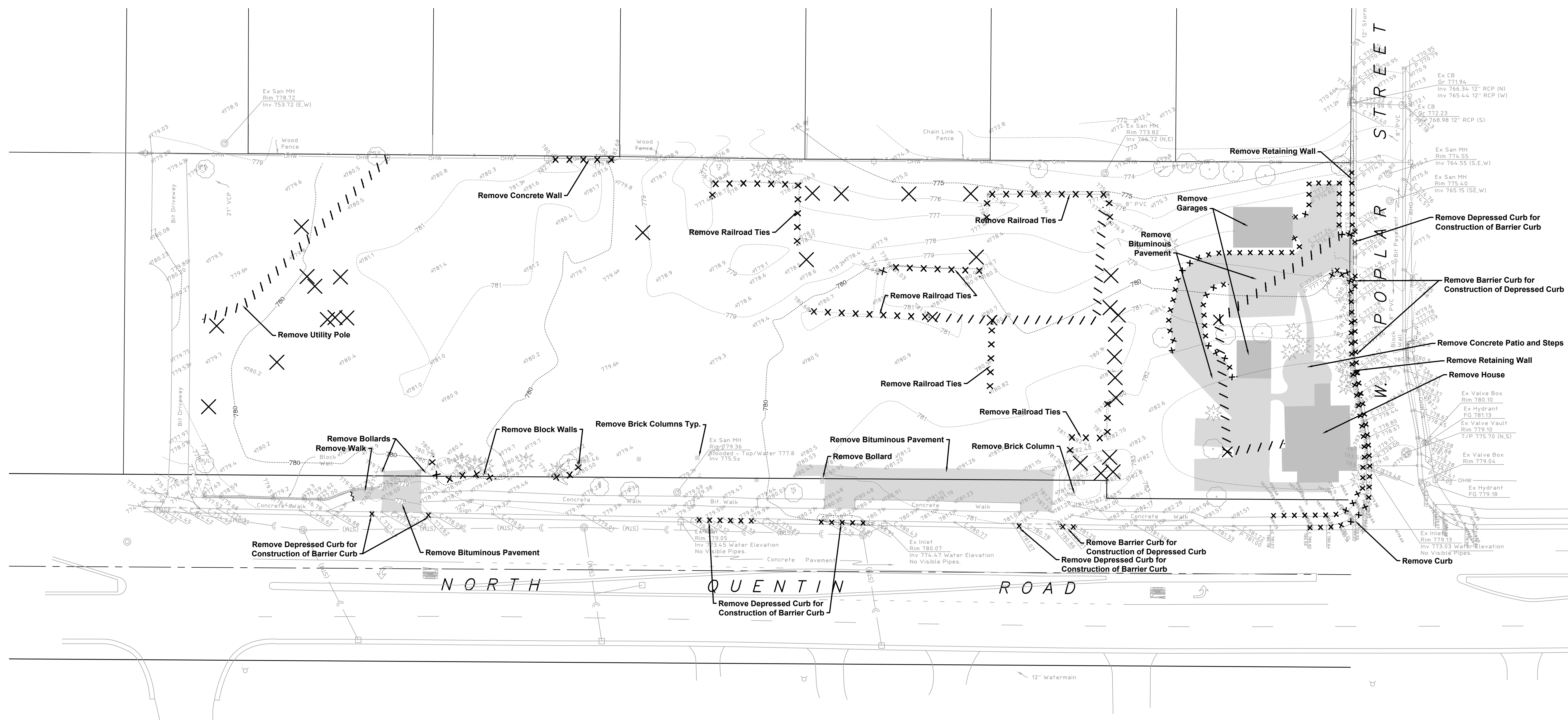
| Pipe Material                       | Pipe Specifications | Joint Specifications              |
|-------------------------------------|---------------------|-----------------------------------|
| Unfrited Clay Pipe                  | ASTM C-700          | ASTM C-425                        |
| Reinforced Concrete Sewer Pipe      | ASTM C-76           | ASTM C-443                        |
| Cast Iron Soil Pipe                 | ASTM A-74           | ASTM C-564                        |
| Ductile Iron Pipe                   | ANSI A21.51         | ANSI A21.11                       |
| Polyvinyl Chloride (PVC) Pipe       | ASTM D-3034         | ASTM D-3212                       |
| 6-inch to 15-inch Diameter SDR 26   | ASTM D-3034         | ASTM D-3212                       |
| 18-inch to 27-inch Diameter F/DY-46 | ASTM D-679          |                                   |
| High Density Polyethylene (HDPE)    | ASTM D-3350         | ASTM D-3261, F-2620 (Heat Fusion) |
|                                     | ASTM D-3035         | ASTM D-3212, F-477 (Gasketed)     |
| Water Main Quality PVC SDR 26       | ASTM D-2241         | ASTM D-3139                       |
| 4-inch to 36-inch                   | AWWA C900           | ASTM D-3139                       |
| 4-inch to 12-inch                   | AWWA C905           | ASTM D-3139                       |
| 14-inch to 48-inch                  |                     |                                   |

The following materials are allowed on a qualified basis subject to district review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material is used for sewer construction or a connection is made.

| Pipe Material                  | Pipe Specifications | Joint Specifications |
|--------------------------------|---------------------|----------------------|
| Polypropylene (PP) Pipe        |                     |                      |
| 12-inch to 24-inch Double Wall | ASTM F-2736         | ASTM D-3212, F-477   |
| 30-inch to 60-inch Triple Wall | ASTM F-2764         | ASTM D-3212, F-477   |

- All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be CA-7, CA-11 or CA-13 and shall be extended at least 12" above the top of the pipe when using PVC.
- Non-shrink flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.
- All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "SANITARY" cast into the lid.
- When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
  - A circular saw-cut of sewer main by proper tools ("Shower-tap" machine or similar) and proper installation of hubwye saddle or hub-tee saddle.
  - Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branching section.
  - With pipe cutter, carefully and accurately cut out desired length of pipe for insertion of proper fitting, using "Band Seal" or similar couplings to hold it firmly in place.
- Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and watermain shall be maintained unless the sewer is laid in a separate trench, keeping a minimum 6" vertical separation; or the sewer is laid in the same trench with the watermain located at the opposite side on a bench of undisturbed earth, keeping a minimum 18" vertical separation. If either the vertical or horizontal distances described cannot be maintained, or the sewer crosses above the water main, the sewer shall be constructed to water main standards or it shall be encased with a water main quality carrier pipe with the ends sealed.
- All existing septic systems shall be abandoned. Abandoned tanks shall be filled with granular material or removed.
- All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or pre-cast reinforced concrete.
- All sanitary manholes, (and storm manholes in





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| No.                                                                                               | Date | Revision |
|---------------------------------------------------------------------------------------------------|------|----------|
| <p>Attachment: EXBHIBIT - Engineering Plans (2023-110 : 874-920 N. Quentin Road, FPD - PFSUB)</p> |      |          |

Revised per Village Review  
Revised Site Plan  
Revised Site Geometry & Grading  
Revised per CCHD Review  
Revised per CCHD Review

|   |            |
|---|------------|
| 5 | 09.28.2023 |
| 4 | 09.19.2023 |
| 3 | 05.23.2023 |
| 2 | 04.27.2023 |
| 1 | 03.02.2023 |

| EXISTING CONDITIONS<br>& DEMOLITION PLAN | CARRIAGE WAY LANDING<br>SITE IMPROVEMENT PLANS |
|------------------------------------------|------------------------------------------------|
|------------------------------------------|------------------------------------------------|

Project Manager: M L  
Engineer: M L  
Date: 02.08.202  
Project No. 22-26  
Sheet C3.0

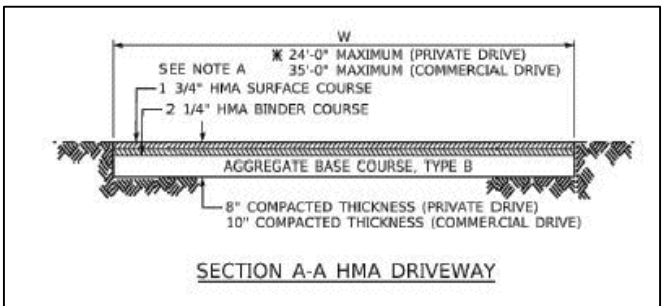
C3.0 / C7





PAVING LEGEND

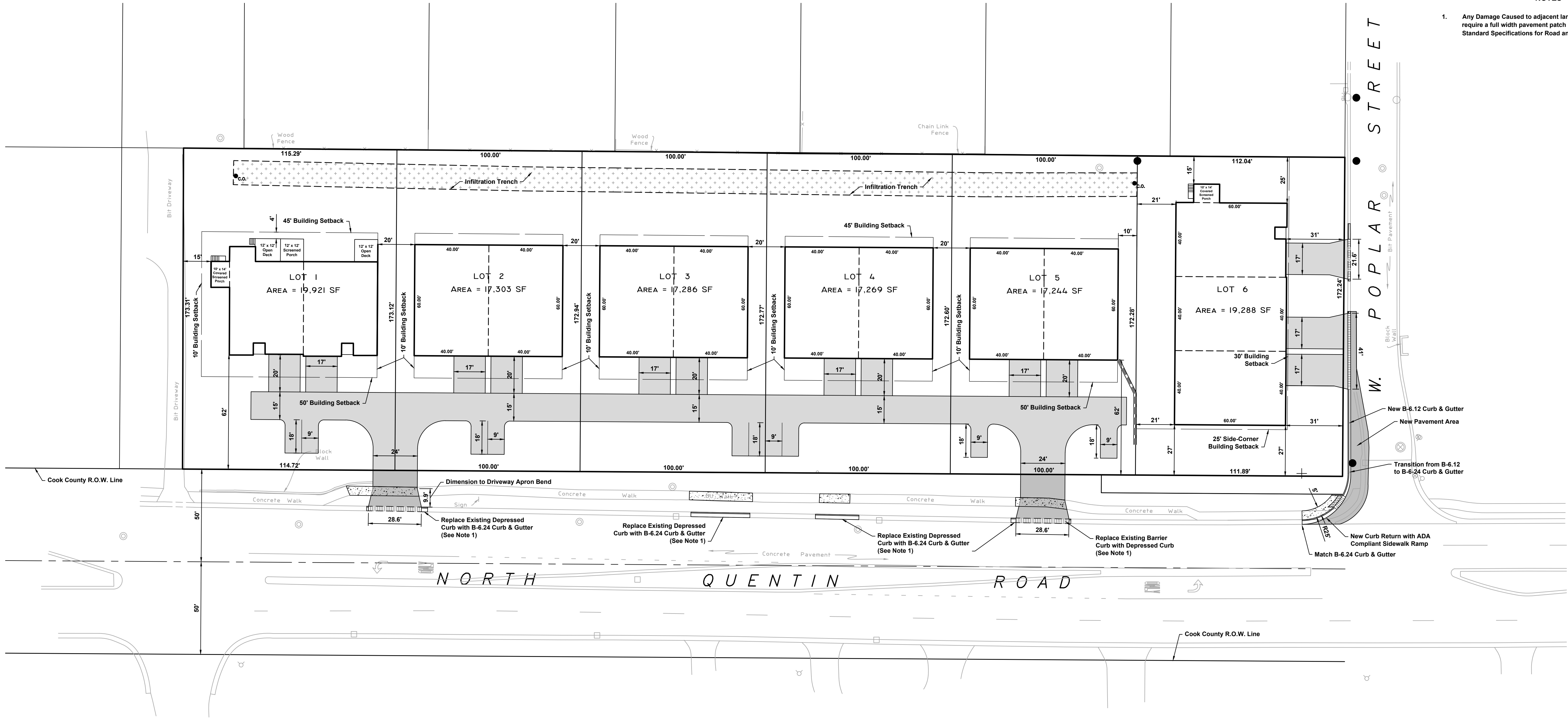
- Asphalt Driveway**  
-2" HMA Surface Course  
-4" CA-6 Crushed Aggregate Base Course
- ROW Asphalt Apron**  
-1.75" HMA Surface Course  
-2.25" HMA Binder Course  
-10" Aggregate Base Course, Type B
- Concrete Sidewalk**  
-5" Portland Cement Concrete  
-4" CA-6 Crushed Aggregate Base Course
- Concrete Sidewalk Within Driveway**  
-8" Portland Cement Concrete  
-4" CA-6 Crushed Aggregate Base Course



COOK COUNTY HIGHWAY DEPT DRIVEWAY DETAIL

NOTES

1. Any Damage Caused to adjacent lanes greater than 1 inch shall require a full width pavement patch in accordance with IDOT Standard Specifications for Road and Bridge Construction.



Project Impervious Area Summary

| Lot # | House Footprint | Unit Driveway | Shared Driveway | Total Area |
|-------|-----------------|---------------|-----------------|------------|
| 1     | 4,800 s.f.      | 680 s.f.      | 1,866 s.f.      | 7,346 s.f. |
| 2     | 4,800 s.f.      | 680 s.f.      | 2,204 s.f.      | 7,684 s.f. |
| 3     | 4,800 s.f.      | 680 s.f.      | 1,826 s.f.      | 7,306 s.f. |
| 4     | 4,800 s.f.      | 680 s.f.      | 1,826 s.f.      | 7,306 s.f. |
| 5     | 4,800 s.f.      | 680 s.f.      | 2,501 s.f.      | 7,981 s.f. |
| 6     | 7,800 s.f.      | 1,605 s.f.    |                 | 9,405 s.f. |

Total 31,800 s.f. 5,005 s.f. 10,223 s.f. 47,028 s.f.

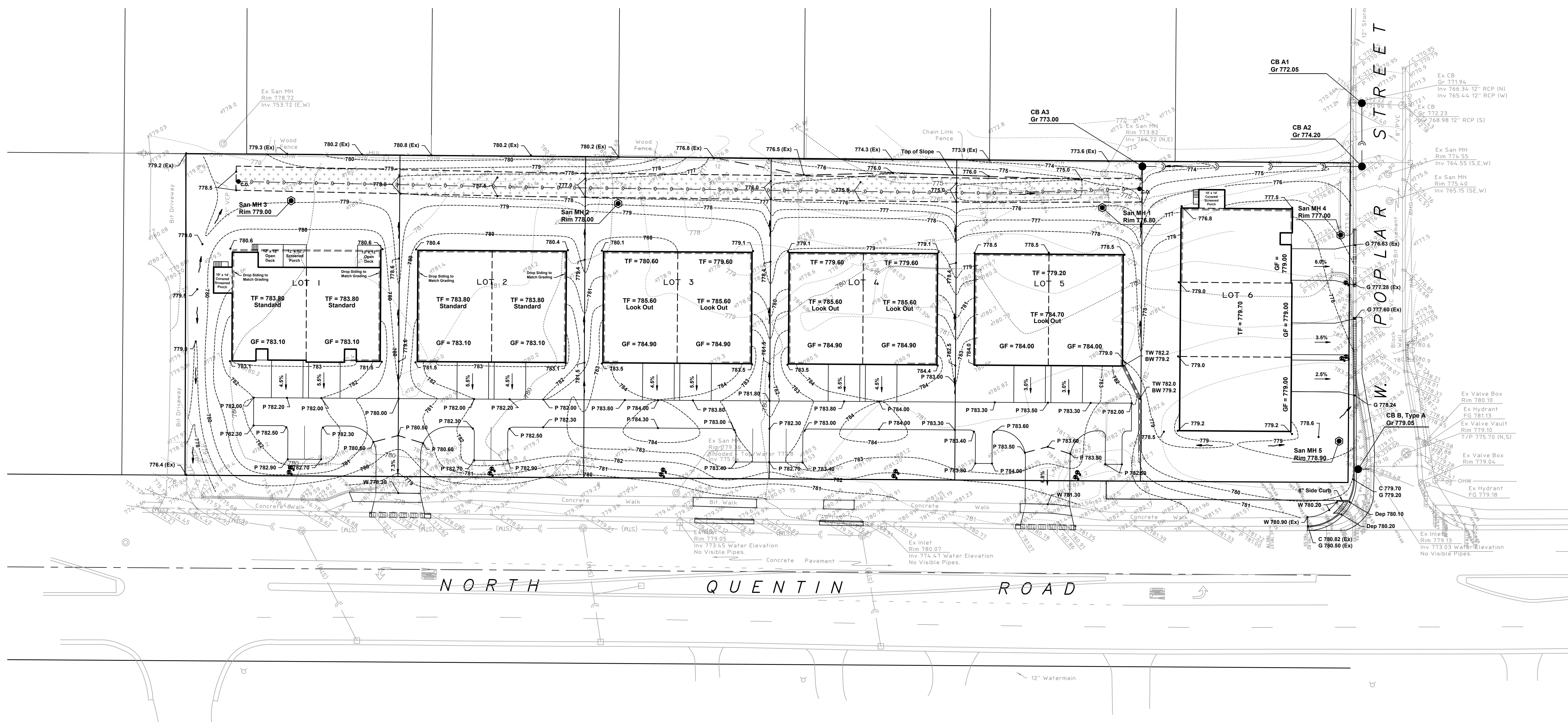
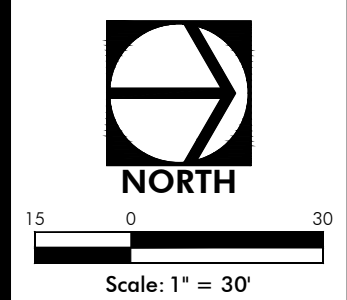
Required Volume Control Storage = 47,028 s.f. \* 0.833 ft  
= 3,919 c.f.  
= 0.090 ac-ft

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
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www.haegerengineering.com

**GEOMETRY & PAVING PLAN**  
**CARRIAGE WAY LANDING**  
**SITE IMPROVEMENT PLANS**  
PALATINE, ILLINOIS

Project Manager: M L A  
Engineer: M L A  
Date: 02.08.2023  
Project No. 22-268  
Sheet **C4.0**





| Revision                   |  |
|----------------------------|--|
| Revised per Village Review |  |
| Revised per Village Review |  |
| Revised per CCHD Review    |  |
| Revised per CCHD Review    |  |

| No. | Date       | Revision                   |
|-----|------------|----------------------------|
| 5   | 09.08.2023 | Revised per Village Review |
| 4   | 09.12.2023 | Revised per Village Review |
| 3   | 05.23.2023 | Revised per CCHD Review    |
| 2   | 04.27.2023 | Revised per CCHD Review    |
| 1   | 03.02.2023 | Revised per CCHD Review    |

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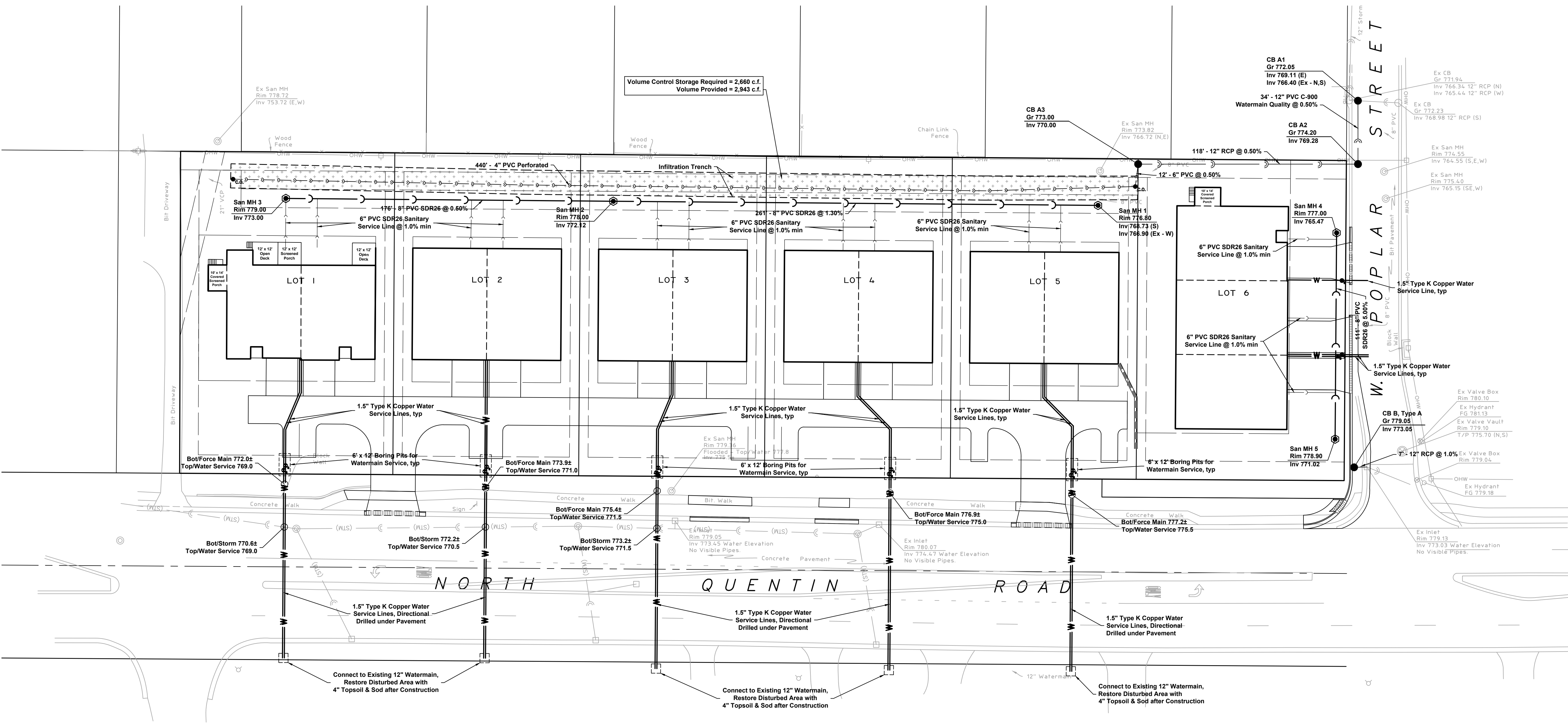
**GRADING & DRAINAGE PLAN**  
**CARRIAGE WAY LANDING**  
**SITE IMPROVEMENT PLANS**  
PALATINE, ILLINOIS

Project Manager: M L A  
Engineer: M L A  
Date: 02.08.2023  
Project No. 22-268  
Sheet **C5.0**



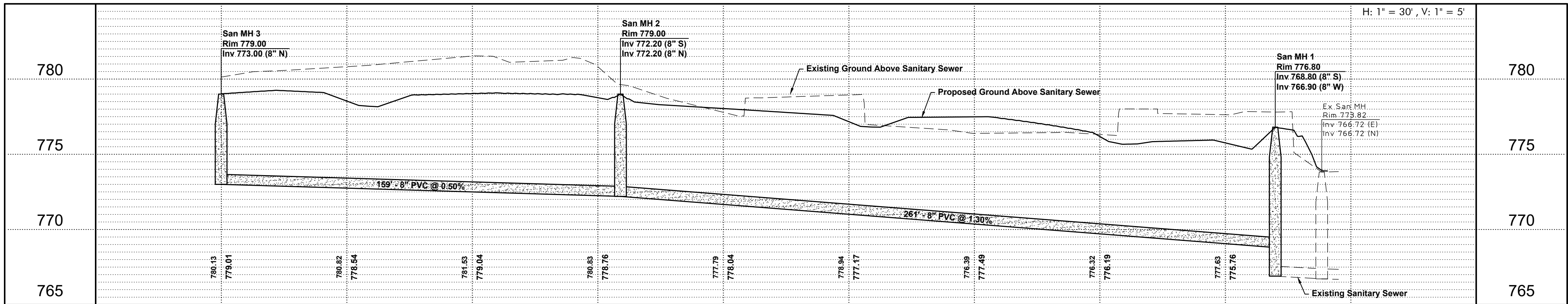


Scale: 1" = 30'



Notes:

1. Trench Backfill meeting the requirements of Article 208.02 of the IDOT Standard Specifications are required for any open trenches within the County right-of-way.
2. All disturbed landscape areas within County right-of-way are to be restored with 4" minimum topsoil and sod.
3. Any sidewalk removal and replacement within County right-of-way shall meet all ADA requirements.
4. During construction of the proposed improvements along Cook County highways, two-way traffic shall remain open for all traffic at all times. If any activity requires encroachment into a lane open for traffic, that activity shall be restricted to within the hours of 8:00 a.m. to 3:00 p.m. following the applicable IDOT and DOT-District 1 Traffic Control Standards included in the plans for off-road and on-road applications.
5. If any existing pavement marking and/or signing along Cook County roadways is damaged due to the construction of the proposed improvement, the contractor shall replace the damaged traffic control devices to the satisfaction of Cook County per IDOT and IDOT-District 1 standards for traffic control devices for pavement marking and signage included in the plans.



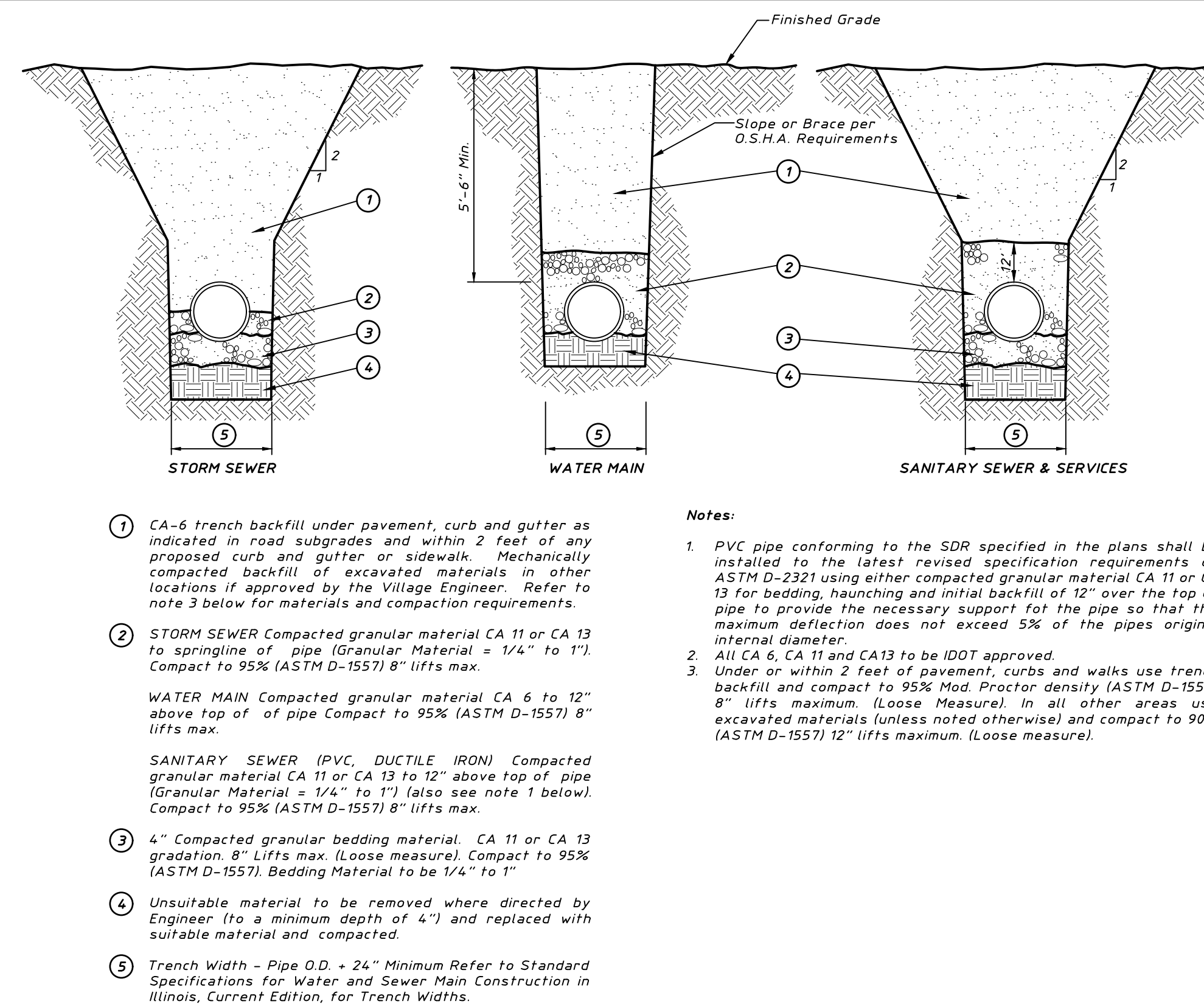
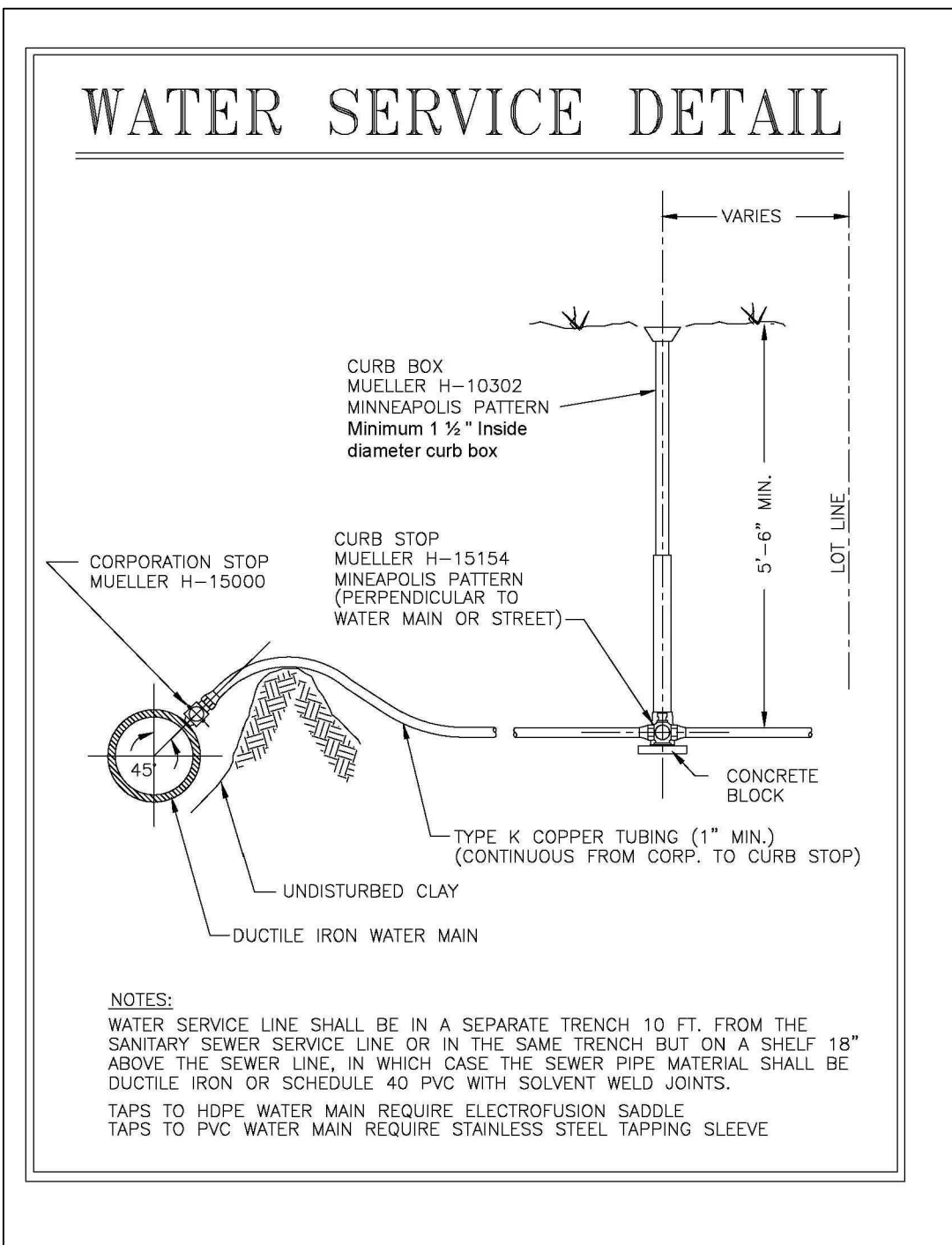
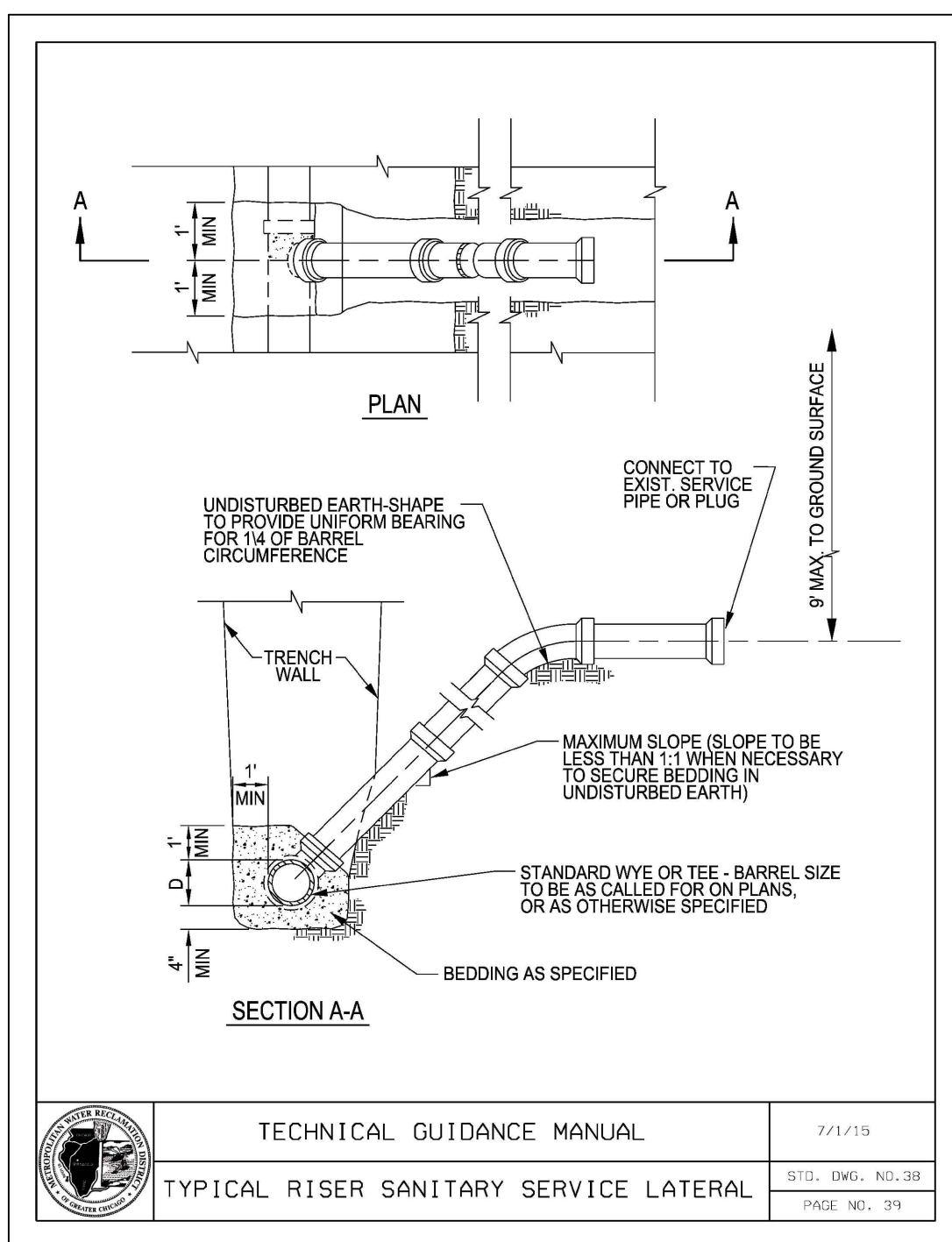
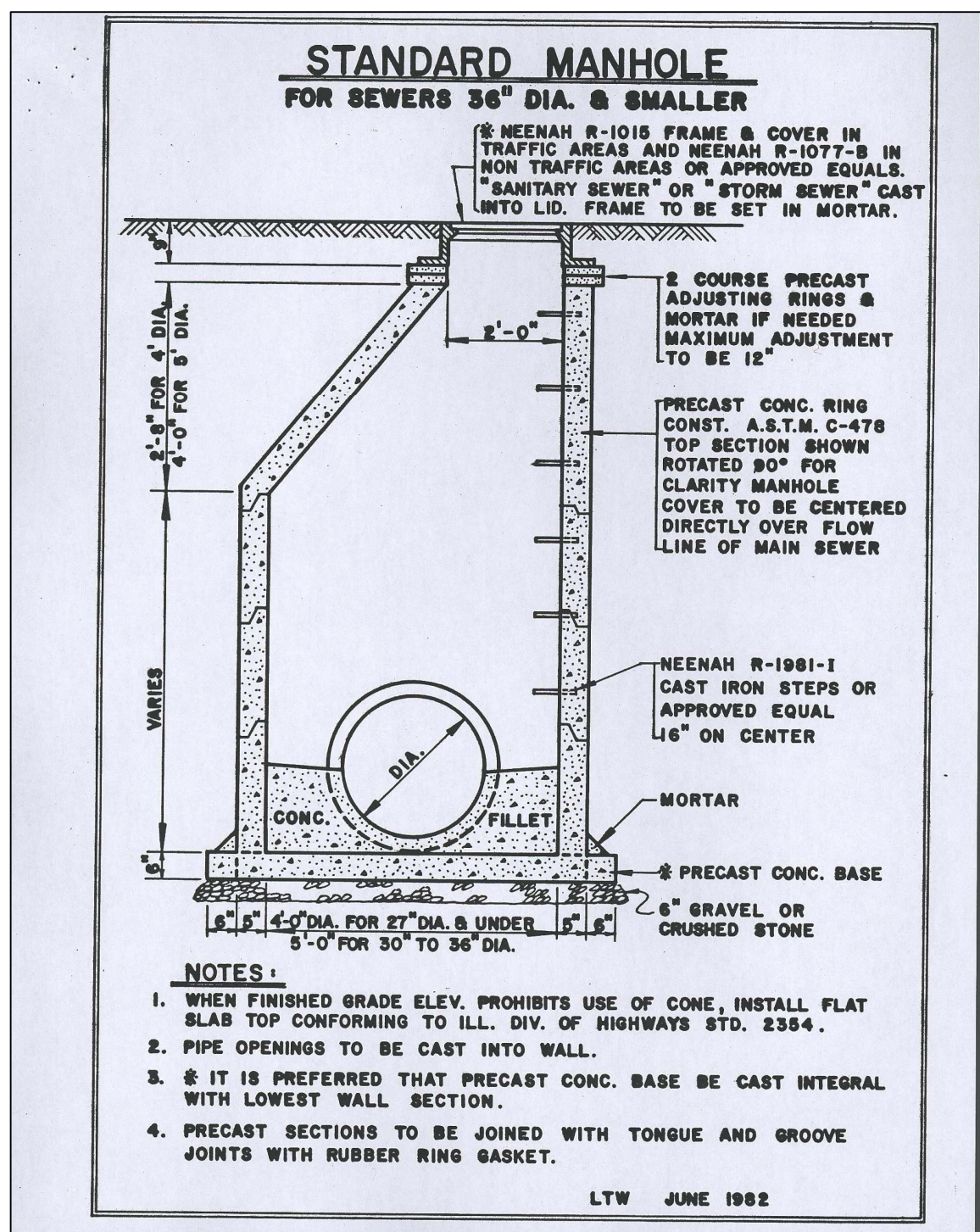
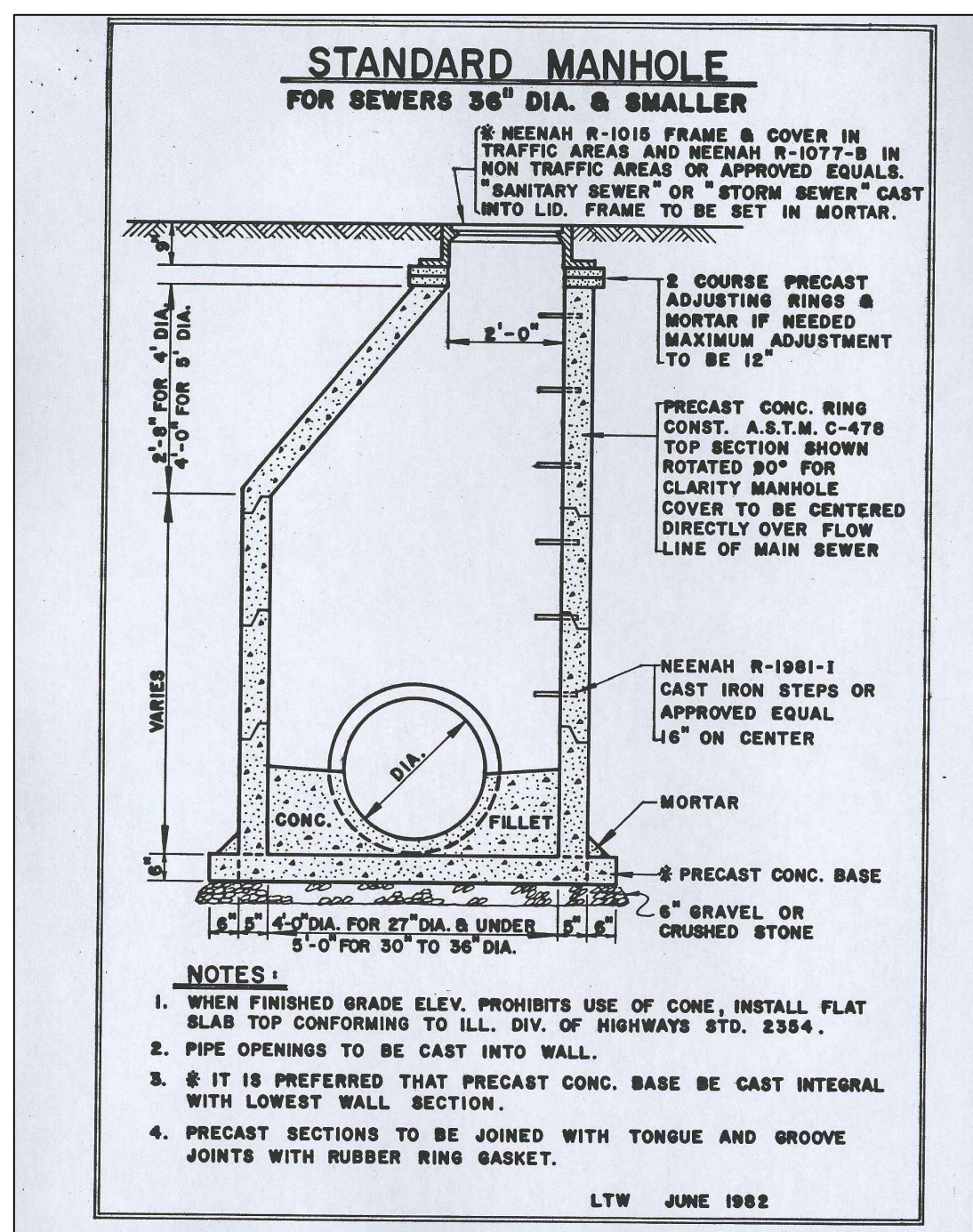
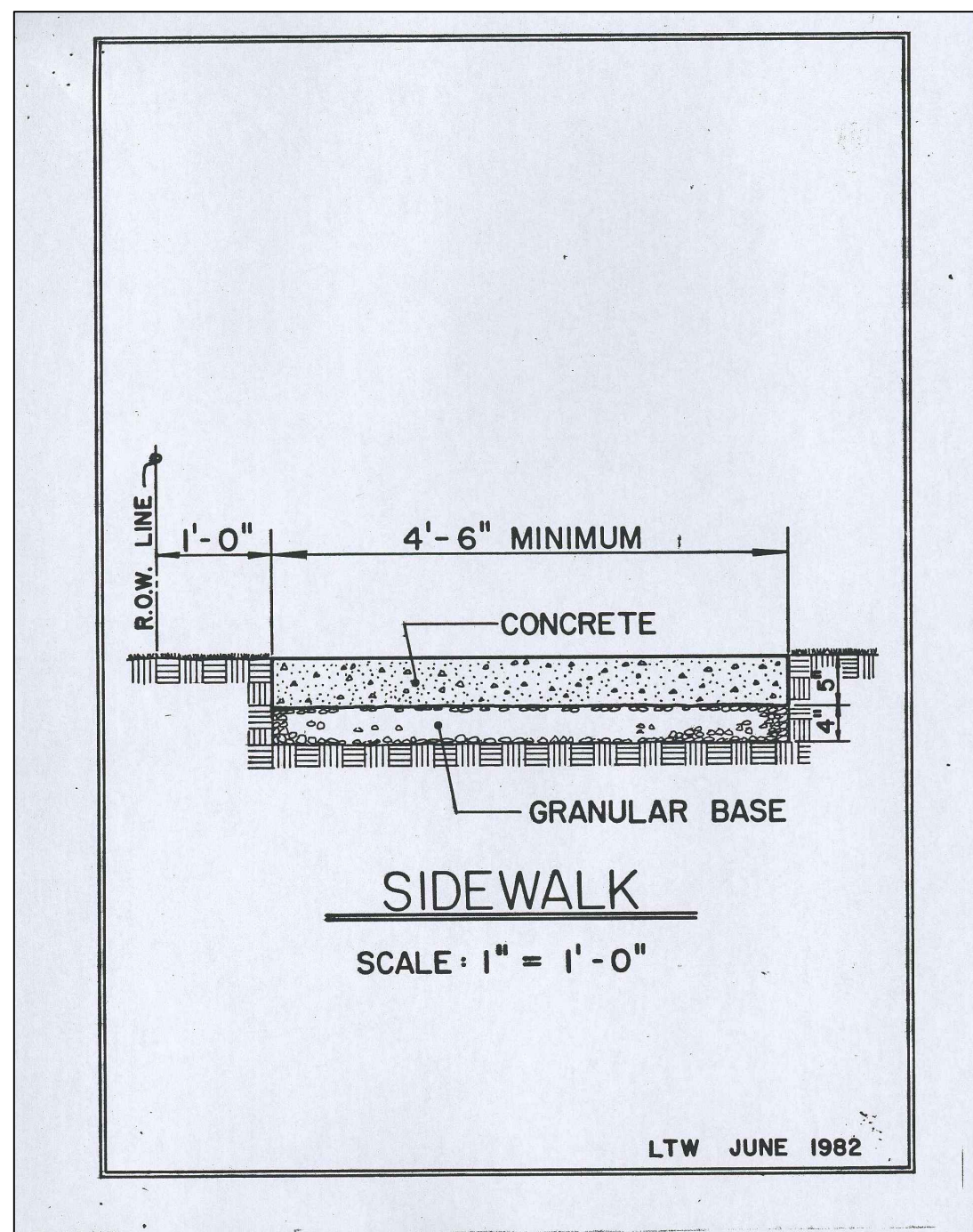
SANITARY SEWER PROFILE

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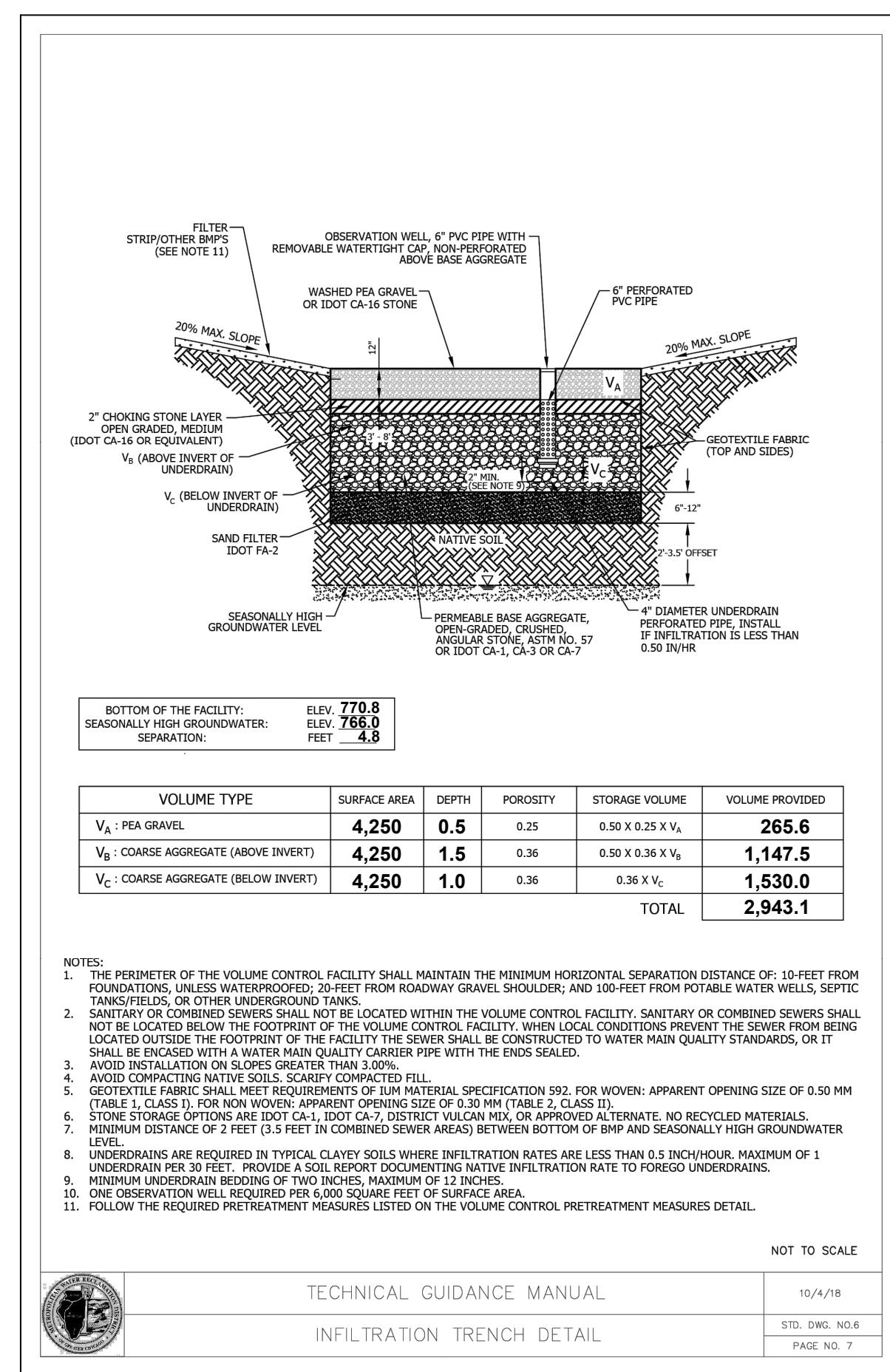
UTILITY  
PLAN  
CARRIAGE WAY LANDING  
SITE IMPROVEMENT PLANS  
PALATINE, ILLINOIS

Project Manager: M L A  
Engineer: M L A  
Date: 02.08.2023  
Project No. 22-268  
Sheet **C6.0**





## TYPICAL TRENCH CROSS SECTION



- NOTES:
- THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10 FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20 FEET FROM ROADWAY GRAVEL SHOULDER; AND 100 FEET FROM PORTABLE WATER WELLS, SEPTIC TANKS/PIES, OR OTHER UNDERGROUND TANKS.
  - SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY, WHEN LOCAL CONDITIONS PREVENT THE SEWERS FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARBON PIPE WITH THE ENDS SEALED.
  - AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%.
  - AVOID COMPACTING NATIVE SOILS. SCARIFY COMPACTED FILL.
  - GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF SLM MATERIAL SPECIFICATION 892, FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 2, CLASS II), FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
  - STONE STORAGE OPTIONS ARE DOT CA-1, DOT CA-2, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
  - MIDSPAN DISTANCE OF 2 FEET (0.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
  - UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/ HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FORED UNDERDRAINS.
  - MIDSPAN UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
  - ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
  - FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.



TECHNICAL GUIDANCE MANUAL

INFILTRATION TRENCH DETAIL

NOT TO SCALE

STD. DWG. NO. 8

PAGE NO. 7

## MWRD Volume Control

|                                                     |                                                      |
|-----------------------------------------------------|------------------------------------------------------|
| Proposed Impervious Area:                           | 35,000 ± f                                           |
| Required MWRD Volume Control Rate:                  | 1 inch/h of Impervious                               |
| Required MWRD Volume Control:                       | 2,917 cubic feet (c.f.)                              |
| Provide Storage in Infiltration Trench (See Detail) |                                                      |
| Infiltration Trench Storage:                        |                                                      |
| Trench Dimensions:                                  | 425-ft length<br>10-ft width                         |
| Va - Pea gravel:                                    | 0.50 ft depth<br>0.50'0.25'425'10'0.5 = 265.6 c.f.   |
| Vb - Coarse Aggregate Above Invert:                 | 1.50 ft depth<br>0.50'0.36'425'10'1.5 = 1,147.5 c.f. |
| Vc - Coarse Aggregate Below Invert:                 | 1.00 ft depth<br>0.36'425'10'1.0 = 1,530.0 c.f.      |
| Total Provided Storage:                             | 2,943.1 c.f.                                         |

| Revision | Date       | By                          | Check |
|----------|------------|-----------------------------|-------|
| 5        | 09/08/2023 | Reviewed per Village Review |       |
| 4        | 09/19/2023 | Reviewed per Village Review |       |
| 3        | 05/23/2023 | Reviewed per Village Review |       |
| 2        | 04/27/2023 | Reviewed per Village Review |       |
| 1        | 03/02/2023 | Reviewed per Village Review |       |

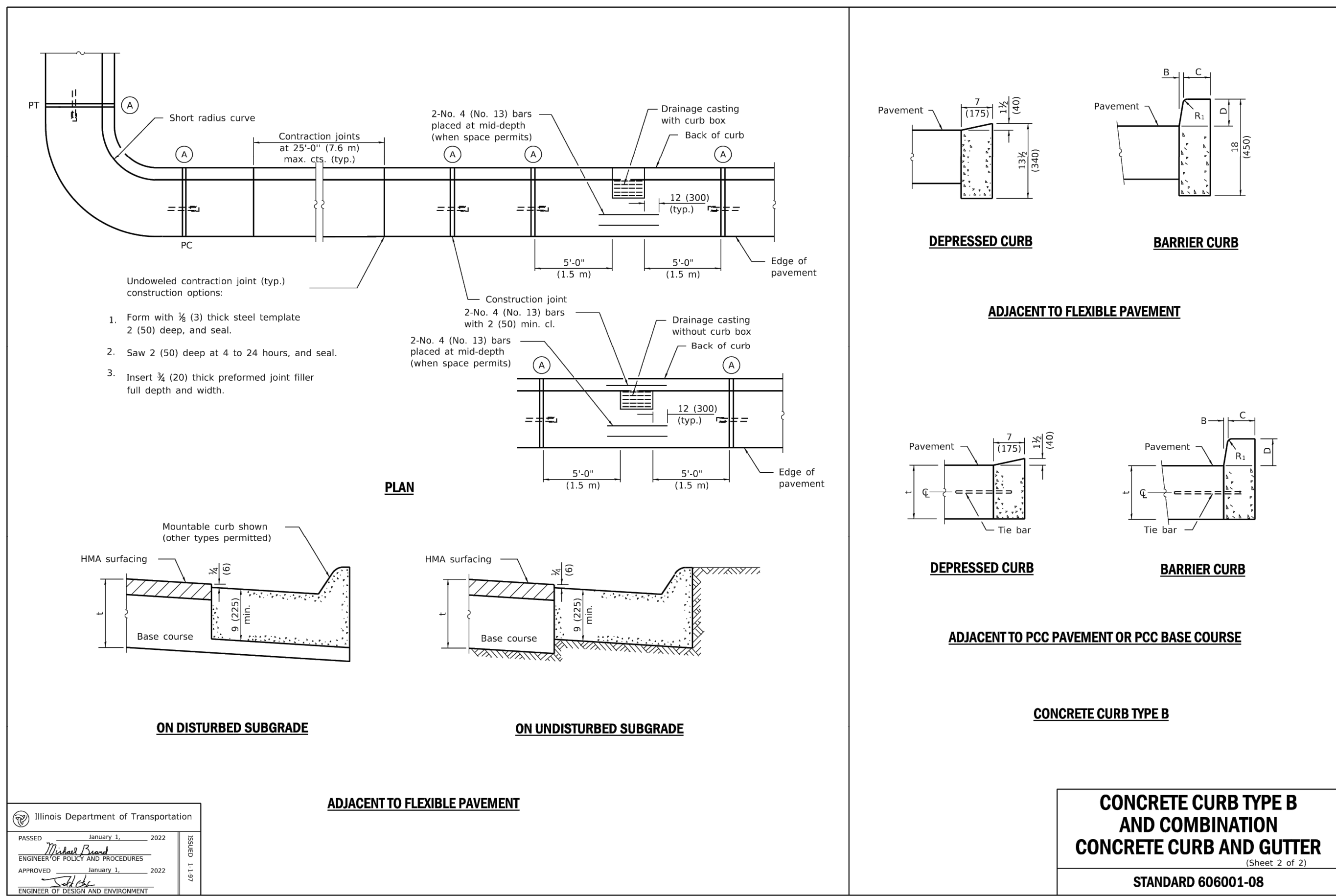
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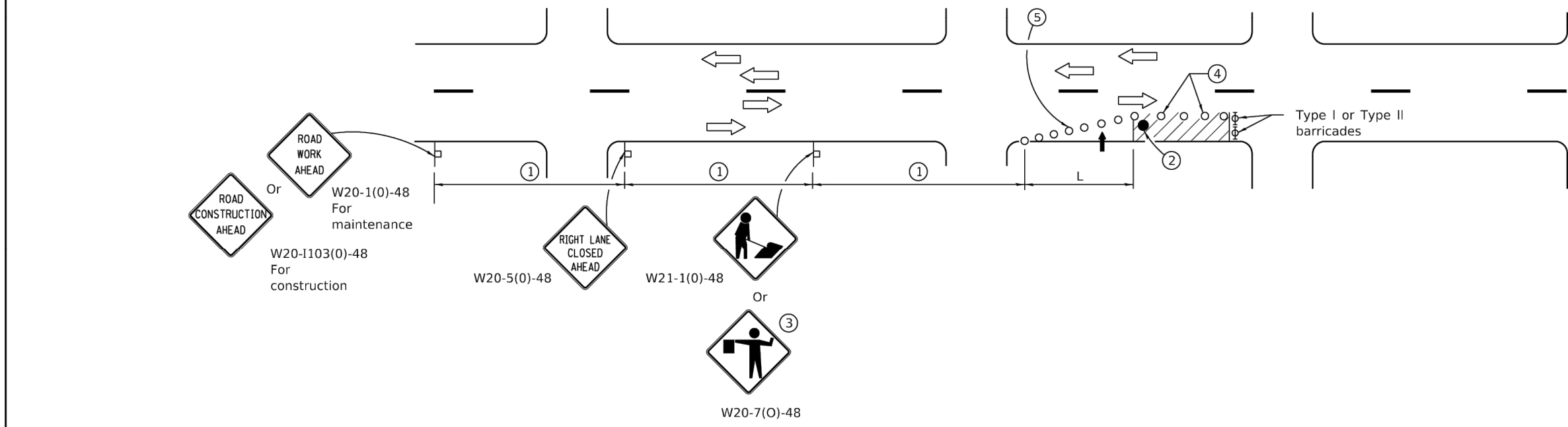
TYPICAL DETAILS  
CARRIAGE WAY LANDING  
SITE IMPROVEMENT PLANS  
PALATINE, ILLINOIS

Project Manager: M L A  
Engineer: M L A  
Date: 02.08.2023  
Project No. 22-268  
Sheet **C7.0**









| SIGN SPACING |              |
|--------------|--------------|
| Posted Speed | Sign Spacing |
| 55           | 500' (150 m) |
| 50-45        | 350' (100 m) |
| <45          | 200' (60 m)  |

- SYMBOLS**
- ↑ Arrow board
  - Cone, drum or barricade
  - ⊢ Sign on portable or permanent support
  - ▨ Work area
  - ⊕ Barricade or drum with flashing light
  - Flagger with traffic control sign.

- 1 Refer to SIGN SPACING TABLE for distances.
- 2 Required for speeds > 40 mph.
- 3 Use flagger sign only when flagger is present.
- 4 Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
- 5 Cones, drums or barricades at 20' (6 m) centers in taper.

**GENERAL NOTES**

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

Calculate L as follows:

**SPEED LIMIT**

40 mph (70 km/h) or less:

**FORMULAS**

English (Metric)

$L = \frac{WS^2}{60}$   $L = \frac{WS^2}{150}$

45 mph (80 km/h) or greater:

$L = (W)(S)$   $L = 0.65(W)(S)$

W = Width of offset in feet (meters).

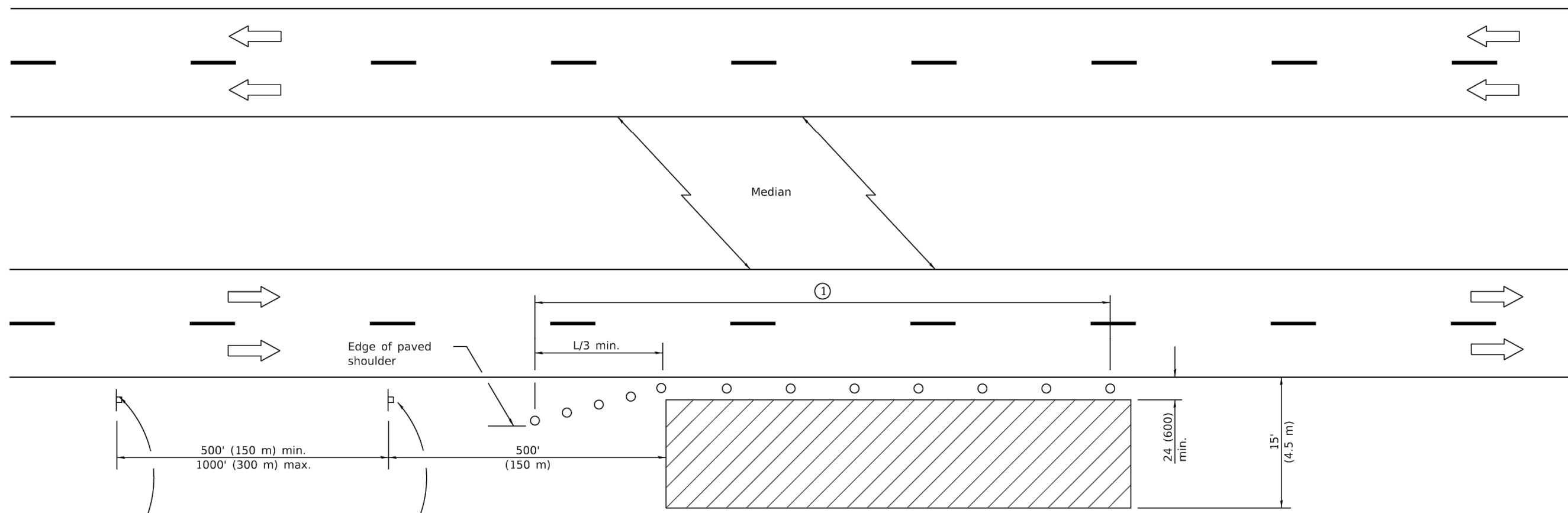
S = Normal posted speed mph (km/h).

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

| DATE   | REVISIONS                                                        |
|--------|------------------------------------------------------------------|
| 1-1-15 | Renamed standard. Moved case on Sheet 2 to new Highway Standard. |
| 1-1-14 | Revised workers sign number to agree with current MUTCD.         |

**URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN**

STANDARD 701606-10



For contract construction projects

W20-1103(0)-48

For maintenance and utility projects

W20-1(0)-48

- TYPICAL APPLICATIONS**
- Utility operations
  - Culvert extensions
  - Side slope changes
  - Guardrail installation and maintenance
  - Delineator installation
  - Landscaping operations
  - Shoulder repair
  - Sign installation and maintenance

- SYMBOLS**
- ▨ Work area
  - ⊢ Sign
  - Cone, drum or barricade

- 1 When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for 1/3 distance, and at 50' (15 m) centers through the remainder of the work area.

**GENERAL NOTES**

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24' (600 mm) from the edge of pavement.

Calculate L as follows:

**SPEED LIMIT**

40 mph (70 km/h) or less:

**FORMULAS**

English (Metric)

$L = \frac{WS^2}{60}$   $L = \frac{WS^2}{150}$

45 mph (80 km/h) or greater:

$L = (W)(S)$   $L = 0.65(W)(S)$

W = Width of offset in feet (meters).

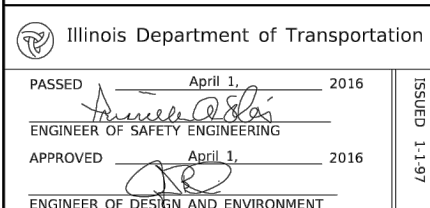
S = Normal posted speed mph (km/h).

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

| DATE   | REVISIONS                                                |
|--------|----------------------------------------------------------|
| 4-1-16 | Corrected typo in title.                                 |
| 1-1-14 | Revised workers sign number to agree with current MUTCD. |

**OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE**

STANDARD 701101-05



**TYPICAL DETAILS**

**CARRIAGE WAY LANDING SITE IMPROVEMENT PLANS**

PALATINE, ILLINOIS

Project Manager: M L A  
Engineer: M L A  
Date: 02.08.2023  
Project No. 22-268  
Sheet **C7.1**



# STORMWATER POLLUTION PREVENTION PLAN (SWPPP) CARRIAGEWAY LANDING

SECTION 9 TOWNSHIP 42 NORTH RANGE 10 EAST  
PALATINE, ILLINOIS  
COOK COUNTY

**Owner/Contractor Certification Statement**

This certification statement is part of the Storm Water Pollution Prevention Plan for the Carriage Way Landing project located at 900 N Quentin Rd, Palatine, IL, in accordance with General NPDES Permit No. ILR10 issued by the Illinois Environmental Protection Agency.

The Contractor shall certify that all required training related to applicable National Pollutant Discharge Elimination System permits has been completed by all employees, subcontractors, or other vendors working on behalf of the Contractor on Village projects or within the Village's municipal limits.

I certify under penalty of law that I understand the terms of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR 10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

In addition, I have read and understand all of the information and requirements stated in the Storm Water Pollution Prevention Plan for the above mentioned project. I have provided all documentation required to be in compliance with the ILR10 and Storm Water Pollution Prevention Plan and will provide timely updates to these documents as necessary.

Name

Signature

Title

Date

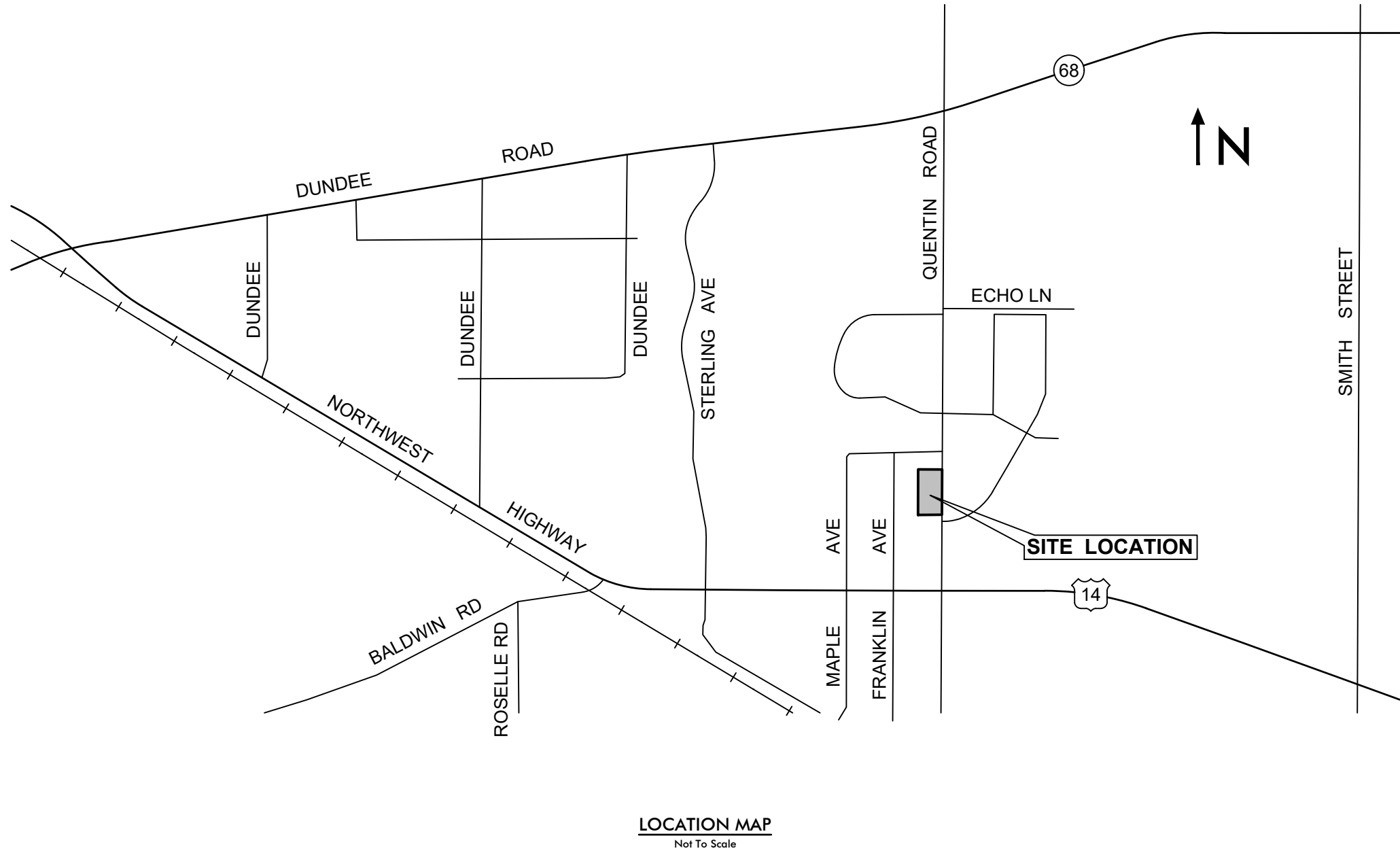
Name of Firm/Company

Telephone

Address

City/State/Zip

The Owner, and all Contractor's and Sub-Contractor's performing work on this site are required to sign the above illustrated Certification Statement. The signed Certifications shall be maintained on the site with the SWPPP.



LOCATION MAP  
Not To Scale

| INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS |                                               |
|-------------------------------------------------------|-----------------------------------------------|
| NO.                                                   | DESCRIPTION                                   |
| EC-1                                                  | SWPPP TITLE SHEET                             |
| EC-2                                                  | SWPPP GENERAL NOTES & SPECIFICATIONS          |
| EC-3                                                  | STORM WATER POLLUTION PREVENTION PLAN (SWPPP) |
| EC-4                                                  | SWPPP TYPICAL DETAILS                         |

**OWNER / DEVELOPER:**  
Latitude Development  
1239 Williamsburg Lane  
Crystal Lake, IL 60014  
Tel: 847-533-1445

**LAND SURVEYOR / CIVIL ENGINEER:**  
Haeger Engineering LLC  
Illinois Prof. Design Firm #184-003152  
100 E. State Parkway  
Schaumburg, IL 60173  
Tel: 847-394-6600  
Fax: 847-394-6608  
www.haegerengineering.com

**VILLAGE OF PALATINE:**  
200 E Wood Street  
Palatine, IL 60067  
Tel: 847-359-9042

**COOK COUNTY:**  
118 N Clark Street  
Chicago, IL 60602  
Tel: 312-443-5500

| LEGEND          |                 |
|-----------------|-----------------|
| Existing Symbol | Proposed Symbol |
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## SWPP PLAN NOTE:

THIS PLAN IS PROVIDED FOR SOIL EROSION & SEDIMENT CONTROL ONLY AND SHALL BE UPDATED AS NECESSARY THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE SITE IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION ON THE FINISHED GRADES AND SUB-GRADE.



Know what's below.  
Call before you dig.

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

| Benchmark                                                                                  |
|--------------------------------------------------------------------------------------------|
| <b>Site Benchmark</b>                                                                      |
| CP # 100 (see survey)<br>Description: Cross Notch<br>Elevation: 781.09 NAVD 88 (Geoid 12A) |
| CP # 502 (see survey)<br>Description: Cross Notch<br>Elevation: 775.47 NAVD 88 (Geoid 12A) |
| CP # 503 (see survey)<br>Description: Cross Notch<br>Elevation: 779.31 NAVD 88 (Geoid 12A) |

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**SWPPP TITLE SHEET**  
**CARRIAGE WAY LANDING**  
**SITE IMPROVEMENT PLANS**  
PALATINE, ILLINOIS

Project Manager: M L A  
Engineer: M L A  
Date: 02.08.2023  
Project No. 22-268  
Sheet EC-1 / EC4



## Stormwater Pollution Prevention Plan

This plan has been prepared to comply with the provisions of the NPDES Permit Number \_\_\_\_\_ issued by the Illinois Environmental Protection Agency for storm water discharges from Construction Site Activities.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner's Name \_\_\_\_\_ Signature \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

Name of Firm/Company \_\_\_\_\_

### I. Site Description:

#### A. The following is a description of the project location:

The project is located at 900 N Quentin Road, Palatine, IL 60067  
(See Location Map on Title Sheet for additional information).

#### B. The following is a description of the construction activity which is the subject of this plan:

Development of the vacant site to accommodate 6 residential buildings containing 11 units with related improvements including grading, drive aisles, parking, storm water management, and utilities including storm sewer, sanitary sewer, and water main.

#### C. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site, such as grubbing, excavation and grading:

Exact phasing and sequencing has yet to be determined. Generally, pavement and trees will be removed as required, and then clearing and grubbing will occur. Next, mass grading will commence for the stormwater management, building pad, and parking areas. Then the underground utilities will be constructed. Finally, the buildings, parking lots, etc. will be constructed, followed by the installation of landscaping.

#### D. The total area of the construction site is estimated to be approximately ± 2.49 acres.

#### E. The following is a weighted average of the runoff coefficient for this project after construction activities are completed:

The weighted runoff coefficient after completion of all construction activities is approximately 0.70.

#### F. The following is a description of the soil types found at the project site followed by information regarding their erosivity:

Please refer to the geotechnical report prepared by Soil and Material Consultants, Inc., dated 12/21/22.

#### G. The following is a description of potentially erosive areas associated with this project:

Any areas with side slopes exceeding 3:1 slopes. These slope areas on the site shall be stabilized with a turf reinforcement mat and hydrosseeded growing media system.

#### H. The following is a description of soil disturbing activities, their locations, and their erosive factors (e.g. steepness of slopes, length of slopes, etc):

The soil disturbing activities consist of grading and general infrastructure improvements over the entire site. The Contractor shall be responsible for maintaining all disturbances within the site, and shall protect all off-site areas as needed.

#### I. See the erosion control plans and/or drainage plans for this contract for information regarding drainage patterns, approximate slopes anticipated before and after major grading activities, locations where vehicles enter or exit the site and controls to prevent offsite sediment tracking (to be added after contractor identifies locations), areas of soil disturbance, the location of major structural and non-structural controls identified in the plan, the location of areas where stabilization practices are expected to occur, surface waters (including wetlands) and locations where storm water is discharged to surface water including wetlands.

#### J. The following is a list of receiving water(s) and the ultimate receiving water(s), and aerial extent of wetland acreage at the site. The location of the receiving waters can be found on the erosion and sediment control plans:

Under proposed conditions, the Eastern portion of the site will be tributary to the existing storm sewers along N Quentin Road. The North portion of the site will be tributary to the existing storm sewers on W Poplar Street, and the Western portion of the project area will be tributary to the on-site infiltration trench with singular outfall at the far NW corner of the site. From here, runoff will be routed through an outlet control structure and ultimately discharged to the storm sewer on W Poplar Street.

There are no mapped wetlands on the property.

The overall drainage area will ultimately be tributary to Salt Creek.

#### K. The following pollutants of concern will be associated with this construction project:

Soil sediment and dust, and construction of bituminous pavement.

### II. Controls:

This section of the plan addresses the controls that will be implemented for each of the major construction activities described in I.C. above and for all use areas, borrow sites, and waste sites. For each measure discussed, the contractor will be responsible for its implementation as indicated. The contractor shall provide to the resident engineer a plan for the implementation of the measures indicated. The contractor, and subcontractors, will notify the resident engineer of any proposed changes, maintenance, or modifications to keep construction activities compliant with the permit. Each such contractor has signed the required certification on forms which are attached to, and are a part of, this plan.

#### A.Erosion and Sediment Controls

**1. Stabilized Practices:** Provided below is a description of interim and permanent stabilization practices, including site specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Stabilization practices may include but are not limited to: temporary seeding, permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Except as provided below in II(A)(iv) and II(A)(5), stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceases on all disturbed portions of the site where construction will not occur for a period of 14 or more calendar days. Priority shall be given to the completion and stabilization of the detention areas. Work in these areas shall not be prolonged in an attempt for all final grading and stabilization to take place at one time.

a. Where the initiation of stabilization measures by the 7th day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

The following Stabilization Practices will be used for this project: Temporary blanket & seeding, permanent seeding, as shown on the Plans.

Describe how the Stabilization Practices listed above will be utilized: Seed & blanket.

See Storm Water Pollution Prevention (SWPPP) Plan. SWPPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite storm sewer.

**2. Structural Practices:** Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include but are not limited to: perimeter erosion barrier, earth dikes, drainage swales, sediment traps, ditch checks, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining system, gabions, and temporary or permanent sediment basins. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The following Structural Practices will be used for this project: Perimeter erosion control (silt) fence and storm drain inlet protection.

Describe how the Structural Practices listed above will be utilized:

See Storm Water Pollution Prevention (SWPPP) Plan. SWPPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site.

#### 3. Storm Water Management: Provided below is a description of measures that will be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

Such practices may include but are not limited to: storm water detention structures (including wet ponds), storm water retention structures, flow attenuation by use of open vegetated swales and natural depressions, infiltration of runoff on site, and sequential systems (which combine several practices).

The practices selected for implementation were determined on the basis of the technical guidance in Chapter 41 (Construction Site Stormwater Pollution Control) of the Illinois Department of Transportation Bureau of Design and Environment Manual. If practices other than those discussed in Chapter 41 are selected for implementation or if practices are applied to situations different from those covered in Chapter 41, the technical basis for such decisions will be explained below.

b. Velocity dissipation devices will be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g. maintenance of hydrologic conditions such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

Description of Storm Water Management Controls: Installation of a storm sewer system. All inlets will be protected with silt baskets.

#### 4. Other Controls:

a. Vehicle Entrances and Exits - Stabilized construction entrances and exits must be constructed to prevent tracking of sediments onto roadways.

The contractor will provide the resident engineer with a written plan identifying the location of stabilized entrances and exits and the procedures s/he will use to construct and maintain them.

b. Material Delivery, Storage, and Use - The following BMPs shall be implemented to help prevent discharges of construction materials during delivery, storage, and use:

- All products delivered to the project site must be properly labeled.
- Water tight shipping containers and/or semi trailers shall be used to store hand tools, small parts, and most construction materials that can be carried by hand, such as paint cans, solvents, and grease.
- A storage/containment facility should be chosen for larger items such as drums and items shipped or stored on pallets. Such material should be covered by a tin roof or large sheets of plastic to prevent precipitation from coming in contact with the products being stored.
- Large items such as light stands, framing materials and lumber shall be stored in the open in a general storage area. Such material shall be elevated with wood blocks to minimize contact with storm water runoff.
- Spill clean-up materials, material safety data sheets, an inventory of materials, and emergency contact numbers shall be maintained and stored in one designated area and each Contractor is to inform his/her employees and the resident engineer of this location.

c. Stockpile Management - BMPs shall be implemented to reduce or eliminate pollution of storm water from stockpiles of soil and paving materials such as but not limited to Portland cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, aggregate sub base, and pre-mixed aggregate. The following BMPs may be considered:

- Perimeter Erosion Barrier
- Temporary Seeding
- Temporary Mulch
- Plastic Covers
- Soil Binders
- Storm Drain Inlet Protection

The contractor will provide the resident engineer with a written plan of the procedures s/he will use on the project and how they will be maintained.

d. Waste Disposal. No materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

e. The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

f. The contractor shall provide a written and graphic plan to the resident engineer identifying where each of the above areas will be located and how they are to be managed.

#### 5. Approved State or Local Laws

The management practices, controls and provisions contained in this plan will be in accordance with IDOT specifications, which are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban Manual, 1995. Procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials shall be described or incorporated by reference in the space provided below. Requirements specified in sediment and erosion site plans, site permits, storm water management plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of an NOI, to be authorized to discharge under permit ILR10 incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

Description of procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials:

See Storm Water Pollution Prevention (SWPPP) Plan. SWPPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite storm sewer.

### III. Maintenance:

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, the vegetation, erosion and sediment control measures and other protective measures identified in this plan. The resident engineer will provide maintenance guides to the contractor for the practices associated with this project.

All disturbed areas shall be graded to keep runoff and sediment on-site to the greatest extent possible. Site shall be graded in such a matter to direct runoff to storm structures with catch-all inlet protection. Contractor shall maintain, replace, clean, and add additional measures as needed during the progression of construction to prevent sediment, debris, etc from leaving the site.

### IV. Inspections:

Qualified personnel shall inspect disturbed areas of the construction site which have not yet been finally stabilized, structural control measures, and locations where vehicles and equipment enter and exit the site. Such inspections shall be conducted at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater or equivalent snowfall.

A. Disturbed areas, use areas (storage of materials, stockpiles, machine maintenance, fueling, etc.), borrow sites, and waste sites shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Discharge locations or points that are accessible, shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off site sediment tracking.

B. Based on the results of the inspection, the description of potential pollutant sources identified in section I above and pollution prevention measures identified in section II above shall be revised as appropriate as soon as practicable after such inspection. Any changes to this plan resulting from the required inspections shall be implemented within 1½ hour to 1 week based on the urgency of the situation. The resident engineer will notify the contractor of the time required to implement such actions through the weekly inspection report.

C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this storm water pollution prevention plan, and actions taken in accordance with section IV(B) shall be made and retained as part of the plan for at least three (3) years after the date of the inspection. The report shall be signed in accordance with Part VI. G of the general permit.

D. If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the resident engineer shall notify the appropriate IEPA Field Operations Section office by email at: epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of the incident. The resident Engineer shall then complete and submit an "Incidence of Noncompliance" (ION) report for the identified violation within 5 days of the incident. The resident engineer shall use forms provided by the Illinois Environmental Protection Agency and shall 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. All reports of noncompliance shall be signed by a responsible authority in accordance with Part VI. G of the general permit.

The Incidence of Non-Compliance shall be mailed to the following address:

Illinois Environmental Protection Agency  
Division of Water Pollution Control  
Attn: Compliance Assurance Section  
1021 North Grand East  
Post Office Box 19276  
Springfield, Illinois 62794-9276

### V. Non-Storm Water Discharges:

Except for flows from fire fighting activities, sources of non-storm water that is combined with storm water discharge associated with the industrial activity addressed in this plan must be described below. Appropriate pollution prevention measures, as described below, will be implemented for the non-storm water component(s) of the discharge.

A. Spill Prevention and Control - BMPs shall be implemented to contain and clean-up spills and prevent material discharges to the storm drain system. The contractor shall produce a written plan stating how his/her company will prevent, report, and clean up spills and provide a copy to all of his/her employees and the resident engineer. The contractor shall notify all of his/her employees on the proper protocol for reporting spills. The contractor shall notify the resident engineer of any spills immediately.

B. Concrete Residuals and Washout Wastes - The following BMPs shall be implemented to control residual concrete, concrete sediments, and rinse water:

- Temporary Concrete Washout Facilities shall be constructed for rinsing out concrete trucks. Signs shall be installed directing concrete truck drivers where designated washout facilities are located.
- The contractor shall have the location of temporary concrete washout facilities approved by the resident engineer.
- All temporary concrete washout facilities are to be inspected by the contractor after each use and all spills must be reported to the resident engineer and cleaned up immediately.
- Concrete waste solids/liquids shall be disposed of properly.

C. Litter Management - A proper number of dumpsters shall be provided on site to handle debris and litter associated with the project. The Contractor is responsible for ensuring his/her employees place all litter including marking paint cans, soda cans, food wrappers, pad lathe, marking ribbon, construction string, and all other construction related litter in the proper dumpsters.

D. Vehicle and Equipment Cleaning - Vehicles and equipment are to be cleaned in designated areas only, preferably off site.

E. Vehicle and Equipment Fueling - A variety of BMPs can be implemented during fueling of vehicles and equipment to prevent pollution. The contractor shall inform the resident engineer as to which BMPs will be used on the project. The contractor shall inform the resident engineer how s/he will be informing his/her employees of these BMPs (i.e. signs, training, etc.). Below are a few examples of these BMPs:

- Containment
- Spill Prevention and Control
- Use of Drip Pans and Absorbents
- Automatic Shut-Off Nozzles
- Topping Off Restrictions
- Leak Inspection and Repair

F. Vehicle and Equipment Maintenance - On site maintenance must be performed in accordance with all environmental laws such as proper storage and no dumping of old engine oil or other fluids on site.

### VI. Failure to Comply:

Failure to comply with any provisions of this Storm Water Pollution Prevention Plan will result in the implementation of an Erosion and Sediment Control Deficiency Deduction against the contractor and/or penalties under the NPDES permit which could be passed onto the contractor.

## ILLINOIS URBAN MANUAL PRACTICE STANDARD 813

### DEFINITION

The controlled removal of water from construction sites.

### PURPOSE

The purposes of this practice are as follows:

1. To minimize construction impacts in areas with surface water or a high water table.
2. To prevent sediment transport.
3. To provide work site safety.
4. To prevent pollution of groundwater or surface water from suspended soil particles carried in construction site dewatering operations.
5. To preserve down-gradient natural resources and property.

### CONDITIONS WHERE PRACTICE APPLIES

Construction sites, including any onsite and offsite excavated areas, where the presence of water creates unsafe conditions, potential damage, or restricts construction operations. Construction sites where water is present in any form, including stormwater runoff, stormwater ponding, intermittent runoff, streams, standing. Where water pumping operations occur. Where the water table is intercepted. Where work is performed in-stream. Where collected stormwater runoff is removed from construction sites. Not for the removal of water that is polluted by chemicals, fuel, etc. This standard only addresses a suspended solid in the form of uncontaminated sediment.

### CRITERIA

Dewatering shall consist of the removal of surface water and/or ground water by diverting and/or removing water from construction sites to perform the required construction in accordance with the plans and specifications.

Discharging sediment to upland vegetated areas shall not be used as a stand-alone sediment control practice during dewatering operations. Construction projects may be subject to local, county, state and federal rules and regulations. Accumulated sediment from dewatering operations shall be disposed of in accordance with all applicable laws and regulations.

Diverting Surface Water - Cofferdams, channels, sumps, flumes and temporary diversions shall be built and maintained, according to contract plans, specifications, and respective IUM Practice Standards. For the installation of cofferdams and sumps, follow the requirements as outlined in Practice Standards COFFERDAM 803 and SUMP PIT 950.

Excess surface runoff shall be diverted from the construction area as outlined in the IUM Practice Standards TEMPORARY DIVERSION 955, TEMPORARY SWALE 980, DIVERSION 815 and DIVERSION DIKE 820. A permanent stream or other concentrated flow shall be diverted away from the construction area as outlined in Practice Standard TEMPORARY STREAM DIVERSION 976.

Removing Water - Drains, sumps, pumps, casings, well points and all other practices required to dewater the site shall be furnished, installed and maintained according to contract plans, specifications, and respective IUM Practice Standards.

When dewatering by well points and deep wells is utilized, the wells shall be placed at intervals along the construction area as necessary to depress the groundwater table during construction. Monitoring wells shall be installed where measurement of the pumping effectiveness is required. Well point and deep well dewatering shall be terminated and sealed immediately upon completion of the dewatering operation.

Sediment Control - All dewatering activities shall be performed in a manner that does not negatively impact the water quality of the water table, cause erosion, or transport sediment to wetlands, water bodies, water conveyance features, etc. on or off site.

In poorly drained soil areas where well dewatering is not practical, pumping directly from construction trenches is permitted provided appropriate sediment control practices are incorporated with the pumping activity.

All outlets and drainage pathways for dewatering discharges shall be stable and protected from erosion.

Sediment Removal Practices - Sediment removal shall be provided using the following practices, or combination of practices, depending on the soil type, suitability of dewatering method, volume of sediment to be removed, location, and amount of dewatering.

Practice Standard, TEMPORARY SEDIMENT TRAP 960 shall be used to detain water and remove sediment from pumping and diversion operations where space is available.

Practice Standard, PORTABLE SEDIMENT TANK 895 shall be used to retain sediment during dewatering operations where there is limited space.

## Practice Standards POLYACRYLAMIDE (PAM) FOR TURBIDITY REDUCTION AND SEDIMENT CONTROL 894.

Pumps with Sediment Filtration Bags. Where there is low, intermittent pumping activity, pumps with sediment filtration bags attached to pump discharges shall be used. Sediment filtration bags shall be placed on a stabilized surface area. Sediment filtration bags shall not be placed, whole or partially, within aquatic areas (wetlands, streams, etc.), or water conveyance features (ditches, swales, etc.). Sediment filtration bags shall be raised above the supporting ground on a surface, or material, that allows water to flow out of the bottom of the bag at the respective design discharge rate for the sediment filter bag selected. The pump discharge rate shall not exceed the design discharge rate for the sediment filter bag.

Materials, structures, etc. that are used to ensure that water flows out of the bottom of a sediment filter bag must be non-erodible and be placed atop a stabilized surface area. The material for the sediment filtration bag shall meet the requirements of Material Specification 592 GEOTEXTILE, Table 2, Class I with a minimum tensile strength of 200 lbs. or Table 1, Class 4 value. The sediment filter bag shall be sized per manufacturer recommendations and based on the size of the pump however, the minimum bag size shall be 10 feet x 15 feet with a usable surface drainage area of 300 square feet (10 x 15 x 2 ) sides, top & bottom) The largest diameter size pump hose to be used with a sediment filtration bag is 4-inch. Multiple hoses/pipes shall not be attached to a single filtration bag inlet sleeve.

Removal of Dewatering Facilities - The temporary dewatering areas shall be removed after they have served their purpose. The dewatering areas shall be graded where necessary, and stabilized with appropriate erosion control practices. Shall not create any obstruction of normal water flow, or any other interference with the operation of, or access to the permanent works.

### CONSIDERATIONS

Federal, State, County and local water quality requirements also need to be considered when choosing a dewatering method and may include requirements for sampling and evaluating discharges for clarity. Base the location, method of dewatering, and configuration on site conditions. The following items should be considered when selecting the proper dewatering method:

1. Amount of water to remove.
2. The amount of sediment to be removed.
3. Maintenance and operation required as a result of the construction operations.
4. Length of time to complete the work.
5. The space available in the work area.
6. Ability to supervise pump operation.

Evaluate function, need, velocity control, outlet stability, and site aesthetics. The location and capacity of temporary diversion and protective works should be based on the characteristics of the site, accessibility, and the potential for off-site, or on-site damage during the construction phase.

### Secondary Containment

Secondary sediment containment practices may be required to ensure that sediment from a dewatering activity does not adversely impact a particular body of water, wetland, or water conveyance feature (ditch, swale, etc.). Secondary containment may be required if the method of sediment removal concentrates the sediment in one location or practice. Secondary containment measures shall be placed between the area of control and the receiving area and/or aquatic resource.

Winter conditions and freezing temperatures can impact the effectiveness and functionality of sediment filter bags and anionic polymers for sediment removal during dewatering. If dewatering activities are likely to occur over winter, dewatering practices for sediment control should be included in the development of the Stormwater Pollution Prevention Plan that can be effective in freezing temperatures.

An analysis of the effects of dewatering a site should also be considered. For example, permanent dewatering of a site or surface of a site can cause subsidence of surface areas and settlement of foundations and pavements. Additionally, temporary dewatering may create dry areas during construction but the effect of allowing water tables to rise after construction may result in excess pressure on subsurface structures, potentially causing damage and/or excessive sump pump cycling.

### PLANS AND SPECIFICATIONS

Plans and specifications for installing and building dewatering facilities shall be in keeping with this standard and shall describe the requirements for applying the practice to achieve its intended purpose. At a minimum include:

1. Approximate location and proposed type of dewatering method shown on plans.
2. Drawings, specifications, etc. for all items of work as needed for dewatering.
3. Include the dewatering plan as part of the Storm Water Pollution Prevention Plan (SWPPP) and/or the erosion and sediment control plan, detailing the location of dewatering activities, presence of aquatic areas, equipment, fuel storage, and discharge point.
4. Any total maximum daily load (TMDL) requirements for the receiving waters or turbidity standards shall be stated on the plan set.
5. A brief narrative outlining a construction sequence for the dewatering operation.
6. Drawing details for proper installation of the various dewatering facilities as needed.

All plans shall include installation, inspection, and maintenance schedules with the responsible party identified.

Methods of dewatering shall be constructed to meet the requirements of Construction Specification REMOVAL OF WATER 11.

### OPERATION AND MAINTENANCE

The frequency of inspections shall depend on the dewatering method, amount of discharge, potential damage, and quality of the receiving bodies of water. The frequency of inspections, responsible party and specific tasks shall be identified.

1. Inspections shall be conducted to ensure proper operation and compliance with all permits and water quality standards.
2. Accumulated sediment shall be removed from the flow area and temporary diversions shall be repaired, as required.
3. Outlet areas shall be checked and repairs shall be made in a timely manner, as needed.
4. Pump outlets shall be inspected for erosion, and sumps shall be inspected for accumulated sediment.
5. Sediment filtration bags shall be removed and replaced when half full of sediment, or when the design flow rate of the filter bag is no longer being maintained.
6. If the receiving area is showing any signs of turbid water, erosion, or sediment accumulation, discharges shall be stopped immediately once safety and property damage concerns have been addressed.

### REFERENCES

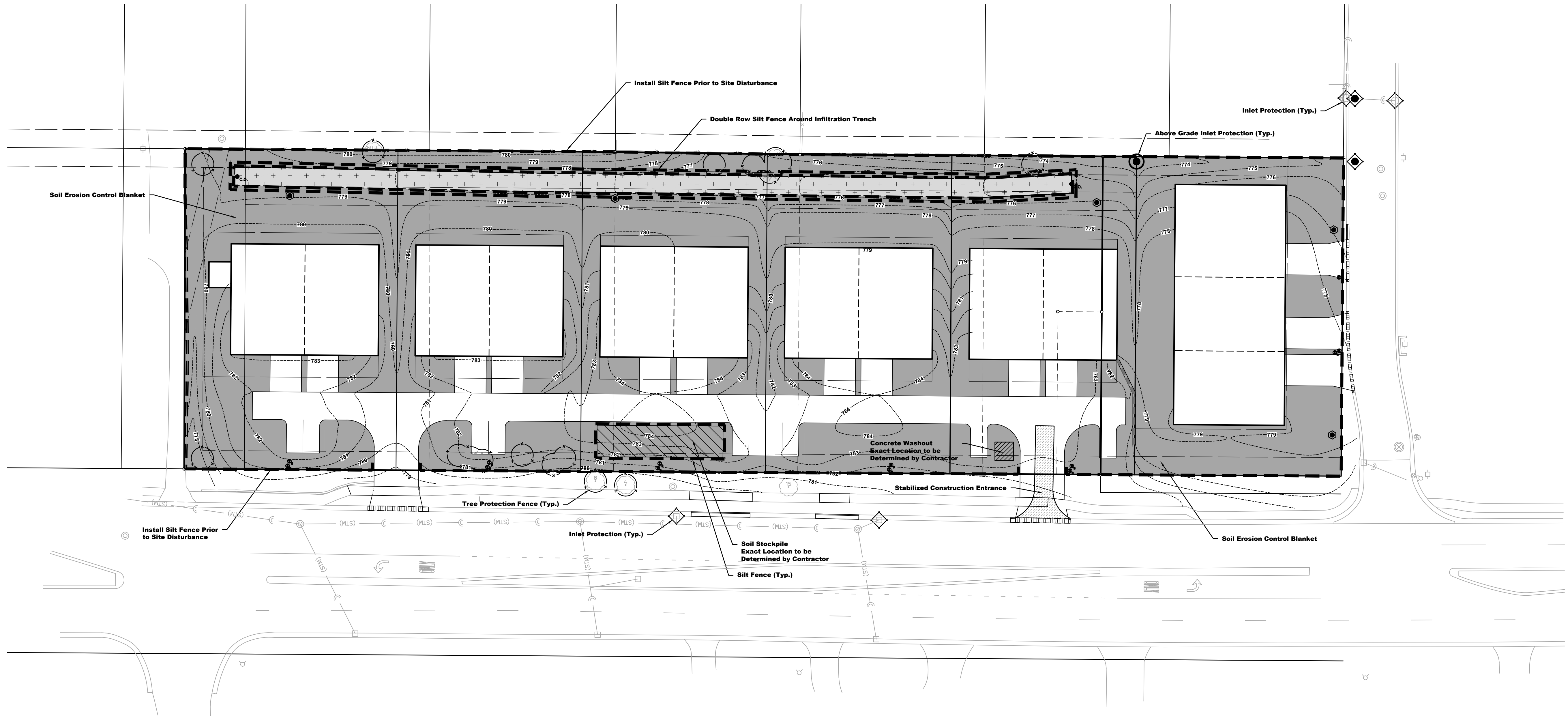
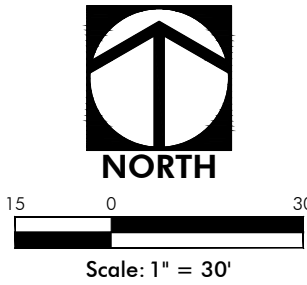
Maine Department of Environmental Protection, Bureau of Land and Water Quality. Maine Erosion and Sediment Control BMPs. G-3 Construction Dewatering. Augusta, ME. March 2003.

IDOT Erosion and Sediment Control Field Guide for Construction Inspection, July 1, 2010

## SUPPLEMENTARY EROSION CONTROL NOTES

1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter fencing prior to the start of any clearing or grading activities.
6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
7. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and erosion control.
10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
11. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance with this project. The Contractor shall be responsible for the installation as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
13. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through







| RESPONSIBLE CONTRACTOR                                                                                                                                                                       | GRADING CONTRACTOR | UNDERGROUND CONTRACTOR | PAVING CONTRACTOR | LANDSCAPE CONTRACTOR |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------|-------------------|----------------------|
| 1. INSTALL SEDIMENT CONTROL MEASURES<br>-DITCH CHECKS<br>-EROSION CONTROL FENCE<br>-SEDIMENT BASIN<br>-STABILIZED CONSTRUCTION ENTRANCE<br>-TEMPORARY SHALES<br>-SPECIFIED STORM SEWER LINES | =====              | =====                  |                   |                      |
| 2. GRADE SITE/STOCKPILE TOPSOIL                                                                                                                                                              | =====              |                        |                   |                      |
| 3. INSTALL STORMWATER MANAGEMENT MEASURES<br>-STORM SEWER<br>-SEDIMENT TRAP (INLET PROTECTION)<br>-DITCH/SHALES                                                                              | =====              | =====                  |                   |                      |
| 4. TEMPORARY VEGETATIVE STABILIZATION<br>-CONTROL MEASURES<br>-TEMPORARY SEEDING<br>-MULCHING                                                                                                |                    |                        |                   | =====                |
| 5. INSTALL ROAD SUBGRADE<br>-AGGREGATE COVER                                                                                                                                                 |                    | =====                  |                   |                      |
| 6. SITE CONSTRUCTION WORK<br>-CURB AND GUTTER<br>-PAVING (WALKS & BIKEPATHS)                                                                                                                 |                    | =====                  |                   |                      |
| 7. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS<br>-TEMPORARY SEEDING                                                                                                     |                    |                        |                   | =====                |
| 8. SURFACE ROADS<br>-PAVING                                                                                                                                                                  |                    | =====                  |                   |                      |
| 9. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS<br>-PERMANENT SEEDING<br>-SODDING                                                                                                 |                    |                        |                   | =====                |
| 10. INSTALL PERMANENT LANDSCAPING                                                                                                                                                            |                    |                        |                   | =====                |
| 11. PERFORM CONTINUING MAINTENANCE                                                                                                                                                           | =====              | =====                  | =====             | =====                |

Soil Protection Chart

| Stabilization Type | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Permanent Seeding  |     |     | A   |     |     | *   | *   |     | *   | →   |     |     |
| Dormant Seeding    | B   |     | →   |     |     |     |     |     |     | B   |     |     |
| Temporary Seeding  |     |     | C   |     |     | D   |     |     |     | →   |     |     |
| Sodding            |     |     | E** |     |     |     |     |     |     | →   |     |     |
| Mulching           | F   |     |     |     |     |     |     |     |     | →   |     |     |

- A KENTUCKY BLUEGRASS  
90 LBS/AC MIXED WITH  
PERENNIAL RYEGRASS  
30 LBS/AC
- B KENTUCKY BLUEGRASS  
135 LBS/AC MIXED WITH  
PERENNIAL RYEGRASS  
45 LBS/AC + 2 TONS  
STRAW MULCH PER AC
- C SPRING OATS 100 LBS/AC
- D WHEAT OR CEREAL RYE  
150 LBS/AC
- E SOD
- F STRAW MULCH 2 TONS/AC

- \* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
- \*\* IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

### STABILIZED CONSTRUCTION ENTRANCE PLAN

PLAN VIEW

### SIDE ELEVATION

SIDE ELEVATION

NOTES:

- Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class 1, II or IV and shall be placed over the cleared area prior to the placing of rock.
- Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation: CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
- Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
- If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE: Project: \_\_\_\_\_ Date: \_\_\_\_\_  
Designed: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_

STANDARD DWG. NO. IUM-630  
SHEET 1 OF 2  
DATE: 8-18-94

NRCS  
Natural Resource Conservation Service

### STABILIZED CONSTRUCTION ENTRANCE PLAN

PLAN VIEW

### SECTION A-A

SECTION A-A

### SECTION B-B

SECTION B-B

REFERENCE: Project: \_\_\_\_\_ Date: \_\_\_\_\_  
Designed: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_

STANDARD DWG. NO. IUM-630  
SHEET 2 OF 2  
DATE: 8-18-94

NRCS  
Natural Resource Conservation Service

### EROSION CONTROL BLANKET - TURF REINFORCEMENT MAT (TRM)

PLAN VIEW

### SECTION A-A

SECTION A-A

### SECTION B-B

SECTION B-B

NOTES:

- Staples shall be placed in a diamond pattern at 2 per sq. yd. for staked blankets. Non-staked shall use 4 staples per sq. yd. of material. This equates to 200 staples with staked blanket and 400 staples with non-staked blanket per 100 sq. yd. of material.
- Staple or push pin lengths shall be selected based on soil type and conditions. (Minimum staple length is 6").
- Erosion control material shall be placed in contact with the soil over a prepared seedbed.
- All anchor stakes shall be placed at approximately 12" intervals.

REFERENCE: Project: \_\_\_\_\_ Date: \_\_\_\_\_  
Designed: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_

STANDARD DWG. NO. IUM-531  
SHEET 1 OF 1  
DATE: 02-22-11

NRCS  
Natural Resource Conservation Service

### TEMPORARY SOIL STOCKPILE DETAIL

PLAN VIEW

### SECTION A-A

SECTION A-A

### SECTION B-B

SECTION B-B

NOTES:

- Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
- Soil stockpile to be stabilized in accordance with practical standards.
- Do not locate stockpile within overlaid drainage flow path, designated roadways, drip line or over the root crown of adjacent trees.
- Provisions for sediment control practices may be required along haul roads and entrance/exist locations for access the soil stockpile that can create flow path for stormwater runoff.
- Installation of benches, terraces, or slope interrupters should be considered.
- Avoid building soil stockpiles on impervious surfaces.
- Liner: sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE: Project: \_\_\_\_\_ Date: \_\_\_\_\_  
Designed: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_

STANDARD DWG. NO. IUM-627  
SHEET 1 OF 1  
DATE: JANUARY 2017

NRCS  
Natural Resource Conservation Service

### CONCRETE WAS-HOUT AREA

PLAN VIEW

### SECTION A-A

SECTION A-A

### SECTION B-B

SECTION B-B

NOTES:

- Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and retaining the facilities in a functional condition.
- Facility shall be cleaned or reconstructed in a new way once washout becomes two-7000 L.

REFERENCE: Project: \_\_\_\_\_ Date: \_\_\_\_\_  
Designed: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_

STANDARD DWG. NO. IUM-627  
SHEET 1 OF 1  
DATE: JANUARY 2017

NRCS  
Natural Resource Conservation Service

### SILT FENCE PLAN

PLAN VIEW

### ELEVATION

ELEVATION

### FABRIC ANCHOR DETAIL

FABRIC ANCHOR DETAIL

NOTES:

- 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.
- Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class 1 with equivalent opening size of at least 30 for nonwoven and 40 for woven.
- Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE: Project: \_\_\_\_\_ Date: \_\_\_\_\_  
Designed: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_

STANDARD DWG. NO. IUM-620A  
SHEET 1 OF 2  
DATE: 3-16-18

NRCS  
Natural Resource Conservation Service

### SILT FENCE - SPLICING TWO FENCES

PLAN VIEW

### ELEVATION

ELEVATION

### FABRIC ANCHOR DETAIL

FABRIC ANCHOR DETAIL

NOTES:

- 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.
- Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
- Drive both posts a minimum of 18 inches into the ground and bury the flap.
- Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE: Project: \_\_\_\_\_ Date: \_\_\_\_\_  
Designed: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_

STANDARD DWG. NO. IUM-620B(V)  
SHEET 1 OF 1  
DATE: 3-16-2018

NRCS  
Natural Resource Conservation Service

### SILT FENCE WITH WIRE SUPPORT PLAN

PLAN VIEW

### ELEVATION

ELEVATION

### FABRIC ANCHOR DETAIL

FABRIC ANCHOR DETAIL

NOTES:

- Wires of mesh support shall be min. gage no. 12.
- 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.
- Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class 1 with equivalent opening size of at least 30 for nonwoven and 50 for woven.
- Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE: Project: \_\_\_\_\_ Date: \_\_\_\_\_  
Designed: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_

STANDARD DWG. NO. IUM-620V  
SHEET 1 OF 2  
DATE: 3-3-95

NRCS  
Natural Resource Conservation Service

### INLET PROTECTION LOG TYPE

PLAN VIEW

### ELEVATION

ELEVATION

### FABRIC ANCHOR DETAIL

FABRIC ANCHOR DETAIL

NOTES:

- 2" x 2" nominal hardwood stakes, 4 foot minimum length, driven into ground approximately 18 inches, stakes driven a minimum width of 12 inches away from the drop inlet.
- Area inside the log, from edge of fabric to structure, must be stabilized with erosion control blanket, Turf Reinforcement Mat, Geotextile 592 Table 2 Class 2 or CA-7 stone.
- The maximum distance between the stakes should be 4 feet.
- A maintenance schedule must maintain a sediment accumulation of less than 50% of the height of the log.

REFERENCE: Project: \_\_\_\_\_ Date: \_\_\_\_\_  
Designed: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_

STANDARD DWG. NO. IUM-562  
SHEET 1 OF 1  
DATE: 11-30-2015

NRCS  
Natural Resource Conservation Service

### INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION

PLAN VIEW

### ELEVATION

ELEVATION

### FABRIC ANCHOR DETAIL

FABRIC ANCHOR DETAIL

NOTES:

- 2" x 2" nominal hardwood stakes, 4 foot minimum length, driven into ground approximately 18 inches, stakes driven a minimum width of 12 inches away from the drop inlet.
- Area inside the log, from edge of fabric to structure, must be stabilized with erosion control blanket, Turf Reinforcement Mat, Geotextile 592 Table 2 Class 2 or CA-7 stone.
- The maximum distance between the stakes should be 4 feet.
- A maintenance schedule must maintain a sediment accumulation of less than 50% of the height of the log.

REFERENCE: Project: \_\_\_\_\_ Date: \_\_\_\_\_  
Designed: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_

STANDARD DWG. NO. IUM-562  
SHEET 1 OF 1  
DATE: 11-30-2015

NRCS  
Natural Resource Conservation Service



**VILLAGE OF PALATINE**  
**Planning and Zoning Commission**

**SCHEDULED 10/24/23 07:00 PM**

**STAFF REPORT (ID # 8685)**

## 874-920 N Quentin Road

**TO:** Palatine Planning and Zoning Commission  
Jan Wood, Chair

**FROM:** Ben Vyverberg - Director of Planning and Zoning

**PETITIONER:** CJ Johnson

**PLAN NUMBER:** FPD-000062-2023

**ADDRESS:** 874-920 N. Quentin Road

**PROPOSAL:** Final Planned Development

Preliminary and Final Plat of Subdivision to allow for a 13-unit ranch style townhouse development

|                                                          |                                                   |
|----------------------------------------------------------|---------------------------------------------------|
| <b><u>LOCATION:</u></b> 874-920 N. Quentin Road (Millar) | <b><u>CURRENT ZONING:</u></b> Planned Development |
|----------------------------------------------------------|---------------------------------------------------|

### **SURROUNDING CONDITIONS:**

|                      |                                                                       |
|----------------------|-----------------------------------------------------------------------|
| <b><u>North:</u></b> | Planned Development; Clayson Apartments                               |
| <b><u>South</u></b>  | B-2; general business; real estate office                             |
| <b><u>East:</u></b>  | Unincorporated Cook County; Lake Park Estates residential subdivision |
| <b><u>West:</u></b>  | R-1 single-family residential; Franklin Avenue homes                  |

### **BACKGROUND:**

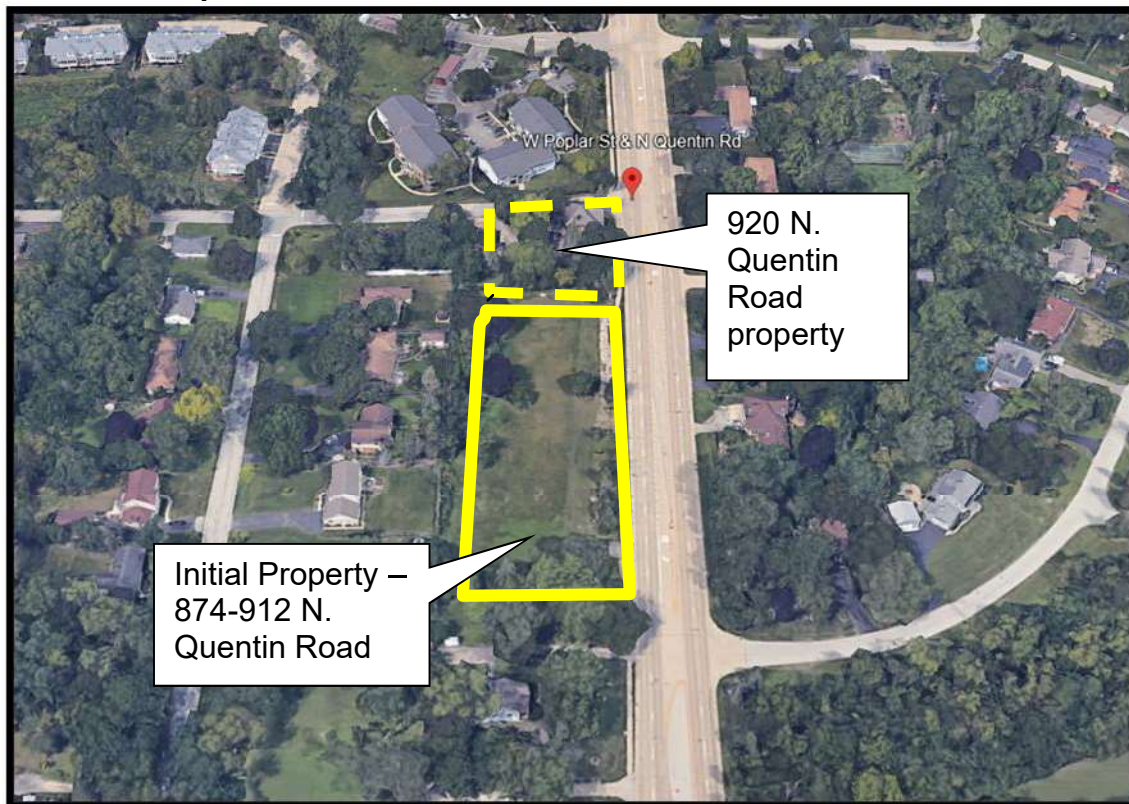
Historically, the Subject Property was annexed over time in the later 1990's/early 2000's and previously operated as a commercial landscaping nursery and real estate office. It was rezoned to a Planned Development, in conjunction with an approved 3-story Alzheimer's/memory care use (not including the 920 N. Quentin Road). The development approvals expired in 2016 and the project was never implemented. In 2022, the Petitioner received Preliminary Planned Development approval to allow a 9-unit ranch style duplex development, which also did not include the 920 N. Quentin Road property. There were conditional requirements to provide easements for the 920 properties, in the event that it was ever to be incorporated as part of the development. The developer has that property under contract to purchase and it is incorporated it into the proposed development. Therefore, the developer is requesting:

Attachment: PZC materials - October 24, 2023 (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)



**Final Planned Development to permit a 13-unit (5 duplexes and one 3-unit) development;**

**Preliminary and Final Plat of Subdivision to allow a 6-lot; 13-unit development**

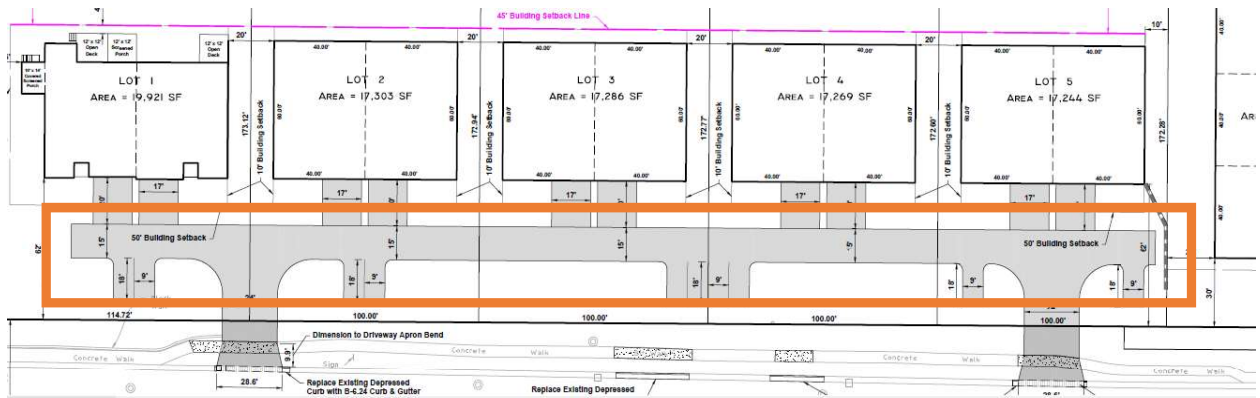


### **SITE ANALYSIS:**

- The Subject Property is 2.486 acres and is bounded on the north by Poplar Street and on the east by Quentin Road. The 874-912 properties are presently vacant, with the structures having previously demolished and the site cleared for the previous use. As an existing condition, these lots have 4 curb cuts onto Quentin Road.
- The 920 property contains an existing home, detached garage and 9-space parking lot, with curb cut access to Poplar Street. This property was utilized as the development office during the construction of the Willow Glen development to the northeast. The Willow Glen planned development contained conditions contemplating its demolition. Subsequently, the 920 building received another planned development designation to allow continue as a professional office (not including medical office) in 2006. It has been vacant and unoccupied for many

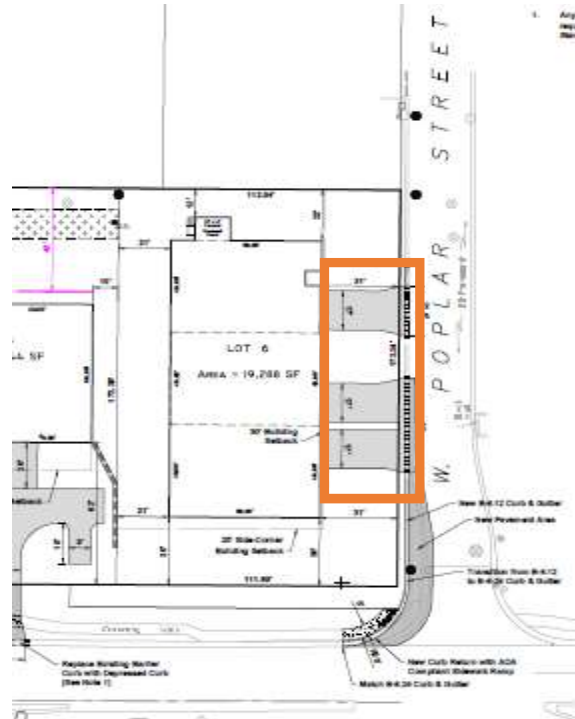
years.

- While the Preliminary Planned Development approval did not include the 920 property, there were required easement extensions to potentially incorporate this property into the development, if that potential ever to arise. From a planning perspective, the incorporation of the 920 site into the development, both addresses some existing Poplar Street right-of-way deficiencies and integrates the corner property within the development plan.
- The Preliminary Planned Development approval consolidated the existing 4 curb cuts down to 2 curb cuts onto Quentin Road, for access to the proposed 10 units. A shared private driveway running parallel with Quentin Road, accessing the units:



- Lot 6 is planned for a 3-unit building, with 3 curb cuts onto Poplar Street, with the easternmost curb cut providing a 75-foot separation from the intersection with Quentin Road.

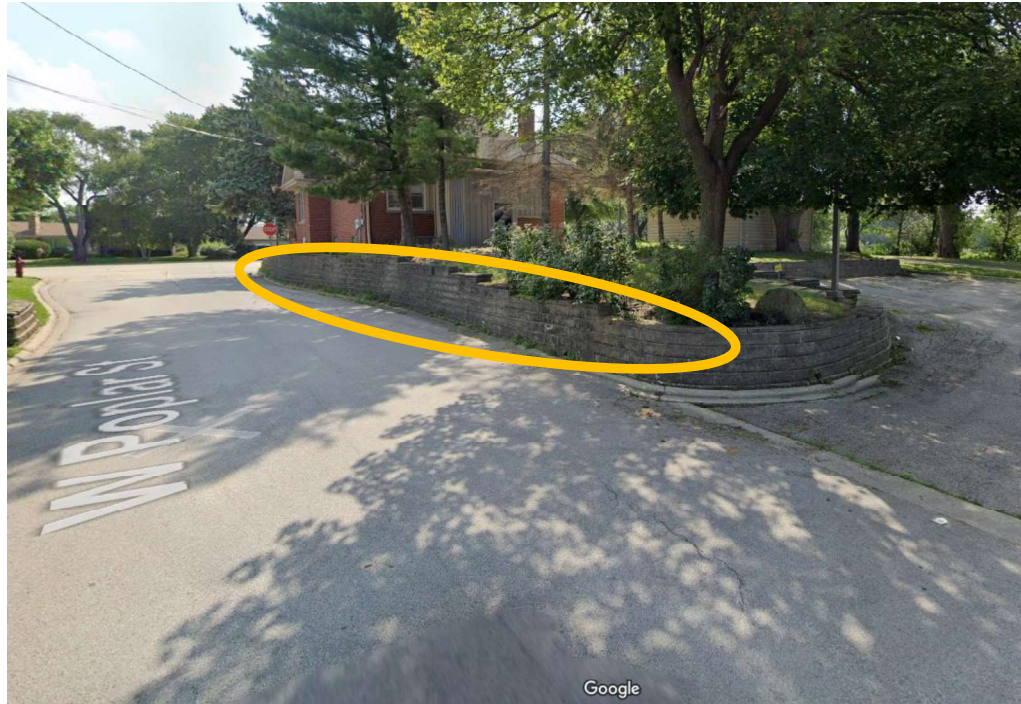




- The following table summarizes the proposed parking for the development:

|                        |                          | Parking provided:                   |
|------------------------|--------------------------|-------------------------------------|
| Garage parking         | (26 spaces @ 2/unit)     | 26                                  |
| Driveway parking       | (26 spaces @ 2/unit)     | 26                                  |
| Guest parking          | (10 spaces for 13 units) | 10                                  |
| Total parking provided | 62 spaces for 13 units   | <b>62 spaces = 4.8 spaces/unit)</b> |

- On-street parking is not allowed on Quentin Road. Poplar Street narrows toward the intersection at Quentin Road and the existing home is 6-8 above Poplar Street, with a retaining wall running parallel along Poplar Street.



- The proposed subdivision plans will convey additional right-of-way to the Village, grade the existing elevation, and widen Poplar Street in this area. This dedication will widen this section by up 10-12 feet at Quentin Road.

### **Engineering**

- The Final Engineering Plans substantially align with the Preliminary Planned Development plans. The Quentin Road right of way is controlled by the Cook County Highway Department.
- Stormwater is managed through an infiltration trench on the west side of the property. The trench was a component of the initial plans, but was increased in size to accommodate the additional .5-acre property at 920 N. Quentin Road, which is proposed for a 3-unit building.
- All of the required utilities are proximate and available within the area. The proposed waterline connections for the Quentin Road units are on the east side of Quentin Road. The plans would extend through a directional bore below Quentin Road. The Poplar Street units connect to an existing waterline along Poplar. The sanitary connections are on the west side of the site and access the public infrastructure through easements into the Poplar ROW. The infiltration trench also connects to a storm sewer in the Poplar Street ROW. The engineering plans have been conditionally accepted by the Village Engineer.



***Architecture, building setbacks, and density:***

- The final architectural plans are consistent with the Preliminary Planned Development plans. The elevations include LP/engineered wood siding, soffit, and fascia, with a cultured stone/masonry veneer element along the front elevations.
- The units will range in size from 1,600 to 2,500 square feet and will be approximately 25 feet, 4 inches tall. The western most unit in Lot 6 and the southern most unit in lot 1 are framed with a 10' by 14' covered porch. Lot 6 maintains a 30-foot setback from Quentin Road and the bulk of the side yard setback is 22 feet from the adjacent single-family home on Franklin Avenue. The covered porch is setback 12 feet from the adjacent rear yard. The initial preliminary planned development plans contemplated a rear yard setback of 40 feet for the Quentin Road units. The developer agreed to increase the rear yard (western) setback to 45 feet. The final engineering plans include a 45-foot setback, proximate to the single-family homes along Franklin Avenue.
- Additionally, the plans would allow for the units in Lots 1-5 to have an open deck, screened porch, or patio, and still maintain the 45-foot setback. The front yard setback along Quentin Road is 62 feet and the units maintain 10-foot interior side yard setbacks (20 feet between buildings). The southernmost building in lot 1 maintains a 15-foot setback from the commercial property directly to the south. It is zoned B-2 and currently operates as a real estate development office.
- The Preliminary Planned Development plans included 9 units on 1.97-acres or 4.57 units/acre. The revised plans include 13 units on 2.486 or 5.22 units/acre. This is comparable to the similar development at Hicks and Garden, with 12 units on 1.97 acres or 6.08 units/acre.
- The landscaping plans contemplate parkway trees, foundation plantings, and a landscaped feature along Quentin Road. The plan also indicates that arbor vitae would be installed along the western boarder of the property on the shared property line with the single-family residential properties.

**DEPARTMENTAL REVIEWS:**

|                             |                                                     |
|-----------------------------|-----------------------------------------------------|
| <b>Community Services</b>   | Conditionally recommended.                          |
| <b>Engineering</b>          | Final Engineering plans are conditionally approved. |
| <b>Environmental Health</b> | N/A                                                 |
| <b>Fire Prevention</b>      | N/A                                                 |
| <b>Public Works</b>         | N/A                                                 |
| <b>Police</b>               | N/A                                                 |

**STANDARDS FOR PLANNED DEVELOPMENTS:** Standards for Planned Development Districts are as follows:**13.03. Standards.**

(a) *Standards for all planned developments.* All planned developments shall comply with the following general standards.

- (1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
- (2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.
- (3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.
- (4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

**STAFF RECOMMENDATION:**

The proposed Final Planned Development and Preliminary and Final Plat of Subdivision would complete the Preliminary Planned Development approval, with the incorporation of the 920 property. The proposal represents a unified development and does not leave a fragmented property adjacent to an inline development plan. The expansion of the Poplar Street right of way, removal of the retaining wall along Poplar Street, and the proposed regrading of this area will improve the roadway at Quentin Road.

As was the recommendation at Preliminary Planned Development, Staff believes that the proposed plan is of an appropriate density and offers a transition from the higher density development to the north and the larger single-family lots to the west. Therefore, Staff recommends approval of the Final Planned Development and Preliminary and Final Plat of Subdivision for the property at 874-920 N. Quentin Road, subject to the following conditions:

1. The final architecture, elevations, engineering, and landscaping plans shall substantially conform to the Studio 23, Haeger Engineering, and Karlstadt plans, except as such is either Village recommended for amendment or changed to conform with Village Codes and Ordinances.
2. The Final Engineers Estimate of Probable Cost shall be revised in a manner acceptable to the Village Engineer.
3. Engineering review fees shall be submitted, pursuant to the Code requirements



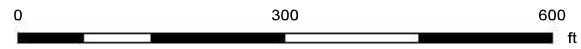
in a manner acceptable to the Village Engineer.

4. The Final Engineering Plans and Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer.
5. The HOA declarations shall be revised in a manner acceptable to the Village Attorney.
6. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.
7. A \$130,000 (\$10,000/unit) Planned Development Letter of Credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
8. A Public Improvement Letter of Credit for 115% of the EEOPC amount as determined by the Code requirements, shall be submitted in manner acceptable to the Village Engineer.
9. The final landscaping, parkway tree placement and screening plan, along with the final tree preservation plan shall be revised in a manner acceptable to the Director of Planning and Zoning and Village Engineer.
10. Cash in lieu of sidewalks will be required for the Poplar Street frontage.
11. A construction management plan shall be submitted in a manner acceptable to Village Engineer and Director of Planning and Zoning and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application.

**ATTACHMENTS:**

- Aerial Map
- Engineering Plans
- Elevation
- Architectural elevation
- Representational Floorplan
- Carriageway Landing Landscaping
- 22268-Typical Lot Exhibit\_2023-09-13 (002)
- Final Plat of Subdivision - Carriageway Landing
- Preliminary Planned Development review materials - November 2022
- PPD conditions - approved by the Village Council December 2022

**GIS Consortium** | 874-920 N. Quentin Road



Print Date: 10/17/2023

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

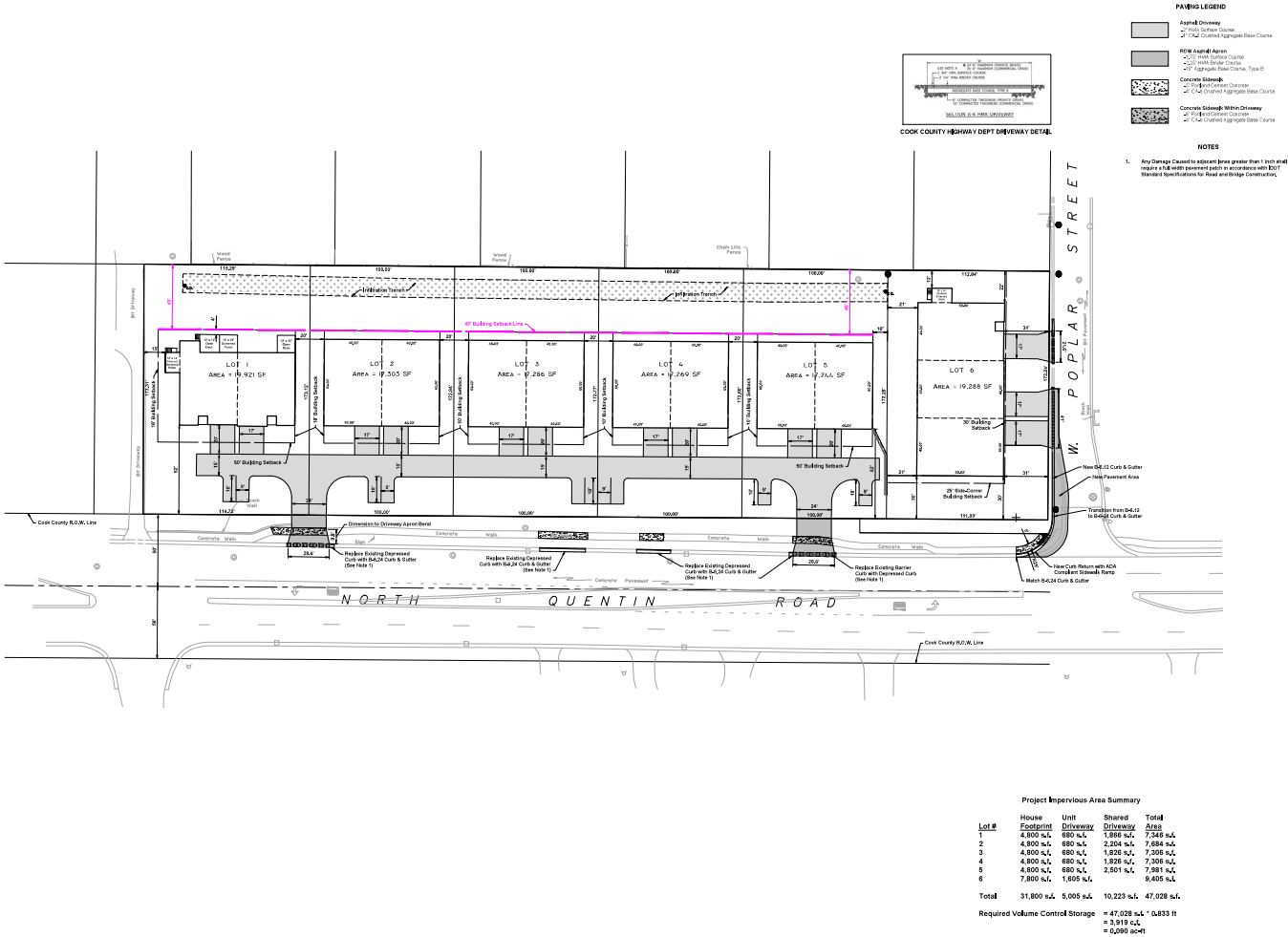
**Legend**

**Notes**

**Packet Pg.**

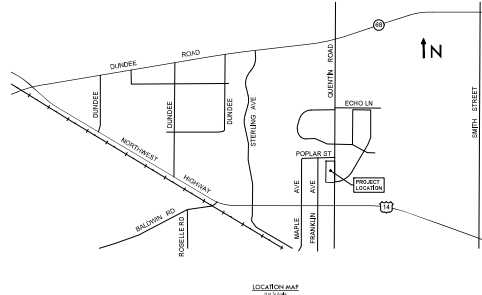
Attachment: PZC materials - October 24, 2023 (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)





# CARRIAGE WAY LANDING SITE IMPROVEMENT PLANS

## SECTION 9 TOWNSHIP 42 NORTH RANGE 10 EAST PALATINE, ILLINOIS COOK COUNTY



**DEVELOPER:**  
Lakewood Development  
1228 Wilshire Lane  
Crystal Lake, IL 60014

**PREPARED BY:**  
Hager Engineering LLC  
150 E. State Parkway  
Schaumburg, IL 60193  
Tel: 847.358.4600  
Fax: 847.358.4608  
www.hagerengineering.com

**VILLAGE OF PALATINE:**  
200 E. Wood Street  
Palatine, IL 60067  
Tel: 847.358.4645

| BENCHMARKS:             |                     |
|-------------------------|---------------------|
| <b>Site Benchmarks</b>  |                     |
| CP # 100 (See Survey)   |                     |
| Description: Cross Mark |                     |
| Elevation: 781.09       | NAVD 88 (Sheet 124) |
| CP # 950 (See Survey)   |                     |
| Description: Cross Mark |                     |
| Elevation: 775.47       | NAVD 88 (Sheet 124) |
| CP # 950 (See Survey)   |                     |
| Description: Cross Mark |                     |
| Elevation: 775.31       | NAVD 88 (Sheet 124) |

| INDEX TO SHEETS |                                   |
|-----------------|-----------------------------------|
| NO.             | DESCRIPTION                       |
| C1.0            | TITLE SHEET                       |
| C1.1            | GENERAL NOTES & LEGEND            |
| C1.2            | GENERAL NOTES & LEGEND            |
| C1.3            | ONE-TO-ONE CHORDS & CIRCULAR PLAN |
| C1.4            | DETAILED & IMPROVED PLAN          |
| C1.5            | GENERAL NOTES & LEGEND            |
| C1.6            | UTILITY PLAN                      |
| C1.7            | TRUCK CIRCLES                     |

| INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS |                                               |
|-------------------------------------------------------|-----------------------------------------------|
| NO.                                                   | DESCRIPTION                                   |
| B1.1                                                  | SWPPP TITLE SHEET                             |
| B1.2                                                  | SWPPP GENERAL NOTES & SPECIFICATIONS          |
| B1.3                                                  | STORM WATER POLLUTION PREVENTION PLAN (SWPPP) |
| B1.4                                                  | SWPPP FLOOD DETAIL                            |

| Existing Symbol | Description                  | Proposed Symbol |
|-----------------|------------------------------|-----------------|
|                 | Storm Sewer Manhole          |                 |
|                 | Catch Basin                  |                 |
|                 | Inlet                        |                 |
|                 | Flared End Section           |                 |
|                 | Headwall                     |                 |
|                 | Area Drain                   |                 |
|                 | Sanitary Sewer Manhole       |                 |
|                 | Open Out                     |                 |
|                 | Storm Sewer                  |                 |
|                 | Storm Sewer Service          |                 |
|                 | Perforated Underdrain        |                 |
|                 | Sanitary Sewer               |                 |
|                 | Sanitary Sewer Service       |                 |
|                 | Combined Sewer               |                 |
|                 | Force Main                   |                 |
|                 | Water Main                   |                 |
|                 | Water Main Service           |                 |
|                 | Fire Hydrant                 |                 |
|                 | Valve Vault                  |                 |
|                 | Valve Box                    |                 |
|                 | In-Grass Well Head           |                 |
|                 | Light Pole                   |                 |
|                 | Light Pole With Mast Arm     |                 |
|                 | Traffic Signal               |                 |
|                 | Traffic Signal With Mast Arm |                 |
|                 | Hand Hole                    |                 |
|                 | Fence                        |                 |
|                 | Guardrail                    |                 |
|                 | Fire Barrier                 |                 |
|                 | Sign                         |                 |
|                 | Gas Valve                    |                 |
|                 | Gas Line                     |                 |
|                 | Electric Line                |                 |
|                 | Combined Utility Line        |                 |
|                 | Fiber Optic Line             |                 |
|                 | Electrical Panel             |                 |
|                 | Electric Manhole             |                 |
|                 | Gas Valve                    |                 |
|                 | Utility Pole                 |                 |
|                 | Telephone Pole               |                 |
|                 | Telephone Manhole            |                 |
|                 | Telephone Line               |                 |
|                 | Cable TV Line                |                 |
|                 | Cable TV Pole                |                 |
|                 | Manhole                      |                 |
|                 | Handicapped Parking Stall    |                 |
|                 | Number of Parking Stalls     |                 |
|                 | Curb & Gutter                |                 |
|                 | Reverse Pitch Curb & Gutter  |                 |
|                 | Depressed Curb               |                 |
|                 | Retaining Wall               |                 |
|                 | Curb Elevation               |                 |
|                 | Gutter/Pavement Elevation    |                 |
|                 | Pavement Elevation           |                 |
|                 | Slope Elevation              |                 |
|                 | Ground Elevation             |                 |
|                 | Top of Wall Elevation        |                 |
|                 | Bottom of Wall Elevation     |                 |
|                 | Open Lot Frame & Grade       |                 |
|                 | Closed Lot Frame & Lot       |                 |
|                 | Finish Grade                 |                 |
|                 | Garage Floor                 |                 |
|                 | Top of Foundation            |                 |
|                 | Slope                        |                 |
|                 | Hatched Flow                 |                 |
|                 | Softflow Flow                |                 |
|                 | Contour Line                 |                 |
|                 | Wetland Buffer               |                 |
|                 | Normal Water Level           |                 |
|                 | High Water Level             |                 |
|                 | Flood Plain                  |                 |
|                 | Flood Flow                   |                 |
|                 | Deciduous Tree               |                 |
|                 | Coniferous Tree              |                 |
|                 | Bush                         |                 |
|                 | Braille                      |                 |
|                 | Soil Boring                  |                 |



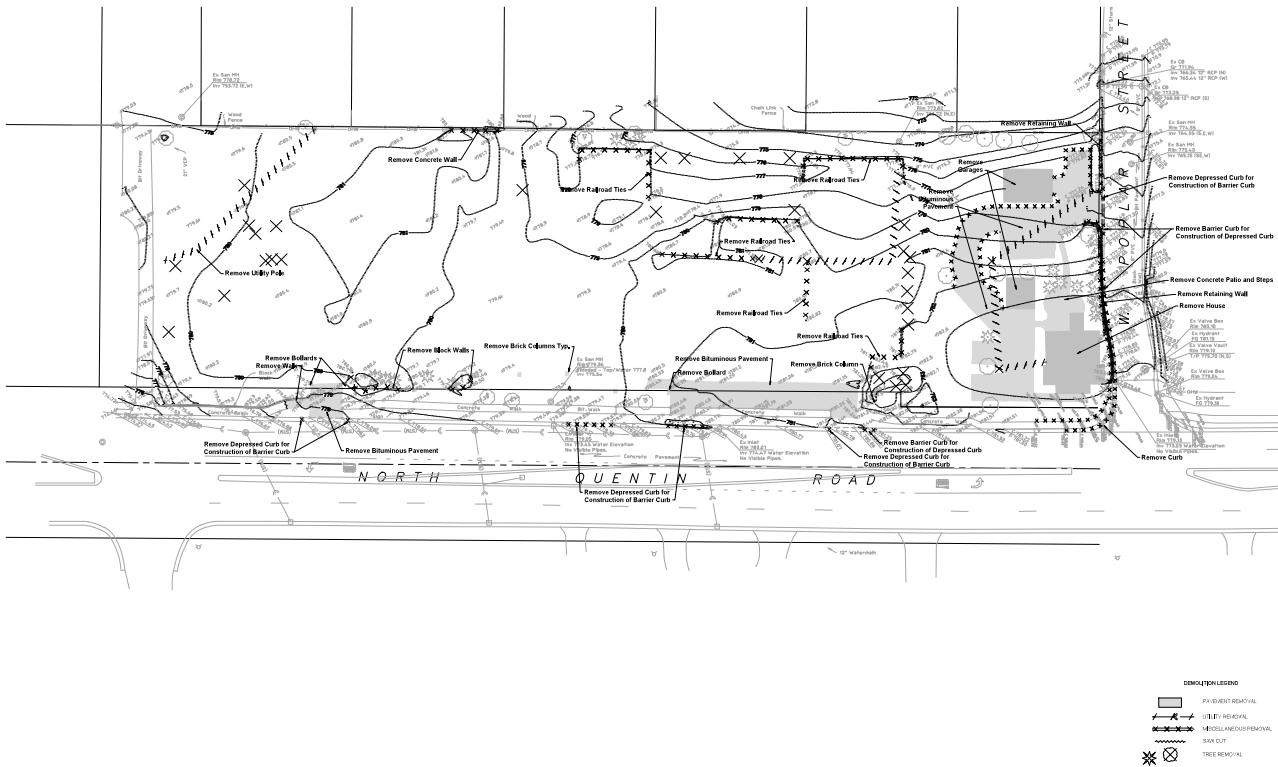
811 is not a guarantee of accuracy. Call 811 at least 48 hours in advance of any excavation or drilling activity.





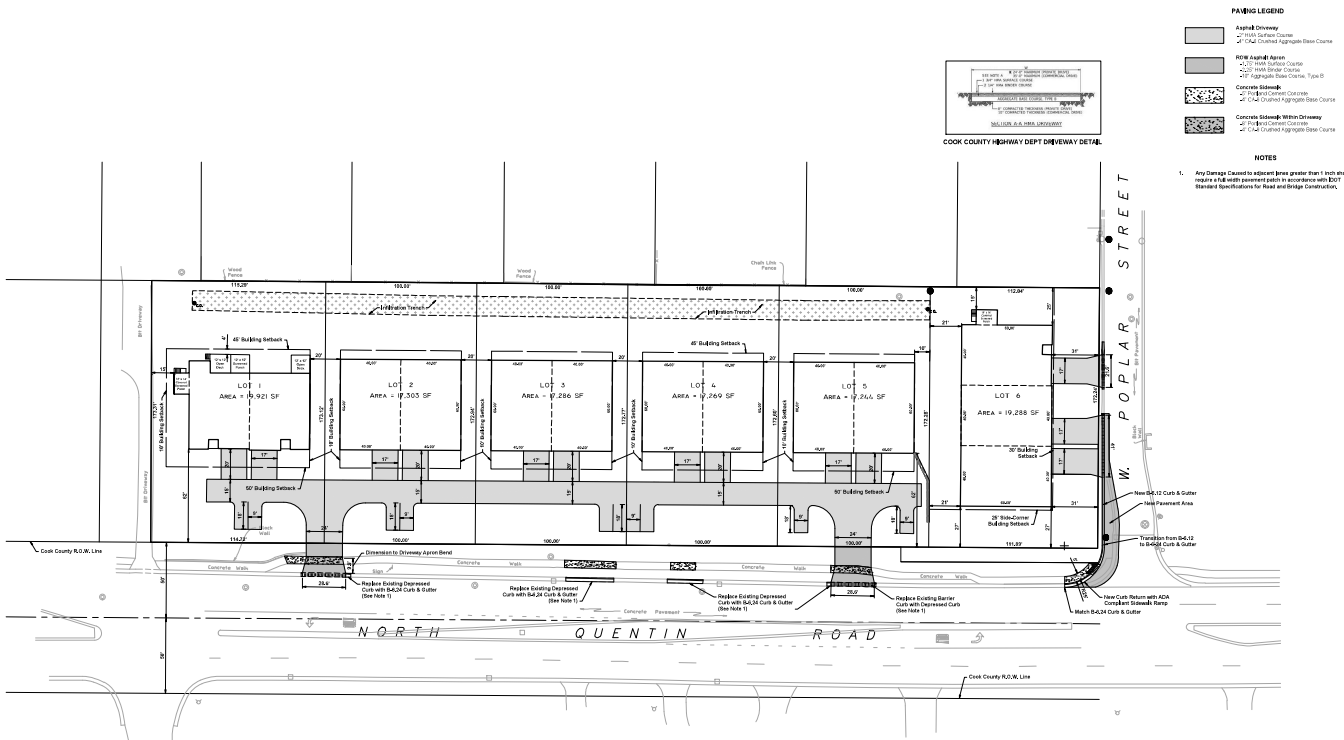






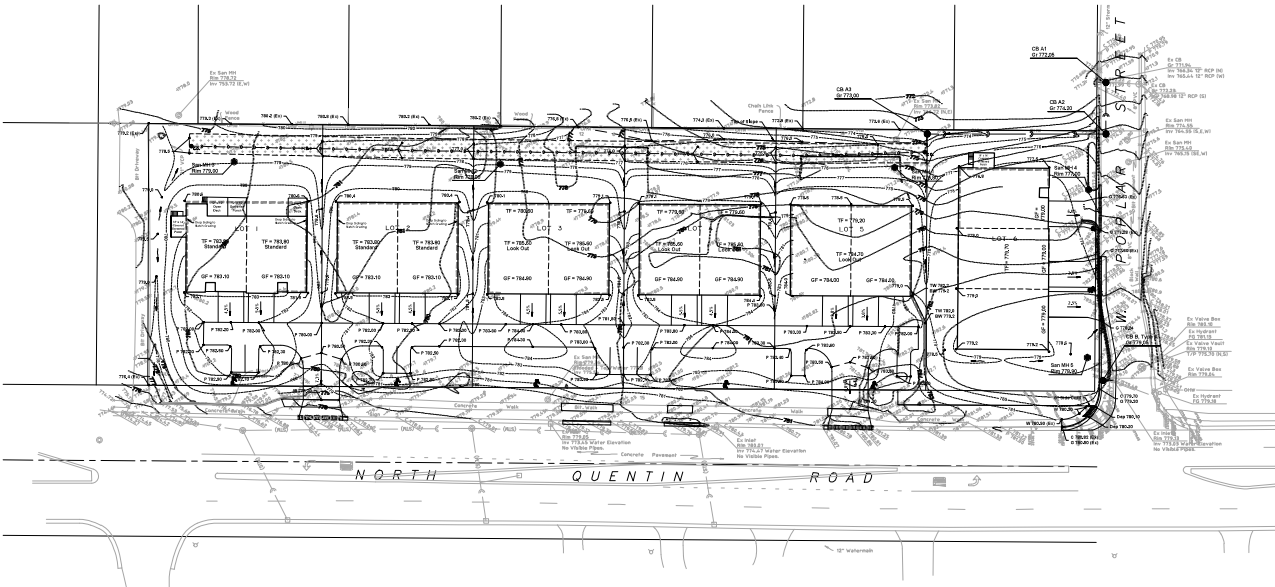
## EXISTING CONDITIONS

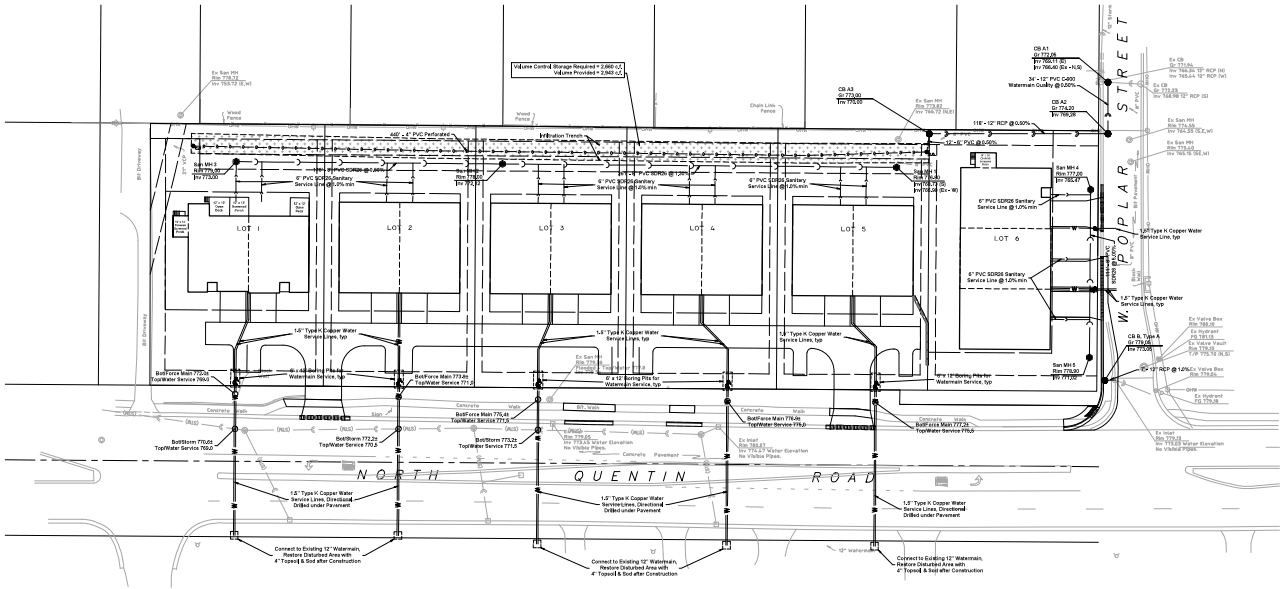
Attachment: PZC materials - October 24, 2023 (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)



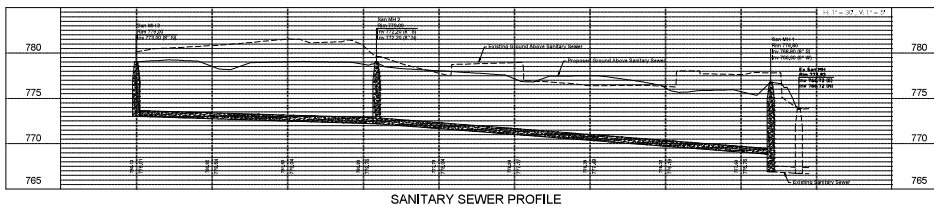
| Lot #                                  | House<br>Footprint | Unit<br>Driveway  | Shared<br>Driveway | Total<br>Area                  |
|----------------------------------------|--------------------|-------------------|--------------------|--------------------------------|
| 1                                      | 4,800 s.f.         | 680 s.f.          | 1,886 s.f.         | 7,346 s.f.                     |
| 2                                      | 4,800 s.f.         | 680 s.f.          | 2,204 s.f.         | 7,684 s.f.                     |
| 3                                      | 4,800 s.f.         | 680 s.f.          | 1,826 s.f.         | 7,306 s.f.                     |
| 4                                      | 4,800 s.f.         | 680 s.f.          | 1,826 s.f.         | 7,306 s.f.                     |
| 5                                      | 4,800 s.f.         | 680 s.f.          | 2,501 s.f.         | 7,981 s.f.                     |
| 6                                      | 7,800 s.f.         | 1,605 s.f.        |                    | 9,405 s.f.                     |
| <b>Total</b>                           | <b>31,800 s.f.</b> | <b>5,005 s.f.</b> | <b>10,223 s.f.</b> | <b>47,028 s.f.</b>             |
| <b>Required Volume Control Storage</b> |                    |                   |                    |                                |
|                                        |                    |                   |                    | <b>= 47,028 s.f. x .833 ft</b> |
|                                        |                    |                   |                    | <b>= 3,919 ac-ft</b>           |
|                                        |                    |                   |                    | <b>= 0,090 ac-ft</b>           |







- Notes:
1. Trench Backfill meeting the requirements of Article 204.02 of the DOT Standard Specifications are required for any open trenches within the County right-of-way.
  2. All disturbed landscape areas within County right-of-way are to be restored with #4 minimum topsoil and seed.
  3. Any new/rewound road and replacement within County right-of-way shall meet all ADA requirements.
  4. Any existing pavement markings shall remain open for all traffic, at all times. If any activity requires encroachment into a lane open for traffic, that activity shall be restricted to within the hours of 9:00 a.m. to 3:00 p.m. following the applicable DOT and District 1 Traffic Control Standards included in the plan for offset and owned applications.
  5. If any existing pavement markings signing (all County right-of-way) is damaged due to the construction of the proposed improvement, the contractor shall replace the damaged traffic control devices to the satisfaction of Cook County per DOT and DOT District 1 standards for traffic control devices for pavement marking and signage included in the plan.









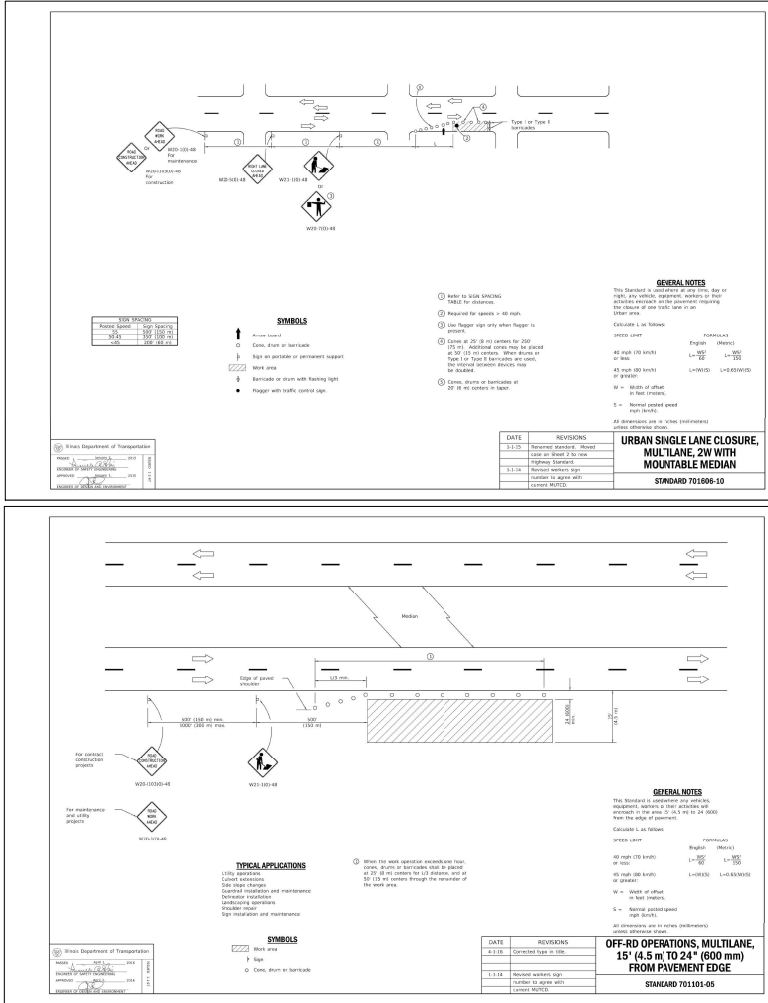


TYPICAL

Project  
Range  
Date  
Page

LA  
226  
268

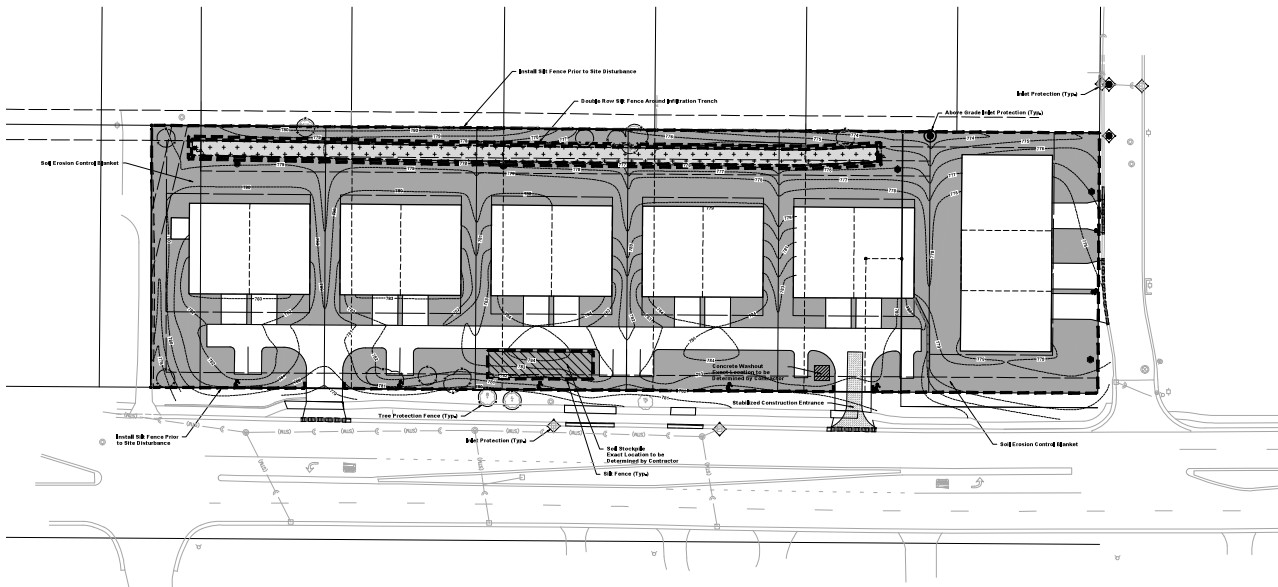
Pg. 28







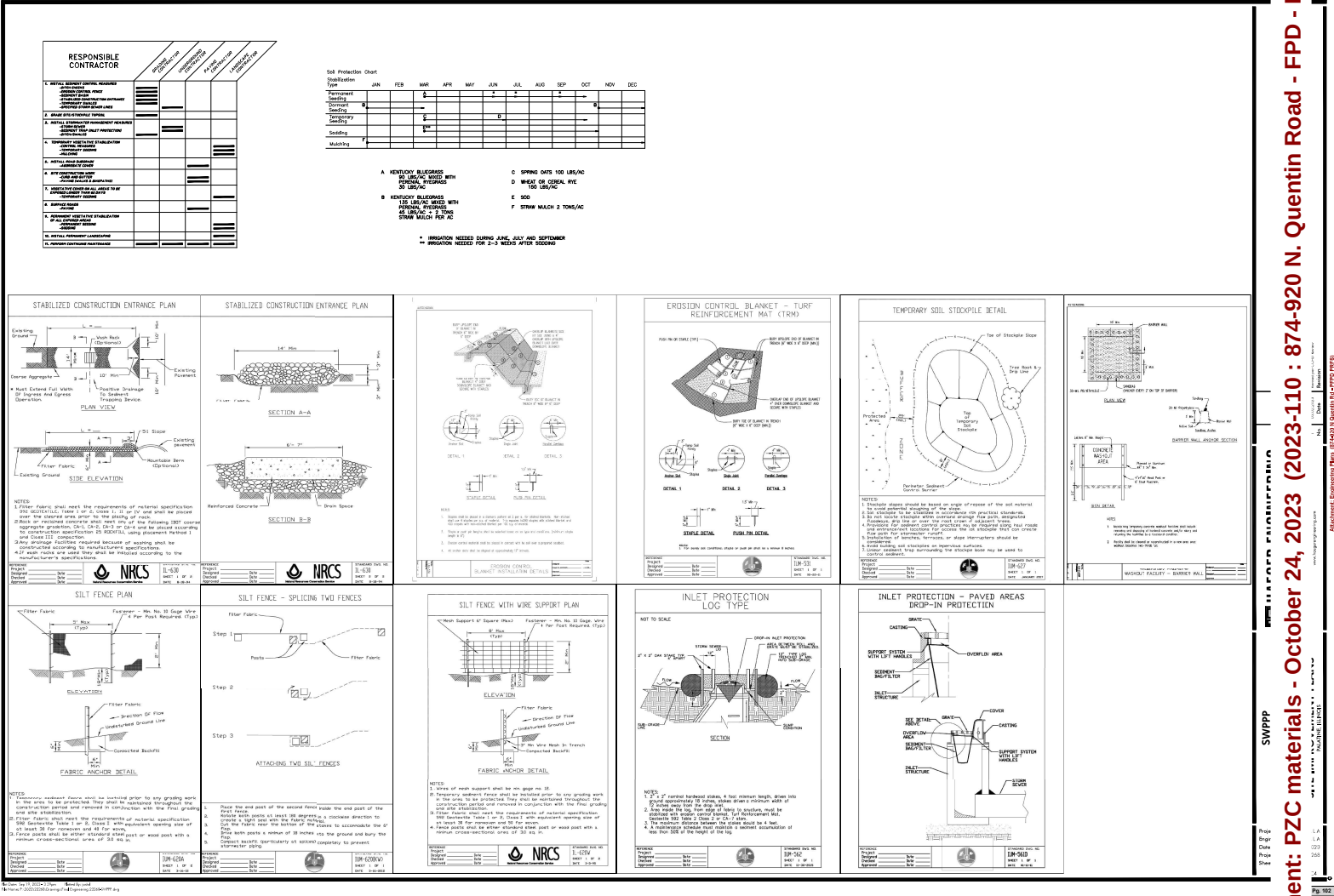




### Erosion Control Legend

|                                                                                       |                                                                   |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------|
|  | Stabilized Construction Entrance                                  |
|  | Concrete Washout                                                  |
|  | Temporary Stockpile Location                                      |
|  | Infiltration Trench Seeding – See Landscape Plan                  |
|  | Temporary Seed & Equest                                           |
|  | a) Topsoil only                                                   |
|  | b) EOT Seed Mixtures 2                                            |
|  | c) North American Grass SE75 Blanket on Slopes 4:1 or Greater     |
|  | See Landscape Plan for Permanent Seeding and Planting Information |
|  | SE Fence                                                          |
|  | Min Fill Structure in Core Roll                                   |
|  | Use Barriers for Structures & Permanent                           |
|  | Core Roll(s) for Structures in Grass                              |
|  | Use ERM-62 for Secondary Inlet Protection                         |
|  | Rip/Rap                                                           |

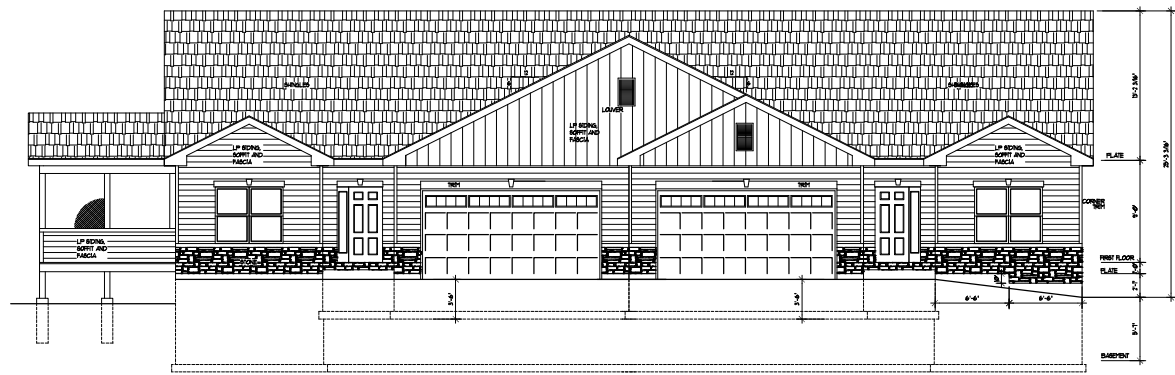






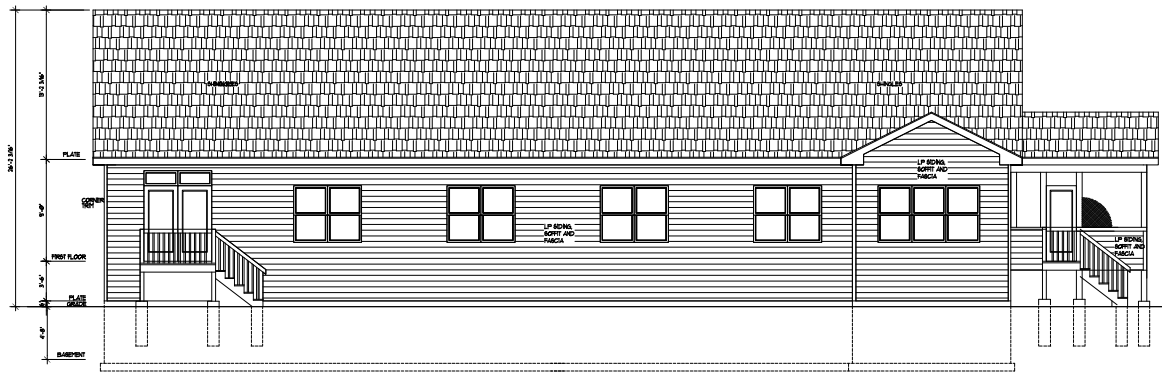
Attachment: PZC materials - October 24, 2023 (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)





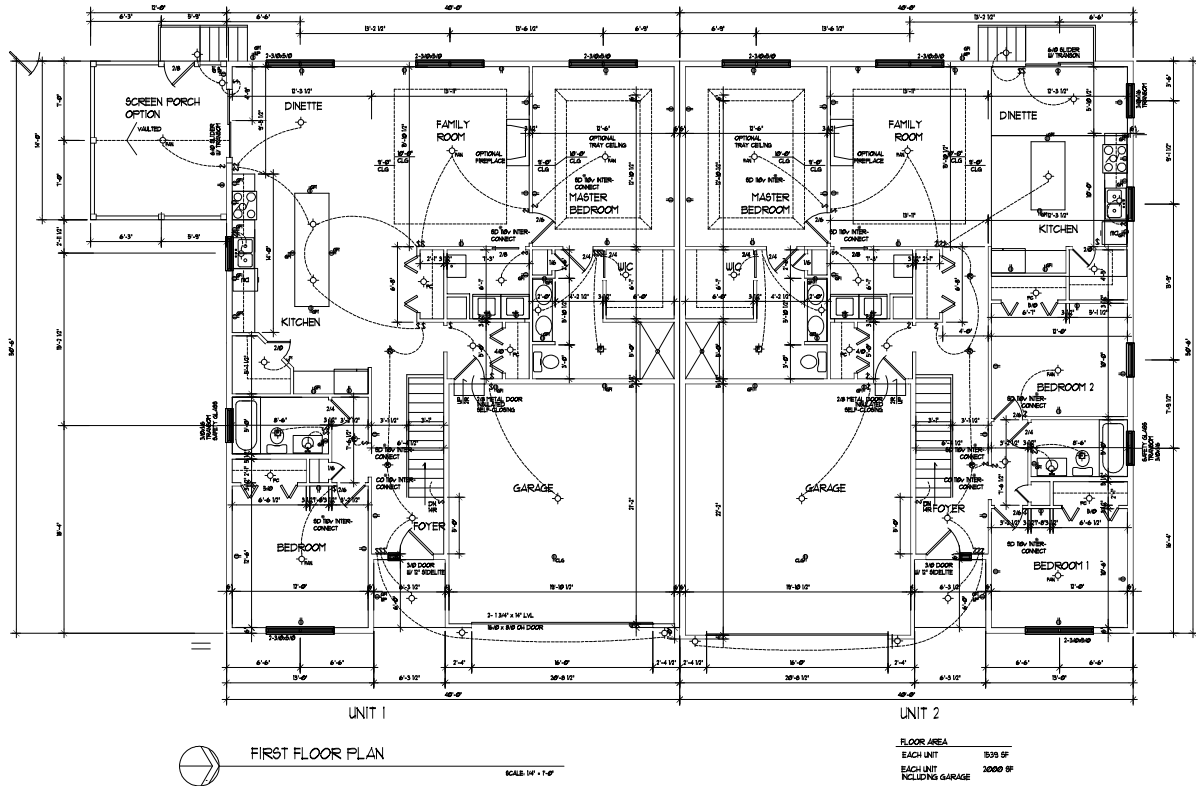
EAST ELEVATION

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

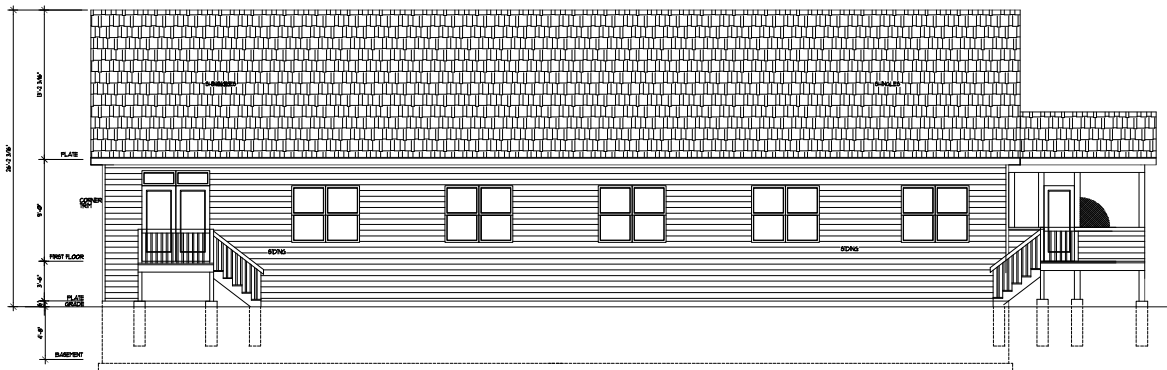
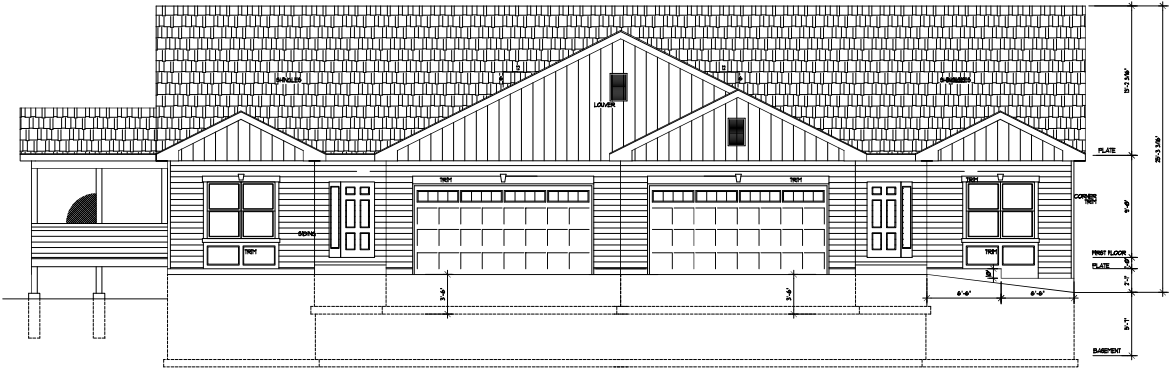


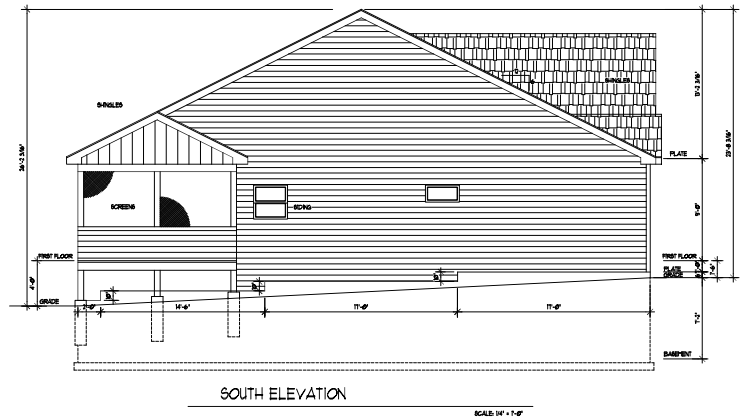
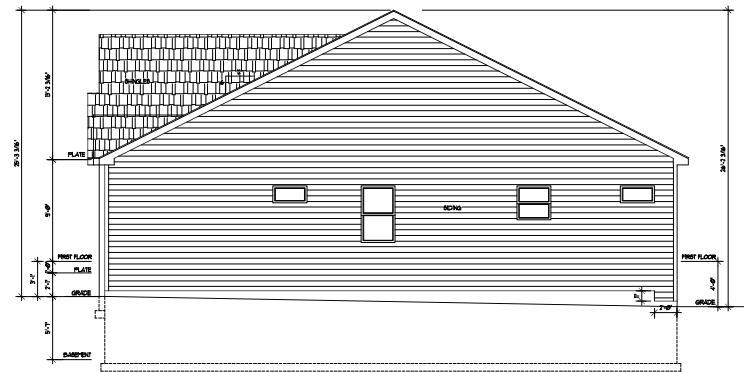
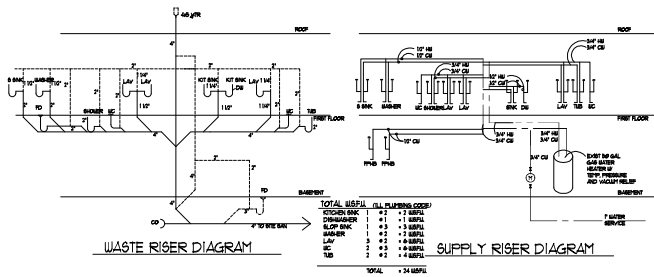
WEST ELEVATION

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

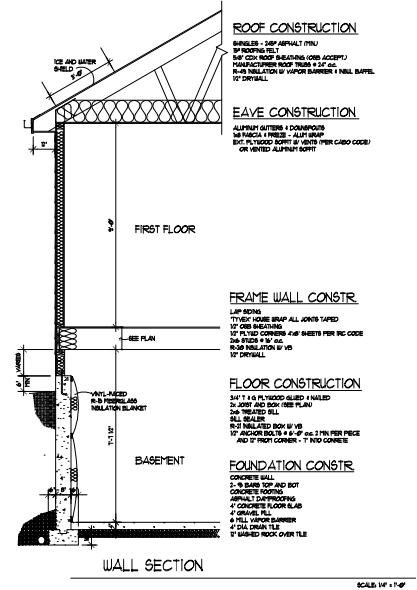
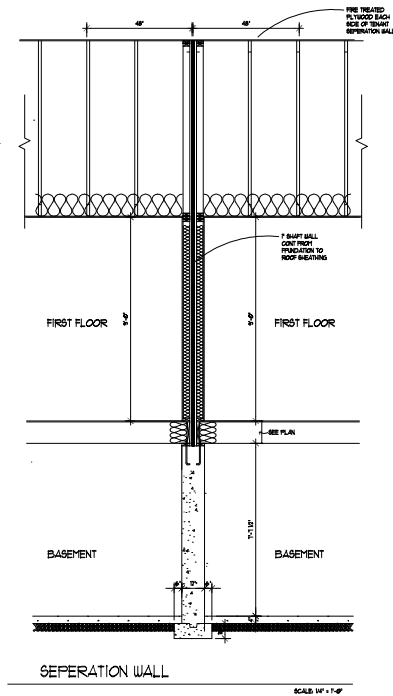
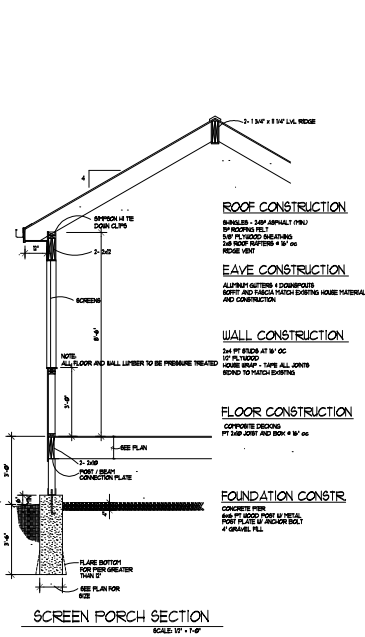








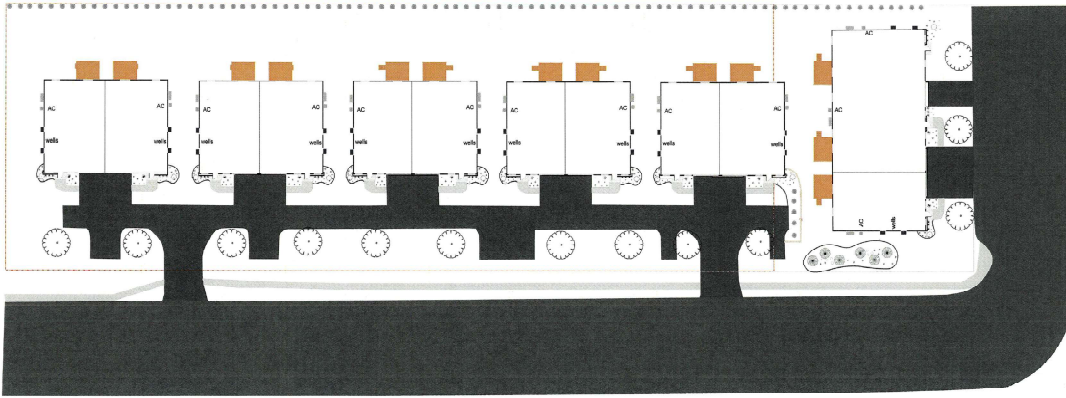




**Packet Pg. 298**



# Carriageway Landing

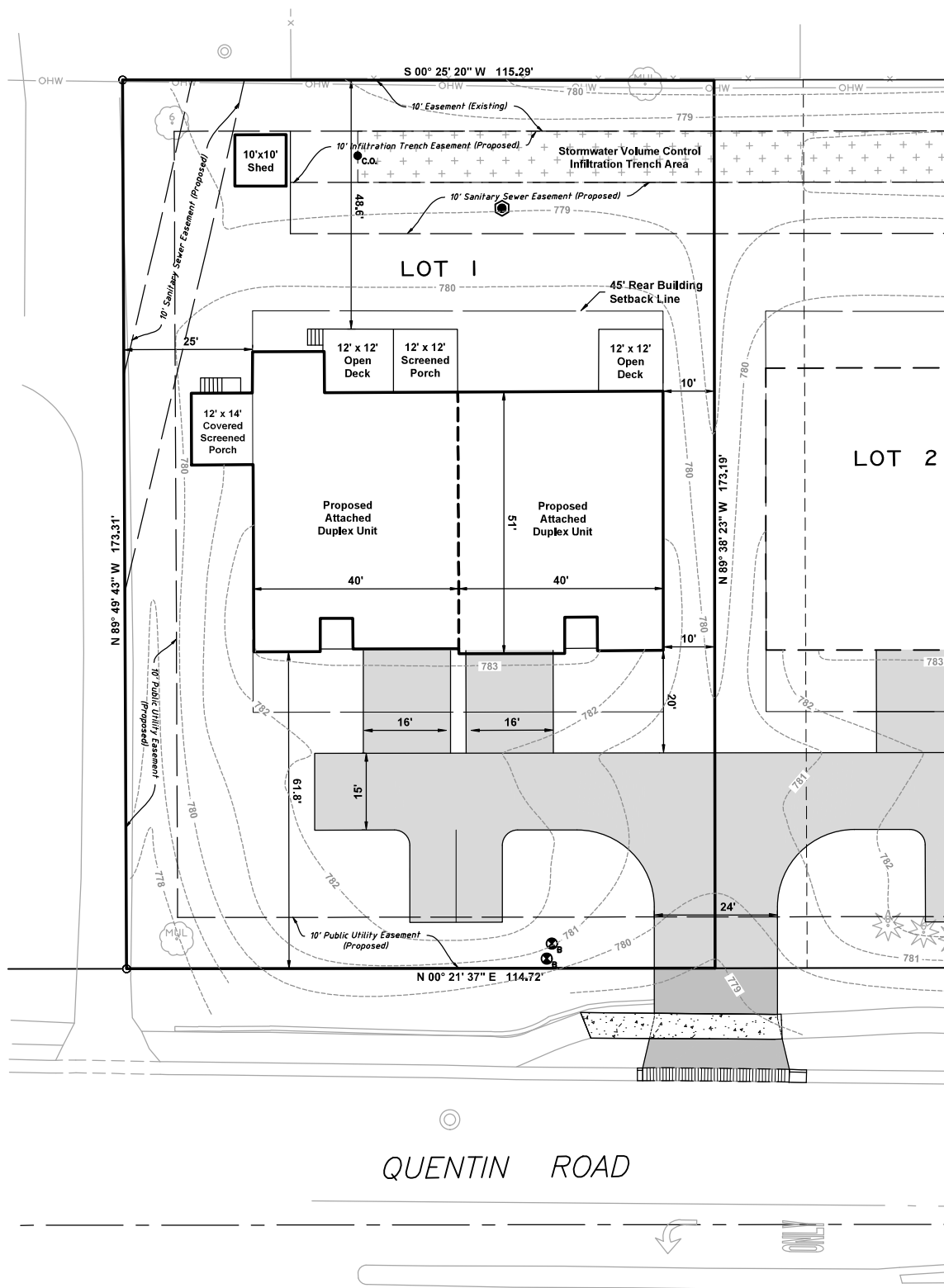


| Plant Legend |     |                                |              |
|--------------|-----|--------------------------------|--------------|
| Symbol       | Qty | Common                         | Size         |
|              | 10  | Autumn Blaze Maple             | 2.0" caliper |
|              | 6   | Black Hills Spruce             | 7"           |
|              | 36  | Dwarf Japanese Garden Juniper  | 5 gal.       |
|              | 12  | Dwarf Winged Euonymus          | 6 gal.       |
|              | 92  | Eastern Arborvitae             | 6"           |
|              | 62  | Geranium Max Frei              | 1 gal.       |
|              | 1   | Green Mound Current            | 4 gal.       |
|              | 30  | Japanese Yew                   | 6 gal.       |
|              | 30  | Liriodendron Hydrangea         | 5 gal.       |
|              | 6   | Rose Double Knock Out          | 5 gal.       |
|              | 12  | Serviceberry                   | 1"           |
|              | 40  | Stilla de oro Daylily          | 1 gal.       |
|              | 36  | Tom Thumb Creeping Cotoneaster | 5 gal.       |

Karlstedt Landscape Group, Inc.  
 951 W. Willow Street  
 Palatine, IL 60067  
 847 705-0332  
 karlstedtp@aol.com



Quentin Road Landscape Plan Scale 1" = 20'



Attachment: 22268-Typical Lot Exhibit\_ 2023-09-13 (002) (874-920 N Quentin Rd - PFPD PRFS)

Attachment: PZC materials - October 24, 2023 (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)



Scale: 1" = 20'



**HE HAEGER ENGINEERING**  
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152  
[www.haegerengineering.com](http://www.haegerengineering.com)

**TYPICAL LOT  
EXHIBIT**

**LOT 1**  
**CARRIAGEWAY LANDING**  
LATITUDE DEVELOPMENT

Project Manager: MLA  
Engineer: JDL  
Date: 09.13.2023  
Project No. 22-268  
Sheet  
Scale

Packet Pg. 300



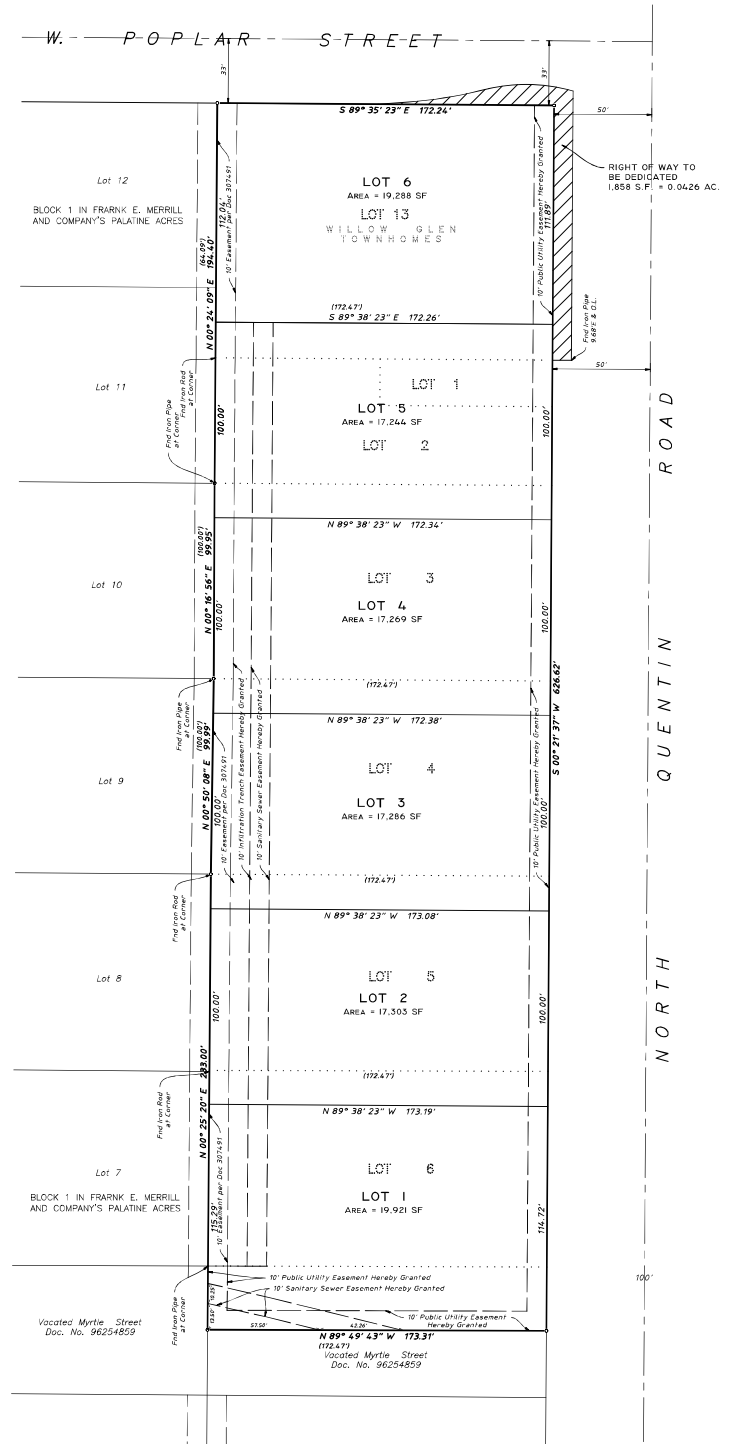
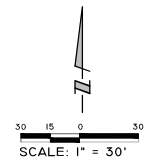
P.I.N. No. 02-09-405-008  
02-09-405-010  
02-09-405-011  
02-09-405-012  
02-09-405-013  
02-09-405-015  
02-09-405-016

MAIL PLAT TO:  
HAEGER ENGINEERING LLC  
CONSULTING ENGINEERS AND LAND SURVEYORS  
100 EAST STATE PARKWAY  
SCHUMBURG, IL 60173

# FINAL PLAT OF CARRIAGEWAY LANDING

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SHEET 1 OF 2



- LEGEND
- Property Corner
  - Concrete Monument
  - New Subdivision Lot No.
  - Building Setback Line
  - Easement Line
  - New Lot Line
  - Boundary Line
  - Road Center Line

Attachment: PZC materials - October 24, 2023 (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)

Attachment: Final Plat of Subdivision - Carriageway Landing (1742020 N. Quentin Rd - FPD PFS)

Originally Prepared: 09/13/2023 Project No. 22-268

**HAEGER ENGINEERING**  
consulting engineers

100 East State Parkway  
Tel. 847.274.4400  
Illinois Professional Design  
www.haeger.com

Packet Pg. 301





VILLAGE OF PALATINE  
Plan Commission

REVIEWED 11/15/22 07:00 PM

**CASE STAFF STATEMENT (ID # 7990)**

---

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

CASE NUMBER: 22-50

PETITIONER: C.J. Johnson - Latitude Building and Development LLC, with Michael R. Ek as the authorized agent.

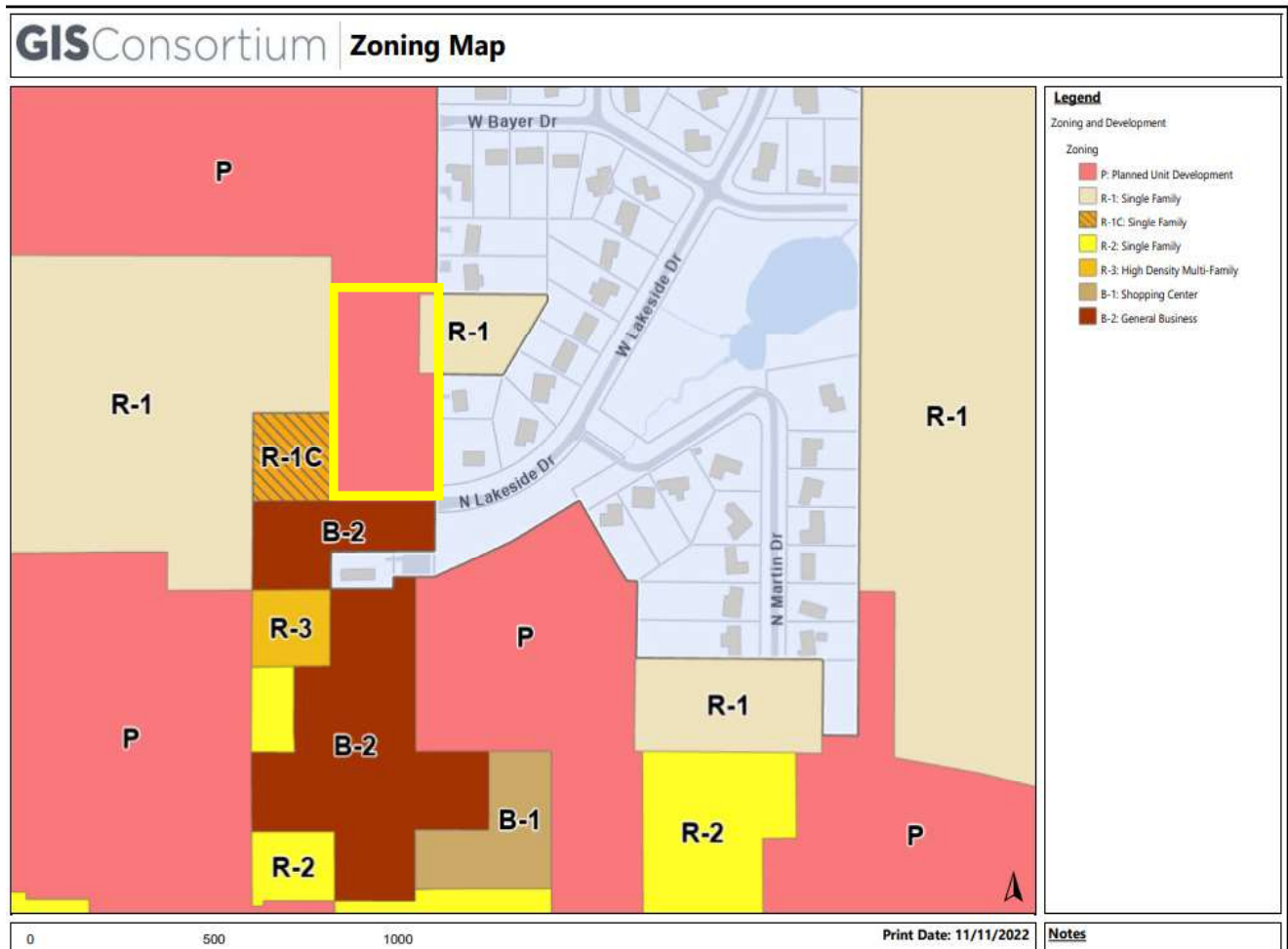
LOCATION: 874-912 N. Quentin Road

PROPOSAL: 9-unit (4 duplexes and 1-single-unit) residential development on a 1.97-acres property. The ranch-style units are accessed through two centralized curb cuts onto Quentin Road, with separate driveways to the units and additional guest parking distributed throughout the development.

ZONING AND LAND USE: Planned Development and vacant (the previous memory care facility Planned Development expired in 2016). The property has been vacant and unused since that time. The current and surrounding zoning designations are found in the map below:

Attachment: PZC materials - October 24, 2023 (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)

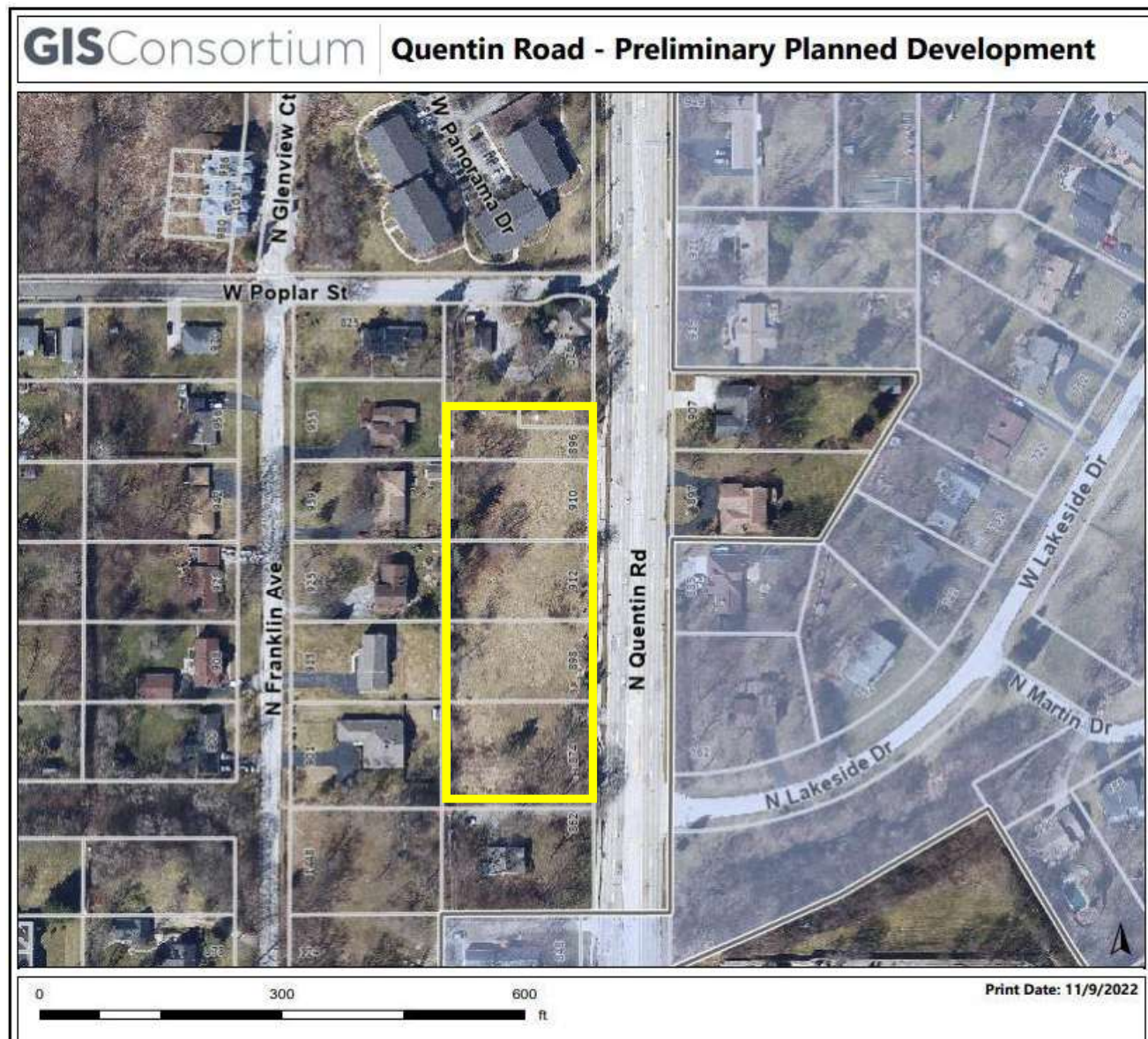
Case Staff Statement (ID # 7990)  
Meeting of November 15, 2022



**SURROUNDING CONDITIONS:**

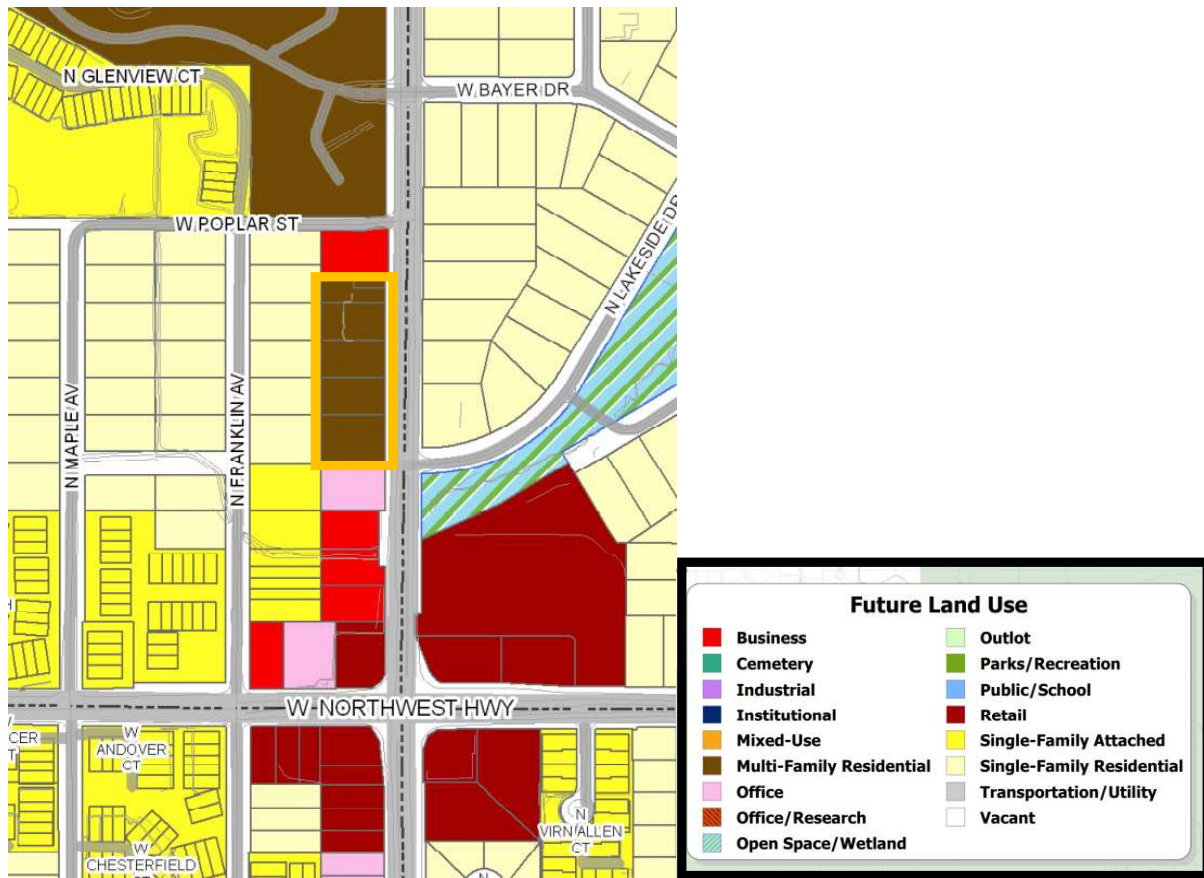
|        |                                                                                                                  |
|--------|------------------------------------------------------------------------------------------------------------------|
| North: | Planned Development – vacant building                                                                            |
| South: | B-2 General Business – real estate office                                                                        |
| East:  | Unincorporated Cook County (Lake Park Estates Subdivision) and 2 Quentin Road lot within the Village of Palatine |
| West:  | Franklin Avenue –single-family homes; R-1 zoning district                                                        |





COMPREHENSIVE PLAN: The Future Land Use Map recommends that the Subject Property be utilized for multi-family residential uses. This is linked to the previously approved memory care and Alzheimer's residential development. That recommendation is also consistent with other similar senior care facilities within the Village.

Case Staff Statement (ID # 7990)  
Meeting of November 15, 2022



#### BACKGROUND:

- The Subject Property was previously approved for a memory care residential development. That development was never effectuated and the approval expired in 2016. The property has been vacant and unused since that time. A multi-family use was requested in 2021 and was not ultimately approved. The Petitioner is requesting a Preliminary Planned Development to develop 9 units (4 duplexes and 1-single-unit) accessed through two curb cuts from N. Quentin Road. In addition to the 2-car garages and driveway parking pads for each home site, there are also 9 additional parking spaces located adjacent to each unit.



*Historical Land Uses and Previous Development Approvals:*

- The Subject 6 lots were annexed in 2002. These properties previously operated as a single-family home, commercial nursery, and a legal/real estate office. Through annexation, they were initially zoned R-1 and subsequently rezoned to Planned Development in 2002.
- In 2002 Planned Development (Ordinance #O-43-02) identified the following commercial uses on the property:
  - Landscaping contractor's yard;
  - Retail landscaping facility; and
  - Professional offices.
- In 2009, the property was conditionally rezoned to B-2 General Business district, which was also not effectuated.
- In 2011, a Planned Development (Ordinance #O-136-11) for a 75-room Alzheimer's/memory care use was approved. The plan was amended in 2012, reducing the room count to 69. The Planned Development expired and the property has remained vacant since that time.

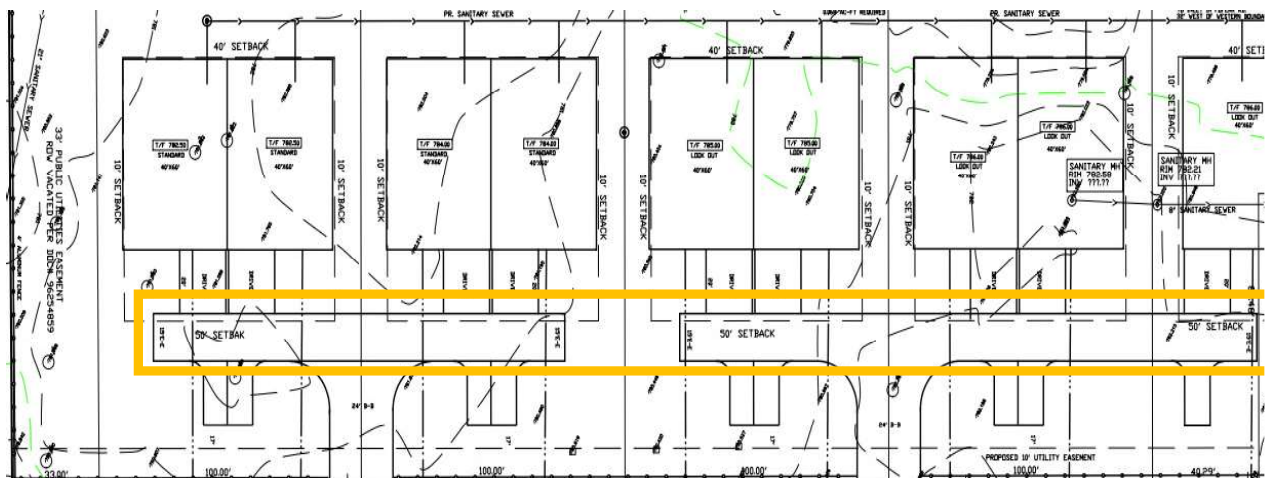
**ANALYSIS:**

- The Subject Property is 1.97 acres and does not include the vacant office building at 920 N. Quentin Road (southwest corner of Quentin Road and Poplar Street). The proposed density is 4.56 units/acre and is comparable to the R-2 single-family residential density of 4.84 units/acre.
- The site plan contemplates 2 curb cuts onto N. Quentin Road, with a shared north-south drive accessing each of the unit driveways and the 9 additional guest parking spaces provided, within the site.

Case Staff Statement (ID # 7990)  
Meeting of November 15, 2022

- The follow table identifies the required and provided parking ratios for the proposal:

|                        |                        | Parking provided:                 |
|------------------------|------------------------|-----------------------------------|
| Garage parking         | (18 spaces @ 2/unit)   | 18                                |
| Driveway parking       | (18 spaces @ 2/unit)   | 18                                |
| Guest parking          | (9 spaces for 9 units) | 9                                 |
| Total parking provided | 45 spaces for 9 units  | <b>45 spaces = 5 spaces/unit)</b> |



- Per existing conditions on the property, there are presently 4 curb cuts for the lots. As previously noted, Quentin Road is a Cook County controlled corridor and the right-of-way and access is under the Cook County Highway Department jurisdictional control. Staff supports the consolidation of access points within the site.
- The proposed curb cut access drives measure 24-feet back of curb to back of curb and turn into a shared private driveway providing access to each of the 9 units throughout the site.
- There is an existing public sidewalk along Quentin Road on the east side of the



Case Staff Statement (ID # 7990)  
Meeting of November 15, 2022

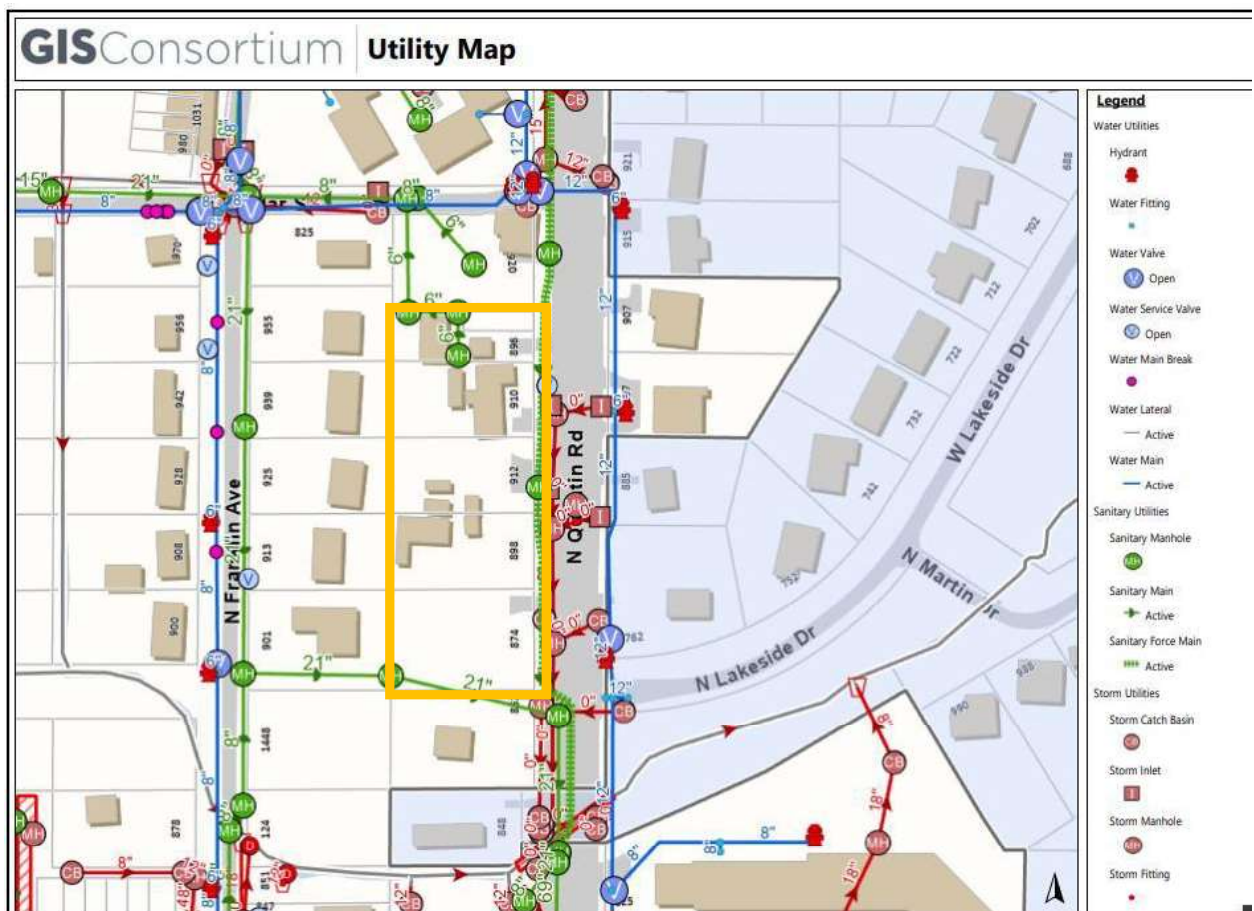
site. It would be maintained as part of this development.

- The proposed units provide the following setbacks:

| <b>Yard</b>                                            | <b>Setback</b>                                          |
|--------------------------------------------------------|---------------------------------------------------------|
| Front (Quentin Road)                                   | 50 minimum (* actual @ 70 feet, with 20-foot driveways) |
| Rear (west side adjacent to the Franklin Avenue homes) | 40 feet                                                 |
| Interior Side yards (north and south sides)            | 10 feet                                                 |

**Preliminary engineering considerations**

- Utilities exist in the area and are proximate to the site:



- As an existing condition, the property drains southeast to northwest and there is an approximate 10-foot grade differential in that direction. Water would be accessed from the east side of Quentin Road and the sanitary sewer service would come from an existing service line on the west side of the property and ultimately connect through Poplar Street.
- Volume control would have to be provided and would be addressed through the Final Engineering plan submission. The preliminary plans depict the volume



control within the rear yards of the property to incorporate the existing grading conditions to achieve this requirement.

- The Village Engineer has initially reviewed the preliminary plans. At this time, the proposed plans did not generate any engineering concerns or conditions, but the Village Engineer reserves the right to impose additional requirements and conditions, upon Final Engineering review.

### ***Architecture and preliminary landscaping***

- The project narrative identifies the ranch-style homes having a one or two-story option, with a basement and ranging in size from 1,600-2,500 square feet. The proposed building materials indicate a cultured stone veneer on the front elevation and LP siding. All of the exterior trim would be contrasting to the siding. The preliminary elevations indicate that the height of the homes could range from approximately 23 feet to 28 feet in height.
- The northern four buildings are anticipated to have a lookout basement, due to the existing grades in this area. A representational and preliminary landscaping plan is a component of the preliminary plan. Various yard and foundation plantings, in addition to arbor vitae plantings along the western property line are planned. The initial plans also identify a 4-foot wrought-iron style fence surrounding the property.

### **RECOMMENDATIONS:**

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

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

- 1. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**

2. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.
3. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution.
5. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.
6. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
7. A Planned Development Letter of Credit in the amount of \$90,000 – (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.
8. If required, a Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. As determined by the Village Attorney, the HOA declarations shall be submitted and revised in a manner acceptable to the Village Attorney.
9. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

**ATTACHMENTS:**

- Aerial Map
- PRELIMINARY ENG - SITE DEVELOPMENT Plan REV 3
- Preliminary elevations
- DRAFT 1st floorplan duplex units
- ENG - Grading - Existing conditions survey

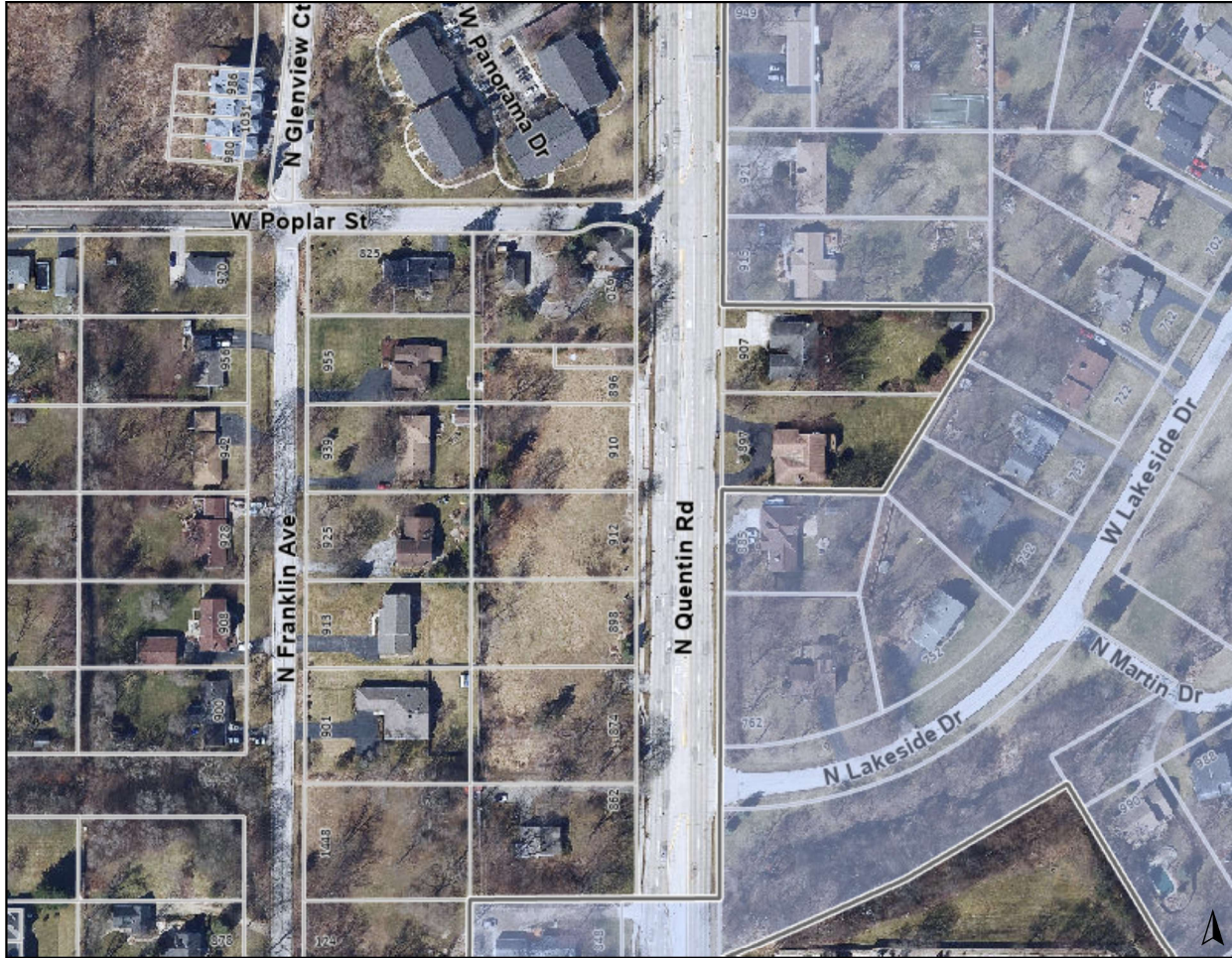


Case Staff Statement (ID # 7990)  
Meeting of November 15, 2022

- ENG - Plat of Survey
- Representational elvation for material style - not proposed colors
- Preliminary Duplex landscaping plan and landscaped buffer - west side of property - Carriagway Landing
- Project Narrative
- Preliminary Planned Development application
- Legal notice

Attachment: PZC materials - October 24, 2023 (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)

**GIS Consortium** | **Quentin Road - Preliminary Planned Development**



**Legend**

**Notes**

0 300 600  
ft

**Print Date: 11/9/2022**

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

**Packet Pg.**

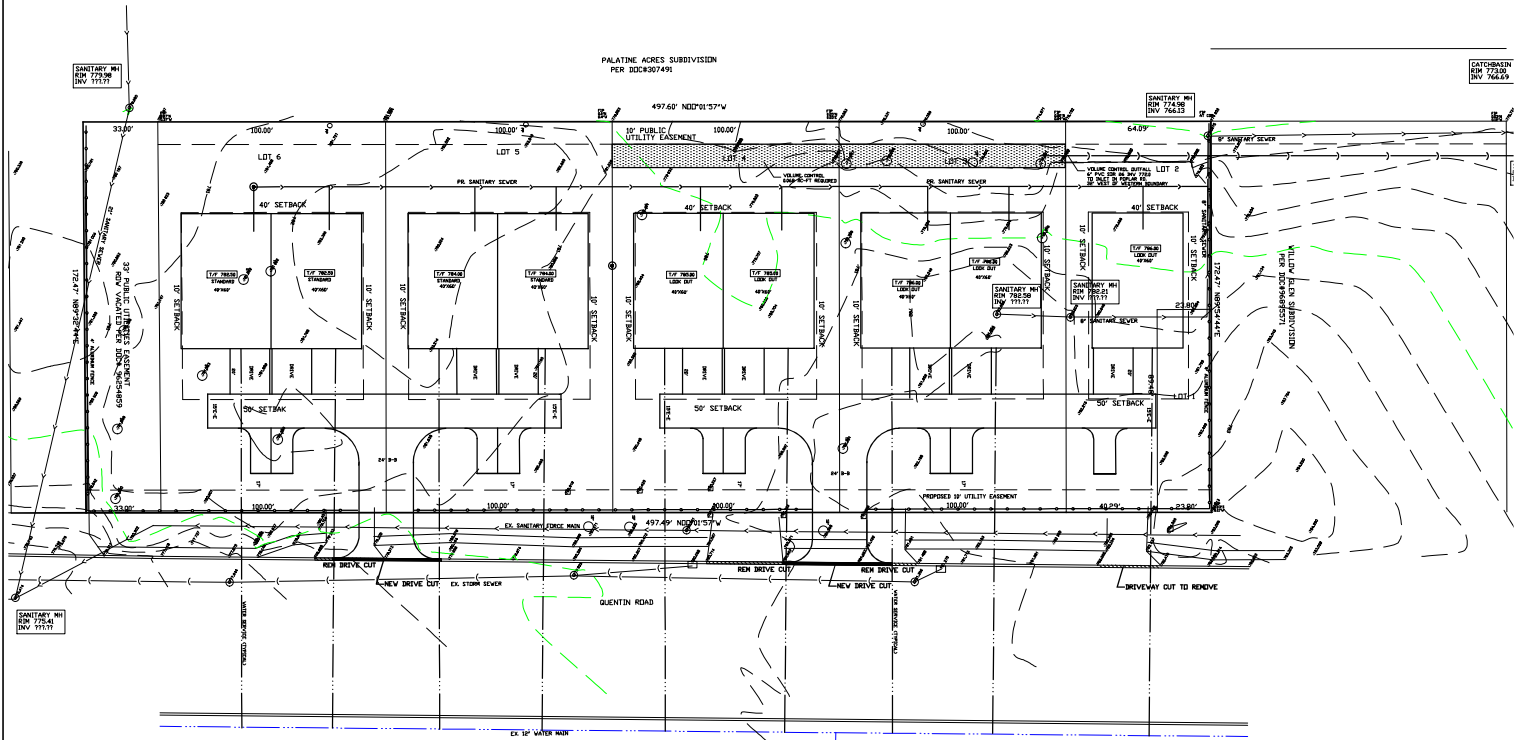


LOT 1 THROUGH 6, ALONG WITH THE NORTH HALF OF VACATED WHITLE AVENUE  
 LYING SOUTH OF AND ADJACENT TO SAID LOT 6, IN BLOCK ONE IN FRANK C.  
 MERRILL AND COMPANY'S PALATINE ACRES, IN THE SOUTHEAST QUARTER  
 OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 10, EAST  
 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PALATINE ACRES SUBDIVISION  
 PER DCD#307495

CATCH BASIN  
 INV 725.98  
 INV 766.25

SCALE 1"=20'



CHANGE CALCULATES  
 LOT AREA 85,229 SF  
 REVENUE 21,800 SF  
 14,800 SF  
 TOTAL 36,600 SF 41,600  
 IMPROVED AREA 6,140 AC  
 REVENUE VALUE CENTER 6,140 AC  
 PROPOSED VALUE CENTER 6,140 AC

SETBACKS  
 FRONT 100'  
 NEW 100'  
 SIDE 100'  
 REAR 100'

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

**SPIES & ASSOCIATES, INC.**  
 Civil Engineers - Land Surveyors

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

REVISIONS  
 PER VILLAGE 09-15-22  
 PER CLIENT 10-25-22

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

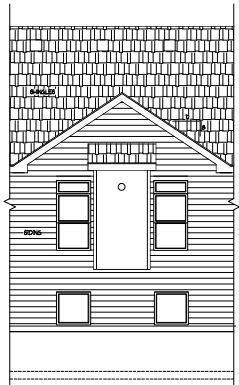
JOB NO. 5326  
 SCALE: 1"=20'  
 DATE: 07-07-22

**SITE DEVELOPMENT PLAN  
 QUENTIN RD. PROPERTY**

SHEET NO.  
**1**  
 OF 1 SHEET

**Packet Pg.**

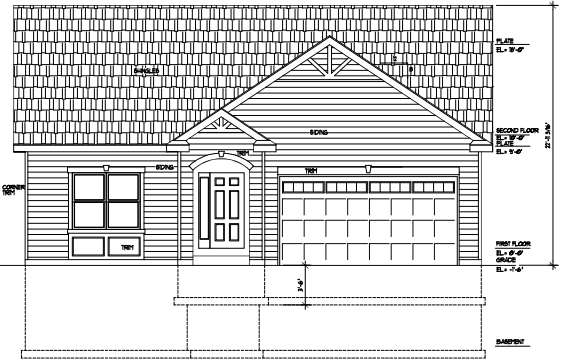
Attachment: PZC materials - October 24, 2023 (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)



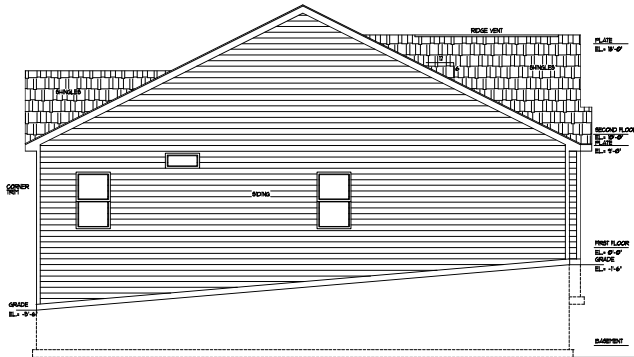
REAR ELEVATION - FIREPLACE OPTION  
SCALE 1/4" = 1'-0"



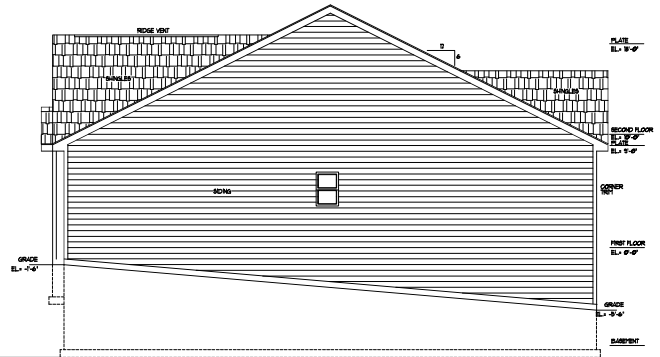
REAR ELEVATION  
SCALE 1/4" = 1'-0"



FRONT ELEVATION  
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

ATTACHMENT 3.3.1.1

ATTACHMENT 3.3.1.1

ATTACHMENT 3.3.1.1

ATTACHMENT 3.3.1.1

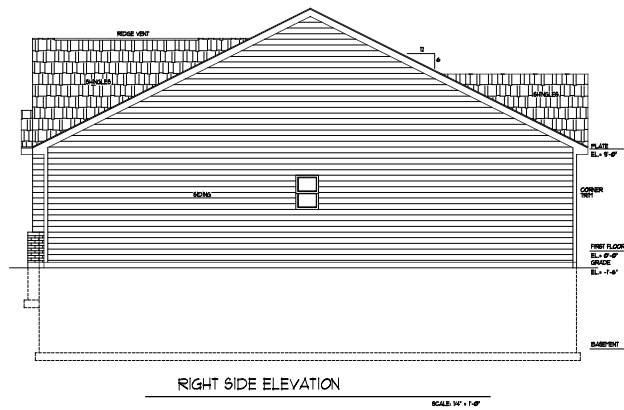
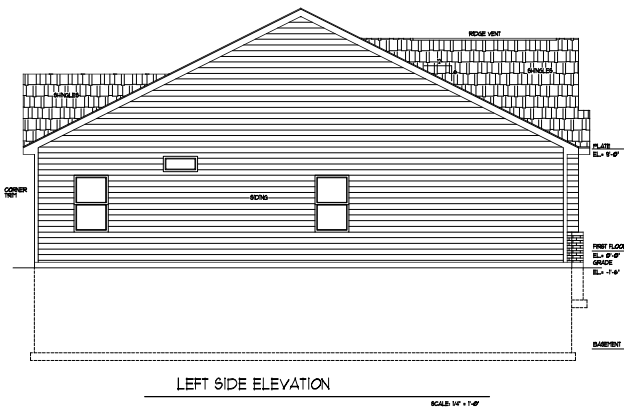
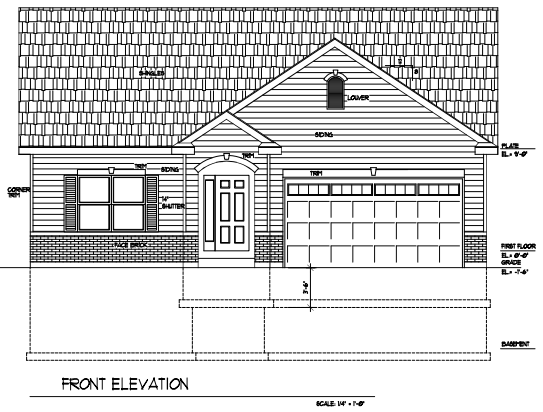
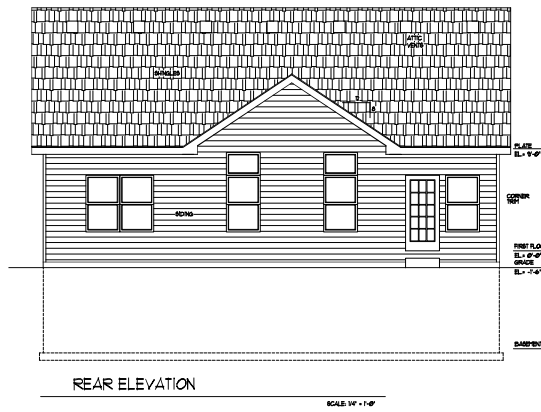
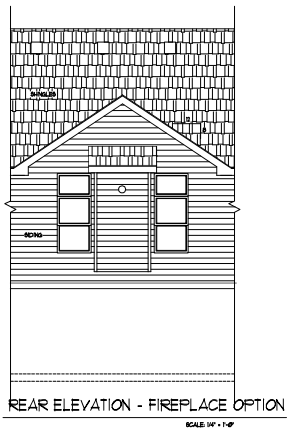
ATTACHMENT 3.3.1.1

ATTACHMENT 3.3.1.1

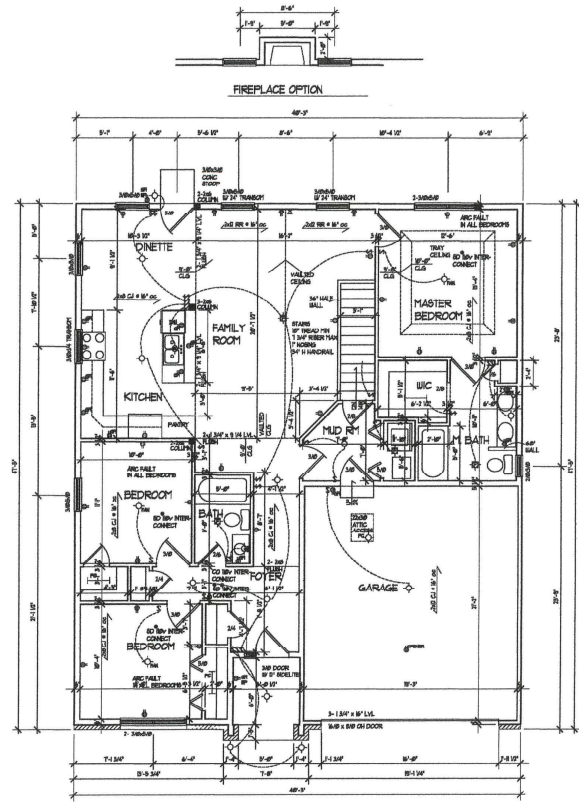
ATTACHMENT 3.3.1.1

Attachment: PZC materials - October 24, 2023 (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)





\* Front Elevation - Cultured stone  
LP siding



FIRST FLOOR PLAN

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

INDICATES  
BEDROOMS TO BE PELLA PROFILE AND 3/8" TO 1/2" BRESS  
FLOOR AREA  
FIRST FLOOR  
1432 SF

SHEET INDEX  
A FLOOR PLAN  
B ELEVATIONS  
C FOUNDATION AND ROOF PLAN  
D DETAILS AND NOTES

CODE DATA  
2009 INTERNATIONAL RESIDENTIAL CODE BY ADAPTEMENTS  
2009 INTERNATIONAL MECHANICAL CODE BY ADAPTEMENTS  
2009 INTERNATIONAL FUEL GAS CODE BY ADAPTEMENTS  
2009 INTERNATIONAL FIREWORKS AND EXPLOSIVES CODE BY ADAPTEMENTS  
2009 NATIONAL ELECTRIC CODE BY ADAPTEMENTS  
2009 NATIONAL PLUMBING CODE BY ADAPTEMENTS  
CITY OF AURORA CODE OF ORDINANCES

STUDIO 23 ARCHITECTS

AURORA RANCH  
ONE STORY OPTION

FLOOR PLANS

14-100

DATE

3-2-24

REVISION

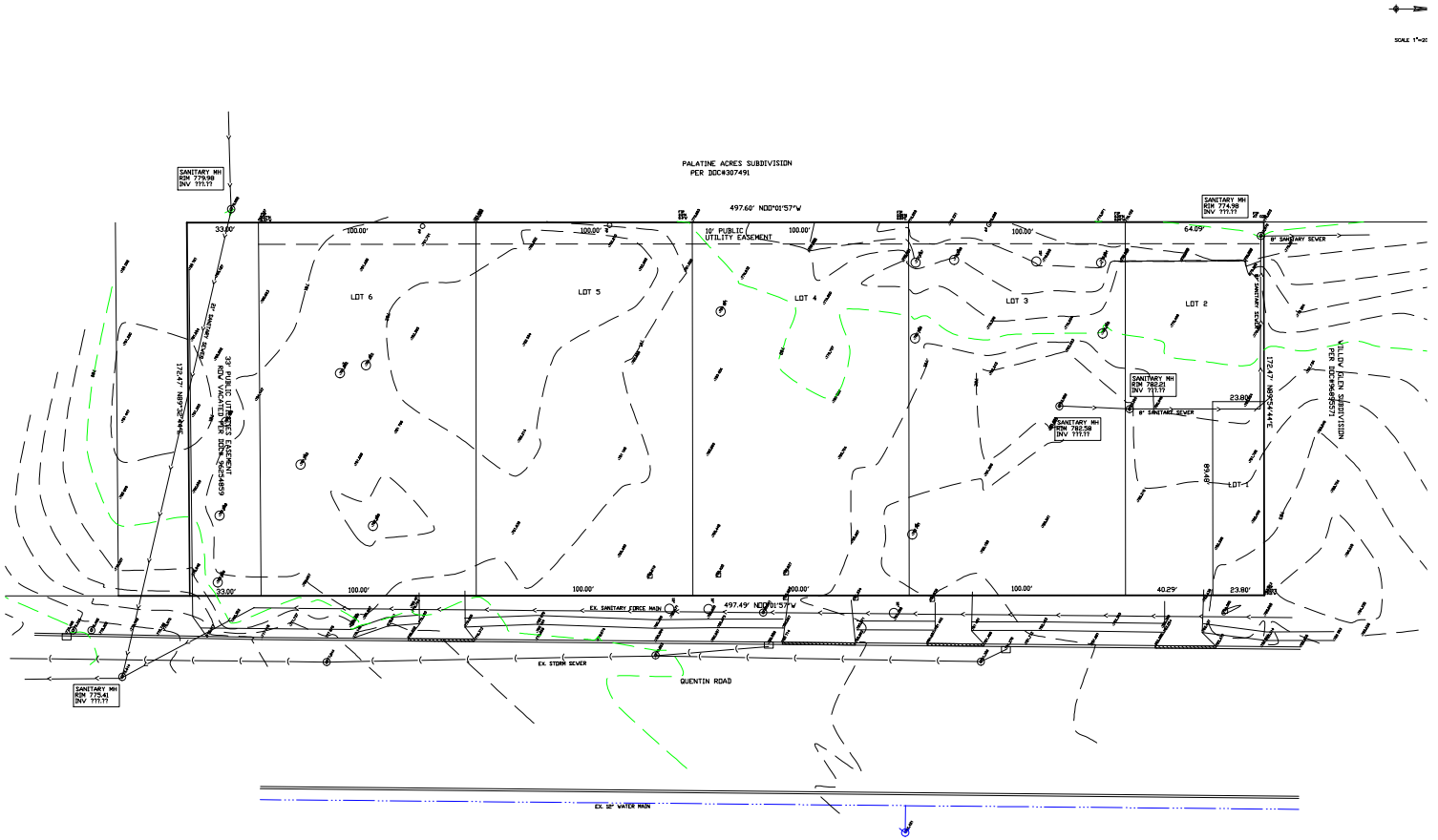
FOR PZ

3-2-24

SHEET

A





**SPIES & ASSOCIATES, INC.**  
Civil Engineers - Land Surveyors

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

REVISIONS

DRAWN BY: TJS

JOB NO. 5326

DESIGNED BY: TJS

SCALE: 1"=20'

CHECKED BY: TJS

DATE: 07-07-22

EXISTING CONDITIONS  
QUENTIN RD. PROPERTY

SHEET NO.  
**4**  
OF 11 SHEETS

Packet Pg.

**MORRISON SURVEYING CO., INC.**  
2710 N IL Rt 47, Morris, Illinois 60450

GRAPHIC SCALE  
0 20 40 60 80 100  
(1 inch = 100 ft.)



**SPIES**  
**& ASSOCIATES, INC.**  
Civil Engineers - Land Surveyors

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

| REVISIONS |  |
|-----------|--|
|           |  |
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|                  |                |
|------------------|----------------|
| DRAWN BY: TJS    | JOB NO. 5326   |
| DESIGNED BY: TJS | SCALE: 1"=20'  |
| CHECKED BY: TJS  | DATE: 07-07-22 |

PLAT OF SURVEY  
QUENTIN ROAD PROPERTY

SHEET NO.  
1  
OF 1 SHEETS





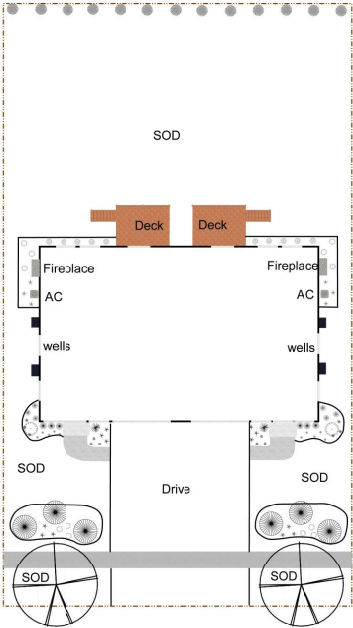
4.1.g

**Attachment:**

Packet Pg. 28

Packet Pg.

# Carriageway Landing



| Plant Legend |     |                                |              |
|--------------|-----|--------------------------------|--------------|
| Symbol       | Qty | Common                         | Size         |
|              | 6   | Black Hills Spruce             | 7'           |
|              | 2   | Charticler Pear                | 2.5" caliper |
|              | 6   | Dwarf Japanese Garden Juniper  | 5 gal.       |
|              | 2   | Dwarf Winged Euonymus          | 5 gal.       |
|              | 13  | Eastern Arborvitae             | 6'           |
|              | 10  | Geranium Max Frei              | 1 gal.       |
|              | 10  | Green Mound Current            | 5 gal.       |
|              | 6   | Japanese Yew                   | 5 gal.       |
|              | 6   | Lime Hydrangea                 | 5 gal.       |
|              | 6   | Northern Drop-seed             | 3 gal.       |
|              | 12  | Rose 'Double Knock Out'        | 5 gal.       |
|              | 2   | Serviceberry                   | 7'           |
|              | 12  | Stella de oro Daylily          | 1 gal.       |
|              | 6   | Tom Thumb Creeping Co'oneaster | 5 gal.       |





## Village of Palatine

### Preliminary Planned Development

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.:

The project will have nine residences. Eight of the residences will be duplex homes, and one will be a single family residence which will be on the north end of the property.

The homes will be semi-custom homes, with one and two story options with a basement, and will range from 1,600 to 2,500 square feet. The single family home, and the three duplex homes on the north will have an English lookout lower level. The maximum height of the homes will be consistent with typical two story residences. Each home will have a two car garage. The roof and exterior finishes and aesthetics will be complementary throughout the project.

There will be one driveway and direct access to Quentin Road for two duplex homes each. The single family home will have its own driveway and direct access to Quentin Road. Presently, there are five curb cuts serving the property. The location of the current curb cuts will need to be adjusted to match the plan.

**Ben Vyverberg**

---

**Subject:** FW: Carriageway Landing  
**Attachments:** 5132 SITE DEVELOPMENT REV 3.pdf

Ben,  
In response to your email dated Nov. 3  
I attached a typical ridge height for both the lookout and standard elevations sheet A2.  
Also attached is updated site development sheet showing the two separate private entrances.  
All building exteriors will be consistent in color with variations to front elevations. Exterior materials will include eng wood siding soffit and fascia with some cultured stone veneer in front elevation. See picture. All exterior trim will be of contrast to siding.  
Each villa will have 1 extra guest parking spot. See site dev sheet.  
North and south property line will have a 4' fence. Villas 5-9 are showing lookout basement on site development sheet.  
No building or covered deck or screened porch structure will encroach into the 40' rear setback line.  
The attached site development sheet shows the new coverages and labels the 3 building towards north as lookouts at rear. We can include in the HOA the maintenance of the west side arbor vitae buffer these will be included in site landscaping plan to follow.  
A new HOA will be created because of common areas and maintenance requirements. Please call me with any questions. Thank you

CJ Johnson

Attachment: PZC materials - October 24, 2023 (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)





# PRELIMINARY PLANNED DEVELOPMENT

## Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

[www.palatine.il.us](http://www.palatine.il.us)

## CONTACT INFORMATION WORKSHEET

|                                                      |  |                                      |  |
|------------------------------------------------------|--|--------------------------------------|--|
| <b>PETITIONER(S)</b>                                 |  | <b>Business Name (If applicable)</b> |  |
| C.J. Johnson, Latitude Building and Development LLC  |  |                                      |  |
| <b>Address</b>                                       |  | <b>City/State/Zip Code</b>           |  |
| 1239 Williamsburg Lane, Crystal Lake, Illinois 60014 |  |                                      |  |
| <b>Telephone</b>                                     |  | <b>Fax</b>                           |  |
| 847-533-1445                                         |  | None                                 |  |
| <b>Email</b>                                         |  |                                      |  |
| LatitudeCJ@gmail.com                                 |  |                                      |  |
| <b>Subject Property Address</b>                      |  |                                      |  |
| 986 North Quentin Road, Palatine, IL 60067           |  |                                      |  |
| <b>AUTHORIZED AGENT (if applicable)</b>              |  | <b>Business Name (if applicable)</b> |  |
| Michael R Ek                                         |  |                                      |  |
| <b>Address</b>                                       |  | <b>City/State/Zip Code</b>           |  |
| 11936 Arbor Trace Drive, Fort Myers, FL 33913        |  |                                      |  |
| <b>Telephone</b>                                     |  | <b>Fax</b>                           |  |
| 847-343-9346                                         |  | None                                 |  |
| <b>Email</b>                                         |  |                                      |  |
| mreitd@sbcglobal.net                                 |  |                                      |  |

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

Signature

Date

Aug 19, 2022



# PRELIMINARY PLANNED DEVELOPMENT

## Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

www.palatine.il.us

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

date received

### PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): C.J. Johnson, Latitude Building and Development LLC

2. Authorized Agent of Petitioner (if different):

Name: Michael R Ek

Address: 11936 Arbor Trace Drive, Fort Myers, FL 33913

Telephone No. 847-343-9346 Business No. \_\_\_\_\_

Email: mreltd@sbcglobal.net

Relationship to Petitioner: Attorney

3. Property Interest of Petitioner(s): Beneficial Owner/Contract Purchaser  
Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:

896 North Quentin Road, Palatine, IL 60067

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

6. Current zoning of property: PUD(per village map) Size of the property: \_\_\_\_\_ 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.:

See attached description

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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):

The property is current zoned PUD.

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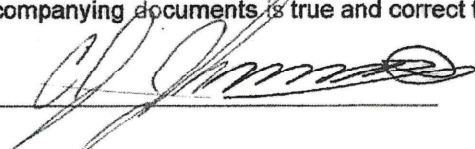
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9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

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

Signature: 

Date: Aug. 19, 2022

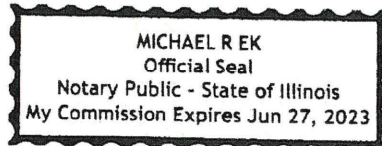
State of Illinois

County of Cook

This instrument was acknowledged before me on AUGUST 24, 2022 by

C.J. JOHNSON





Notary Public

(Seal)



## Village of Palatine

### Preliminary Planned Development

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.:

The project will have nine residences. Eight of the residences will be duplex homes, and one will be a single family residence which will be on the north end of the property.

The homes will be semi-custom homes, with one and two story options with a basement, and will range from 1,600 to 2,500 square feet. The single family home, and the three duplex homes on the north will have an English lookout lower level. The maximum height of the homes will be consistent with typical two story residences. Each home will have a two car garage. The roof and exterior finishes and aesthetics will be complementary throughout the project.

There will be one driveway and direct access to Quentin Road for two duplex homes each. The single family home will have its own driveway and direct access to Quentin Road. Presently, there are five curb cuts serving the property. The location of the current curb cuts will need to be adjusted to match the plan.





**874 – 912 N. Quentin Road – Preliminary Planned Development Conditions:**

- 1. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**
- 2. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.**
- 3. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**
- 4. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution.**
- 5. The Final Engineering Plans shall be submitted and revised in a manner acceptable to the Village Engineer.**
- 6. The Petitioner shall revise the site plan to increase the rear yard setback, along the western property line (Plan Commission added).**
- 7. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.**
- 8. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**
- 9. A Planned Development Letter of Credit in the amount of \$90,000 – (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
- 10. If required, a Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. As determined by the Village Attorney, the HOA declarations shall be submitted and revised in a manner acceptable to the Village Attorney.**
- 11. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.**





5. 874-920 N Quentin Road - **Recommend To Approve**  
**FPD-000062-2023 - 874-920 N. Quentin Road**

Notice was published in the Journal & Topics on October 5<sup>th</sup>, 2023 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. Engineering Plans
2. Elevation
3. Architectural Elevation
4. Representational Floorplan
5. Carriageway Landing Landscaping
6. Typical Lot Exhibit
7. Final Plat of Subdivision - Carriageway Landing
8. Preliminary Planned development review materials
9. PPD Conditions - approved by Village Council Dec
10. Public Notice

Mr. Vyverberg states it originally was reviewed by the Plan Commission in November of 2022 for a Preliminary Planned Development. It went to village council in December of 2022 and received approval. Mr. Vyverberg provides the Site plan that was approved and states that the 920 N Quentin Road property was not a part of that initial review. The final plan development request is incorporating the 920 property and seeking a preliminary and final plat of subdivision to allow a 6-lot, 13-unit development.

**Sworn in petitioner:** CJ Johnson, Latitude Building and Development LLC - 1239 Williamsburg Ln., Crystal Lake, IL

Mr. Johnson explains that they have added 3 units on Poplar and believes it will compliment the subdivision. He refers to the Site Plan and states that they have adjusted the plans to include 2 entrances, set backs are suitable and the rear yard set-backs have been addressed.

Mr. Kolososki asks if the units will be slab on grade.  
 Mr. Johnson states they will have full basements.

Mr. Schubert notes that Lot 1 has the patio deck at the side of the unit. He questions if all lots will have this feature.  
 Mr. Johnson states that there are 2 units that have extra room on the side and they've added a screen porch to those two units only. No other units will have this feature.

Mr. Vyverberg states the petitioner has worked with the surrounding neighbors

through the process. The plans provide a 45-foot rear yard setback to the east. Potential buyers would have options to customize their plan with either an open deck, screened porch or patio, but a 45-foot setback would be maintained.

Commissioner Kolososki asks if all of the lots would have the same floor plan. Mr. Johnson confirms that they would have the same floor plan.

Chairman Wood asks where guest parking is located and will there be an HOA. Mr. Johnson states guest parking is at the front of the property and identifies on the Site plan where those spaces are located. He further states that there would be an HOA for maintenance.

Commissioner Friedman questions the driveway locations and the entrance to the property. He also asks if the entrances are planned to be right in and right out.

Mr. Johnson states the county would determine if they would be right in and right out.

Further discussion regarding site plan details, snow removal, garbage pickup and the retaining walls. Mr. Johnson clarifies and states snow removal will be pushed both ways, there will be protection at retaining walls and it will be Palatine scavenger company for garbage pickup.

Commissioner Bettenhausen questions the flare driveways shown on the plan.

Sworn In: Civil Engineer, Mike Anderson - Hager Engineering - 100 E. State Parkway, Schaumburg, IL

Mr. Anderson states the drawings show the driveway flares where it meets the public street. The flared driveways are not shown at the interior driveways. He explains that the flared driveway at the public street is to benefit the driver that may be coming in at a faster speed and require more room to turn. He stated that interior flared driveways could be incorporated if it is determined it would be needed.

Commissioner Friedman asks if there has been any auto turn study on the property for fire trucks or waste vehicles.

Mr. Anderson states the entrances coming in off Quentin are 24' wide, which is a standard commercial width driveway.

Commissioner Friedman questions the turn into the 15' driveway.

Mr. Anderson states the turn is suitable.

Commissioner Friedman asks if the 15' drive lane would accommodate cars and SUV's.

Mr. Anderson states they expect a low amount of traffic and a 15' driveway should be sufficient.



Questions regarding lighting on the property, sidewalks from driveways to front door, fencing and flow control.

Mr. Johnson states lighting on units would be provided, sidewalks are planned, the fencing would be at 6' and flow control would be to the North.

Commissioner Schubert questions the guest parking at the last lot on the North end. He asks if there is there any concern on the last driveway for a 3-point turn-around and is there a code for a minimum required distance for a turn-around?

Mr. Vyverberg states the petitioner is showing a presence of a turn around and a bump out on the north side of the parking space. The engineer did not raise it as an issue or a concern. If the plans need to be deeper or wider, the engineer can address.

Mr. Anderson states there hasn't been a detailed evaluation but if it helps to have another extension to the west of the house they could incorporate.

Commissioner Cavanaugh questions the drive aisle and asks if the traffic plan for the interior subdivision would just travel north and exit at the north entrance and entering would be at the south.

Mr. Anderson states they would not be limiting the direction of traffic.

Commissioner Cavanaugh questions the parking spots and notes that it would be one per unit.

Mr. Johnson clarifies that there are also 2 spots per driveway.

Commissioner Cavanaugh asks if additional spots could be added.

Mr. Johnson states that more parking would be less room for the proposed berm.

Mr. Vyverberg provides additional information and states that although the initial plan did not include the property at 920 Quentin Road. There were requirements in the conditions that easements were provided to that property. He refers to an aerial photograph and states the property has 4 curb cuts onto Quentin Rd. The petitioner and the proposed plans worked with the village engineer and staff to reduce the number of curb cuts. He further provides information regarding storm water and states the infiltration trench on the west side was increased to accommodate the additional 920 property. All of the utilities are proximate and available within the area. The final architectural plans are consistent with the Preliminary Planned Development. The units will range in size from 1600 to 2500 square feet. The landscaping plans include parkway trees, foundation plantings and a landscape feature along Quentin. It also includes arbor vitae along the western boarder.

This did go through the process and final engineering plans are conditionally approved and community services conditionally recommended.

Commissioner Friedman questions the northern driveway aligned with the residential driveway. Was it the village engineers intent to keep the driveways as far apart as possible on the parcel?

Mr. Vyverberg states they did not have direction from the Village Engineer. There are 4 existing curb cuts. From a planning stand point, having one on the north and one on the south as opposed to the 4 previous existing cuts would work better for this development.

Commissioner Friedman notes that it seems it should be between lots 4 & 5 and at lots 1&2. Ultimately, the village engineer would decide.

Resident: Julie Picchiotti - 939 N. Franklin Ave.

Ms. Picchiotti states she has no concerns regarding the planned development. Her concern is regarding the traffic on Poplar. She would like a traffic sign to slow traffic or to warn of hidden driveways.

Commissioner Fedota questions if there are any parking restrictions on Poplar St.

Mr. Vyverberg states there are parking restrictions on Poplar St. Any placement of a sign would be subject to the traffic engineering committee. This issue was raised at a meeting a couple of weeks ago and states the police department has done selective enforcement in the past.

Resident: Nanette Harris 825 W. Poplar St - Concerns regarding traffic on Poplar Street. Agrees that signage would be helpful. Is pleased with the development plans.

### **STAFF RECOMMENDATION:**

The proposed Final Planned Development and Preliminary and Final Plat of Subdivision would complete the Preliminary Planned Development approval, with the incorporation of the 920 property. The proposal represents a unified development and does not leave a fragmented property adjacent to an inline development plan. The expansion of the Poplar Street right of way, removal of the retaining wall along Poplar Street, and the proposed regrading of this area will improve the roadway at Quentin Road.

As was the recommendation at Preliminary Planned Development, Staff believes that the proposed plan is of an appropriate density and offers a transition from the higher density development to the north and the larger single-family lots to the west. Therefore, Staff recommends approval of the Final Planned Development and Preliminary and Final Plat of Subdivision for the property at 874-920 N. Quentin Road, subject to the following conditions:

1. The final architecture, elevations, engineering, and landscaping plans shall substantially conform to the Studio 23, Haeger Engineering, and Karlstadt plans, except as such is either Village recommended for amendment or changed to conform with Village Codes and Ordinances.
2. The Final Engineers Estimate of Probable Cost shall be revised in a manner acceptable to the Village Engineer.



3. Engineering review fees shall be submitted, pursuant to the Code requirements in a manner acceptable to the Village Engineer.
4. The Final Engineering Plans and Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer.
5. The HOA declarations shall be revised in a manner acceptable to the Village Attorney.
6. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.
7. A \$130,000 (\$10,000/unit) Planned Development Letter of Credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
8. A Public Improvement Letter of Credit for 115% of the EEOPC amount as determined by the Code requirements, shall be submitted in manner acceptable to the Village Engineer.
9. The final landscaping, parkway tree placement and screening plan, along with the final tree preservation plan shall be revised in a manner acceptable to the Director of Planning and Zoning and Village Engineer.
10. Cash in lieu of sidewalks will be required for the Poplar Street frontage.
11. A construction management plan shall be submitted in a manner acceptable to Village Engineer and Director of Planning and Zoning and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application.

**There were no further questions. The public hearing was closed.**

**Commissioner Fedota Made a motion to approve subject staff's conditions; seconded by Commissioner Cavanaugh.**

**DELIBERATIONS:**

Commissioner Kolososki states that petitioner has worked well with the neighbors. The site may be snug but it works.

Commissioner Fedota states that the plan is a workable and good solution.

Chairman Wood states that the plan is a good plan, likes the duplexes and fills a need. Neighbors' concerns have been addressed.

Commissioner Friedman has concerns regarding the access driveways on Quentin for multifamily use without Quentin being properly designed with turn lanes or accommodations for the traffic coming in. Also concerns regarding 15' road width. He states that those concerns can be addressed. The project itself is a good fit and although he has concerns, he supports and states it is a good use of the property.

**Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, November 13, 2023.**

|                  |                                                                              |
|------------------|------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMEND TO APPROVE [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Stephen Fedota, Commissioner                                                 |
| <b>SECONDER:</b> | Kevin Cavanaugh, Commissioner                                                |
| <b>AYES:</b>     | Noonan, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert |
| <b>ABSENT:</b>   | Roth-Wurster                                                                 |



VILLAGE OF PALATINE  
Plan Commission

REVIEWED 11/15/22 07:00 PM

**CASE STAFF STATEMENT (ID # 7990)**

---

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

CASE NUMBER: 22-50

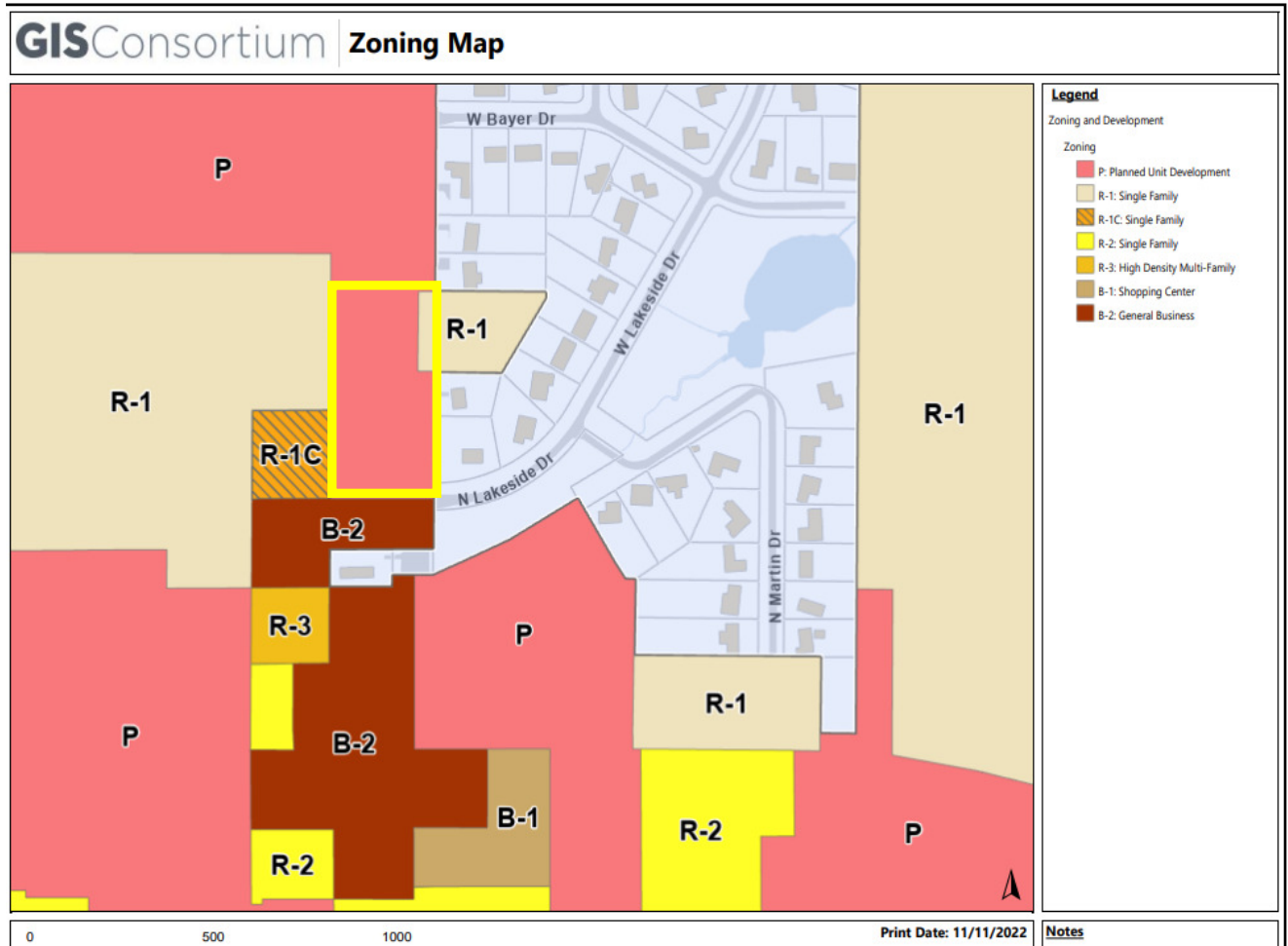
PETITIONER: C.J. Johnson - Latitude Building and Development LLC, with Michael R. Ek as the authorized agent.

LOCATION: 874-912 N. Quentin Road

PROPOSAL: 9-unit (4 duplexes and 1-single-unit) residential development on a 1.97-acres property. The ranch-style units are accessed through two centralized curb cuts onto Quentin Road, with separate driveways to the units and additional guest parking distributed throughout the development.

ZONING AND LAND USE: Planned Development and vacant (the previous memory care facility Planned Development expired in 2016). The property has been vacant and unused since that time. The current and surrounding zoning designations are found in the map below:

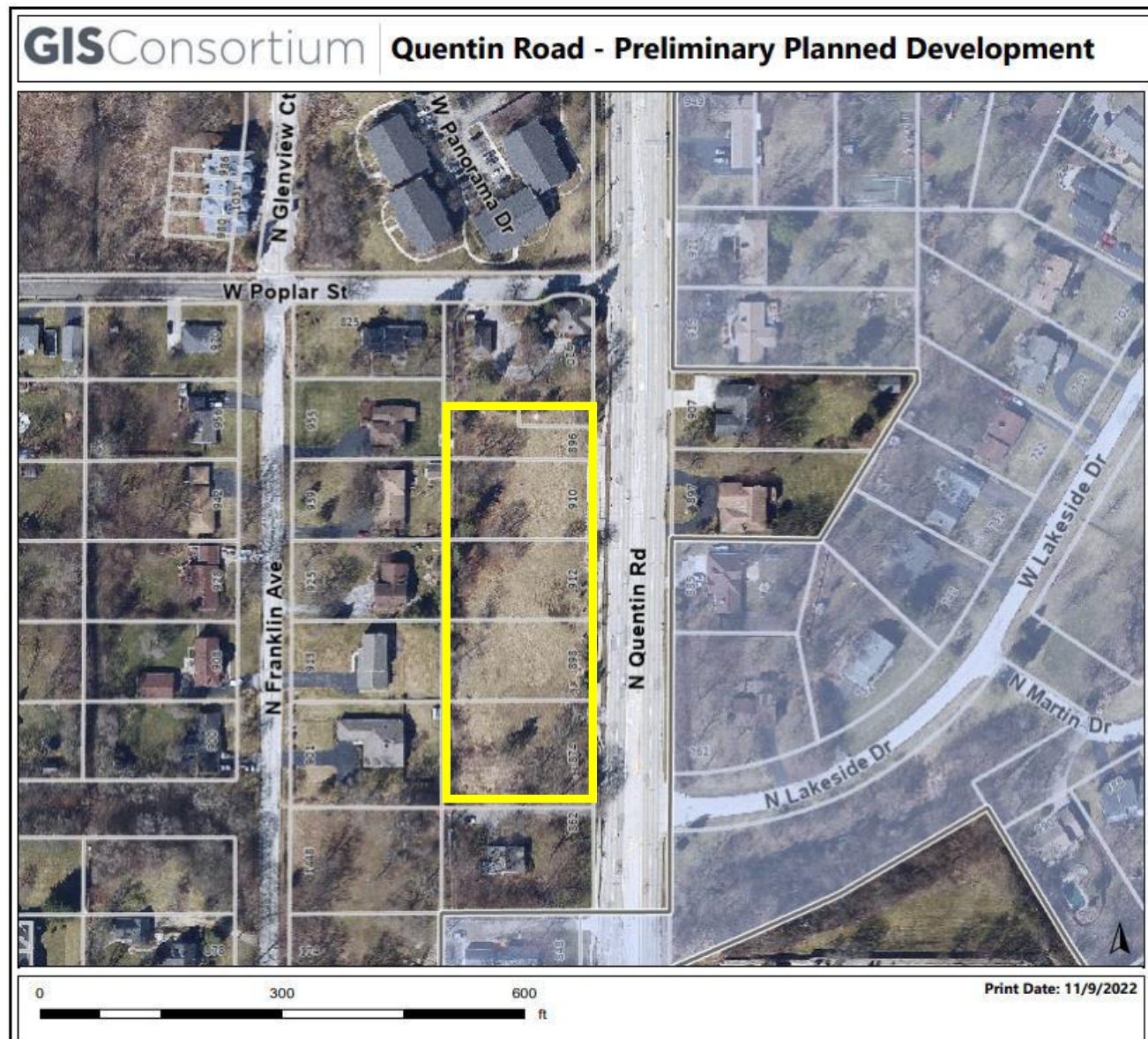
Case Staff Statement (ID # 7990)  
Meeting of November 15, 2022



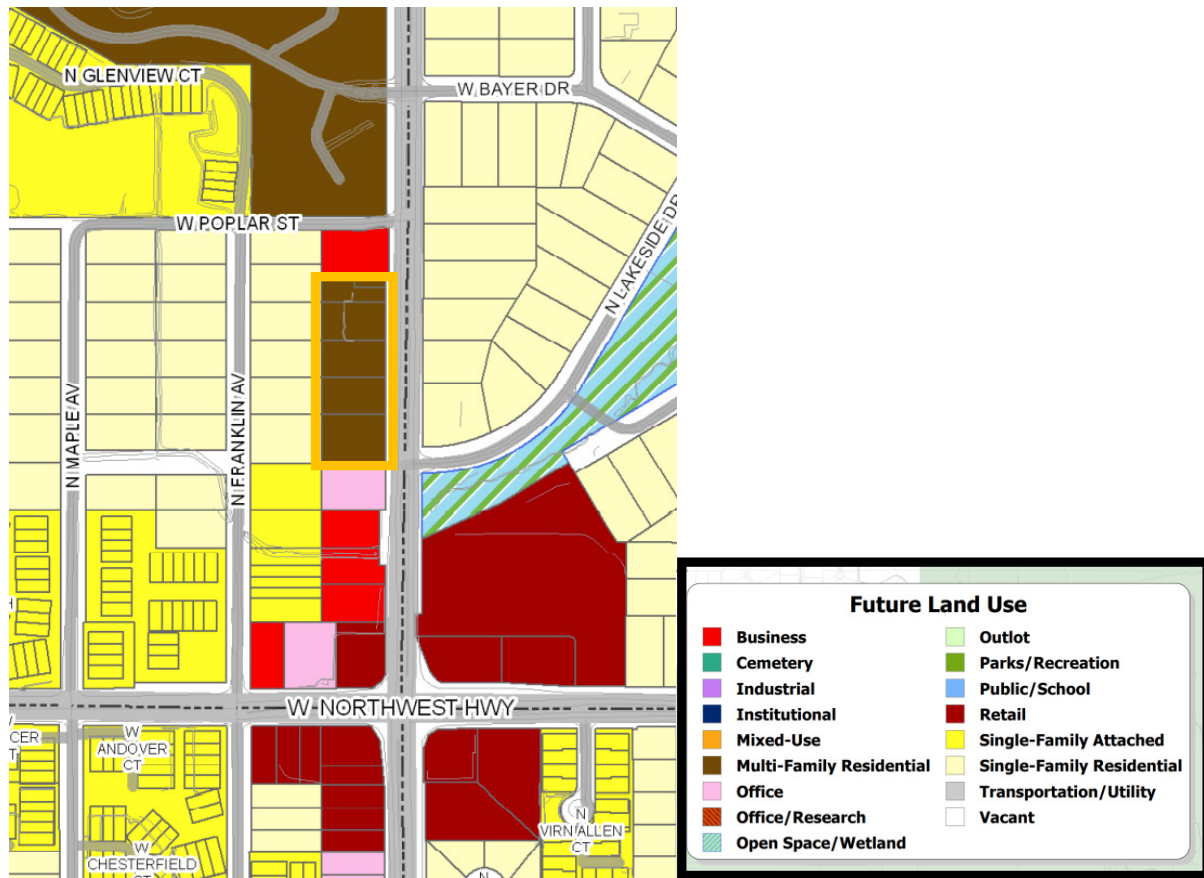
**SURROUNDING CONDITIONS:**

|        |                                                                                                                  |
|--------|------------------------------------------------------------------------------------------------------------------|
| North: | Planned Development – vacant building                                                                            |
| South: | B-2 General Business – real estate office                                                                        |
| East:  | Unincorporated Cook County (Lake Park Estates Subdivision) and 2 Quentin Road lot within the Village of Palatine |
| West:  | Franklin Avenue –single-family homes; R-1 zoning district                                                        |





COMPREHENSIVE PLAN: The Future Land Use Map recommends that the Subject Property be utilized for multi-family residential uses. This is linked to the previously approved memory care and Alzheimer's residential development. That recommendation is also consistent with other similar senior care facilities within the Village.

**BACKGROUND:**

- The Subject Property was previously approved for a memory care residential development. That development was never effectuated and the approval expired in 2016. The property has been vacant and unused since that time. A multi-family use was requested in 2021 and was not ultimately approved. The Petitioner is requesting a Preliminary Planned Development to develop 9 units (4 duplexes and 1-single-unit) accessed through two curb cuts from N. Quentin Road. In addition to the 2-car garages and driveway parking pads for each home site, there are also 9 additional parking spaces located adjacent to each unit.



*Historical Land Uses and Previous Development Approvals:*

- The Subject 6 lots were annexed in 2002. These properties previously operated as a single-family home, commercial nursery, and a legal/real estate office. Through annexation, they were initially zoned R-1 and subsequently rezoned to Planned Development in 2002.
- In 2002 Planned Development (Ordinance #O-43-02) identified the following commercial uses on the property:
  - Landscaping contractor's yard;
  - Retail landscaping facility; and
  - Professional offices.
- In 2009, the property was conditionally rezoned to B-2 General Business district, which was also not effectuated.
- In 2011, a Planned Development (Ordinance #O-136-11) for a 75-room Alzheimer's/memory care use was approved. The plan was amended in 2012, reducing the room count to 69. The Planned Development expired and the property has remained vacant since that time.

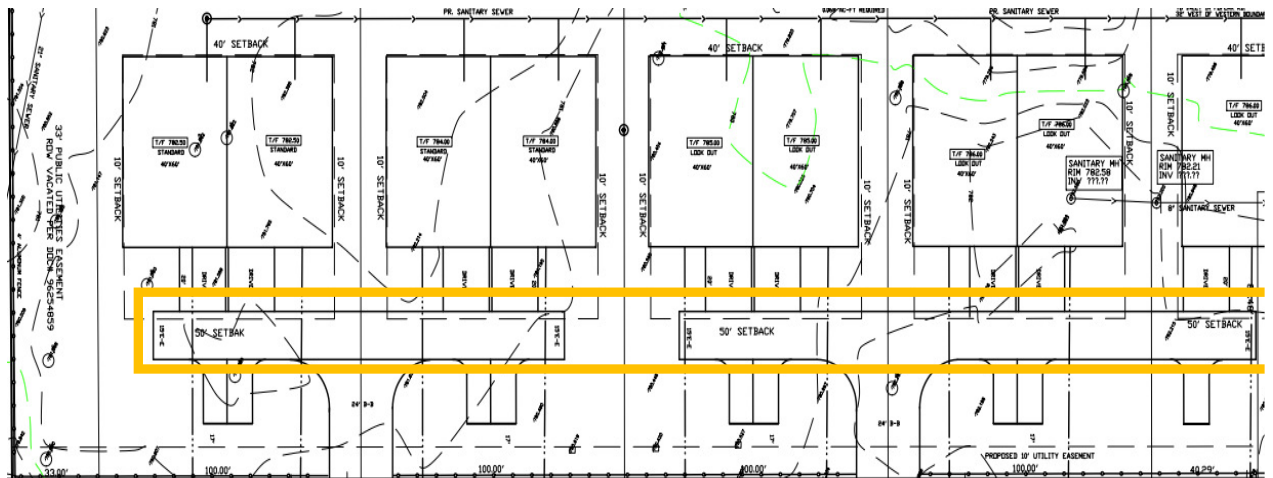
**ANALYSIS:**

- The Subject Property is 1.97 acres and does not include the vacant office building at 920 N. Quentin Road (southwest corner of Quentin Road and Poplar Street). The proposed density is 4.56 units/acre and is comparable to the R-2 single-family residential density of 4.84 units/acre.
- The site plan contemplates 2 curb cuts onto N. Quentin Road, with a shared north-south drive accessing each of the unit driveways and the 9 additional guest parking spaces provided, within the site.

Case Staff Statement (ID # 7990)  
Meeting of November 15, 2022

- The follow table identifies the required and provided parking ratios for the proposal:

|                        |                        | Parking provided:                 |
|------------------------|------------------------|-----------------------------------|
| Garage parking         | (18 spaces @ 2/unit)   | 18                                |
| Driveway parking       | (18 spaces @ 2/unit)   | 18                                |
| Guest parking          | (9 spaces for 9 units) | 9                                 |
| Total parking provided | 45 spaces for 9 units  | <b>45 spaces = 5 spaces/unit)</b> |



- Per existing conditions on the property, there are presently 4 curb cuts for the lots. As previously noted, Quentin Road is a Cook County controlled corridor and the right-of-way and access is under the Cook County Highway Department jurisdictional control. Staff supports the consolidation of access points within the site.
- The proposed curb cut access drives measure 24-feet back of curb to back of curb and turn into a shared private driveway providing access to each of the 9 units throughout the site.
- There is an existing public sidewalk along Quentin Road on the east side of the



Case Staff Statement (ID # 7990)  
Meeting of November 15, 2022

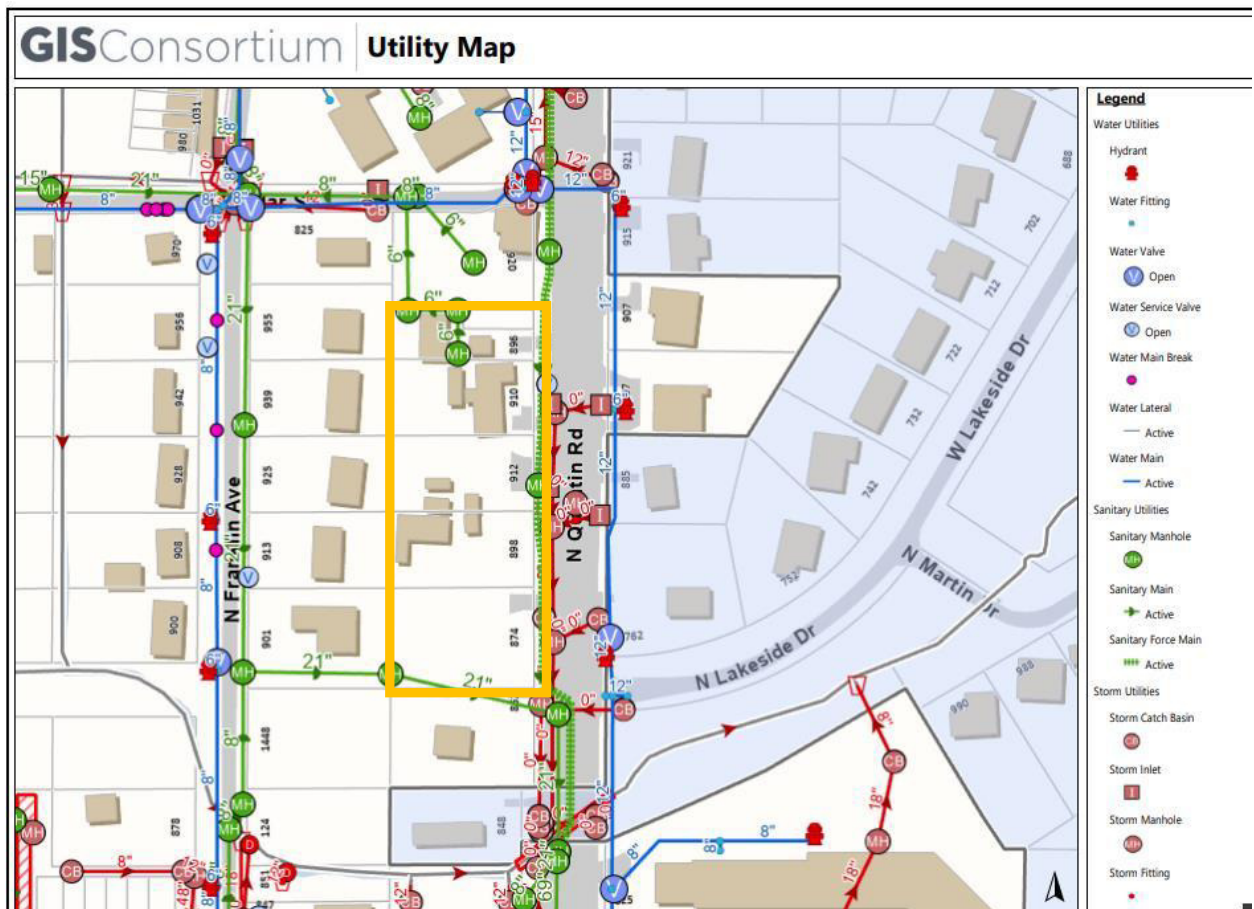
site. It would be maintained as part of this development.

- The proposed units provide the following setbacks:

| <b>Yard</b>                                            | <b>Setback</b>                                          |
|--------------------------------------------------------|---------------------------------------------------------|
| Front (Quentin Road)                                   | 50 minimum (* actual @ 70 feet, with 20-foot driveways) |
| Rear (west side adjacent to the Franklin Avenue homes) | 40 feet                                                 |
| Interior Side yards (north and south sides)            | 10 feet                                                 |

**Preliminary engineering considerations**

- Utilities exist in the area and are proximate to the site:



- As an existing condition, the property drains southeast to northwest and there is an approximate 10-foot grade differential in that direction. Water would be accessed from the east side of Quentin Road and the sanitary sewer service would come from an existing service line on the west side of the property and ultimately connect through Poplar Street.
- Volume control would have to be provided and would be addressed through the Final Engineering plan submission. The preliminary plans depict the volume



control within the rear yards of the property to incorporate the existing grading conditions to achieve this requirement.

- The Village Engineer has initially reviewed the preliminary plans. At this time, the proposed plans did not generate any engineering concerns or conditions, but the Village Engineer reserves the right to impose additional requirements and conditions, upon Final Engineering review.

### ***Architecture and preliminary landscaping***

- The project narrative identifies the ranch-style homes having a one or two-story option, with a basement and ranging in size from 1,600-2,500 square feet. The proposed building materials indicate a cultured stone veneer on the front elevation and LP siding. All of the exterior trim would be contrasting to the siding. The preliminary elevations indicate that the height of the homes could range from approximately 23 feet to 28 feet in height.
- The northern four buildings are anticipated to have a lookout basement, due to the existing grades in this area. A representational and preliminary landscaping plan is a component of the preliminary plan. Various yard and foundation plantings, in addition to arbor vitae plantings along the western property line are planned. The initial plans also identify a 4-foot wrought-iron style fence surrounding the property.

### **RECOMMENDATIONS:**

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

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

- 1. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**

2. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.
3. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution.
5. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.
6. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
7. A Planned Development Letter of Credit in the amount of \$90,000 – (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.
8. If required, a Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. As determined by the Village Attorney, the HOA declarations shall be submitted and revised in a manner acceptable to the Village Attorney.
9. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

**ATTACHMENTS:**

- Aerial Map
- PRELIMINARY ENG - SITE DEVELOPMENT Plan REV 3
- Preliminary elevations
- DRAFT 1st floorplan duplex units
- ENG - Grading - Existing conditions survey



Case Staff Statement (ID # 7990)  
Meeting of November 15, 2022

- ENG - Plat of Survey
- Representational elvation for material style - not proposed colors
- Preliminary Duplex landscaping plan and landscaped buffer - west side of property - Carriagway Landing
- Project Narrative
- Preliminary Planned Development application
- Legal notice

Legend

0 300 600  
ft

Print Date: 11/9/2022

Notes

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





Attachment: PRELIMINARY ENG - SITE DEVELOPMENT Plan REV 3 (Preliminary Planned Development to allow a 9-unit residential development -874-912 N. Quentin Road)

COVERAGE CALCULATIONS

LOT AREA 85,725 SF  
RESIDENCE 21,600 SF  
ROADWAY/DRIVE/WALKS 14,093 SF  
TOTAL 35,693 SF 41.6

IMPERVIOUS AREA IS 0.82 ACS.  
REQUIRED VOLUME CONTROL IS 0.068 AC-FT  
PROVIDED VOLUME CONTROL IS 0.042 AC-FT

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

| REVISIONS            |  |
|----------------------|--|
| PER VILLAGE 09-15-22 |  |
| PER CLIENT 10-25-22  |  |
|                      |  |
|                      |  |

## REVISIONS

PER VILLAGE 09-15-22  
PER CLIENT 10-25-22

JOB NO. 5326

SCALE: 1"=20'

DATE: 07-07-22

DRAWN BY: TJS

JOB NO. 5326

DESIGNED BY: TJS

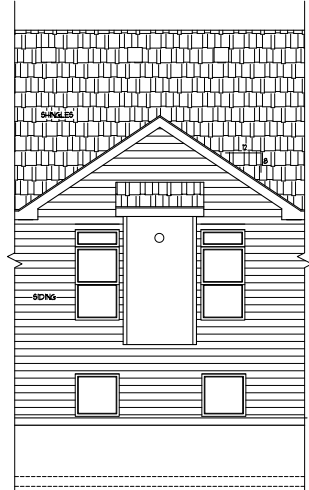
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CHECKED BY: TJS

DATE: 07-07-22

SITE DEVELOPMENT PLAN  
QUENTIN RD. PROPERTY

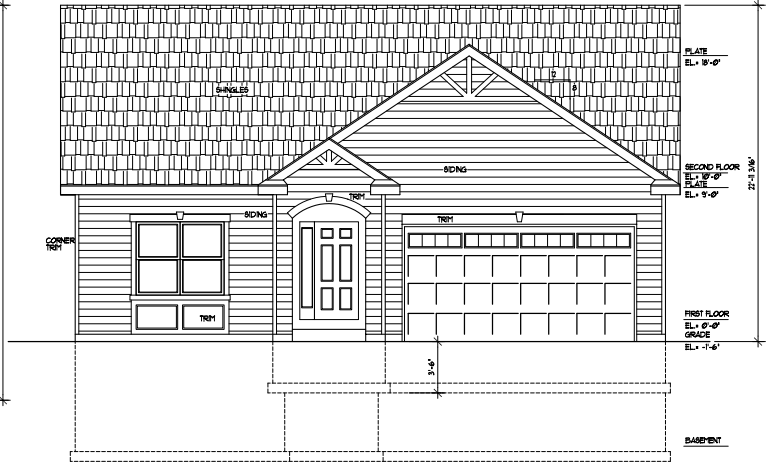
SHEET NO.  
1  
OF 1 SHEETS



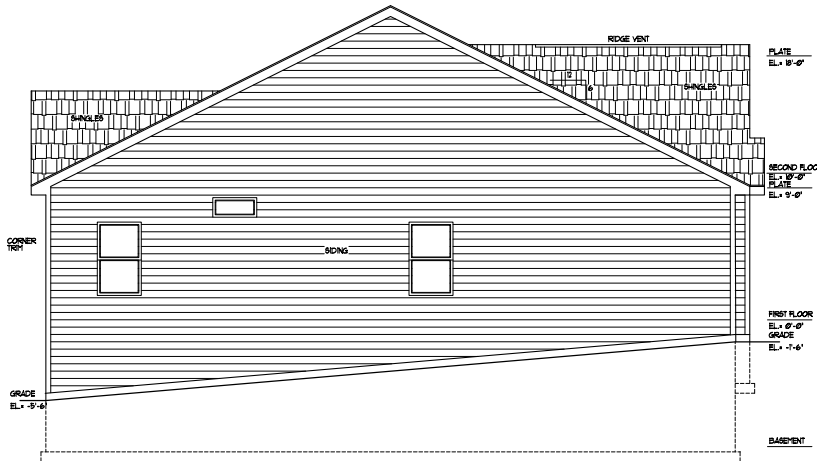
REAR ELEVATION - FIREPLACE OPTION  
SCALE: 1/4" = 1'-0"



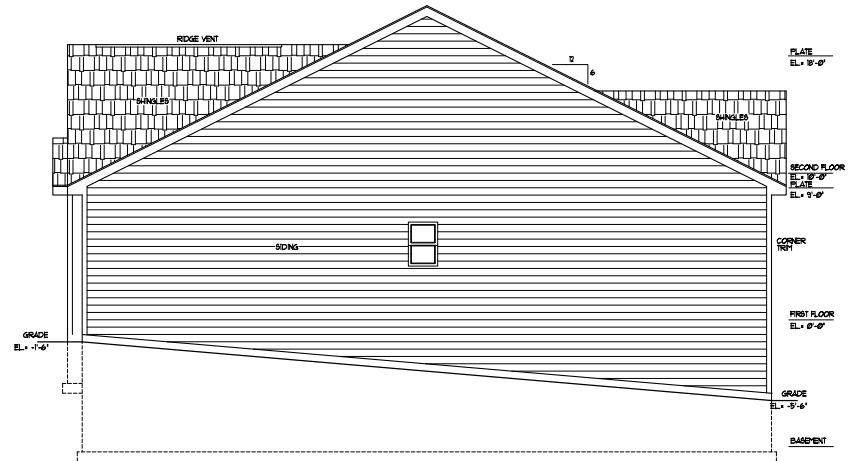
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FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



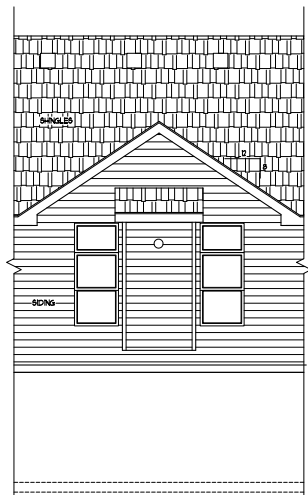
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



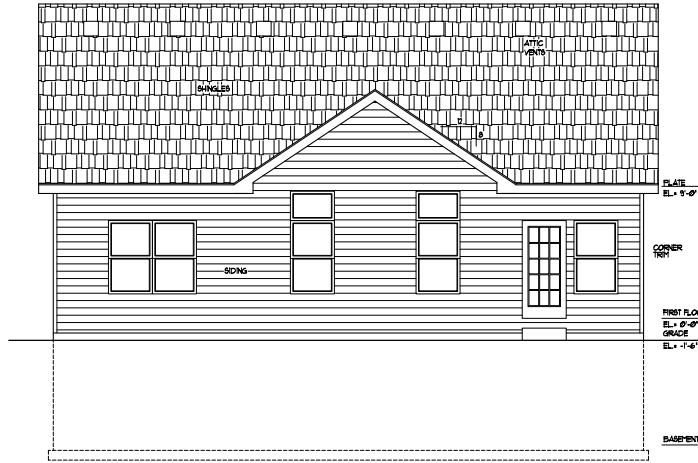
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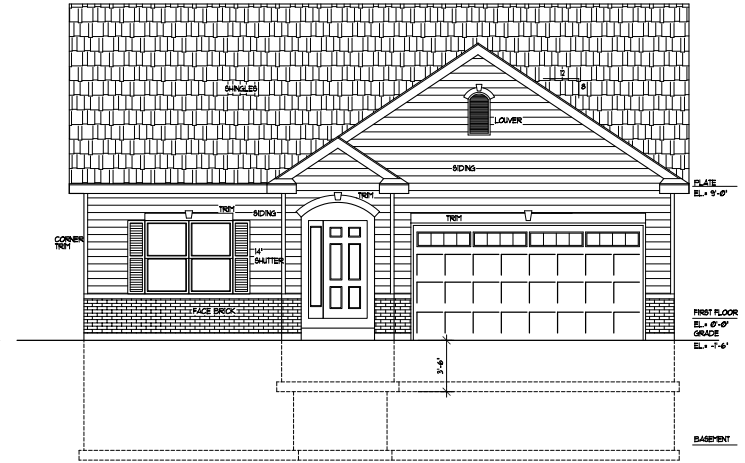




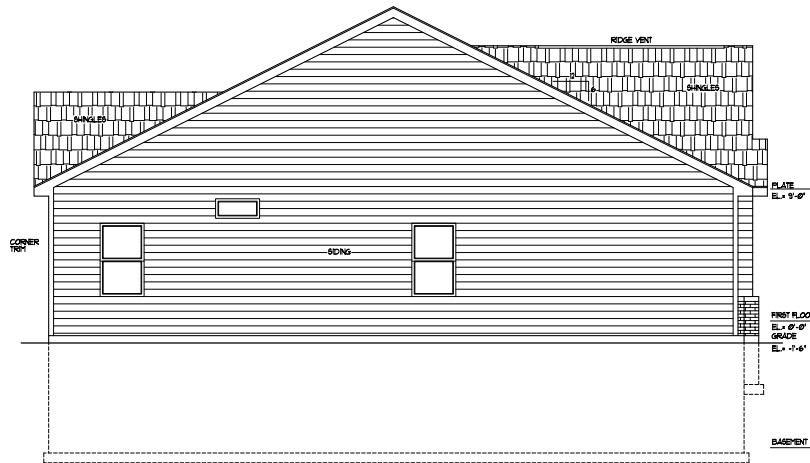
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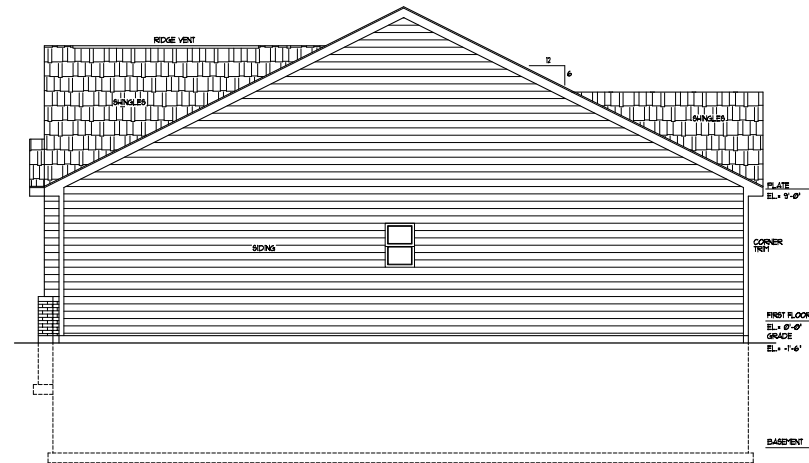
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FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

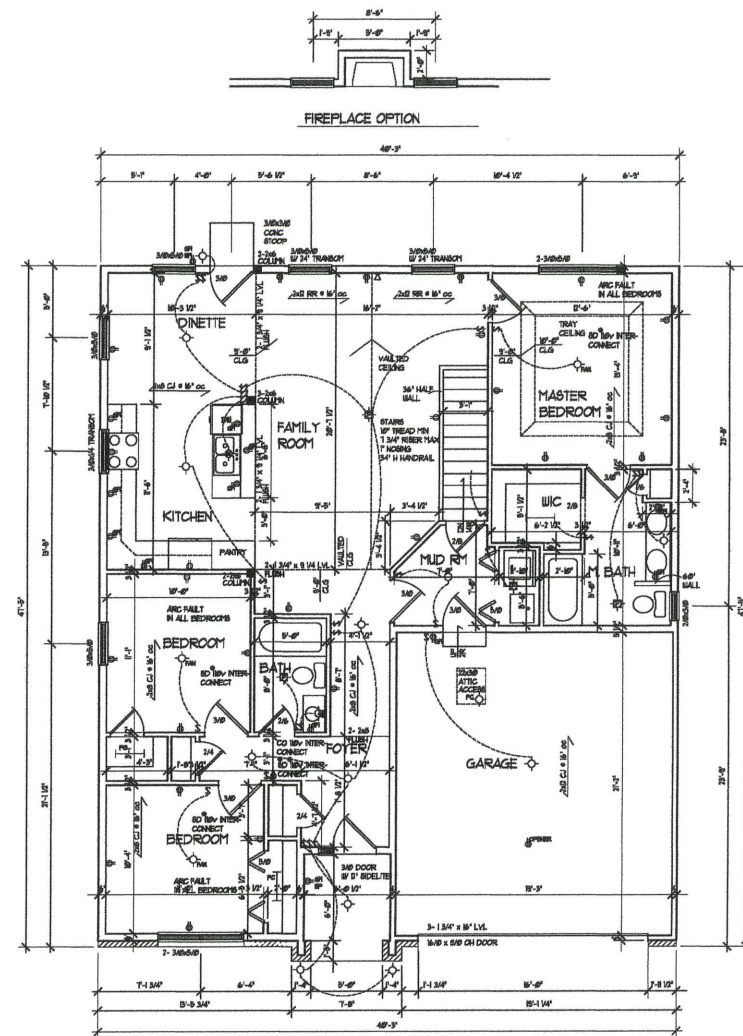


LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

\* Front Elevation - cultured stone  
LP siding



FIRST FLOOR PLAN

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

WINDOW NOTE:  
BEDROOM WINDOW TO BE PELLA PROLINE 62x57 1/2 TO MEET EGRESS  
REQUIREMENT  
ALL NEW WINDOW TO BE PELLA PROLINE W/ A U-FACTOR OF 0.30

| FLOOR AREA  |         |
|-------------|---------|
| FIRST FLOOR | 1432 SF |

## SHEET INDEX

A1 FLOOR PLANS  
A2 ELEVATIONS  
A3 FOUNDATION AND ROOF PLAN  
A4 DETAILS AND NOTES

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| 6   | 0101 | 00000101 |
| 7   | 0110 | 00000110 |
| 8   | 0111 | 00000111 |
| 9   | 1000 | 00001000 |
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| 11  | 1010 | 00001010 |
| 12  | 1011 | 00001011 |
| 13  | 1100 | 00001100 |
| 14  | 1101 | 00001101 |
| 15  | 1110 | 00001110 |
| 16  | 1111 | 00001111 |
| 17  | 0000 | 00010000 |
| 18  | 0001 | 00010001 |
| 19  | 0010 | 00010010 |
| 20  | 0011 | 00010011 |
| 21  | 0100 | 00010100 |
| 22  | 0101 | 00010101 |
| 23  | 0110 | 00010110 |
| 24  | 0111 | 00010111 |
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| 30  | 1101 | 00011101 |
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| 32  | 1111 | 00011111 |
| 33  | 0000 | 00100000 |
| 34  | 0001 | 00100001 |
| 35  | 0010 | 00100010 |
| 36  | 0011 | 00100011 |
| 37  | 0100 | 00100100 |
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| 39  | 0110 | 00100110 |
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| 62  | 1101 | 00111101 |
| 63  | 1110 | 00111110 |
| 64  | 1111 | 00111111 |
| 65  | 0000 | 01000000 |
| 66  | 0001 | 01000001 |
| 67  | 0010 | 01000010 |
| 68  | 0011 | 01000011 |
| 69  | 0100 | 01000100 |
| 70  | 0101 | 01000101 |
| 71  | 0110 | 01000110 |
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| 79  | 1110 | 01001110 |
| 80  | 1111 | 01001111 |
| 81  | 0000 | 01010000 |
| 82  | 0001 | 01010001 |
| 83  | 0010 | 01010010 |
| 84  | 0011 | 01010011 |
| 85  | 0100 | 01010100 |
| 86  | 0101 | 01010101 |
| 87  | 0110 | 01010110 |
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| 98  | 0001 | 01100001 |
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| 103 | 0110 | 01100110 |
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| 105 | 1000 | 01101000 |
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| 116 | 0011 | 0111     |

CODE DATA  
2009 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS  
2009 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS  
2009 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS  
2009 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS  
2009 NATIONAL ELECTRIC CODE W/ AMENDMENTS  
2004 ILLINOIS PLUMBING CODE W/ AMENDMENTS  
CITY OF AURORA CODE OF ORDINANCES

## FLOOR PLANS

**JOB NUMBER**  
**14-NICK6**

DATE  
3-2-14

REVISIONS  
FOR PRICING  
3-18-14

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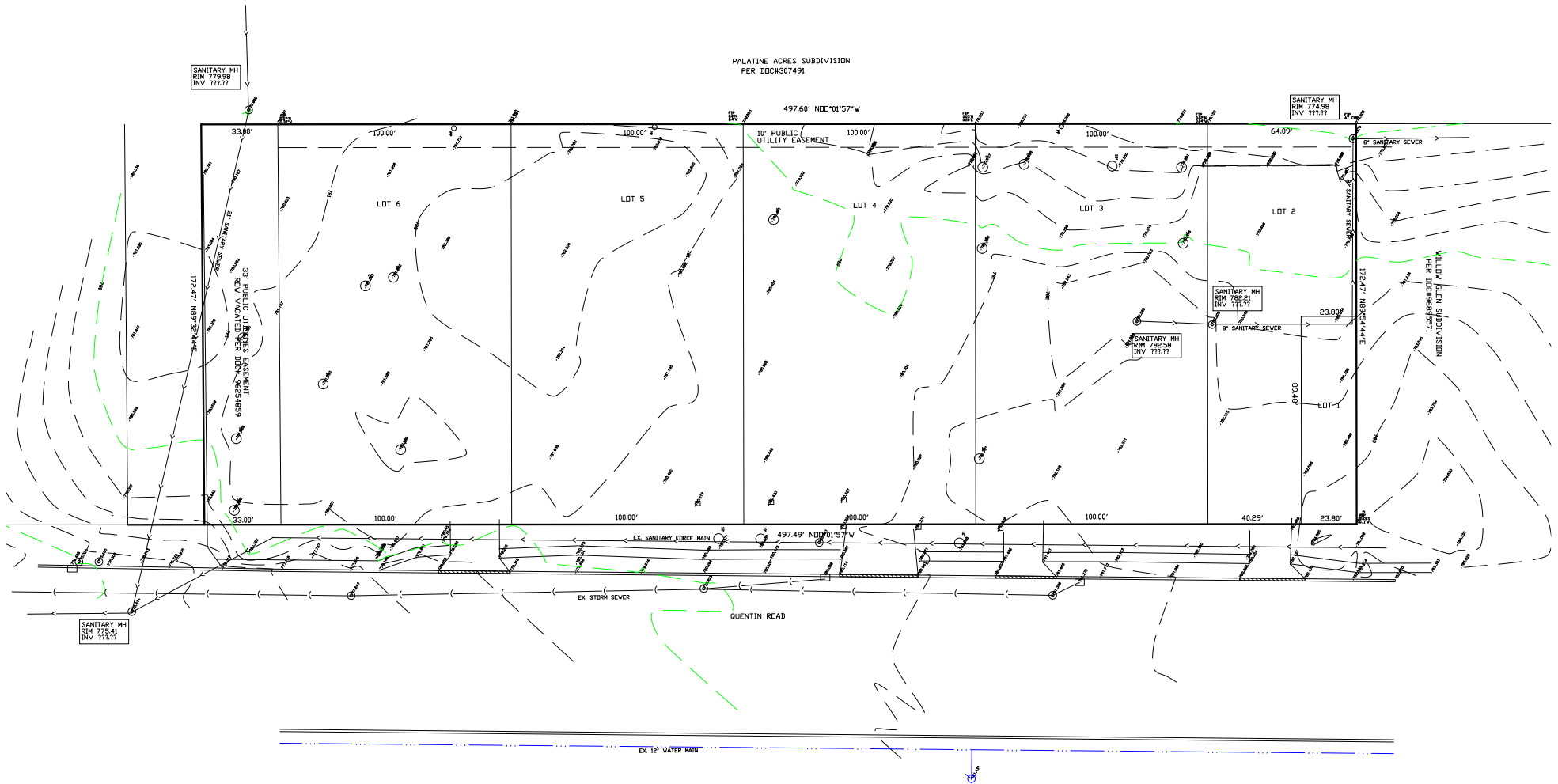
**SHEET**

A1

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**Attachment: Preliminary Planned Development review materials - November 2022 (2023-110 : 874-920 N.**





SCALE 1"=20'

**SPIES & ASSOCIATES, INC.**  
Civil Engineers - Land Surveyors

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

REVISIONS

DRAWN BY: TJS

JOB NO. 5326

DESIGNED BY: TJS

SCALE: 1"=20'

CHECKED BY: TJS

DATE: 07-07-22

EXISTING CONDITIONS  
QUENTIN RD. PROPERTY

SHEET NO.

4

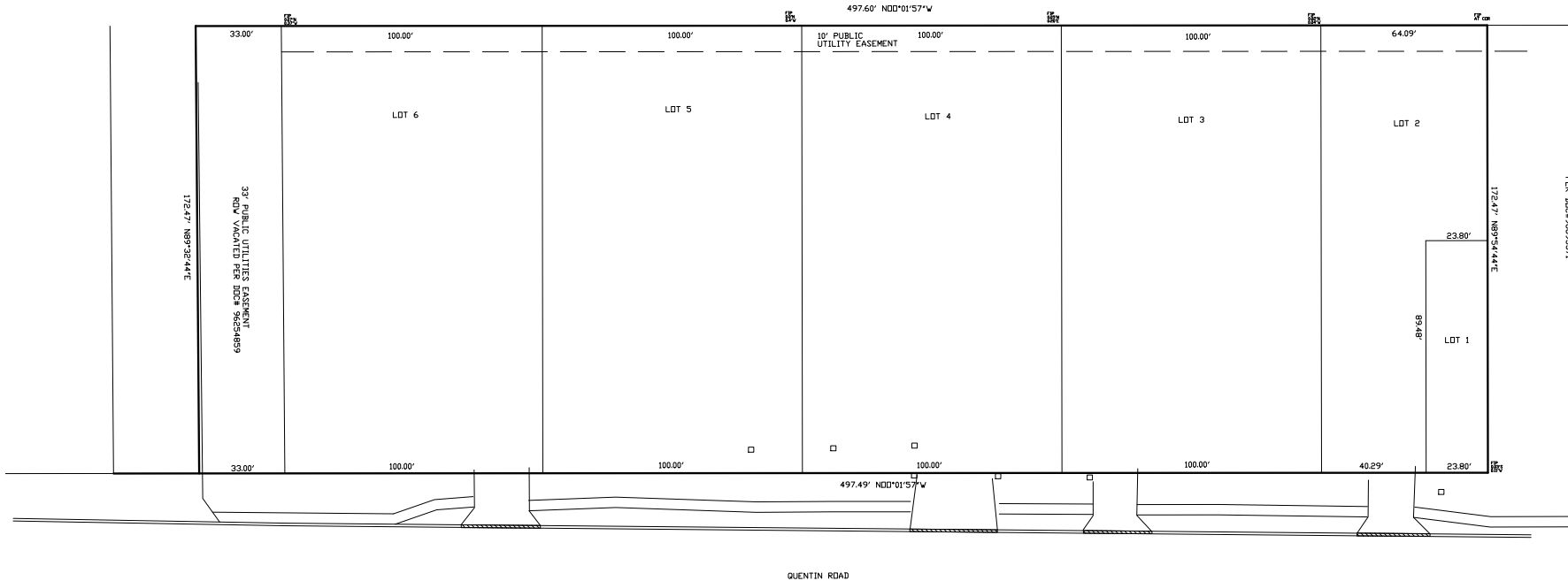
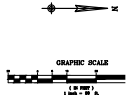
OF 11 SHEETS

Attachment: Preliminary Planned Development review materials - November 2022 (2023-110 : 874-920 N.

# PLAT OF SURVEY

**MORRISON SURVEYING CO., INC.**  
2710 N IL Rt 47, Morris, Illinois 60450

LOT 1, 3, 4, 5, 6, AND THE SOUTH 64.09 FEET OF LOT 2, ALONG WITH THREE NORTH HALF OF VACATED MYRTLE AVENUE (LYING SOUTH OF AND ADJACENT TO SAID LOT 6), IN BLOCK ONE IN FRANK E. MORRILL AND COMPANY'S PALATKA ACRES, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



State of Illinois  
County of Grundy, ILL.  
We, MORRISON SURVEYING CO INC, (PDF License #164-003915) do hereby certify that we have surveyed the property described in the caption to the plat herein drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit. Dimensions shown for building are to the outside of buildings.  
Given under my hand and seal of Morris, Illinois, Date: 07-07-22  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/22

**SPIES & ASSOCIATES, INC.**  
Civil Engineers - Land Surveyors

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

## REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |

DRAWN BY: TJS

JOB NO. 5326

DESIGNED BY: TJS

SCALE: 1"=20'

CHECKED BY: TJS

DATE: 07-07-22

PLAT OF SURVEY  
QUENTIN ROAD PROPERTY

SHEET NO.

1

OF 1 SHEETS

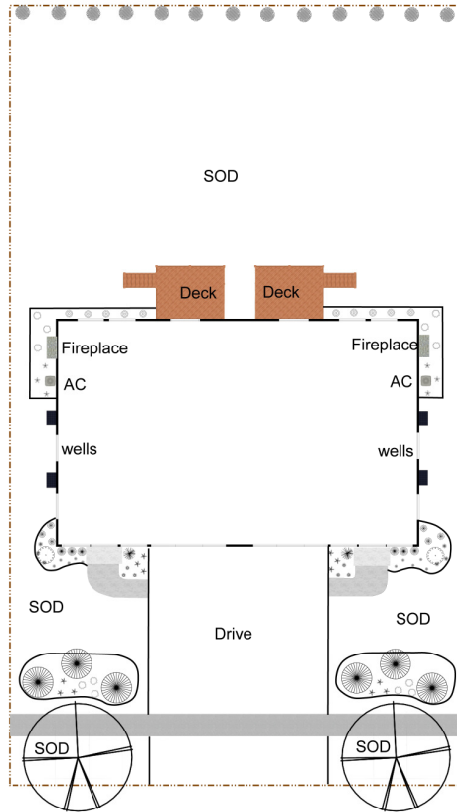


4.1.g

**Attachment:**

Packet Pg. 28

# Carriageway Landing



| Plant Legend |     |                                |              |
|--------------|-----|--------------------------------|--------------|
| Symbol       | Qty | Common                         | Size         |
|              | 6   | Black Hills Spruce             | 7'           |
|              | 2   | Chanticleer Pear               | 2.5" caliper |
|              | 6   | Dwarf Japanese Garden Juniper  | 5 gal.       |
|              | 2   | Dwarf Winged Euonymus          | 5 gal.       |
|              | 13  | Eastern Arborvitae             | 6'           |
|              | 10  | Geranium Max Frei              | 1 gal.       |
|              | 10  | Green Mound Current            | 5 gal.       |
|              | 6   | Japanese Yew                   | 5 gal.       |
|              | 6   | Limeight Hydrangea             | 5 gal.       |
|              | 6   | Northern Drop-seed             | 3 gal.       |
|              | 12  | Rose 'Double Knock Out'        | 5 gal.       |
|              | 2   | Serviceberry                   | 7'           |
|              | 12  | Stella de oro Daylily          | 1 gal.       |
|              | 6   | Tom Thumb Creeping Coloneaster | 5 gal.       |





## Village of Palatine

### Preliminary Planned Development

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.:

The project will have nine residences. Eight of the residences will be duplex homes, and one will be a single family residence which will be on the north end of the property.

The homes will be semi-custom homes, with one and two story options with a basement, and will range from 1,600 to 2,500 square feet. The single family home, and the three duplex homes on the north will have an English lookout lower level. The maximum height of the homes will be consistent with typical two story residences. Each home will have a two car garage. The roof and exterior finishes and aesthetics will be complementary throughout the project.

There will be one driveway and direct access to Quentin Road for two duplex homes each. The single family home will have its own driveway and direct access to Quentin Road. Presently, there are five curb cuts serving the property. The location of the current curb cuts will need to be adjusted to match the plan.

**Ben Vyverberg**

---

**Subject:** FW: Carriageway Landing  
**Attachments:** 5132 SITE DEVELOPMENT REV 3.pdf

Ben,  
 In response to your email dated Nov. 3  
 I attached a typical ridge height for both the lookout and standard elevations sheet A2.  
 Also attached is updated site development sheet showing the two separate private entrances.  
 All building exteriors will be consistent in color with variations to front elevations. Exterior materials will include eng wood siding soffit and fascia with some cultured stone veneer in front elevation. See picture. All exterior trim will be of contrast to siding.  
 Each villa will have 1 extra guest parking spot. See site dev sheet.  
 North and south property line will have a 4' fence. Villas 5-9 are showing lookout basement on site development sheet.  
 No building or covered deck or screened porch structure will encroach into the 40' rear setback line.  
 The attached site development sheet shows the new coverages and labels the 3 building towards north as lookouts at rear. We can include in the HOA the maintenance of the west side arbor vitae buffer these will be included in site landscaping plan to follow.  
 A new HOA will be created because of common areas and maintenance requirements. Please call me with any questions. Thank you

CJ Johnson

Attachment: Preliminary Planned Development review materials - November 2022 (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)





# PRELIMINARY PLANNED DEVELOPMENT

## Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

[www.palatine.il.us](http://www.palatine.il.us)

## CONTACT INFORMATION WORKSHEET

|                                                      |  |                                      |  |
|------------------------------------------------------|--|--------------------------------------|--|
| <b>PETITIONER(S)</b>                                 |  | <b>Business Name (If applicable)</b> |  |
| C.J. Johnson, Latitude Building and Development LLC  |  |                                      |  |
| <b>Address</b>                                       |  | <b>City/State/Zip Code</b>           |  |
| 1239 Williamsburg Lane, Crystal Lake, Illinois 60014 |  |                                      |  |
| <b>Telephone</b>                                     |  | <b>Fax</b>                           |  |
| 847-533-1445                                         |  | None                                 |  |
| <b>Email</b>                                         |  |                                      |  |
| LatitudeCJ@gmail.com                                 |  |                                      |  |
| <b>Subject Property Address</b>                      |  |                                      |  |
| 986 North Quentin Road, Palatine, IL 60067           |  |                                      |  |
| <b>AUTHORIZED AGENT (if applicable)</b>              |  | <b>Business Name (if applicable)</b> |  |
| Michael R Ek                                         |  |                                      |  |
| <b>Address</b>                                       |  | <b>City/State/Zip Code</b>           |  |
| 11936 Arbor Trace Drive, Fort Myers, FL 33913        |  |                                      |  |
| <b>Telephone</b>                                     |  | <b>Fax</b>                           |  |
| 847-343-9346                                         |  | None                                 |  |
| <b>Email</b>                                         |  |                                      |  |
| mreitd@sbcglobal.net                                 |  |                                      |  |

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

Signature

Date



## PRELIMINARY PLANNED DEVELOPMENT

### Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

www.palatine.il.us

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

date received

### PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): C.J. Johnson, Latitude Building and Development LLC

2. Authorized Agent of Petitioner (if different):

Name: Michael R Ek

Address: 11936 Arbor Trace Drive, Fort Myers, FL 33913

Telephone No. 847-343-9346 Business No. \_\_\_\_\_

Email: mreltd@sbcglobal.net

Relationship to Petitioner: Attorney

3. Property Interest of Petitioner(s): Beneficial Owner/Contract Purchaser  
Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:

896 North Quentin Road, Palatine, IL 60067

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

6. Current zoning of property: PUD(per village map) Size of the property: \_\_\_\_\_ 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.:

See attached description

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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):

The property is current zoned PUD.

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

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

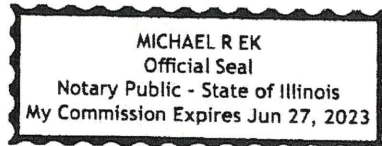
State of Illinois

County of Cook

This instrument was acknowledged before me on AUGUST 2~~1~~, 2022 by

C.J. JOHNSON

(Seal)



[Signature]

Notary Public



## Village of Palatine

### Preliminary Planned Development

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.:

The project will have nine residences. Eight of the residences will be duplex homes, and one will be a single family residence which will be on the north end of the property.

The homes will be semi-custom homes, with one and two story options with a basement, and will range from 1,600 to 2,500 square feet. The single family home, and the three duplex homes on the north will have an English lookout lower level. The maximum height of the homes will be consistent with typical two story residences. Each home will have a two car garage. The roof and exterior finishes and aesthetics will be complementary throughout the project.

There will be one driveway and direct access to Quentin Road for two duplex homes each. The single family home will have its own driveway and direct access to Quentin Road. Presently, there are five curb cuts serving the property. The location of the current curb cuts will need to be adjusted to match the plan.

# PUBLIC NOTICE A PUBLIC HEARING...

PUBLIC NOTICE A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, November 15, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Preliminary Planned Development to permit a 9-unit (4 duplexes and 1 single unit) residential development. The property is commonly known as the vacant property located at 874-912 N. Quentin Road. The Petitioner is requesting Preliminary Planned Development approval to construct 4 duplexes and 1 single-unit on the Subject Property (9-units on approximately 1.97 acres). The above petition has been filed by CJ Johnson (Latitude Building and Development LLC), with Michael Ek as the authorized agent, and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #: 22-50 VILLAGE OF PALATINE Dennis Dwyer, Chair Palatine Plan Commission DATED: This 31st day of October of 2022 BV Published in Daily Herald October 31, 2022 (4590576) , posted 10/31/2022

Viewed 15 times

Posted October 31, 2022

## Share

(https://api.whatsapp.com/send?  
text=https://marketplace.dailyherald.com/il/legal/public-  
notice-a-public-  
 https://www.dailymail.co.uk/news/article-4230612/DAILYMAIL-COULD-BE-PUBLICLY-HEARD-By-Peter-Brabeck-Lome...)  
cD04CF3A&t=PUBLIC+NOTICE+A+Public+Hearing...)

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**874 – 912 N. Quentin Road – Preliminary Planned Development Conditions:**

1. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.
2. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.
3. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution.
5. The Final Engineering Plans shall be submitted and revised in a manner acceptable to the Village Engineer.
6. The Petitioner shall revise the site plan to increase the rear yard setback, along the western property line (Plan Commission added).
7. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.
8. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
9. A Planned Development Letter of Credit in the amount of \$90,000 – (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.
10. If required, a Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. As determined by the Village Attorney, the HOA declarations shall be submitted and revised in a manner acceptable to the Village Attorney.
11. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

# CERTIFICATE OF PUBLICATION

**DES PLAINES JOURNAL, INC.**, a 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:

**Journal & Topics Newspapers  
AKA Des Plaines Journal, Inc.  
622 Graceland Ave.  
Des Plaines, IL 60016-4556**

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 874 - 920 N. QUENTIN RD.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 5TH day of OCTOBER, A.D. 20<sup>23</sup>, and the last publication thereof was made on the 5TH day of OCTOBER, A.D. 20<sup>23</sup>.

Your Legal appeared in  
the following Journal & Topics  
Newspapers  
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 5TH day of OCTOBER, A.D., 20<sup>23</sup>.

By Todd Wessell

President

Title of Corporate Officer

County of Cook

State of Illinois

Subscribed and sworn to before me this 5TH day of OCTOBER, A.D., 20<sup>23</sup>.

My commission expires the 15TH day of JULY, A.D., 20<sup>25</sup>.

Attachment: Public Notice (2023-110 : 874-920 N. Quentin Road - FPD - PFSUB)



# Consider a Motion to Award a Contract for the South Supply Pump Station Roof Replacement

## BACKGROUND:

The South Supply Pump Station has a synthetic rubber roof that is 39 years old and has reached the end of its service life. Full replacement is recommended.

The OMNIA Partners purchasing cooperative, formerly known as U.S. Communities, offers a roofing material and service program. The Village has historically found this procurement approach to be most advantageous as it competitively prices labor nationally, utilizes the economy of scale a purchasing cooperative can obtain for material, and ensures qualified vendors are involved in a long-term maintenance item.

Material pricing and labor pricing has been competitively bid for roof repairs and replacement by Racine County, Wisconsin resulting in the selection of Garland/DBS. A lower labor cost can frequently be obtained by locally bidding using pre-qualified vendors. At the Village's request, Garland bid the replacement of the roof utilizing pre-qualified labor.

## KEY ISSUES:

- Three bids were received, ranging from a high of \$86,257 to a low of \$81,019.
- The lowest responsive and responsible bidder was CIC Roofing & Carpentry of Wauconda, Illinois in the amount of \$81,019.
- The scope includes tearing off all roofing down to the structural deck, replacing any deteriorated steel decking, installing new insulation as needed, and installing new flashings.
- Certain potential repairs cannot be quantified until the existing roof is removed. Therefore, a \$2,000 contingency allowance was included in the base bids for unforeseen conditions.

## ALTERNATIVES:

1. Award the contract for the South Supply Pump Station Roof Replacement to CIC Roofing & Carpentry.
2. Refer back to Staff with comments.

## RECOMMENDATION:

It is recommended that the contract for the South Supply Pump Station Roof Replacement be awarded to CIC Roofing & Carpentry in an amount not to exceed \$81,019.

## BUDGET IMPACT:

Water funds in the amount of \$65,000 have been budgeted in the Capital Improvement Program for this project. Savings from a programmable logic control replacement at the Deer Grove Lift Station will be used to cover the shortfall.

## ACTION REQUIRED:

Motion to award the contract for the South Supply Pump Station Roof Replacement to CIC Roofing & Carpentry of Wauconda, Illinois in an amount not to exceed \$81,019.

**ATTACHMENTS:**

- Proposal

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY VOICE VOTE [UNANIMOUS]</b>             |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman                 |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman                   |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kollin Kozlowski                                      |





**Garland/DBS, Inc.**  
**3800 East 91<sup>st</sup> Street**  
**Cleveland, OH 44105**  
**Phone: (800) 762-8225**  
**Fax: (216) 883-2055**



## **ROOFING MATERIAL AND SERVICES PROPOSAL**

**Village of Palatine**  
**South Supply**  
**137 West Michigan Ave**  
**Palatine, Illinois 60067**

**Date Submitted: 10/16/2023**  
**Proposal #: 25-IL-231012**  
**MICPA # PW1925**

**ILLINOIS General Contractor License #: 104.015673**

Purchase orders to be made out to: Garland/DBS, Inc.

**Please Note:** The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

### **Scope of Work: Roof Replacement**

1. Roofing system by an approved government cooperative with manufacturer's representative field observation services, quality control, and daily reports.
2. Removal of the existing roof membrane per specifications.
3. Installation of a new 30-year torch-applied modified system as outlined in the attached specifications.
4. Protection of all existing low voltage and utility systems to remain.
5. Removal and Re-installation of equipment as required, at low clearances, to remove/replace roof.
6. Replacement of any deteriorated or corroded corrugated steel decking with like kind (allowance will be used for this unknown condition/quantity).
7. Providing assurance that all roof openings (.ie exhaust fans, fresh air intakes, ventilators, etc. are temporarily taken out of service and sealed to prevent any fumes from entering the building below. Adequate sealing procedures should include taping with duct tape and visqueen before any demo or application of mastic. Village of Palatine must approve all schedules.
8. Protection of adjacent non-work related areas during replacement.
9. Apply appropriate new flashings around all roof deck penetrations (ie. boots for piping and vent stacks, galvanized sheetmetal flashings, etc.).
10. All scope as indicated in the drawings.
11. This Project and the scope of work therein is subject to the Illinois Prevailing Wage Act and the Contractor shall comply fully with same.

**Attachment: Proposal (South Supply Pump Station Roof Replacement)**

**Roof Replacement**

|                                                     |                  |
|-----------------------------------------------------|------------------|
| <b>Proposal Price Based Upon Market Experience:</b> | <b>\$ 81,019</b> |
|-----------------------------------------------------|------------------|

**Garland/DBS Price Based Upon Local Market Competition:**

|                      |           |               |
|----------------------|-----------|---------------|
| <b>1 CIC Roofing</b> | <b>\$</b> | <b>81,019</b> |
| 2 Futurity 19        | \$        | 86,063        |
| 3 RPM Contracting    | \$        | 86,257        |

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

**Clarifications/Exclusions:**

1. Permits are excluded.
2. Plumbing, Mechanical, Electrical work is excluded.
3. Masonry work is excluded.
4. Interior Temporary protection is excluded.
5. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

*Jarod Miller*

Jarod Miller  
Garland/DBS, Inc.  
(216) 430-3606

Attachment: Proposal (South Supply Pump Station Roof Replacement)



# **Consider a Motion Authorizing a Groundwater Ordinance Prohibiting the Installation of Wells in a Defined Area (1245 East Dundee Road)**

## **BACKGROUND:**

The property located at 1245 East Dundee Road has been occupied by a car wash and gasoline sales facility for over 25 years. Preliminary subsurface investigation activities were performed at the site to evaluate potential environmental concerns related to releases associated Leaking Underground Storage Tank Incidents.

Concentrations of Benzene above the Illinois Environmental Protection Agency (IEPA) Tiered Approach to Corrective Action Objectives were revealed in soil samples collected from the floor of tanks when removed and replaced. Soil borings and groundwater monitoring wells at the site were used to gather initial information regarding the extent of on-site soil and groundwater contamination that exceeds the IEPA soil standards and groundwater objectives.

The owner's environmental consultant has fully characterized on-site soil and groundwater conditions and demonstrated that contaminated media has not migrated beyond the property boundaries of the site. The proposed Corrective Actions would mitigate any threat to human health, human safety or the environment associated with the prior releases.

## **KEY ISSUES:**

- The owner of the site wishes to obtain a No Further Remediation (NFR) Letter from the IEPA. To do so, they would self-impose a restriction on buildings on the site to be limited to slab on grade construction without basements. They would further restrict themselves to Industrial/Commercial uses due to soil conditions which are proposed to have no further treatment.
- Also required to obtain an NFR would be the limitations on groundwater use at the subject area and in any direction of migration.
- The groundwater flow direction at the subject property was calculated to be toward the east-southeast. Groundwater contamination is predicted to migrate off the subject property in all four directions. A limited local groundwater ordinance is proposed pursuant to 35 IAC Section 742.1015 for the area surrounding the subject property.
- Currently, the Village Code would not permit the installation of private wells as municipal water serves all properties within the area. This ordinance would prohibit the use of groundwater as a potable water supply at the site and areas surrounding the site.
- Two non-community water supply wells were historically located within a 2,500-foot radius of the site and are no longer operational.
- No community water supply wells are located within 2,500 feet of the site.
- No regulated recharge areas are located within a 2,500-foot radius of the site.

## **ALTERNATIVES:**

1. Approve the Ordinance.
2. Refer back to Staff with comments.

**RECOMMENDATION:**

Staff recommends a motion authorizing an Ordinance prohibiting groundwater wells within the defined area.

**ACTION REQUIRED:**

Motion authorizing the groundwater ordinance subject to final review by the Village Attorney.

**ATTACHMENTS:**

- 1245 E. Dundee Road Groundwater Ordinance
- 1245 E. Dundee Road Groundwater Ordinance Exhibit A

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Tim Millar, District 1 Councilman                     |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman                 |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kollin Kozlowski                                      |



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE PROHIBITING THE USE OF GROUNDWATER AS A POTABLE  
WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY  
WELLS OR BY ANY OTHER METHOD IN A LIMITED AREA OF PALATINE  
AS DEPICTED IN EXHIBIT A TO THIS ORDINANCE**

**Published in pamphlet form by authority of the  
Mayor and Council of the Village of Palatine  
on November 6, 2023**

## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PROHIBITING THE USE OF GROUNDWATER AS A POTABLE  
WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY  
WELLS OR BY ANY OTHER METHOD IN A LIMITED AREA OF PALATINE  
AS DEPICTED IN EXHIBIT A TO THIS ORDINANCE**

WHEREAS, certain properties in the Village of Palatine, Illinois have been used over a period of time for commercial or industrial purposes; and

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath the Village of Palatine may exceed Class I groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 remediation objectives as set forth in 35 Illinois Administrative Code 742; and

WHEREAS, the Village of Palatine desires to limit potential to human health from groundwater contamination while facilitating the redevelopment and productive use of properties that are the source of said chemical constituents.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Village of Palatine, Cook County, Illinois:

**Section One. Use of groundwater as a potable water supply prohibited.**

The use or attempt to use as a potable water supply groundwater from within the specified limits surrounding the property legally described below and as illustrated on Exhibit A attached hereto and made a part hereof by the installation or drilling of wells or by any other method is hereby prohibited.

PINs 02-12-200-099, 1245 E. Dundee Road, Palatine, IL; 02-12-101-011, 1235 E. Dundee Road, Palatine, IL; 02-12-101-050, 1311 N. Rand Road, Palatine, IL; 02-12-101-051, 1311 N. Rand Road, Palatine, IL; 02-12-200-091, 1275 Baldwin Lane, Palatine, IL; and 02-12-200-105, 1075 E. Dundee Road, Palatine, IL.

The limits also includes those parts of Dundee Road, adjacent to the parcels 1245 E. Dundee Road, Palatine, IL, 1311 N. Rand Road, Palatine, IL, 1275 Baldwin Lane, Palatine, IL and 1075 E. Dundee Road, Palatine, IL.

**Section Two. Penalties.**

Any person violating the provisions of this ordinance shall be subject to a fine of up to \$750 for each violation.



ORDINANCE NO.

Page 2 of 2

## Section Three. Definitions.

“Person” is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

“Potable water” is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

## Section Four. Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed insofar as they are in conflict with this ordinance.

## Section Five. Severability.

If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the ordinance as a whole or of any portion not adjudged invalid.

## Section Six. Effective date.

This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED: This \_\_\_\_\_ day of \_\_\_\_\_, 2023

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_ PASS: \_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023

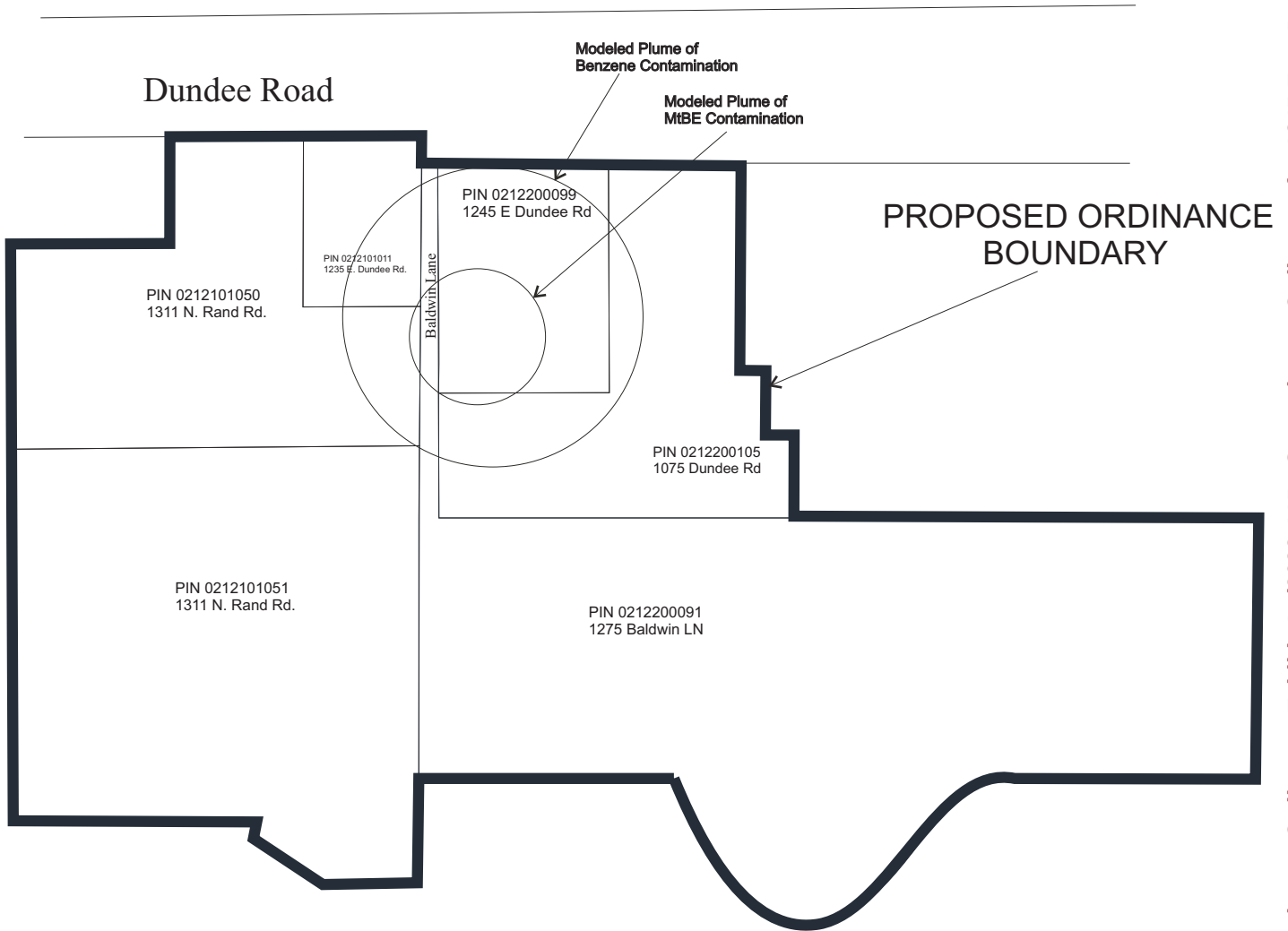
\_\_\_\_\_  
Mayor of the Village of Palatine

ATTESTED and FILED in the Office of the Village Clerk

this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Village Clerk

Attachment: 1245 E. Dundee Road Groundwater Ordinance (2023-115 : Groundwater Ordinance for 1245 East Dundee Road)



Groundwater Ordinance Notification Map  
 Client: Delta Sonic Car Wash Systems, Inc.  
 Site Location: 1245 East Dundee Road, Palatine, IL

Project #0101815  
 Drawn by: PB  
 Date: 10/6/22

 Ordinance Boundary



0 110 220

**Gabriel Environmental Services**

1421 N. Elston Ave phone (773) 486-2123  
 Chicago, IL 60642 fax (773) 486-0004



# Consider an Ordinance Granting Special Uses to Permit an Addition to Encroach into the Required Side Yard Setback and to Permit a Deck to be Located within the Floodplain at 170 S. Greeley Street

## BACKGROUND:

The Petitioner is proposing to construct an attached garage to the existing residence. The addition would be set back approximately 4 feet from the side lot line. The Petitioner is also proposing to construct a replacement deck on the rear of the residence, which would be located in the floodplain. Therefore, the Petitioner is requesting approval of the following:

**Special Use to permit an addition to be set back 4 feet from the side lot line, instead of the minimum required 5 feet; and**

**Special Use to permit a deck to be located in the floodplain.**

## KEY ISSUES:

- The Subject Property, approximately 8,300 square feet, contains a one-story home with a large wood deck. The lot directly abuts Salt Creek to the west and the rear yard is almost completely encumbered by the floodplain.
- A detached garage previously existed on the property and was located in the floodplain. Over time, the garage fell into disrepair and was recently demolished. The proposed garage addition would be located outside of the floodplain and meets all of the other code requirements, excepting the proposed 4-foot side yard setback (a minimum 5-foot setback is required).
- The Petitioner is seeking a Special Use for an addition to the existing residence to be set back 4 feet from the side lot line, instead of the minimum required 5 feet. The proposed addition would not encroach into the required front or rear yard setbacks.
- The Petitioner is also seeking a Special Use to permit a deck to be located in the floodplain (the proposed deck would replace the existing deck). The Village Engineer reviewed the proposed improvements and conditionally approved the deck location within the floodplain. Additionally, the new site plan is an improvement upon the previous encroachment into the floodplain.

## ALTERNATIVES:

1. Approve the Special Use to permit an addition to encroach into the required side yard setback and to permit a deck to be located within the floodplain.
2. Do not approve the Special Use to permit an addition to encroach into the required side yard setback and to permit a deck to be located within the floodplain.

## RECOMMENDATION:

Public Hearing: PZC meeting on October 24, 2023.

Residents testifying: None.

Vote: The PZC voted unanimously to approve Special Uses to permit a deck in the floodplain and a home addition, and Staff concurs with this recommendation.

## ACTION REQUIRED:

A motion to approve the ordinance granting Special Uses to permit an addition to encroach into the required side yard setback and to permit a deck to be located within the floodplain.

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY CONSENT VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman       |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman           |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kollin Kozlowski                            |



# Consider an Ordinance Granting a Special Use to Permit a Tobacco Shop at 157 W. Northwest Highway

## BACKGROUND:

The Petitioner is proposing to open a tobacco and vape shop, Prime Smoke, to sell tobacco products and accessories. Therefore, the Petitioner is requesting approval of the following:

**Special Use to permit a tobacco shop at the Subject Property.**

## KEY ISSUES:

- The Petitioner is seeking a Special Use to allow a tobacco shop, Prime Smoke, to operate at the Subject Property. The store will offer a variety of tobacco, e-cigarette products, and nicotine replacement therapy.
- The Petitioner currently operates another tobacco shop in Park Ridge. As part of the Staff review of the submitted petition, the Park Ridge Police Department was contacted and indicated that there were no issues with the existing business.
- Per the submitted business plan, the shop will have 3 staff members and the hours of operation will be 10 AM - 10 PM Monday to Sunday.
- Per the business plan, staff members will be trained to promote responsible tobacco use and to strictly adhere to relevant laws pertaining to age verification protocols to prevent sales to minors.
- The parking requirement for the center will not change with the proposed use.

## ALTERNATIVES:

1. Approve the Special Use to permit a tobacco shop at the Subject Property.
2. Do not approve the Special Use to permit a tobacco shop at the Subject Property.

## RECOMMENDATION:

Public Hearing: PZC meeting on October 24, 2023.

Residents testifying: None.

Vote: The PZC voted unanimously to approve the Special Use to permit a tobacco shop at the Subject Property and Staff concurs with this recommendation.

## ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use to permit a tobacco shop at the Subject Property.

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY CONSENT VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman       |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman           |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kollin Kozlowski                            |

# Consider an Ordinance Granting a Final Planned Development and a Resolution Approving a Preliminary and Final Plat of Subdivision at 874-920 N. Quentin Road

## BACKGROUND:

The Subject Property previously contained a commercial landscaping nursery and real estate office. It was rezoned to Planned Development, in conjunction with a 3-story Alzheimer's/memory care use (not including the 920 N. Quentin Road property), which approvals ultimately expired.

In December 2022, the Petitioner received Preliminary Planned Development approval to allow a 9-unit ranch style duplex development, which also did not include the 920 N. Quentin Road property. There were conditional requirements to provide easements for the abutting property to the north to potentially allow its future incorporation into the development. The developer has that property under contract and it is included in the proposed development. Therefore, the developer is requesting approval of the following:

**Final Planned Development to permit a 13-unit (5 duplexes and one 3-unit) development; and**

**Preliminary and Final Plat of Subdivision to allow a 6-lot; 13-unit development.**

## KEY ISSUES:

- The Subject Property, containing 2.486 acres, is bounded on the north by Poplar Street and on the east by Quentin Road. There are 4 existing curb cuts onto Quentin Road, which is within the Cook County Highway Department's purview.
- The 920 property contains an existing home, detached garage, and a parking lot. This property was utilized as the development office during the construction of the Willow Glen development to the northeast and later as a professional office. It has been vacant and unoccupied for several years.
- While the Preliminary Planned Development approval did not include the 920 property, there were required easements to potentially incorporate this property into the development. From a planning perspective, the incorporation of the 920 property into the development both addresses some existing Poplar Street right-of-way deficiencies and integrates the corner property into a more unified development plan.
- The Preliminary Planned Development approval consolidated access to Quentin Road to 2 curb cuts, for the 10 units through a shared private driveway. Lot 6 is planned for a 3-unit building, with 3 curb cuts onto Poplar Street, with the easternmost curb cut providing a 75-foot separation from the intersection at Quentin Road.
- The following table summarizes the proposed parking for the development:

|                        |                          | Parking provided:      |
|------------------------|--------------------------|------------------------|
| Garage parking         | (26 spaces @ 2/unit)     | 26                     |
| Driveway parking       | (26 spaces @ 2/unit)     | 26                     |
| Guest parking          | (10 spaces for 13 units) | 10                     |
| Total parking provided | 62 spaces for 13 units   | <b>62 spaces = 4.8</b> |



|  |  |                     |
|--|--|---------------------|
|  |  | <b>spaces/unit)</b> |
|--|--|---------------------|

- The proposed subdivision plans will convey additional right-of-way to the Village, grade the existing elevation, and widen Poplar Street by up 10-12 feet. The regrading will eliminate an existing stone retaining wall along Poplar Street.

### ***Engineering***

- The Final Engineering Plans substantially align with the preliminary approval, with stormwater being managed through an infiltration trench on the west side of the property, which connects to the storm sewer in the Poplar Street ROW. The trench was a component of the initial plans but was resized to accommodate 920 N. Quentin Road.
- The proposed waterline connections for the Quentin Road units are on the east side of Quentin Road and would connect through a directional bore below Quentin Road. The Poplar Street units connect to an existing waterline along Poplar. The sanitary connections are on the west side of the site and access the public infrastructure through easements into the Poplar ROW. The engineering plans have been conditionally accepted by the Village Engineer.

### ***Architecture, building setbacks, and density:***

- The final architectural plans are consistent with the Preliminary Planned Development plans. The elevations include LP/engineered wood siding, soffit, and fascia, with a cultured stone/masonry veneer element along the front elevations.
- The units will range in size from 1,600 to 2,500 square feet and will be approximately 25 feet, 4 inches tall. The western and southern units are framed with a 10' by 14' covered porch. Lot 6 maintains a 30-foot setback from Quentin Road and the bulk of the side yard setback is 22 feet, from the adjacent single-family home on Franklin Avenue. The covered porch is setback 12 feet from the western property line. The initial preliminary planned development plans contemplated a rear yard setback of 40 feet for the Quentin Road units. The developer increased the rear yard (western) setback to 45 feet.
- Additionally, the plans allow for the units in Lots 1-5 to have an open deck, screened porch, or patio, and still maintain the 45-foot setback. The front yard setback along Quentin Road is 62 feet and the units maintain 10-foot interior side yard setbacks (20 feet between buildings). The southernmost building in lot 1 maintains a 15-foot setback from the commercial property directly to the south. It is zoned B-2 and currently operates as a real estate development office.
- The Preliminary Planned Development plans included 9 units on 1.97-acres or 4.57 units/acre. The revised plans include 13 units on 2.486 or 5.22 units/acre. The density is comparable development at Hicks and Garden, with 12 units on 1.97 acres or 6.08 units/acre.
- The landscaping plans contemplate parkway trees, foundation plantings, and a landscaped feature along Quentin Road. The plan also indicates that arbor vitae would be installed along the western boarder of the property on the shared property line with the single-family residential properties.

- At the Public Hearing, there were 2 residents who requested additional traffic signage along Poplar to discourage cut through traffic and provide notice of the 3 driveways onto Poplar Street. This was initially discussed at a Traffic Engineering commission meeting in October. While a final determination has not been made for additional signage, any signage installed would need to be enforceable for the Police Department. Selective enforcement for speeding vehicles has also occurred in the past.

#### **ALTERNATIVES:**

1. Approve the Final Planned Development and Preliminary and Final Plat of Subdivision.
2. Do not approve the Final Planned Development and Preliminary and Final Plat of Subdivision.

#### **RECOMMENDATION:**

Public Hearing: PZC meeting on October 24, 2023.  
 Residents testifying: Two. Additional traffic signage along Poplar Street.  
 Vote: The PZC voted unanimously to approve the Subdivision and Final Planned Development to permit a 6-lot, 13 unit (5 duplexes and one 3-unit) and Staff concurs with this recommendation.

#### **ACTION REQUIRED:**

A motion to approve the Final Planned Development and Preliminary and Final Plat of Subdivision at 874-920 N. Quentin Road.

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY CONSENT VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman       |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman           |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kollin Kozlowski                            |



## Consider a Motion to Award a Contract for the South Supply Pump Station Roof Replacement

### BACKGROUND:

The South Supply Pump Station has a synthetic rubber roof that is 39 years old and has reached the end of its service life. Full replacement is recommended.

The OMNIA Partners purchasing cooperative, formerly known as U.S. Communities, offers a roofing material and service program. The Village has historically found this procurement approach to be most advantageous as it competitively prices labor nationally, utilizes the economy of scale a purchasing cooperative can obtain for material, and ensures qualified vendors are involved in a long-term maintenance item.

Material pricing and labor pricing has been competitively bid for roof repairs and replacement by Racine County, Wisconsin resulting in the selection of Garland/DBS. A lower labor cost can frequently be obtained by locally bidding using pre-qualified vendors. At the Village's request, Garland bid the replacement of the roof utilizing pre-qualified labor.

### KEY ISSUES:

- Three bids were received, ranging from a high of \$86,257 to a low of \$81,019.
- The lowest responsive and responsible bidder was CIC Roofing & Carpentry of Wauconda, Illinois in the amount of \$81,019.
- The scope includes tearing off all roofing down to the structural deck, replacing any deteriorated steel decking, installing new insulation as needed, and installing new flashings.
- Certain potential repairs cannot be quantified until the existing roof is removed. Therefore, a \$2,000 contingency allowance was included in the base bids for unforeseen conditions.

### ALTERNATIVES:

1. Award the contract for the South Supply Pump Station Roof Replacement to CIC Roofing & Carpentry.
2. Refer back to Staff with comments.

### RECOMMENDATION:

It is recommended that the contract for the South Supply Pump Station Roof Replacement be awarded to CIC Roofing & Carpentry in an amount not to exceed \$81,019.

### BUDGET IMPACT:

Water funds in the amount of \$65,000 have been budgeted in the Capital Improvement Program for this project. Savings from a programmable logic control replacement at the Deer Grove Lift Station will be used to cover the shortfall.

### ACTION REQUIRED:

Motion to award the contract for the South Supply Pump Station Roof Replacement to CIC Roofing & Carpentry of Wauconda, Illinois in an amount not to exceed \$81,019.

**RESULT:**        **APPROVED BY CONSENT VOTE [UNANIMOUS]**  
**MOVER:**        Scott Lamerand, District 2 Councilman  
**SECONDER:**   Tim Millar, District 1 Councilman  
**AYES:**         Millar, Lamerand, Myslinski, Solberg, Helms  
**ABSENT:**       Kollin Kozlowski



# **Consider a Motion Authorizing a Groundwater Ordinance Prohibiting the Installation of Wells in a Defined Area (1245 East Dundee Road)**

## **BACKGROUND:**

The property located at 1245 East Dundee Road has been occupied by a car wash and gasoline sales facility for over 25 years. Preliminary subsurface investigation activities were performed at the site to evaluate potential environmental concerns related to releases associated Leaking Underground Storage Tank Incidents.

Concentrations of Benzene above the Illinois Environmental Protection Agency (IEPA) Tiered Approach to Corrective Action Objectives were revealed in soil samples collected from the floor of tanks when removed and replaced. Soil borings and groundwater monitoring wells at the site were used to gather initial information regarding the extent of on-site soil and groundwater contamination that exceeds the IEPA soil standards and groundwater objectives.

The owner's environmental consultant has fully characterized on-site soil and groundwater conditions and demonstrated that contaminated media has not migrated beyond the property boundaries of the site. The proposed Corrective Actions would mitigate any threat to human health, human safety or the environment associated with the prior releases.

## **KEY ISSUES:**

- The owner of the site wishes to obtain a No Further Remediation (NFR) Letter from the IEPA. To do so, they would self-impose a restriction on buildings on the site to be limited to slab on grade construction without basements. They would further restrict themselves to Industrial/Commercial uses due to soil conditions which are proposed to have no further treatment.
- Also required to obtain an NFR would be the limitations on groundwater use at the subject area and in any direction of migration.
- The groundwater flow direction at the subject property was calculated to be toward the east-southeast. Groundwater contamination is predicted to migrate off the subject property in all four directions. A limited local groundwater ordinance is proposed pursuant to 35 IAC Section 742.1015 for the area surrounding the subject property.
- Currently, the Village Code would not permit the installation of private wells as municipal water serves all properties within the area. This ordinance would prohibit the use of groundwater as a potable water supply at the site and areas surrounding the site.
- Two non-community water supply wells were historically located within a 2,500-foot radius of the site and are no longer operational.
- No community water supply wells are located within 2,500 feet of the site.
- No regulated recharge areas are located within a 2,500-foot radius of the site.

## **ALTERNATIVES:**

1. Approve the Ordinance.
2. Refer back to Staff with comments.

**RECOMMENDATION:**

Staff recommends a motion authorizing an Ordinance prohibiting groundwater wells within the defined area.

**ACTION REQUIRED:**

Motion authorizing the groundwater ordinance subject to final review by the Village Attorney.

**RESULT:**        **APPROVED BY CONSENT VOTE [UNANIMOUS]**

**MOVER:**        Scott Lamerand, District 2 Councilman

**SECONDER:**   Tim Millar, District 1 Councilman

**AYES:**         Millar, Lamerand, Myslinski, Solberg, Helms

**ABSENT:**       Kollin Kozlowski



# **Consider an Ordinance Granting a Special Use, Minor Planned Development Amendment, and Parking Variations to Permit a Montessori School at 600 N. First Bank Drive**

## **BACKGROUND:**

The Petitioner is proposing to open a new Montessori School, Grow Montessori Academy, within the ground floor tenant space of the Subject Property. The Montessori would include an approximately 3,500 square foot outdoor play area north of the building. The existing parking stalls would be reconfigured to make space for the proposed outdoor play area. Therefore, the Petitioner is requesting approval of the following:

**Special Use to permit a Montessori School at the Subject Property;**

**Minor Planned Development Amendment to allow for the addition of the outdoor play area within the Renaissance (Sellergren) Planned Development;**

**Variation to permit 90-degree angled parking spaces to be 18 feet deep, instead of the minimum required 19 feet deep;**

**Variation to permit two-way cross aisle widths to be 21.6 feet, instead of the minimum required 24 feet; and**

**Variation to permit 51 parking spaces, instead of the minimum required 67 parking spaces.**

## **KEY ISSUES:**

- The Subject Property, zoned Planned Development, is part of the Renaissance Subdivision and follows the B-1 zoning district regulations for permitted and special uses (#O-67-74 Renaissance Sub. PD & #O-8-77 Renaissance Sub. Amended Uses).
- The Montessori Academy will start with two different programs (see below). Once the academy becomes more established, the submitted business plan indicates that additional classes will be offered for toddlers and adolescents (12-14 yrs. old). The initial student enrollment estimate includes 5 - 7 students (ages 3 to 6) and 6 - 10 students (ages 6 to 12). The expected maximum capacity, if /when all proposed programs are established, would be 95 students.
- The Petitioner has indicated that there will be 3 total staff members to start, and will eventually have a maximum of 10 staff members once fully established.
- The Montessori School would operate Monday through Fridays from 8:00 AM - 3:15 PM. As the Academy continues to grow, and once all programs are fully implemented, there would be an option for 'After School Enrichment' until 5:30 PM.
- In response to comments and questions from the Planning and Zoning Commission and the adjacent property owners regarding traffic impacts at the Public Hearing, a business plan addendum was submitted outlining drop-off/pick-up procedures. Drop-off times would be staggered from 7:50-8:00 AM for Elementary and 8:05-8:15 AM for Primary. The addendum indicates that all parents will be advised on said procedures to avoid congestion issues. As a condition of approval, final directional

signage for the parking lot is to be submitted in manner acceptable to the Village Engineer.

- The submitted site plan includes outdoor spaces along the north side of the existing building. Per the submitted renderings of the outdoor spaces, the main play area would be in the northwest corner of the Subject Property and would be set back approximately 23 feet from the northern property line abutting North Court.
- The Petitioner has submitted a revised elevation for a 5-foot tall open-style wrought iron fence, instead of the originally proposed 4-foot-tall fence, with adjacent boulder bollards to provide protection from vehicles navigating through and around the parking lot.
- Staff notes the existence of another outdoor play area within the subject planned development at the Learning Loft at 655 N. First Bank Drive. It was granted a minor planned development amendment in 2008 to permit the fenced-in playground area within the Renaissance Planned Development.
- The business plan identifies a maximum student capacity of 95 students between 5 classrooms. In order to fully assess any traffic and parking impacts as well as the noise concerns, the Village Council may want to include a condition limiting the maximum number of students to 50. To exceed that number would require an additional review before the Village with input from surrounding properties and a chance for staff to provide an assessment of operational impacts to date. An additional Village Council review would then be required to increase the number of students beyond 50, with the ability to include additional Special Use conditions and limitations. Any expansion would be solely based upon Council approval.

#### **ALTERNATIVES:**

1. Approve the Special Use, minor Planned Development Amendment, and Parking Variations to permit a Montessori School at the subject property.
2. Do not approve the Special Use, minor Planned Development Amendment, and Parking Variations to permit a Montessori School at the subject property.

#### **RECOMMENDATION:**

Public Hearing: PZC meeting on October 10, 2023.

Residents testifying: 1: Adjacent office property owner with noise and traffic questions and comments. 4 spoke in favor of the Montessori school.

Vote: The PZC voted 4-3 to approve the Special Use, minor Planned Development Amendment, and Parking Variations to permit a Montessori School at the subject property. Staff recommends action at the discretion of the Village Council.

#### **ACTION REQUIRED:**

A motion to approve the ordinance granting a Special Use, minor Planned Development Amendment, and Parking Variations to permit a Montessori School at the Subject Property.



|                  |                                             |                                |
|------------------|---------------------------------------------|--------------------------------|
| <b>RESULT:</b>   | <b>CONTINUED [UNANIMOUS]</b>                | <b>Next: 12/4/2023 7:00 PM</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman           |                                |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman       |                                |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms |                                |
| <b>ABSENT:</b>   | Kollin Kozlowski                            |                                |

# Consider an Ordinance Granting a Special Use for a Fence in the Front Yard at 1835 N. Laurel Drive

## BACKGROUND:

The Petitioner is proposing to install a 4-foot privacy fence in the front yard, with a 13-foot setback and landscaping. The fence would then transition to a 6-foot solid wood fence to enclose a portion of the required front yard, with a 22-foot setback, and continue into the interior side yard.

The portion of the proposed 4-foot fence abutting Aster Avenue will have a minimum setback of approximately 13 feet from the front lot line, with landscaping. The new fence would replace an existing front yard fence, which, per the plat of survey, is set back approximately 6 inches from the Aster Avenue property line. Therefore, the Petitioner is requesting approval of the following:

### Special Use to permit a fence in the required front yard.

## KEY ISSUES:

- The Subject Property, zoned R-2 Single-Family Residential and containing approximately 10,030 square feet, is located at the southeast corner of Laurel Drive and Aster Avenue.
- In 2022, the Petitioner proposed a 6-foot-tall solid wood fence to be set back a minimum of 8 feet from the front (Aster Ave.) property line.
- Following the public hearing on August 9, 2022, the Petitioner has revised their proposal to have a 4-foot solid wood fence enclose a portion of the required front yard and would transition to a 6-foot solid wood fence along the shared eastern side property line. The portion of the proposed 4-foot fence, abutting Aster Avenue, will be set back approximately 13 feet from the front lot line and will connect back to the northwest corner of the residence.
- The proposed fence abuts a portion of the 30-foot front yard setback of the adjacent neighbor to the east (855 E. Aster Avenue). The Petitioner indicates the proposed fence will provide additional security and limit people from cutting through in the Subject Property's front yard.
- Per the Code requirement and the submitted site plan, landscaping is proposed along the fence line and adjacent to the Aster Avenue sidewalk. Staff understands that there are comparable front yard fences (two properties directly west and northwest of the Subject Property with at least 5-foot-tall chain link fences on the properties and two other homes along Laurel and Astor with wood fences in the front yard/corner side yards) in the area and that the Petitioner's property contained a non-conforming fence, with a minimal front yard setback.
- Subsequent to the Planning and Zoning Commission meeting, the neighboring property owner at 855 E. Aster Avenue submitted a letter of objection which is included with the Village Council materials.

## ALTERNATIVES:

1. Approve the Special Use to permit a fence in the required front yard.
2. Do not approve the Special Use to permit a fence in the required front yard.

## RECOMMENDATION:



Public Hearing: PZC meeting on October 24, 2023.

Residents testifying: 1: The neighboring property owner voiced concerns that proposed fence will destroy the existing vista as it will extend beyond the front of their home.

Vote: The PZC voted 6-1 to approve the Special Use to permit a front yard fence. Staff recommends action at the discretion of the Village Council.

**ACTION REQUIRED:**

A motion to approve the Special Use to permit a fence in the required front yard.

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION FAILED BY ROLL CALL [0 TO 5]</b>  |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman       |
| <b>SECONDER:</b> | Brad Helms, District 6 Councilman           |
| <b>NAYS:</b>     | Millar, Lamerand, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Kollin Kozlowski                            |