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 Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, and Director of Human Resources Pam Jackson

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

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

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

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

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

   <u>Curbside Leaf Collection</u>
   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.

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

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

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

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	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.

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

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

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

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

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

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

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	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.

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

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	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.

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

   C. Consider an Ordinance Granting Variations

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

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

OCTOBER 16, 2023

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Oct 16, 2023 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

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

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Richard Veenstra, Director of Community Development Mike Jacobs, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, and Director of Human Resources Pam Jackson

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

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

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

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

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT

1. Consider an Appointment to the Village of Palatine's Planning and Zoning Commission -

   Mayor Schwantz recommended the appointment of Tim Schubert to the Planning and Zoning Commission and Council concurred.

2. As Submitted -

   Mayor Schwantz announced upcoming events:

   Thursday, October 19: Noon-6PM
   Community Blood Drive
   Palatine Village Hall

   Saturday, October 21: 1PM-5PM
   Fall Back Brew Fest
   Palatine Jaycees

   Saturday, October 21, 11 AM - 2 PM
   Palatine Plaza Children's Fall Fest

   Wednesday, October 25: 7PM-9PM
   District 3 & 4 Advisory Meeting - Hosted by Councilmen Myslinski and Solberg open to all residents.
   Village Hall Council Chambers

   Saturday, October 28: 10AM-1PM
   Trick or Treat in Downtown Palatine

   Tuesday, October 31: 3PM-7PM
   Village of Palatine's Halloween Trick or Treat Hours

   The Public Works Department began its annual Curbside Leaf Collection Program today. Each single-family residence has two scheduled pickups between today, Monday, October 16, and Thursday, November 9. A final pickup for all zones will begin 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.

Minutes Acceptance: Minutes of Oct 16, 2023 7:00 PM (APPROVAL OF MINUTES)

V. RECESS TO THE COMMITTEE OF THE WHOLE

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

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

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:03 PM

BRAD HELMS, CHAIRMAN

1. Consider a Motion Approving the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the Property at 122 W. Palatine Road **- Approved by Voice Vote** (Council District: Six)

   Community Development Director Mike Jacobs reported on receiving the Downtown Facade & Interior Building Improvement Grant Program application for proposed improvements to the American Legion Post 690; replacing the existing front stoop/stairs and related components complying with the Grant Program's eligibility and terms. The portion of the work already commenced is not eligible.

   The proposed project would be eligible for a total reimbursement of $6,236. This would be the maximum amount reimbursed for the corresponding work outlined in the application.

   Funding approved as part of the Program cannot be used to reimburse expenses incurred prior to the approval. All required documentation shall be reviewed and approved by the Village prior to any reimbursement. Staff recommends approval.

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

2. Consider a Motion Approving the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the Property at 19 N. Bothwell Street **- Approved by Voice Vote** (Council District: Six)

Minutes Acceptance: Minutes of Oct 16, 2023 7:00 PM (APPROVAL OF MINUTES)

Community Development Director Mike Jacobs reported on receiving a Downtown Facade & Interior Building Improvement Grant Program application for proposed improvements to JL's Pizza & Sports Bar, modifying a portion of the exterior walls to install window units that can be opened. The proposed project would be eligible for the maximum total reimbursement of $50,000. Subject to the TIF Act, the program allows for reimbursement of TIF eligible expenses. All required documentation shall be reviewed and approved by the Village prior to reimbursement payment. Staff recommends approval.

Councilman Kozlowski asked about the bottom-up opening.

Councilman Millar asked about potential noise issues.

Village Manager Reid Ottesen stated that any live entertainment would require special approval.

Councilman Myslinski asked if this was to attract customers or if it was to open for outdoor service.

Dave Gagner, owner, 18 North Bothwell, stated people will be sitting inside looking out, weather permitting.

Councilman Myslinski complimented the vision without infringing on the sidewalk.

In response to Councilman Millar regarding plans for the streetscape changes, Otteson stated that more likely Slade Street will change, not Bothwell.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. As Submitted **-**

   Nothing was submitted.

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:11 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Add a No Parking Restriction on West Aspen Court from 909 West Aspen Court to 933 West Aspen Court **- Motion Carried by Voice Vote** (Council District: One)

Minutes Acceptance: Minutes of Oct 16, 2023 7:00 PM (APPROVAL OF MINUTES)

Public Works Director Matt Barry reported after examinations and discussions of a parking concern between 909 and 933 West Aspen Court and the ability of a school bus to fully navigate the cul-de-sac. Staff recommends the times for no parking restrictions be added to the Village Code.

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

2. As Submitted **-**

   Nothing was submitted.

C. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:12 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2023 Budget (3rd Quarter Budget Adjustments) **- Motion Carried by Voice Vote**

   Village Manager Reid Ottesen reported Third Quarter Budget Adjustments of $482,697:

- Budget increase using new revenue offsets, these adjustments increase the expenditure budget as well as the revenue budget to account for new revenues that are specifically earmarked, thus do not affect fund reserves

- $1,293,928 - budget increase using reserves, these adjustments increase the expenditure budget with no revenue offset, thus decrease fund reserves.

  These changes increase the total Village wide 2023 budget by $1,776,625. Staff recommends approval.

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

2. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Oct 16, 2023 7:00 PM (APPROVAL OF MINUTES)

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:13 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:13 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

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

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:13 PM

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

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

VIII.CONSENT AGENDA

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

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

1. Consider a Motion to Approve 2023 Warrant # 20 **- Approved**

Minutes Acceptance: Minutes of Oct 16, 2023 7:00 PM (APPROVAL OF MINUTES)

2. Consider a Motion Approving the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the Property at 122 W. Palatine Road **- Approved** (Council District: Six)

3. Consider a Motion Approving the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the Property at 19 N. Bothwell Street **- Approved** (Council District: Six)

4. Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Add a No Parking Restriction on West Aspen Court from 909 West Aspen Court to 933 West Aspen Court **- Approved** (Council District: One)

   Ordinance #O-119-23

5. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2023 Budget (3rd Quarter Budget Adjustments) **- Approved**

   Ordinance #O-120-23

6. Consider a Motion to Accept and Place on File the Village's Third Quarter 2023 Financial Report **- Approved**

7. Consider an Ordinance Identifying Home Rule Conflicts with Certain State Law Regarding Paid Leave for All Workers Act **- Approved**

   Ordinance #O-121-23

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

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

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Oct 16, 2023 7:00 PM (APPROVAL OF MINUTES)

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:14 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:14 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 7:14 PM

A. VILLAGE MANAGER – Time: 7:14 PM

Village Manager Reid Ottesen reported the 2024 Budget will be presented Saturday, October 28 at 9 AM at Village Hall-Council Chambers. Open to the public.

1. As Submitted **-**

No Report

B. VILLAGE CLERK

1. As Submitted **-**

No Report

C. VILLAGE ATTORNEY – Time: 7:14 PM

1. As Submitted **-**

No Report

Minutes Acceptance: Minutes of Oct 16, 2023 7:00 PM (APPROVAL OF MINUTES)

XI. CLOSED SESSION AS REQUIRED – Time: 7:14 PM

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII.ADJOURNMENT – Time: 7:15 PM

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

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

Submitted by:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Oct 16, 2023 7:00 PM (APPROVAL OF MINUTES)

VILLAGE OF PALATINE

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

BUSINESS FINANCE & BUDGET COMMITTEE

OCTOBER 28, 2023

Village Hall - Council Chambers | **Special Meeting** | **9:00 AM**

I. ROLL CALL – Time: 9:00 AM

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

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, and Director of Human Resources Pam Jackson, Accounting Manager Sara Sadoski, Deputy Police Chief Bill Nord, Police Commander Angelo Calanca, Deputy Fire Chiefs Scott Mackeben and Anthony Lavacchi

II. AGENDA ITEM

I. Consider a Discussion of the CY 2024 Proposed Budget & Capital Investment Plan -

Councilman Lamerand, Chairman of the Business, Finance & Budget Committee, called the meeting to order, with a roll call and the Pledge to the Flag. He thanked staff for the effort that went into preparing the budget that will allow the Village to provide the highest caliber services within a responsible and balanced budget.

He noted that the budget is a projection document, anticipating the unexpected such as COVID in 2019, three major consecutive snowstorms, emergency events--thus the budget necessarily must be a dynamic overview with careful planning to have reserves to address such issues. Councilman Lamerand credited staff for the creative planning with ability to provide exceptional core services and respond to surprises.

Village Manager Reid Ottesen presented a brief overview of the CY 2024 Proposed Budget, taking pride in the strong and prosperous post-COVID position

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of the Village.

With a steady focus on becoming debt free, Ottesen recognized the impending transformation of leadership through anticipated retirements in the coming years, and the Council's commitment to succession planning.

Referencing the State's fiscal affairs, inflationary pressures, and limited global supply chain shortages, Ottesen's approach to the 2024 Budget is with tempered optimism and caution.

Ottesen credited the extraordinary dedication of all employees for successfully navigating recent lean years due in large part to the State imposing unfunded mandates. Fortunately, the 2024 Proposed Budget includes some positive personnel changes, technology expansion, recodification, fire training, executive recruitment, pensions, and insurance. Ottesen concluded with the CY 2024 Proposed Budget & Capital Investment Plan totaling $142,735,843, a 7.38% increase from 2023, and stated that over the past twelve years, the Village's property tax levy has grown a mere 3.3%.

The following Department Heads presented their CY 2024 Proposed Budgets.

Police Chief Dave Daigle reported a 3.48% increase in the Police Budget totaling $27,516,630 for 2024.

Initiatives and impacts:
* Monitor effectiveness of LPR cameras
* Expand Traffic enforcement
* Expand Uniform Tactical Unit
* Establish Gang and tactical intelligence with other suburban departments
* Continue new model of Police Social Work

Councilman Lamerand asked about the criminal events that occur in neighboring communities and move into our community. Chief Daigle stated the Police are focusing particularly on gangs in conjunction with neighboring departments.

Fire Chief Gratzianna reported a 12.97% increase in the Fire Budget totaling $25,623,190 for 2024.

Initiatives and impacts:
* Implement a reserve staffing fund for long-term injuries and illnesses
* Return training to pre-pandemic levels through additional budget allocation
* Prepare for upcoming ISO evaluation and recertification
* Work with JEMS, develop and execute an Emergency Management full-scale disaster exercise,
* Oversee construction of Fire administrative office at Station 82

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Public Works Director Matt Barry reported a 3.03% increase in the Public Works Budget totaling $21,869,585 for 2024.

Initiatives and impacts:
* Pursue land for southern elevated water storage
* Expand sewer proactive maintenance
* Commence LED street light conversion

Other Departments: Ottesen summarized a 4.37% increase in other department budgets totaling $9,633,095.

Initiatives and impacts:
* Recodification of Code of Ordinances
* Approval and implementation of Comprehensive Land Use Plan and Downtown Infrastructure and Streetscape Plan
* Complete evaluation and, if appropriate, implementation of Dundee/53 TIF District
* Continue review of Public Safety Pension supplemental payments and performance
* Successfully implement the Zoning and Code Compliance position and program
* Implementation of Electronic Data Management solution
* Represent Village interests in ongoing discussions and negotiations related to Chicago Bears relocation

Ottesen reviewed the 2024 proposed **Non-Operating Expenses & Capital Investments**, including Buildings & Facilities, Storm Water Management, Right of Way Improvements, Sanitary Sewer System Improvements, Streets, Technology, Vehicles & Equipment, Water System.

CAPITAL BUDGET
Expenditures

Finance Director Paul Mehring provided an overview of **Other Non-Operating Expenses** including Casualty/Liability Insurance Administration, Pension Benefits & Administration, Other Personnel and Insurance Services/Charges, and Transfers.

Mehring noted the following **Non-operating Expenses** particularly the $33 million reinvested in the Community CY 2010-2024 from TIF Surplus Rebates to School Districts 15, 211, 512, Palatine Park District, Library, and Village.

Ottesen concluded, announcing the Budget Review Schedule:
Budget follow-up, if necessary: Monday, November 6
Public Hearing: Monday, November 20
Adoption of Budget & Tax Levy: Monday, December 4

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Budget documents are available in the Clerk's Office and on-line at www.palatine.il.us

III. ADJOURNMENT – Time: 10:50 AM

Adjourn the Village Budget Hearing **- Motion Carried by Voice Vote**

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Oct 28, 2023 9:00 AM (APPROVAL OF MINUTES)

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

BACKGROUND:
On Saturday, October 14, 2023, St. Thomas of Villanova's Girls Cross Country Team member Ellie Garrett took 1st Place in State at the Illinois Elementary School Association (IESA) Cross Country State Championships in Normal, Illinois.

Here tonight to accept Certificates of Recognition are team Coaches Derek Oberg and Brigid Janiak, and team member Ellie Garrett.

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

BACKGROUND:
The Petitioner received Preliminary Planned Development approval for a 3-lot subdivision in May 2023. The initial development application was for a 4-lot subdivision, which was revised down to 3 lots through the Village Council review process. Therefore, the Petitioner is requesting approval of the following:

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.

KEY ISSUES:

- The homes will all face Brockway Street, with a shared driveway on the east side of the property. The driveway is provided through an access easement, with a connection to Colfax Street, in a similar location to the existing curb cut.
- Each home maintains a 15-foot front yard setback (Brockway Street - ***measured to the open front porch of each home)***. Lot 3 provides a 21-foot corner side yard setback (W. Colfax Street), which was increased from the initially proposed 17 feet in order to preserve an existing Norway Maple tree.
- The lots have an approximately 37.5-foot rear yard setback to the east, which is comparable to the minimum required rear yard R-2 setback of 40-feet (homes along Bothwell Street). The interior side yard setbacks are 5 feet (10 feet between homes), which also complies with the minimum R-2 side yard setback for lots in this area.
- The setback from the northern property line is 10 feet and the landscaping plan includes a landscaped buffer in this area. There is also a landscaped buffer proposed on the east side of the shared driveway and would complement the existing 6-foot fencing, along the shared property line. The following table outlines the initial and proposed lot characteristics for this development:

52 W. Colfax				Density
Initial	**Lot Width**	**Lot Depth**	**Lot Area**	
Lot 1	52	88	4,576	
Lot 2	40	88	3,520	
Lot 3	40	88	3,520	
Lot 4	43	132	5,676	
Avg.	**43.75**		**4,356**	**10 Units/Acre**
Approved	**Lot Width**	**Lot Depth**	**Lot Area**	
Lot 1	42	132	5,544	
Lot 2	37	132	4,884	
Lot 3	53	132	6,996	
Avg.	**44**		**5,808**	**7.5 Units/Acre**

- The architectural elements and elevations remain consistent from the Preliminary Planned Development approval, with LP siding, varying front porches, and proposed home designs and colors, in coordination with the surrounding established homes in the area.
- The building footprints are approximately 27 feet wide, by 74 feet deep, with second floor dimensions of 26 feet by 28 feet.
- In conjunction with the Final Planned Development approval, the developer is also requesting approval for the placement of a “V” shaped 32 square foot development sign on the property.

ALTERNATIVES:

1. Approve the Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development to allow for a 3-lot subdivision.
2. Do not approve the Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development to allow for a 3-lot subdivision.

RECOMMENDATION:

Public Hearing**:**	Planning & Zoning Commission meeting - October 10, 2023
Residents testifying:	One: Concerns about the view from the east and shared driveway for the 3 homes.
Vote:	The Planning & Zoning Commission voted 6-1 to recommend approval and Staff concurs.

ACTION REQUIRED:

A motion to approve the Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development at 52 W. Colfax Street.

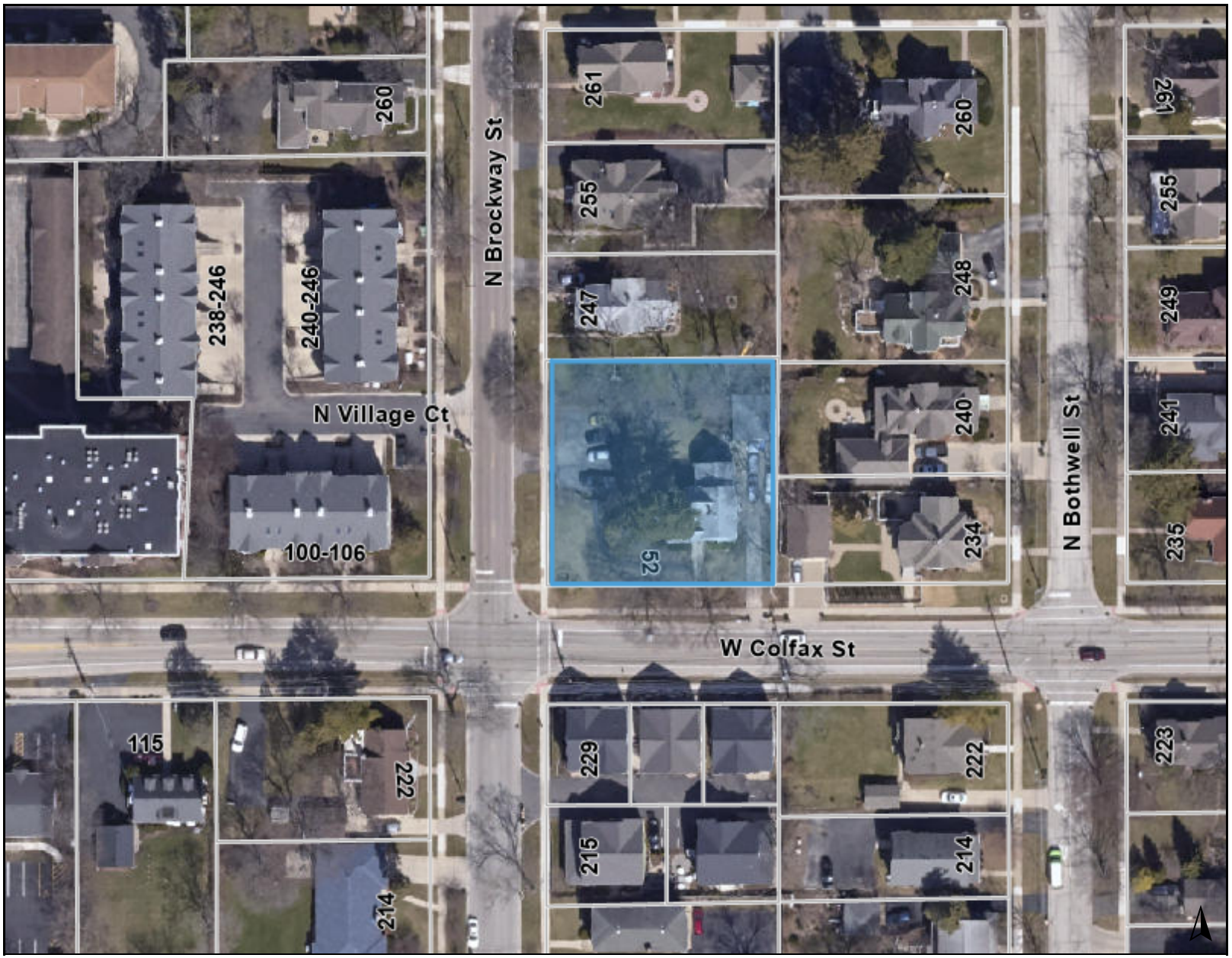
ATTACHMENTS:

- Aerial Map
- RES PF SUB
- EXHIBIT - REVISED FINAL - Olms Corner Plat of Subdivision
- EXHIBIT - Olms Engineering
- ORD - Planned Development
- EXHIBIT - Olms Engineering
- EXHIBIT - Colfax Plan 1 - Bid Set (1)_v1
- EXHIBIT - Update BROCKWAY Street Elevation May 11 2023_v1 (1)
- EXHIBIT - Colfax Street Elevation
- EXHIBIT - 52 W Colfax Development Sign
- EXHIBIT - Landscaping Plan - 230804 LS PLAN_DDS_GWR_Olms Corner_Palatine_FULL SET
- ORD REZ
- Preliminary Planned Development conditions

- PZC materials - 10-10-23
- PZC minutes - 10-10-23
- Public Notice

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

GISConsortium | 52 W. Colfax Street



Legend

0 150 300 ft

Print Date: 9/19/2023

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.

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR OLMS CORNER SUBDIVISION – 52 W. COLFAX STREET

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

WHEREAS, Olms Corner 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 10, 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 "Olms Corner" 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 Morrison Survey Company, Inc. and attached hereto, except as such plans are changed to conform with Village Codes and Ordinances.**
2. **The Plat of Subdivision shall be submitted on Mylar with all required signatures, in a manner acceptable to the Village Engineer.**
3. **The Final Engineering Plans and Final Engineer's Estimate of Probable Cost shall be submitted in a manner acceptable to the Village Engineer.**
4. **A Subdivision Improvement Agreement shall be submitted.**
5. **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 PF SUB (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

FINAL PLAT OF SUBDIVISION OF OLMS CORNER SUBDIVISION

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

N

1"=10'

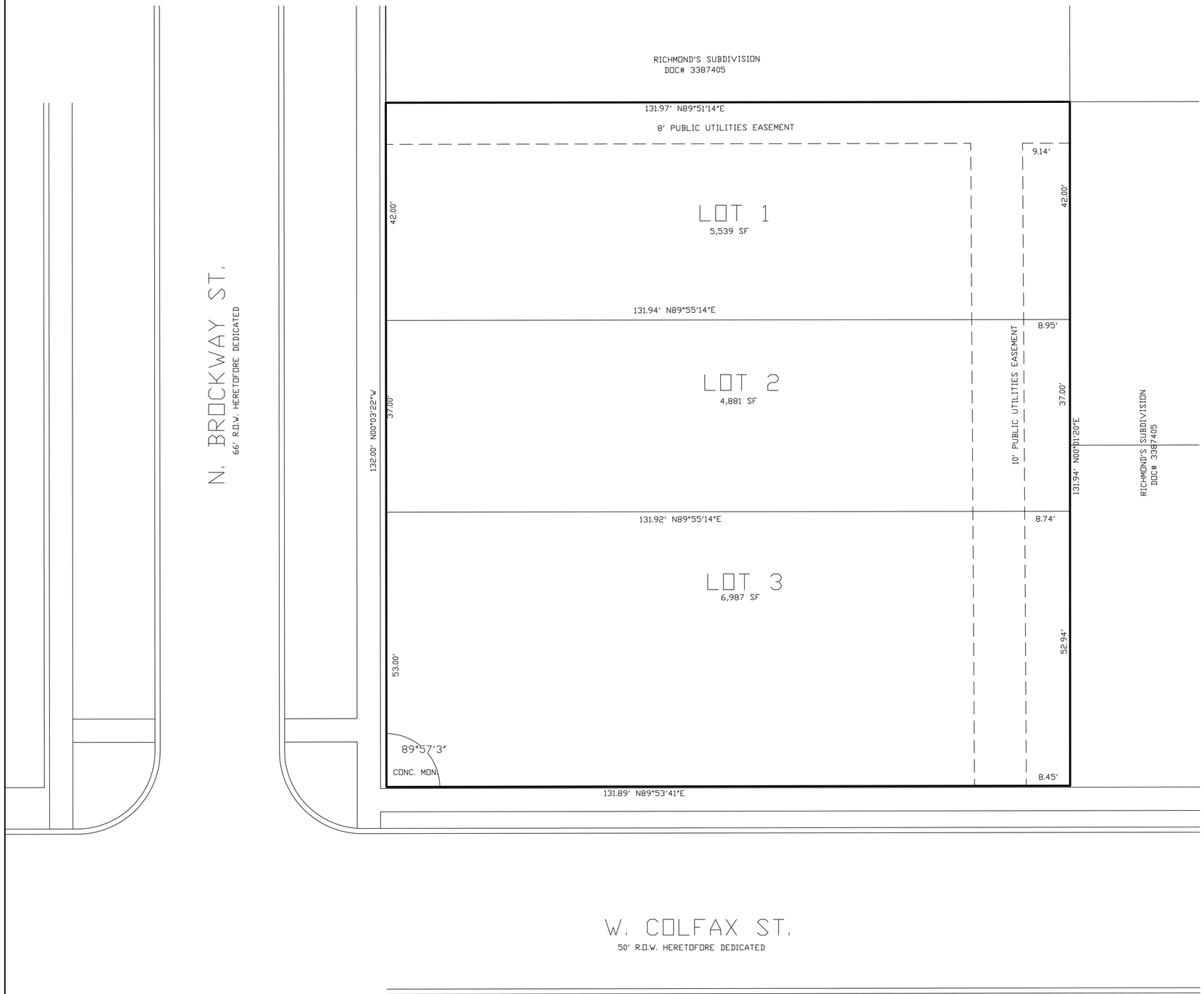
GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

LEGAL DESCRIPTION:

BEGINNING 30 RODS WEST OF THE 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE NORTH ON A STRAIGHT LINE 9 RODS TO STAKE OR STONE; THENCE WEST 10 RODS; THENCE SOUTH 9 RODS; THENCE EAST 10 RODS TO THE PLACE OF BEGINNING IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 52 W. COLFAX ST., PALATINE, IL.

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION OF 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 CONDITION OF THE DECLARATION OF COVENANTS AND RESTRICTIONS.



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 09-27-23

DRAWN BY: TJS	JOB NO. 5350
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 05-30-23

FINAL PLAT OF SUBDIVISION
OLMS CORNER SUBDIVISION

SHEET NO. 1 OF 2 SHEETS

Attachment: EXHIBIT - REVISED FINAL - Olms Corner Plat of Subdivision (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

FINAL PLAT OF SUBDIVISION OF OLMS CORNER SUBDIVISION

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

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

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

ELECTRIC AND TELEPHONE

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

CABLE TELEVISION

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

GAS EASEMENT

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

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

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

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AMERITECH ILLINOIS:

BY:_____ DATE:_____

TITLE:_____

AT&T COMCAST:

BY:_____ DATE:_____

TITLE:_____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:_____ DATE:_____

TITLE:_____

Permission to record the plat is hereby granted to:

_____
(NAME)

_____
(ADDRESS)

_____

_____

Permanent Index Number:
02-21-117-003-0000

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

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

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

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

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

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

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION OF 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 CONDITION OF THE DECLARATION OF COVENANTS AND RESTRICTIONS.

School Districts:

Elementary School District #_____

High School District #_____

Send the tax bill to :

_____
(NAME)

_____
(ADDRESS)

_____

_____

NOTARY CERTIFICATE

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

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

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

_____
Notary Public

My commision expires on _____

OWNER'S CERTIFICATE

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

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

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

_____
OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

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

_____ _____
Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

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

By _____ Dated _____
Owner

By _____ Dated 05-30-23
Illinois Professional Engineer #62-42874

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

PLAN COMMISION

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

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

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR

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

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

By: _____
Village Collector

VILLAGE COUNCIL

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

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

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

SURVEYOR'S CERTIFICATE

State of Illinois)
County of Grundy) S.S.

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

BEGINNING 30 RODS WEST OF THE 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE NORTH ON A STRAIGHT LINE 9 RODS TO STAKE OR STONE; THENCE WEST 10 RODS; THENCE SOUTH 9 RODS; THENCE EAST 10 RODS TO THE PLACE OF BEGINNING IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS.

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

I further declare, based upon a review of the flood insurance rate map (F.I.R.M.) Community Panel Number 17031C0181J with effective date August 19, 2008, it is our opinion that no portion of said property falls within a special flood hazard area as identified by said F.I.R.M. maps.

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

Morris, Illinois, this 30th day of May, A.D., 2023

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

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

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

REVISIONS
PER VILLAGE 09-27-23

DRAWN BY:	TJS	JOB NO.	5350
DESIGNED BY:	TJS	SCALE:	
CHECKED BY:	TJS	DATE:	05-30-23

PLAT OF SUBDIVISION
OLMS CORNER SUBDIVISION

SHEET NO. 2 OF 2 SHEETS

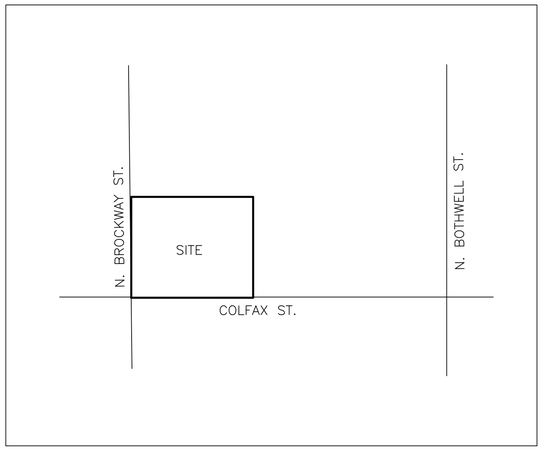
Attachment: EXHIBIT - REVISED FINAL - Olms Corner Plat of Subdivision (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

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

LEGAL DESCRIPTION:

BEGINNING 30 RODS WEST OF THE 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE NORTH ON A STRAIGHT LINE 9 RODS TO STAKE OR STONE; THENCE WEST 10 RODS; THENCE SOUTH 9 RODS; THENCE EAST 10 RODS TO THE PLACE OF BEGINNING IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 52 W. COLFAX ST., PALATINE, IL.



LOCATION MAP

INDEX OF SHEETS

1. TITLE SHEET
2. GENERAL NOTES
3. EXISTING CONDITIONS
4. UTILITY PLAN
5. GRADING PLAN
6. EROSION CONTROL PLAN
7. DETAILS

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

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

PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NW CORNER OF PLUM GROVE RD. & WILSON STREET

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

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

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

REGISTERED PROFESSIONAL ENGINEER 62-42874

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

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

CALL JULIE TOLL FREE
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48 HOURS BEFORE YOU DIG

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 09-13-23
PER VILLAGE 09-27-23

DRAWN BY: L.T.S.	JOB NO. 5350
DESIGNED BY: TJS	
CHECKED BY: T.J.S.	DATE: 05-30-23

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 7 SHEETS

Attachment: EXHIBIT - Olms Engineering (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

GENERAL NOTES AND CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

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

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

3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND OR DEBRIS BY SWEEPING.
4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED.
   STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.

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

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

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

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

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

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

STORM SEWER

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

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

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

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

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

WATER SERVICE

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

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

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

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D–3034 WITH GASKET JOINTS CONFORMING TO ASTM D–3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.
2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.
4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA–11/13, 100% CRUSHED PER ASTM D–2321, EQUIVELANT TO CLASS I OR APPROVED EQUAL.
5. "BAND–SEAL" OR SIMILAR FLEXIBLE–TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.
6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND–SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.
7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.
8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.
9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE–TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER.WRITTEN (TYPED) LOGS SHALL BE SUBMITTED TO THE VILLAGE DETAILING SERVICE WYE LOCATIONS AND DEFECTS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED.
    CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE VILLAGE OF PALATINE PROCEDURES, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.
11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.
3. THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.
4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER. AND AS SHOWN ON THE PLANS.
5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OR DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN–UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED STANDARD SPECIFICATIONS, AND THE REQUIREMENTS OF THE VILLAGE OF PALATINE
10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF I.D.O.T. CLASS SI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS..., CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.
11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.
12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3/4"–THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4"–DIAMETER BY 18–INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100–FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10–FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.
13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

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

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

NOTES ON SILT FENCE MAINTENANCE

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

NOTE:

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

SCHEDULE OF CASTINGS			
	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R–1712–C	R–1712–C	"WATER"
CATCHBASIN TYPE A	R–4340–B	R–3501–P R–3010 W/ 8–6.18 CURB R–3170 W/ 8–6.12 CURB R–3501–P W/ M–3.12 CURB	NONE
STORM MANHOLE TYPE A	R–1712–C	R–1712–C	"STORM"
SANITARY MANHOLE TYPE A	R–1712–C	R–1712–C	"SANITARY"
SANITARY MANHOLE STEPS	PS–1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	PS–1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	NONE
ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL ALL GRATES SHALL BE BICYCLE–SAFE, AS APPLICABLE ALL SANITARY MANHOLE LIDS SHALL BE SELF–SEALING, GASKETED WITH CONCEALED PICKHOLE.			

TABLE OF PIPE & JOINT SPECIFICATIONS			
USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C–76	O–RING JOINT C–443
SANITARY SERVICE	P.V.C.	SDR–26 ASTM D–3034	JOINT ASTM D–3212 GASKET F–477
SANITARY SEWER	P.V.C.	SDR–26 ASTM D–3034	JOINT ASTM D–3212 GASKET F–477
WATER MAIN	D.I.P.	CL 52 ANSI/AWWA C151/A21.4	ANSI/AWWA F477 ASTM D–3139
NOTE: AS A MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE WITH THE APPLICABLE ASTM STANDARD AND THE LATEST VERSION OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS			

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

REVISIONS
PER VILLAGE 09–13–23
PER VILLAGE 09–27–23

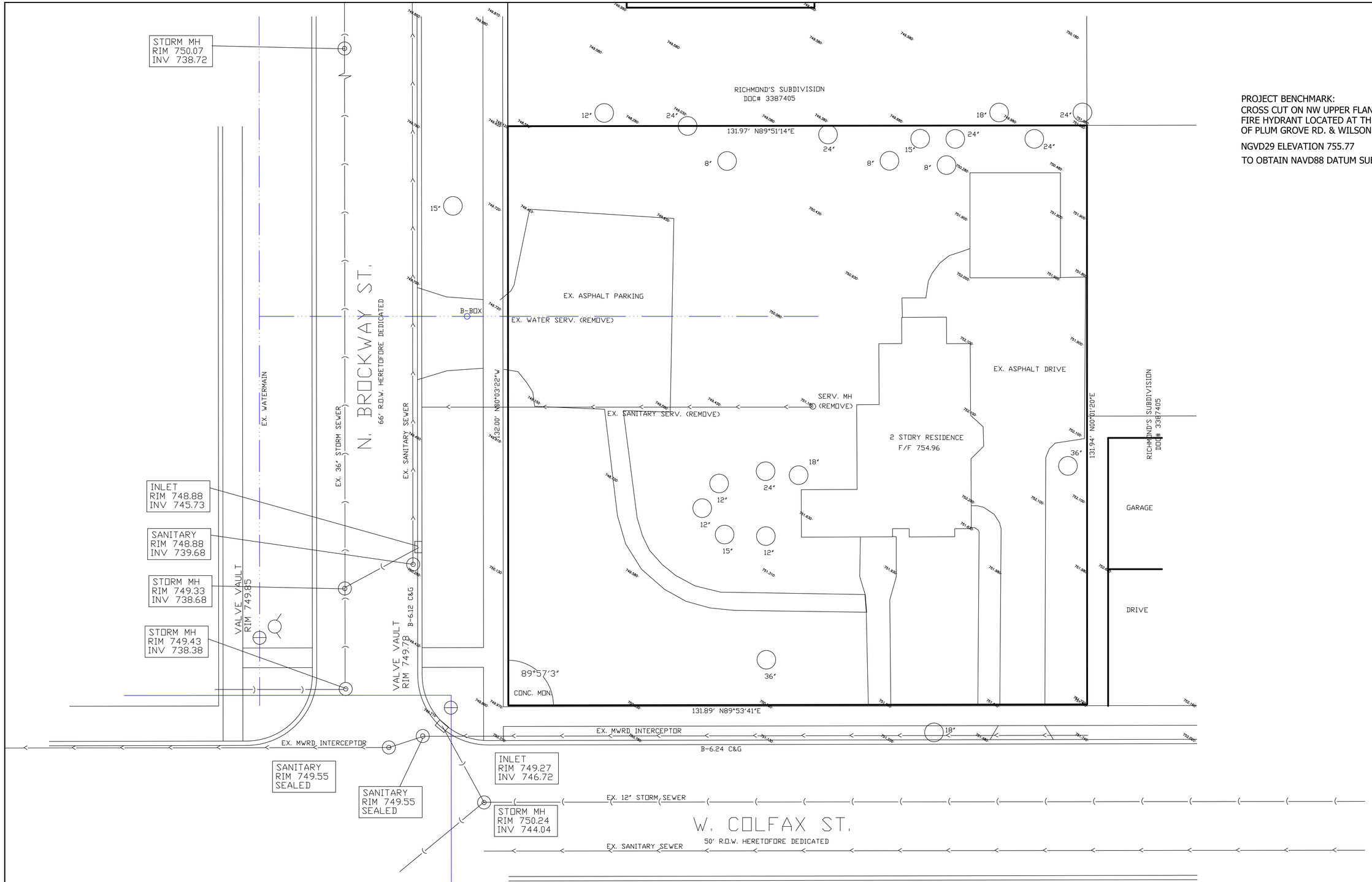
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5350
SCALE:
DATE: 05–30–23

GENERAL NOTES
OLMS CORNER SUBDIVISION

SHEET NO. 2 OF 7 SHEETS

Attachment: EXHIBIT - Olms Engineering (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)



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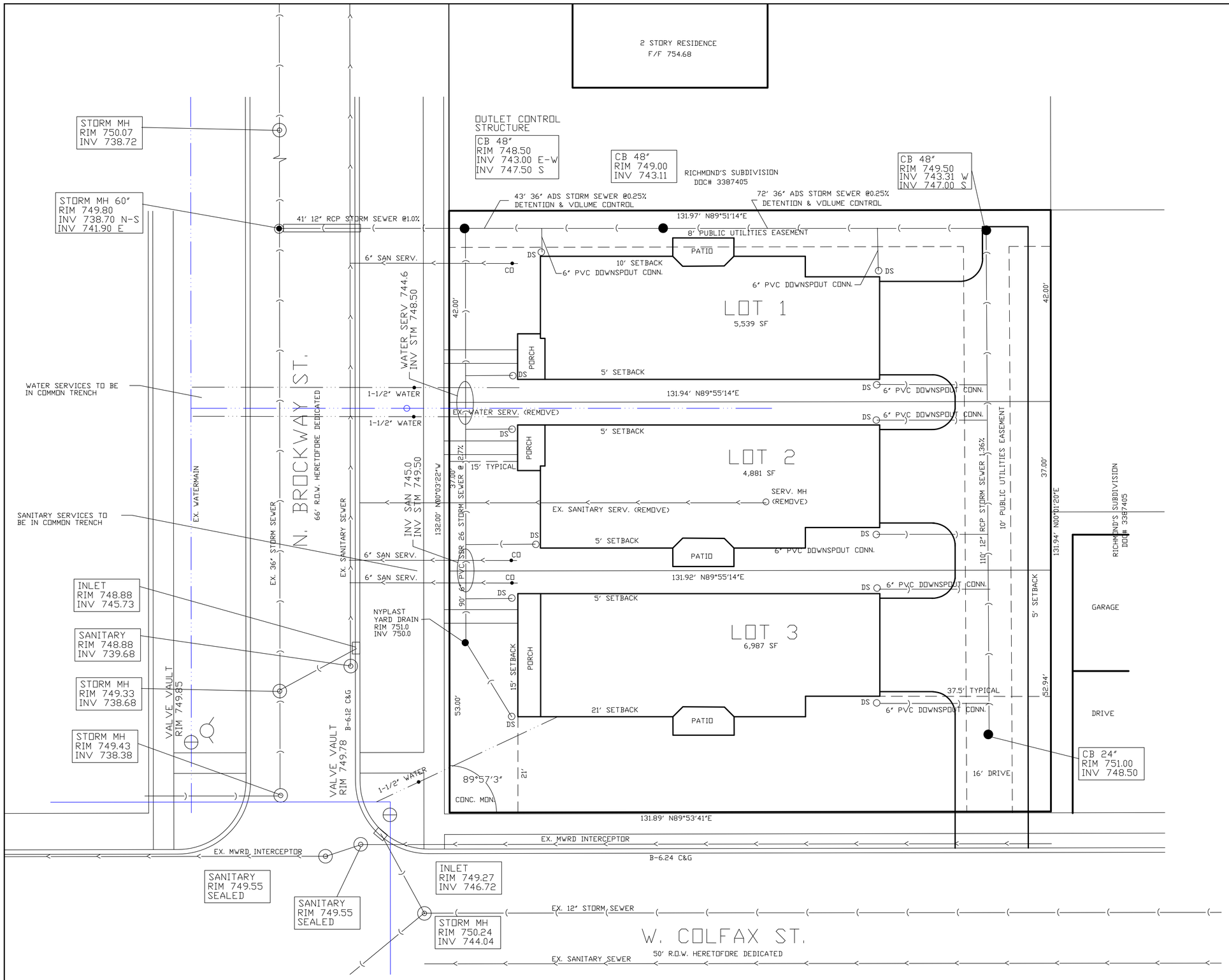
REVISIONS

DRAWN BY: TJS	JOB NO. 5350
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 05-30-23

EXISTING CONDITIONS
OLMS CORNER SUBDIVISION

SHEET NO. 3 OF 7 SHEETS

Attachment: EXHIBIT - Olms Engineering (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)



N

SCALE 1"=10'

PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NW CORNER OF PLUM GROVE RD. & WILSON STREET

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

ALL DOWNSPOUT DISCHARGE LINES SHALL BE PVC SDR 26

— — — — EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPRITY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 19 TH DAY OF MAY AD 2023

OWNER

ENGINEER

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

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
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REVISIONS
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PER VILLAGE 09-27-23

DRAWN BY: TJS	JOB NO. 5350
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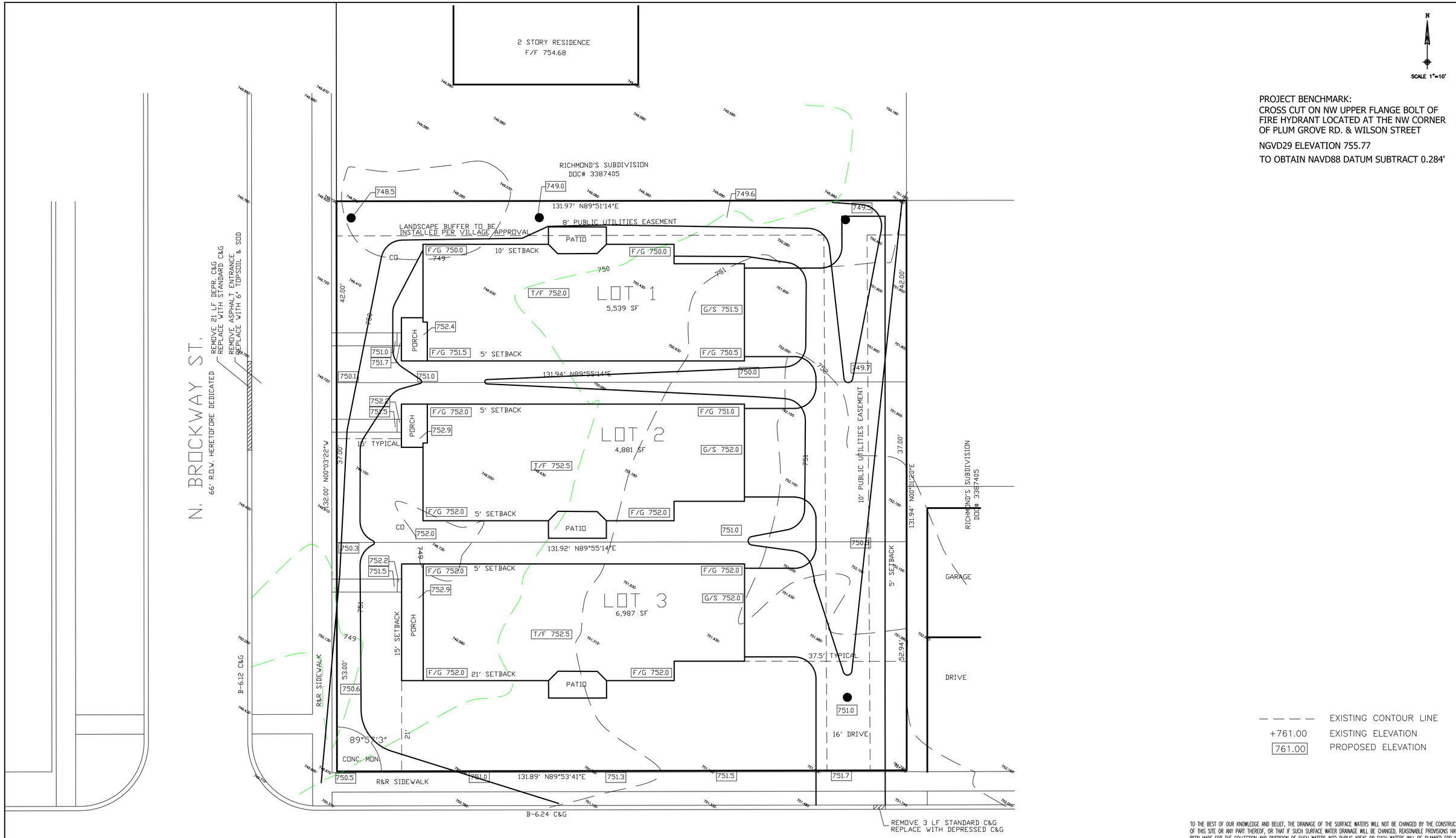
CHECKED BY: TJS	DATE: 05-30-23

UTILITY PLAN
OLMS CORNER SUBDIVISION

SHEET NO. 4 OF 7 SHEETS

Attachment: EXHIBIT - Olms Engineering (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)



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SCALE 1"=10'

PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NW CORNER OF PLUM GROVE RD. & WILSON STREET

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

— — — — EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION

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DATED THIS 19 TH DAY OF MAY AD 2023

OWNER

ENGINEER

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER
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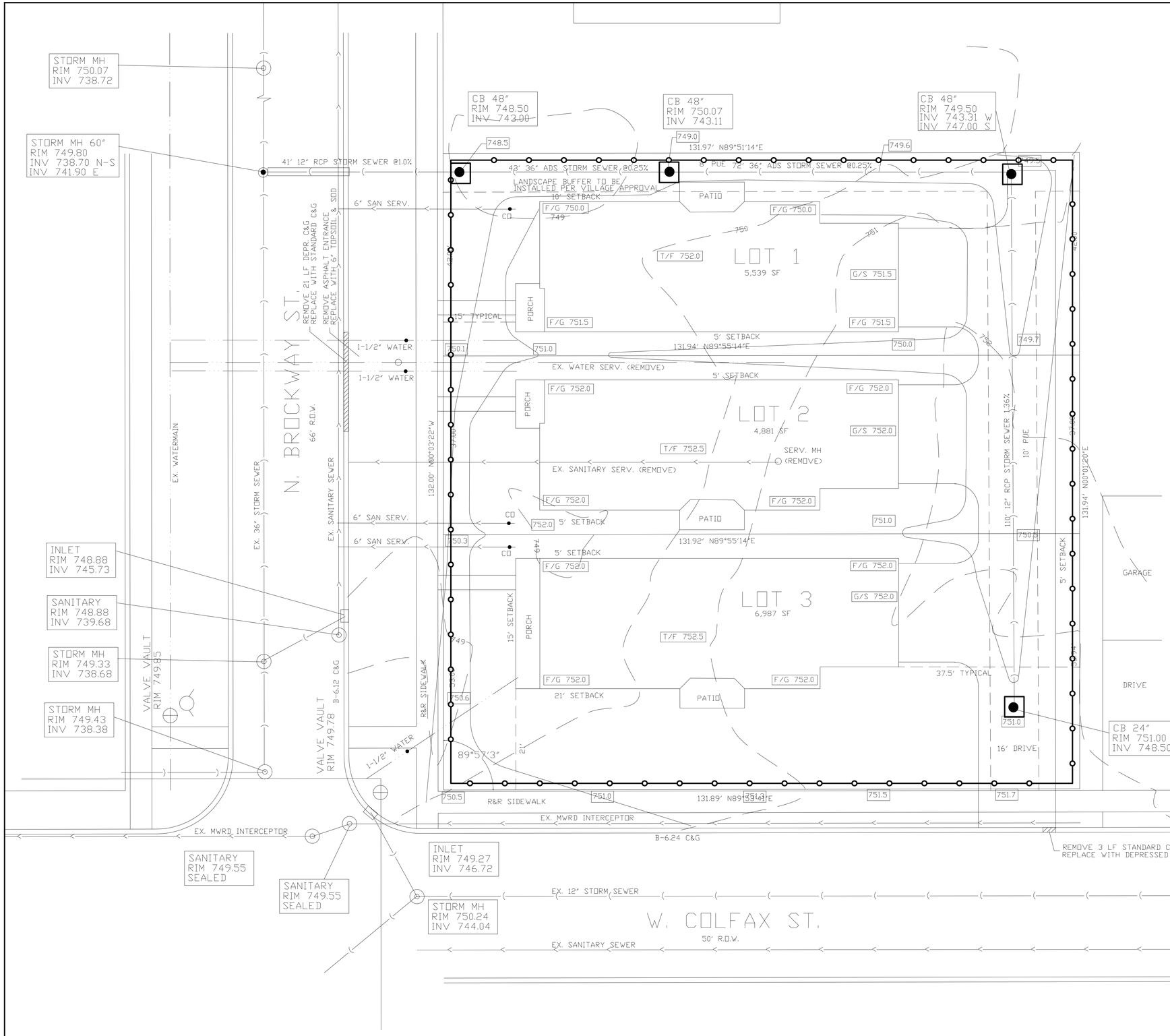
REVISIONS
PER VILLAGE 09-13-23
PER VILLAGE 09-27-23

DRAWN BY:	TJS	JOB NO.	5350
DESIGNED BY:	TJS	SCALE:	1"=10'
CHECKED BY:	TJS	DATE:	05-30-23

GRADING PLAN
OLMS CORNER SUBDIVISION

SHEET NO. 5 OF 7 SHEETS

Attachment: EXHIBIT - Olms Engineering (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)



PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NW CORNER OF PLUM GROVE RD. & WILSON STREET

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

SILT & CONSTRUCTION FENCE

CATCHBASIN FILTER BASKET

EXISTING CONTOUR LINE

+761.00 EXISTING ELEVATION

761.00 PROPOSED ELEVATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPRITY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 19 TH DAY OF MAY AD 2023

OWNER

ENGINEER

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REVISIONS
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DRAWN BY: TJS	JOB NO. 5350
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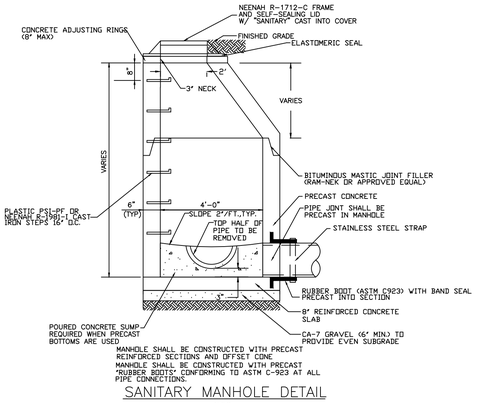
CHECKED BY: TJS	DATE: 05-30-23

EROSION CONTROL PLAN
OLMS CORNER SUBDIVISION

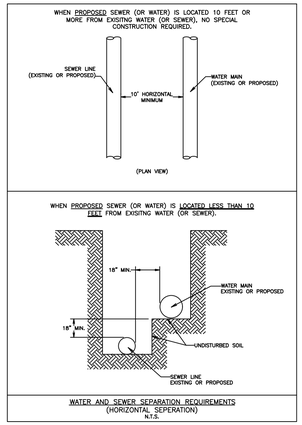
SHEET NO. 6 OF 7 SHEETS

Attachment: EXHIBIT - Olms Engineering (2023-104 - 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

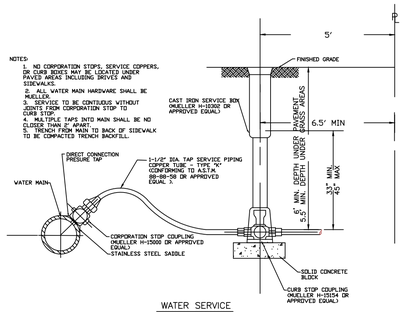


SANITARY MANHOLE DETAIL

N.T.S.

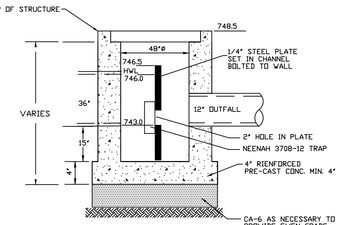


WATER AND SEWER SEPARATION REQUIREMENTS
(HORIZONTAL SEPERATION)
N.T.S.

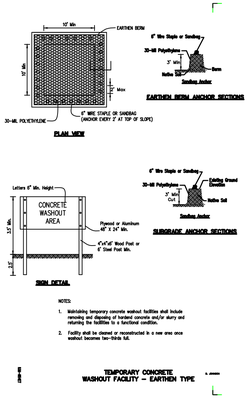


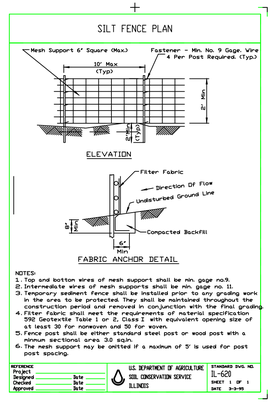
WATER SERVICE

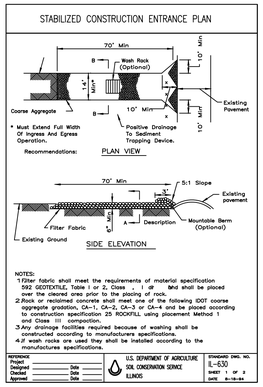
N.T.S.

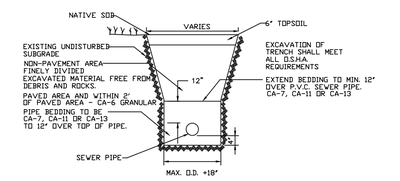


OUTLET CONTROL STRUCTURE



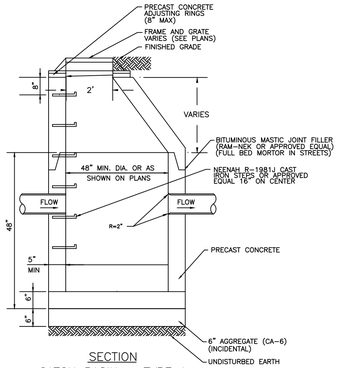






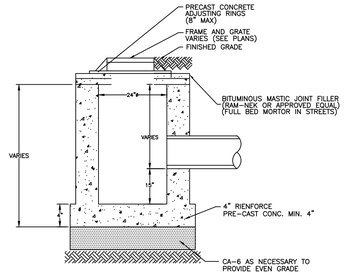
SEWER PIPE BEDDING DETAIL

N.T.S.



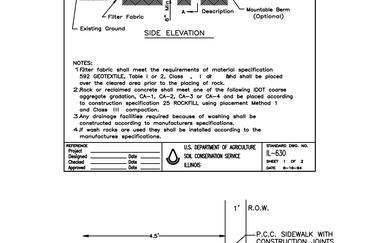
SECTION
CATCH BASIN - TYPE A

N.T.S.



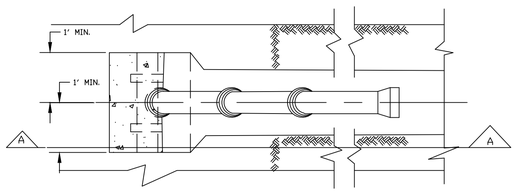
CATCHBASIN DETAIL
[TYPE C]

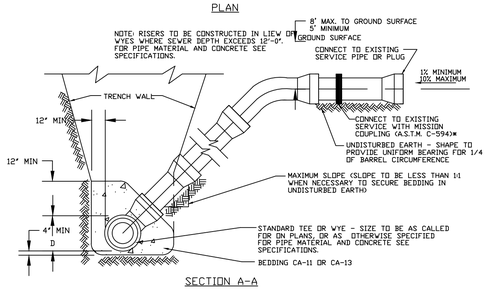
N.T.S.



CONCRETE SIDEWALK SECTION

N.T.S.

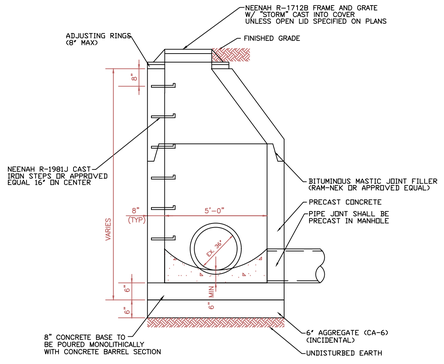




SECTION A-A

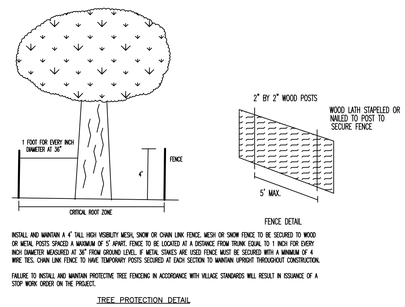
SANITARY SERVICE RISER

N.T.S.

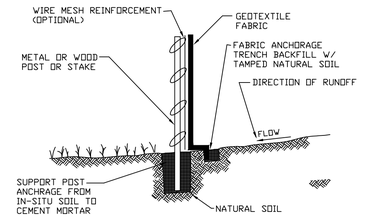


STORM MANHOLE ON EX. 36"

N.T.S.



TREE PROTECTION DETAIL



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

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

TYPICAL DETAIL FOR
SILT FENCE CONTROL

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 09-13-23
PER VILLAGE 09-27-23

DRAWN BY:	TJS	JOB NO.	5350
DESIGNED BY:	TJS	SCALE:	
CHECKED BY:	TJS	DATE:	05-30-23

DETAIL SHEET
OLMS CORNER SUBDIVISION

SHEET NO. 7 OF 7 SHEETS

Packet Pg. 41

Attachment: EXHIBIT - Olms Engineering (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

ORDINANCE NO. _____

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR 52 W. COLFAX STREET

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 10, 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 3-lot single-family residential development, on the following legally described property:

BEGINNING 30 RODS WEST OF THE 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN. RUNNING THENCE NORTH ON A STRAIGHT LINE 9 RODS TO STAKE OR STONE, THENCE WEST 10 RODS; THENCE SOUTH 9 RODS, THENCE EAST 10 RODS TO THE PLACE OF BEGINNING IN THE VILLAGE OF PALATINE, 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 Preliminary and Final Planned Development is hereby approved to permit a 3-lot single-family residential development, subject to the following conditions:

1. **The development shall substantially conform to the engineering plans by Spies and Associates, last revised on 9/27/23, the architectural plans by Gilmore and submitted elevations, and the landscaping plans by Dickson Design Studio, except as such plans may be changed to conform to 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 shall be revised in a manner**

Attachment: ORD - Planned Development (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

acceptable to the Director of Planning and Zoning.

4. **The drafted 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 $30,000 Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer. The Public Improvement Letter of Credit shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning and pursuant to the Code requirements.**

7. **The Olms Corner development sign (4 feet by 8 feet) shall substantially conform to the site plan and elevation attached hereto.**

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

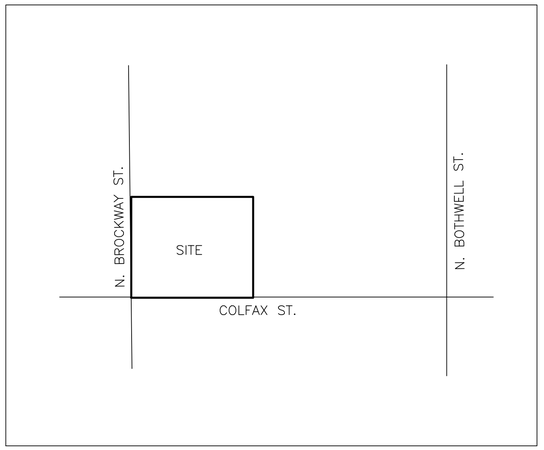
Attachment: ORD - Planned Development (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

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

LEGAL DESCRIPTION:

BEGINNING 30 RODS WEST OF THE 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE NORTH ON A STRAIGHT LINE 9 RODS TO STAKE OR STONE; THENCE WEST 10 RODS; THENCE SOUTH 9 RODS; THENCE EAST 10 RODS TO THE PLACE OF BEGINNING IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 52 W. COLFAX ST., PALATINE, IL.



LOCATION MAP

INDEX OF SHEETS

1. TITLE SHEET
2. GENERAL NOTES
3. EXISTING CONDITIONS
4. UTILITY PLAN
5. GRADING PLAN
6. EROSION CONTROL PLAN
7. DETAILS

LEGEND

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

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

EXISTING UTILITIES

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

DRAINAGE STATEMENT

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

REGISTERED PROFESSIONAL ENGINEER 62-42874

PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NW CORNER OF PLUM GROVE RD. & WILSON STREET

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

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

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

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

WARNING
CALL BEFORE YOU DIG
CALL
1(800)892-0123
48 HOURS BEFORE YOU DIG

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 09-13-23
PER VILLAGE 09-27-23

DRAWN BY: L.T.S.	JOB NO. 5350
DESIGNED BY: TJS	
CHECKED BY: T.J.S.	DATE: 05-30-23

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 7 SHEETS

Attachment: EXHIBIT - Olms Engineering (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

GENERAL NOTES AND CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

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

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

3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND OR DEBRIS BY SWEEPING.
4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED.
   STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.

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

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

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

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

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

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

STORM SEWER

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

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

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

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

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

WATER SERVICE

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

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

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

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D–3034 WITH GASKET JOINTS CONFORMING TO ASTM D–3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.
2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.
4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA–11/13, 100% CRUSHED PER ASTM D–2321, EQUIVELANT TO CLASS I OR APPROVED EQUAL.
5. "BAND–SEAL" OR SIMILAR FLEXIBLE–TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.
6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND–SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.
7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.
8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.
9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE–TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER.WRITTEN (TYPED) LOGS SHALL BE SUBMITTED TO THE VILLAGE DETAILING SERVICE WYE LOCATIONS AND DEFECTS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED.
    CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE VILLAGE OF PALATINE PROCEDURES, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.
11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

EARTHWORK, GRADING, AND PAVING

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

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

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

NOTES ON SILT FENCE MAINTENANCE

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

NOTE:

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

SCHEDULE OF CASTINGS			
	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R–1712–C	R–1712–C	"WATER"
CATCHBASIN TYPE A	R–4340–B	R–3501–P R–3010 W/ 8–6.18 CURB R–3170 W/ 8–6.12 CURB R–3501–P W/ M–3.12 CURB	NONE
STORM MANHOLE TYPE A	R–1712–C	R–1712–C	"STORM"
SANITARY MANHOLE TYPE A	R–1712–C	R–1712–C	"SANITARY"
SANITARY MANHOLE STEPS	PS–1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	PS–1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	NONE
ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL ALL GRATES SHALL BE BICYCLE–SAFE, AS APPLICABLE ALL SANITARY MANHOLE LIDS SHALL BE SELF–SEALING, GASKETED WITH CONCEALED PICKHOLE.			

TABLE OF PIPE & JOINT SPECIFICATIONS			
USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C–76	O–RING JOINT C–443
SANITARY SERVICE	P.V.C.	SDR–26 ASTM D–3034	JOINT ASTM D–3212, GASKET F–477
SANITARY SEWER	P.V.C.	SDR–26 ASTM D–3034	JOINT ASTM D–3212, GASKET F–477
WATER MAIN	D.I.P.	CL 52 ANSI/AWWA C151/A21.4	ANSI/AWWA F477 ASTM D–3139
NOTE: AS A MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE WITH THE APPLICABLE ASTM STANDARD AND THE LATEST VERSION OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS			

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

REVISIONS
PER VILLAGE 09–13–23
PER VILLAGE 09–27–23

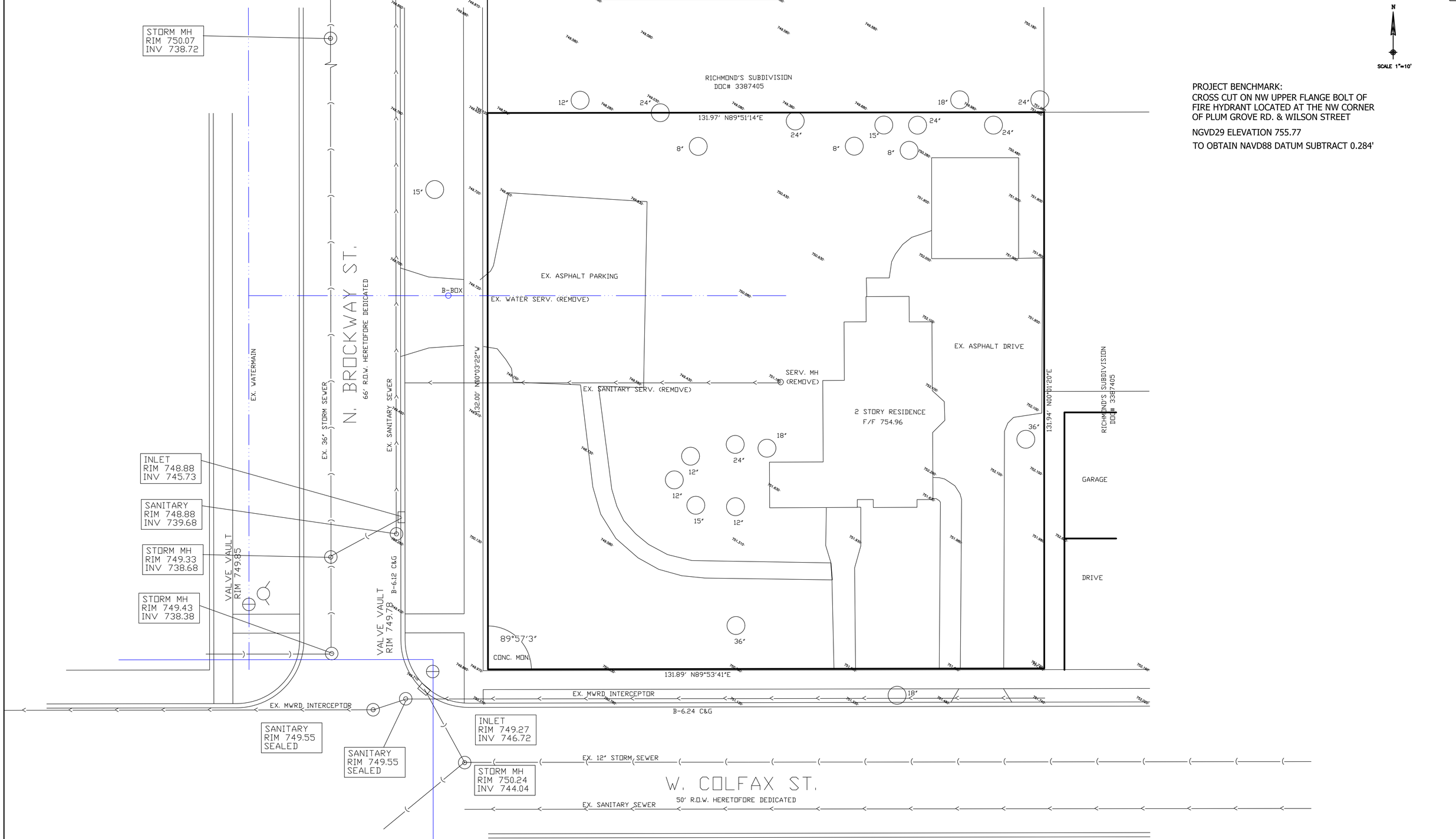
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5350
SCALE:
DATE: 05–30–23

GENERAL NOTES
OLMS CORNER SUBDIVISION

SHEET NO. 2 OF 7 SHEETS

Attachment: EXHIBIT - Olms Engineering (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)



PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NW CORNER OF PLUM GROVE RD. & WILSON STREET

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

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

REVISIONS

DRAWN BY: TJS	JOB NO. 5350
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 05-30-23

EXISTING CONDITIONS
OLMS CORNER SUBDIVISION

SHEET NO. 3 OF 7 SHEETS

Attachment: EXHIBIT - Olms Engineering (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

2 STORY RESIDENCE
F/F 754.68

STORM MH
RIM 750.07
INV 738.72

STORM MH 60"
RIM 749.80
INV 738.70 N-S
INV 741.90 E

OUTLET CONTROL STRUCTURE
CB 48"
RIM 748.50
INV 743.00 E-W
INV 747.50 S

CB 48"
RIM 749.00
INV 743.11

RICHMOND'S SUBDIVISION
DOC# 3387405

CB 48"
RIM 749.50
INV 743.31 W
INV 747.00 S

43' 36" ADS STORM SEWER @0.25%
DETENTION & VOLUME CONTROL

72' 36" ADS STORM SEWER @0.25%
DETENTION & VOLUME CONTROL

41' 12" RCP STORM SEWER @1.0%

131.97' N89°51'14"E

8' PUBLIC UTILITIES EASEMENT

PATIO

6" SAN SERV.

CO

DS

10' SETBACK

6" PVC DOWNSPOUT CONN.

6" PVC DOWNSPOUT CONN.

LOT 1
5,539 SF

42.00'

WATER SERV 744.6
INV STM 748.50

PORCH

5' SETBACK

WATER SERVICES TO BE IN COMMON TRENCH

1-1/2" WATER

131.94' N89°55'14"E

EX. WATER SERV. (REMOVE)

1-1/2" WATER

6" PVC DOWNSPOUT CONN.

6" PVC DOWNSPOUT CONN.

5' SETBACK

PORCH

LOT 2
4,881 SF

15' TYPICAL

37.00'

INV SAN 745.0
INV STM 749.50

N00°03'22"W

132.00'

SERV. MH
(REMOVE)

EX. SANITARY SERV. (REMOVE)

SANITARY SERVICES TO BE IN COMMON TRENCH

EX. WATERMAIN

N. BROCKWAY ST.
66' R.O.W. HERETOFORE DEDICATED

EX. SANITARY SEWER

EX. 36" STORM SEWER

5' SETBACK

PATIO

6" PVC DOWNSPOUT CONN.

6" SAN SERV.

CO

6" SAN SERV.

CO

90' 6" PVC SDR 26 STORM SEWER @ 2.7%

131.92' N89°55'14"E

6" PVC DOWNSPOUT CONN.

INLET
RIM 748.88
INV 745.73

DS

5' SETBACK

NYPLAST
YARD DRAIN
RIM 751.0
INV 750.0

LOT 3
6,987 SF

SANITARY
RIM 748.88
INV 739.68

STORM MH
RIM 749.33
INV 738.68

VALVE VAULT
RIM 749.85

15' SETBACK

PORCH

53.00'

37.5' TYPICAL

6" PVC DOWNSPOUT CONN.

STORM MH
RIM 749.43
INV 738.38

21' SETBACK

PATIO

52.94'

B-6.12 C&G

VALVE VAULT
RIM 749.78

1-1/2" WATER

89°57'3"

CONC. MON.

21'

16' DRIVE

CB 24"
RIM 751.00
INV 748.50

131.89' N89°53'41"E

EX. MWRD INTERCEPTOR

EX. MWRD INTERCEPTOR

B-6.24 C&G

SANITARY
RIM 749.55
SEALED

SANITARY
RIM 749.55
SEALED

INLET
RIM 749.27
INV 746.72

EX. 12" STORM SEWER

STORM MH
RIM 750.24
INV 744.04

W. COLFAX ST.
50' R.O.W. HERETOFORE DEDICATED

EX. SANITARY SEWER

131.94' N00°01'20"E

10' PUBLIC UTILITIES EASEMENT

110' 12" RCP STORM SEWER 1.36%

5' SETBACK

RICHMOND'S SUBDIVISION
DOC# 3387405

GARAGE

DRIVE

N

SCALE 1"=10'

PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NW CORNER OF PLUM GROVE RD. & WILSON STREET

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

ALL DOWNSPOUT DISCHARGE LINES SHALL BE PVC SDR 26

— — — — EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPRITY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 19 TH DAY OF MAY AD 2023

OWNER

ENGINEER

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

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

REVISIONS
PER VILLAGE 09-13-23
PER VILLAGE 09-27-23

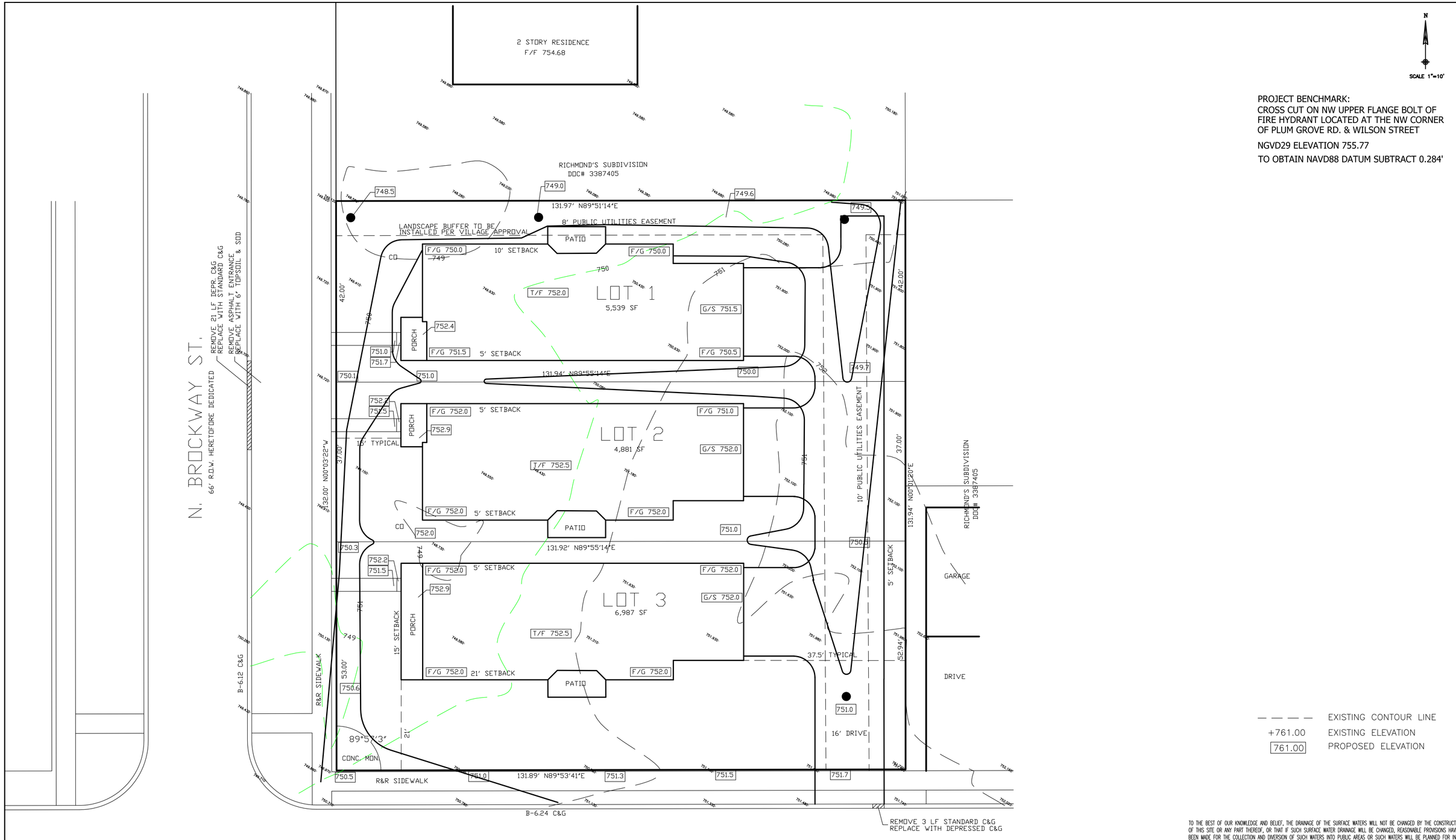
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5350
SCALE: 1"=10'
DATE: 05-30-23

UTILITY PLAN
OLMS CORNER SUBDIVISION

SHEET NO. 4 OF 7 SHEETS

Attachment: EXHIBIT - Olms Engineering (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)



N

SCALE 1"=10'

PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NW CORNER OF PLUM GROVE RD. & WILSON STREET

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

— — — — EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPRTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 19 TH DAY OF MAY AD 2023

OWNER

ENGINEER

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

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

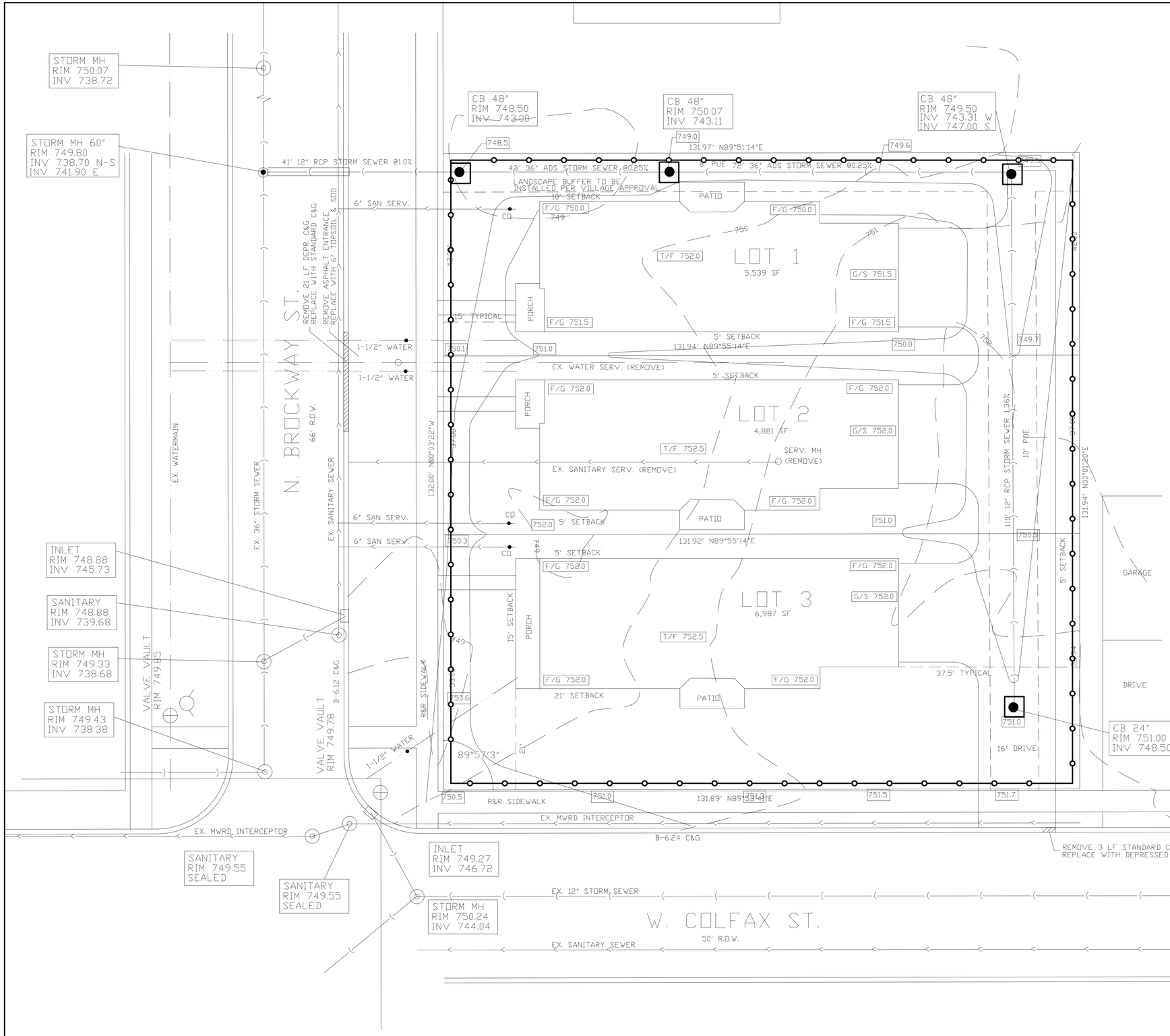
REVISIONS
PER VILLAGE 09-13-23
PER VILLAGE 09-27-23

DRAWN BY:	TJS	JOB NO.	5350
DESIGNED BY:	TJS	SCALE:	1"=10'
CHECKED BY:	TJS	DATE:	05-30-23

GRADING PLAN
OLMS CORNER SUBDIVISION

SHEET NO. 5 OF 7 SHEETS

Attachment: EXHIBIT - Olms Engineering (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)



PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NW CORNER OF PLUM GROVE RD. & WILSON STREET

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

SILT & CONSTRUCTION FENCE

CATCHBASIN FILTER BASKET

EXISTING CONTOUR LINE

+761.00 EXISTING ELEVATION

761.00 PROPOSED ELEVATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPRITY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 19 TH DAY OF MAY AD 2023

OWNER

ENGINEER

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

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

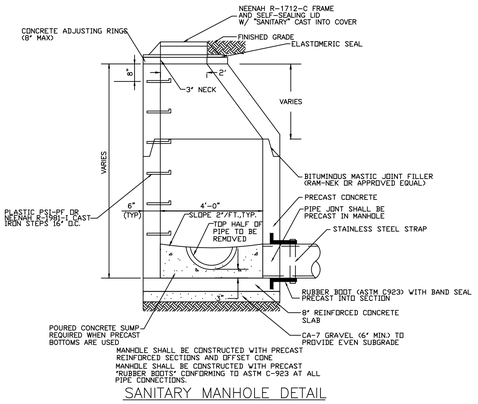
REVISIONS
PER VILLAGE 09-13-23
PER VILLAGE 09-27-23

DRAWN BY: TJS	JOB NO. 5350
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 05-30-23

EROSION CONTROL PLAN
OLMS CORNER SUBDIVISION

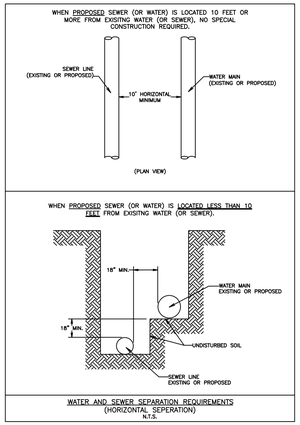
SHEET NO. 6 OF 7 SHEETS

Attachment: EXHIBIT - Olms Engineering (2023-104 - 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

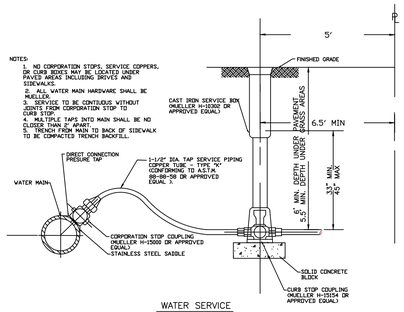


SANITARY MANHOLE DETAIL

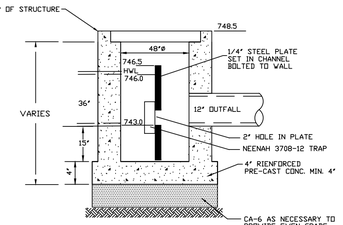
N.T.S.



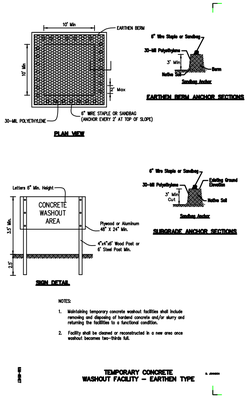
WATER AND SEWER SEPARATION REQUIREMENTS
(HORIZONTAL SEPERATION)
N.T.S.



WATER SERVICE
N.T.S.

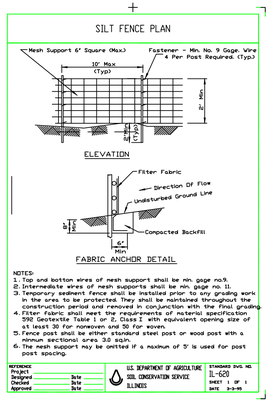


OUTLET CONTROL STRUCTURE



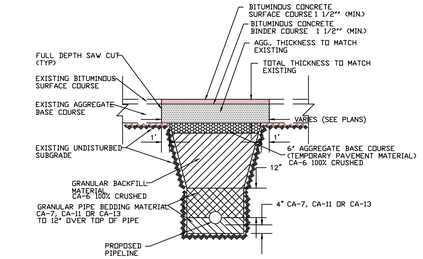
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE

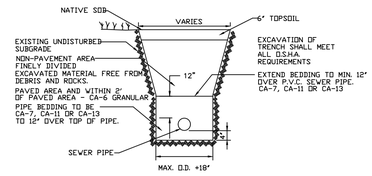


NOTES:
1. Top and bottom wires of mesh support shall be min. gage no.9.
2. Intermediate wires of mesh supports shall be min. gage no. 11.
3. Temporary sediment fence shall be installed prior to any grading work in the area, to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading.
4. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
5. Fence post shall be either standard steel post or wood post with a minmum sectional area 3.0 sqin.
6. The mesh support may be omitted if a maximun of 5' is used for post post spacing.

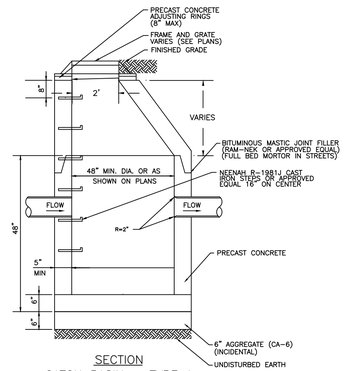
REFERENCE		U.S. DEPARTMENT OF AGRICULTURE	STANDARD DWG. NO.
Project		SOIL CONSERVATION SERVICE	IL-626
Designed	Date	ILLINOIS	SHEET 1 OF 1
Checked	Date		DATE 3-3-95
Approved	Date		



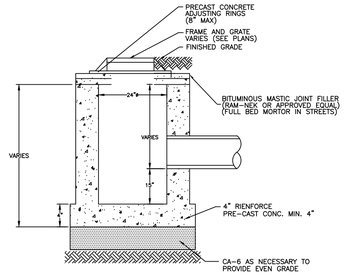
PAVEMENT TRENCH DETAIL
NTS



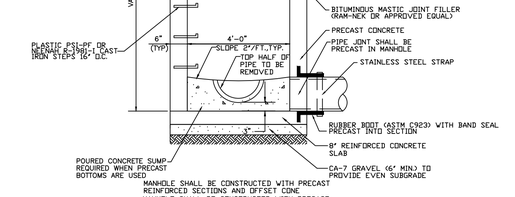
SEWER PIPE BEDDING DETAIL
N.T.S.



SECTION
CATCH BASIN - TYPE A
N.T.S.

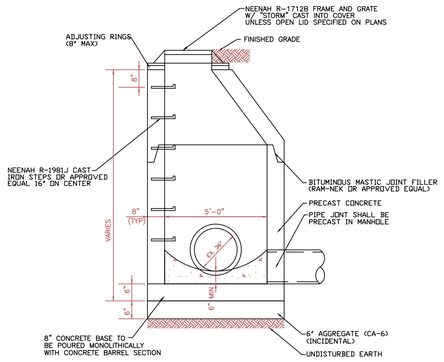


CATCHBASIN DETAIL
[TYPE C]
N.T.S.

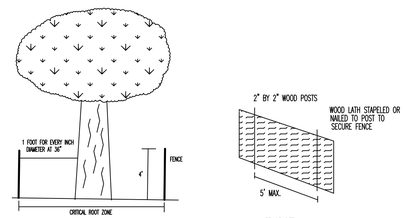


PLAN

SECTION A-A
SANITARY SERVICE RISER
N.T.S.



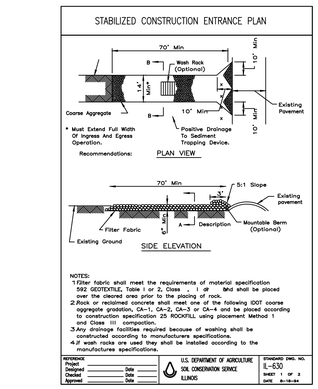
STORM MANHOLE ON EX. 36"
N.T.S.



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

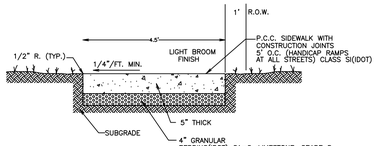
FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.

TREE PROTECTION DETAIL

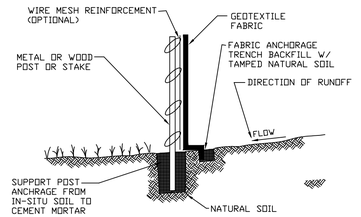


NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class , I or and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III composition.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturers specifications.

REFERENCE		U.S. DEPARTMENT OF AGRICULTURE	STANDARD DWG. NO.
Project		SOIL CONSERVATION SERVICE	IL-630
Designed	Date	ILLINOIS	SHEET 1 OF 2
Checked	Date		DATE 8-10-94
Approved	Date		



CONCRETE SIDEWALK SECTION
N.T.S.



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

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

TYPICAL DETAIL FOR
SILT FENCE CONTROL

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 09-13-23
PER VILLAGE 09-27-23

DRAWN BY: TJS	JOB NO. 5350	DETAIL SHEET	SHEET NO. 7
DESIGNED BY: TJS	SCALE:	OLMS CORNER SUBDIVISION	OF 7 SHEETS
CHECKED BY: TJS	DATE: 05-30-23		

Attachment: EXHIBIT - Olms Engineering (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

COLFAX STREET HOMES

PLAN 1

PALATINE, ILLINOIS 60067

ARCHITECT CONTACT

BLAKE CZAR

847/877-3507

BUILDER

GWR BUILDERS

847/209-1214

DATE	PAGES REVISED
05/24/23	ISSUED FOR BIDDING
	⚠

CODES

APPLICABLE BUILDING CODES

2015 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS
EXISTING BUILDINGS AND STRUCTURES, APPENDIX J
2015 INTERNATIONAL MECHANICAL CODE w/ AMENDMENTS
2015 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE w/ AMENDMENTS
2014 ILLINOIS PLUMBING CODE w/ AMENDMENTS
VILLAGE OF PALATINE CODE OF ORDINANCES

OCCUPANCY

R3 - RESIDENTIAL

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

Ground Snow Load: 30 psf
Wind Speed: 90 mph -3 second gust
Seismic Category: A
Weathering: Severe
Frost Line Depth: 48"
Termite - Moderate
Winter Design temp: -4 F
Ice Barrier Underlayment Required: Yes
Air freezing Index: 1750
Mean Annual temp: 50 F

PLUMBING FIXTURE COUNT

FIXTURE	# OF FIXTURE	# OF SUPPLY FIXTURE UNITS	TOTAL
WATER CLOSETS	3	3	9
LAVATORY	5	1	5
BATH TUBS	-	.2	-
SHOWER STALL	2	2	4
KITCHEN SINK	1	2	2
LAUNDRY TRAY	1	1	1
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
SILL COCK	2	2.5	5
		TOTAL	29

P.S.F.U. = 29
MAIN WATER, 1" DIA.
WATER METER, 1" DIA.

SHEET INDEX

1 COVER SHEET
2 FRONT & RIGHT SIDE ELEVATIONS/LV SCHEDULE
2A REAR & LEFT SIDE ELEVATION
3 FOUNDATION PLAN
4 FIRST FLOOR PLAN
5 SECOND FLOOR PLAN / ROOF PLAN
6 FIRST FLOOR ELECTRICAL PLAN
7 SECOND FLOOR ELECTRICAL PLAN
8 WALL SECTIONS
9 DETAILS / RISER DIAGRAMS
S SPECIFICATIONS

DESIGN LOADS

Floor:	Live Load	40 PSF Minimum
	Dead Load	10 PSF Minimum
Roof:	Live Load	30 PSF Minimum
Soil:	Bearing Capacity	3,000 PSF Minimum
	Bearing Capacity – SEVERE AREAS	3,500 PSF Minimum

DISTRIBUTIVE LIVE LOADS

ATTICS w/ LIMITED STORAGE	20 P.S.F.
ATTICS w/o STORAGE	10 P.S.F.
ATTICS HABITABLE	40 P.S.F.
DECKS	60 P.S.F.
EXTERIOR BALCONIES	60 P.S.F.
GUARDRAILS AND HANDRAILS	200 P.S.F.
ROOMS OTHER THAN SLEEPING	40 P.S.F.
SLEEPING ROOMS	40 P.S.F.
STAIRS	40 P.S.F.

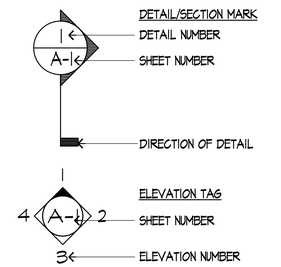
ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	ING	INSULATED/ING
ADH	ADHESIVE	INT	INTERIOR
ADJSH.	ADJUSTABLE SHELF	JNT	JOINT
A/C	AIR CONDITIONING	JST	JOIST
ALT.	ALTERNATE	LAM PLAS	LAMINATED PLASTIC
L	STEEL ANGLE	LL	LIVE LOAD
AWN.	AWNING	M OPG	MASONRY OPENING
BRK	BRICK	MATL	MATERIAL
BM	BEAM	MC	MEDICINE CABINET
BRG.	BEARING	MTL	METAL
CSMT	CASEMENT	N.T.S.	NOT TO SCALE
CLG	CEILING	O.C.	ON CENTER
CL	CENTER LINE	OPG	OPENING
C	STEEL CHANNEL	O.H.	OVERHEAD
CLO	CLOSET	P&T	PLUGGED AND TOP SANDED
P&S	POLE AND SHELF	PC	PIECES
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLYWD	PLYWOOD
CONST	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
C.J.	CONTROL JOINT	P.S.I.	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	REINF	REINFORCING/ED
CO	CASED OPENING	R	RISERS
CI	CAST IRON	RO	ROUGH OPENING
CRS	COURSES	RS	ROUGH SAWN
DL	DEAD LOAD	SH	SHELF
DTL	DETAIL	S.C	SOLID CORE
DIA	DIAMETER	SHT. MTL.	SHEET METAL
DIM	DIMENSION	SIM	SIMILAR
DW	DISHWASHER	SGD	SLIDING GLASS DOOR
DH	DOUBLE HUNG	STD	STANDARD
DS	DOWNSPOUT	ST	STEEL
EA	EACH	TEMP	TEMPERED
EQ	EQUAL	THLD	THRESHOLD
EXP	EXPANSION	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	T	TREADS
FIN	FINISHED	T/	TOP OF....
FP	FIREPLACE	UC	UNDER CABINET
FL	FLOOR	WC	WATER CABINET
FD	FLOOR DRAIN	WH	WATER HEATER
FTG	FOOTING	WP.	WEATHER PROOF
FDN	FOUNDATION	WS.	WEATHER STRIPPEING
GALV	GALVANIZED	WF.	WIDE FLANGE
GL	GLASS	W	WITH
GYP. BD.	GYPSUM BOARD	WD	WOOD
HGT	HEIGHT	WI.	WROUGHT IRON
HM	HOLLOW METAL	WO.	WRAPPED OPENING
HC	HOLLOW CORE		

FLOOR JOIST SPANS - TABLE R502.3.1(2) RESIDENTIAL LIVING AREAS (LIVE LOAD = 40 PSF)

JOIST SPACING	SPECIES & GRADE	DEAD LOAD = 10 PSF	
		2x10	2x12
12"	HEM-FIR #2	16'-10" MAX. SPAN	20'-4" MAX. SPAN
16"	HEM-FIR #2	15'-2" MAX. SPAN	17'-7" MAX. SPAN

SYMBOLS



STATE OF ILLINOIS
001-008243
FREDERICK E GILMORE
EXPIRATION 11/30/24
LICENSED ARCHITECT

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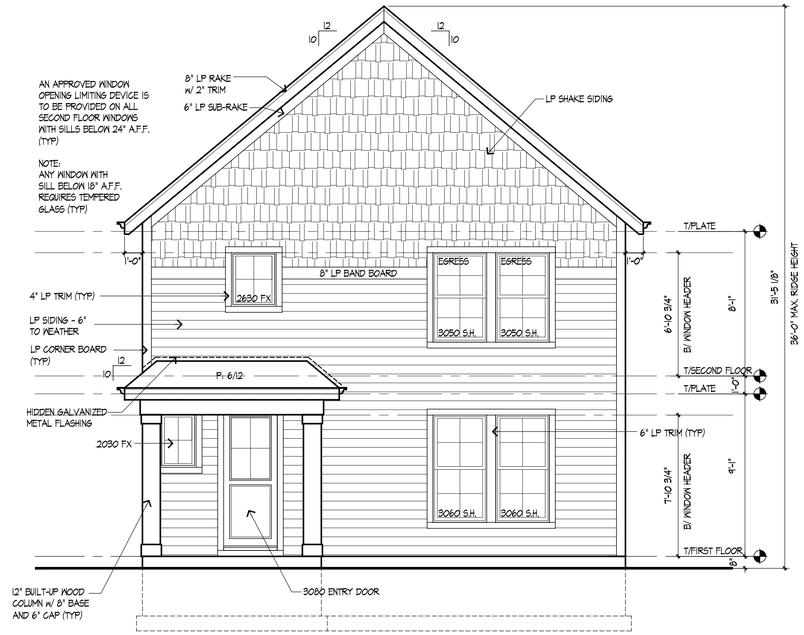


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM OF 6" ABOVE FINISH GRADE (TYPICAL)

INSTALL NUMBERS OR ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. [IRC R321 TYPICAL 4"-6" HIGH NUMBERS, COLOR CONTRASTING WITH A BACKGROUND].

NOTE:
FENESTRATION SHALL BE LISTED AND LABELED BY MFGR. MAX. AIR INFILTRATION OF WINDOWS, SKYLIGHTS, AND SLIDING DOORS IS 0.3 CFM/SQ.FT. MAX. AIR INFILTRATION OF SWINGING DOORS IS 0.5 CFM/SQ.FT.

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
3. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
4. REFER TO FLOOR PLANS FOR DOOR SIZES
5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
6. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
7. PROVIDE "Z" FLASHING ALONG ALL HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - "LP" W/ 6" EXPOSED
15. TYPICAL TRIM - "LP"
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

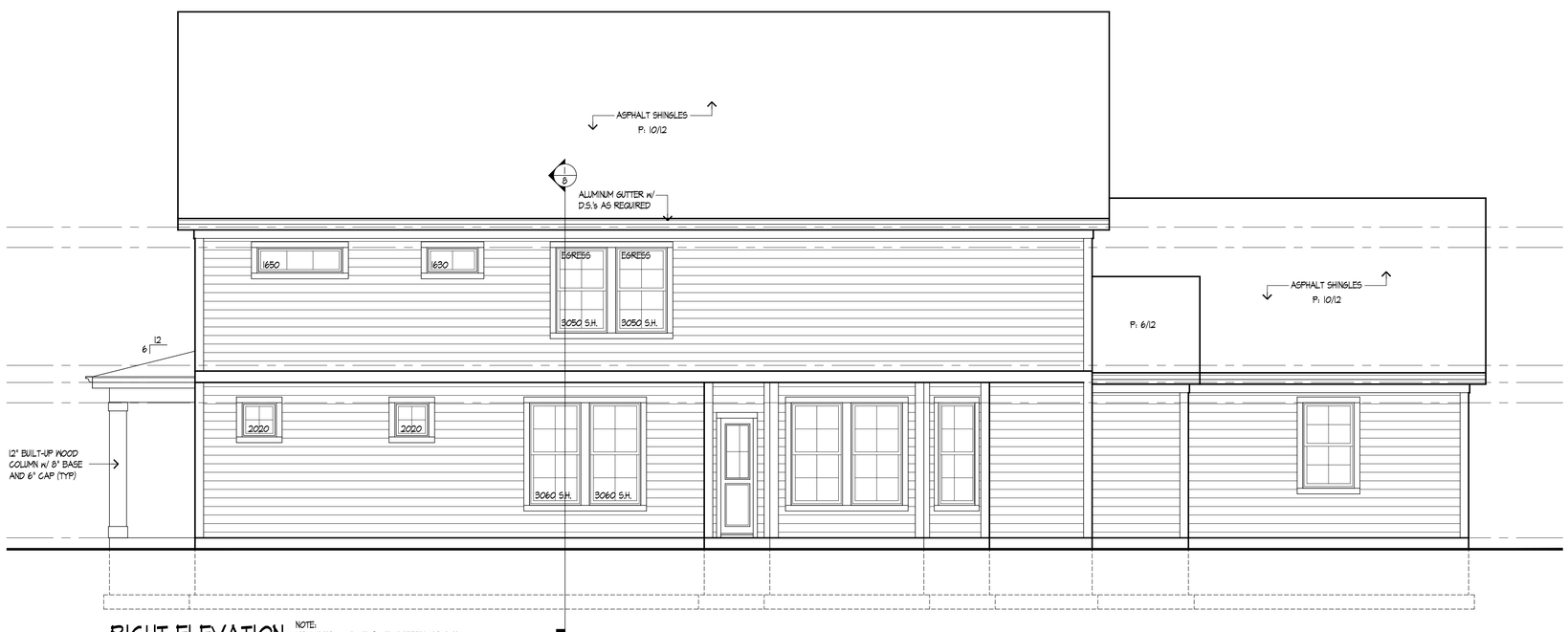
STANDARD ELEVATION NOTES

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- "LP" SOFFIT W/ INTERSAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
  1X2 EDGE BOARD OVER
  1X8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED REFER TO ELEVATIONS AND ROOF PLAN FOR OVERHANGS

INDICATES LP SMARTSIDE SIDING

HIDDEN GALVANIZED METAL FLASHING

NOTE: ALL WINDOW SIZES ARE "ANDERSEN" SINGLE HUNG - OR AN APPROVED EQUAL



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
MAX. U-FACTOR OF .30 FOR FENESTRATION.
ALL NEW WINDOWS AND GLAZED DOORS MUST BEAR MANUFACTURERS STICKERS SO COMPLIANCE CAN BE CONFIRMED BY INSPECTOR.

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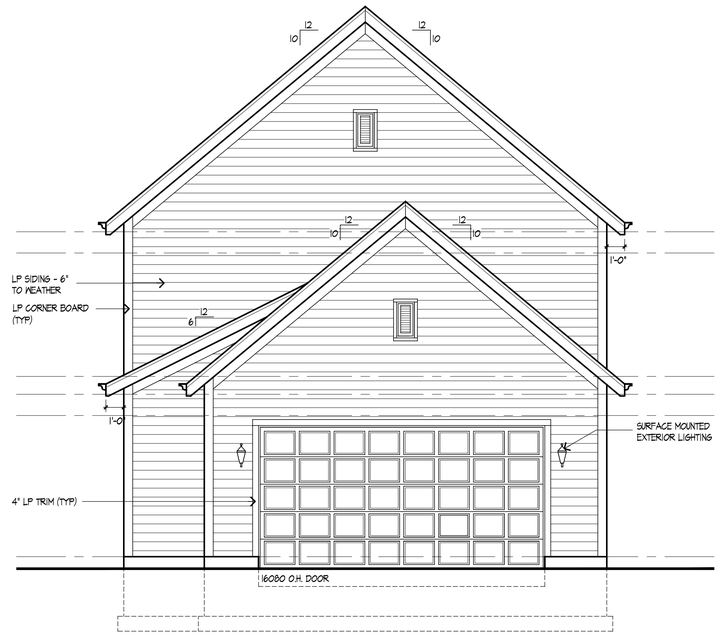
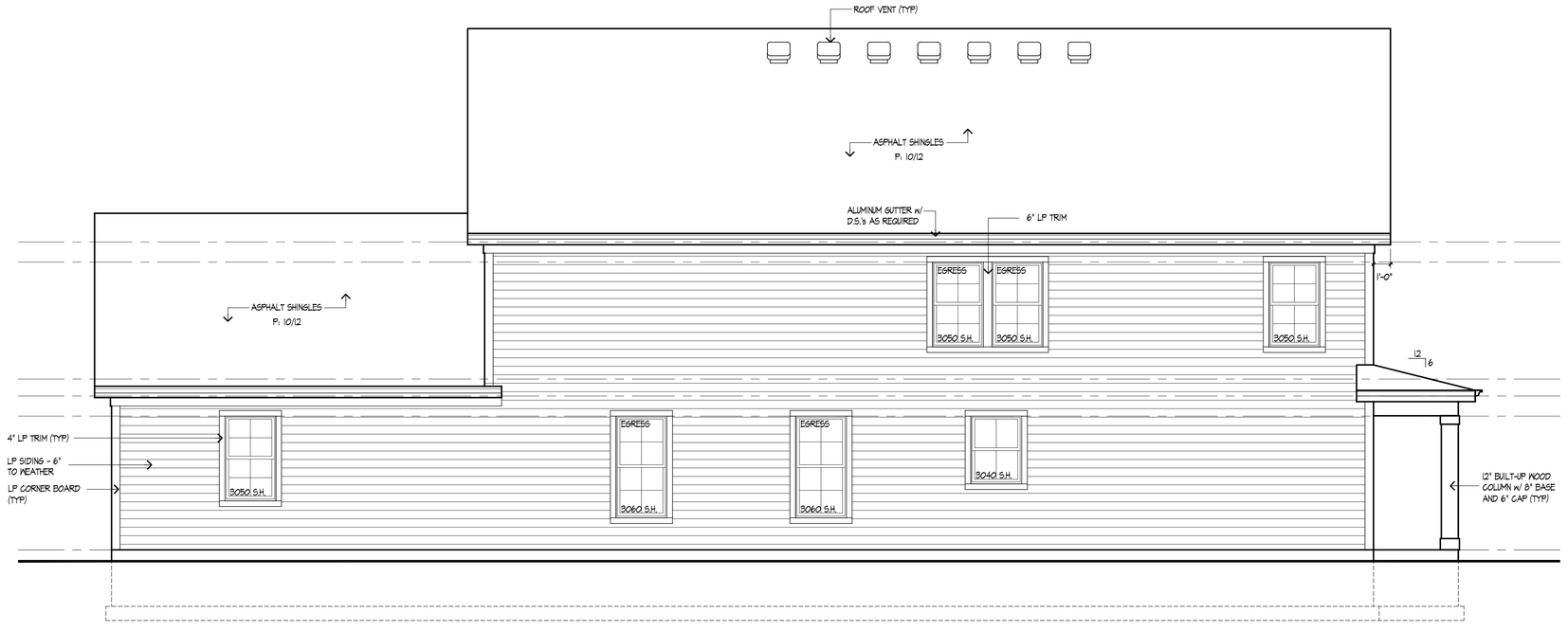


REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
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2A

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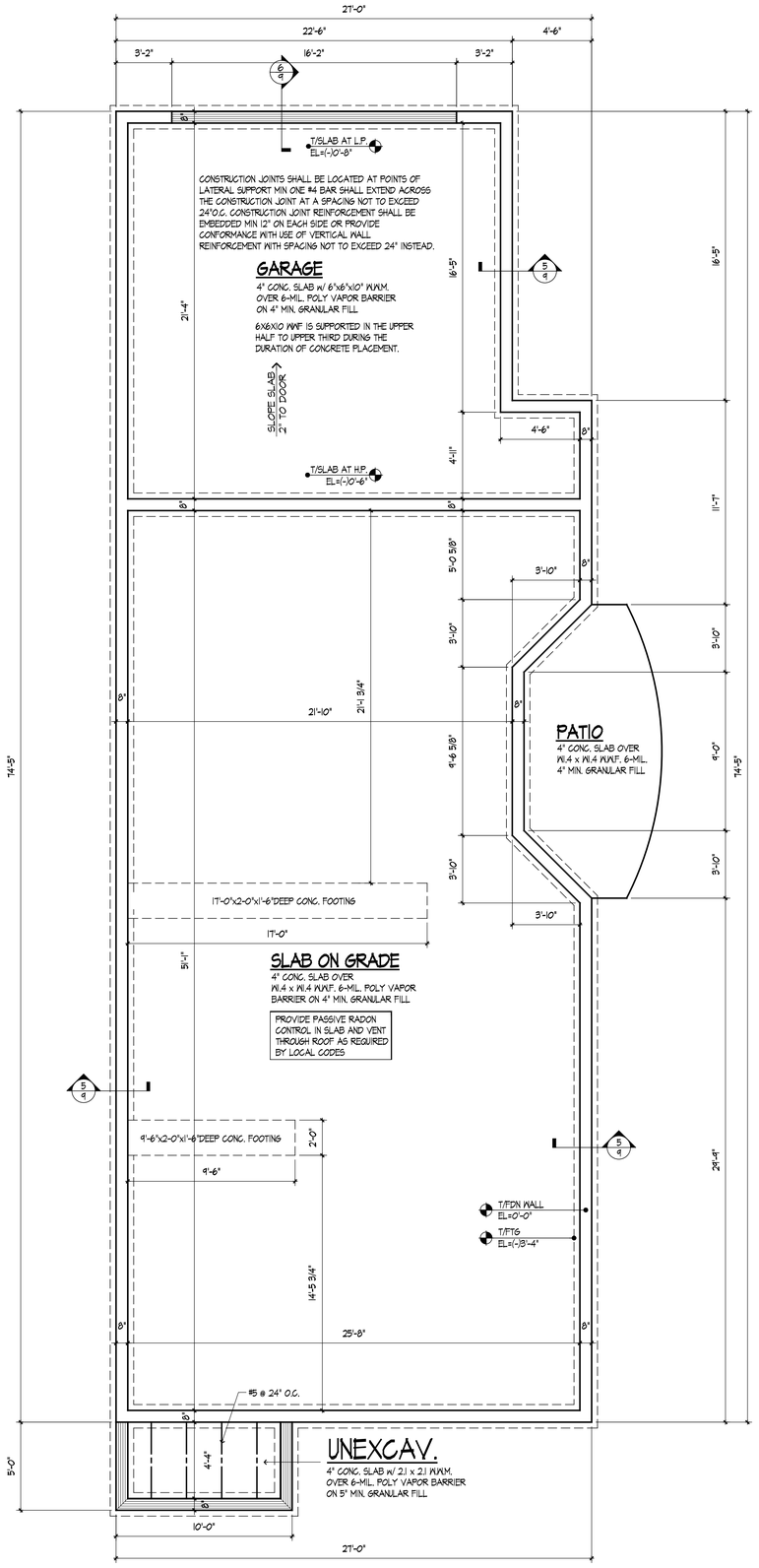

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

WWF NOTE:
DOUBLE WIRE JOINT REINFORCEMENT IS TO BE USED ABOVE CORNERS OF MASONRY EXTENDING A MIN. OF 12" BEYOND EACH SIDE OF OPENING (TYP.)

REBAR NOTE:
NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

ALL VAPOR BARRIERS NOTED ON BASEMENT AND GARAGE SLABS ARE TO HAVE JOINTS LAPPED NOT LESS THAN 12"

COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENTGH
	WEATHERING POTENTIAL
	SEVERE
BASEMENT WALLS, FND & OTHER WALLS NOT EXPOSED TO THE WEATHER	2500
BASEMENT SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2500
BASEMENT WALLS, FND WALLS, EXTERIOR WALLS, & OTHER VERTICAL CONC. EXPOSED TO WEATHER	3000
PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3500 (AIR-ENTRAINED)

MECHANICAL / VENTILATION NOTES:

1. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS IF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS R403.5.4 THROUGH R403.5.6.
3. WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
4. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.
WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE R403.5.6(1).

PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN THE WATER HEATER FLUE DISCHARGE LOCATION AND THE COMBUSTION AIR INTAKE OPENING FOR THE FURNACE.

OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN VENTILATION SYSTEM IS NOT OPERATING

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT SLAB:
4" CONC. SLAB W/ 6'x6'x#10/10WM ON 6 MIL POLY VAPOR BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB: 5" THK. W/ #B/BX12.1XX12.1 WWF)
2. TYPICAL CRAWL:
2" SLUSH COAT OVER 4" GRAVEL COVER OVER 4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL. EMBED A MIN. OF 7INCHES INTO CONC.
14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. WHEN CONCRETE ENGASEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
15. PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
16. FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
17. ALL DESIGN, REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDING DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH; AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED SIDE YARD SETBACKS
19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET 3A.
21. PROVIDE (2) 48" LONG #4 REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

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NOTES:

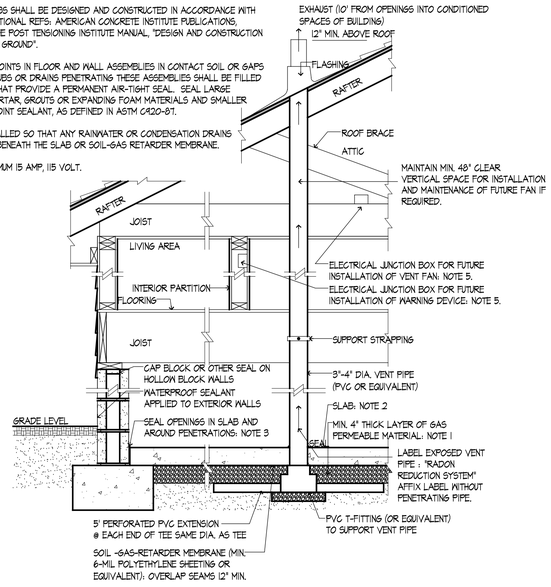
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.

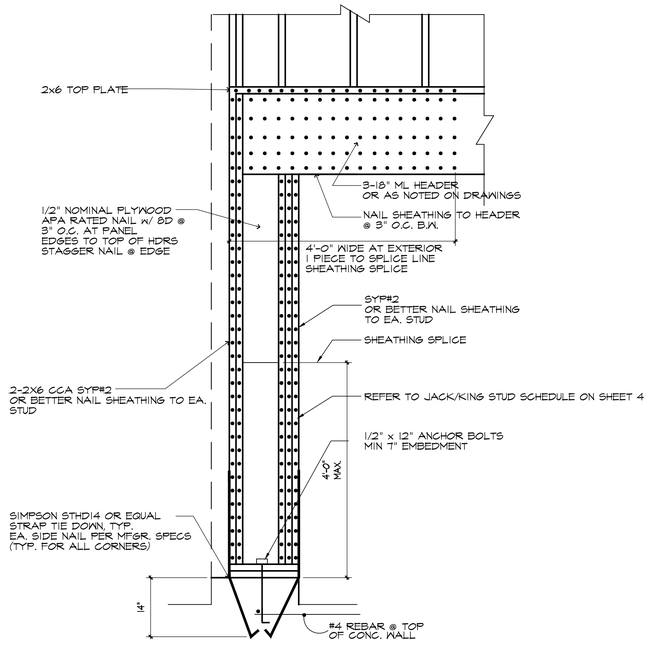
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



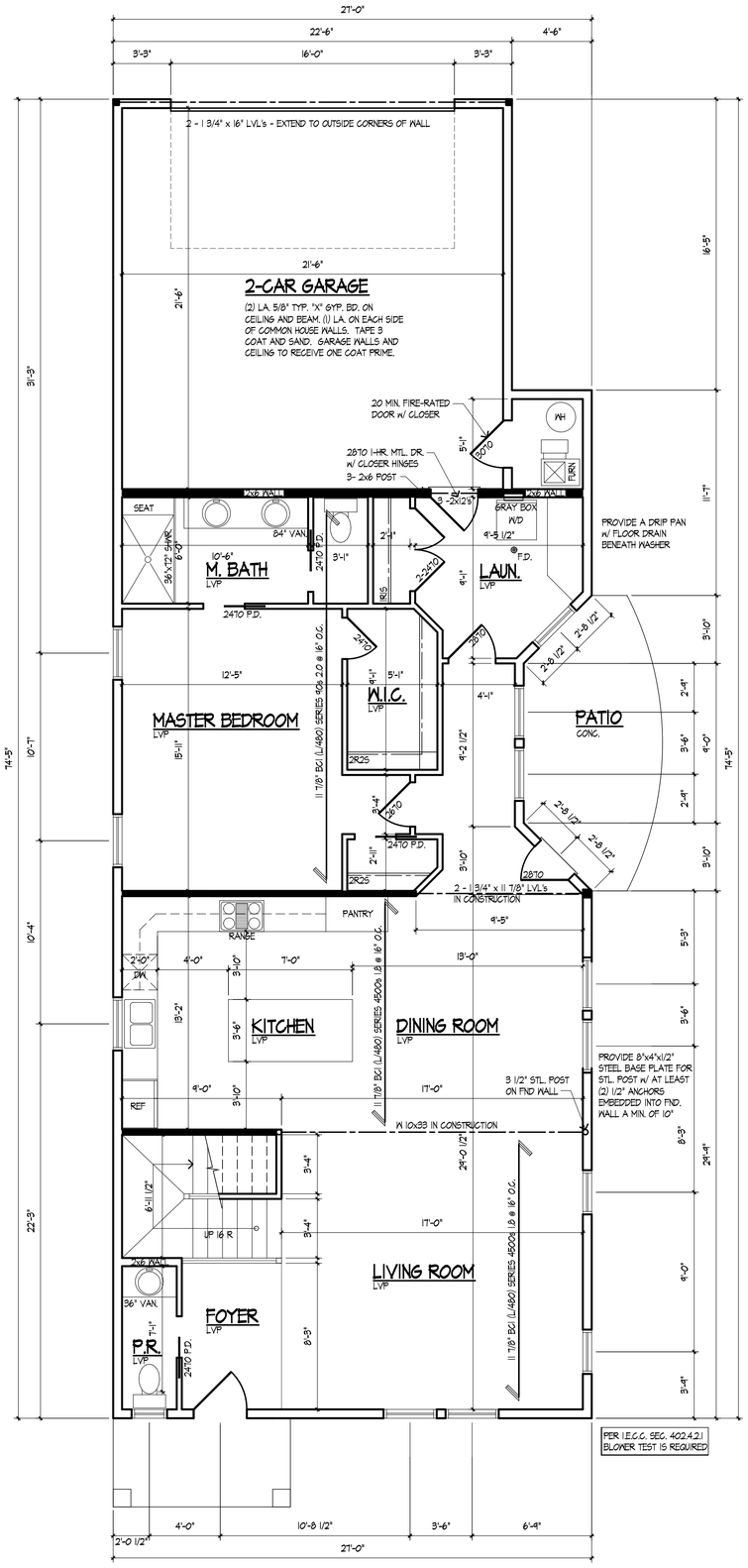
PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

SCALE: 3/4" = 1'-0"



BRACED WALL PANEL w/ HOLD DOWNS

SCALE: 3/4" = 1'-0" @ GARAGE DOOR



FIRST FLOOR PLAN

FIRST FLR. =	1,366 S.F.
SECOND FLR. =	736 S.F.
TOTAL =	2,102 S.F.
GARAGE =	520 S.F.
OPT. FLEX ROOM =	612 S.F.

= BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED

HVAC NOTE:
R-8 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

CORNER NOTE:
WHERE A MIN. 24" WOOD STRUCTURAL PANEL CANNOT BE PROVIDED AT A BRACED WALL, A HOLD-DOWN TIE MAY BE USED AS AN ALTERNATE METHOD. HOLD-DOWN DEVICE IS TO BE A SIMPSON STRONG-TIE "SSWP-KT" OR AN APPROVED EQUAL THAT COMPLIES WITH IRC 2012 CODE REQUIREMENTS

WALL BRACING NOTE:
WHERE "BRACING" IS NOTED ON THIS PLAN CONTINUOUS SHEATHING METHOD USING 1/2" WOOD STRUCTURAL PANEL IS USED, CONNECTION CRITERIA IS 6d COMMON NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS)

BATH REINFORCEMENT NOTE:
PROVIDE WOOD BLOCKING WITHIN THE WALL FRAMING LOCATED 33"-36" A.F.F. IN ALL WALLS ADJACENT TO TOILET, SHOWER STALL, OR BATHS.

2018 ILLINOIS ENERGY CONSERVATION NOTES:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETE; WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. N/A
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES CHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - >105 DEGREES OR <55 DEGREES INSULATE WITH MINIMUM R-3. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE IMR403.5.6 (1). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
WINDOW U-FACTOR SHALL BE 0.30 OR BETTER
LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION

JACK STUD REQUIREMENTS FOR 16" STUD SPACING		
SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-6"	1	1
> 3'-6" TO 5'-0"	1	2
> 5'-0" TO 5'-6"	2	2
> 5'-6" TO 8'-0"	2	2
> 8'-0" TO 10'-6"	2	3
> 10'-6" TO 12'-0"	3	3
> 12'-0" TO 13'-0"	3	3
> 13'-0" TO 14'-0"	3	4
> 14'-0" TO 16'-0"	3	4
> 16'-0" TO 18'-0"	4	4

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 5 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC. AUTOMATIC AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE. TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY. SUBMIT TEST RESULTS TO THE VILLAGE PRIOR TO CALLING FOR FINAL INSPECTION.

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. WALLS OVER 10 FEET HIGH SHALL HAVE HORIZ. BRACING/BRIDGING LOCATED AT JOINT IN SHEATHING.
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR, w/ CLOSER
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 5/8" TYPE "X" GYP BD ON THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
16. PROVIDE 2-2x12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.

Attachment: EXHIBIT - Colfax Plan 1 - Bid Set (1) v1 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR BIDDING	05/24/23

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

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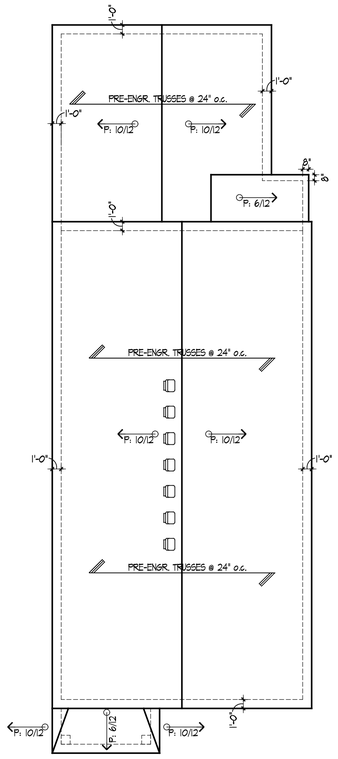


ROOF PLAN

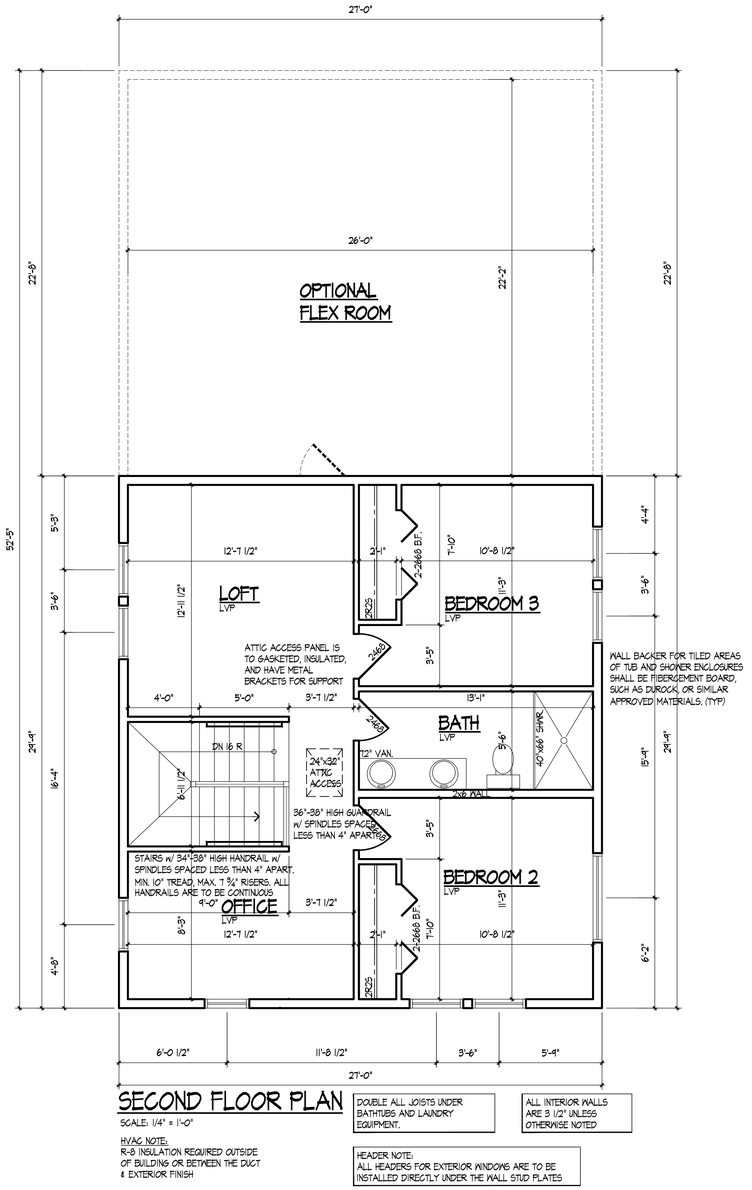
SCALE: 1/8" = 1'-0"

TWO STORY HOUSE ROOF
1415 SQ. FT. OF ATTIC AREA TO BE VENTED
1415 X 1/300 = 5.21 SQ. FT. FREE AREA REQUIRED TOTAL
5.21 X 144 = 750.8 SQ. IN. /2 = 547.6
374.4/60 = 6.3 (7 ROOF VENTS REQUIRED)
374.4/24 = 15.60 (16 SOFFIT VENTS REQUIRED)

GARAGE ROOF
520 SQ. FT. OF ATTIC AREA TO BE VENTED
520 X 1/300 = 1.70 SQ. FT. FREE AREA REQUIRED TOTAL
1.70 X 144 = 244.8 SQ. IN.
244.8/24 = 10.2 (11 SOFFITS VENT REQUIRED)

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

ALL ROOF OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE ON THE ROOF PLAN



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

HVAC NOTE:
R-8 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED

HEADER NOTE:
ALL HEADERS FOR EXTERIOR WINDOWS ARE TO BE INSTALLED DIRECTLY UNDER THE WALL STUD PLATES

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
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1. KITCHEN ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED SERVE IN BATHRROMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN. ½" THICH WALLBOARD.
5. METAL TUBING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
12. A CONVENIENCE OUTLET SHALL BE INSTALLED FOR SERVICING OF HEATING AND CONDITIONING AND REFRIGERATION EQUIPMENT.
13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CURCUIT

ELECTRICAL NOTES:

ALL LIGHT / FAN FIXTURES IN THE BATHROOMS SHALL HAVE A DEDICATED SWITCH THAT OPERATES ONLY THE FAN PER SECTION VAH 44(A)

A LIGHT FIXTURE SHALL BE INSTALLED WITHIN 3 FEET OF THE ELECTRICAL PANEL PER SECTION VAH 34 (A)

THE DISHWASHER SHALL HAVE A DISCONNECT SWITCH LOCATED ON THE WALL IN THE IMMEDIATE VICINITY OF THE APPLICANCE PER SECTION VAH 52 (B)

WATER PIPES AND GAS PIPE OF THE WATER HEATER SHALL BE PROPERLY BONDED.

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED.

GFCI RECEPTACLES IN THE GARAGE SHALL BE 4 FEET ABOVE THE FLOOR.

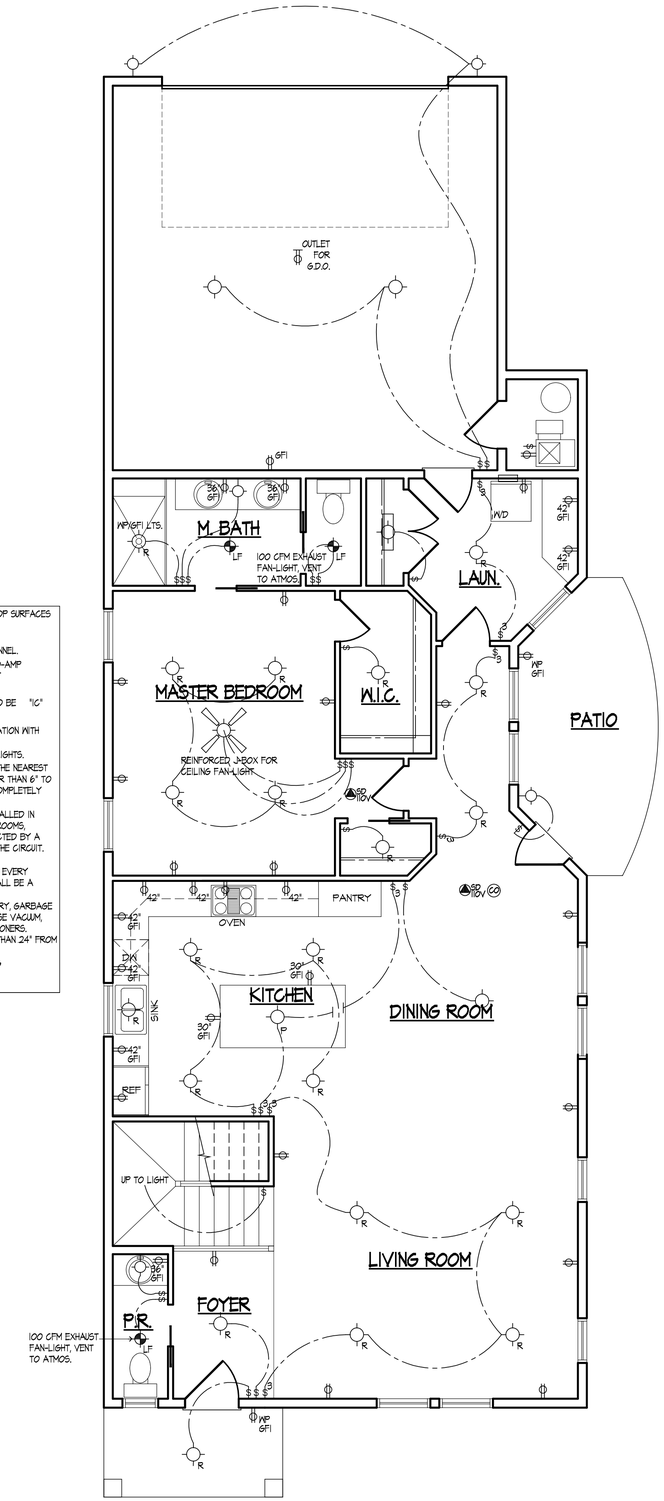
LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SNITCH TO OPERATE THE FAN.

PROVIDE ARC-FAULT PROTECTION (AFCI) FOR OUTLETS AND DEVICES IN THE KITCHEN, FAMILY ROOM, OFFICE/DINING ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, PANTRY, HALLS, LAUNDRY ROOM AND MUDROOM. 2017 NEC 210.12(A)

THE SMOKE DETECTORS SHALL BE AFCI PROTECTED ON A DEDICATED CIRCUIT.

LOW VOLTAGE WIRING THAT IS INACCESSIBLE SHALL BE IN IMC CONDUIT.

FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT.
EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, MICROWAVE, DISHWASHER, DISPOSAL AND OVEN.
THE FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DISCONNECT SWITCH: EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, AND DISHWASHER.



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CUTOFFS.
2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
4. ALL SMOKE DETECTORS AND C.O. DETECTORS TO BE 110 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALLFOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS

ALL EXTERIOR WP GFI OUTLETS SHALL BE EQUIPPED WITH "IN USE" COVERS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/GROUND FAULT INTERTRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER w/ IN USE BUBBLE COVER
- SINGLE OUTLET
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- 110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DB DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- TV CABLE TELEVISION OUTLET
- INTERCOMM
- ELECTRICAL PANEL
- ELECTRICAL METER

- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP

INCANDESCENT LIGHT FIXTURES

- SURFACE MOUNTED FIXTURE
- PC SURFACE MOUNTED FIXTURE WITH PULL CHAIN
- WALL MOUNTED FIXTURE
- R RECESSED FIXTURE
- RE RECESSES EYEBALL FIXTURE
- 2 LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)

FLUORESCENT LIGHT FIXTURES

- 24 STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
- 1 x 4
- 2 x 4
- 2 x 2
- 4 x 4

WP INDICATES WATERPROOF
GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR. 42

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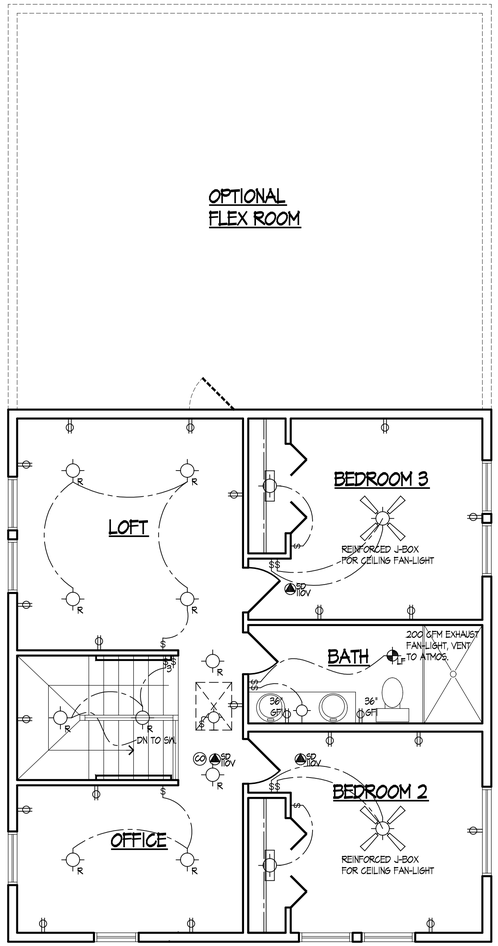

SECOND FLOOR ELECT. PLAN

SCALE 1/4"=1'-0"

WATER PIPES AND GAS PIPE OF THE WATER HEATER SHALL BE PROPERLY BONDED.

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED.

GFCI RECEPTACLES IN THE GARAGE SHALL BE 4 FEET ABOVE THE FLOOR.

LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

1. KITCHEN ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN. ½" THICH WALLBOARD.
5. METAL TUBING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
12. A CONVENIENCE OUTLET SHALL BE INSTALLED FOR SERVICING OF HEATING AND CONDITIONING AND REFRIGERATION EQUIPMENT.
13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CURCUIT

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CUTOFFS.
2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
4. ALL SMOKE DETECTORS AND C.O. DETECTORS TO BE 110 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM AL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALLFOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS

ALL EXTERIOR WP GFI OUTLETS SHALL BE EQUIPPED WITH "IN USE" COVERS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/GROUND FAULT INTERTRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER W/ IN USE BUBBLE COVER
- SINGLE OUTLET
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- 110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- INTERCOMM
- ELECTRICAL PANEL
- ELECTRICAL METER

- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP

INCANDESCENT LIGHT FIXTURES

- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH FULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSES EYEBALL FIXTURE
- LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)

FLUORESCENT LIGHT FIXTURES

- STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
- 1 x 4
- 2 x 4
- 2 x 2
- 4 x 4

WP INDICATES WATERPROOF
GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
STATE OF ILLINOIS
LICENSED ARCHITECT

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	ISSUED FOR BIDDING	05/24/23

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Attachment: EXHIBIT - Colfax Plan 1 - Bid Set (1) .v1 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

ROOF CONSTRUCTION

ASPHALT SHINGLES(35 YEAR TYP.) 15# ASPHALT IMPREGNATED BUILDING FELT 1/2" O.S.B. DECKING W/CLIPS PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. ROOF BAFFLES AT EVERY ROOF TRUSS R-44 FIBERGLASS INSULATION W INTEGRAL V.B. 5/8" DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

PROVIDE SIMPSON STRONGTIE "TBE6" CONNECTORS TO ATTACH PRE-ENGR. TRUSSES TO TOP PLATE OF STUD FRAMING. TYPICAL FOR ALL TRUSSES

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS WITH SPLASH BLOCKS
8" LP FASCIA OVER
ALUMINUM SOFFIT W/ INTEGRAL VENTS
2" LP TRIM BOARD OVER
8" LP RAKE BOARD
6" LP SUB-RAKE

VAPOR BARRIER NOTE

INTEGRAL VAPOR BARRIERS ARE TO BE INSTALLED ON THE WARM IN WINTER SIDE OF WALLS AND CEILINGS.

BLOWN IN OR SPRAYED ROOF/CEILING INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQ.FT. THROUGH THE ATTIC SPACE. MARKERS ARE TO BE AFFFIXED TO TRUSSES OR JOISTS.

BLOWN IN OR SPRAYED INSULATION (FIBERGLASS AND CELLULOSE) INSTALLERS CERTIFICATION SHALL INCLUDE THICKNESS, SETTLED THICKNESS, SETTLED R-VALUE, INSTALLED DENSITY, COVERAGE AREA AND NUMBER OF BAGS SHALL BE LISTED ON CERTIFICATION.

FOR SPRAYED POLYURETHANE FOAM INSULATION THE INSTALLATION THICKNESS OF THE AREAS COVERED AND R-VALUE OF INSTALLED THICKNESS SHALL BE POSTED ON THE THE CERTIFICATION. INSULATION INSTALLER IS TO SIGN, DATE, AND POST THE CERTIFICATION ON THE JOB SITE.

SECOND FLOOR CONSTRUCTION

3/4" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
11 7/8" BCI FLR JOISTS (SEE FLOOR PLAN FOR SPACING AND SERIES)
WITH 1 1/4" TIMBERSTRAND LSL RIM JOIST
1/2" GYPSUM BOARD CEILING GLUED AND SCREWED TO UNDERSIDE OF FLOOR JOISTS

WALL CONSTRUCTION

LP "SMARTSIDE" SIDING OVER "TYVEK" WRAP (OR EQUAL) TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-21 BATT INSULATION IN WALL CAVITIES w/ INTEGRAL V.B. ON WARM SIDE OF WALL. 1/2" PLYWOOD SHEATHING w/ 2x6 WOOD STUDS @ 16" o.c. w/ 1/2" GYP. BRD. FINISH

SILL PLATE

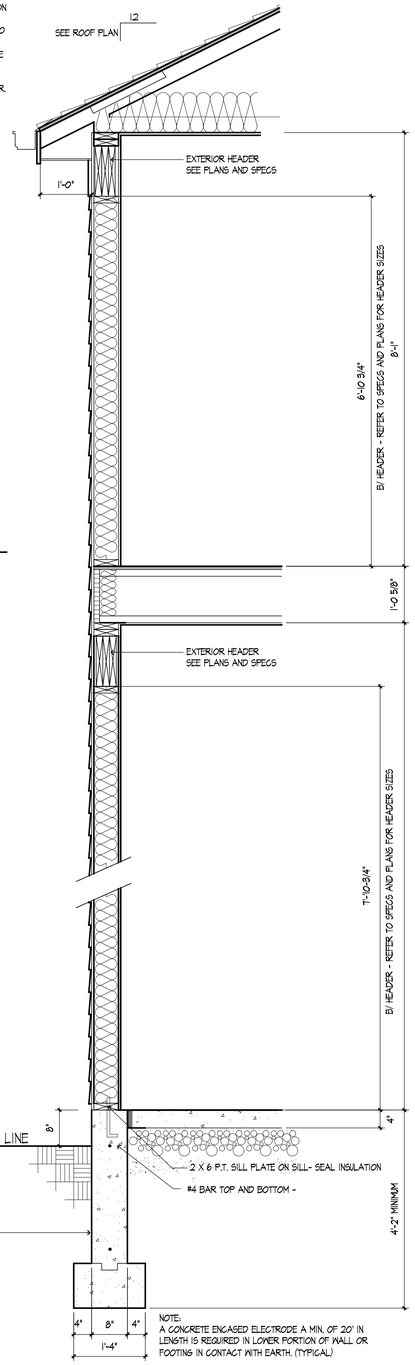
CONTINUOUS PRESSURE TREATED SILL PLATE w/ SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS w/ NUTS & WASHERS @ MAX. 6'-0" o.c. & MAX. 12" FROM CORNERS, MIN. 2 PER BOARD

NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM OF 6" ABOVE FINISH GRADE

SPRAY ON DAMP-PROOFING OR APPROVED EQUAL

CONCRETE SLAB CONSTRUCTION

4" CONC. SLAB w/ 6x6 W10 WWF.
6-MIL. POLY VAPOR BARRIER
OVER MINIMUM 4" COMPACTED GRAVEL
OVER COMPACTED EARTH
(GRAVEL TO BE MINIMUM 4" WASHED STONE)



NOTE:
A CONCRETE ENGAGED ELECTRODE A MIN. OF 20' IN LENGTH IS REQUIRED IN LOWER PORTION OF WALL OR FOOTING IN CONTACT WITH EARTH. (TYPICAL)

① FRAME WALL SECTION

SCALE: 3/4" = 1'-0"

ROOF CONSTRUCTION

STANDING SEAM METAL ROOF INSTALLED PER MANUFACTURE'S GUIDELINES, 15# ASPHALT IMPREGNATED BUILDING FELT, 7/16" O.S.B. DECKING, 2x6 RAFTERS @ 16' O.C. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF . (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6")

FASCIA AND SOFFIT

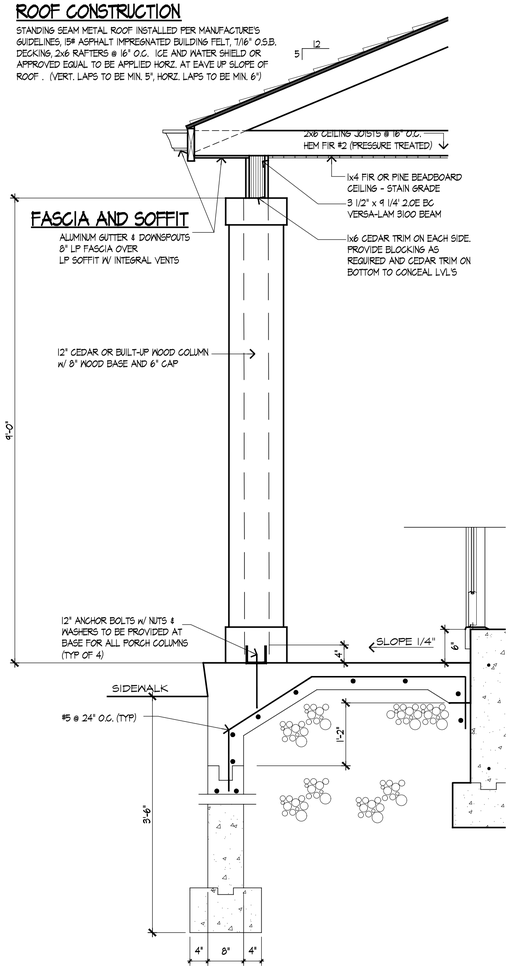
ALUMINUM GUTTER & DOWNSPOUTS
8" LP FASCIA OVER
LP SOFFIT W/ INTEGRAL VENTS

12" CEDAR OR BUILT-UP WOOD COLUMN w/ 8" WOOD BASE AND 6" CAP

12" ANCHOR BOLTS w/ NUTS & WASHERS TO BE PROVIDED AT BASE FOR ALL PORCH COLUMNS (TYP OF 4)

SIDEWALK

#5 @ 24" O.C. (TYP)



② PORCH SECTION

SCALE: 3/4" = 1'-0"

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001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
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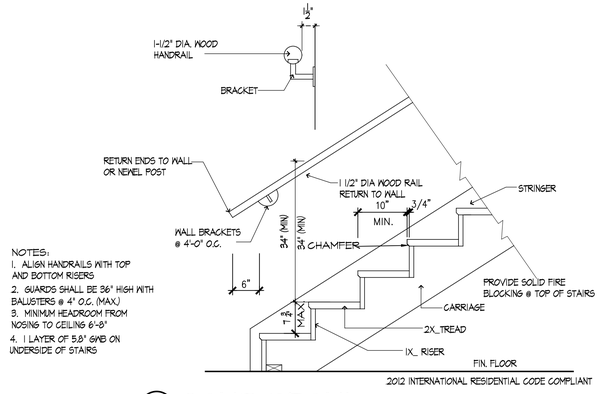
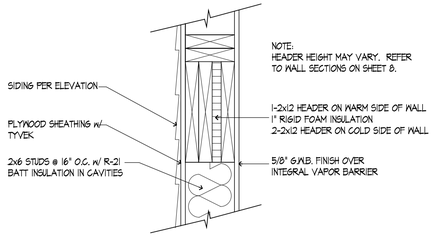


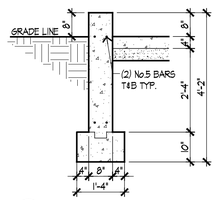
NOTES:
1. ALIGN HANDRAILS WITH TOP AND BOTTOM RISERS
2. GUARDS SHALL BE 36" HIGH WITH BALUSTERS @ 4" O.C. (MAX.)
3. MINIMUM HEADROOM FROM NOSING TO CEILING 6'-8"
4. 1 LAYER OF 5/8" GWB ON UNDERSIDE OF STAIRS

2012 INTERNATIONAL RESIDENTIAL CODE COMPLIANT

1 STAIR DETAIL
SCALE: 3/4" = 1'-0"

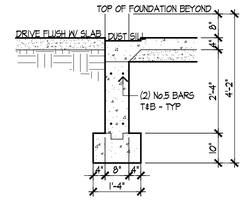


4 HEADER DETAIL
SCALE: 1 1/2" = 1'-0"

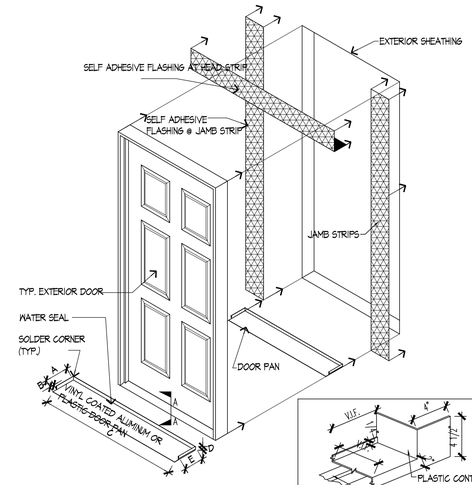


5 FND. AT GARAGE
SCALE: 1/2" = 1'-0"

NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM OF 6" ABOVE FINISH GRADE OR 4" WHEN A MASONRY VENEER IS USED

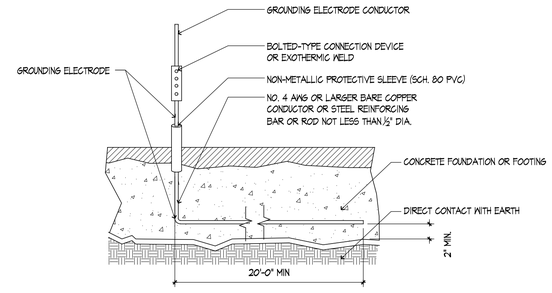


6 GARAGE OPENING
SCALE: 1/2" = 1'-0"

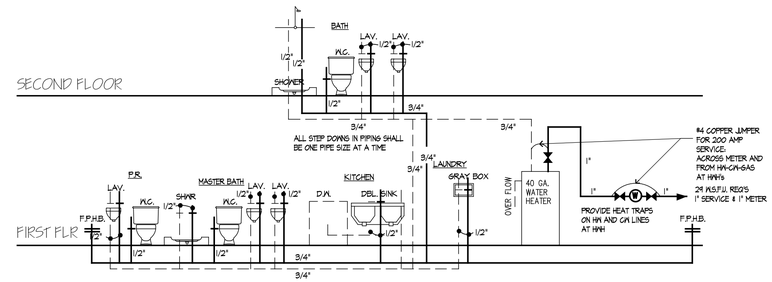


2 TYP. DOOR FLASHING
SCALE: 1/2" = 1'-0"

DETAIL NOTES:
1. CONCRETE-ENCASED ELECTRODE. AN ELECTRODE ENCASED BY AT LEAST 2 INCHES (50.8MM) OF CONCRETE. LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6.1 M) OF ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN ½ INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6.1 M) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4, SEE PLANS FOR SIZE OF CONDUCTOR IF GREATER THAN #4.



7 UFER GROUND DETAIL
SCALE: NO SCALE



SUPPLY DIAGRAM
NO SCALE

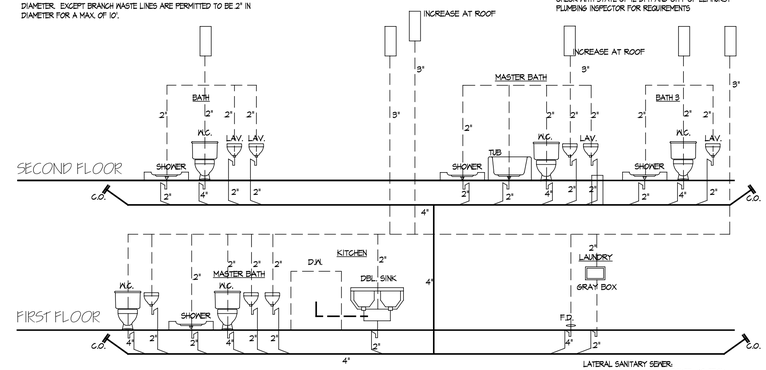
1. BUILDING SEWER SHALL HAVE A FULL SIZE CLEAN-OUT (6") INSTALLED OUTSIDE THE BUILDING.
2. A CONTINUOUS WASTE SHALL NOT BE USED ON THE KITCHEN SINK DRAIN LINES. TWO TRAPS ARE REQUIRED (GARBAGE DISPOSAL, BASKET STRAINER)
3. SEWER PIPE USED TO PENETRATE THE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC 4 SHALL EXTEND ONTO VIRGIN SOIL ON THE EXTERIOR. A 6"x4" MISSION COUPLING 4 FULL SIZE 6" CLEAN-OUT SHALL BE INSTALLED. ALL MISSION COUPLINGS SHALL BE NON-SHEAR TYPE.
4. 3" FULL SIZE STACK IS REQUIRED FOR WATER CLOSETS UNLESS RE-VENTED BACK TO MAIN FULL SIZED STACK W/IN 20'.
5. FLOOR DRAIN TRAPS AND DRAINS INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND SHALL BE NOT LESS THAN FOUR INCHES IN DIAMETER. EXCEPT BRANCH WASTE LINES ARE PERMITTED TO BE 2" IN DIAMETER FOR A MAX. OF 10'.

LEGEND
HOT WATER
COLD WATER

WATER HEATER W/ U.L. APPROVED TEMP. AND PRESSURE RELIEF VALVE

PLUMBING MATERIALS:
WATER PIPE BELOW GRADE - PER APPLICABLE CODES
WATER PIPE ABOVE GRADE - PER APPLICABLE CODES
SCH. 40 PVC
WATER SUPPLY LINES FOR LAVS, WATER CLOSETS, SINKS, LAUNDRY TRAYS, ICE MAKER AND DISHWASHER SHALL BE HARD PIPED WITH EITHER ROUGH BRASS OR CHROME SUPPLY TUBES.

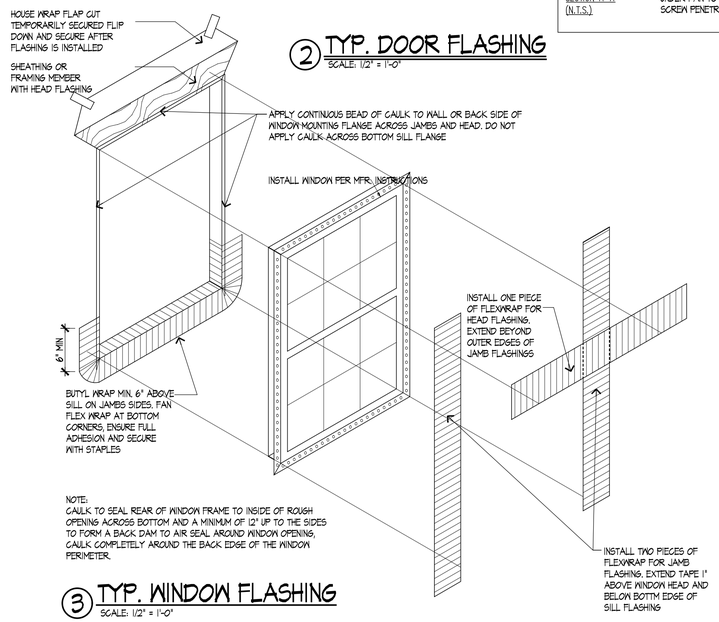
NOTE:
PER ELMHURST FIRE DEPARTMENT:
PLUMBING CONTRACTOR IS REQUIRED TO HAVE A FIRE EXTINGUISHER ON SITE - ONE PER FLOOR - AT ALL TIMES DURING HIS WORK. UL RATED 1-A: 10 BC



WASTE DIAGRAM
NO SCALE

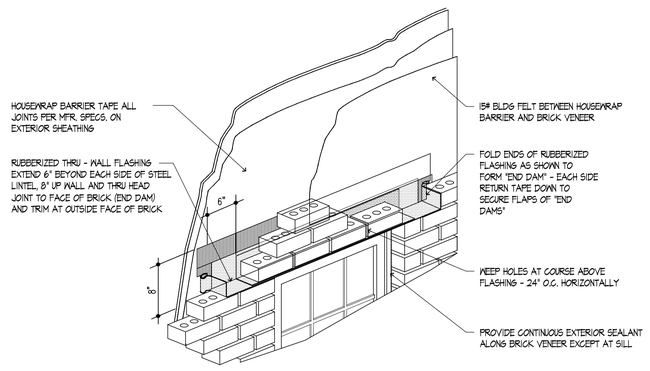
LEGEND
VENT
WASTE

NOTES:
PROVIDE SHUT OFF VALVES AT ALL FIXTURES
PROVIDE 12" AIR CHAMBERS AT ALL FIXTURES
PROVIDE 24" AIR CHAMBERS AT ALL RISERS
ALL HOSE BIBS SHALL BE EQUIPPED WITH VACUUM BREAKERS



NOTE:
CAULK TO SEAL REAR OF WINDOW FRAME TO INSIDE OF ROUGH OPENING ACROSS BOTTOM AND A MINIMUM OF 12" UP TO THE SIDES TO FORM A BACK DAM TO AIR SEAL AROUND WINDOW OPENING. CAULK COMPLETELY AROUND THE BACK EDGE OF THE WINDOW PERIMETER.

3 TYP. WINDOW FLASHING
SCALE: 1/2" = 1'-0"



8 THRU-WALL FLASHING @ WINDOW
SCALE: 3/4" = 1'-0"

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GENERAL REQUIREMENTS

A. Furnish all labor, materials, tools, insurance and permits necessary to complete the work as shown and as reasonably implied by the drawings, specifications, notes and required by any code with jurisdiction to complete the scope of work for a complete and properly finished job. Contractors proceed with the understanding and agreement that a satisfactory job is obtainable with the information as provided.
B. The General Contractor is solely responsible for dimensional accuracy. All differences in anticipated dimensions or conditions shall be immediately submitted in writing to the architect prior to the commencement or continuation of work or the Contractor shall be solely responsible for same.
C. Any deviation from these plans and specifications without prior written consent of the Architect shall be the responsibility of the Contractor and will nullify and void any architectural certification pertaining to this project.

1. CODES All work shall comply with the following:

A. All Applicable Local, State, County and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work.
B. Before final Construction Documents are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in the Construction Documents appear, the Architect shall be notified of such discrepancies in writing by the Contractor or building official, and allowed to alter the Construction Documents so as to comply with governing codes before construction begins.
C. Upon receipt of approval from the governing official, approved final Construction Documents shall be submitted to the Contractor by the Architect.
D. If code discrepancies are discovered during the construction process, the Architect shall be notified in writing and allowed ample time to remedy said discrepancies.

2. INTENTION

A The intention of these documents is to include all labor, materials and services, necessary for complete and proper execution of the Work indicated on the Construction Documents or reasonably inferred therefrom.
B. The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connections with the work, The Architect shall not be responsible for Contractor's or Subcontractor's schedules or for failure to carry out the Work in accordance with the Construction Documents. The Architect shall not have control over or charge of acts or omissions of the Contractor, Subcontractor, or their agents or employees, or of any other persons performing portions of the Work.
C. All Contractors, Subcontractors, Suppliers and Fabricators shall be responsible for the content of the Construction Documents, and for the supply and design of appropriate materials and shall insure that all work is done in a professional workman like manner by skilled mechanics and shall replace any materials or items damaged by Subcontractors performance. Subcontractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent of overlap of each others work and to successfully complete the execution of the Work.
D. All Subcontractor work shall be of quality to pass inspections by local authorities, lending institutions, Architect or Contractor. Any one or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately.
E. Each Subcontractor, unless specifically exempted by the items of his subcontract agreement, shall be responsible for cleaning up and removing from the job site all trash and debris not left by other Subcontractors. Contractor will determine how soon after Subcontractor completes each phase of his work that trash and debris will be removed from the site.
F. All Manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturers specifications.
G. All alternates are at the option of the owner and shall be at the owners request, constructed in addition to or in lieu of the typical condition.

3. DESIGN LOADS

A.	**Floor:**	Live Load	40 PSF Minimum
		Dead Load	10 PSF Minimum
	Roof:	Live Load	30 PSF Minimum
	Soil:	Bearing Capacity	3,000 PSF Minimum
		Bearing Capacity – SEVERE AREAS	3,500 PSF Minimum

L/360 Maximum Deflection otherwise.
B. Prior to the start of construction the Contractor shall verify the required design loads with governing codes and site conditions. Verify with the local building agencies the wind, seismic, snow and other special loading conditions. The Architect shall be notified in writing of all discrepancies.

4. PLANS AND SPECIFICATIONS

DO NOT SCALE DRAWINGS. Written dimensions always take precedence over scaled dimensions. These plans, details, and specifications remain the property of the Architect and may not be altered in any way without the written consent of the Architect.

SITE WORK

All excavation, filling, backfilling, rough grading and finish grading shall be performed and the site returned to the grade as directed by the Contractor. If suitable soil bearing for foundations is not encountered at the depth indicated on the drawings, the Contractor shall immediately notify the Architect in writing and shall not proceed any further.

A. Backfill materials shall be earth, free of debris, roots, organic matter and frozen substances. Fill materials under slab shall consist of non–expansive, free–draining, granular material free of debris and organic material.
B. Provide consistent compaction of the top 8" of subgrade, all fill and backfill.
C. Provide foundation drainage at the perimeter of excavated basement areas using 4" minimum diameter drainage pipe and appropriate fittings. Provide a minimum of 12" washed gravel cover. Slope 3/16" per foot to the point of drainage.
D. Keep all excavations free from water. Remove from the construction site all unsuitable soil, debris and excess materials.
E. Do not place fill on muddy or frozen areas. Fill only after all subsoil installations have been completed. Install fill in horizontal layers not exceeding 12 inches and compact to 95% maximum density at optimum moisture.

CONCRETE

All work to be done as indicated in the drawings and in accordance with accepted standards of good practice, governing codes and shall comply with the following: ALL CONCRETE TO BE 6 BAG MIX

A. **Portland Cement:** ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,000 PSI.
B. **Reinforcing Steel:** ASTM A615, Grade 60, deformed bars.
C. **Welded Wire Fabric:** ASTM A185, 6 inch x 6 inch x No. 10 x 10. GARAGE FLOOR TO HAVE 6 X 6 8/8 WWF
D. **Course Aggregate:** Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for slabs or 1–1/2 inch for foundations and footings.
E. **Fine Aggregate:** Washed natural sharp sand without clay content.
F. **Water:** Potable
G. **Vapor Barrier:** .006 inch (6 mil) polyethylene sheet.
H. **Expansion Joints:** Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
I. **Concrete Finishes:** Install concrete slabs with monolithic finish. Screed the surface site a straightedge, float to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
J. **Curing:** Protect flat surfaces, not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
K. Slump for normal weight concrete shall be as follows:
1. Footings, walls and walks 4 in. – 6 in.
2. Slabs 3 in. – 5 in.
3. If mechanical vibrators are used, reduce slump by one third.

L. Do not increase the water ratio in concrete for easier movement of concrete in the formwork.
M. All exterior concrete to have 6 percent air entrainment.
N. Unless noted otherwise, all slabs on grade shall be a minimum 4 inch thick and placed over a minimum of 4 inches of compacted sand or approved gravel fill. Interior slabs shall be placed over a stabilized polyethylene vapor barrier.
O. Subcontractor shall be responsible for the size, location and installation of required steel reinforcing in footings and walls per local codes or specific soil conditions, whichever is more restrictive.
P. Footing sizes shown are typical only for the stated soil pressure and consistent compaction.
Q. Set 1/2 inch diameter anchor bolts in the foundation wall at 6'–0 o/c maximum spacing and at no more than 12 inches in form each corner and both sides of all openings. The bolts shall be embedded in the foundation wall not less than 8 inches.
R. Beam pockets shall be provided for all beams supported by concrete, unless noted otherwise, and shall comply with the following:
1. Minimum bearing 4 inches
2. Height and width as required by the beam.
3. 2" nominal pressure treated lumber beneath full bearing of wood beams.

MASONRY

Provide masonry veneer anchorage per local codes.

METALS

All structural steel shall comply with appropriate ASTM specifications as follows:
ASTM A36, ASTM A53, ASTM S501, ASTM A307 and ASTM A325.

CARPENTRY AND MILLWORK

Furnish all labor, material and equipment necessary to complete work as shown on the Construction Documents and/or specified hereinafter and listed below.

1. SCOPE

All work is to conform to all governing codes and the following:
A. "Product Use Manual" of the Western Wood Products Association for selection and use of products included in that manual.
B. "Plywood Specification and Grade Guide" of the American Plywood Association.
C. American Wood Preservers Association standards and specifications for fire retardant and preservative pressure treated lumber and plywood.
1. All wood indicated as "Pressure Treated" or "Treated" shall be preservative pressure treated.
2. All wood indicated as "Fire Retardant" shall be fire retardant pressure treated.

D. "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood.
E. Western Red Cedar Lumber Association standards and specifications for cedar.

2. GRADING

Provide lumber and materials meeting or exceeding the following standards of quality. All framing members shall be grade stamped.

A. **Allowable stress for Framing Members:**

1.	Modulus of Elasticity	1,300,000 PSI
2.	Fiber Bending – Single	850 PSI
	– Repetitive	977 PSI
3.	Horizontal Shear	70 PSI
4.	Bearing	405 PSI
5.	Compression parallel to grain	875 PSI

3. MATERIALS

A. **Mudsills:**
All wood in contact with concrete or masonry shall be pressure treated.
B. **Metal Connectors:**
1. Simpson as detailed or equivalent.
2. Install joist and beam hangers capable of supporting the maximum allowable load of the joist or beam being supported.
3. Steel items to comply with ASTM A7 or ASTM A36.
4. Use Galvanized Steel at all exterior locations.

C. **Nailing:**
1. Per applicable code for common wire nails.
2. All plywood diaphragms shall have cement coated or ring shank ply nails.
3. Use 16d's at 16" o/c when nailing 2–2x members together.
4. Use 2 rows of 16d's at 16" o/c when nailing 3–2x members together.
5. A positive connection must be provided for all free standing posts.

D. **Trusses:**
1. Provide wood trusses able to sustain the stated loads for the spans, profiles and arrangement shown in the Construction documents. Truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design, including spacing, of all trusses and shall submit shop drawings sealed by a registered engineer for approval by the Contractor. and the City of Elmhurst
2. All roof trusses are to be designed for no attic storage unless noted otherwise.

E. **Sheathing:**
1. **Roof:** 5/8" nominal thickness Ext. Grade Plywood roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA)
2. **Floors:** per plans
3. **Walls:** 1/2" plywood or OSB

F. **Laminated Veneer Lumber**
1. All members referred to as "Micro–Lam" shall be Laminated Veneer Lumber.
2. Provide glue–laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
3. Allowable Stresses

a.	Modulus of Elasticity	1,800,000 PSI
b.	Fiber Bending – Single	2,600 PSI
c.	Horizontal Shear	285 PSI
d.	Bearing	650 PSI

4. FRAMING

A. **Stud walls:**
1. All studs to have full bearing on plate.
2. Not less than (3) studs shall be installed at every corner of an exterior wall.
3. Stud spacing for all exterior walls and bearing walls shall be 16" o/c unless noted otherwise. Stud spacing for all interior walls shall be 16"o/c unless noted otherwise.
4. Studs shall be a minimum standard or stud grade lumber unless noted otherwise.
5. Studs shall be a minimum of 2x4 nominal with the wide face perpendicular to the wall.
6. All top plates to be 2–2x as indicated on drawings with minimum lap splice of 48" with butt joints occurring over studs. Plates are to overlap at corners and be the same size as the studs.
7. All walls greater than 10'–0 in height shall be 2x6 studs unless noted otherwise and shall have blocking (horiz. bridging) at mid point or at joint in sheathing
8. Framing contractor shall provide backing as required for all light fixtures, cabinets, wardrobes, brackets, handles, drywall, etc.
9. Provide "Box–Out" framing behind all heat supplies in walls common to the Garage so as to allow a full 3 1/2" insulation batt behind the heat supply duct.
10. 4'x8'x1/2" OSB bracing shall be provided around the perimeter of the house for all exterior walls.
They shall be placed at an angle not greater than 60 degrees nor less than 45 degrees from horizontal.

NOTE: Entire structure to be sheathed with 1/2" panels (OSB or PLYWOOD ONLY)

B. **Posts:**
1. Provide 3–2x4 or 1–4x6 post under all beams or headers greater than 6'–0 in length and under all girder trusses unless noted otherwise.
2. A single trimmer shall be provided on each side of openings less than 6'–0 in width and double trimmers shall be provided on each side of openings that are greater than 6'–0 in width unless noted otherwise.

C. **Beams, Headers, Joists and Rafters:**
1. Set all beams, headers, joists and rafters with crown side up.
2. Provide (2) 2x12 headers w/1/2" plywood filler over all exterior openings (2x4 Construction) Provide (3) 2x12 headers w/1/2" plywood fillers (2x6 Construction) unless otherwise noted.
3. Provide (2) 2x12 headers over all interior openings unless otherwise noted (2x4 wall). Provide (3) 2x12 headers over all interior openings unless otherwise noted (2x6 wall).
4. All headers and beams are to be free from splits, check and shakes.
5. All joists, headers, beams and rafters shall have a minimum solid bearing of 2" at each end.
6. Provide double header joists and trimmers at all floor openings.
7. Provide double joist under parallel partitions and solid blocking under perpendicular partitions. Split joists under parallel partitions to allow for heating, plumbing and electrical trades. Double all joists under all water, baths, showers, washing machines, whirlpools, water heaters or special loading.
8. Support of bearing partitions perpendicular to joists shall not be offset from such support by a distance greater than the depth of the joists.
9. All 2x floor joists to have 1x3 cross bridging at 8'–0 o/c maximum spacing.
10. Notching of joists shall comply with all applicable LOCAL, COUNTY, STATE, AND FEDERAL codes, whichever is more restrictive.
11. Rough opening height for all doors and windows is to be 6'–10 3/4" to bottom of header unless noted otherwise.

5. MISCELLANEOUS

A. All wood plates bearing on concrete or masonry shall be pressure treated.
B. All treated sill plates shall be anchored with 1/2" diameter x 12" long anchor bolts set at 6'–0 o/c and 1'–0 in from each corner.
C. Install fiberglass or foam sill sealer between the top of the foundation and the sill plate.
D. Provide 2" nominal pressure treated lumber beneath full bearing of wood beams bearing on concrete or masonry.
E. Firestop all soffits and cut plates. All floor construction through which heat or exhaust ducts pass shall be effectively draft stopped.
F. All exterior 2x decking, joists, posts and stairs to be of pressure treated lumber. All exterior handrails, balusters and trim to be of roughsawn cedar unless noted otherwise. All exterior joist hangers to be galvanized.
G. Maximum stair riser and minimum tread nose to nose depth shall be in accordance with governing codes.
H. Maintain minimum 6'–8 headroom clearance on stairs.
I. Required handrails at stairways shall be continuous the full length of the stairs and may only be interrupted at a landing.
J. Balusters shall be spaced so as not to allow passage of a 4" diameter sphere.
K. Stair construction shall consist of 2x12 stringers, 5/4 or 2x thick treads and 3/4" thick risers, or shall be fabricated by a component stair manufacturer. All risers are closed.
L. Plywood backing at specified trim pieces shall be 3/8" exterior grade plywood.
M. Common house/garage demising wall shall be one hour rating. (UL Assembly #U305)

THERMAL AND MOISTURE PROTECTION

A. Provide Damp proofing of all foundation walls at excavated areas from the top of the footings to the height of the finished grade with one coat of an asphalt base waterproofing compound.
B. Provide fiberglass, ASTM C665 type 1, insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of the governing codes.
C. Minimum insulation requirements:

1.	Walls:	per sections
2.	Floors, Exposed:	per sections
3.	Ceiling:	per sections

D. Extend insulation over entire area to be insulated. Cut and fit tightly around obstructions and fill all voids with insulation. Maintain minimum air space between bottom of roof deck and top of insulation.
E. Provide a vapor barrier as specified in plans and details. Install per manufacturers specifications.
F. Roofing shall be a minimum of 25 yr. composite shingles installed over 15# roof felt over roof sheathing with a minimum main roof pitch of 5:12. Ice and water shield or approved equal to be applied horizontally at eave up slope of roof to a point 24" inside exterior wall. (Vertical laps to be min. 5", horizontal laps to be min. 6"). Ice and water shield or approved equal to be applied to all valleys.
G. All shingles are to be fastened with nails.
H. Siding per print, installed per manufacturers specifications.
I. All fascias and soffits per print.
J. Provide flashing and sheet metal required to prevent the penetration of water through the exterior shell of the building.
K. In addition to complying with governing codes, comply with pertinent recommendations contained in the current edition of "Architectural Sheet Metal Manual" published by SMACNA.
L. All iron sheet metal flashing shall be hot dipped galvanized complying with ASTM A93.
M. Provide gutters and down spouts as specified by Contractor. Down spout locations to be determined by Subcontractor and approved by Contractor. Splash blocks are required where downspouts terminate.
N. Subcontractor to determine the direction of water discharge from the downspouts so as to eliminate any potential hazard to pedestrians created by the water or ice discharge from the he downspouts.
O. Attic spaces shall have a minimum ventilation area equal to 1/150th of the horizontally projected roof area or as further required by governing codes.

DOORS AND WINDOWS

A. Exterior and vestibule doors shall be 1 3/4" thick metal clad insulated swinging units as specified by the Contractor unless noted otherwise.
B. Glazing in doors and sidelights shall be double pane insulating glass.
C. Provide tempered glass as required by governing codes.
D. Patio doors, sliding glass doors, and windows over bath tubs shall have tempered glass.
E. Interior doors shall be prehung with wood jambs and specified by Contractor
F. Finish hardware shall be specified by Contractor and installed by Subcontractor. Subcontractor to install all hardware required by governing codes.
G. Garage to house door and frame to be one hour fire rated with a self–closing device.
H. All operable windows shall have insect screens.
WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
WINDOW U–FACTOR SHALL BE 0.32 OR BETTER LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION

FINISHES

A. Use wallboard of maximum lengths to minimize end joints. Stagger end joints when they occur. Locate end joints as far as possible from center of wall or ceiling. Abut wallboard without forcing. Neatly fit ends and edges of wallboard. Do not place butt ends against tapered edges. Support ends and edges of all board panels on framing or furring members except for face layer of double layer and where ends are back–blocked and floated.
B. Gypsum Wallboard:
1. Regular Board: ASTM C36
2. Fire–rated Board: ASTM C36, Type "x", 5/8" with tapered edges.
3. Fiberglass Reinforced Gypsum Backing Board: Durock or Wonderboard brand, 5/8"
4. Water–Resistant Board: 5/8", Type "x", tapered edges.

C. Gypsum wallboard, unless noted otherwise, shall be provided as follows:
1. Exterior Walls: 1 layer 5/8" Type "x" wallboard to interior face.
Interior Walls: 1 layer 5/8" Type "x" wallboard each side.
Ceiling: 1 layer 5/8" Type "x" wallboard for framing members 16" o/c or less.

TWO LAYERS ON GARAGE CEILINGS WITH HABITABLE SPACE ABOVE

Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
2. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
3. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
4. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.

D. **Job Conditions**
1. Temperature: Maintain range between 55 degrees F. to 70 Degrees F. for 24 hours before, during and after gypsum wallboard and joint treatment application.
2. Ventilation: Provide natural or mechanical ventilation during and following adhesives and joint treatment application.

PLUMBING

A. Work to meet all accepted standards of good practice and the requirements of the State of Illinois Plumbing Code and with all local amendments. Assure that all piping is of adequate size and properly vented in conformance with all governing code requirements. Make all connections required for mechanical equipment.
B. Plumbing information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
C. Plumbing fixtures shall be specified by the Contractor.
D. Design and installation of Plumbing shall be the responsibility of the Subcontractor.
E. All new plumbing work shall comply with the following:
1. All above ground water supply lines to be per applicable codes.
2. All below ground water supply lines to be per applicable codes.
3. Provide 18" air chambers on all plumbing risers and shut off valves at all fixtures.
4. All clean outs shall be easily accessible and at the bottom of each plumbing stack.
5. All hose bibs to be frost proof type with vacuum breakers. Provide a minimum of 2
6. Basement floor drain shall be 4" diameter, trapped and vented.
7. Plumbing rough–in shall be provided for grey box and 2" drain.
8. Sump pumps installed to receive ground water or other storm waters shall discharge to the rear drainage swale.
9. Ejector pumps installed to receive floor drain flow or other sewage shall be connected to the sanitary sewer.
10. Gas piping shall be metallic or cast iron.
11. No services allowed under garage slab or driveway.
12. No B boxes allowed in driveways, approaches or sidewalks.
13. INSULATE HOT WATER PIPING W/ MIN. OF R–3 TO COMPLY WITH TABLE R403.4.2

HEATING, VENTILATION AND AIR CONDITIONING

A. MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J
SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
B. HVAC information in the Construction Documents is only schematic. If shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. HVAC fixtures and equipment shall be specified by the Contractor.
D. Design and installation of HVAC shall be the responsibility of the Subcontractor
1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4' above finished floor inside at –10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.
3. All new ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest addition of ASHREA construction standards for ductwork construction.
a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
4. All HVAC equipment shall be individually switched.
5. Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
6. Branch take–offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
7. Provide factory–fabricated turning vanes in all square elbows.
8. HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
9. All duct openings in walls shall be sealed airtight and soundproof.
10. Provide combustion air to all gas fired equipment in accordance with governing codes.
11. Required number of return air ducts per code. All return air ducts to be metal, not an unpanned joist or stud space.
12. All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.

ELECTRICAL

A. The Electrical Contractor shall furnish and install all electrical construction materials shown or reasonably implied on the drawings to complete the installation in a satisfactory and usable manner and in accordance with governing codes.
B. Electrical information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
C. Electrical fixtures and equipment shall be specified by the Contractor..
D. Design and installation of Electrical shall be the responsibility of the Subcontractor
1. Service panels to be a minimum of 30 circuit, 200 amp. Verify with the contractor. Install panel with a min. of 3'–0 clearance space around it.
2. Furnish and install all Bathroom fans and exhaust fans.
3. Provide 1/2" diameter conduit piping for remote water meter reader. Final location to be coordinated with the local building department.
4. All low voltage wiring 50 volts or less shall not be required to be in conduit unless wiring is located in hazardous areas.
5. All conduit shall be sized according to code unless noted on the drawings.
6. Provide and install certified 110 volt interconnected smoke detectors on a common lighting circuit, not to a separate dedicated circuit, with 9 volt battery back–up. Locations as shown in the Construction Documents and as required by the National Fire Protection Agency (NFPA) and local governing codes.
7. Provide and install ground fault circuit interrupters (GFI) as required by the 2017 Electrical Code (NEC) and with all local amendments.
8. All materials shall be new and of a quality approved by the Contractor. Materials shall bear Underwriter's Laboratories, Inc. seal.
9. Minimum power and lighting wire shall be No. 14 gauge copper or as otherwise indicated on the drawings, type THW or THHN.
10. Electrical Subcontractor shall provide all control wiring required for interconnecting of equipment or remote controls.
11. Electrical Subcontractor shall provide power and local disconnect switches to all power consuming equipment shown on the mechanical and plumbing drawings.
12. Conduit is required for all 110 and 220 wiring (not for low voltage wiring).
13. Contractor to provide 2 cable television connections and two telephone jacks per plan.

MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J
SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
PROVIDE COPY OF MANUAL J FOR ANY NEW HEATING OR COOLING EQUIPMENT TO CITY OF ELMHURST.
HEATING SYSTEMS SHALL HAVE PROGRAMMABLE THERMOSTATS
WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
WINDOW U–FACTOR SHALL BE 0.32 OR BETTER
LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION
DUCTS AND AIR HANDLING UNITS SHALL BE SEALED
TIGHTNESS SHALL BE VERIFIED WITH DUCT LEAKAGE TEST
A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE.
TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY.
SUBMIT TEST RESULTS TO THE CITY OF ELMHURST PRIOR TO CALLING FOR FINAL INSPECTION.
A BLOWER DOOR TEST IS REQUIRED FOR THE ENTIRE BUILDING.
TEST TO BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY.
SUBMIT TEST RESULTS TO THE ARLINGTON HEIGHTS BUILDING DEPT. PRIOR TO CALLING FOR FINAL INSPECTION.
75% OF PERMANENTLY INSTALLED LIGHT FIXTURES SHALL HAVE HIGH EFFECIENT LAMPS

FIRE–RESISTANT CONSTRUCTION

A. The minimum rating of all fire–resistant construction shall be determined by the use, occupancy and type of building construction of the building as dictated by the 2015 IRC

1. All Fire Separation Assemblies required to have fire–resistance ratings shall be Fire Resistant Designs tested and approved by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall be constructed **ONLY** with approved materials and in accordance with the installation requirements as specified in the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall provide the minimum fire – resistance rating as dictated by the codes.
2. All vertical Fire Separation Assemblies shall be continuous and extend uninterrupted from the top of the fire–resistance rated floor/ceiling assembly to the underside of the floor or roof slab or deck above and shall be attached thereto.
3. All horizontal Fire Separation Assemblies shall be continuous. The supporting construction shall be protected to afford the required fire–resistance rating of the Fire Separation Assembly supported.
4. All penetrations, openings and opening protectives in any fire–resistance rated assembly shall comply with the limitations as prescribed by the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwrites Laboratories Inc. and the codes.

B. Fire–resistance ratings apply only to assemblies in their entirety. Independent components of the design are specifically designated for use in that assembly in order that the fire–resistance rating of the complete assembly may be achieved and are not to be interchanged or substituted.
C. EACH CONTRACTOR AND SUBCONTRACTOR IS INDIVIDUALLY RESPONSIBLE AND WILL BE HELD ACCOUNTABLE FOR THEIR WORK MEETING AND MAINTAINING STRICT COMPLIANCE WITH THE MATERIALS AND CONSTRUCTION REQUIREMENTS OF THE FIRE–RATED ASSEMBLY AS DICTATED BY UNDERWRITER'S LABORATORIES INC. AND THE CODES. NO DEVIATIONS FROM THE SPECIFICATIONS WILL BE ALLOWED.

ANY LIGHT FIXTURES RECESSED INTO THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH GASKET OR CAULK AND BE IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.

specifications

Attachment: EXHIBIT - Colfax Plan 1 - Bid Set (1). v1 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR BIDDING	05/24/23

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

PLAN 1
PALATINE, IL 60067

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

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BROCKWAY STREET ELEVATION

MAY 11, 2023

GWR BUILDERS

Attachment: EXHIBIT - Update BROCKWAY Street Elevation May 11 2023_v1 (1) (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and

Colfax Street Elevation

Attachment: EXHIBIT - Colfax Street Elevation (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and

Proposed Development Sign (4' x 8')
'V' Configured (Two-Sided) Sign

Job No.:	Date: 6/8/2023
Order Date:	Salesperson:
Sign Dimensions: 96.021in x 62.655in	Estimate: $ $0.00
Comments:	

State/ZIP:

Attachment: EXHIBIT - 52 W Colfax Development Sign (2023-104 : 52 W. Colfax Street -

PLANT SYMBOLS KEY

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

EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS

SHADE / CANOPY TREES, 2.5"+ CALIPER

ORNAMENTAL TREES, 8'-10'+ TALL

EVERGREEN TREES, 6'-10'+ TALL

LARGE, DECIDUOUS SHRUBS, 36"-48" TALL

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL

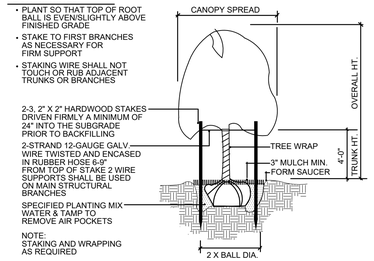
SMALL, EVERGREEN SHRUBS, 24" TALL/WIDE

LARGE, ORNAMENTAL GRASS, 3 GALLON

SMALL ORNAMENTAL GRASS, 1 GALLON

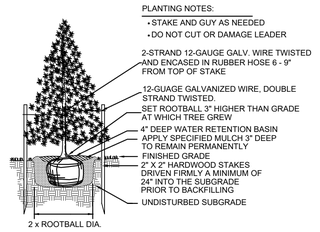
PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON

PLANTING DETAILS



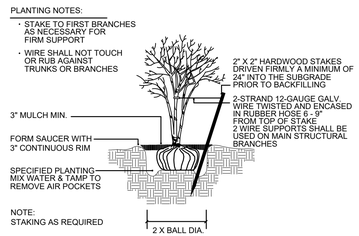
TREE PLANTING & STAKING

NOT TO SCALE



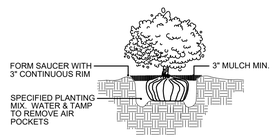
EVERGREEN TREE PLANTING

NOT TO SCALE



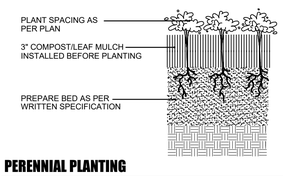
MULTI-TRUNK TREE STAKING

NOT TO SCALE



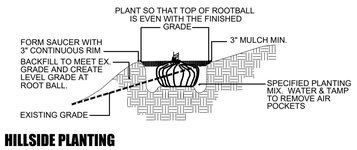
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES - GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:
GWR BUILDERS
47 N. BOTHWELL
PALATINE, IL
TEL (847) 209-1214

CONTACT: GREG ROSE

SURVEYOR:
MORRISON SURVEYING CO., INC.
604 BEDFORD RD. UNIT A MORRIS, IL 60450
TEL (815) 942-2620

CONTACT: MATTHEW MORRISON

CIVIL ENGINEER:
SPIES & ASSOCIATES, INC.
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, IL 60040
TEL (847) 577-8808

CONTACT: TIM SPIES

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181

CONTACT: SHARON DICKSON / JEFF TORRENS

SHEET INDEX

L0.1 PROJECT TEAM
NOTES - GENERAL LANDSCAPE
PLANTING DETAILS
PLANT SYMBOLS KEY

L1.1 OVERALL LANDSCAPE PLAN
PLANT & MATERIALS LIST

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241 8181

CLIENT NAME AND ADDRESS

GWR BUILDERS

PALATINE, IL

PLAN DATE

AUGUST 4, 2023

REVISIONS

1.	
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PROJECT NAME AND SHEET TITLE

OLM'S CORNER
52 W. COLFAX STREET - PALATINE, IL

LANDSCAPE PLAN - COVER

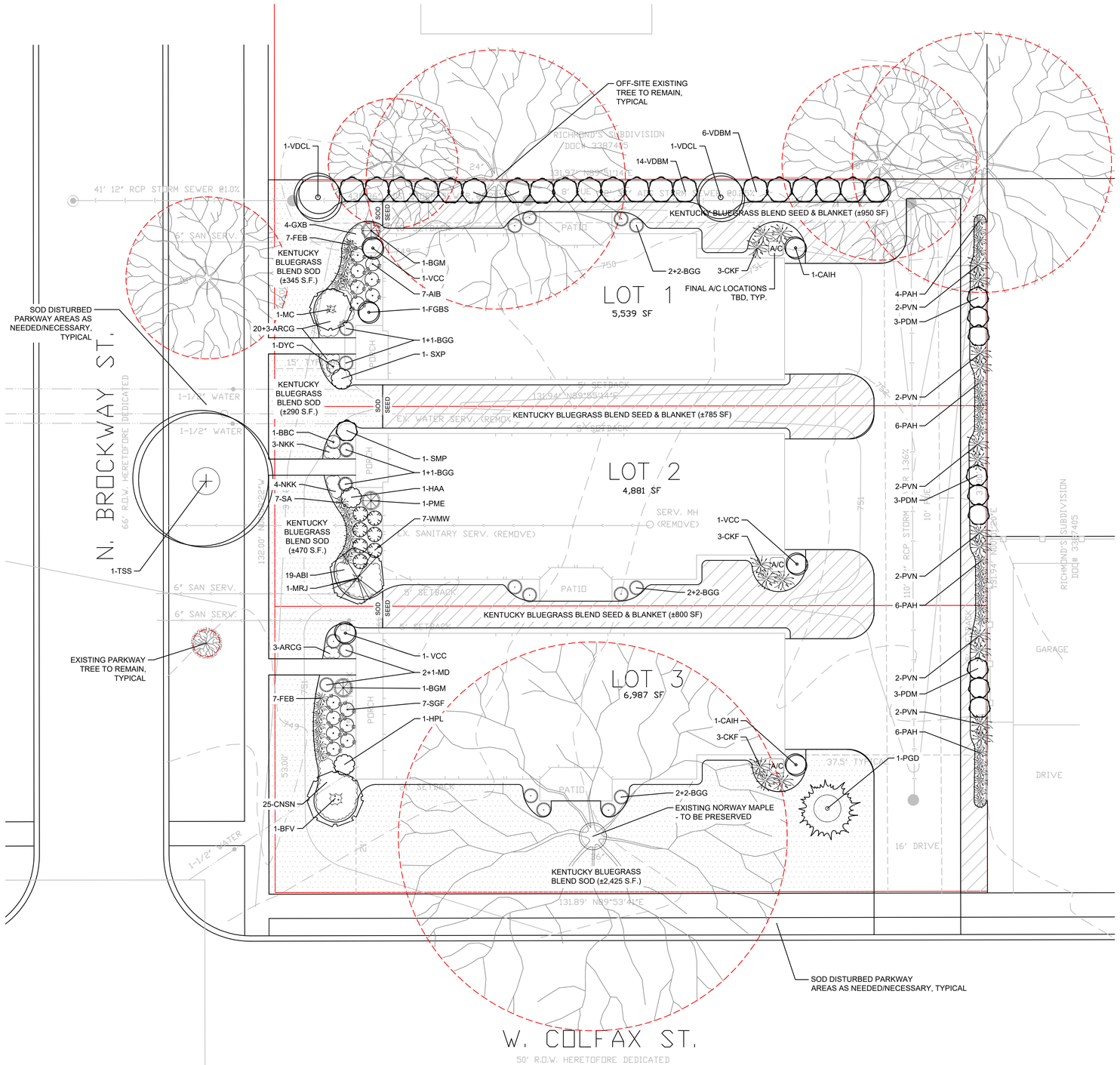
SHEET NUMBER

L0.1

Attachment: EXHIBIT - Landscaping Plan - 230804 LS PLAN, DDS, GWR, Olms Corner, Palatine, FULL SET (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

PLANT & MATERIALS LIST

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
TSS	1	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
Evergreen Trees				
PGD	1	8' high	Picea glauca 'Densata'	Black Hills Spruce
Ornamental Trees				
BFV	1	6' high	Betula nigra 'Fox Valley'	Fox Valley Dwarf River Birch
MC	1	6' high	Malus x 'Camelot'	Camelot Crab
MRJ	1	6' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
Evergreen Shrubs				
BGG	16	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BGM	2	36" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
MD	3	24" wide	Microbiota decussata	Siberian Cypress
PME	1	30" high	Pinus mugo 'Enci'	Enci Dwarf Mugo Pine
Large & Medium Deciduous Shrubs				
CAIH	2	7 Gal./36"	Cornus alba 'Bailhalo'	Ivory Halo Tartarian Dogwood
FGBS	1	7 Gal./36"	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HAA	1	7 Gal./36"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
HPL	1	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire"	Little Quick Fire Hydrangea
PDM	9	7 Gal./36"	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark
SMP	1	7 Gal./36"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
SXP	1	7 Gal./36"	Syringa x 'Penda'	Bloomerang Lilac
VCC	3	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
VDBM	20	7 Gal./36"	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
VDCL	2	48" high	Viburnum dentatum 'Synnestvedt'	Chicago Lustre Arrowwood Viburnum
Small Deciduous Shrubs				
AIB	7	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
BBC	1	5 Gal./24"	Buddleia 'Blue Chip'	Lo & Behold Butterfly Bush
DYC	1	5 Gal./24"	Deutzia x 'NCDX2'	Yuki Cherry Blossom Deutzia
SGF	7	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
WMW	7	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
CKF	9	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
FEB	14	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue Grass
PAH	22	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PVN	12	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
SA	7	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials & Groundcovers				
ABI	19	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
ARCG	26	1 Gal.	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed
CNSN	25	1 Gal.	Calamintha nepeta s. nepeta	Calamint
GXB	4	1 Gal.	Geranium x 'Brookside'	Brookside Cranesbill
NKK	7	1 Gal.	Nepeta faassenii 'Kit Cat'	Kit Cat Catmint
Materials				
-	5	C.Y.	-	Soil Amendments
-	14	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.F.	-	Kentucky Bluegrass Blend Sod (parkway)
-	3,530	S.F.	-	Kentucky Bluegrass Blend Sod
-	2,535	S.F.	-	Kentucky Bluegrass Blend Seed & Blanket
-	6	EACH	-	Splash Blocks *(for downspout exits)*



LANDSCAPE PLAN

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241 8181

CLIENT NAME AND ADDRESS

GWR BUILDERS

PALATINE, IL

PLAN DATE

AUGUST 4, 2023

REVISIONS

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PROJECT NAME AND SHEET TITLE

OLM'S CORNER

52 W. COLFAX STREET - PALATINE, IL

LANDSCAPE PLAN - OVERALL

SHEET NUMBER

L1.1

Attachment: EXHIBIT - Landscaping Plan - 230804 LS PLAN_DDS_GWR_Olms Corner_Palatine_FULL SET (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTIES FROM R-3 MULTIPLE-FAMILY RESIDENTIAL TO PLANNED DEVELOPMENT
52 W. COLFAX STREET

WHEREAS, pursuant to a public hearing held on October 10, 2023 before the Planning & Zoning Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described property from R-3 Single-Family Residential to "Planned Development."

BEGINNING 30 RODS WEST OF THE 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE NORTH ON A STRAIGHT LINE 9 RODS TO STAKE OR STONE; THENCE WEST 10 RODS; THENCE SOUTH 9 RODS; THENCE EAST 10 RODS TO THE PLACE OF BEGINNING IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS. Commonly known as 52 W Colfax Street (PIN: 02-15-405-004-0000)

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

SECTION 1: That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying the property described above as Planned Development.

SECTION 2: That the Zoning Map of the Village of Palatine is hereby amended to reflect this change.

SECTION 3: That 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 REZ (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

52 W. Colfax Street: Staff recommends approval a Preliminary Planned Development for a 3-lot single-family residential 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. The final separation of the dwellings shall comply with the IRC R-302, in a manner acceptable to the Director of Fire Prevention.**
5. **The Final Engineering Plans shall be submitted in a manner acceptable to the Village Engineer and shall include both volume control and stormwater detention. This would include a cross access easement or dedicated outlot for the access drive on the east side of the development.**
6. **The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.**
7. **A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**
8. **A Planned Development Letter of Credit in the amount of $30,000 - ($10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
9. **HOA declarations shall be submitted in a manner acceptable to the Village Attorney to address the shared driveway, stormwater detention, and volume control requirements.**
10. **A construction management plan shall be submitted in a manner acceptable to Village 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.**

Attachment: Preliminary Planned Development conditions (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

REVIEWED 10/10/23 07:00 PM

STAFF REPORT (ID # 8656)

52 W. Colfax Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Greg Rose, ADG Development

PLAN NUMBER: FPD-000059-2023

ADDRESS: 52 W. Colfax Street

PROPOSAL:
Final Planned Development for a 3-lot single-family residential development;
Preliminary and Final Plat of Subdivision; and
Rezoning from R-3 to Planned Development

LOCATION:	52 W. Colfax Street District 6 (Helms)	**CURRENT ZONING:**	R-3 Multi-family Residential

SURROUNDING CONDITIONS:

North:	R-2 single-family residential
South	Planned Development (residential)
East:	R-2 single-family residential
West:	Planned Development (multi-family residential)

BACKGROUND:
The Petitioner received Preliminary Planned Development approval for a 3-lot single-family residential development in May of 2023. The initial development plan was revised from 4 single-family residential lots to 3 single-family residential lots. Therefore, the Petitioner is requesting:

Final Planned Development to allow 3 single-family residential lots;

Preliminary and Final Plat of Subdivision; and

Rezoning from R-3 multiple-family to Planned Development.

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

SITE ANALYSIS:

- The Village Council initially approved a Preliminary Planned Development to allow 3 single-family residential lots in May 2023. The developer is now applying for Final Planned Development, Plat of Subdivision, and Rezoning from R-3 multiple-family to Planned Development.

- The 3 homes would all front on Brockway Street, with a shared driveway on the east side of the property. The driveway would be provided within an access easement and connection to W. Colfax Street. The proposed 16-foot driveway would be in a similar location to the existing curb cut from the previously existing detached garage.

- All of the homes maintain a 15-foot front yard setback from the Brockway Street property line ***(measured to the open front porch of each home)***. Lot 3 maintains a 21-foot corner side yard setback from W. Colfax Street, which was increased from 17 feet, in order to preserve an existing Norway Maple on the south side of the home for Lot 3. All 3 lots maintain an approximately 37.5-foot rear yard setback to the east, which is directly comparable to the minimum required 40-foot setback in the R-2 district for the lots to the east. The interior side yard setbacks, for these lots, is 5 feet (10 feet between homes), which also complies with the minimum R-2 side yard setback for lots in this area.

- The setback from the northern property line is 10 feet and the landscaping plan includes a landscaped buffering in this area. There is also a landscaped buffer proposed on the east side of the shared driveway and would complement the existing fencing along the shared property line. The following table outlines the lot initial and proposed characteristics for this development:

52 W. Colfax				Density
Initial	**Lot Width**	**Lot Depth**	**Lot Area**	
Lot 1	52	88	4,576	
Lot 2	40	88	3,520	
Lot 3	40	88	3,520	
Lot 4	43	132	5,676	
Avg.	**43.75**		**4,356**	**10 Units/Acre**
Approved	**Lot Width**	**Lot Depth**	**Lot Area**	
Lot 1	42	132	5,544	
Lot 2	37	132	4,884	
Lot 3	53	132	6,996	
Avg.	**44**		**5,808**	**7.5 Units/Acre**

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

Engineering & Architecture:

- The engineering plans and proposed easements have been conditionally approved by the Village Engineer. The utilities are accessed within the existing Village infrastructure in the area.
- Each of the homes would have 3 bedrooms and 2.25 bathrooms. The building footprints would be approximately 27 feet wide by 74.5 feet deep. The second-floor plans indicate a 28-foot by 26-foot area. The total square footage of the homes is approximately 2,500 square feet.
- The proposed building materials would include LP siding, varying front porches, and the proposed home designs will incorporate colors and materials in conjunction with the surrounding established homes in the area.

DEPARTMENTAL REVIEWS:

Community Services	The preliminary planned development conditions were addressed unless otherwise carried forward.
Engineering	The revised plans and plat would comply with the Subdivision requirements.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR PLANNED DEVELOPMENT

(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.

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

(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.

RECOMMENDATION:

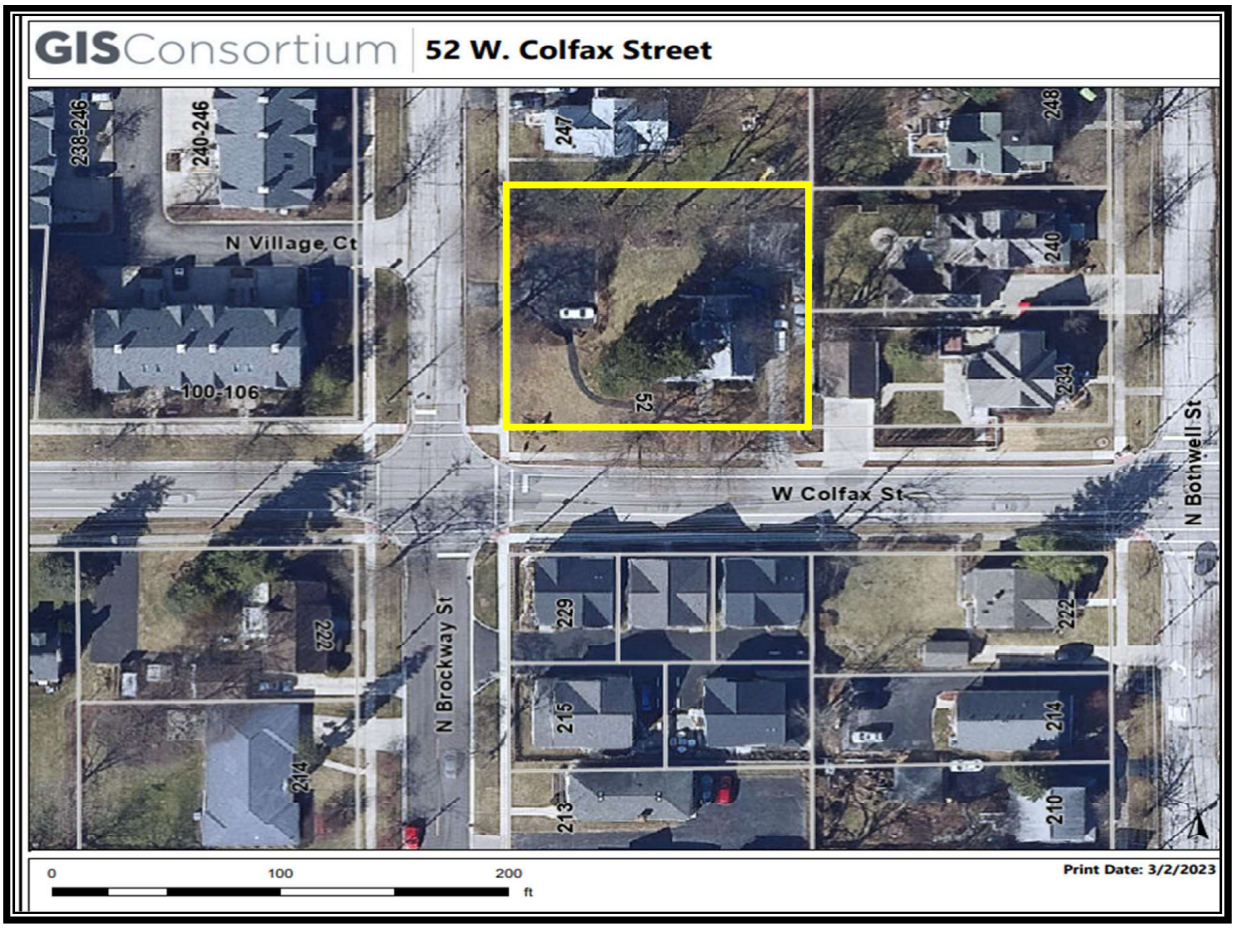
The proposed architectural and engineering plans comply with the Preliminary Planned Development approval. The 3-lot subdivision and rezoning are also consistent with the initial approvals granted. Therefore, Staff recommends approval of the Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development, subject to the following conditions:

1. **The Final Engineering Plans shall be submitted in a manner acceptable to the Village Engineer.**
2. **The Final Landscaping and screening Plan shall be revised in a manner acceptable to the Director of Planning and Zoning.**
3. **The drafted HOA declarations shall be revised in a manner acceptable to the Village Attorney.**
4. **In conjunction with the building permit application, 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.**

ATTACHMENTS:

- Aerial map
- Update BROCKWAY Street Elevation May 11 2023_v1 (1)
- REVISED FINAL - Olms Plat of Subdivision
- Olms Engineering Plans
- Colfax Plan 1 - Bid Set (1)_v1
- Landscaping plans - Olms Corner_Palatine_FULL SET
- 52 W Colfax Street - 5-15-23 conditions
- Public Notice

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)


GISConsortium
52 W. Colfax Street
238-246
240-246
247
248
N Village Ct
100-106
52
240
234
W Colfax St
N Bothwell St
222
229
N Brockway St
215
214
213
210
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200
ft
Print Date: 3/2/2023

BROCKWAY STREET ELEVATION

MAY 11, 2023

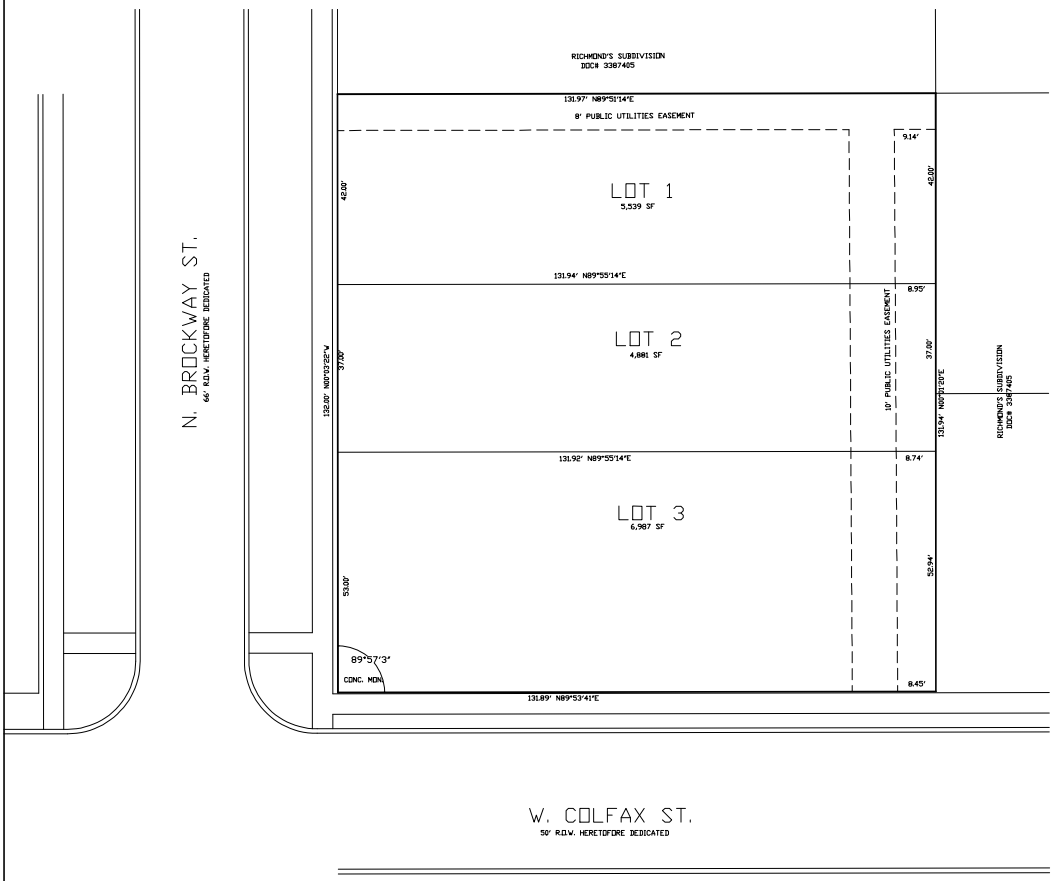
GW

Packe

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)
Attachment: Update BROCKWAY Street Elevation May 11 2023_v1 (1) (52 W. Colfax Street - FPD and Rezone 3 lots)

FINAL PLAT OF SUBDIVISION OF OLMS CORNER SUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-8500 Fax 815-941-8800



LEGAL DESCRIPTION:

BEGINNING 33 RODS WEST OF THE 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE NORTH ON A STRAIGHT LINE 9 RODS TO STAKE OR STONE; THENCE WEST 10 RODS; THENCE SOUTH 9 RODS; THENCE EAST 10 RODS TO THE PLACE OF BEGINNING IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 52 N. COLFAX ST., PALATINE, IL.

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION OF 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 CONDITION OF THE DECLARATION OF COVENANTS AND RESTRICTIONS.

N

1"=10'

GRAPHIC SCALE
10 0 10 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
PER VILLAGE 09-27-23

DRAWN BY: TJS	JOB NO. 5350
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 05-30-23

FINAL PLAT OF SUBDIVISION
OLMS CORNER SUBDIVISION

SHEET NO. 1 OF 2 SHEETS

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)
3.1.c
Attachment: REVISED FINAL - Olms Plat of Subdivision (52 W. Colfax Street - FPD and Rezone 3 lots)
Pg. 19

FINAL PLAT OF SUBDIVISION OF OLMS CORNER SUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 865, Morris, Illinois 60450 (mailing)
Ph. 815-942-8899 Fax 815-941-2885

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

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

ELECTRIC AND TELEPHONE

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

CABLE TELEVISION

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

GAS EASEMENT

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

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

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

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AMERITECH ILLINOIS:

BY:_____ DATE:_____

TITLE:_____

AT&T COMCAST:

BY:_____ DATE:_____

TITLE:_____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:_____ DATE:_____

TITLE:_____

Permission to record the plat is hereby granted to:

_____
(NAME)

_____
(ADDRESS)

_____

_____

Permanent Index Number:
02-21-117-003-0000

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

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

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

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

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

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

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION OF 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 CONDITION OF THE DECLARATION OF COVENANTS AND RESTRICTIONS.

School Districts:

Elementary School District #_____

High School District #_____

Send the tax bill to :

_____
(NAME)

_____
(ADDRESS)

_____

_____

NOTARY CERTIFICATE

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

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

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

_____
Notary Public

My commision expires on _____

OWNER'S CERTIFICATE

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

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

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

_____
OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

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

_____ _____
Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

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

By _____ Dated _____
Owner

By _____ Dated 05-30-23
Illinois Professional Engineer #62-42874

PLAN COMMISION

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

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

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR

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

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

By: _____
Village Collector

VILLAGE COUNCIL

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

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

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

SURVEYOR'S CERTIFICATE

State of Illinois)
County of Grundy) S.S.

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

BEGINNING 30 RODS WEST OF THE 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE NORTH ON A STRAIGHT LINE 9 RODS TO STAKE OR STONE; THENCE WEST 10 RODS; THENCE SOUTH 9 RODS; THENCE EAST 10 RODS TO THE PLACE OF BEGINNING IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS.

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

I further declare, based upon a review of the flood insurance rate map (F.I.R.M.) Community Panel Number 17031C0181J with effective date August 19, 2008, it is our opinion that no portion of said property falls within a special flood hazard area as identified by said F.I.R.M. maps.

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

Morris, Illinois, this 30th day of May, A.D., 2023

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

MATTHEW JAMES MORRISON 35-3735 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

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

REVISIONS
PER VILLAGE 09-27-23 _____

DRAWN BY: TJS | JOB NO. 5350
DESIGNED BY: TJS | SCALE:
CHECKED BY: TJS | DATE: 05-30-23

PLAT OF SUBDIVISION
OLMS CORNER SUBDIVISION

SHEET NO. 2 OF 2 SHEETS

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)
3.1.c
Attachment: REVISED FINAL - Olms Plat of Subdivision (52 W. Colfax Street - FPD and Rezone 3 lots)
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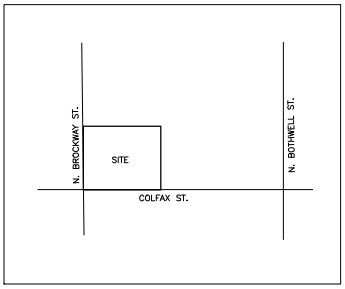
PUBLIC IMPROVEMENT PLANS
FOR
OLMS CORNER SUBDIVISION
PALATINE, IL
BY
GWR BUILDERS, INC.

LEGAL DESCRIPTION:

BEGINNING 20 RODS WEST OF THE 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE NORTH ON A STRAIGHT LINE 9 RODS TO STAKE OR STONE; THENCE WEST 10 RODS; THENCE SOUTH 9 RODS; THENCE EAST 10 RODS TO THE PLACE OF BEGINNING IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 52 W. COLFAX ST., PALATINE, IL



LOCATION MAP

INDEX OF SHEETS

1. TITLE SHEET
2. GENERAL NOTES
3. EXISTING CONDITIONS
4. UTILITY PLAN
5. GRADING PLAN
6. EROSION CONTROL PLAN
7. DETAILS

LEGEND

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

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

PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NW CORNER OF PLUM GROVE RD. & WILSON STREET

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

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

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

REGISTERED PROFESSIONAL ENGINEER 62-42874

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

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

CALL J.U.L.I.E. TOLL FREE 1(800)892-0123
DIGGING 24 HOURS A DAY, SEVEN DAYS A WEEK
WARNING
CALL BEFORE YOU DIG
CALL 1(800)892-0123 48 HOURS BEFORE YOU DIG

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 09-13-23
PER VILLAGE 09-27-23

DRAWN BY:	L.T.S.	JOB NO. 5350	
DESIGNED BY:	TJS		
CHECKED BY:	T.J.S.	DATE: 05-30-23	

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO 1 OF 7 SHEETS

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)
3.1.d
Attachment: Olms Engineering Plans - 52 W. Colfax Street - FPD and Rezone 3 lots)
Pg. 21

GENERAL NOTES AND CONDITIONS

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE.
2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE VILLAGE OF PALATINE. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE VILLAGE OF PALATINE REQUIREMENTS.
3. THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE SUBDIVISION CONTROL ORDINANCE SHALL GOVERN OVER ALL.
4. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE REQUEST FOR INSPECTION. COMMENCEMENT OR RESUMPTION OF ANY WORK.
5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE VILLAGE WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. SET OF MYLAR-REPRODUCIBLE RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE VILLAGE BY THE DEVELOPER.

   THE CONTRACTOR SHALL ACCURATELY MARK THE LOCATION OF EACH SANITARY SERVICE, STORM SERVICE AND WATER SERVICE CONNECTION BY PLACING A 4" X 4" POST EIGHT FEET LONG AT THE END OF EACH SERVICE CONNECTION. EACH POST SHALL BE SET SO IT IS PLUMB AND THE TOP END IS EXACTLY SIX (6) INCHES ABOVE GRADE. THE TOP EIGHTEEN (18) INCES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A TABULAR LISTING OF EACH AND EVERY SERVICE CONNECTION AND THEIR LOCATIONS RELATIVE TO PERMANENT FIXED POINTS, SUCH AS MANHOLES, PROPERTY CORNERS, ETC. EACH "B"-BOX SHALL BE ACCURATELY LOCATED BY A SERIES OF THREE PRECISE INTERSECTING LOCATION MEASUREMENTS. THE DEPTH AS MEASURED FROM FINISHED GRADE SHALL ALSO BE RECORDED. THE LOCATION OF ALL WYES AND SERVICE LINE TAPE SHALL BE ACCURATELY RECORDED BY MEASURING THE DISTANCE TO THE NEAREST DOWNSTREAM STRUCTURE.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, ILLINOIS BELL TELEPHONE, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS, AND CABLE TELEVISION IF ANY. THE JULIE NUMBER IS 1-800-892-0123.
7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE FOR TWO (2) YEARS AFTER 80% OCCUPANCY IS REACHED.
8. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE VILLAGE IF WITHIN VILLAGE LIMITS.
9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
    ALL SIGNS SHALL BE AS PER THE MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION.
11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE VILLAGE AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

1. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. REFER TO THE STATE OF ILLINOIS "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL". THE U.S. SOIL CONSERVATION SERVICE IS ALSO AVAILABLE TO PROVIDE GUIDANCE.
2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.
3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT AND SILT CAUSED BY GRADING.
4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTAIN SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED.
   STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.
5. STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SWALES, AND ADJACENT LANDS THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION.
   ALL STORM STRUCTURES SHALL HAVE FILTER FABRIC PLACED UNDER THE COVER AS ADDED PROTECTION. ADDITIONAL MEASURES AS DIRECTED BY THE VILLAGE ENGINEER.
6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.
7. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.
8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.
9. REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
10. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE WILL BE PLACED AROUND THE RETENTION POND AND EITHER HAY BALES OR SILT FENCE WILL BE BE STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.
11. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS IV OR THICKER CONFORMING TO ASTM C-76, WITH PREFORMED JOINTS (ASTM C-443).
2. ALL INLETS, CATCHBASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.
3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL (IDOT GRADATION CA-7 OR APPROVED EQUAL. (100% CRUSHED)
4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE VILLAGE OF PALATINE. LOCATION, SIZE & INVERT OF FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.
5. FOOTING DRAINS SHALL DISCHARGE TO GRADE VIA SUMP PUMP DISCHARGE.

WATER SERVICE

1. THE MINIMUM COVER FOR ALL WATER WATER SERVICE PIPE IS FIVE AND A HALF FEET (5'-6") FROM FINISHED GRADE TO TOP OF PIPE.
2. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE FOR A DISTANCE 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
3. THE WATER SERVICE PIPE SHALL BE 1-1/2" DIA. TYPE K COPPER. CORPORATION COCK SHALL BE MUELLER #H15000. THE CURB STOP SHALL BE MUELLER #H15154 AND THE SERVICE BOX SHALL BE MUELLER #H10302. ALL ITEMS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.
2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.
4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF 4" FOR 8" PIPE AND 6" FOR 12" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP OF THE PIPE. SAND (IDOT CA-11) OR COARSE CRUSHED PER ASTM D-2321, EQUIVALENT TO CLASS 1 OR APPROVED EQUAL.
5. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.
6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) REMOVE THE ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.
7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.
8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE. TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.
9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER. WRITTEN (TYPED) LOGS AND PHOTOGRAPHS OF VARIOUS FAILURES SHALL BE SUBMITTED. ALL FAILURES AND DEFECTS, ETC. LOCATED, AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED.
    CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPTS FOR CONFLICTS WITH THE VILLAGE OF PALATINE ORDINANCE, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.
11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTAR BED.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.
3. THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.
4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER. AND AS SHOWN ON THE PLANS.
5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OR DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE VILLAGE OF PALATINE.
10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF I.D.O.T. CLASS SI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS., CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.
11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.
12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3/4"-THICK PREMOLDED FIBER EXPANSION JOINTS WITH 3/4"-DIAMETER BY 18"-INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.
13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.

SCHEDULE OF CASTINGS			
	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R-1712-C	R-1712-C	"WATER"
CATCHBASIN TYPE A	R-4340-B	R-4340-B W/ 2 BRASS GRATE INSERTS W/ 2 BRASS FRAME & GRATE	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM"
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY"
SANITARY MANHOLE STORM	R-1712-C W/ SOLID COVER W/ 2 BRASS INSERTS	R-1712-C W/ SOLID COVER W/ 2 BRASS INSERTS	NONE

ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL. ALL GRATES SHALL BE TYPE C-SAFTI, AS APPLICABLE. ALL SANITARY MANHOLE AND "CURB" INLET COVERS SHALL BE EQUIPPED WITH CONCEALED PICKHOLE.

TABLE OF PIPE & JOINT SPECIFICATIONS			
USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C-76	C-990 JOINT C-443
SANITARY SERVICE	P.V.C.	SDR-26 ASTM D-3034	ASTM D-3212 GASKET F-477
SANITARY SEWER	P.V.C.	SDR-26 ASTM D-3034	ASTM D-3212 GASKET F-477
WATER MAIN	D.I.P.	CLASS 52 AWWA C151/A21.1	ANSI STANDARD AWWA C-111/A

NOTE: AS MINIMUM REQUIREMENT ALL SEWER PIPES BY LAW SHALL BE CERTIFIED WITH THE ILLINOIS STANDARD FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

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

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

NOTES ON SILT FENCE MAINTENANCE

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

NOTE:

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

SPIES & ASSOCIATES, INC.
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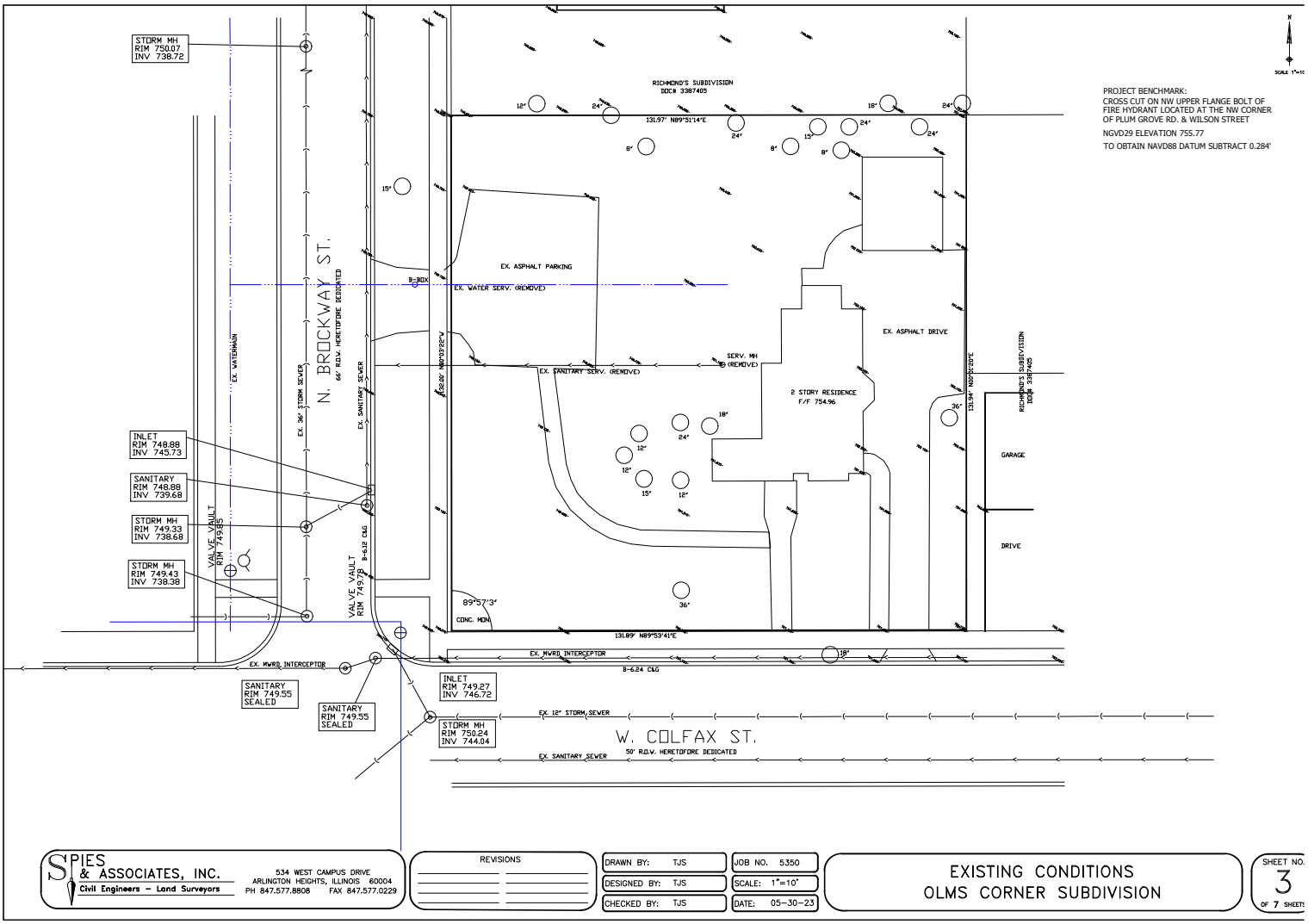
REVISIONS
PER VILLAGE 09-13-23
PER VILLAGE 09-27-23

DRAWN BY:	TJS	JOB NO.	5350
DESIGNED BY:	TJS	SCALE:	
CHECKED BY:	TJS	DATE:	05-30-23

GENERAL NOTES
OLMS CORNER SUBDIVISION

SHEET NO. 2 OF 7 SHEETS

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)
Attachment: Olms Engineering Plans - 52 W. Colfax Street - FPD and Rezone 3 Lots)
3.1.d
Pg. 22



SPIES & ASSOCIATES, INC.
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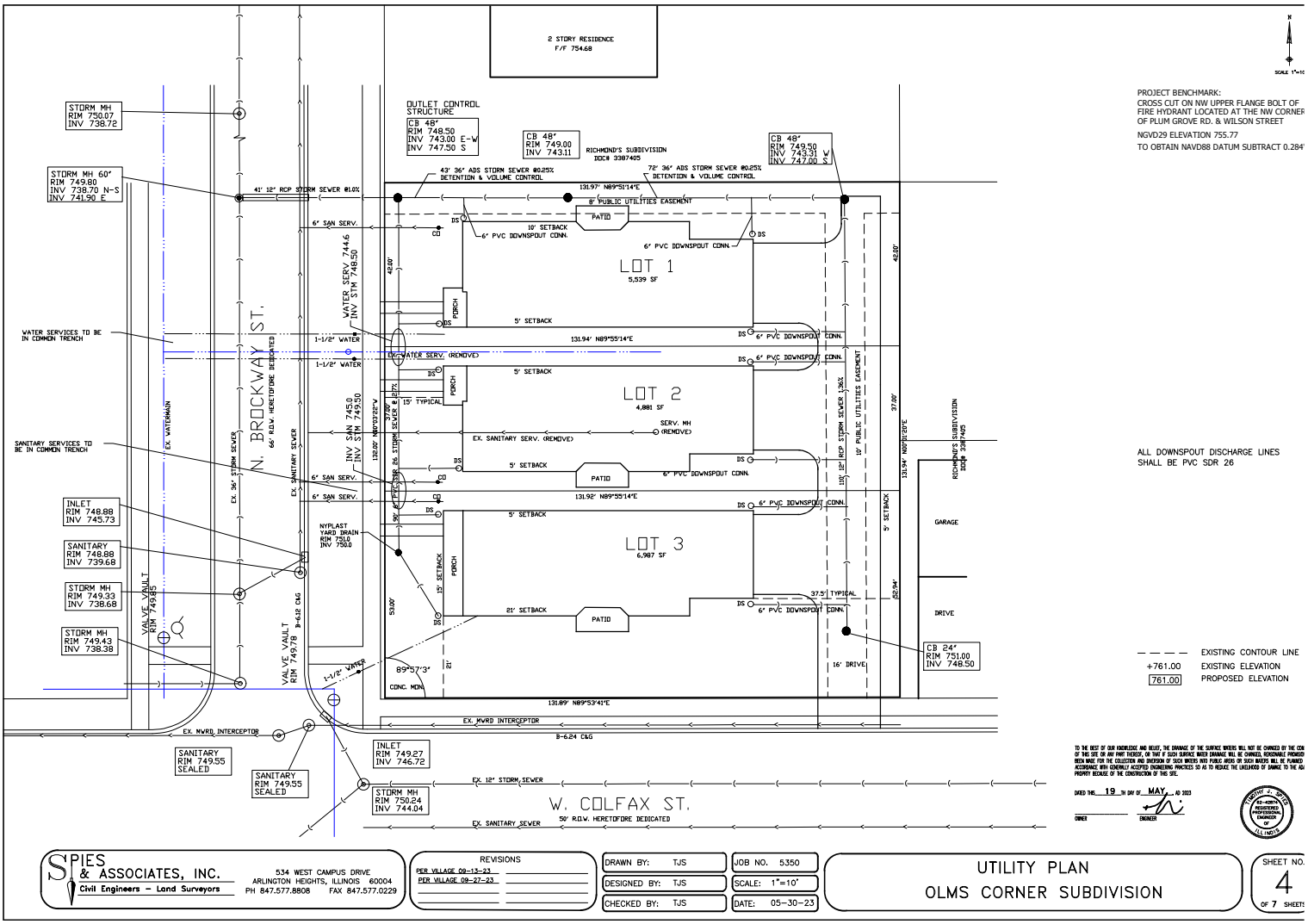
REVISIONS

DRAWN BY: TJS	JOB NO. 5350
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 05-30-23

EXISTING CONDITIONS
OLMS CORNER SUBDIVISION

SHEET NO. 3 OF 7 SHEETS

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)



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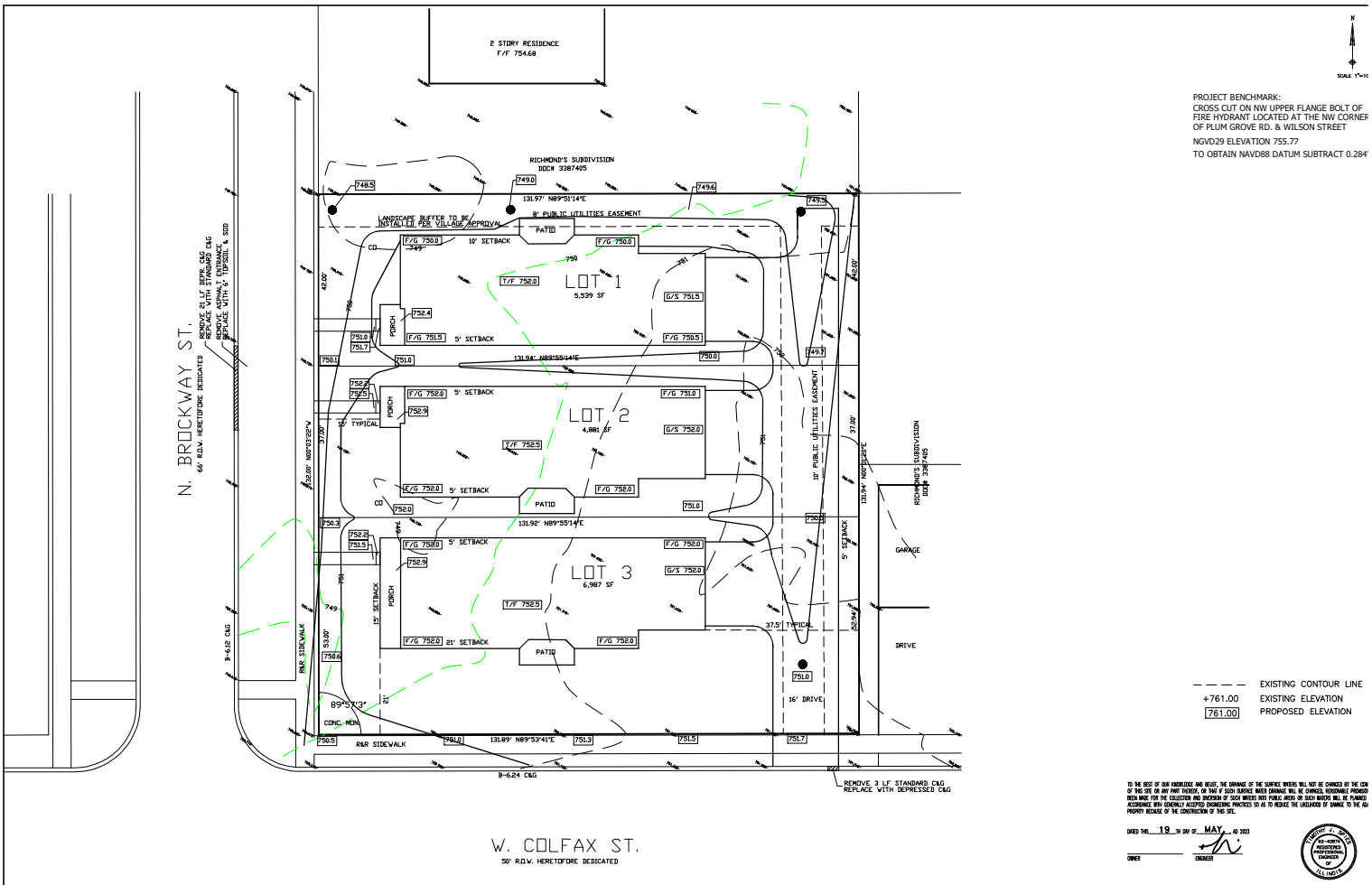
REVISIONS
PER VILLAGE 09-13-23
PER VILLAGE 09-27-23

DRAWN BY: TJS	JOB NO. 5350
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 05-30-23

UTILITY PLAN
OLMS CORNER SUBDIVISION

SHEET NO. 4 OF 7 SHEETS

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)
Attachment: Olms Engineering Plans - 52 W. Colfax Street - FPD and Rezone 3 lots) 3.1.d
Pg. 24



PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NW CORNER OF PLUM GROVE RD. & WILSON STREET

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

– – – –	EXISTING CONTOUR LINE
+761.00	EXISTING ELEVATION
761.00	PROPOSED ELEVATION

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

DATED THIS 19 TH DAY OF MAY, A.D. 2023

OWNER

ENGINEER

THOMAS J. SPIES 062-40717 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
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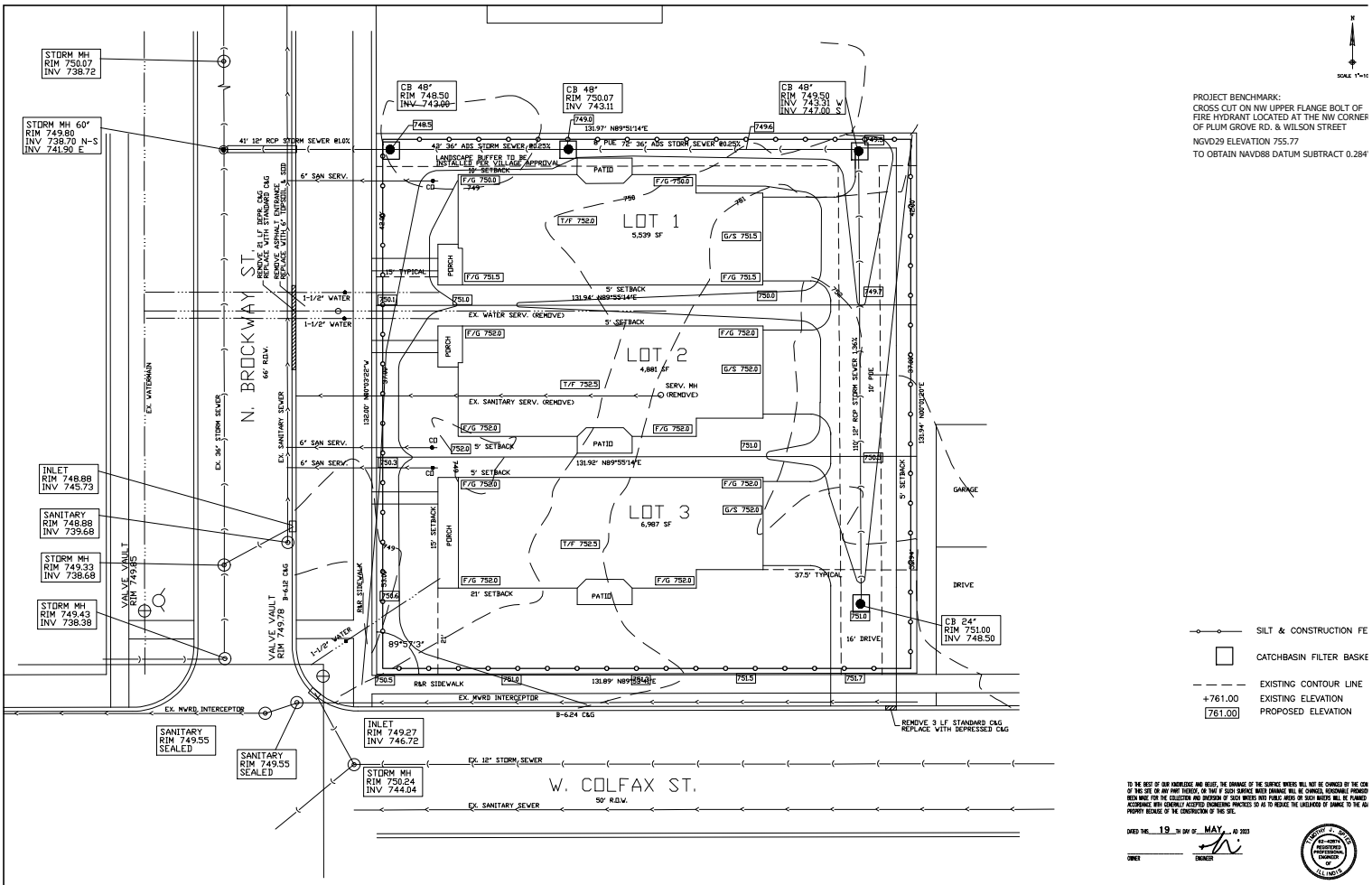
REVISIONS
PER VILLAGE 09-13-23
PER VILLAGE 09-27-23

DRAWN BY:	TJS	JOB NO.	5350
DESIGNED BY:	TJS	SCALE:	1"=10'
CHECKED BY:	TJS	DATE:	05-30-23

GRADING PLAN
OLMS CORNER SUBDIVISION

SHEET NO. 5 OF 7 SHEETS

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)



TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CON OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIO HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE AD PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 19 TH DAY OF MAY, A.D. 2023

OWNER

ENGINEER

TIMOTHY J. SPIES
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
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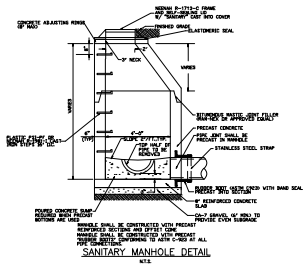
REVISIONS
PER VILLAGE 09-13-23
PER VILLAGE 09-27-23

DRAWN BY: TJS	JOB NO. 5350
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 05-30-23

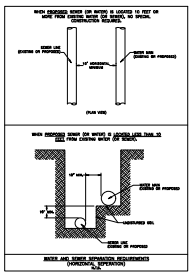
EROSION CONTROL PLAN
OLMS CORNER SUBDIVISION

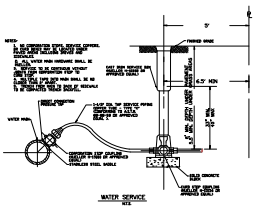
SHEET NO. 6 OF 7 SHEETS

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)
Attachment: Olms Engineering Plans - 52 W. Colfax Street - FPD and Rezone 3 lots)
3.1.d
Pg. 28

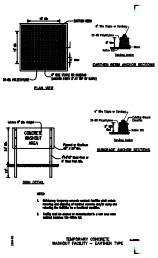


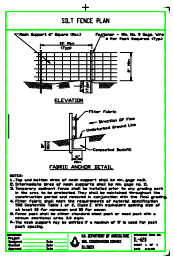
SANITARY MANHOLE DETAIL
N.T.S.

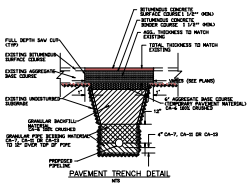




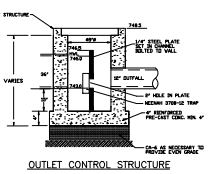
WATER SERVICE
N.T.S.



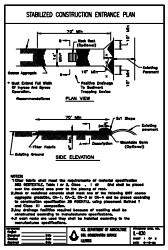


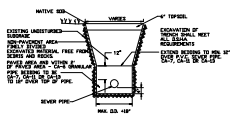


PAVEMENT TRENCH DETAIL
N.T.S.

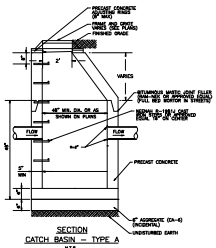


OUTLET CONTROL STRUCTURE

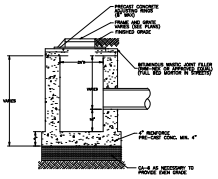




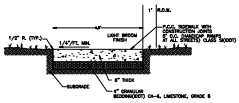
SEWER PIPE BEDDING DETAIL
N.T.S.



SECTION
CATCH BASIN - TYPE A
N.T.S.



CATCHBASIN DETAIL
[TYPE C]
N.T.S.



CONCRETE SIDEWALK SECTION
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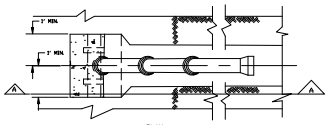
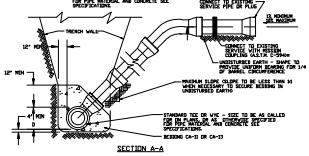
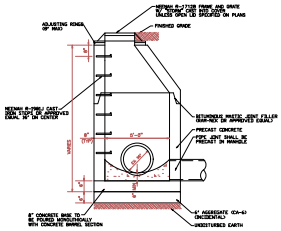


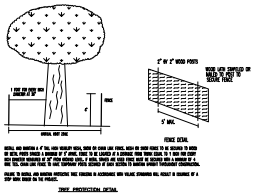
PLAN



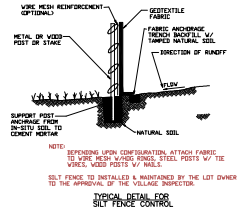
SECTION A-A
SANITARY SERVICE RISER
N.T.S.



STORM MANHOLE ON EX. 36"
N.T.S.



TREE PROTECTION DETAIL



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

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

TYPICAL DETAIL FOR
SILT FENCE CONTROL

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 09-13-23
PER VILLAGE 09-27-23

DRAWN BY: TJS	JOB NO. 5350
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 05-30-23

DETAIL SHEET
OLMS CORNER SUBDIVISION

SHEET NO. 7 OF 7 SHEETS

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)
3.1.d
Attachment: Olms Engineering Plans - 52 W. Colfax Street - FPD and Rezone 3 lots)
Pg. 27

COLFAX STREET HOMES
PLAN 1
PALATINE, ILLINOIS 60067

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BUILDER

GWR BUILDERS
847/209-1214

DATE	PAGES REVISED
05/24/23	ISSUED FOR BIDDING

CODES

APPLICABLE BUILDING CODES

2015 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS
EXISTING BUILDINGS AND STRUCTURES, APPENDIX J
2015 INTERNATIONAL MECHANICAL CODE w/ AMENDMENTS
2015 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE w/ AMENDMENTS
2014 ILLINOIS PLUMBING CODE w/ AMENDMENTS
VILLAGE OF PALATINE CODE OF ORDINANCES

OCCUPANCY

R3 - RESIDENTIAL

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

Ground Snow Load: 30 psf
Wind Speed: 90 mph -3 second gust
Seismic Category: A
Weathering: Severe
Frost Line Depth: 48"
Termite - Moderate
Winter Design temp: -4 F
Ice Barrier Underlayment Required: Yes
Air freezing index: 1750
Mean Annual temp: 50 F

PLUMBING FIXTURE COUNT

FIXTURE	TUB FIXTURE	TUB SUPPLY FIXTURE UNITS	TOTAL
RIVER CLOSETS	2	2	4
LAUNDRY	2	1	3
BATH TUB	-	2	-
SHOWER STALL	2	2	4
KITCHEN SINK	1	2	2
LAUNDRY TRAY	1	1	1
DISHWASHER	1	1	1
LAUNDRY WASHING	1	2	2
WALL HOSE	2	10	9
TOTAL			26

MAIN = 26
HOSE BIBB = 9
INTERMEDIATE = 17

SHEET INDEX

1 COVER SHEET
2 FRONT & RIGHT SIDE ELEVATIONS/LV SCHEDULE
2A REAR & LEFT SIDE ELEVATION
3 FOUNDATION PLAN
4 FIRST FLOOR PLAN
5 SECOND FLOOR PLAN / ROOF PLAN
6 FIRST FLOOR ELECTRICAL PLAN
7 SECOND FLOOR ELECTRICAL PLAN
8 WALL SECTIONS
9 DETAILS / RISER DIAGRAMS
S SPECIFICATIONS

DESIGN LOADS

Floor:	Live Load	40 PSF Minimum
	Dead Load	10 PSF Minimum
Roof:	Live Load	30 PSF Minimum
Soil:	Bearing Capacity	3,000 PSF Minimum
	Bearing Capacity - SEVERE AREAS	3,500 PSF Minimum

DISTRIBUTIVE LIVE LOADS

ATTICS w/ LIMITED STORAGE	20 P.S.F.
ATTICS w/o STORAGE	10 P.S.F.
ATTICS HABITABLE	40 P.S.F.
DECKS	60 P.S.F.
EXTERIOR BALCONIES	60 P.S.F.
GUARDRAILS AND HANDRAILS	200 P.S.F.
ROOMS OTHER THAN SLEEPING	40 P.S.F.
SLEEPING ROOMS	40 P.S.F.
STAIRS	40 P.S.F.

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	INS	INSULATED/INS
ADH	ADHESIVE	INT	INTERIOR
ADJSH.	ADJUSTABLE SHELF	JNT	JOINT
A/C	AIR CONDITIONING	JST	JOIST
ALT.	ALTERNATE	LAM PLAS	LAMINATED PLASTIC
L	STEEL ANGLE	LL	LIVE LOAD
AWNL	AWNING	M OPG	MASONRY OPENING
BRK	BRICK	MATL	MATERIAL
BM	BEAM	MC	MEDICINE CABINET
BRG.	BEARING	MTL	METAL
CSMT	CASEMENT	N.T.S.	NOT TO SCALE
CLG	CEILING	O.C.	ON CENTER
CL	CENTER LINE	OPG	OPENING
C	STEEL CHANNEL	OH.	OVERHEAD
CLO	CLOSET	P&T	PLUGGED AND TOP SANDED
P&S	POLE AND SHELF	PC	PIECES
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLWD	PLYWOOD
CONST	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
C.J.	CONTROL JOINT	P.S.I.	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	REINF	REINFORCE/REVED
CO	CASED OPENING	R	RISERS
CI	CAST IRON	RO	ROUGH OPENING
CRS	COURSES	RS	ROUGH SAWN
DL	DEAD LOAD	SH	SHELF
DTL	DETAIL	S.C.	SOLID CORE
DIA	DIAMETER	SHT. MTL.	SHEET METAL
DIM	DIMENSION	SIM	SIMILAR
DW	DISHWASHER	SGD	SLIDING GLASS DOOR
DH	DOUBLE HUNG	STD	STANDARD
DS	DOWNSPOUT	ST	STEEL
EA	EACH	TEMP	TEMPERED
EQ	EQUAL	THLD	THRESHOLD
EXP	EXPANSION	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	T	TREADS
FIN	FINISHED	T/	TOP OF...
FP	FIREPLACE	UC	UNDER CABINET
FL	FLOOR	WC	WATER CABINET
FD	FLOOR DRAIN	WH	WATER HEATER
FTG	FOOTING	WP.	WEATHER PROOF
FDN	FOUNDATION	WS.	WEATHER STRIPPING
GALV	GALVANIZED	WF.	WIDE FLANGE
GL	GLASS	W	WITH
GYP. BD.	GYPSUM BOARD	WD	WOOD
HGT	HEIGHT	WI.	WROUGHT IRON
HM	HOLLOW METAL	WO.	WRAPPED OPENING
HC	HOLLOW CORE		

FLOOR JOIST SPANS - TABLE R502.3.1(2) RESIDENTIAL LIVING AREAS (LIVE LOAD = 40 PSF)

JOIST SPACING	SPECIES & GRADE	DEAD LOAD = 10 PSF 2X10	2X12
12"	HEM-FIR #2	16'-10" MAX. SPAN	20'-4" MAX. SPAN
16"	HEM-FIR #2	15'-2" MAX. SPAN	17'-7" MAX. SPAN

SYMBOLS

DETAIL/SECTION MARK
DETAIL NUMBER
SHEET NUMBER
DIRECTION OF DETAIL
ELEVATION TAG
SHEET NUMBER
ELEVATION NUMBER
FPHB FROST PROOF HOSE BIB
FLOOR DRAIN
DIMENSIONAL LUMBER
BATT INSULATION
LOAD BEARING STUD WALL
BRICK (SECTION)
DRYVIT/E.I.F.S. (SECTION)
CONCRETE (SECTION)
STEEL
EARTH
GRAVEL OR SAND FILL

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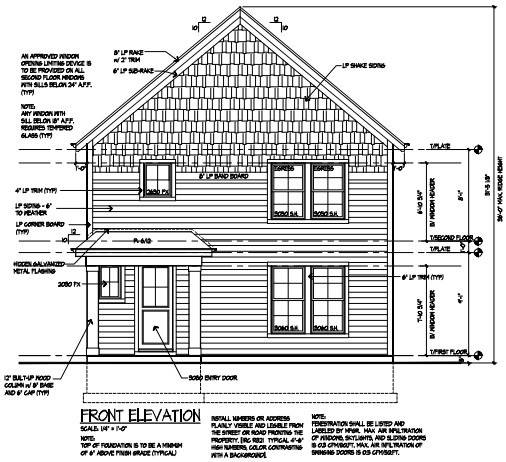
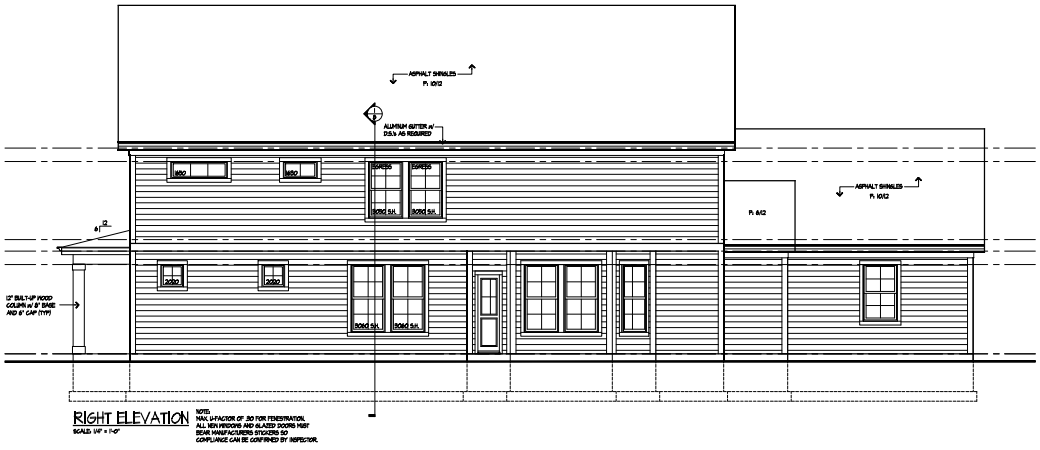
Attachment: Colfax Plan 1 - Bid Set (10_v1 : (52 W. Colfax Street - FPD and Rezone 3 (2414)
Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

STANDARD ELEVATION NOTES

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA
- 1/4" SOFFIT w/ INTERNAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- 1x2 EDGE BOARD OVER 1x8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED REFER TO ELEVATIONS AND ROOF PLAN FOR OVERHANGS.

INDICATES LP SMARTSIDE SIDING

HIDDEN GALVANIZED METAL FLASHING

NOTE: ALL WINDOW SIZES ARE "ANDERSEN" SINGLE HUNG - OR AN APPROVED EQUAL

REV DESCRIPTION
ISSUED FOR BIDDING

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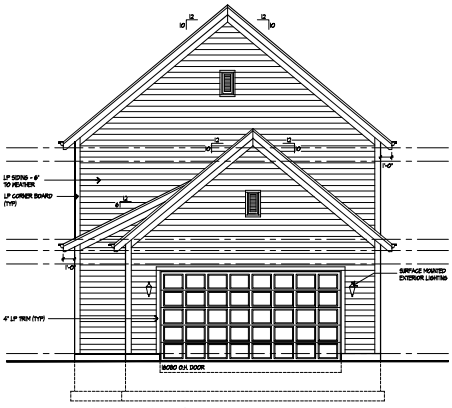
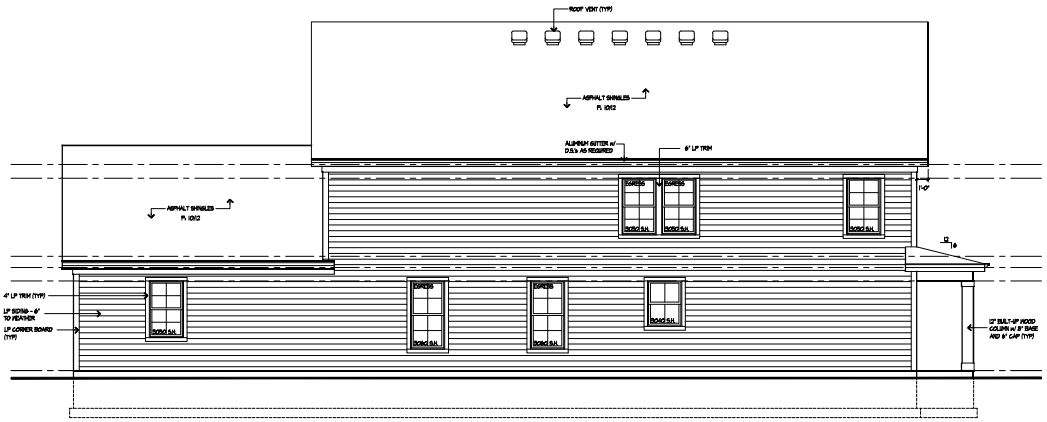


REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT AL
DOWN SPOUTS DISCHARGING AT E
ROT TO DISCHARGE ACROSS PA
WAY.
2. PROVIDE DRIP CAPS AT ALL WI
AND DOORS
3. ALL ROOF SADDLES TO BE SHE
W/ BUILDING PAPER AND SHINGLE
4. REFER TO FLOOR PLANS FOR DI
SIZES
5. WINDOW SIZES ARE AS PER
ELEVATIONS. WINDOW NFR. TO VE
ALL BEDROOMS HAVE EGRESS W
6. ROOF VENTS TO BE SCREENED F
BALANCED INTAKE AND EXHAUST.
7. PROVIDE "Z" FLASHING ALONG A
HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHIN
ALL ROOF AND WALL INTERSECTI
9. FIREPLACE FLUE TO BE MIN. 2'-(
ABOVE ANY ROOF SURFACE WITH
10'-0" HORIZONTALLY, MIN. 3'-0"
PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT
BATHTUB/SHOWER, SILL HEIGHTS
BELOW 18", ENT. DOORS AND WIN
W/ IN 24" OF DOOR (AS PER
GOVERNING CODES)

EXTERIOR FINISH MATERIAL

11. TYPICAL ROOFING WILL BE
ARCHITECTURAL GRADE 30 YEAR
ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS
DOWN SPOUTS OVER 1X8 FASCIA
WITH 1X2 FREZE BOARD UNLESS
OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPIC
14. TYPICAL SIDING - 1/2" W 6"
EXPOSED
15. TYPICAL TRIM - 1/2"
16. ALL EVE AND RAKE OVERHANG
1'-0" UNLESS OTHERWISE NOTED.

REV | DESCRIPTION
EDITED FOR BIDDING

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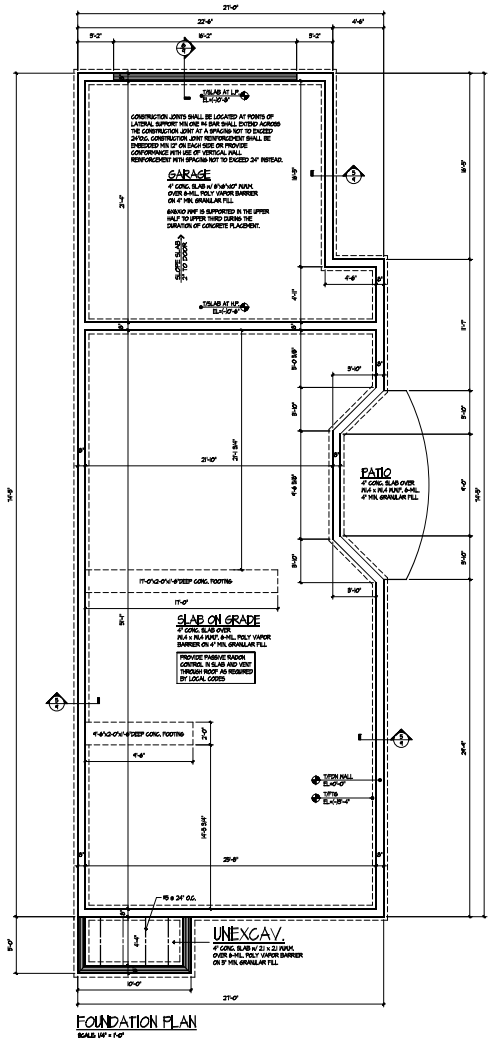
Attachment: Colfax Plan 1 - Bid Set (10_v1 (52 W. Colfax Street - FPD and Rezone 3 (id 6)
3.1.e
Pg. 30



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION JOINTS SHALL BE LOCATED AT POINTS OF LATERAL SUPPORT NO ONE W. BAR SHALL EXTEND ACROSS THE CONSTRUCTION JOINT. AT A SPACING NOT TO EXCEED 24'-0CC. CONSTRUCTION JOINT REINFORCEMENT SHALL BE EMBEDDED MIN. 12" ON EACH SIDE OR PROVIDE CONFORMANCE WITH USE OF VERTICAL WALL REINFORCEMENT WITH SPACING NOT TO EXCEED 24" INSTEAD.

BANNER 2WF IS SUPPORTED IN THE UPPER HALF TO UPPER THIRD DURING THE DURATION OF CONCRETE PLACEMENT.

PUMP. NOTE:
DOUBLE #4BC JOINT REINFORCEMENT IS TO BE USED ABOVE CORNERS OF MASONRY EXTENDING A MIN. OF 12" BEYOND EACH SIDE OF OPENING (TYP)

REBAR NOTE:
NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENING EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

ALL VAPOR BARRIERS NOTED ON BASEMENT AND GARAGE SLABS ARE TO HAVE JOINTS LAPPED NOT LESS THAN 12"

COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH
	WEATHERING POTENTIAL
	SEVERE
BASEMENT WALLS, PIER & OTHER WALLS NOT EXPOSED TO THE WEATHER	2500
BASEMENT SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2500
BASEMENT WALLS, PIER WALLS, EXTERIOR WALLS & OTHER VERTICAL CONC. EXPOSED TO WEATHER	5000
PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	5500 (AIR-ENTRAINED)

MECHANICAL / VENTILATION NOTES:

1. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A HEATER IF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M2000.5 THROUGH M2000.8.
3. WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
4. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.
WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M2000.8(1).

PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN THE WATER HEATER FLUE DISCHARGE LOCATION AND THE COMBUSTION AIR INTAKE OPENING FOR THE FURNACE.

OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN VENTILATION SYSTEM IS NOT OPERATING.

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS
1. TYPICAL BASEMENT SLAB:
4" CONC. SLAB W/ 6"x6"x10"WWM OVER 6 MIL. POLY VAPOR BARRIER OVER MIN. 9" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
5" THK. W/ #5@18"(LONG) RMF
2. TYPICAL CRAWL:
2" SLUSH CONT OVER
4" GRAVEL COVER OVER
4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (MEDICATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUPN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTING ARE @ DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 8'-0" OF DRAIN
9. HIGH TRACES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES
10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR 6'-0" O.C. MAX, 1 1/2" MAX. TH END OF SILL PLATE. MIN. 2 PL A MIN. OF TWO#5 RFD CONC
14. PROVIDE MIN. 4" CONCRETE AT BELOW SLAB UTILITY LOC WHEN CONCRETE ENCASEMENT UTILITY LINES IS REQUIRED, U SHALL BE PLACED SUFFICIEN BELOW SLAB TO ALLOW CON COVERAGE.
15. PROVIDE ALL ROUGH- WHEN A/C PAD LOCATION RE PENETRATION OF POURED CO SLAB FOR HOOK-UPS TO HVA EQUIPMENT.
16. FIELD VERIFY LOCATIONS O METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SER LINES PRIOR TO POURING CO SLAB.
17. ALL DESIGN REVISIONS, ENGINEERING INSTALLATION A LIABILITY OF SOIL CONDITION STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE RESPONSIBILITY OF THE TRUE DEVELOPER OR ITS BUILDER INVOLVED WITH DESIGN AND INSTALLATION OF SUCH AND ARCHITECT SHALL NOT BE HE LIABLE OR RESPONSIBLE FOR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR CONSTRUCTION IN ACCORDAN LOCAL CODES. EQUIPMENT S BE LOCATED IN REQUIRED SE SETBACKS.
19. BOTTOM OF STEEL COLUMNS & POST SHALL HAVE A CONT INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR GA HAS BEEN INCORPORATED IN FINISHED BASEMENT PLAN OR
21. PROVIDE (2) 48" LONG #4 R TOP & BOTTOM IN FOUNDATIO AND AT FOOTING GRADE CHA
22. FOR ADDITIONAL NOTES SE SPECIFICATIONS AND DETAILS

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Attachment: Colfax Plan 1 - Bid Set (15_v1 (52 W. Colfax Street - FPD and Rezone 3 (2414)

NOTES:

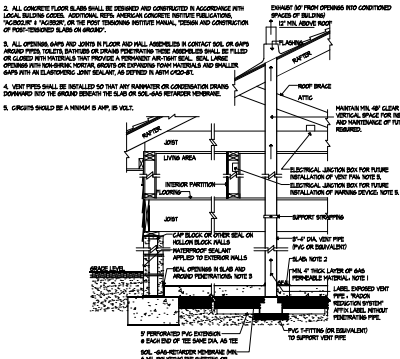
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A 6MIL PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R "ACI360R, OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHERS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IS ASTM C920-97.

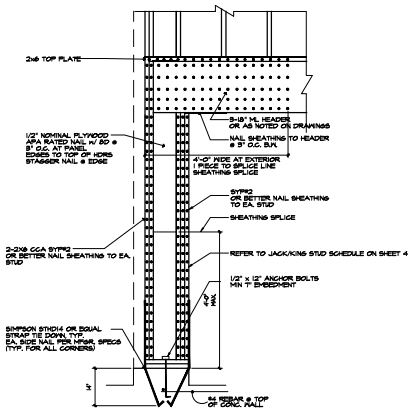
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

5. CIRCUITS SHOULD BE A MINIMUM 5 AMP, 15 VOLT.



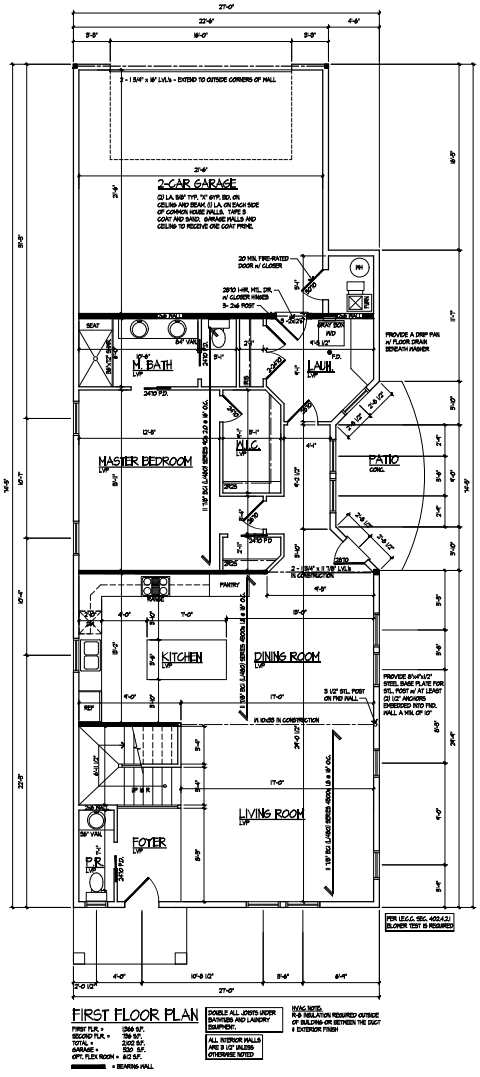
PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

SCALE: 3/4" = 1'-0"



BRACED WALL PANEL w/ HOLD DOWNS

SCALE: 3/4" = 1'-0" ⊕ GARAGE DOOR



FIRST FLOOR PLAN

FIRST FLR. = 1366 SF.
SECOND FLR. = 726 SF.
TOTAL = 2092 SF.
GARAGE = 530 SF.
OPT. FLEX ROOM = 412 SF.

= BEARING WALL

DOUBLE ALL JOISTS UNDER BATHERS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 9 1/2" UNLESS OTHERWISE NOTED

HVAC NOTE:
R-8 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

CORNER NOTE:
WHERE A MIN. 24" WOOD STRUCTURAL PANEL CANNOT BE PROVIDED AT A BRACED WALL, A HOLD-DOWN TIE MAY BE USED AS AN ALTERNATE METHOD. HOLD-DOWN DEVICE IS TO BE A SIMPSON STRONG-TIE "SSWP-KT" OR AN APPROVED EQUAL THAT COMPLIES WITH IRC 2012 CODE REQUIREMENTS

WALL BRACING NOTE:
WHERE "BRACING" IS NOTED ON THIS PLAN CONTINUOUS SHEATHING METHOD WITH 1/2" WOOD STRUCTURAL PANEL IS USED. CONSTRUCTION CRITERIA IS AS COMMON WALLS AT 4" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS)

BATH REINFORCEMENT NOTE:
PROVIDE WOOD BLOCKING WITHIN THE WALL FRAMING LOCATED 88"-96" A.F.F. IN ALL WALLS ADJACENT TO TOILET, SHOWER STALL, OR BATHS.

2018 ILLINOIS ENERGY CONSERVATION NOTES:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSTALLATION IS COMPLETE. WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. NOT BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IRR402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INSTALL PROGRAMMED MIN TO DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. W/A
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - HOS DISARES OR 65 DEGREES INSULATE WITH MINIMUM R-3. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE M1504.5.5 (). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SF., AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.
WINDOW U-FACTOR SHALL BE 0.30 OR BETTER
LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION.

JACK STUD REQUIREMENTS FOR 8' STUD SPACING

SIZE OF OPENING FEET-INCHES	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-0"	1	1
3'-1" TO 5'-0"	1	2
5'-1" TO 7'-0"	2	2
7'-1" TO 9'-0"	2	3
9'-1" TO 10'-6"	3	3
10'-7" TO 12'-0"	3	3
12'-1" TO 15'-0"	3	3
15'-1" TO 16'-0"	3	4
16'-1" TO 18'-0"	3	4
18'-1" TO 19'-0"	4	4

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 5 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC. AUTOMATIC AIR REVACED AND DAMPERS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCWORK OUTSIDE OF THE CONDITIONED SPACE. TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY. SUBMIT TEST RESULTS TO THE VILLAGE PRIOR TO CALLING FOR FINAL INSPECTION.

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS
1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2x4 STUD @ 16" O/C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 9 1/2" ROUGH.
3. ALL WALLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 9-2x10 MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFR. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. HALLS OVER 10 FEET HIGH SHALL HAVE BRACING/BRIDGING LOCATED AT JOINT SHEATHING.
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT 6 METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR. w/ CLOSER
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 5/8" TYPE "X" GYP BD ON THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
16. PROVIDE 2-2x10 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x3"x5/16" ANGLES UNLES OTHERWISE NOTED.

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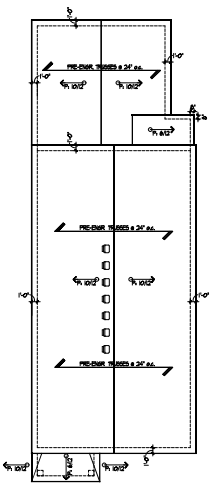
PLAN 1
PALATINE, IL 60067

Gilmo

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)
Attachment: Colfax Plan 1 - Bld Set (10_v1 : 52 W. Colfax Street - FPD and Rezone 3 Sto)
3.1.a
Pg. 32



ROOF PLAN

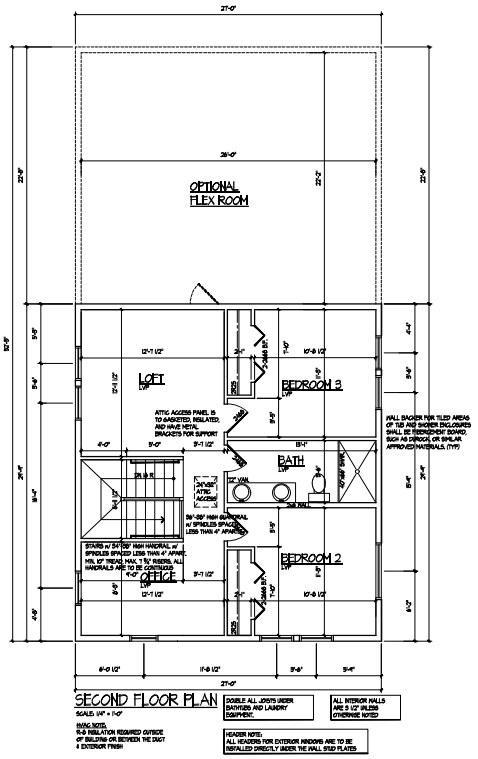
SCALE: 1/8" = 1'-0"

TWO STORY HOME ROOF
1455 SQ. FT. OF ATTIC AREA TO BE VENTED
1455 X 1/300 = 5.21 SQ. FT. FREE AREA REQUIRED TOTAL
5.21 X 144 = 750.8 SQ. IN. /2 = 375.4
STA 480 = 8.0 IT ROOF VENTS REQUIRED
STA 424 = 8.00 IN SOFFIT VENTS REQUIRED

GARAGE ROOF
520 SQ. FT. OF ATTIC AREA TO BE VENTED
520 X 1/300 = 1.73 SQ. FT. FREE AREA REQUIRED TOTAL
1.73 X 144 = 249.8 SQ. IN.
249.8/24 = 10.3 IN SOFFITS VENT REQUIRED

NOTE:
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

ALL ROOF OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE ON THE ROOF PLAN



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

HVAC NOTE:
R-49 INSULATION REQUIRED OUTSIDE OF DUCTS OR BETWEEN THE DUCT & EXTERIOR FINISH

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 2 1/2" UNLESS OTHERWISE NOTED

HEADER NOTE:
ALL HEADERS FOR EXTERIOR WINDOWS ARE TO BE INSTALLED DIRECTLY UNDER THE WALL STUD PLATES

FLOOR PLAN NO

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEA
WALLS TO BE 2x4 STUD @ 16"
UNLESS OTHERWISE NOTED.
2. ALL NONBEARING PARTITIC
5 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE
DEGREES UNLESS OTHERWISE I
4. 5-2x4s MIN. AT EACH END OF
BEAMS AND GIRDER. JOISTS M
OTHERWISE NOTED. ALL SUCH
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10. ALL HANDRAIL BALUSTERS T
SPACED SUCH THAT 4" SPHERE
NOT PASS BETWEEN BALUSTER
11. ALL ELECTRICAL AND MECHA
EQUIPMENT & METERS ARE SU
RELOCATION DUE TO FIELD
CONDITIONS. CONTRACTOR TO
12. ALL WINDOW HEAD HEIGHTS
3-0" UNLESS OTHERWISE NOTE
13. PROVIDE 1 3/4" SOLID CORE
RATED STEEL DOOR AT HOUSE
GARAGE DOOR, w/ CLOSER
14. ENCLOSED ACCESSIBLE SPA
STAIRS SHALL HAVE 5/8" TYPE
GYP BD ON THE WALLS AND C
15. PROVIDE DOUBLE JOISTS AT
PARALLEL PARTITIONS AND S
BLOCKING AT PERPENDICULAR
PARTITIONS.
16. PROVIDE 2-2x12 IN 1/2" PLY.
HEADERS OVER ALL EXTERIOR
OPENINGS UNLESS OTHERWISE
17. ALL EXTERIOR 2x FRAMING,
POSTS, STAIRS, HANDRAILS AN
BALUSTERS TO BE PRESSURE
UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE
SPECIFICATIONS AND SHEET D
19. ALL WINDOW AND DOOR SIZE
LINTELS ARE TO BE 5 1/2"x4"x
ANGLES UNLESS OTHERWISE NO

REV DESCRIPTION
ISSUED FOR RECORD

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Fellow of the Association of L

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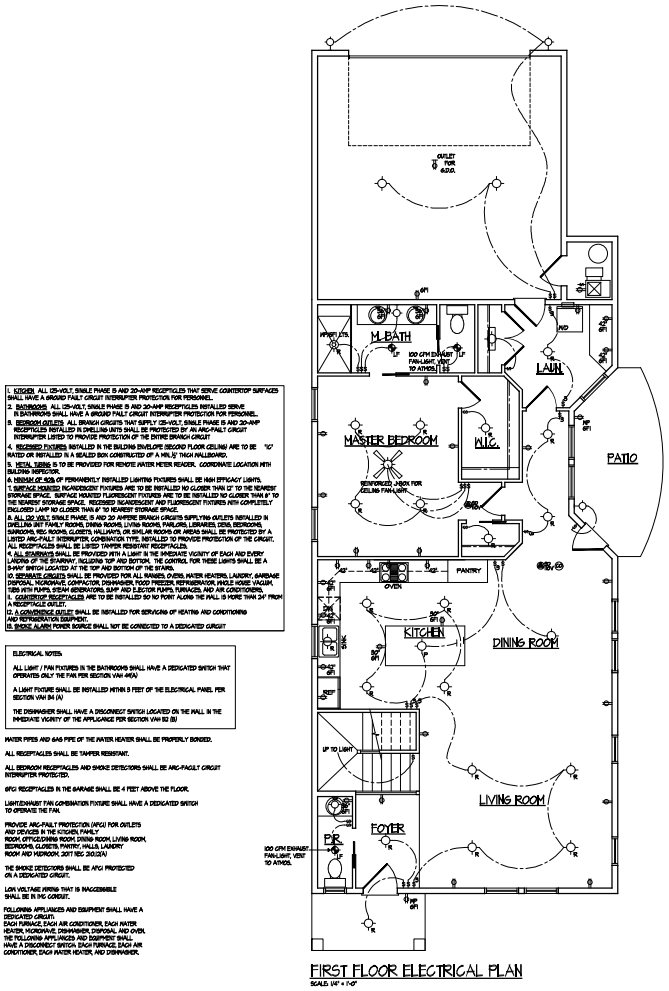
Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)
Attachment: Colfax Plan 1 - Bld Set (10_17_23) (52 W. Colfax Street - FPD and Rezone 3 of 4)



FIRST FLOOR ELECTRICAL PLAN

SCALES 1/4" = 1'-0"

1. KITCHEN. ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS. ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
4. RECESSED FIXTURES. INSTALLED IN THE BUILDING ENVELOPE SECOND FLOOR CEILING ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN.½" THICH PARLBOARD.
5. METAL WIRING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. WIRING OF 600 OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, SIDE WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
12. A CONVENIENCE OUTLET SHALL BE INSTALLED FOR SERVICING OF HEATING AND CONDITIONING AND REFRIGERATION EQUIPMENT.
13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CURCUIT

ELECTRICAL NOTES:

ALL LIGHT / FAN FIXTURES IN THE BATHROOMS SHALL HAVE A DEDICATED SWITCH THAT OPERATES ONLY THE FAN PER SECTION V-M-4(A)

A LIGHT FIXTURE SHALL BE INSTALLED WITHIN 3 FEET OF THE ELECTRICAL PANEL PER SECTION V-M 84 (A)

THE DISHWASHER SHALL HAVE A DISCONNECT SWITCH LOCATED ON THE WALL IN THE IMMEDIATE VICINITY OF THE APPLIANCE PER SECTION V-M 82 (6)

WATER PIPES AND GAS PIPE OF THE WATER HEATER SHALL BE PROPERLY BONDED.

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED.

GFCI RECEPTACLES IN THE GARAGE SHALL BE 4 FEET ABOVE THE FLOOR.

LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

PROVIDE ARC-FAULT PROTECTION (AFCI) FOR OUTLETS AND DEVICES IN THE KITCHEN, FAMILY ROOM, DIYICEGINING ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, PANTRY, HALLS, LAUNDRY ROOM AND MUDROOM. 2017 NEC 210.12(A)

THE SMOKE DETECTORS SHALL BE AFCI PROTECTED ON A DEDICATED CIRCUIT.

LOW VOLTAGE WIRING THAT IS INACCESSIBLE SHALL BE IN IMC CONDUIT.

FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT:
EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, MICROWAVE, DISHWASHER, DISPOSAL, AND OVEN.
THE FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DISCONNECT SWITCH: EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, AND DISHWASHER.

ELECTRICAL SYMBOLS

ALL EXTERIOR WP GFI OUTLETS SHALL BE EQUIPPED WITH "IN USE" COVERS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/SOUND FAULT INTERRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER W/ "IN USE" BUBBLE COVER
- SINGLE OUTLET
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- SD 110 VOLT SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DB DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- CATV CABLE TELEVISION OUTLET
- INTERCOM
- ELECTRICAL PANEL
- ELECTRICAL METER
- WP INDICATES WATERPROOF
- GFI INDICATES GROUND FAULT INTERRUPT

FLUORESCENT LIGHT FIXTURES

- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP
- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH PULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSED EYEBALL FIXTURE
- 2' LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)
- 24" STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
- 1 x 4
- 2 x 4
- 2 x 2
- 4 x 4

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND OUTLETS.
2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
4. ALL SMOKE DETECTORS AND C.O. DETECTORS TO BE 120 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM A BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. LOCATE NEAR GAS METER
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-SERRATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

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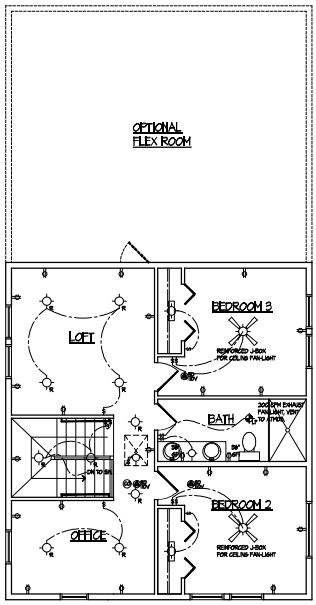

SECOND FLOOR ELECT. PLAN

SCALE: 1/4"=1'-0"

WATER PIPES AND GAS PIPE OF THE WATER HEATER SHALL BE PROPERLY BONDED.

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED.

GFCI RECEPTACLES IN THE GARAGE SHALL BE 4 FEET ABOVE THE FLOOR.

LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

1. KITCHEN: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE SECOND FLOOR CEILING ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN. ½" THICH PLASTERBOARD.
5. METAL SIDING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, LISTED WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. CONVENIENCE RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
12. A CONVENIENCE OUTLET SHALL BE INSTALLED FOR SERVICING OF HEATING AND CONDITIONING AND REFRIGERATION EQUIPMENT.
13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CIRCUIT

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND OUTLETS.
2. H/AC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
4. ALL SMOKE DETECTORS AND C.O. DETECTORS TO BE 10 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. WILL BE 4'-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER) COORDINATE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
10. ALL NON-DESIGNATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
11. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS — ALL EXTERIOR, WP, GFI OUTLETS SHALL BE EQUIPPED WITH "IN USE" COVERS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER W/ IN USE BUBBLE COVER
- SINGLE OUTLET
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- 110 VOLT SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- INTERCOMM
- ELECTRICAL PANEL
- ELECTRICAL METER

INCANDESCENT LIGHT FIXTURES

- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP
- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH PULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSED EYEBALL FIXTURE
- 2 LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)

FLUORESCENT LIGHT FIXTURES

- 24 STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
- 1 x 4
- 2 x 4
- 2 x 2
- 4 x 4

WP — INDICATES WATERPROOF

GFI — INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

PLAN 1
PALATINE, IL 60067

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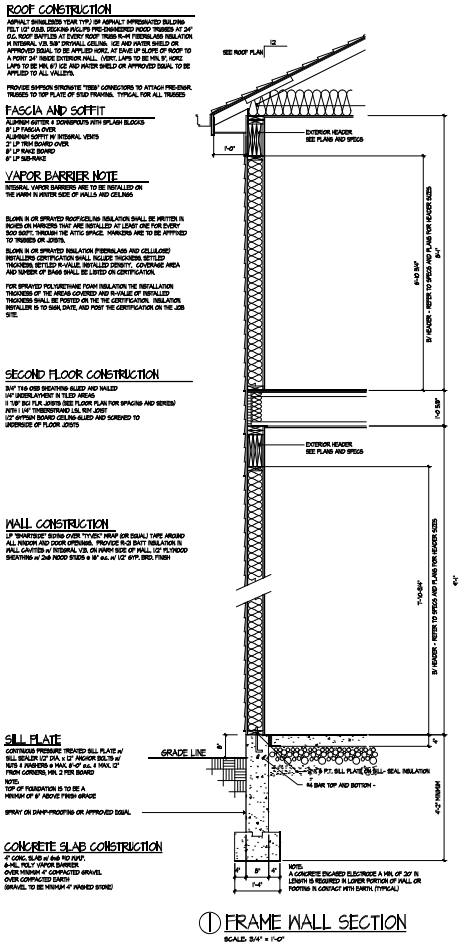
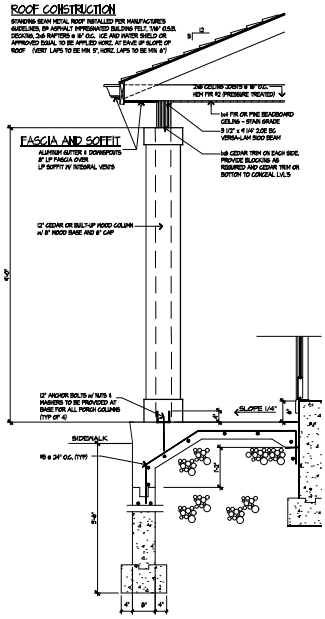
Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)



① FRAME WALL SECTION

SCALE: 3/4" = 1'-0"



② PORCH SECTION

SCALE: 3/4" = 1'-0"

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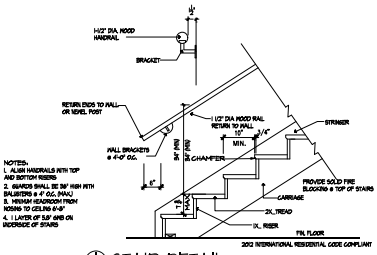
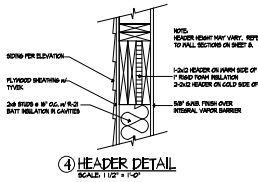
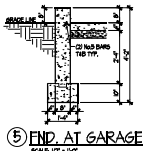


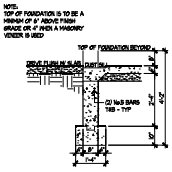
① STAIR DETAIL
SCALE: 3/4" = 1'-0"



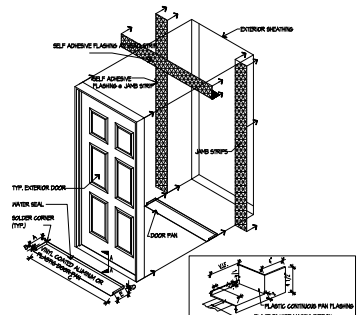
④ HEADER DETAIL
SCALE: 1 1/2" = 1'-0"



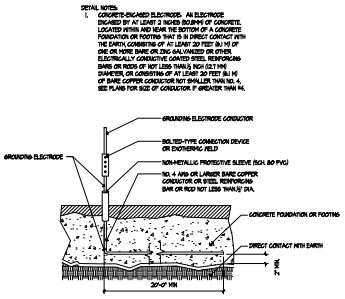
⑤ END AT GARAGE
SCALE: 1/2" = 1'-0"



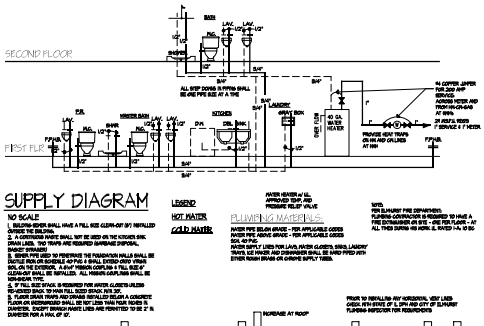
⑥ GARAGE OPENING
SCALE: 1/2" = 1'-0"

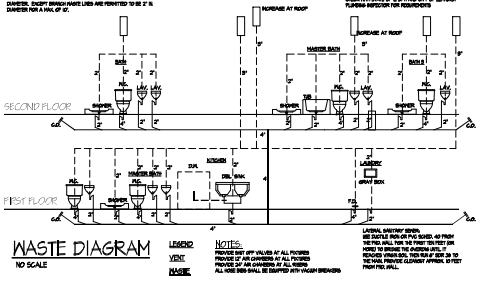


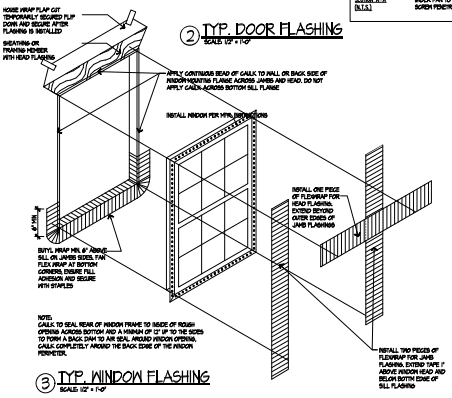
② TYP. DOOR FLASHING
SCALE: 1/2" = 1'-0"



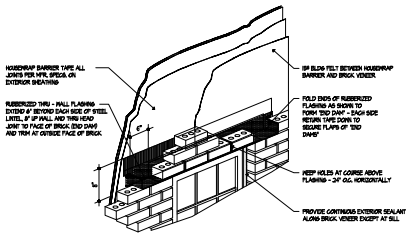
⑦ UFER GROUND DETAIL
SCALE: NO SCALE







③ TYP. WINDOW FLASHING
SCALE: 1/2" = 1'-0"



⑤ THRU-WALL FLASHING @ WINDOW
SCALE: 3/4" = 1'-0"

PLAN 1
PALATINE, IL 60067

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Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

GENERAL REQUIREMENTS

A. Furnish all labor, materials, tools, insurance and permits necessary to complete the work as shown and as reasonably implied by the drawings, specifications, notes and required by any code with jurisdiction to complete the scope of work for a complete and properly finished job. Contractors proceed with the understanding and agreement that a satisfactory job is obtainable with the information as provided.
B. The General Contractor is solely responsible for dimensional accuracy. All differences in anticipated dimensions or conditions shall be immediately submitted in writing to the architect prior to the commencement or continuation of work or the Contractor shall be solely responsible for same.
C. Any deviation from these plans and specifications without prior written consent of the Architect shall be the responsibility of the Contractor and will nullify and void any architectural certification pertaining to this project.

1. CODES All work shall comply with the following:
   A. All Applicable Local, State, County and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work.
   B. Before final Construction Documents are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in the Construction Documents appear, the Architect shall be notified of such discrepancies in writing by the Contractor or building official, and allowed to alter the Construction Documents so as to comply with governing codes before construction begins.
   C. Upon receipt of approval from the governing official, approved final Construction Documents shall be submitted to the Contractor by the Architect.
   D. If code discrepancies are discovered during the construction process, the Architect shall be notified in writing and allowed ample time to remedy said discrepancies.

2. INTENTION
   A. The intention of these documents is to include all labor, materials and services, necessary for complete and proper execution of the Work indicated on the Construction Documents or reasonably inferred therefrom.
   B. The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connections with the work, The Architect shall not be responsible for Contractor's or Subcontractor's schedules or for failure to carry out the Work in accordance with the Construction Documents. The Architect shall not have control over or charge of acts or omissions of the Contractor, Subcontractor, or their agents or employees, or of any other persons performing portions of the Work.
   C. All Contractors, Subcontractors, Suppliers and Fabricators shall be responsible for the content of the Construction Documents, and for the supply and design of appropriate materials and shall insure that all work is done in a professional workman like manner by skilled mechanics and shall replace any materials or items damaged by Subcontractors performance. Subcontractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent of overlap of each others work and to successfully complete the execution of the Work.
   D. All Subcontractor work shall be of quality to pass inspections by local authorities, lending institutions, Architect or Contractor. Any one or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately.
   E. Each Subcontractor, unless specifically exempted by the terms of his subcontract agreement, shall be responsible for cleaning up and removing from the job site all trash and debris not left by other Subcontractors. Contractor will determine how soon after Subcontractor completes each phase of his work that trash and debris will be removed from the site.
   F. All Manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturers specifications.
   G. All alternates are at the option of the owner and shall be at the owners request, constructed in addition to or in lieu of the typical condition.

3. DESIGN LOADS

A. Roof:	Live Load	40 PSF Minimum
	Dead Load	10 PSF Minimum
Roof:	Live Load	30 PSF Minimum
Soil:	Bearing Capacity	3,000 PSF Minimum
	Bearing Capacity – SEVERE AREAS	3,500 PSF Minimum

L/360 Maximum Deflection otherwise.
B. Prior to the start of construction the Contractor shall verify the required design loads with governing codes and site conditions. Verify with the local building agencies the wind, seismic, snow and other special loading conditions. The Architect shall be notified in writing of all discrepancies.

4. PLANS AND SPECIFICATIONS
DO NOT SCALE DRAWINGS. Written dimensions always take precedence over scaled dimensions. These plans, details, and specifications remain the property of the Architect and may not be altered in any way without the written consent of the Architect.

SITE WORK

All excavation, filling, backfilling, rough grading and finish grading shall be performed and the site returned to the grade as directed by the Contractor. If suitable soil bearing for foundations is not encountered at the depth indicated by the drawings, the Contractor shall immediately notify the Architect in writing and shall not proceed any further.

A. Backfill materials shall be earth, free of debris, roots, organic matter and frozen substances. Fill materials under slab shall consist of non-expansive, free-draining, granular material free of debris and organic material.
B. Provide consistent compaction of the top 8" of subgrade, all fill and backfill.
C. Provide foundation drainage at the perimeter of unheated basement areas using 4" minimum diameter drainage pipe and appropriate fittings. Provide a minimum of 12" washed gravel cover. Slope 3/16" per foot to the point of drainage.
D. Keep all excavations free from water. Remove from the construction site all unsuitable soil, debris and excess materials.
E. Do not place fill on muddy or frozen areas. Fill only after all subsoil installations have been completed. Install fill in horizontal layers not exceeding 12 inches and compact to 95% maximum density at optimum moisture.

CONCRETE

All work to be done as indicated in the drawings and in accordance with accepted standards of good practice, governing codes and shall comply with the following: ALL CONCRETE TO BE 6 SACK MIX

A. Portland Cement: ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,000 PSI.
B. Reinforcing Steel: ASTM A615, Grade 60, deformed bars.
C. Welded Wire Fabric: ASTM A185, 6 inch x 6 inch = No. 10 x 10. GARAGE FLOOR TO HAVE 6 X 6 6/8 WWF
D. Coarse Aggregate: Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for slabs or 1-1/2 inch for foundations and footings.
E. Fine Aggregate: Washed natural sharp sand without clay content.
F. Water: Potable
G. Vapor Barrier: 6 mil (0.15 mm) polyethylene film.
H. Expansion Joints: Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
I. Concrete Finishes: Install concrete slabs with monolithic finish. Screed the surface site a straightedge, float to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
J. Curing: Protect flat surfaces not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
K. Slump for normal weight concrete shall be as follows:
   1. Footings, walls and walks 4 in. – 6 in.
   2. Slabs 3 in. – 5 in.
   3. If mechanical vibrators are used, reduce slump by one third.
L. Do not increase the water ratio in concrete for easier movement of concrete in the formwork.
M. All exterior concrete to have 6 percent air entrainment.
N. Unless noted otherwise, all slabs on grade shall be a minimum 4 inch thick and placed over a minimum of 4 inches of compacted sand or approved gravel fill. Interior slabs shall be placed over a stabilized polyethylene vapor barrier.
O. Subcontractor shall be responsible for the size, location and installation of required steel reinforcing in footings and walls per local codes or specific soil conditions, whichever is more restrictive.
P. Footing sizes shown are typical only for the stated soil pressure and consistent compaction.
Q. Set 1/2 inch diameter anchor bolts in the foundation wall at 6'–0 o/c maximum spacing and at no more than 12 inches in from each corner and both sides of all openings. The bolts shall be embedded in the foundation wall not less than 8 inches.
R. Beam pockets shall be provided for all beams supported by concrete, unless noted otherwise, and shall comply with the following:
   1. Minimum bearing 4 inches
   2. Height and width as required by the beam.
   3. 2" nominal pressure treated lumber beneath full bearing of wood beams.

MASONRY

Provide masonry veneer anchorage per local codes.

METALS

All structural steel shall comply with appropriate ASTM specifications as follows:
ASTM A36, ASTM A53, ASTM S501, ASTM A307 and ASTM A325.

CARPENTRY AND MILLWORK

Furnish all labor, material and equipment necessary to complete work as shown on the Construction Documents and/or specified hereinafter and listed below.

1. SCOPE
   All work is to conform to all governing codes and the following:
   A. "Product Use Manuals" of the Western Wood Products Association for selection and use of products included in that manual.
   B. "Plywood Specification and Grade Guide" of the American Plywood Association.
   C. American Wood Preservers Association standards and specifications for fire retardant and preservative pressure treated lumber and plywood.
      1. All wood indicated as "Pressure Treated" or "Treated" shall be preservative pressure treated.
      2. All wood indicated as "Fire Retardant" shall be fire retardant pressure treated.
   D. "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood.
   E. Western Red Cedar Lumber Association standards and specifications for cedar.

2. GRADING
   Provide lumber and materials meeting or exceeding the following standards of quality. All framing members shall be grade stamped.
   A. Allowable stress for Framing Members:

1.	Modulus of Elasticity	1,300,000 PSI
2.	Fiber Bending – Single	850 PSI
	– Repetitive	977 PSI
3.	Horizontal Shear	70 PSI
4.	Bearing	405 PSI
5.	Compression parallel to grain	675 PSI

3. MATERIALS
   A. Moisture:
      All wood in contact with concrete or masonry shall be pressure treated.
   B. Metal Connectors:
      1. Simpson as detailed or equivalent.
      2. Install joist and beam hangers capable of supporting the maximum allowable load of the joist or beam being supported.
      3. Steel items to comply with ASTM A37 or ASTM A36.
      4. Use Galvanized Steel at all exterior locations.
   C. Nailing:
      1. Per applicable code for common wire nails.
      2. All plywood diaphragms shall have cement coated or ring shank ply nails.
      3. Use 16d's at 16" o/c when nailing 2-2x members together.
      4. Use 2 rows of 16d's at 16" o/c when nailing 3–2x members together.
      5. A positive connection must be provided for all free standing posts.
   D. Trusses:
      1. Provide wood trusses able to sustain the stated loads for the spans, profiles and arrangement shown in the Construction documents. Truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design, including spacing, of all trusses and shall submit shop drawings sealed by a registered engineer for approval by the contractor and the City of Elmhurst.
      2. All roof trusses are to be designed for no attic storage unless noted otherwise.
   E. Sheathing:
      1. Roof: 5/8" nominal thickness Ext. Grade Plywood roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA)
      2. Floors: per plans
      3. Walls: 1/2" plywood or OSB
   F. Laminated Veneer Lumber:
      1. All members referred to as "Micro-Lam" shall be Laminated Veneer Lumber.
      2. Provide Kye-laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
      3. Allowable Stresses
         a. Modulus of Elasticity 1,800,000 PSI
         b. Fiber Bending – Single 2,800 PSI
         c. Horizontal Shear 285 PSI
         d. Bearing 650 PSI

4. FRAMING
   A. Stud walls:
      1. All studs to have full bearing on plate.
      2. Not less than (3) studs shall be installed at every corner of an exterior wall.
      3. Stud spacing for all exterior walls and bearing walls shall be 16" o/c unless noted otherwise. Stud spacing for all interior walls shall be 16"o/c unless noted otherwise.
      4. Studs shall be a minimum standard or stud grade lumber unless noted otherwise.
      5. Studs shall be a minimum of 2x4 nominal with the side face perpendicular to the wall.
      6. All top plates to be 2–2x as indicated on drawings with minimum lap splice of 48" with butt joints occurring over studs. Plates are to overlap at corners and be the same size as the studs.
      7. All walls greater than 10'–0 in height shall be 2x6 studs unless noted otherwise and shall have blocking (horiz. bridging) at mid point or at joint in sheathing.
      8. Framing contractor shall provide backing as required for all light fixtures, cabinets, wardrobes, brackets, handles, drywall, etc.
      9. Provide "Box-Out" framing behind all heat supplies in walls common to the Garage so as to allow a full 3 1/2" insulation batt behind the heat supply duct.
      10. 4'x8'x1/2" OSB bracing shall be provided around the perimeter of the house for all exterior walls.
      They shall be placed at an angle not greater than 60 degrees nor less than 45 degrees from horizontal.
      NOTE: Entire structure to be sheathed with 1/2" panels (OSB or PLYWOOD ONLY)
   B. Floors:
      1. Provide 3–2x4 or 1–4x6 post under all beams or headers greater than 6'–0 in length and under all girder trusses unless noted otherwise.
      2. A single trimmer shall be provided on each side of openings less than 6'–0 in width and double trimmers shall be provided on each side of openings that are greater than 6'–0 in width unless noted otherwise.
   C. Beams, Headers, Joists and Rafters:
      1. Set all beams, headers, joists and rafters with crown side up.
      2. Provide (2) 2x12 headers w/1/2" plywood filler over all exterior openings (2x4 Construction) Provide (3) 2x12 headers w/1/2" plywood fillers (2x6 Construction) unless otherwise noted.
      3. Provide (2) 2x12 headers over all interior openings unless otherwise noted (2x4 wall). Provide (3) 2x12 headers over all interior openings unless otherwise noted (2x6 wall).
      4. All headers and beams are to be free from splits, check and shakes.
      5. All joists, headers, beams and rafters shall have a minimum solid bearing of 2" at each end.
      6. Provide double header joists and trimmers at all floor openings.
      7. Provide double joist under parallel partitions and solid blocking under perpendicular partitions. Split joists under parallel partitions to allow for heating, plumbing and electrical trades. Double all joists under all water, baths, showers, washing machines, whirlpools, water heaters or special loading.
      8. Support of bearing partitions perpendicular to joists shall not be offset from such support by a distance greater than the depth of the joists.
      9. All 2x floor joists to have 1x3 cross bridging at 8'–0 o/c maximum spacing.
      10. Notching of joists shall comply with all applicable LOCAL, COUNTY, STATE, AND FEDERAL codes, whichever is more restrictive.
      11. Rough opening height for all doors and windows is to be 6"–10 3/4" to bottom of header unless noted otherwise.

5. MISCELLANEOUS
   A. All wood plates bearing on concrete or masonry shall be pressure treated.
   B. All treated sill plates shall be anchored with 1/2" diameter x 12" long anchor bolts set at 6'–0 o/c and 1'–0 in from each corner.
   C. Install fiberglass or foam sill sealer between the top of the foundation and the sill plate.
   D. Provide 2" nominal pressure treated lumber beneath full bearing of wood beams bearing on concrete or masonry.
   E. Firestop all soffits and cut plates. All floor construction through which heat or exhaust ducts pass shall be effectively draft stopped.
   F. All exterior 2x decking, joists, posts and stairs to be of pressure treated lumber. All exterior handrails, balusters and trim to be of roughsawn cedar unless noted otherwise. All exterior joist hangers to be galvanized.
   G. Maximum stair riser and minimum tread nose to nose depth shall be in accordance with governing codes.
   H. Maintain minimum 6'–8 headroom clearance on stairs.
   I. Required handrails at stairways shall be continuous the full length of the stairs and may only be interrupted at a landing.
   J. Balusters shall be spaced so as not to allow passage of a 4" diameter sphere.
   K. Stair construction shall consist of 2x12 stringers, 5/4 x 2x thick treads and 3/4" thick risers, or shall be fabricated by a component stair manufacturer. All risers are closed.
   L. Plywood backing at specified trim pieces shall be 3/8" exterior grade plywood.
   M. Common house/garage demising wall shall be one hour rating. (UL Assembly #U305)

THERMAL AND MOISTURE PROTECTION

A. Provide damp proofing of all foundation walls at excavated areas from the top of the footings to the height of the finished grade with one coat of an asphalt base waterproofing compound.
B. Provide fiberglass, ASTM D885 type 1, insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of the governing codes.
C. Minimum insulation requirements:

1.	Walls:	per sections
2.	Floors, Exposed:	per sections
3.	Ceiling:	per sections

D. Extend insulation over entire area to be insulated. Cut and fit tightly around obstructions and fill all voids with insulation. Maintain minimum air space between bottom of roof deck and top of insulation.
E. Provide a vapor barrier as specified in plans and details. Install per manufacturers specifications.
F. Roofing shall be a minimum of 25 yr. composite shingles installed over 15# roof felt over roof sheathing with a minimum main roof pitch of 5:12. Ice and water shield or approved equal to be applied horizontally at eave up slope of roof to a point 24" inside exterior wall. (Vertical laps to be min. 6", horizontal laps to be min. 6"). Ice and water shield or approved equal to be applied to all valleys.
G. All shingles are to be fastened with nails.
H. Siding per print, installed per manufacturers specifications.
I. All fascias and soffits per print.
J. Provide flashing and sheet metal required to prevent the penetration of water through the exterior shell of the building.
K. In addition to complying with governing codes, comply with pertinent recommendations contained in the current edition of "Architectural Sheet Metal Manual" published by SMACNA.
L. All iron sheet metal flashing shall be hot dipped galvanized complying with ASTM A93.
M. Provide gutters and down spouts as specified by Contractor. Down spout locations to be determined by Subcontractor and approved by Contractor. Splash blocks are required where downspouts terminate.
N. Subcontractor to determine the direction of water discharge from the downspouts so as to eliminate any potential hazard to pedestrians created by the water or ice discharge from the he downspouts.
O. Attic spaces shall have a minimum ventilation area equal to 1/150th of the horizontally projected roof area or as further required by governing codes.

DOORS AND WINDOWS

A. Exterior and vestibule doors shall be 1 3/4" thick metal clad insulated swinging units as specified by the Contractor unless noted otherwise.
B. Glazing in doors and sidelights shall be double pane insulating glass.
C. Provide tempered glass as required by governing codes.
D. Patio doors, sliding glass doors, and windows over bath tube shall have tempered glass.
E. Interior doors shall be prehung with wood jambs and specified by Contractor
F. Finish hardware shall be specified by Contractor and installed by Subcontractor. Subcontractor to install all hardware required by governing codes.
G. Garage to house door and frame to be one hour fire rated with a self–closing device.
H. All operable windows shall have insect screens.
WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
WINDOW U–FACTOR SHALL BE 0.32 OR BETTER LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION

FINISHES

A. Use wallboard of maximum lengths to minimize and joints. Stagger and joints when they occur. Locate and joints as far as possible from center of wall or ceiling. Abut wallboard without forcing. Neatly fit ends and edges of wallboard. Do not place ends against tapered edges. Support ends and edges of all board panels on framing or furring members except for face layer of double layer and where ends are back–blocked and floated.
B. Gypsum Wallboard:
   1. Regular Board: ASTM C36
   2. Fire–rated Board: ASTM C36, Type "X", 5/8" with tapered edges.
   3. Fiberglass Reinforced Gypsum Backing Board: Durock or Wonderboard brand, 5/8"
   4. Water–resistant Board: 5/8", Type "X", tapered edges.
C. Gypsum wallboard, unless noted otherwise, shall be provided as follows:
   1. Exterior Walls: 1 layer 5/8" Type "X" wallboard to interior face.
      Interior Walls: 1 layer 5/8" Type "X" wallboard each side.
      Ceiling: 1 layer 5/8" Type "X" wallboard for framing members 16" o/c or less.
   TWO LAYERS ON GARAGE CEILINGS WITH HABITABLE SPACE ABOVE
   Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
   2. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
   3. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
   4. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.
D. Ceiling Heights:
   1. Temperature: Maintain range between 55 degrees F. to 70 Degrees F. for 24 hours before, during and after gypsum wallboard and joint treatment application.
   2. Ventilation: Provide natural or mechanical ventilation during and following adhesives and joint treatment application.

PLUMBING

A. Work to meet all accepted standards of good practice and the requirements of the State of Illinois Plumbing Code and with all local amendments. Assume that all piping is of adequate size and properly vented in conformance with all governing code requirements. Make all connections required for mechanical equipment.
B. Plumbing Information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. Plumbing fixtures shall be specified by the Contractor.
D. Design and Installation of Plumbing shall be the responsibility of the Subcontractor.
E. All new plumbing work shall comply with the following:
   1. All above ground water supply lines to be per applicable codes.
   2. All below ground water supply lines to be per applicable codes.
   3. Provide 18" air chambers on all plumbing risers and shut off valves at all fixtures.
   4. All clean outs shall be easily accessible and at the bottom of each plumbing stack.
   5. All hose bibs to be frost proof type with vacuum breakers. Provide a minimum of 2 hose bibs.
   6. Basement floor drain shall be 4" diameter, trapped and vented.
   7. Plumbing rough–in shall be provided for grey box and 2" drain.
   8. Sump pumps installed to receive ground water or other storm waters shall discharge to the near drainage swale.
   9. Ejector pumps installed to receive floor drain flow or other sewage shall be connected to the sanitary sewer.
   10. Gas piping shall be metallic or cast iron.
   11. No services allowed under garage slab or driveway.
   12. No B boxes allowed in driveways, approaches or sidewalks.
   13. INSULATE HOT WATER PIPING W/ MIN. OF R–3 TO COMPLY WITH TABLE R403.4.2

HEATING, VENTILATION AND AIR CONDITIONING

A. MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J
SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
B. HVAC Information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. HVAC fixtures and equipment shall be specified by the Contractor.
D. Design and Installation of HVAC shall be the responsibility of the Subcontractor
   1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
   2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4" above finished floor inside at –10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.
   3. All new ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest edition of ASHREA construction standards for ductwork construction.
      a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
      b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
   4. All HVAC equipment shall be individually switched.
   5. Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
   6. Branch take–offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
   7. Provide factory–fabricated turning vanes in all square elbows.
   8. HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
   9. All duct openings in walls shall be sealed airtight and soundproof.
   10. Provide combustion air to all gas fired equipment in accordance with governing codes.
   11. Required number of return air ducts per code. All return air ducts to be metal, not an unpanned joist or stud space.
   12. All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.

ELECTRICAL

A. The Electrical Contractor shall furnish and install all electrical construction materials shown or reasonably implied on the drawings to complete the installation in a satisfactory and usable manner and in accordance with governing codes.
B. Electrical Information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
C. Electrical fixtures and equipment shall be specified by the Contractor.
D. Design and Installation of Electrical shall be the responsibility of the Subcontractor
   1. Service panels to be a minimum of 30 circuit, 200 amp. Verify with the contractor, install panel with a min. of 3'–0 clearance space around it.
   2. Furnish and install all Bathroom fans and exhaust fans.
   3. Provide 1/2" diameter conduit piping for remote water meter reader. Final location to be coordinated with the local building department.
   4. All low voltage wiring 50 volts or less shall not be required to be in conduit unless wiring is located in hazardous areas.
   5. All conduit shall be sized according to code unless noted on the drawings.
   6. Provide and install certified 110 volt interconnected smoke detectors on a common lighting circuit, not to a separate dedicated circuit, with 9 volt battery back–up. Locations as shown in the Construction Documents and as required by the National Fire Protection Agency (NFPA) and local governing codes.
   7. Provide and install ground fault circuit interrupters (GFI) as required by the 2017 Electrical Code (NEC) and with all local governing codes and amendments.
   8. All materials shall be new and of a quality approved by the Contractor. Materials shall bear Underwriter's Laboratories Inc. label.
   9. Minimum power and lighting wire shall be No. 14 gauge copper or as otherwise indicated on the drawings, type THW or THHN.
   10. Electrical Subcontractor shall provide all control wiring required for interconnecting of equipment or remote controls.
   11. Electrical Subcontractor shall provide power and local disconnect switches to all power consuming equipment shown on the mechanical and plumbing drawings.
   12. Conduit is required for all 110 and 220 volt wiring (NOT for low voltage wiring).
   13. Contractor to provide 2 cable television connections and two telephone jacks per plan.
   MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J
   SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
   PROVIDE COPY OF MANUAL J FOR ANY NEW HEATING OR COOLING EQUIPMENT TO CITY OF ELMHURST.
   HEATING SYSTEMS SHALL HAVE PROGRAMMABLE THERMOSTATS
   WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
   WINDOW U–FACTOR SHALL BE 0.32 OR BETTER
   LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION
   DUCTS AND AIR HANDLING UNITS SHALL BE SEALED
   TIGHTNESS SHALL BE VERIFIED WITH DUCT BLASTER TEST
   A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE.
   TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY.
   SUBMIT TEST RESULTS TO THE CITY OF ELMHURST BUILDING DEPT. FOR FINAL INSPECTION
   A BLOWER DOOR TEST IS REQUIRED BY THE STATE ENERGY CODE.
   TEST TO BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY.
   SUBMIT TEST RESULTS TO THE ARLINGTON HEIGHTS BUILDING DEPT. PRIOR TO CALLING FOR FINAL INSPECTION.
   75% OF PERMANENTLY INSTALLED LIGHT FIXTURES SHALL HAVE HIGH EFFECENT LAMPS

FIRE–RESISTANT CONSTRUCTION

A. The minimum rating of all fire–resistant construction shall be determined by the use, occupancy and type of building construction of the building as dictated by the 2015 IRC
   1. All Fire Separation Assemblies required to have fire–resistance ratings shall be Fire Resistant Design tested and approved by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall be constructed ONLY with approved materials and in accordance with the installation requirements as listed in the most recent publication of FIRE RESISTANCE DIRECTORY by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall provide the minimum fire – resistance rating as dictated by the codes.
   2. All vertical Fire Separation Assemblies shall be continuous and extend uninterrupted from the top of the fire–resistance rated floor/ceiling assembly to the underside of the floor or roof slab or deck above and shall be attached thereto.
   3. All horizontal Fire Separation Assemblies shall be continuous. The supporting construction shall be protected to afford the required fire–resistance rating of the Fire Separation Assembly supported.
   4. Construction, openings and assembly protections to any fire–resistance rated assembly shall comply with the limitations as prescribed by the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwriters Laboratories Inc. and the codes.
B. Fire–resistance ratings apply only when materials, systems and independent components of the design are specifically designated for use in that assembly in order that the fire–resistance rating of the complete assembly may be achieved and are not to be interchanged or substituted.
C. EACH CONTRACTOR AND SUBCONTRACTOR IS INDIVIDUALLY RESPONSIBLE AND WILL BE HELD ACCOUNTABLE FOR THEIR WORK INSTALLED AND MAINTAINING STRICT COMPLIANCE WITH THE MATERIALS AND CONSTRUCTION REQUIREMENTS OF THE FIRE–RATED ASSEMBLY AS LISTED BY UNDERWRITER'S LABORATORIES INC. AND THE CODES. NO EXCEPTIONS FROM THE SPECIFICATIONS WILL BE ALLOWED.
   ANY LIGHT FIXTURES RECESSED INTO THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH GASKET OR CAULK AND IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.

specifications

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847 421 8676
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www.gilmorearchitects.com

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Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)
Attachment: Colfax Plan 1 - Bid Set (10_v1 : 52 W. Colfax Street - FPD and Rezone 3 Sets)

PLANT SYMBOLS KEY

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

EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS

SHADE / CANOPY TREES, 2.5" CALIPER

ORNAMENTAL TREES, 8-10' TALL

EVERGREEN TREES, 6-10' TALL

LARGE, DECIDUOUS SHRUBS, 36"-48" TALL

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL

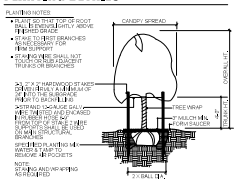
SMALL, EVERGREEN SHRUBS, 24" TALL/WIDE

LARGE, ORNAMENTAL GRASS, 3 GALLON

SMALL ORNAMENTAL GRASS, 1 GALLON

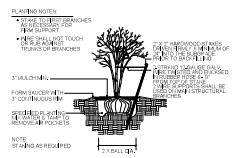
PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON

PLANTING DETAILS



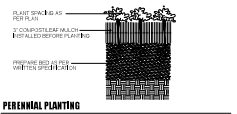
TREE PLANTING & STAKING
NOT TO SCALE

EVERGREEN TREE PLANTING
NOT TO SCALE

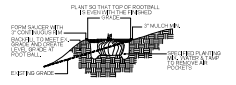


MULTI-TRUNK TREE STAKING
NOT TO SCALE

SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE



HILLSIDE PLANTING
NOT TO SCALE

NOTES - GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123); 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (4"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX- 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NONE/RED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON-SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING. VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE. SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:
GWR BUILDERS
47 N. BOTHWELL
PALATINE, IL
TEL (847) 209-1214

CONTACT: GREG ROSE

SURVEYOR:
MORRISON SURVEYING CO., INC.
604 BEDFORD RD., UNIT A MORRIS, IL 60450
TEL (815) 942-2620

CONTACT: MATTHEW MORRISON

CIVIL ENGINEER:
SPIES & ASSOCIATES, INC.
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, IL 60040
TEL (847) 577-8808

CONTACT: TIM SPIES

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181

CONTACT: SHARON DICKSON / JEFF TORRENS

SHEET INDEX

L0.1 PROJECT TEAM
NOTES - GENERAL LANDSCAPE
PLANTING DETAILS
PLANT SYMBOLS KEY

L1.1 OVERALL LANDSCAPE PLAN
PLANT & MATERIALS LIST

dickson d
STUD
9 CRYSTAL LAKE
SUITE 110
LAKE IN THE HILLS
(224) 241 81

CLIENT NAME AND ADDRESS
GWR BUILDERS

PALATINE, IL

PLAN DATE
AUGUST 4, 2023

REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.

PROJECT NAME AND SHEET TITL
OLM'S CORNER
52 W. COLFAX STREET - PAL

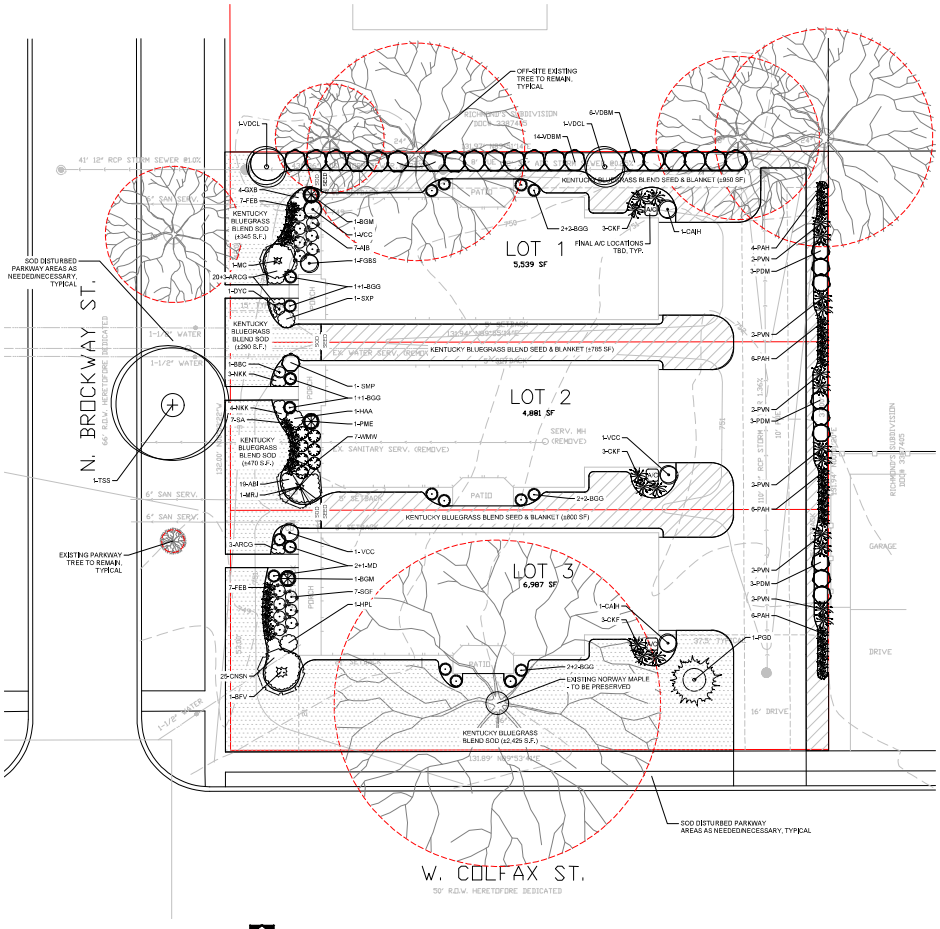
LANDSCAPE PLAN - C

SHEET NUMBER
L0.1

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)
Attachment: Landscaping plans - Olms Corner_Palatine_FULL SET (52 W. Colfax Street - FPD and Rezone 3 of 4)

PLANT & MATERIALS LIST

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
TSS	1	2.5" caliper	Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden
Evergreen Trees				
PGD	1	8' high	Picea glauca 'Densata'	Black Hills Spruce
Ornamental Trees				
BFV	1	6' high	Betula nigra 'Fox Valley'	Fox Valley Dwarf River Birch
MC	1	6' high	Malus x 'Camelot'	Camelot Crab
MRJ	1	6' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
Evergreen Shrubs				
BGG	16	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BGM	2	36" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
MD	3	24" wide	Microbiota decussata	Siberian Cypress
PME	1	30" high	Pinus mugo 'Enci'	Enci Dwarf Mugo Pine
Large & Medium Deciduous Shrubs				
CAH	2	7 Gal./36"	Cornus alba 'Bailhalo'	Ivory Halo Tartarian Dogwood
FGBS	1	7 Gal./36"	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HAA	1	7 Gal./36"	Hydrangea aboressera 'Annabelle'	Annabelle Hydrangea
HPL	1	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea
PDM	9	7 Gal./36"	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark
SMP	1	7 Gal./36"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
SXP	1	7 Gal./36"	Syringa x 'Penda'	Bloomerang Lilac
VCC	3	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
VDBM	20	7 Gal./36"	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
VDCL	2	48" high	Viburnum dentatum 'Synnestvedt'	Chicago Lustre Arrowwood Viburnum
Small Deciduous Shrubs				
AIM	7	5 Gal./24"	Aronia melanocarpa 'Iroquis beauty'	Iroquois beauty black Chokeberry
BBC	1	5 Gal./24"	Buddleia 'Blue Chip'	Lo & Behold Butterfly Bush
DYC	1	5 Gal./24"	Deutzia x 'NCDX2'	Yuki Cherry Blossom Deutzia
SGF	7	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
WMW	7	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
CKF	9	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
FEB	14	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue Grass
PAH	22	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PVN	12	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
SA	7	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials & Groundcovers				
ABI	19	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
ARCG	26	1 Gal.	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed
CNSN	25	1 Gal.	Calamintha nepeta s. nepeta	Calamint
GXB	4	1 Gal.	Geranium x 'Brookside'	Brookside Cranesbill
NKK	7	1 Gal.	Nepeta faassenii 'Kit Cat'	Kit Cat Catmint
Materials				
-	5	C.Y.	-	Soil Amendments
-	14	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.F.	-	Kentucky Bluegrass Blend Sod (parkway)
-	3,430	S.F.	-	Kentucky Bluegrass Blend Sod
-	2,535	S.F.	-	Kentucky Bluegrass Blend Seed & Blanket
-	6	EACH	-	Splash Blocks *(for downspout exits)*



LANDSCAPE PLAN
SCALE: 1" = 10'-0"

0 5 10 20

dickson de
STUD
9 CRYSTAL LAKI
SUITE 11
LAKE IN THE HILLS
(224) 241 81

CLIENT NAME AND ADDRESS
GWR BUILDERS
PALATINE, IL

PLAN DATE
AUGUST 4, 2023

REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.

PROJECT NAME AND SHEET TITL
OLM'S CORNER
52 W. COLFAX STREET - PAL
LANDSCAPE PLAN - O

SHEET NUMBER
L1.1

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

52 W. Colfax Street: Staff recommends approval a Preliminary Planned Development for a 3-lot single-family residential 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. The final separation of the dwellings shall comply with the IRC R-302, in a manner acceptable to the Director of Fire Prevention.**
5. **The Final Engineering Plans shall be submitted in a manner acceptable to the Village Engineer and shall include both volume control and stormwater detention. This would include a cross access easement or dedicated outlot for the access drive on the east side of the development.**
6. **The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.**
7. **A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**
8. **A Planned Development Letter of Credit in the amount of $30,000 - ($10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
9. **HOA declarations shall be submitted in a manner acceptable to the Village Attorney to address the shared driveway, stormwater detention, and volume control requirements.**
10. **A construction management plan shall be submitted in a manner acceptable to Village 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.**

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

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 52 W. COLFAX 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 21ST day of SEPTEMBER, A.D. 20 23., and the last publication thereof was made on the 21ST day of SEPTEMBER, A.D. 20 23.

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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., 20 23.

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., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: PZC materials - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

III. PUBLIC HEARING

1. 52 W. Colfax Street **- Recommend To Approve**

FPD-000059-2023 - 52 W. Colfax Street

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

Petitioner's Exhibits:

1. **Update Brockway Street Elevation**
2. **Revised Final**
3. **Olms Engineering Plans**
4. **Colfax Plan**
5. **Landscaping Plans**
6. **52 W Colfax Conditions**
7. **Public Notice**

Mr. Vyverberg provides background on this request and states that the Preliminary Planned Development for a 3-lot single-family residential development was approved by Village Council in May of 2023. The initial plan was revised from 4 single family residential lots to 3. Petitioner is requesting Final Planned Development for 3- single family homes, Preliminary and Final Plat of Subdivision and Rezoning from R-3 multi-family to Planned Development.

Sworn in petitioner: Greg Rose - 47 N. Bothwell St., Palatine, IL

Mr. Rose provides background on the site and states he is seeking to improve 52 W Colfax with 3 new homes, approximately 2500 square feet each. He states they will not be boxy in appearance and the floor plans feature a first-floor primary suite and will be 2 story homes either on a slab or with a basement. The homes will face Brockway and will feature covered porches which will simulate the neighborhood's existing conditions. Mr. Rose states that potential buyers would be seeking low property maintenance and an HOA would provide services for the shared drive and lawn maintenance. He states there would be ample space for patios, driveways and a generous shared driveway. He further states that he believes the proposal is fair minded and will be good for the property that is in need of an update.

Commissioner Cavanaugh requested to see the aerial view of the property and asks if there is a fence on the North side. He questions where snow would be pushed.
Mr. Rose refers to the engineering plan and states there is room between driveways for snow removal and snow would not be pushed onto Colfax St.

Chairman Wood notes that the homes would have 2-car garages and asks if

Attachment: PZC minutes - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

there is also room for 2 additional cars to park in front of the garages.
Mr. Rose states there would be 17' of driveway, but notes that larger cars may stick out. He doesn't anticipate larger cars.

Chairman Wood requests property size for this project.
Mr. Vyverberg states it is approximately .6 acres.

Commissioner Friedman asks how waste management will be handled.
Mr. Rose states that although it is not shown on the plans, it will be incorporated by the HOA. There will be a concrete pad at the end of the driveway for residents to place their cans on refuse days.

Commissioner Bettenhausen asks if there is clean out access to the storm sewer.
Mr. Rose states there is no clean out to the gutter.
Commissioner Bettenhausen asks if it would be possible.
Mr. Rose states that if the village engineer would require, they would comply.

Chairman Wood questions the zoning.
Mr. Vyverberg refers to the zoning map of surrounding properties.
Chairman Wood asks what the set back is for R3.
Mr. Vyverberg provides set back information and states all homes maintain a 15-foot front yard setback from Brockway Street. He provides further setback information for each of the lots.

Commissioner Kolososki asks if there are plans to add any fencing.
Mr. Rose states there is no fencing. They will be adding landscaping at the front of the property. There is no planned landscaping between properties. He states that the existing fence belongs to the neighbor to the east.

Resident: Mr. Bob Logan - 240 N. Bothwell St.
Mr. Logan has resided in his home for the past 20 years. His view from the backyard will now be the back of 3 garages. He states that he has a concern with overflow parking and reiterates that he is unhappy with his backyard view. He also sites that the patio is set back 20 feet in from the lot line.
Mr. Vyverberg clarifies the set back of the patios.

Mr. Logan also states that there are no other properties in the area with a shared driveway and states that the development will look like townhomes.

STAFF RECOMMENDATION:

The proposed architectural and engineering plans comply with the Preliminary Planned Development approval. The 3-lot subdivision and rezoning are also consistent with the initial approvals granted. Therefore, Staff recommends

Attachment: PZC minutes - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

approval of the Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development, subject to the following conditions:

1. **The Final Engineering Plans shall be submitted in a manner acceptable to the Village Engineer.**
2. **The Final Landscaping and screening Plan shall be revised in a manner acceptable to the Director of Planning and Zoning.**
3. **The drafted HOA declarations shall be revised in a manner acceptable to the Village Attorney.**
4. **In conjunction with the building permit application, 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.**

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

Commissioner Friedman Made a motion to approve subject staff's conditions; seconded by Commissioner Bettenhausen.

DELIBERATIONS:

Commissioner Friedman states that the plan is a good use of the property and further states that the planned development to construct houses around a shared driveway seem appropriate.

Commissioner Kolososki refers to the development across the street and believes that development was not a good fit for the neighborhood and neither is this one.

Chairman Wood states that this would be a good fit with the surrounding neighborhood. It would be nice if it were set back a bit further in the front but notes that would affect the parking in the back. She notes that Palatine is known for their single-family homes, but also offers many multi-family options.

Commissioner Roth-Wurster states that downtown Palatine has a variety of home choices and believes the petitioner has a good solution for this property. She further states that she believes there is a need for this type of housing.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-1. This item will tentatively go to Village Council on Monday, November 6th.

Attachment: PZC minutes - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

RESULT:	**RECOMMEND TO APPROVE [6 TO 1]**
MOVER:	Eric Friedman, Vice Chairperson
SECONDER:	Rodney Bettenhausen, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh
NAYS:	Kolososki
ABSENT:	Fedota

Attachment: PZC minutes - 10-10-23 (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

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:

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AKA Des Plaines Journal, Inc.
622 Graceland Ave.
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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 52 W. COLFAX 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 21ST day of SEPTEMBER, A.D. 20 23., and the last publication thereof was made on the 21ST day of SEPTEMBER, A.D. 20 23.

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- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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., 20 23.

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., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (2023-104 : 52 W. Colfax Street - FPD, Subdivision, and Rezoning)

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

BACKGROUND:
The Village Council previously approved Ordinance #O-106-22, which granted a Special Use Amendment to allow adjustments to the floor plan and business plan for the existing A Closer Bond animal kennel at 550 W. Wood Street - Unit #300. The Village's Zoning Code indicates that Special Use approval is valid for a period of one year, provided a building permit is obtained. While the Petitioner has applied for a building permit, it will not be issued prior to the applicable one-year deadline date of November 21, 2023. Due to these circumstances, the Petitioner is requesting approval of the following:

> **The granting of 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.**

KEY ISSUES:
- The Petitioner applied for the building permit in October 12, 2023, but has yet to obtain it. As outlined in the attached e-mail, the Petitioner was delayed in finalizing their lease to expand their existing facility.
- The proposed extension will require the building permit for the interior building modifications to be obtained on or before February 6, 2024.
- All other conditions of the previously approved Special Use Amendment will remain in effect.

ALTERNATIVES:
1. Approve the resolution granting the requested time extension.
2. Do not approve the resolution granting the requested time extension.

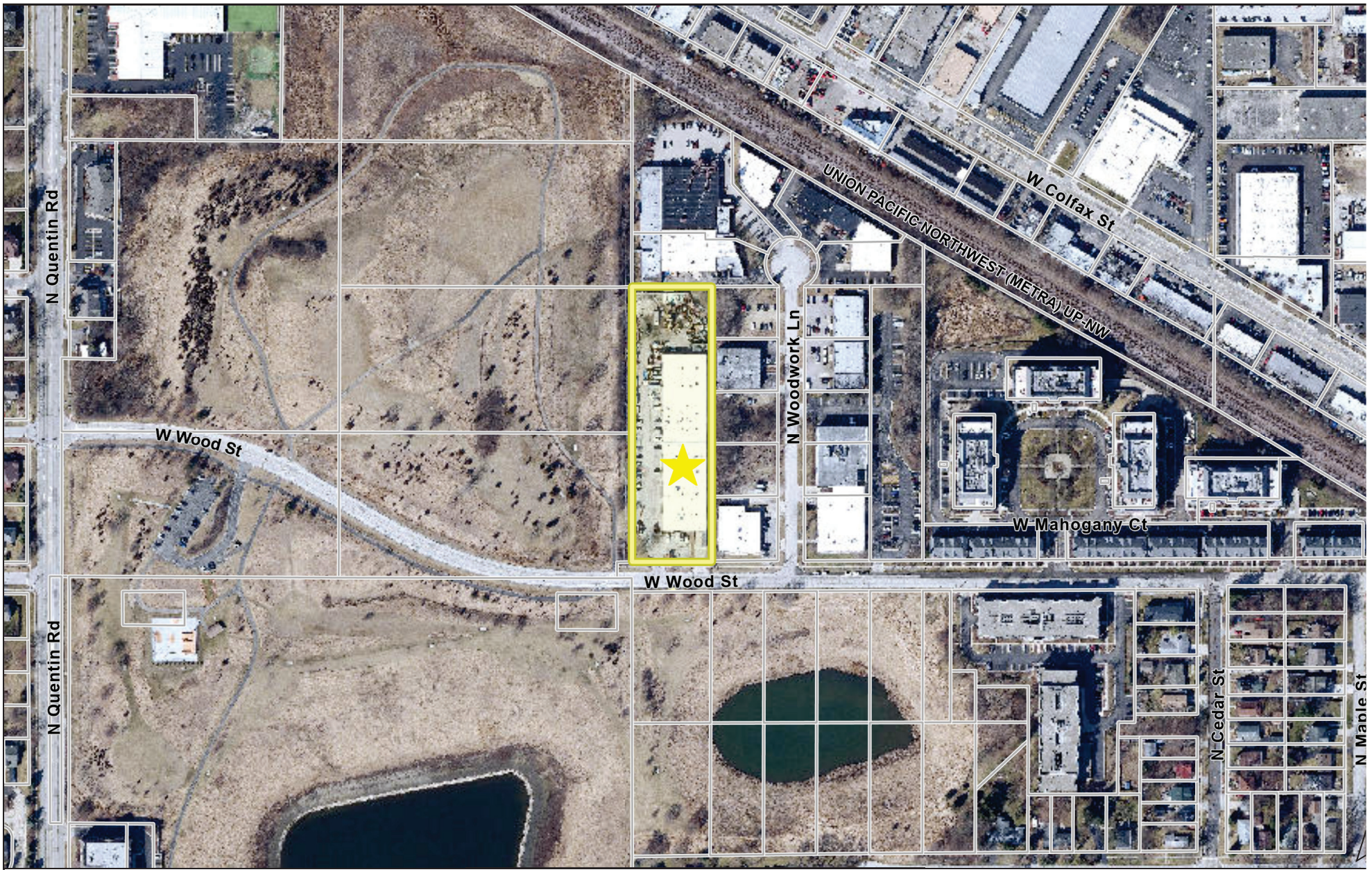
RECOMMENDATION:
Staff recommends approval of the resolution granting a time extension to February 6, 2024.

ACTION REQUIRED:
Motion to approve the resolution granting a time extension to Ordinance #O-16-22 for the A Closer Bond dog training use at 550 W. Wood Street - Unit #300.

ATTACHMENTS:
- 550 W Wood - Aerial
- Res - A Closer Bond SU Extension
- A Closer Bond - SU Extension Request E-Mail
- O-106-22 SU Amendment Closer Bond - 550 W Wood

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

GISConsortium | 550 W. Wood Street #300



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Print Date: 10/19/2022

Notes

Cook County Aerial 2020

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

Attachment: 550 W Wood - Aerial (550 W. Wood Street #300 - SU Amend (A Closer Bond) - Special Use

RESOLUTION NO. _____

A RESOLUTION GRANTING A TIME EXTENSION FOR ORDINANCE #O-106-22 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

WHEREAS, Ordinance #O-106-22 granted approval for a Special Use Amendment for the existing A Closer Bond animal kennel; and

WHEREAS, Section 14.05(f)(1) of the Palatine Zoning Ordinance indicates that Special Uses are valid for one year, provided a building permit is issued; and

WHERES, the Petitioner applied for a building permit on October 12, 2023, but has not yet obtained their permit.

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

SECTION 1: That a time extension until February 6, 2023, for obtaining a building permit is hereby granted subject to the following condition:

1. **All conditions of Ordinance #O-106-22 shall remain in effect.**

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: Res - A Closer Bond SU Extension (550 W. Wood Street #300 - SU Amend (A Closer Bond) - Special Use Time Extension)

Ben Vyverberg

Subject: FW: Extension Request

From: Katy Cushing <katy@acloserbond.com>
Sent: Thursday, October 12, 2023 4:52 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: Extension Request

> **Caution:** This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hello Ben,

I am requesting a 90 day extention on the special use permit that was granted November 2022. My landlord had passed away in 2020 and the son, Mark Juliano, had some problems being able to lease us the space. He recently let me know we are able to lease the space now. The extension will allow us to work through the building permit application process.

Kind Regards,

Katy Cushing, Founder/Owner
CPACP, CDT, CDT-A, CDT-P
A Closer Bond Dog Training Inc.
847-358-7312 ext. 1

A Closer Bond Dog Center
847-358-7312 ext. 1
www.acloserbond.com

Connect with A Closer Bond at: Facebook Pinterest Youtube Yelp

Keeping dogs in their homes since 1988!

Disclaimer

Attachment: A Closer Bond - SU Extension Request E-Mail (550 W. Wood Street #300 - SU Amend (A Closer Bond) - Special Use Time

Attachment: O-106-22 SU Amendment Closer Bond - 550 W Wood (550 W. Wood Street #300 - SU Amend (A Closer Bond) - Special Use Time

ORDINANCE NO. O-106-22

AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT
550 W. WOOD STREET #300

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On November 21, 2022**

ORDINANCE NO. O-106-22

AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT
550 W. WOOD STREET #300

WHEREAS, pursuant to a petition and public hearing on October 25, 2022, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use Amendment, to Special Use Ordinance #O-74-14, as amended, to permit an expanded floor plan and business plan for an existing animal kennel on the following legally described property:

PARCEL 1: LOT 15 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE FARMS, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY; ALSO OF THAT PART OF LOT 8 IN THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST HALF OF VACATED MERRILL AVENUE LYING WEST OF THE LOT ADJOINING PARCEL.

Commonly known as 550 West Wood Street (02-15-301-002-0000).

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

Attachment: O-106-22 SU Amendment Closer Bond - 550 W Wood (550 W. Wood Street #300 - SU Amend (A Closer Bond) - Special Use Time

rule power that:

SECTION 1: Special Use Amendment, to Special Use Ordinance #O-74-14, as amended, to permit an expanded floor plan and business plan for an existing animal kennel pursuant to Section 14.05 of the Palatine Zoning Ordinance, subject to the following condition(s):

1. The Special Use Amendment shall substantially conform to the conditions set by the original Special Use (#O-74-14), as amended, and the Floor Plan and Business Plan submitted by the Petitioner, Katy Cushing, except as such plans may be changed to conform to the Village Codes and Ordinances.

2. The Petitioner shall install baffles or other acceptable sound attenuation materials, within the expansion tenant space to further reduce any noise generation from the dog training use, in a manner acceptable to the Village of Palatine.

3. Any expansion of the fenced-in outdoor space, east of the building, shall require additional Village review.

4. *A Closer Bond* shall be subject to a three-month and nine-month Staff review. If determined to be necessary by the Staff review, an additional Village Council review may be required. If 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 the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances.

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

Attachment: O-106-22 SU Amendment Closer Bond - 550 W Wood (550 W. Wood Street #300 - SU Amend (A Closer Bond) - Special Use Time

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 21 day of November, 2022

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

APPROVED by me this 21 day of November, 2022

Mayor of the Village of Palatine

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

21 day of November, 2022

Village Clerk - Deputy

Attachment: O-106-22 SU Amendment Closer Bond - 550 W Wood (550 W. Wood Street #300 - SU Amend (A Closer Bond) - Special Use Time

Attachment: O-106-22 SU Amendment Closer Bond - 550 W Wood (550 W. Wood Street #300 - SU Amend (A Closer Bond) - Special Use Time

Business Operation Plan

A Closer Bond Dog Training and Learning Center
550 W Wood St, Unit 300, Palatine IL 60067
847-358-7312 ext 1

We are relocating our social and enrichment operations to 550 W Wood St. to have all services at one location. Our services will be all-inclusive pet care and include: obedience training (group, private, and in-residency training), behavior modification, social play day care with enrichment activities and manners training, overnight care, indoor dog potty areas & activity play yards, boarding, grooming, educational canine workshops & seminars, adoption events, service dog training, personal protection, tracking, retrieval, agility, and other sport dog training. We also operate a school to teach interested people how to read dog body language, understand dog nutrition, learn K9 CPR, and understand how to train dogs from puppyhood to adult.

Hours of Operation: Staff Hours: 7 AM - 9 PM Monday - Sun. Business hours: 7 AM – 9 PM Monday – Friday, 8 AM – 7 PM Saturday & Sunday.

Number of Employees: 25 Full Time and Part Time.

Group Classes consist of up to 15 clients with their dogs. Typically group classes will be held in the evenings and weekends. Classes include Puppy Preschool and Social Development, Obedience Classes, Off Leash Classes, AKC Canine Good Citizen Classes, Behavior Modification Classes such as Leash Reactivity and House Training, Distraction Classes, Agility Class, Rally Obedience, Tricks Class, Tracking/Retrieval Class, and other dog-sport classes.

Private Lessons will be held at mutually agreeable times.

In-Residency Training is for clients who would like a more concentrated form of training and can include dogs staying overnight for intensive behavior modification training programs.

School for Dog Education – As dogs are becoming more of a family member than a pet, it is important to understand how to raise them to be calm, confident, and healthy dogs. We offer a variety of seminars/webinars that cover topics like reading dog body

language, Nutrition, K9 CPR, and a course on how to train a dog for obedience and the many different jobs they can perform.

Grooming – We currently offer grooming services to clients and will be adding more groomers to our staff as needed. We also operate a DIY dog wash.

Outdoors:

We currently have pet friendly turf in a 9.5' x 80' area with a vinyl 6 foot fence. The area will be used for training purposes as well as a rescue area in case of emergencies in the facility. Dogs taken out to this area will be supervised at all times as we currently do. There is no plan for expansion of this outdoor area.

Indoors

We will be installing an indoor dog park area for potty breaks and social play groups. A section of this area will be closed in and used for a bathroom area, eliminating the need to use the outdoor area for potty breaks. Turf will be cleaned using a central flushing system under the turf and properly sanitized throughout the day to eliminate odors.

Justification:
Bringing both business under one roof will better serve the community, our clients, and our staff. We will alleviate noise issues located at our 842 W Northwest Hwy by moving the outdoor social play to our 550 W Wood St. location and creating an indoor play park for the dogs and clients to enjoy. This move will also reduce our business costs and environmental footprint.

Any questions can be sent to Katy Cushing at 847-358-7312 extension 1 or katy@acloserbond.com.

Attachment: O-106-22 SU Amendment Closer Bond - 550 W Wood (550 W. Wood Street #300 - SU Amend (A Closer Bond) - Special Use Time

Alex Bradshaw

From: Katy Cushing <katy@acloserbond.com>
Sent: Friday, August 19, 2022 3:03 PM
To: Alex Bradshaw
Subject: RE: A Closer Bond Dog Training

Follow Up Flag: Follow up
Flag Status: Flagged

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I just looked again, it's an old one for fencing. I will get you a business plan as it will need some updating. The goal of the expansion is to have all indoor areas for play and for potty breaks. For all of our outdoor potty breaks currently, we have a 3 dog rotation process where we have 3 dogs out with one staff member stationed with them at all times and a second staff member rotates the dogs in and out. They'll bring out a 4th dog and then take one in and continue the rotation until the dogs have all been out. We also have a puppy program that may have up to 6 puppies (8 wks - 20 weeks of age) with a staff member with them at all times.
I was talking with Mark Juliano, my landlord, and within a couple of years we may need more space. Is it possible to have the whole building rezoned or just the space we intend to lease?
Thanks!
Kind Regards,

Katy Cushing, Founder/Owner
CPACP, CDT, CDT-A, CDT-P

A Closer Bond Dog Center
847-358-7312 ext. 1
www.acloserbond.com

Connect with A Closer Bond at: Facebook Pinterest Youtube Yelp

Keeping dogs in their homes since 1988!

Disclaimer

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Alex Bradshaw

From: Katy Cushing <katy@acloserbond.com>
Sent: Sunday, September 18, 2022 12:18 PM
To: Alex Bradshaw
Subject: Review Summary Answers

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Alex,

Here are the answers to the questions the Planning Staff asked. I am happy to clarify anything if needed. Mark Juliano will be getting me the building plan showing all addresses with the unit numbers and walls that separate the occupancies. Here are the answers to your questions:

1. Please provide a detailed list of all operations at the 842 W. Northwest Hwy facility that will be moving, and those that will remain, at the Wood Street location as part of this consolidation.

- Detailed list of operations at 842 W Northwest Hwy included Training, Grooming, Overnight Care and Social Play programs.
- All services are moving to the 550 Wood St. location. Social Play will be indoors at Wood St.
- The goal is to move all services and operations to the Wood St. location.

2. What is the average number of overnight stays, and the maximum capacity for overnight stays at the 550 W. Wood Street location? Are there any plans to continue housing dogs at the 842 W. Northwest Hwy facility as part of this consolidation?

- The average number of overnight stays is 35 dogs with a maximum capacity of 120 total number of dogs.
- The plan is to have all overnight dogs housed at our 550 Wood St. location with no plans to continue housing dogs overnight at 842 Northwest Hwy.

3. Show the number of existing overnight crates and the total proposed number of crates. In addition, for the overnight stays, how will restroom breaks or emergency needs be managed?

- Current existing enclosures at Wood St. is 80 and the total proposed number of enclosures is 120.
- There are 65 enclosures at the 842 Northwest Hwy location.

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- The average daily overnight stays range depending on the season and holidays. Usually we have 30-40 dogs overnight at the 550 Wood St location and get to max capacity during holidays. The 842 locations is similar in overnight stays with the weekends being busier than the weekdays for overnight care.
- We will be building indoor potty areas for the dogs with direct connection to the sanitary sewer for potty breaks.
- Emergencies will be managed by Staff based on the emergency. Staff will move dogs to the safest part of the facility and exiting out the safest door if needed.
    - Our current policy for evacuation is to take dogs out the east exits if possible, otherwise out the front doors on the west side.
    - We would propose extending the fence on the east side of the building north and south to include the doors to the outside on each new section leased. The fence on each end currently stops about 10 feet from each existing door.

4. Is there a draft schedule for the classes and activities listed? Staff would like to confirm that there will not be an excessive number of classes being held at one time.

- We currently have group classes scheduled at 5 pm - 5:45 and 6 pm - 6:45 and occassionally 7 pm - 7:45 pm Monday - Thursday. Classes scheduled from 8:15 - 3 pm on Saturdays. Class size varies depending on the class type and typically averages 3 - 14 dogs per class. We currently have one group class at a time per time slot.
- Our private or individual sessions are scheduled between 10 am - 12 pm and from 4 pm -7 pm Monday - Friday. Typically there are 3-4 sessions that take place per hour. Group Classes are considered in this count.

5. Further clarify the use of the current outdoor space. What are the hours of the day, and how often, are dogs taken to the outdoor space for training purposes? How do you intend to minimize noise when training is ongoing in the outdoor space?

- Current use of the outdoor space is for potty breaks, individual play, and puppy socials.
- Times outside are: Monday - Friday: 7 am - 8 am, 9 -10 am, 12pm - 1pm, 3pm - 4pm and 6 pm - 8 pm. Weekends the dogs are taken out 7 am - 9 am, 10 am - 12 pm, then 3 pm - 4 pm and 6 pm - 8 pm.
- 9am - 10 am and 12 -1 are puppy socials. The puppy socials have 1-2 trainers depending on the number of pups, which is usually 3-8 each day. With the additional space we will have an indoor park for the puppy socials
- When taking dogs out, we operate on a 3 dog rotation with one staff taking dogs in and out and the other staff outside with the 3 dogs to stop any nuisance barking.
- Training outdoors is one on one: One trainer/one dog or one trainer and one dog with the owner or done as a group class activity in which case each dog is with their owner.

6. Provide additional context related to the indoor bathroom area, how that will affect the use of the outdoor space. Additionally, the indoor bathroom use and removal of the

Attachment: O-106-22 SU Amendment Closer Bond - 550 W Wood (550 W. Wood Street #300 - SU Amend (A Closer Bond) - Special Use Time

dog waste should be further clarified. Is this going to be a direct connect to the sanitary sewer?

- The indoor bathroom area will consist enclosures with K9 turf and a drainage system for cleaning. These potty areas will eliminate the need to have outdoor potty enclosures.
- Dog waste removal will consist of the same procedures used currently in our outdoor areas, removing feces with appropriate equipment and disposing of the waste properly, then using appropriate cleaning protocols of cleaner/disinfectant and enzymatic cleaner to remove odor-causing bacteria.
- The potty areas will be connected to the sanitary sewer.

Please let me know if you need further clarification or have any other questions.

Kind Regards,

Katy Cushing, Founder/Owner
CPACP, CDT, CDT-A, CDT-P

A Closer Bond Dog Center
847-358-7312 ext. 1
www.acloserbond.com

Connect with A Closer Bond at: Facebook Pinterest Youtube Yelp

Keeping dogs in their homes since 1988!

Disclaimer

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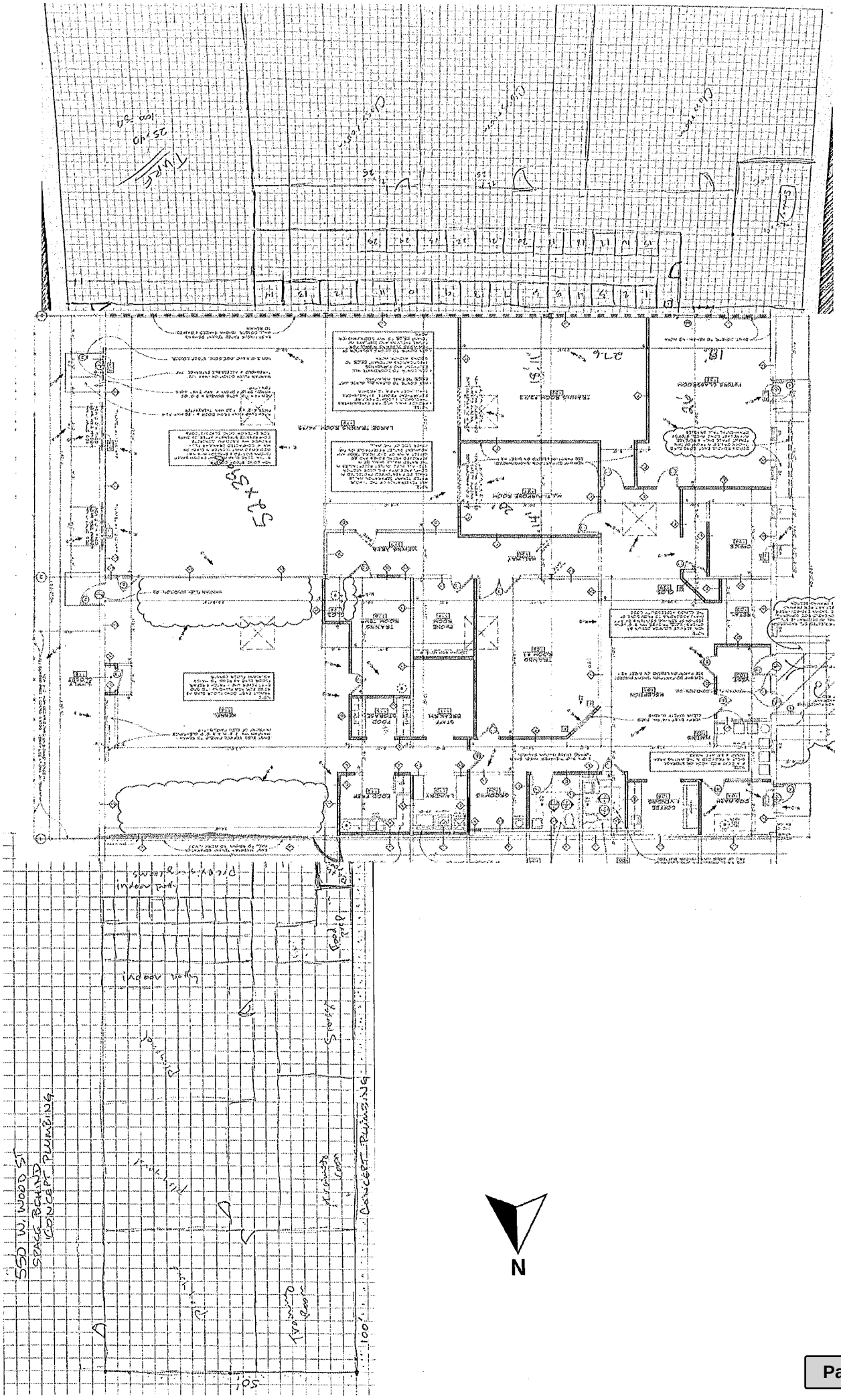


Attachment: O-106-22 SU Amendment Closer Bond - 550 W Wood (550 W. Wood Street #300 - SU Amend (A Closer Bond) - Special Use Time

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Used Car Sales Facility at 2228 N. Rand Road

BACKGROUND:
The Special Use for an automobile service and repair facility was originally approved in 2009. Palatine Motors Inc. is requesting to transfer the existing used car sales facility to Arlington Auto Sales in Palatine Inc. and is therefore requesting approval of the following:

> **Transfer of Special Use #O-49-09 to permit the continued operation of a used car sales facility at 2228 N. Rand Road.**

KEY ISSUES:

- The Subject Property, zoned B-5 Highway Business District, contains a used car sales facility. The Special Use was initially approved in 2009 and was also transferred in 2015.
- Other than the ownership change, the Petitioner is not proposing any other changes.
- Any changes to the floor plan or business operations would require additional Village review. Staff also advised the Petitioner about the temporary sign regulations, as part of the Special Use transfer application process.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 2228 N. Rand Road.

ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance # O-49-09 to Arlington Auto Sales in Palatine Inc. to permit the continued operation of a used car sales facility at 2228 N. Rand Road.

ATTACHMENTS:

- Aerial Map
- ORD SU Transfer 2228 N Rand Road
- Special Use Ordinance #O-49-09
- Special Use Transfer Application

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

GISConsortium | 2228 N. Rand Road

Attachment: Aerial Map (2023-105 : 2228 N. Rand Road - SU Transfer)

0 300 600 ft

Print Date: 10/31/2023

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 TRANSFERRING SPECIAL USE ORDINANCE #O-49-09
2228 N. RAND ROAD

WHEREAS, Ordinance #O-49-09 granted a Special Use for the operation of a used car sales facility, which was subsequently transferred in 2015, on the property commonly known as 2228 N. Rand Road; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A, in the event of the sale or lease of this business, the Special Use may be transferred after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on November 6, 2023 to review a request by Arlington Auto Sales in Palatine Inc. that the Special Use be transferred to permit the continued operation of a used car sales facility, with no substantial change, and it was the recommendation of the Village Council that the transfer of the Special Use to Arlington Auto Sales in Palatine Inc. be approved without amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine:

SECTION 1: That the Special Use granted by Ordinance #O-49-09 is hereby transferred to Arlington Auto Sales in Palatine Inc.

SECTION 2: All conditions of Special Use Ordinance #O-49-09, as amended, shall remain in full force and effect.

DATED: This _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this ____ day of _____, 2023.

_____
Village Clerk

Attachment: ORD SU Transfer 2228 N Rand Road (2023-105 : 2228 N. Rand Road - SU Transfer)

ORDINANCE NO. 0-49-09

AN ORDINANCE GRANTING SPECIAL USES, 2228 – 2232 N. RAND ROAD (CASE NO. 09-03)

Attachment: Special Use Ordinance #O-49-09 (2023-105 : 2228 N. Rand Road - SU Transfer)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on April 20, 2009

ORDINANCE NO. O-49-09

AN ORDINANCE GRANTING SPECIAL USES
2228-2232 N. RAND ROAD (CASE NO. 09-03)

WHEREAS, pursuant to a petition and public hearing on April 7, 2009 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to allow the continued operation of an automobile service and repair facility pursuant to Section 11.06 (e) 20 of the Palatine Zoning Ordinance; and Special Use to permit the continued operation of an automobile laundry pursuant to Section 11.06 (e) (7) of the Palatine Zoning Ordinance; and a Special Use to allow the continued operation of used car sales facility and repair shop pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance, on the following legally described property:

Parcel 1: That part of the Northeast quarter of the Northwest quarter of Section 2, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Commencing at a point of intersection of the center line of Rand Road with the South line of the Northeast quarter of the Northwest quarter of said section; said point of intersection being 78.61 feet West of the Southeast corner of the Northeast quarter of the Northwest quarter of said section; thence Northwesterly along the center line of Rand Road a distance of 305.42 feet to the point of beginning; thence Northwesterly along the center line of Rand Road, a distance of 100.00 feet; thence Southwesterly a distance of 427.14 feet to a point in the South line of the Northeast quarter of the Northwest quarter of said section that is 588.92 feet West of the above described point of intersection of the center line of Rand Road with the South line of the Northeast quarter of the Northwest quarter of said section; thence

Attachment: Special Use Ordinance #O-49-09 (2023-105 : 2228 N. Rand Road - SU Transfer)

East along the South line of the Northeast quarter of the Northwest quarter of said section, a distance of 145.26 feet; thence Northeasterly a distance of 321.78 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2: That part of the Northeast quarter of the Northwest quarter of Section 2, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Commencing at a point of intersection of the center line of Rand Road with the South line of the Northeast quarter of the Northwest quarter of said section, said point of intersection being 78.61 feet West of the Southeast corner of the Northeast quarter of the Northwest quarter of said section; thence Northwesterly along the center line of Rand Road, a distance of 405.42 feet to the point of beginning; thence Northwesterly along the center line of Rand Road a distance of 115.00 feet; thence Southwesterly a distance of 548.30 feet to a point in the South line of the Northeast quarter of the Northwest quarter of said section that is 755.97 feet West of the above described point of intersection of the center line of Rand Road with the South line of the Northeast quarter of the Northwest quarter of said section; thence East along the South line of the Northeast quarter of the Northwest quarter of said section, a distance of 167.05 feet; thence Northeasterly a distance of 427.14 feet to the point of beginning, all in Cook County, Illinois.

commonly known as 2228 – 2232 N. Rand Road (PINs 02-02-101-022 & -023)

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 allow the continued operation of an automobile service and repair facility pursuant to Section 11.06 (e) 20 of the Palatine Zoning Ordinance; and Special Use to permit the continued operation of an automobile laundry pursuant to Section 11.06 (e) (7) of the Palatine Zoning Ordinance; and a Special Use to allow the continued operation of used car sales facility and repair shop pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

Attachment: Special Use Ordinance #O-49-09 (2023-105 : 2228 N. Rand Road - SU Transfer)

1. All vehicles must be parked on a solid dust free surface.
2. The drainage area in the rear of the property must be restored in a manner acceptable to the Village Engineer.
3. All tires must be removed from the exterior of the property within 30 days of the approval of this Ordinance. All tire storage must occur in an enclosed structure or must be removed from the property.
4. All streamers shall be removed from the property and the property shall be brought into compliance with all Village of Palatine temporary sign requirements.

SECTION 2: That the petition for a special use, a copy of the public notice and the report of the hearing 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 20th **day of** April, **2009**

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

APPROVED by me this 20th **day of** April, **2009**

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

20 **day of** April, **2009**

Village Clerk

Attachment: Special Use Ordinance #O-49-09 (2023-105 : 2228 N. Rand Road - SU Transfer)

PLAT OF SURVEY
1312 N. HOFFMAN AVENUE
PARK RIDGE, ILLINOIS 60068
BY
JON P. TICE
REGISTERED ILLINOIS LAND SURVEYOR
TICE SURVEY CO.
PHONE: 823-3567
PARCEL 1: That part of the Northeast Quarter of the Northwest Quarter of Section 2, Township 42 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at a point of intersection of the center line of Rand Road with the South line of the Northeast Quarter of said Section; said point of intersection being 71.6 feet West of the Southeast corner of the Northeast Quarter of the Northwest quarter of said Section; thence North 0 degrees 24 minutes 10 seconds East, along the center line of Rand Road, a distance of 1323.36 feet to the point of beginning; thence Northwesterly along the center line of Rand Road, a distance of 100.00 feet; thence Southwesterly a distance of 427.14 feet to a point in the South line of the Northeast Quarter of the Northwest Quarter of said Section, said point being 548.30 feet West of the above described point of intersection of the center line of Rand Road with the South line of the Northeast Quarter of the Northwest Quarter of said Section; thence Southeasterly along the South line of the Northeast Quarter of the Northwest Quarter of said Section, a distance of 145.26 feet; thence Northeasterly a distance of 331.78 feet to the point of beginning, all in Cook County, Illinois.
PARCEL 2: That part of the Northeast Quarter of the Northwest Quarter of Section 2, Township 42 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at a point of intersection of the center line of Rand Road with the South line of the Northeast Quarter of the Northwest Quarter of said Section, said point of intersection being 71.6 feet West of the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section; thence North 0 degrees 24 minutes 10 seconds East, along the center line of Rand Road a distance of 1323.36 feet to the point of beginning; thence Northwesterly along the center line of Rand Road a distance of 115.00 feet; thence Southwesterly a distance of 548.30 feet to a point in the South line of the Northeast Quarter of the Northwest Quarter of said Section, said point being 643.00 feet West of the above described point of intersection of the center line of Rand Road with the South line of the Northeast Quarter of the Northwest Quarter of said Section; thence Southeasterly along the South line of the Northeast Quarter of the Northwest Quarter of said Section, a distance of 145.26 feet; thence Northeasterly a distance of 427.14 feet to the point of beginning, all in Cook County, Illinois
(Excepting from Parcels 1 and 2 aforesaid, that part taken for Rand Road)
Distances are marked in feet and decimal parts thereof.
Order No. 86139
Scale 1 inch = 30 feet.
Dated May 7, 1986
Compare deed or abstract for building restrictions and report any differences at once.
Refer to deed or abstract for building restrictions and report any differences at once.
Use Order Number for all future reference.
State of Illinois } ss
County of Cook }
I, JON P. TICE, a Reg. Ill. Land Surveyor, do hereby certify that I have surveyed the building on the above property and that the plat hereon drawn is a correct representation of said survey adapted to a temperature of 68° Fahrenheit.
Reg. Ill. Land Surveyor No. 1935
State of Illinois } ss
County of Cook }
I, JON P. TICE, a Reg. Ill. 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 adapted to a temperature of 68° Fahrenheit.
Reg. Ill. Land Surveyor No. 1935
Orchard Avenue
Rand Road
Asphalt Pavement
Parcel 1
Parcel 2
Concrete
Shed
Frame
Brick
Fence
Overhead Wires
Manhole
Catch Basin
Curb
Gutter
Sidewalk
Driveway
Grass
Trees
Utility Pole
Guy Wire
Fire Hydrant
Water Valve
Sign
Mailbox
Light Pole
Meter
Gas Line
Water Line
Sanitary Sewer
Storm Sewer
Combination Sanitary and Storm Sewer
Underground Telephone Cable
Underground Electric Cable
Underground Gas Line
Underground Water Line
Underground Sanitary Sewer
Underground Storm Sewer
Underground

Mark Parr, Executive Director of the Children's Advocacy Center, was sworn in. He said his 20-year-old agency is located in Hoffman Estates. He thanked the village for its past support. So far in the first six months of this fiscal year he said 27 children from Palatine have been treated for abuse.

The public hearing was closed at 8:10 p.m.

Report of Public Hearing – Case 09-03 – 2228-2232 N. Rand rd.

The notice of public hearing was read by the chairman. The petitioner in Case 09-03, Mike Charewicz, dba LAD Investments, seeks rezoning from R1 to B5 (highway business district); a special use to allow the continued operation of an automobile service and repair facility ; special use to permit the continued operation of an automobile laundry; a special use to allow the continued operation of a used car sales facility and repair shop for 1.9 acres at 2228-2232 N. Rand rd.

Mike Charewicz, petitioner, was sworn in. He said he has owned this property since 1988 when the southern building was erected. The building on the north lot was built in 1998. In 2007 he was part of an involuntary annexation into Palatine, wherein the property was placed in the R1 holding zone. He seeks to continue the present uses of the building in the appropriate zone, B5, for which properties to the north and south are already zones.

Kevin Anderson said the approximate 9,600 square feet of building coverage for the two lots would require 32 parking spaces. Currently 45 spaces are on site. Anderson noted that the three uses for which special use designation is required: auto and light truck repair and maintenance; detailing of used vehicles for local dealers; repair and selling of used vehicles are compatible with and similar to surrounding uses on Rand rd. The fourth use, insurance estimator, would be permitted in the B5 zone.

Staff Recommendation

The proposal is consistent with comprehensive plan and existing uses on N. Rand Road. Staff recommends approval of the proposal subject to the following conditions:

1. All vehicles must be parked on a solid dust free surface.
2. The drainage area in the rear of the property must be restored in a manner acceptable to the village engineer.
3. All tires must be removed from the exterior of the property within 30 days of the approval of this ordinance. All tire storage must occur in an enclosed structure or must be removed from the property.
4. All streamers shall be removed from the property, and the property shall be brought into compliance with all Village of Palatine temporary sign requirements.

Charewicz said he can comply with staff conditions.

Attachment: Special Use Ordinance #O-49-09 (2023-105 : 2228 N. Rand Road - SU Transfer)

The public hearing was closed at 8:20 p.m.

RECOMMENDATION
Noonan moved, Hansen seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case 09-03, Mike Charewicz, dba LAD Investments, who seeks rezoning from R1 to B5 (highway business district); a special use to allow the continued operation of an automobile service and repair facility ; special use to permit the continued operation of an automobile laundry; a special use to allow the continued operation of a used car sales facility and repair shop for 1.9 acres at 2228-2232 N. Rand rd.

Such approval shall be contingent upon petitioner's complying with four staff conditions listed above.

Unanimously carried
(7-0)

Communications
The April 21 meeting has been canceled due to incomplete agenda items.

The meeting was adjourned at 8:25 p.m.

Natalie Meyer McKenzie,
secretary

Attachment: Special Use Ordinance #O-49-09 (2023-105 : 2228 N. Rand Road - SU Transfer)

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 (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation number of employees, floor plan, and menu)

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). Attach a separate sheet if necessary.

1. The use is deemed necessary for the public convenience at that location

YES

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

YES

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

NO - IT will INCREASE VALUES

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

Attachment: Special Use Ordinance #O-49-09 (2023-105 : 2228 N. Rand Road - SU Transfer)

SPECIAL USE TRANSFER

Required Materials

- ☐ Application Form
- ☐ Business Plan (including, but not limited to nature of business, hours of operation, number of employees, floor plan, menu, and any proposed changes to the business)

Special Use Transfer Request

Business Owner(s): C & R Auto & Detail
2232 Rand Rd.
Unit C

The owner(s) listed above are requesting that Special Use Ordinance #_____ be transferred from _____ to individual(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

Auto Detail & Repair
1800 SQ FT.
Open 8:30 - 7 M-F 8:30 - 3 SAT
3 employees
General Auto Repair

I understand that if the Village determines the nature or characteristics of the business will substantially change, a new Special Use may be required.

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

Name: Pedro Diaz

Signature: Pedro Diaz

Date: 1/13/09

Attachment: Special Use Ordinance #O-49-09 (2023-105 : 2228 N. Rand Road - SU Transfer)

SPECIAL USE TRANSFER

Required Materials

- ☐ Application Form
- ☒ Business Plan (including, but not limited to nature of business, hours of operation, number of employees, floor plan, menu, and any proposed changes to the business)

Special Use Transfer Request

Business Owner(s): ACCURATE AUTO CLINIC 2 INC.
2228 N. RAND.

The owner(s) listed above are requesting that Special Use Ordinance #_____ be transferred from _____ to individual(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

4700 SQ FT
GENERAL AUTO + LIGHT TRUCK REPAIR
TUNE-UPS / BRAKES / DRIVABILITY DIAGNOSING
ENGINE & TRANS REPLACEMENT
3 EMPLOYEES
OPEN 8-6 M-F 8-2 SAT CLOSED SUNDAY

I understand that if the Village determines the nature or characteristics of the business will substantially change, a new Special Use may be required.

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

MIKE CHARGWICZ
Name

1/13/09
Date

Signature

Attachment: Special Use Ordinance #O-49-09 (2023-105 : 2228 N. Rand Road - SU Transfer)

Public Notice
ublic hearing will be held
ore the Palatine Plan
nmission on Tuesday,
il 7, 2009, at 8:00 PM, in
Village Council Cham-
in the Palatine Commu-
Center, 200 E. Wood
et, relative to a request
the following:
Rezoning from R-1 Sin-
Family Residential to B-
lighway Business Dis-
;
Special Use to allow the
inued operation of an
mobile service and re-
facility pursuant to Sec-
11.06 (e) 20 of the Pala-
Zoning Ordinance;
Special Use to permit
continued operation of
utomobile laundry pur-
t to Section 11.06 (e) (7)
e Palatine Zoning Ordi-
e; and
Special Use to allow the
inued operation of used
ales facility and repair
pursuant to Section
(e) (6) of the Palatine
ng Ordinance.
e property is commonly
n as 2228 - 2232 N.
Road (PINs 02-02-101-
-023)
proposal would allow
sting businesses to con-
to operate from this lo-
n. The above petition
been filed by Mike
ewicz; and is available
camination in the office
e Village Clerk, 200 E.
Street.
#: 09-03
AGE OF PALATINE
ennis Dwyer, Chair
tine Plan Commission
TED: This 23rd day of
h, 2009
ished in Daily Herald
ch 23, 2009 (4144148) N

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt.Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 23, 2009 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Holly Bratanick
Authorized Agent

Control # 4144148

Attachment: Special Use Ordinance #O-49-09 (2023-105 : 2228 N. Rand Road - SU Transfer)

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ZONING **DATE:** 04/20/2009

DESCRIPTION: Consideration of 1) Rezoning from R-1 Single-Family Residential to B-5 Business; 2) Special Use to permit the continued operation of an automobile service and repair facility; 3) Special Use to permit the continued operation of an automobile laundry, and 4) Special Use to permit the continued operation of a car sales facility and repair shop for the property at 2228 – 2232 N. Rand Road.

(Charewicz – Case #09-03) (District: 1)

COMMITTEE ACTION: **DATE:**

BACKGROUND:
The Subject Property, approximately 1.9 acres, consists of two existing lots of record each improved with a multi-tenant commercial building. The Petitioner, owner of the property, is proposing to Rezone the property and receive Special Uses for the existing businesses on site. Therefore, the Petitioner is seeking approval of the following:

1. **Rezoning from R-1 Single-Family Residential to B-5 Highway Business District;**
2. **Special Use to allow the continued operation of an automobile service and repair facility pursuant to Section 11.06 (e) 20 of the Palatine Zoning Ordinance;**
3. **Special Use to permit the continued operation of an automobile laundry pursuant to Section 11.06 (e) (7) of the Palatine Zoning Ordinance; and**
4. **Special Use to allow the continued operation of used car sales facility and repair shop pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance.**

ANALYSIS:
- The subject property consists of 2 parcels with two existing multi-tenant commercial structures. The total square footage of both structures is approximately 9,600 square feet.
- The building square footage would require a minimum 32 parking spaces. There are 45 marked parking spaces on the property.
- There are 4 existing businesses on the property. Three of these businesses require a Special Use within the B-5 district as follows:
  - Accurate Auto Clinic 2 – provides automobile and light truck repair and maintenance
  - C&R Detailing – provides detailing services of used vehicles for local dealers
  - LAD Investments – repairs and sells used vehicles
- These three businesses are compatible with and similar to the surrounding uses on Rand Road. All three businesses were in operation prior to annexation into the Village of Palatine
- The fourth business operating at this location is an insurance estimator. This is a permitted use in the B-5 district.

ALTERNATIVES:
1. Recommend approval of the Rezoning and Special Uses
2. Do not recommend approval of the Rezoning and Special Uses

RECOMMENDATION:

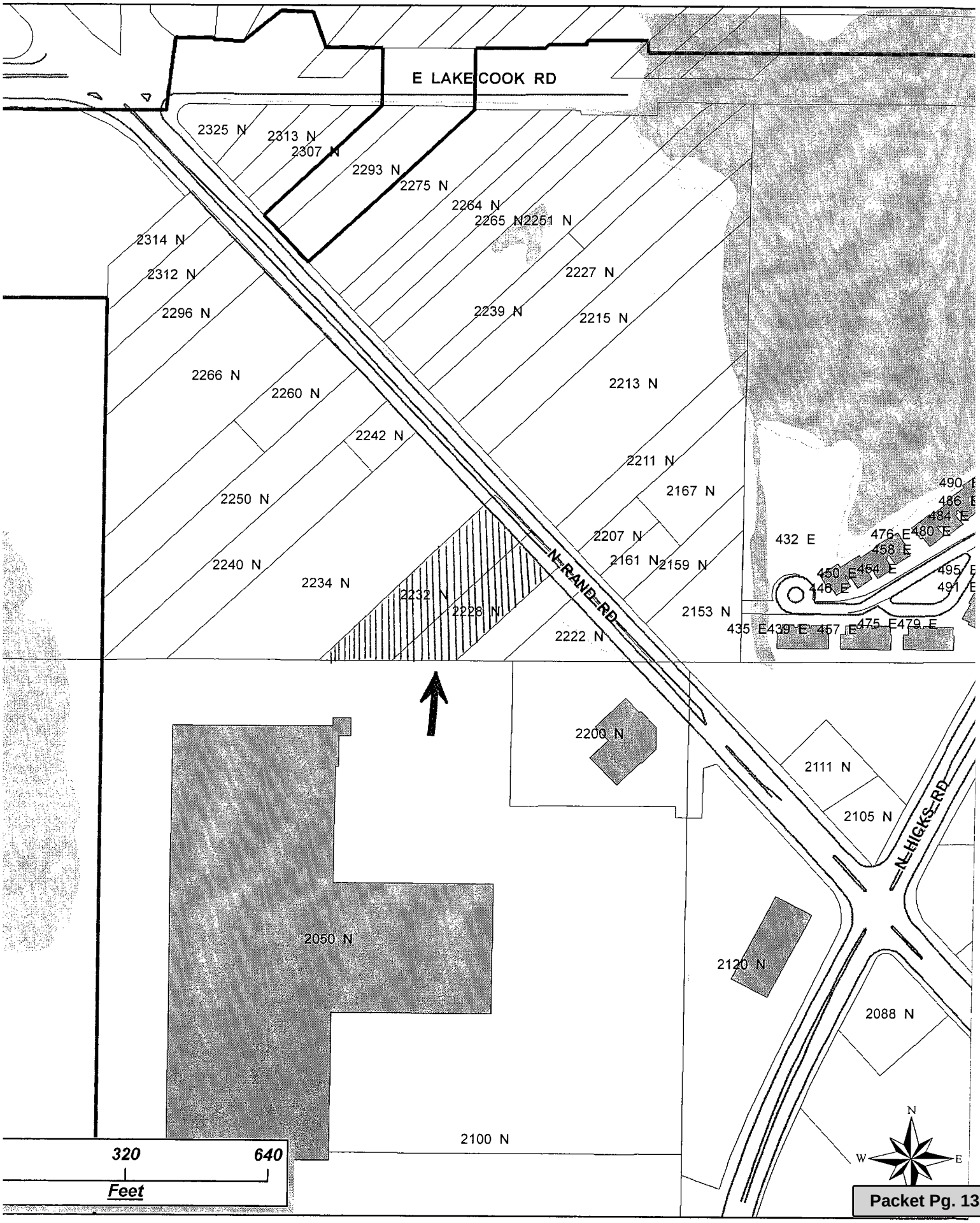
Public Hearing:	April 7, 2009 Plan Commission
Residents Testifying:	None
Concerns:	None
Vote:	The Plan Commission voted unanimously to approve the request. Staff concurs with this recommendation.

ACTION REQUIRED:
Consideration of 1) Rezoning from R-1 Single-Family Residential to B-5 Business; 2) Special Use to permit the continued operation of a and automobile service and repair facility; 3) Special Use to permit the continued operation of an automobile laundry, and 4) Special Use to permit the continued operation of a car sales facility and repair shop for the property at 2228 – 2232 N. Rand Road.

Attachment: Special Use Ordinance #O-49-09 (2023-105 : 2228 N. Rand Road - SU Transfer)

VILLAGE OF PALATINE

2228-2232 N. RAND ROAD



Attachment: Special Use Ordinance #O-49-09 (2023-105 : 2228 N. Rand Road - SU Transfer)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	**Business Name (If applicable)**
ARLINGTON AUTO SALES IN PALATINE INC	
Address	City/State/Zip Code
2228 N. RAND RD. PALATINE, IL 60074	
Telephone	Fax
773-742-0818	
Email	
ARLINGTONAUTOSALES@GMAIL.COM	
Subject Property Address	
2228 N. RAND RD. PALATINE, IL 60074	

AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Address	City/State/Zip Code
Telephone	Fax
Email	

Attachment: Special Use Transfer Application (2023-105 : 2228 N. Rand Road - SU Transfer)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

- ☐ Application Form
- ☐ Business Plan (including but not limited to nature of business, hours or operation, number of employees, floor plan, menu, and any proposed changes to the business
- ☐ Proof of Ownership

Business Owner(s):

ARLINGTON AUTO SALES IN PALATINE INC

Subject Property Address:

2228 N. RAND Rd. PALATINE, IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # O-49-09 be transferred from PALATINE MOTORS INC. to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

DIMENSIONS OF LOT WILL BE THE SAME
HOURS OF OPERATIONS WILL BE TH SAME
NOMBERS OF EMPLOYEE WILLBE THE SAME

I understand that if the Village determines the nature or characteristics of the business will substantially change, a new Special Use may be required.

Attachment: Special Use Transfer Application (2023-105 : 2228 N. Rand Road - SU Transfer)

VILLAGE OF PALATINE

Signature Page

Petitioner's Signature

I affirm that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

SERGIY NOVYTSKYY — Name

10-25-23 — Date

Signature

Signature of Consent from Landlord, Property Owner(s), or Former Operator

I consent to the Special Use Transfer of the above mentioned property and that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

LAD INVESTMENT LLC — Name

10-25-23 — Date

Signature

Attachment: Special Use Transfer Application (2023-105 : 2228 N. Rand Road - SU Transfer)

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

BACKGROUND:
The Petitioners have acquired the Subject Property and are proposing building additions/renovations to convert the building into an amateur hockey ice rink. Therefore, the Petitioner is requesting approval of the following:

Rezoning from B-1 (Shopping Center District) to B-2 (General Business District);

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, located at northern end of S. Consumers Avenue and directly west/southwest of the building on the Subject Property.

KEY ISSUES:

- The Subject Property is zoned B-1, Shopping Center District and was initially occupied with a Brunswick bowling center and, most recently, as a paintball park. The paintball use ceased operations in 2021.
- The Petitioners propose to rezone the property to B-2 (General Business) and seek a Special Use for an indoor sports and recreation facility. The B-2 zoning is consistent with all of the other properties along S. Consumers Avenue (Soccer City, Orbit Ice Area - also owned/operated by the Petitioners, and Salt Creek Sports Center).
- The business plan indicates the hours of operation would generally mirror those of the Orbit Ice Arena - 6 AM - 12 AM daily. This new location would be solely for ATH League (amateur hockey) and not open to the public.
- There would be a restaurant and bar associated with the project, which has a similar menu to their other location at 615 S. Consumers Avenue.
- The proposed addition is 13,842 square feet and the revised building size would total 44,711 square feet. The proposed setbacks for the additions will meet the required B-2 standards:

	Front Setback (25’ Required)	Rear Setback (20’ Required)	Side yard Setback (5’ required)
Proposed Setbacks	66’	145’	20’ (east) & 120’ (west)

- The hockey rink will provide opportunities to host tournaments, adult ice hockey, and training and development of youth hockey players. In addition, a bar and restaurant will have food and liquor service.
- The site plan provides 176 parking spaces, with an additional 19 reserved

spaces. Per the architect's occupancy calculations and Village Life Safety Occupancy review, 132 spaces are required. A landscaping plan was provided. There are a total of 37 trees proposed, which appear to meet code. This will remain a condition for final approval.

- American Tier 1 Hockey would be the approved Special Use entity. As noted in the applicable business plan, American Tier 1 Hockey will be submitting for a liquor license at a future date. It is intended that the liquor license structure would mirror their similar liquor license at 615 S. Consumers Avenue.

ALTERNATIVES:

1. Approve the Rezoning from B-1 Shopping Center District to B-2 General Business District, Vacation of a portion of S. Consumers Avenue right-of-way and cul-de-sac, and a Special Use to permit an indoor sports and recreational facility.
2. Do not approve the Rezoning from B-1 Shopping Center District to B-2 General Business District, Vacation of a portion of S. Consumers Avenue right-of-way and cul-de-sac, and a Special Use to permit an indoor sports and recreational facility.

RECOMMENDATION:

Public Hearing**:**	Planning & Zoning Commission meeting - October 10, 2023
Residents testifying:	None
Vote:	The Planning & Zoning Commission voted unanimously to recommend approval of the request and Staff concurs.

ACTION REQUIRED:

A motion to approve the Rezoning from B-1 Shopping Center District to B-2 General Business District, Vacation of a portion of S. Consumers Avenue right-of-way and cul-de-sac, and a Special Use to permit an indoor sports and recreational facility at 519 S. Consumers Avenue.

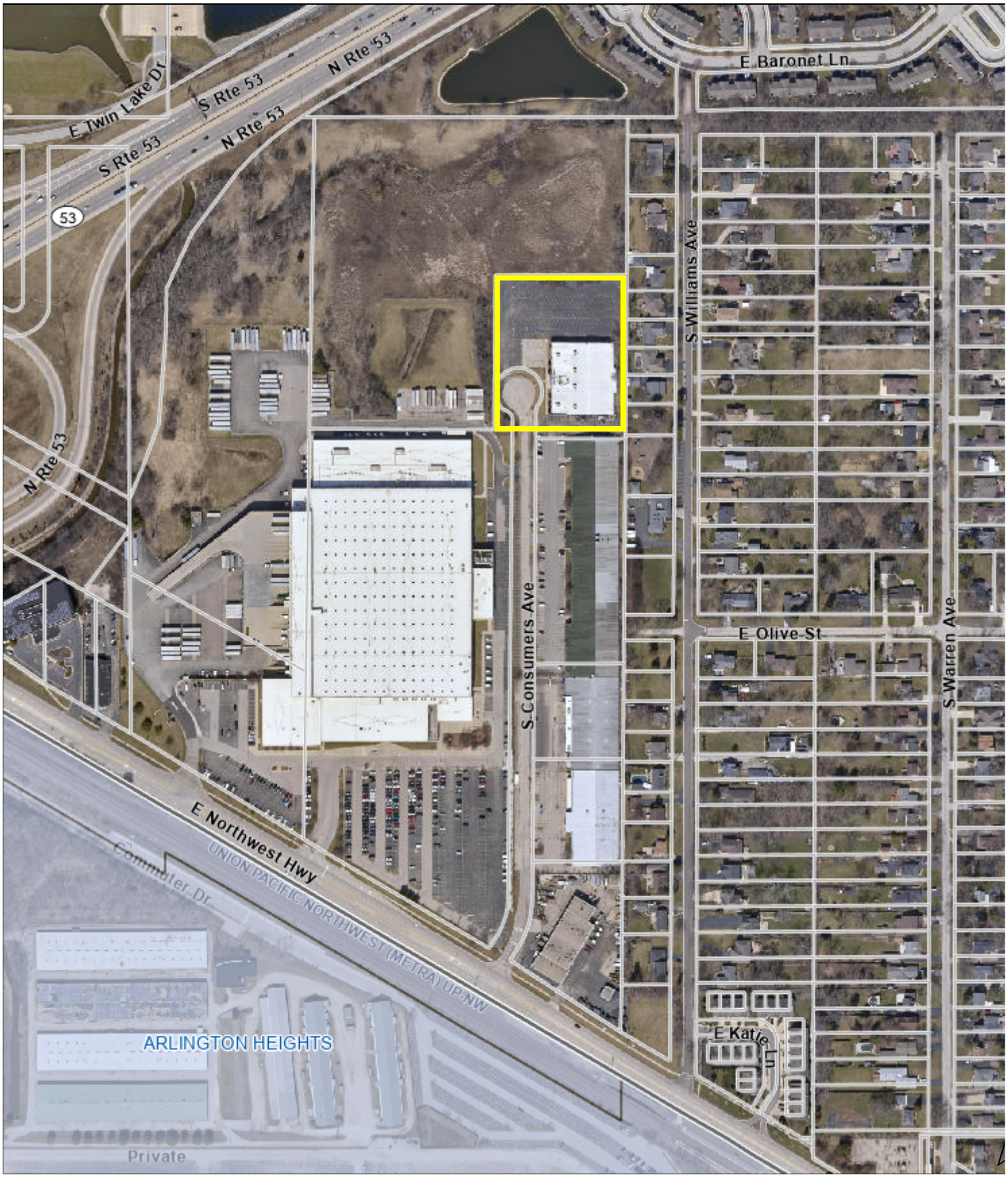
ATTACHMENTS:

- Aerial Map
- ORD Rezone 519 S Consumers Ave
- ORD VAC 519 S Consumers Ave
- EXHIBIT - Plat of Vacation
- ORD SU 519 S Consumers Ave
- EXHBIT - Site Plan
- EXHIBIT - Elevations
- EXHIBIT - Floor Plans
- EXHIBIT - Business Plan
- Hajny - American Tier 1 Hockey future liquor license statement
- PZC Materials 10-10-23
- PZC Minutes 10-10-23

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

GISConsortium

519 S Consumers Avenue



0 450 900 ft

Print Date: 9/13/2023

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 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTIES FROM B-1 SHOPPING CENTER DISTRICT TO B-2 GENERAL BUSINESS DISTRICT
519 S. CONSUMERS AVENUE

WHEREAS, pursuant to a public hearing held on October 10, 2023 before the Planning and Zoning Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described property from B-1 Shopping Center District to "B-2 General Business District".

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

PARCEL 1: THE NORTH 23.5 FEET OF THE PART OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE DRAWN 1484.34 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTH EAST 1/4, WHICH POINT IS A DISTANCE OF 803.38 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTH EAST 1/4; THENCE SOUTH ALONG THE SAID PARALLEL LINE A DISTANCE OF 1,140.93 FEET TO A POINT WHICH IS A DISTANCE OF 439.57 FEET, NORTH OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST HIGHWAY (BY DOCUMENT NUMBER 11113034); THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 231.40 FEET TO THE EAST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS DOCUMENT NO. 19010004; THENCE NORTH ALONG THE EAST LINE OF THE SAID CONSUMERS AVENUE, A DISTANCE OF 1,140.59 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN A DISTANCE OF 803.38 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 231.40 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 338 FEET OF THE SOUTH 402 FEET, AS MEASURED ALONG THE EAST LINE OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 24, WHICH POINT IS A DISTANCE OF 1,484.34 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 813.4 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 803.38 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 522.0 FEET TO THE WEST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS DOCUMENT NO. 19010004; THENCE NORTH ALONG THE WEST LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 30.0 FEET TO THE NORTH LINE OF SAID CONSUMERS AVENUE; THENCE EAST ALONG THE NORTH LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 60 FEET TO THE EAST LINE OF SAID CONSUMERS AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID CONSUMERS

Attachment: ORD Rezone 519 S Consumers Ave (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

AVENUE, A DISTANCE OF 30 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF THE SAID SOUTH EAST 1/4, A DISTANCE OF 231.4 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN 1484.34 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 803.38 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART TAKEN FOR CONSUMERS AVENUE), IN COOK COUNTY, ILLINOIS.

Commonly known as 519 S. Consumers Avenue (PIN 02-24-400-019-0000 & 02-24-400-016-0000)

SECTION 1: **That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying the property described above as B-2 General Business.**

SECTION 2: **That the Zoning Map of the Village of Palatine is hereby amended to reflect this change.**

SECTION 3: **That 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 Rezone 519 S Consumers Ave (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

ORDINANCE NO._____

AN ORDINANCE VACATING A PORTION OF THE S. CONSUMERS AVENUE RIGHT-OF-WAY AND CUL-DE-SAC AT 519 S. CONSUMERS AVENUE

WHEREAS, the Mayor and Village Council of the Village of Palatine have determined that the public interest will be subserved by vacating a portion of the 60-foot right-of-way and adjacent cul-de-sac located at northern end of S. Consumers Avenue, as part of the expansion of the existing building at 519 S. Consumers Avenue, subject to the terms and conditions contained herein.

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 authority, that:

SECTION 1: The thirteen thousand seven hundred and ninety-six square feet (13,796 square feet) of the S. Consumers Avenue right-of-way and cul-de-sac, legally described as follows:

OF THAT PART OF S. CONSUMERS AVENUE LYING NORTH OF A LINE 803.38' SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 24, WHICH POINT IS A DISTANCE OF 1,484.34 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH EAST 114; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 813.4 FEET; THENCE SOUTH ALONG A LINE ORAWN PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 803.38 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 522.0 FEET TO THE WEST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS OOCUMENT NO. 19010004 TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 03 SECONDS WEST, A DISTANCE OF 16.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61 DEGREES 08 MINUTES 16 SECONDS AN ARC DISTANCE OF 32.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 60.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 28 DEGREES 57 MINUTES 51 SECONDS WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 272 DEGREES 54 MINUTES 44 SECONDS TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE EASTERLY AND HAS A RADIUS OF 30 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 51 MINUTES 23 SECONDS AN ARC DISTANCE OF 16.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0 DEGREES 01 MINUTES 03 SECONDS EAST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 02 SECONDS WEST, A DISTANCE OF 60.00 FEET

Attachment: ORD VAC 519 S Consumers Ave (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

and the same is hereby vacated in accordance with the Plat of Vacation, attached hereto as Exhibit "A" and made a part hereof. The Plat of Vacation shall be submitted on Mylar and shall be subject to the following condition:

1. **The Plat of Vacation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.**

SECTION 2: **That upon passage of this ordinance, a copy hereof be filed with the Recorder of Deed of Cook County, Illinois, in accordance with the statutes in such case made and provided.**

SECTION 3: **That all ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.**

SECTION 4: **This ordinance shall be in full force and effect upon 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

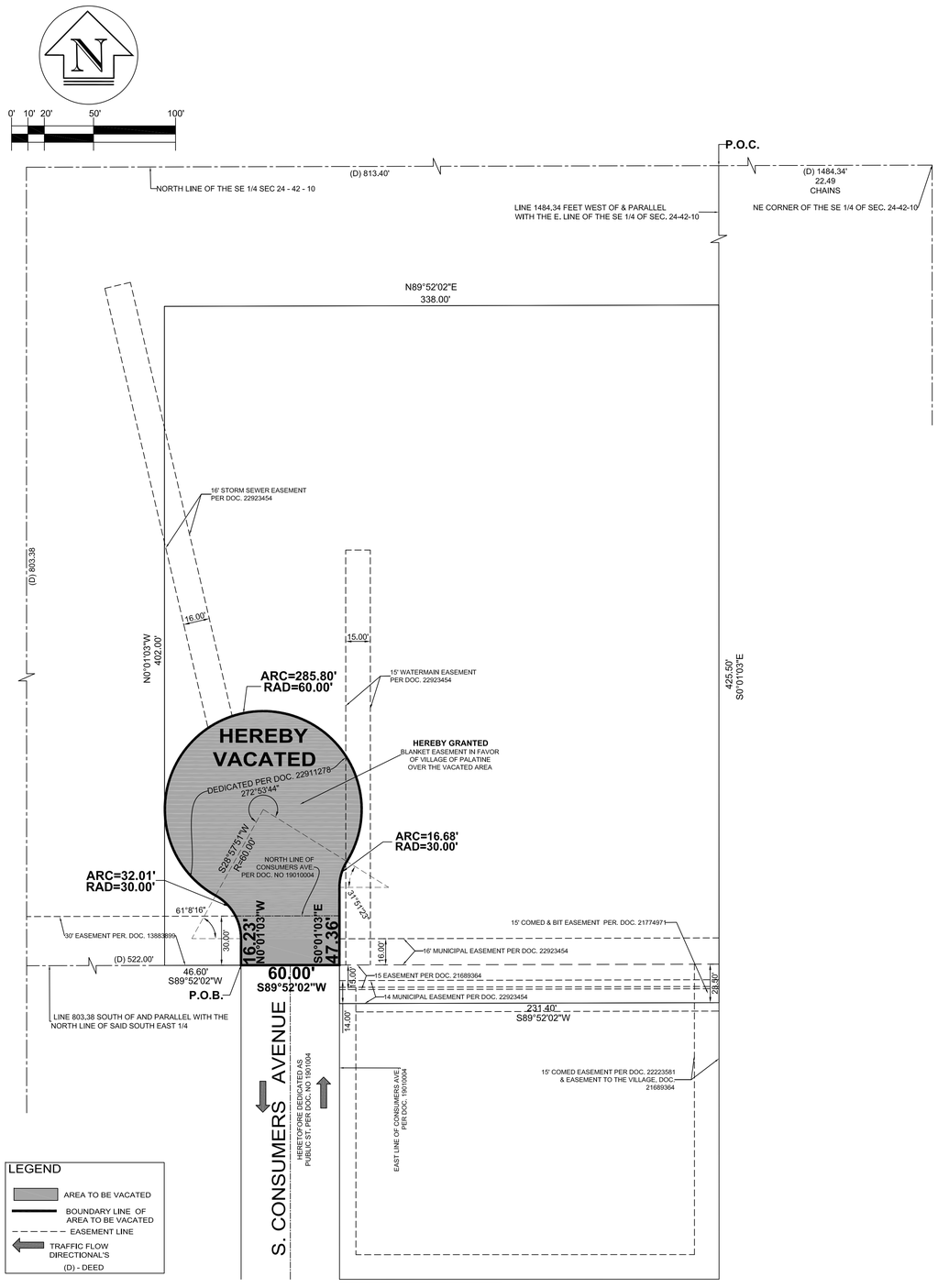
ATTESTED and FILED in the office of the Village Clerk this
_____day of _____, 2023

_____
Village Clerk

Attachment: ORD VAC 519 S Consumers Ave (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

PLAT OF VACATION

MAIL PLAT TO :
VILLAGE OF PALATINE
200 E. WOOD STREET
PALATINE, IL 60067



OF THAT PART OF S. CONSUMERS AVENUE LYING NORTH OF A LINE 803.38' SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 24, WHICH POINT IS A DISTANCE OF 1,484.34 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 813.4 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 803.38 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 522.0 FEET TO THE WEST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS DOCUMENT NO. 19010004 TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 03 SECONDS WEST, A DISTANCE OF 16.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61 DEGREES 08 MINUTES 16 SECONDS AN ARC DISTANCE OF 32.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 60.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 28 DEGREES 57 MINUTES 51 SECONDS WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 272 DEGREES 54 MINUTES 44 SECONDS TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE EASTERLY AND HAS A RADIUS OF 30 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 51 MINUTES 23 SECONDS AN ARC DISTANCE OF 16.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0 DEGREES 01 MINUTES 03 SECONDS EAST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 02 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA TO BE VACATED: 13,796 SQFT OR 0.317 ACRE MORE OR LESS

COOK COUNTY PERMANENT IDENTIFICATION NUMBER: 02 - 24 - 400 - 019 - 0000

OWNER'S CERTIFICATE:

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

_____, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED IN THE MANNER HEREON DRAWN, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

BY:_____
TITLE:

ATTEST:_____
TITLE:

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF _____)

I,_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT
NAME:_____. TITLE:_____
NAME:_____. TITLE:_____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS TITLE:_____ AND TITLE:_____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID TITLE: _____ DID ALSO THAN AND THERE ACKNOWLEDGE THAT HE/SHE AS CUSTODIAN OF THE CORPORATE SEAL TO SAID INSTRUMENT AS HIS/HER 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 _____, 20___.

BY:_____
NOTARY PUBLIC

COMMISSION EXPIRES_____

VILLAGE COUNCIL CERTIFICATE

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

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS_____ DAY _____, A.D. 20__.

SIGNED:_____
MAYOR

ATTEST:_____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

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

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS_____ DAY _____, A.D. 20__.

SIGNED:_____
CHAIRMAN

ATTEST:_____
SECRETARY

COUNTY CLERK'S CERTIFICATE:

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

I, _____ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS_____ DAY _____A.D. 20___.

BY:_____
COUNTY CLERK

VILLAGE ENGINEER CERTIFICATE

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

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAS BEEN PAID.
DATED THIS_____ DAY _____, A.D. 20__.

SIGNED:_____
VILLAGE ENGINEER

COOK COUNTY

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

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT OF VACATION FOR THE PURPOSE SHOWN HEREON.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

RIVER FOREST, ILLINOIS, APRIL 3, A.D. 2023.

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

PROJECT No.: 2023 - 30853	PLAT PREPARED FOR: **VIKTOR MELNIKOV**	PLAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 E-MAIL: USURVEY@USANDCS.COM	NO.	REVISIONS	DATE
ISSUE DATE: 4/3/23			1		
SCALE: 1"=40			2		
SHEET NUMBER 1 OF 1			3		
			4		
			5		
			6		

Attachment: EXHIBIT - Plat of Vacation (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT
AN INDOOR SPORTS AND RECREATIONAL FACILITY AT 519 S. CONSUMERS AVENUE

WHEREAS, pursuant to a petition and public hearing on October 10, 2023, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an indoor sports and recreational facility ("Orbit X Ice") pursuant to Section 11.03 (d) (17) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1: THE NORTH 23.5 FEET OF THE PART OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE DRAWN 1484.34 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTH EAST 1/4, WHICH POINT IS A DISTANCE OF 803.38 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTH EAST 1/4; THENCE SOUTH ALONG THE SAID PARALLEL LINE A DISTANCE OF 1,140.93 FEET TO A POINT WHICH IS A DISTANCE OF 439.57 FEET, NORTH OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST HIGHWAY (BY DOCUMENT NUMBER 11113034); THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 231.40 FEET TO THE EAST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS DOCUMENT NO. 19010004; THENCE NORTH ALONG THE EAST LINE OF THE SAID CONSUMERS AVENUE, A DISTANCE OF 1,140.59 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN A DISTANCE OF 803.38 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 231.40 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 338 FEET OF THE SOUTH 402 FEET, AS MEASURED

Attachment: ORD SU 519 S Consumers Ave (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

ALONG THE EAST LINE OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 24, WHICH POINT IS A DISTANCE OF 1,484.34 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 813.4 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 803.38 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 522.0 FEET TO THE WEST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS DOCUMENT NO. 19010004; THENCE NORTH ALONG THE WEST LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 30.0 FEET TO THE NORTH LINE OF SAID CONSUMERS AVENUE; THENCE EAST ALONG THE NORTH LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 60 FEET TO THE EAST LINE OF SAID CONSUMERS AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 30 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF THE SAID SOUTH EAST 1/4, A DISTANCE OF 231.4 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN 1484.34 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 803.38 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART TAKEN FOR CONSUMERS AVENUE), IN COOK COUNTY, ILLINOIS.

Commonly known as 519 S Consumers Avenue (PIN 02-24-400-019-0000 & 02-24-400-016-0000)

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 an indoor sports and recreational facility ("Orbit X Ice") is hereby granted to American Tier 1 Hockey LLC, pursuant to Section 11.03 (d) (17) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. **The Special Uses shall substantially conform to the Business Plan and Site Plan Submitted by the Petitioner, except as such plans may be changed to conform with Village Codes and Ordinances.**
2. **The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning.**

Attachment: ORD SU 519 S Consumers Ave (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

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

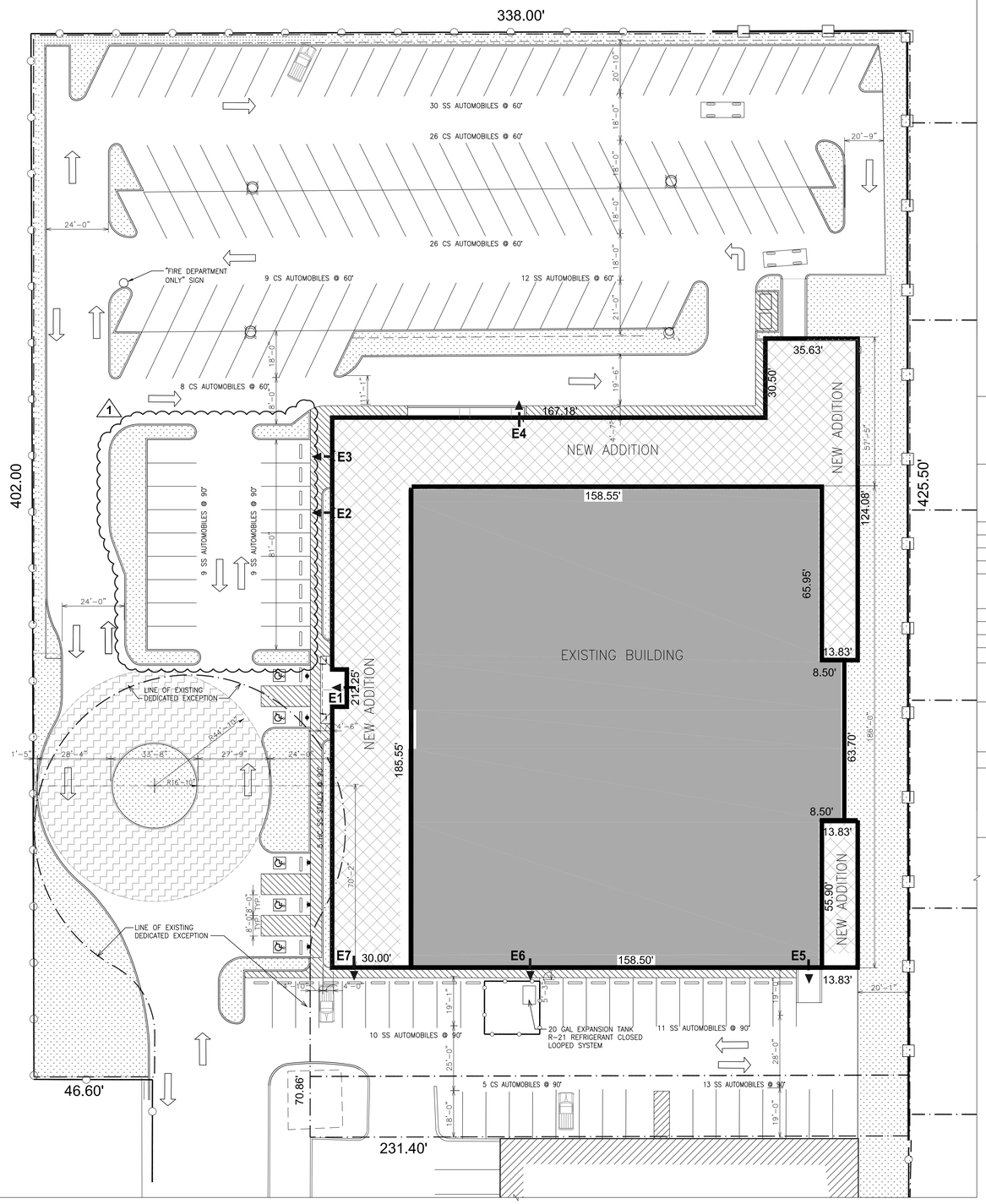
_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2023

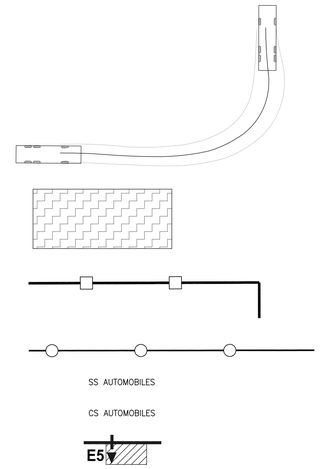
_____
Village Clerk

Attachment: ORD SU 519 S Consumers Ave (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)



1 **PROPOSED SITE PLAN**
SCALE: 1" ; 20'-0"

PLAN LEGEND



PALATINE FERRARA INFERNO FIRE TRUCK TURNING SIMULATION (TURNED OFF FOR CLARITY)

"NO PARKING" STRIPING

8 FT HIGH SOLID FENCE

6 FT HIGH GALVANIZED CHAIN LINK FENCE

SS AUTOMOBILES — STANDARD SIZE AUTOMOBILES

CS AUTOMOBILES — COMPACT SIZE AUTOMOBILES

E5 — EXIT No. AND EXIT EGRESS PATH

SKATING RINK. BUILDING RENOVATION

CODE ENFORCEMENT JURISDICTION
VILLAGE OF PALATINE

ZONING	B-2	
SITE AREA	124,162 SF	

	REQ'D	PROV'D
FRONT SETBACK	25'	115.15'
REAR SETBACK	20'	20.08'
SIDE SETBACKS	5'	65.02';117.83'

CONSTRUCTION TYPE	1B	AUTOMATIC SPRINKLER SYSTEM
BUILDING EXISTING	29,953 SF	
PROPOSED ADDITION	13,804 SF	
TOTAL PROPOSED	43,757 SF	

OCCUPANCY	ACTUAL	EXITS REQ'D	EXITS PROV'D	TOTAL EGRESS WIDTH REQ'D	TOTAL EGRESS WIDTH PROV'D	MAX TRAVEL DISTANCE REQ'D	MAX TRAVEL DISTANCE PROV'D
TRAINING FACILITIES AND LOCKERS	60 PERSONS						
ADMINISTRATION/ RETAIL	4 PERSONS						
PRIVATE CLUB RESTAURANT AND KITCHEN	60 PERSONS						
FIXED SEATING VIEWERS	315 PERSONS						
TOTAL	439 PERSONS	2	6	81"	210"	250'	208

PARKING: ASSEMBLY 30% CAPACITY IN PERSON — 1 — 132 STALLS
PARKING PROVIDED — 173 STALLS

STUDIO DOM ARCHITECTS
910 OAKTON
EVANSTON, IL 602
PH: 224 522 334

SKATING RINK
BUILDING ADDITION AND RENOVATION
505 S. CONSUMERS AVE., PALATINE, IL 60074

SITE PLAN

ISSUED
DEMO PERMIT 04.15.202
REVIEW 04.19.202

REVISIONS
09.01.2023

VICTOR MELNIKOV
REGISTERED ARCHITECT
001-019109
STATE OF ILLINOIS

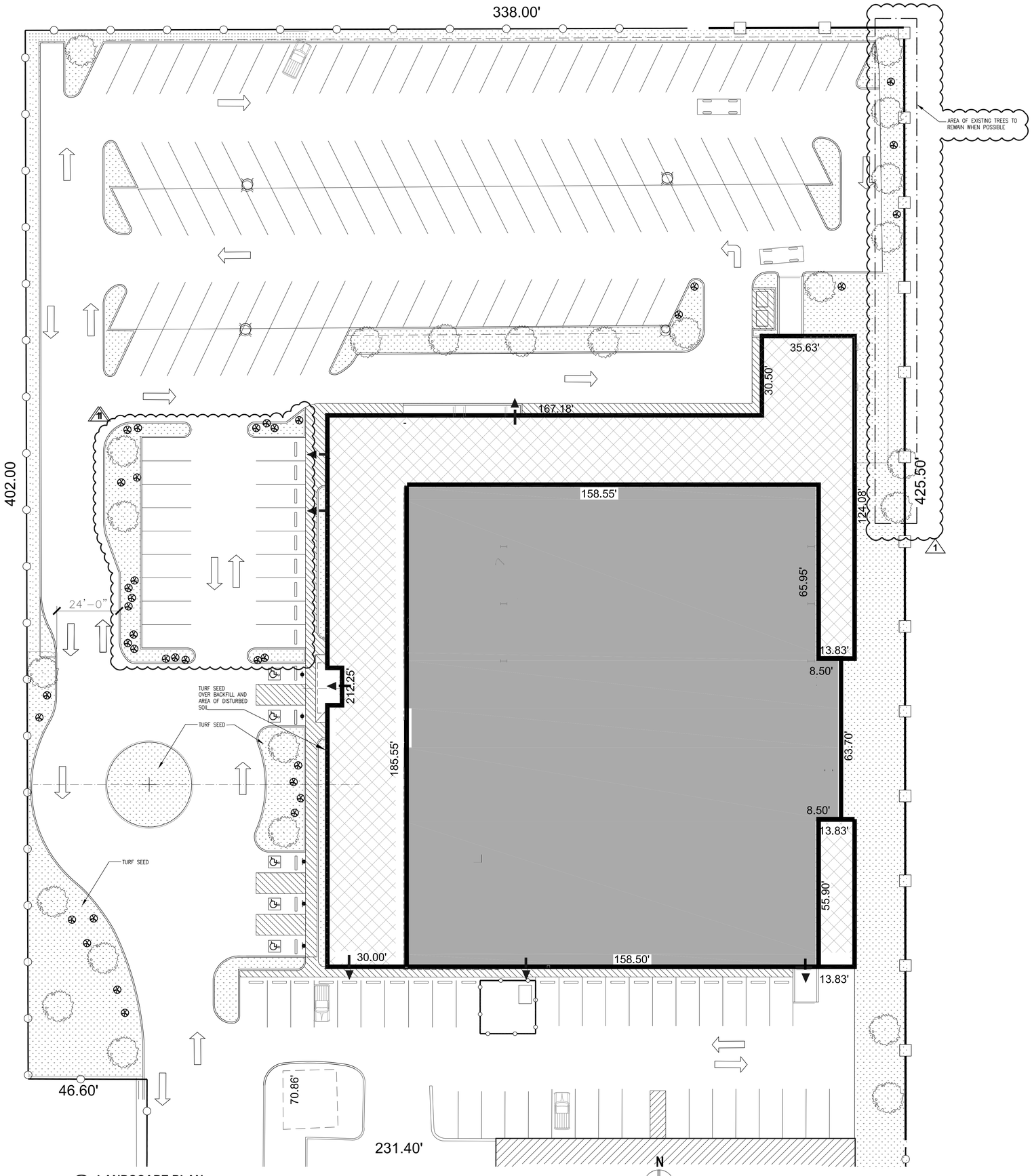
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE PALATINE ORDINANCES

VICTOR MELNIKOV
IL LIC. 001-019109
EXP. 07/31/2024

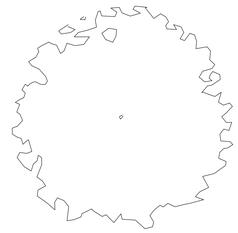
PROJECT/
DIGITAL FILE 32

SHEET A00-1

Attachment: EXHBIT - Site Plan (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)



1 **LANDSCAPE PLAN**
SCALE: 1/16=1'-0"

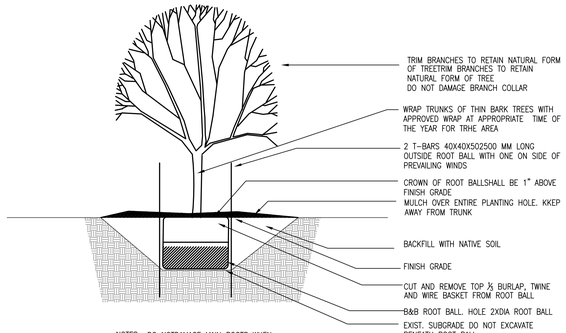


NEW TREE
GINKGO
TOTAL 17 TREES

NEW
RED CHOKEBERRY
TOTAL 20 TREES

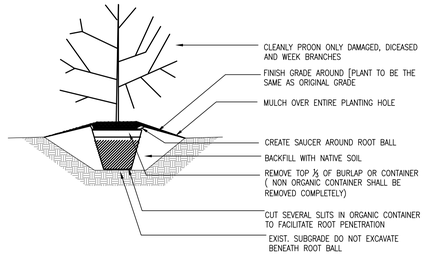
LANDSCAPED AREA

ASPHALT DRIVEWAy



NOTES: DO NOTDAMAGE MAIN ROOTS WHEN INSTALLING TREE.
WATER THOROUGHLY AFTER INSTALLATION.
REMOVE TREE RINGS AND STAKES 2 YESRS AFTER INSTALLATION
PROVIDE DRAINAGE FOR PLANTING IF IN IMPERMEABLE SOIL

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

STUDIO DOM ARCHITECTS
910 OAKTON
EVANSTON, IL 602
PH. 224 522 334

SKATING RINK
BUILDING RENOVATION
519 S. CONSUMERS AVE., PALATINE, IL 60074

ISSUED
DRB/PC PERMIT 04.15.202
REZONING 11.09.202
PROGRESS 01.20.202

REVISIONS
1 05.01.2023

VICTOR MELNIKOV 001-018199 STATE OF ILLINOIS

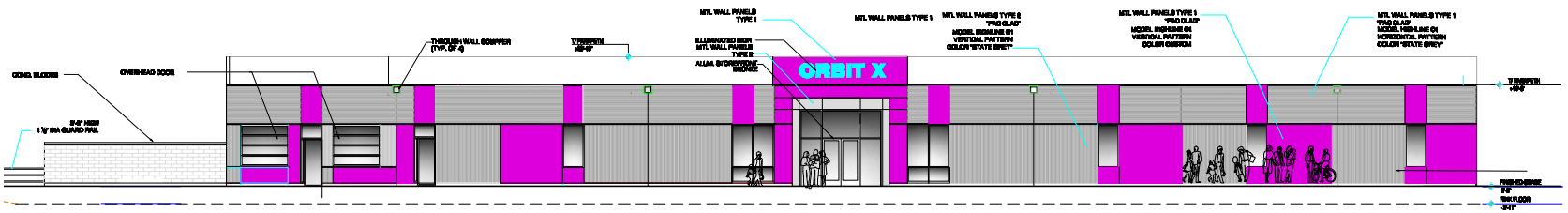
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, COMPLY WITH THE VILLAGE OF PALATINE ORDINANCES AS THEY PERTAIN TO THIS PLAN.

VICTOR MELNIKOV
IL DOC 001-018199
EXP 11/30/2024

PROJECT/ DIGITAL FILE 32

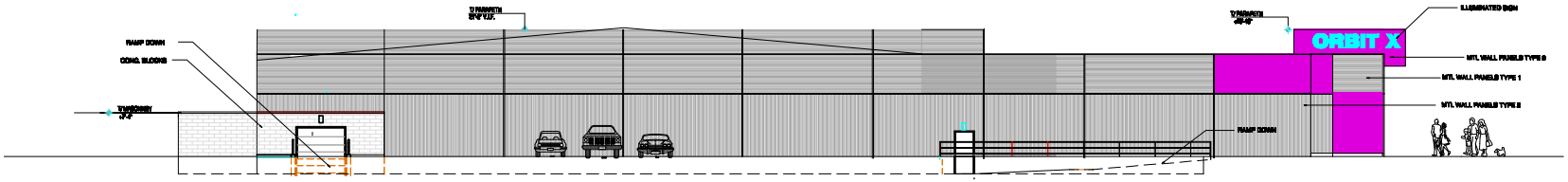
SHEET L

Attachment: EXHIBIT - Site Plan (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)



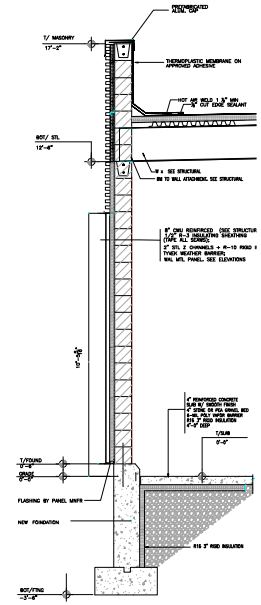
FRONT (WEST) ELEVATION

1/8"=1'-0"



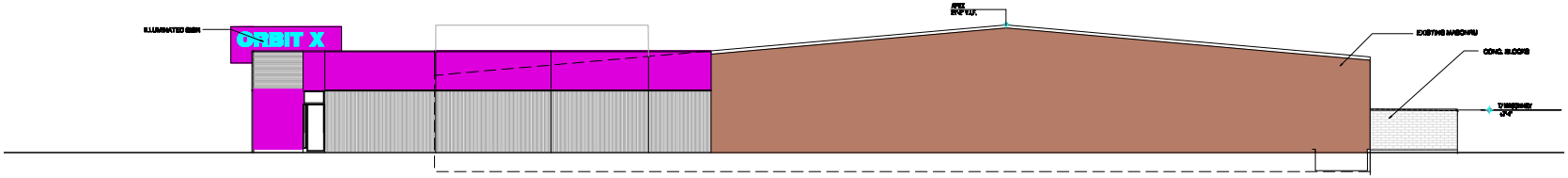
NORTH ELEVATION

1/8"=1'-0"



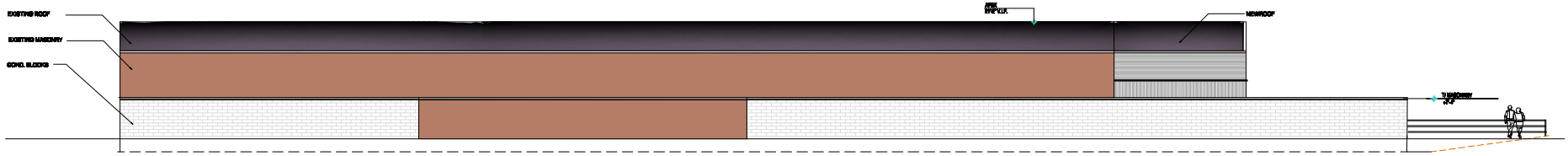
WALL SECTION

1/2"=1'-0"



SOUTH ELEVATION

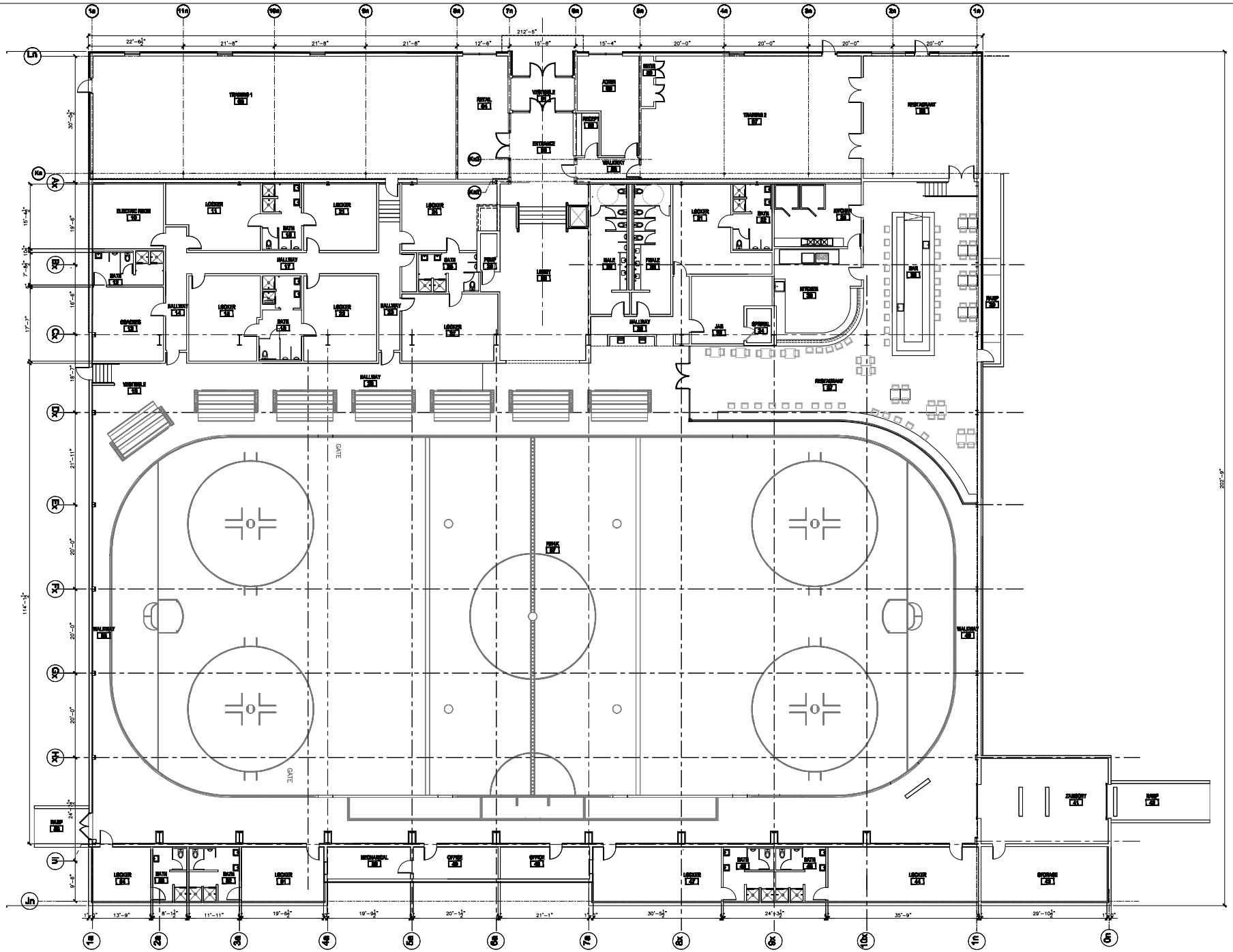
1/8"=1'-0"



EAST ELEVATION

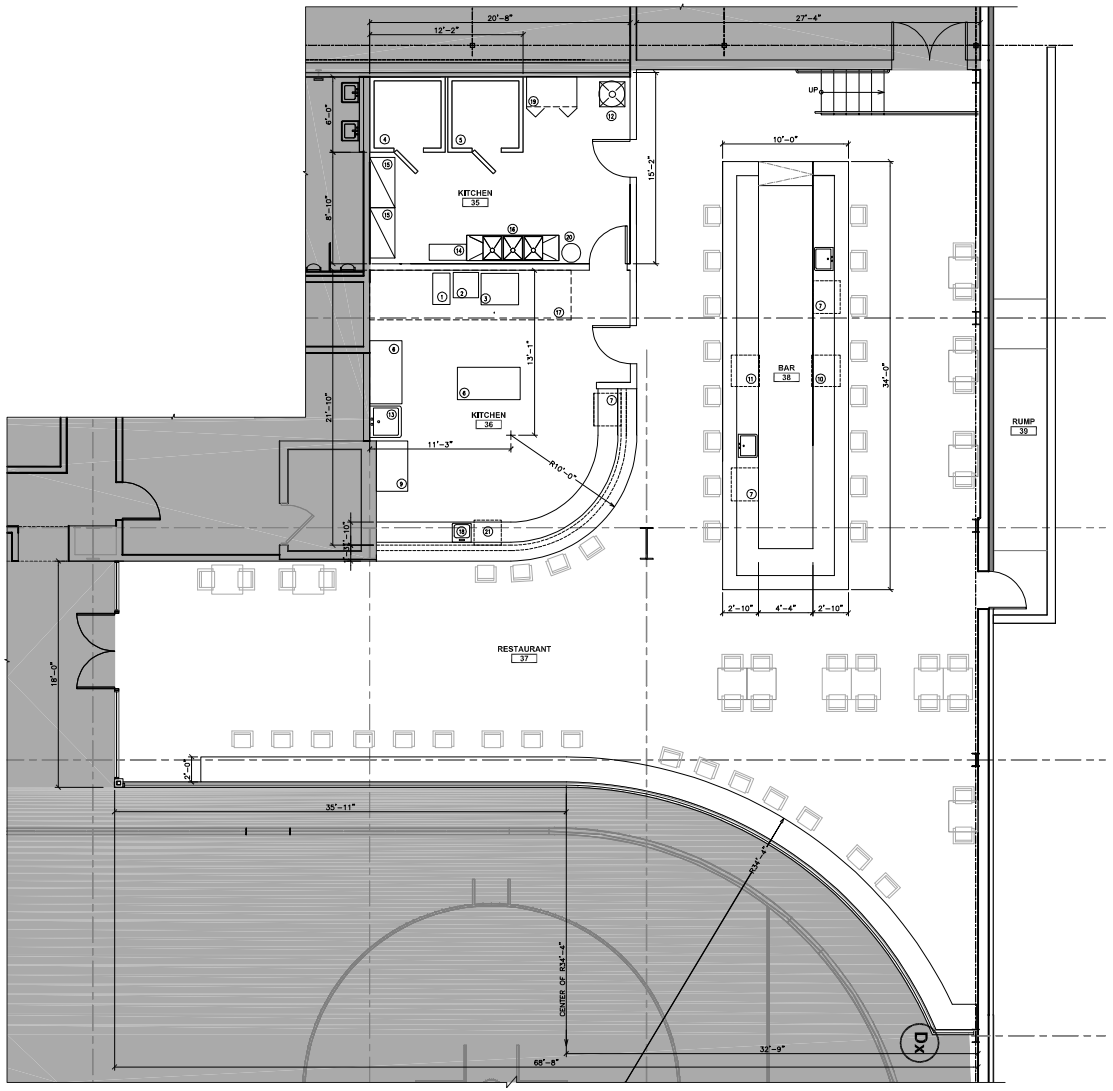
1/8"=1'-0"

Attachment: EXHIBIT - Elevations (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)



1 PROPOSED RINK FLOOR PLAN
SCALE: 1/8"=1'-0"

Attachment: EXHIBIT - Floor Plans (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)



8 **PARTIAL FLOOR PLAN**
SCALE: 1/4"=1'-0"

PRIVATE CLUB RESTAURANT KITCHEN EQUIPMENT SCHEDULE

NO	EQUIPMENT DESCRIPTION	VOLTS	PHASE	AMPS	PLUMBING COLD	PLUMBING HOT	PLUMBING DRAIN	PLUMBING GAS	REMARKS & NOTES
1	DEEP FRY 16"x30" 105,000 BTU							1/2"	
2	GRILL 24"x24"							1/2"	PROVIDE 4" LEGS
3	6 BURNER RANGE 36"x30"							3/4"	PROVIDE 4" LEGS
4	WALK-IN COOLER 64"x64"	115	1	6.32					
5	WALK-IN FREEZER 64"x64"	115	1	7.8					
6	S/S PREP TABLE 60"x30"								
7	ICE MACHINE 30"x26" UNDERCOUNTER	115	1	9.5					
8	NOT USED								
9	REFRIGERATOR (BEVERAGE)48"x30"	120	1	7.7					
10	REFRIGERATOR 27"x30" UNDERCOUNTER	115	1	7.1					
11	FREEZER 27"x30" UNDERCOUNTER	115	1	6.1					
12	MOP BASIN						1/2"		EXISTING
13	ONE COMPARTMENT SINK 30"x30"				1/2"	1/2"			
14	PAN RACKS								
15	DRY STORAGE SHELF (24 X 48)								
16	3-COMPARTMENT SINK 88"x24"				1/2"	1/2"			
17	S/S WALL MOUNT EXHAUST HOOD 48"x192"								
18	HAND SINK 18"X 18"				1/2"	1/2"			
19	CHEMICAL STORAGE								
20	18" DIA WASTE CAN								
21	DISHWASHER 26"X 24"	120	1		1/2"	1/2"			
22	S/S SHELVES								

NOTES: PROVIDE 6" CASTERS W/ QUICK GAS DISCONNECT FOR ALL COOK LINE EQUIPMENT
PROVIDE CASTERS FOR REFRIGERATORS AND FREEZERS
FREEZERS SHALL BE COMMERCIAL GRADE. NO DOMESTIC GRADE EQUIPMENT ALLOWED.

PRIVATE CLUB RESTAURANT KITCHEN FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING
DINING	RESILIENT TILE		WASHABLE PAINT	
FOOD PREPARATION KITCHEN	QUARRY TILE	3/8" R COVE BASE	STAINLESS STEEL PANELS BEHIND COOKLINE FIBERGLASS REINFORCED PANELS	USG INTERIORS OR EQUAL VINYL FAC 24"x48" WIPABLE DROP-IN TILE APPROVED FOR FOOD SERVICE AREA
DISH WASHING	QUARRY TILE	3/8" R COVE BASE	FIBERGLASS REINFORCED PANELS	USG INTERIORS OR EQUAL VINYL FAC 24"x48" WIPABLE DROP-IN TILE APPROVED FOR FOOD SERVICE AREA
MOP SINK, BROOM AREA	QUARRY TILE			

ALL CONNECTIONS SHOWN ARE THE APPROXIMATE CONNECTION LOCATIONS REQUIRED FOR THE FOOD SERVICE EQUIPMENT BEING FURNISHED BY THE KITCHEN CONTRACTOR AND ALLOWANCES MUST BE MADE TO EXTEND TO THE FINAL CONNECTION.

ANY CHANGES TO THESE LOCATIONS SHOULD BE VERIFIED WITH THE ARCHITECT OR FOOD SERVICE CONSTRUCTOR.

ALL DIMENSIONS SHOWN ARE FROM FINISHED WALLS, COLUMNS AND FLOORS. WHERE BASE SIZES ARE SHOWN, THEY SHALL INCLUDE FINISHED SURFACES.

TRADES ARE TO MAKE THE FINAL CONNECTIONS FROM ELECTRICAL SERVICE LOCATIONS INDICATED TO EQUIPMENT PER LOCAL CODES.

FOR ADDITIONAL INFORMATION REFER TO DETAIL DRAWINGS, MANUFACTURERS SHOP DRAWINGS, SPECIFICATIONS, AND BROCHURE BOOK.

VARIOUS TRADES TO BE RESPONSIBLE FOR THE INSTALLATION & FINAL CONNECTION OF ELECTRICAL & PLUMBING COMPONENTS (VALVES, WASTES, CONTROL PANELS, ETC.) PROVIDE BY THE FOOD SERVICE EQUIPMENT CONTRACTOR.

TRADES SHALL PROVIDE OUTLETS IN EQUIPMENT AS CALLED FOR IN THE FIELD AND DO ALL CONTROL WIRING.

VARIOUS TRADES TO FURNISH ANY ADDITIONAL HARDWARE REQUIRED FOR THE PROPER OPERATION OF FOOD SERVICE EQUIPMENT SUCH AS VALVES, STOPS, TRAPS, DISCONNECT SWITCHES AND WIRING TO CONTROL EQUIPMENT LIKE SODA AND REMOTE COMPRESSORS, FIRE SYSTEM AND DISPENSERS AS REQUIRED.

TRADES SHALL FURNISH CONNECTIONS TO EQUIPMENT SITTING ON COUNTERTOP THAT DO NOT COME WITH CORD & PLUGS, FROM OUTLET BOX OR SOURCE.

TRADES TO COORDINATE W/ FIRE PROTECTION CONTRACTOR AND INSTALL SHUNT TRIPS IN ELECTRICAL PANELS TO SHUT OFF COOKING EQUIPMENT ITEMS IN CONJUNCTION WITH FIRE SYSTEMS AND RUN TO FIRE ALARM AND VALVES.

TRADES TO COORDINATE H/FIRE PROTECTION CONTRACTOR AND INSTALL AUTOMATIC FIRE GAS SHUT OFF VALVE IN GAS LINE FOR EACH TYPE USED TO CONTROL PANEL IS REQUIRED. EXCLUDE EQUIPMENT CONNECTION OF 75,000 BTU/HR OR LESS W/ MECHANICAL GAS SOLENOID SHUT-OFF VALVE IS BEING PROVIDED.

TRADES TO PROVIDE OCTAGONAL 'J' BOXES (+24") WITH 3/4" CONDUIT TO ABOVE FINISHED CEILING FOR FIRE PROTECTION SYSTEM REMOTE PULLS. VERIFY LOCATIONS WITH PROPER AUTHORITY.

TRADES TO PROVIDE AND INSTALL GAS PRESSURE REGULATOR VALVE FROM 10 LBS. TO 8" W.C. TO INSURE EQUIPMENT TO OPERATE AT PROPER GAS PRESSURE.

ALL DIMENSIONS MUST BE VERIFIED AND AGREE WITH THE LATEST ARCHITECTURAL PLAN.

TRADES TO VERIFY R/MECHANICH, ENGINEER AND LOCAL CODES ALL REQUIRED COMPONENTS (SUCH AS GREASE TRAPS, VACUUM BREAKERS ETC.) FOR THE PROPER OPERATION OF FOOD SERVICE EQUIPMENT AND TYPE OF DRAIN CONNECTIONS REQUIRED AND INSTALL ACCORDINGLY.

TRADES TO SUPPLY AND INSTALL ALL REQUIRED PRESSURE REDUCING AND REGULATING VALVES REQUIRED FOR THE PROPER OPERATION OF FOOD SERVICE EQUIPMENT.

ELECTRICAL OUTLETS AND WIRING REQUIRED UP UNDER ISLAND EQUIPMENT TO BE STUBBED UP A MAXIMUM OF 4" OR LESS SO AS NOT TO INTERFERE WITH INSTALL EQUIPMENT WITH ALL FLOOR OPENINGS SEALED WATER TIGHT OR 1" MIN ABV. VIA FUR. OR FLUSH W/ CURB.

VERIFY R/EQUIPMENT MANUFACTURER PROPER PLUMBING CONNECTIONS AND REQUIREMENTS FOR COFFEE MAKERS, BEVERAGE DISPENSERS, AND ICE MAKERS.

ALL CONNECTIONS, ELECTRICAL AND PLUMBING, SHALL BE PER STATE AND LOCAL CODES.

ARCHITECT, ENGINEER, & BUILDING TRADES TO VERIFY BUILDING CODE IN REGARD TO ACCEPTABLE GRADE PIPE MATERIAL. FOOD SERVICE DRAIN NEED TO ACCOMMODATE TEMPERATURES ABOVE 212°F DRAINAGE SYSTEM NEEDS TO BE DESIGNED ACCORDINGLY

Attachment: EXHIBIT - Floor Plans (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

PRIVATE CLUB RESTAURANT KITCHEN DETAILS

15.2022
15.2023

PROJECT
SHEET A01-5

Orbit X Ice Arena Business Plan

November 28, 2022

615 S Consumers Ave,
Palatine, IL 60074
(847) 394-7752
www.orbiticearena.com

Attachment: EXHIBIT - Business Plan (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

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Interior
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III. **Marketing** 4

Market Analysis

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Architectural Drawings
Income Projection Statement

Attachment: EXHIBIT - Business Plan (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

Executive Summary

Orbit Ice Arena offers hockey programs, figure skating, sled hockey, adult hockey and hockey training to a wide range of individuals. Orbit specifically focuses on the training and development of boys and girls youth hockey while also providing opportunities for college, national and professional placement.

Objectives

To provide the premier environment for the development of youths involved in ice hockey.

Mission Statement

To train girls and boys to develop mental and physical skills associated with ice hockey while encouraging self-development through sportsmanship and competition.

Keys to Success

Provide a clean and safe environment for the enjoyment of ice skating and ice hockey.

Provide the best training facilities for youth interested in their development of their ice hockey skills.

Attachment: EXHIBIT - Business Plan (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

Description of Business

American Tier One Hockey(AT1) is the premier provider of hockey training and development for boys and girls ages six to eighteen in the United States. Programming and demand for ice time is driving the need for development of a second sheet of ice.

Company Ownership/Legal Entity

Orbit X will be operated by American Tier 1 Hockey which is an Illinois corporation controlled by David Vennetti.

Location

Oribt X will be located 519 Commercial Drive, Palatine, IL. The property is owned by Dangler III a partnership controlled by David Vennetti and will be leased to Orbit X through AT1. The property is currently being developed to house an ice sheet, workout facility with a bar and restaurant. The property will include a full size ice skating rink(200' x85') with a refrigeration system and surrounded by a 4 foot vertical white hockey dasher boards and extended upward with a four-foot acrylic glass. The ice will have painted lines for cross-ice and end-zone hockey game play and practice.. The facility will also include a 3,000 square feet restaurant and bar.

Interior

See Appendix 1 for drawings of the interior.

Hours of Operation

Skating hours of operation will be from 6:00 am to 12:00 am.

1. *Total number of employees – 50*
2. *Average number of employees present at the facility at the same time – 5*
3. *Average number of people present at the facility at the same time – 50*
4. *Number of people present at the average peak of attendance during the games – 120-150*

Products and Services

- *The Ice Sheet will provide opportunities to host tournaments, adult ice hockey and training and development of youth hockey players.*

Attachment: EXHIBIT - Business Plan (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

- *The bar and restaurant will provide an environment for patrons to enjoy food, nutrition and drink while watching ice hockey.*

Management

Orbit X will be managed by the existing management team of AT1. The management team is lead by Mark Jalkovic, President of AT1. Mike Hajny is the controller of AT1 and Harley Fischer will be the operations manager. The restaurant will be managed by Shaun XXXXXX

Start-Up/Acquisition Summary

Start-up costs are expected to be minimal since the facility can be managed by the existing management team. AT1 will provide management and marketing services. Capital for this redevelopment is provided by Vee Holdings, Inc. and is expected to cost $3.5 million.

Marketing

AT1 has a database of over 8,000 plus individuals who have actively skated at the Orbit Ice Arena. These contacts receive monthly updates on skating and training opportunities offered by AT1. AT1 hosts hockey tournaments which generate additional name and brand recognition.

Market Analysis

AT1 has a well established brand name as well as its operating of Orbit Ice Arena. Through the brand of Windy City Hockey, Orbit Ice Arena has become a destination for Chicagoland hockey players.

Competition

AT1 currently hosts The Chicago Young Americans which is one of 4 Tier 1 AAA hockey organizations in Illinois. There are XX ice arenas in the Chicagoland area. Orbit Ice Arena is the premier suburban destination for hockey tournaments.

Attachment: EXHIBIT - Business Plan (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

Pricing

Ice costs are priced by the day of week and time of day. Late afternoon and evening are typically the highest priced. Since Orbit Ice Arena and Orbit X will be the premier suburban facilities it is expected that they will be able to charge a premium. The premium is justifiable due to the convenient location, parking and safety of the facilities. Additionally, the premium is justifiable because AT1 employs the top coaches and trainers in the Chicagoland area. Additional revenue will be generated through the hosting of tournaments and hockey camps.

Attachment: EXHIBIT - Business Plan (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

Appendix 1 – Architectural Drawings

Attachment: EXHIBIT - Business Plan (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

Appendix II

Profit and Loss Statement

Orbit X					
Projected Statement of Income					
	9 months				
	2023	**2024**	**2025**	**2026**	**2027**
Ice Rental	$ 1,216,800	$1,834,560	$ 1,926,288	$ 2,022,602	$ 2,123,733
Expenses:					
Base Rent	183,750	245,000	245,000	245,000	245,000
Additional Rent	191,250	255,000	255,000	255,000	255,000
Property taxes	112,500	123,750	136,125	149,738	164,711
Building insurance	37,500	50,000	52,500	55,125	57,881
Utilities	112,500	150,000	157,500	165,375	173,644
Maintenance	56,250	75,000	78,750	82,688	86,822
Depreciation	153,750	205,000	205,000	205,000	205,000
Salaries:					
Payroll	157,500	210,000	231,000	254,100	279,510
Taxes and benefits	39,375	52,500	55,125	57,881	60,775
Operating expenses	1,044,375	1,366,250	1,416,000	1,469,906	1,528,343
Operating income	172,425	468,310	510,288	552,696	595,389
Management fee exp	187,500	250,000	275,000	302,500	332,750
Net Income	(15,075)	218,310	235,288	250,196	262,639

Attachment: EXHIBIT - Business Plan (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

Ben Vyverberg

Subject: FW: 519 S. Consumers

From: Mike Hajny <mhajny@orbiticearena.com>
Sent: Thursday, November 2, 2023 11:46 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>; Dave Vennetti (Vee Holdings) <dvennetti@veeholdings.com>; Mark Jalcovik <mjalcovik@stormhockey.com>; FRED HEKTOR <f.hektor@comcast.net>; Mike Hajny <mhajny@orbiticearena.com>
Subject: Re: 519 S. Consumers

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

Ben,

Please let me know if this is adequate.

Per the submitted zoning application and business plan, Dangler III, LLC owns the property and American Tier 1 Hockey will operate the ice rink and be the special use entity.

As part of the business plan for the Special Use and Rezoning for 519 S. Consumers Avenue, the business plan identified the accessory use of a restaurant and bar. We understand that American Tier 1 Hockey will need to apply for a liquor license at a future date and it is anticipated that the liquor license operating entity will be a very similar structure and format of the existing American Tier 1/Vee Holdings LLC for 615 S. Consumers Avenue.

Thanks,

Mike

Attachment: Hajny - American Tier 1 Hockey future liquor license statement (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

REVIEWED 10/10/23 07:00 PM

STAFF REPORT (ID # 8639)

519 S. Consumers Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Fred Hector

PLAN NUMBER: ZON-0001-2023

ADDRESS: 519 S. Consumers Avenue

PROPOSAL:
Rezoning from B-1 (Shopping Center District) to B-2 (General Business District);
Special Use to permit an indoor sports and recreational facility;
Vacation of the S. Consumers Avenue 60-foot right-of-way and cul-de-sac, located at northern end of S. Consumers Avenue and directly west/southwest of the building on the Subject Property. The right-of-way square footage to be vacated is approximately 13,504 square feet or .31 acres.

LOCATION:	519 S. Consumers Avenue District 5 (Kozlowski)	**CURRENT ZONING:**	B-1 Shopping Center District

SURROUNDING CONDITIONS:

North:	B-1 Shopping Center (Vacant land)
South:	B-2 General Business (Soccer Enterprises)
East:	P - Planned Development (Williams Resubdivision - Single-family residential)
West:	B-2 General Business (U.S. Postal Service)

BACKGROUND:
The Petitioners have acquired the Subject Property and are intending to complete building additions and realign the property into an amateur hockey ice rink. Therefore, the Petitioner is requesting:

Rezoning from B-1 (Shopping Center District) to B-2 (General Business District);

Special Use to permit an indoor sports and recreational facility;

Vacation of the S. Consumers Avenue 60-foot right-of-way and cul-de-sac, located at northern end of S. Consumers Avenue and directly

Attachment: PZC Materials 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

west/southwest of the building on the Subject Property.

SITE ANALYSIS:

- The Subject Property is zoned B-1, Shopping Center District and was initially used as a Brunswick bowling center and most recently as a paintball park, which ceased its operations in 2021.
- The submitted application requests a rezoning to B-2, which is consistent with the commercial properties in the area. The other uses along S. Consumers Avenue are currently Soccer City, Orbit Ice Area, and Salt Creek Sports Center, all of which are within the B-2 zoning district.
- The business plan indicates the hours of operation would generally mirror those of the Orbit Ice Arena, which is under the same ownership. This new location would be solely for ATH League (amateur hockey) and not open to the public.
- There would be a restaurant and bar associated with the project, and would have similar menu to their other location at 615 S. Consumers Avenue.
- The Subject Property is 29,963 square feet in a single-use building. The Petitioners are proposing to build a 13,842 square foot addition, for a total of 44,711 square feet.
- The proposed setbacks for the additions will meet the required B-2 standards:

	Front Setback (25' Required)	Rear Setback (20' Required)	Side yard Setback (5' required)
Proposed Setbacks	66'	145'	20' & 120'

- The intended hours of operation are 6 AM - 12 AM daily.
- The hockey rink will provide opportunities to host tournaments, adult ice hockey, and training and development of youth hockey players. In addition, a bar and restaurant will have food and liquor service.
- The proposed parking lot reconfiguration appears to meet the required 5-foot setback from the lot line.
- The site plan shows a total of 176 parking spaces, with an additional 19 reserved spaces. Per the architect's occupancy calculations and Village Life Safety Occupancy review, 132 spaces are required.
- A landscaping plan was provided. There are a total 37 trees proposed which appear to meet code. This will remain a condition for final approval.
- The application materials did not request any signage relief and the proposed attached sign would meet Code.

Attachment: PZC Materials 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

DEPARTMENTAL REVIEWS:

Community Services	A full building permit review will be required.
Engineering	No Issues Identified.
Environmental Health	A permanent food establishment permit will be required.
Fire Prevention	No Issues Identified.
Public Works	N/A
Police	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:
Through the initially approved Special Use in 1972, the S. Consumers Avenue corridor was specifically populated with sports and recreation related uses. Soccer City, Orbit Ice Arena, and Salt Creek Park District all anchor this corridor. The subject property was formerly used as a bowling alley and then paintball park. The rezoning request from B-1 Shopping Center District to B-2 General Business District further aligns the rest of the properties on Consumers zoned B-2. In addition, the Plat of Vacation was contemplated as a condition of the previous Special Use and was reviewed by the Village Engineer.

Per the B-2 use list, an indoor sports and recreational facility requires a Special Use. The proposed use is an expansion of the existing Orbit Ice Arena and is consistent with the other uses along Consumers Avenue. The Petitioners will also be expanding the existing footprint and reconfiguring the parking lot. All expansions meet zoning code and exceed the required parking requirements. Staff ultimately concludes that the proposed use should not cause injury to the value of other properties in the surrounding neighborhood.

Therefore, Staff recommends approval of the Rezoning, Vacation and Special Use subject to the following conditions:

1. The Special Uses shall substantially conform to the Business Plan and Site Plan Submitted by the Petitioner except as such plans may be changed to conform with Village Codes and Ordinances.

2. The Plat of Vacation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.

Attachment: PZC Materials 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

3. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Floor Plans
- Elevations
- Plat of Vacation
- Public Notice

Attachment: PZC Materials 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

GISConsortium

519 S Consumers Avenue

0 450 900 ft

Print Date: 9/13/2023

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: PZC Materials 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

VILLAGE OF PALATINE

REZONING APPLICATION

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

Petitioner Name

Fred Hector

Business Name (if applicable)

Dangler III, LLC

Subject Property Address

519 S Consumers Ave.

Type of Location being Rezoned:

Currently improved/vacant.

Property acreage and proposed land use:

2 acres and proposed Ice-Skating Facility

Current Zoning:

B-1 Shopping Center

Proposed Zoning:

B-2 General Business

Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification:

the currently zoning does not contemplate indoor sports and recreational facilities

Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain:

the neighboring properties are zoned B-2 and have similar occupancies.

Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain:

Attachment: PZC Materials 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

No, the proposed hockey skating rink adds to developing of the community youth sport activities hub.

Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

The proposed zoning B-2 matches the zoning classification for neighboring properties.

Attachment: PZC Materials 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

VILLAGE OF PALATINE

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)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

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

THE PROPOSED project will add SPORTS FACILITY FOR TRAINING and competing, which is very popular IN THE community

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

THE PARKING and landscaped area around the facility IS used exclusively by the patrons and will not affect negatively public safety and welfare.

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

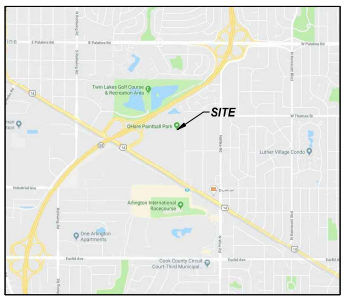
The proposed use adds convenience to the neighbouring residential community by adding fitness and entertaining facility at convenient distance.

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

The proposed SITE is completely enclosed from the neighbouring area and is fenced along perimeter

Attachment: PZC Materials 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

ALTA/NSPS LAND TITLE SURVEY
OF
501-519 S. CONSUMERS AVENUE
PALATINE, ILLINOIS



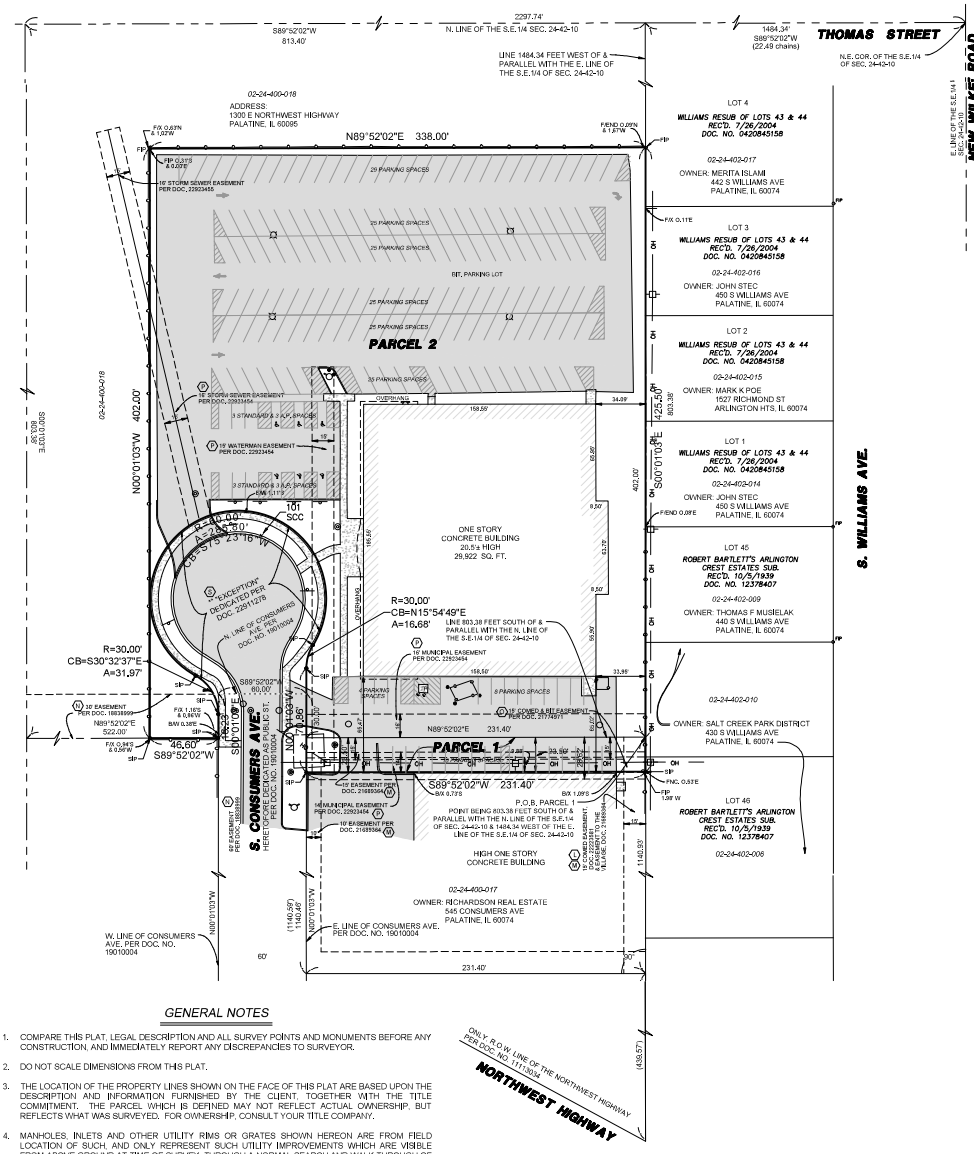
VICINITY MAP
NOT TO SCALE

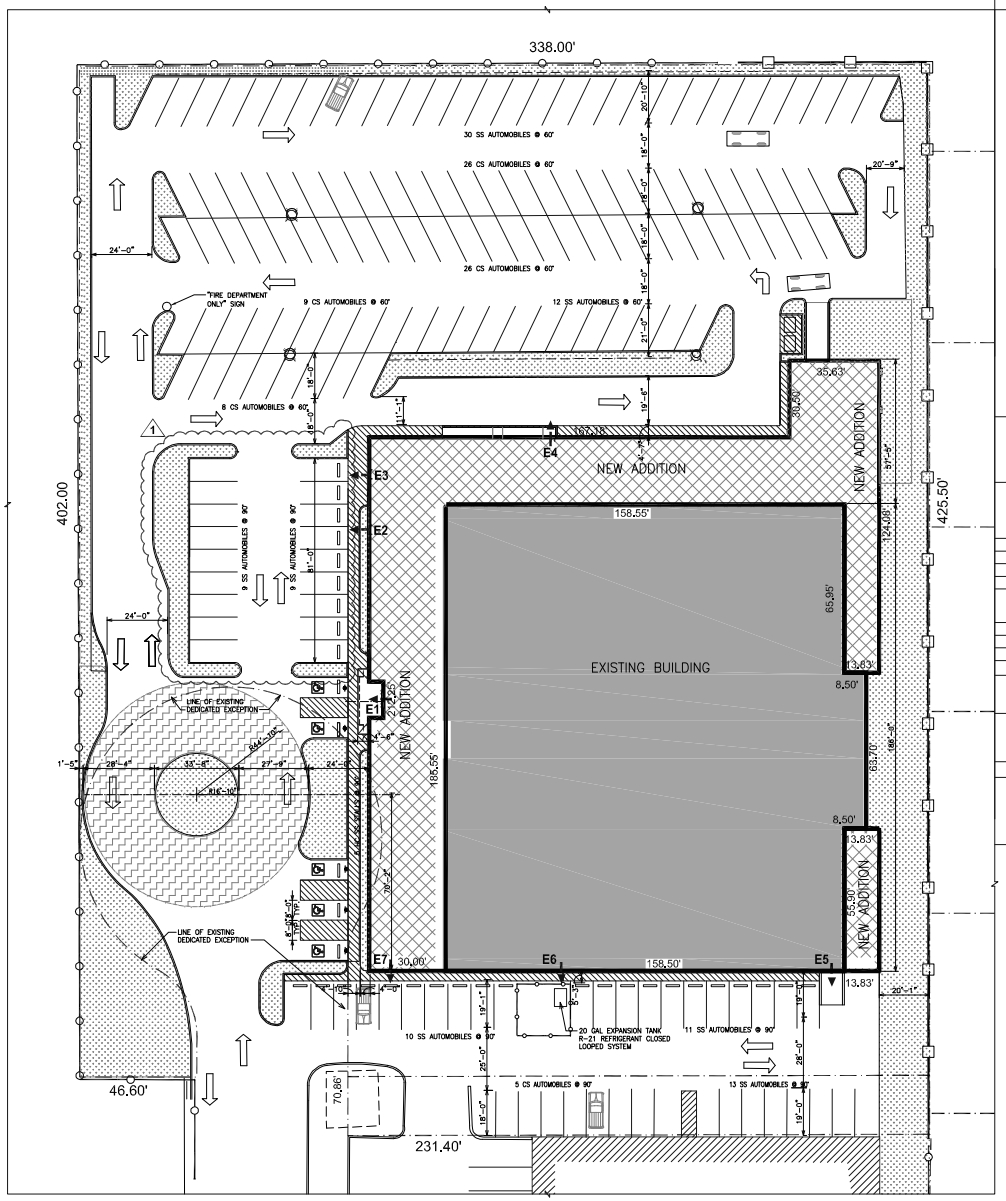
PARCEL 1: THE NORTH 23.5 FEET OF THE PART OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE DRAWN 1484.34 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTH EAST 1/4, WHICH POINT IS A DISTANCE OF 803.38 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTH EAST 1/4; THENCE SOUTH ALONG THE SAID PARALLEL LINE A DISTANCE OF 1,140.93 FEET TO A POINT WHICH IS A DISTANCE OF 439.57 FEET, NORTH OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST HIGHWAY (BY DOCUMENT NUMBER 11113034); THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 231.40 FEET TO THE EAST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS DOCUMENT NO. 19010004; THENCE NORTH ALONG THE EAST LINE OF THE SAID CONSUMERS AVENUE, A DISTANCE OF 1,140.59 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN A DISTANCE OF 803.38 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 231.40 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 338 FEET OF THE SOUTH 402 FEET, AS MEASURED ALONG THE EAST LINE OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 24, WHICH POINT IS A DISTANCE OF 1,484.34 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 813.4 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4 A DISTANCE OF 803.38 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 522.0 FEET TO THE WEST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS DOCUMENT NO. 19010004; THENCE NORTH ALONG THE WEST LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 30.0 FEET TO THE NORTH LINE OF SAID CONSUMERS AVENUE; THENCE EAST ALONG THE NORTH LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 60 FEET TO THE EAST LINE OF SAID CONSUMERS AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 30 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF THE SAID SOUTH EAST 1/4, A DISTANCE OF 231.4 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN 1484.34 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 803.38 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART TAKEN FOR CONSUMERS AVENUE), IN COOK COUNTY, ILLINOIS.

STATE PLANE MERIDIAN

GRAPHIC SCALE
40 0 20 40 80 160
1" = 40'


THOMAS STREET
NEW WILKE ROAD
S. WILLIAMS AVE.
S. CONSUMERS AVE
NORTHWEST HIGHWAY
PARCEL 1
PARCEL 2
N. LINE OF THE S.E.1/4 SEC. 24-42-10
LINE 1484.34 FEET WEST OF & PARALLEL WITH THE E. LINE OF THE S.E.1/4 OF SEC. 24-42-10
N.E. COR. OF THE S.E.1/4 OF SEC. 24-42-10
E. LINE OF THE S.E.1/4 SEC. 24-42-10
02-24-400-018
ADDRESS: 1300 E NORTHWEST HIGHWAY PALATINE, IL 60095
02-24-402-017
OWNER: MERITA ISLAMI 442 S WILLIAMS AVE PALATINE, IL 60074
02-24-402-016
OWNER: JOHN STEC 450 S WILLIAMS AVE PALATINE, IL 60074
02-24-402-015
OWNER: MARK A POE 1527 RICHMOND ST ARLINGTON HTS, IL 60074
02-24-402-014
OWNER: JOHN STEC 450 S WILLIAMS AVE PALATINE, IL 60074
02-24-402-009
OWNER: THOMAS F MUSIELAK 440 S WILLIAMS AVE PALATINE, IL 60074
02-24-402-010
OWNER: SALT CREEK PARK DISTRICT 430 S WILLIAMS AVE PALATINE, IL 60074
02-24-409-017
OWNER: RICHARDSON REAL ESTATE 545 CONSUMERS AVE PALATINE, IL 60074
LOT 4 WILLIAMS RESUB OF LOTS 43 & 44 RECD. 7/26/2004 DOC. NO. 0420845158
LOT 3 WILLIAMS RESUB OF LOTS 43 & 44 RECD. 7/26/2004 DOC. NO. 0420845158
LOT 2 WILLIAMS RESUB OF LOTS 43 & 44 RECD. 7/26/2004 DOC. NO. 0420845158
LOT 1 WILLIAMS RESUB OF LOTS 43 & 44 RECD. 7/26/2004 DOC. NO. 0420845158
LOT 45 ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUB. RECD. 10/5/1939 DOC. NO. 12378407
LOT 46 ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUB. RECD. 10/5/1939 DOC. NO. 12378407
ONE STORY CONCRETE BUILDING 20.5'± HIGH 29,922 SQ. FT.
HIGH ONE STORY CONCRETE BUILDING
25 PARKING SPACES
8 PARKING SPACES
35 PARKING SPACES
8 STANDARD & 2 H.C. SPACES
3 STANDARD & 3 H.C. SPACES
6 PARKING SPACES
8BT. PARKING LOT
OVERHANG
15' STORM SEWER EASEMENT PER DOC. 22923454
15' WATERMAIN EASEMENT PER DOC. 22923454
15' MUNICIPAL EASEMENT PER DOC. 22923454
15' COMED & BT EASEMENT PER DOC. 21774971
15' EASEMENT PER DOC. 18839999
15' EASEMENT PER DOC. 21689364
15' EASEMENT PER DOC. 21689364
"EXCEPTION" DEDICATED PER DOC. 22911278
"N. LINE OF CONSUMERS AVE. PER DOC. NO. 19010004
ONLY R.O.W. LINE OF THE NORTHWEST HIGHWAY PER DOC. NO. 11113034
POINT BEING 803.38 FEET SOUTH OF & PARALLEL WITH THE N. LINE OF THE S.E.1/4 OF SEC. 24-42-10 & 1484.34 WEST OF THE E. LINE OF THE S.E.1/4 OF SEC. 24-42-10
P.O.B. PARCEL 1
W. LINE OF CONSUMERS AVE. PER DOC. NO. 19010004
E. LINE OF CONSUMERS AVE. PER DOC. NO. 19010004
S89°52'02"W 813.40'
N89°52'02"E 338.00'
S89°52'02"W 231.40'
S89°52'02"W 46.60'
S89°52'02"W 60.00'
N89°52'02"E 522.00'
N00°01'03"W 402.00'
S00°01'03"E 402.00'
N00°01'03"W 1140.59'
S00°01'03"E 1140.93'
R=30.00' CB=S30°32'37"E A=31.97'
R=30.00' CB=N15°54'49"E A=16.68'
R=30.00' CB=S23°16'19"W A=23.20'
231.40'
60'
1484.34'
S89°52'02"W (22.49 chains)
2297.74'
425.54'
803.38'
439.57'
1140.93'
FND. 0.07'N & 1.03'W
FND. 0.09'N & 1.87'W
FND. 0.37'S & 0.02'E
FND. 0.11'E
FND. 0.09'E
FND. 0.37'E
FND. 0.63'E
FND. 1.29'S
FND. 0.45'E
FND. 0.46'E
FND. 0.34'S & 0.46'W
FND. 0.34'S & 0.09'W
FND. 0.34'S & 0.09'E
FND. 0.34'S & 0.09'W
BAR LEANS 0.32'S & 0.30'E
BAR LEANS 0.30'S & 0.30'E
BAR LEANS 0.30'S & 0.30'W

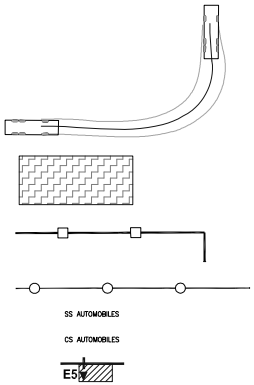


1 PROPOSED SITE PLAN
SCALE: 1" : 20'-0"

0' 5' 10' 20' 30' 50'

N

PLAN LEGEND



PALATINE FERRARA INFERNO FIRE TRUCK TURNING SIMULATION (TURNED OFF FOR CLARITY)

"NO PARKING" STRIPING

8 FT HIGH SOLID FENCE

6 FT HIGH GALVANIZED CHAIN LINK FENCE

SS AUTOMOBILES — STANDARD SIZE AUTOMOBILES

CS AUTOMOBILES — COMPACT SIZE AUTOMOBILES

E5 — EXIT No. AND EXIT EGRESS PATH

SKATING RINK. BUILDING RENOVATION

CODE ENFORCEMENT JURISDICTION
VILLAGE OF PALATINE

ZONING	B-2	
SITE AREA	124,162 SF	
	REQ'D	PROV'D
FRONT SETBACK	25'	115.15'
REAR SETBACK	20'	20.08'
SIDE SETBACKS	5'	65.02';117.83'
CONSTRUCTION TYPE 1B	AUTOMATIC SPRINKLER SYSTEM	
BUILDING EXISTING	29,953 SF	
PROPOSED ADDITION	13,804 SF	
TOTAL PROPOSED	43,757 SF	

OCCUPANCY	ACTUAL	EXITS REQ'D	EXITS PROV'D	TOTAL EGRESS WIDTH REQ'D	TOTAL EGRESS WIDTH PROV'D	MAX. TRAVEL DISTANCE REQ'D	MAX. TRAVEL DISTANCE PROV'D
TRAINING FACILITIES AND LOCKERS	60 PERSONS						
ADMINISTRATION/ RETAIL	4 PERSONS						
PRIVATE CLUB RESTAURANT AND KITCHEN	60 PERSONS						
FIXED SEATING VIEWERS	315 PERSONS						
TOTAL	439 PERSONS	2	6	81"	210"	250'	208

PARKING: ASSEMBLY 30% CAPACITY IN PERSON — 132 STALLS
PARKING PROVIDED — 173 STALLS

STUDIO DOM ARCHITECTS
910 OAKTON
EVANSTON, IL 600
PH. 224 522 33

SKATING RINK BUILDING ADDITION AND RENOVATION
503 S. CONSUMERS AVE., PALATINE, IL 60074

SITE PLAN

ISSUED FOR:
PERMIT 04.15.202
REVISIONS 08.03.2023

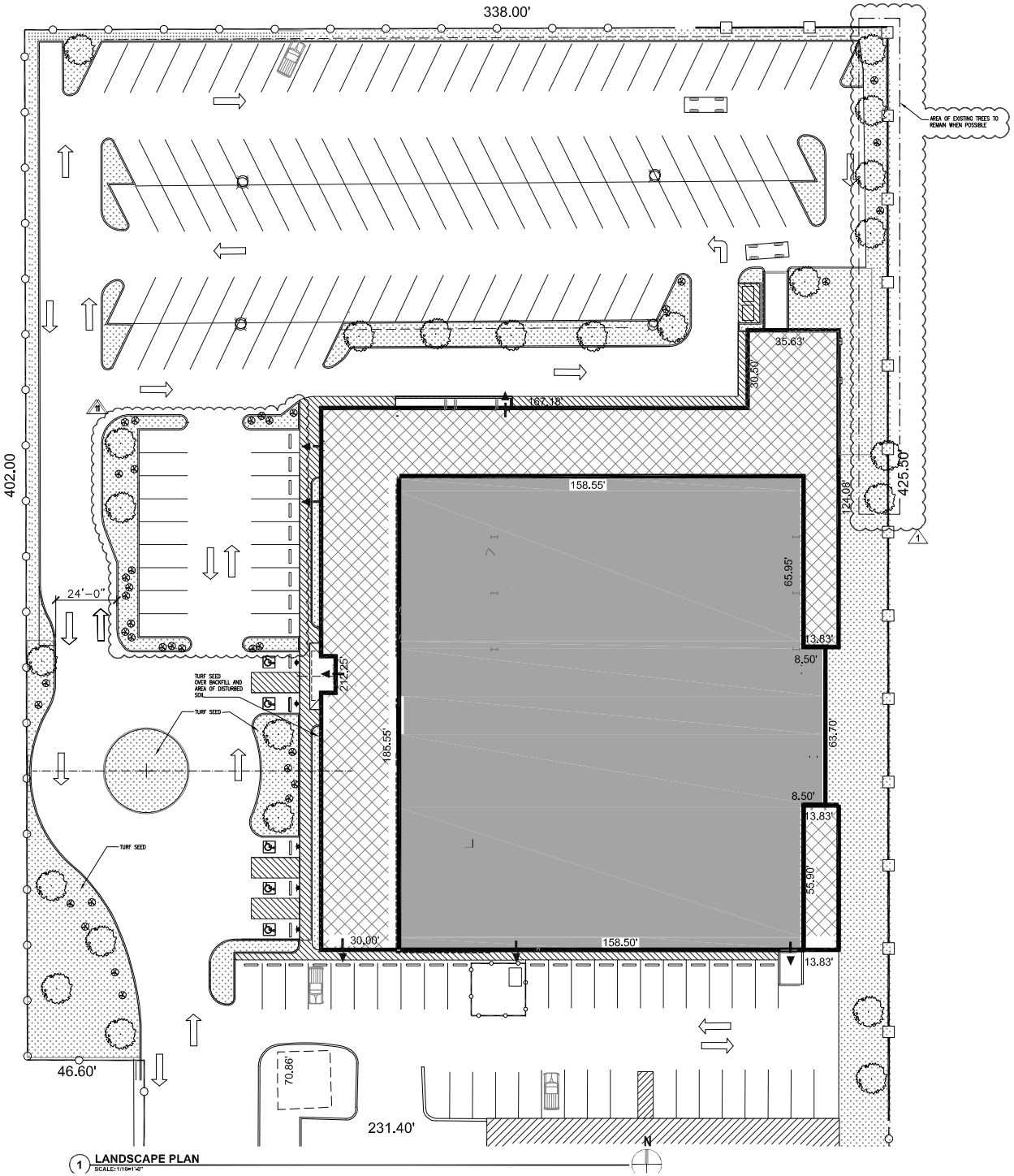
THE ARCHITECT HAS BEEN RETAINED AS A CONSULTANT BY THE OWNER AND IS NOT RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OF THE CONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR ANY FAILURE OF THE CONTRACTOR OR ANY OTHER PERSONS TO COMPLY WITH ANY LAWS, RULES, REGULATIONS, ORDINANCES, CODES OR ORDERS APPLICABLE TO THE PERFORMANCE OF THE WORK.

LICENSED ARCHITECT
STATE OF ILLINOIS
EXPIRES 11/30/2024

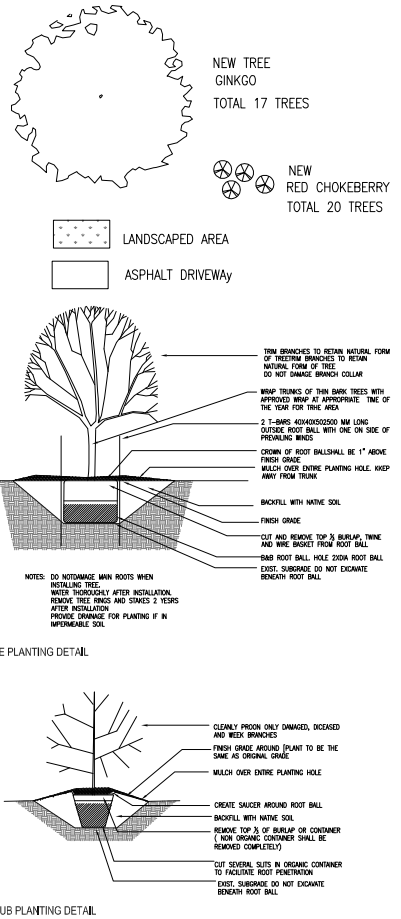
A-1

Attachment: Site Plan (519 S Consumers Ave - REZONE SU Hockey Arena)

Attachment: PZC Materials 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)



1 LANDSCAPE PLAN
SCALE: 1/16"=1'-0"



TREE PLANTING DETAIL

SHRUB PLANTING DETAIL

STUDIO DOM ARCHITECTS
910 OAKTON
EVANSTON, IL 602
PH. 224 522 334

SKATING RINK
BUILDING RENOVATION
519 S. CONSUMERS AVE., PALATINE, IL 60074

ISSUED
PERMIT 04.15.20
REZONING 11.09.20
PROGRESS 01.20.20

REVISIONS
10.07.2020

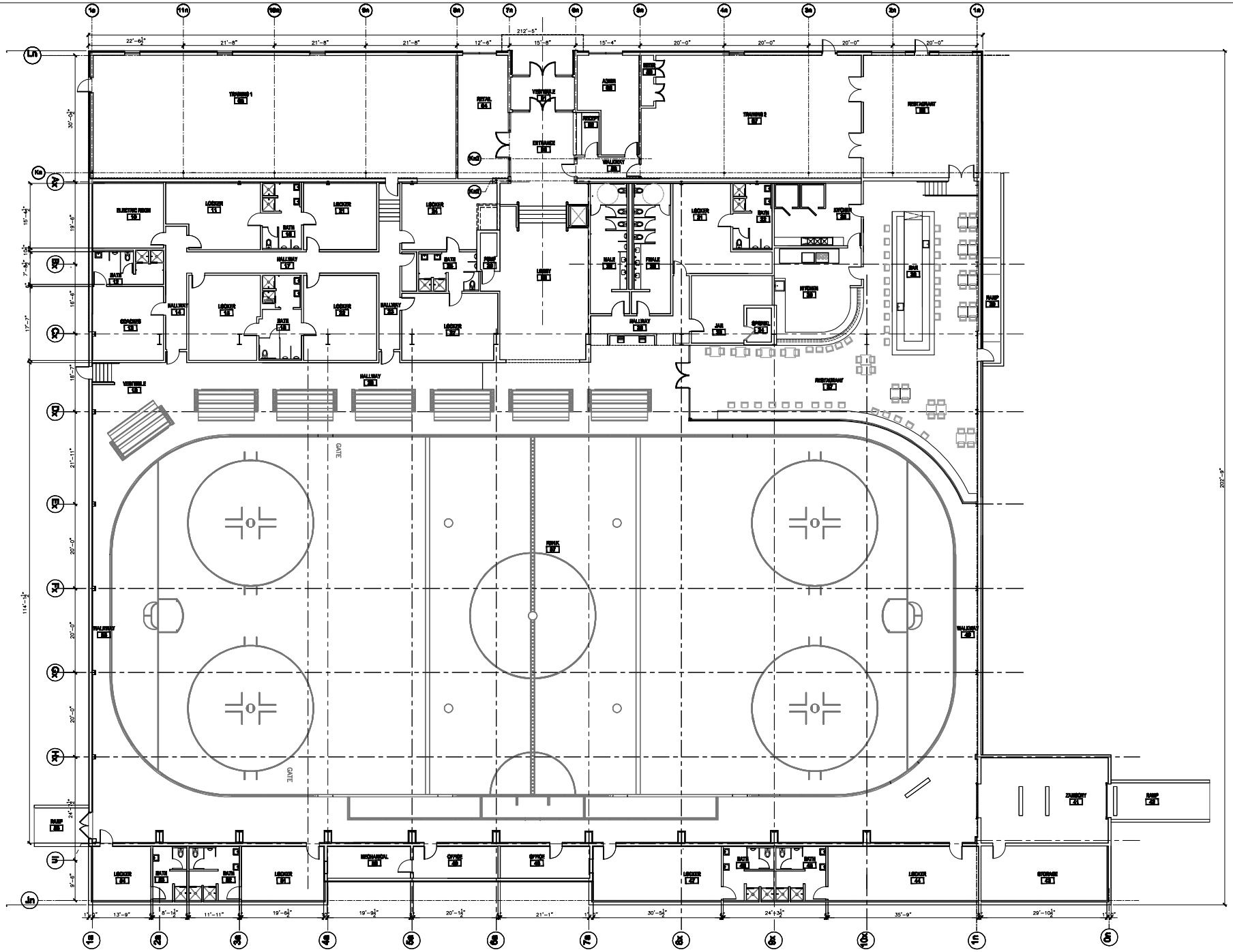
VICTOR DOMINGUEZ ARCHITECTS

THE INDIVIDUAL WHOSE SEAL APPEARS HEREON IS SOLELY RESPONSIBLE FOR THE PROFESSIONAL SERVICES INDICATED.

LICENSE EXPIRATION DATE: 11.30.2020

Attachment: Site Plan (519 S Consumers Ave - REZONE SU Hockey Arena)

Attachment: PZC Materials 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)



Attachment: Floor Plans (519 S Consumers Ave - REZONE SU Hockey Arena)

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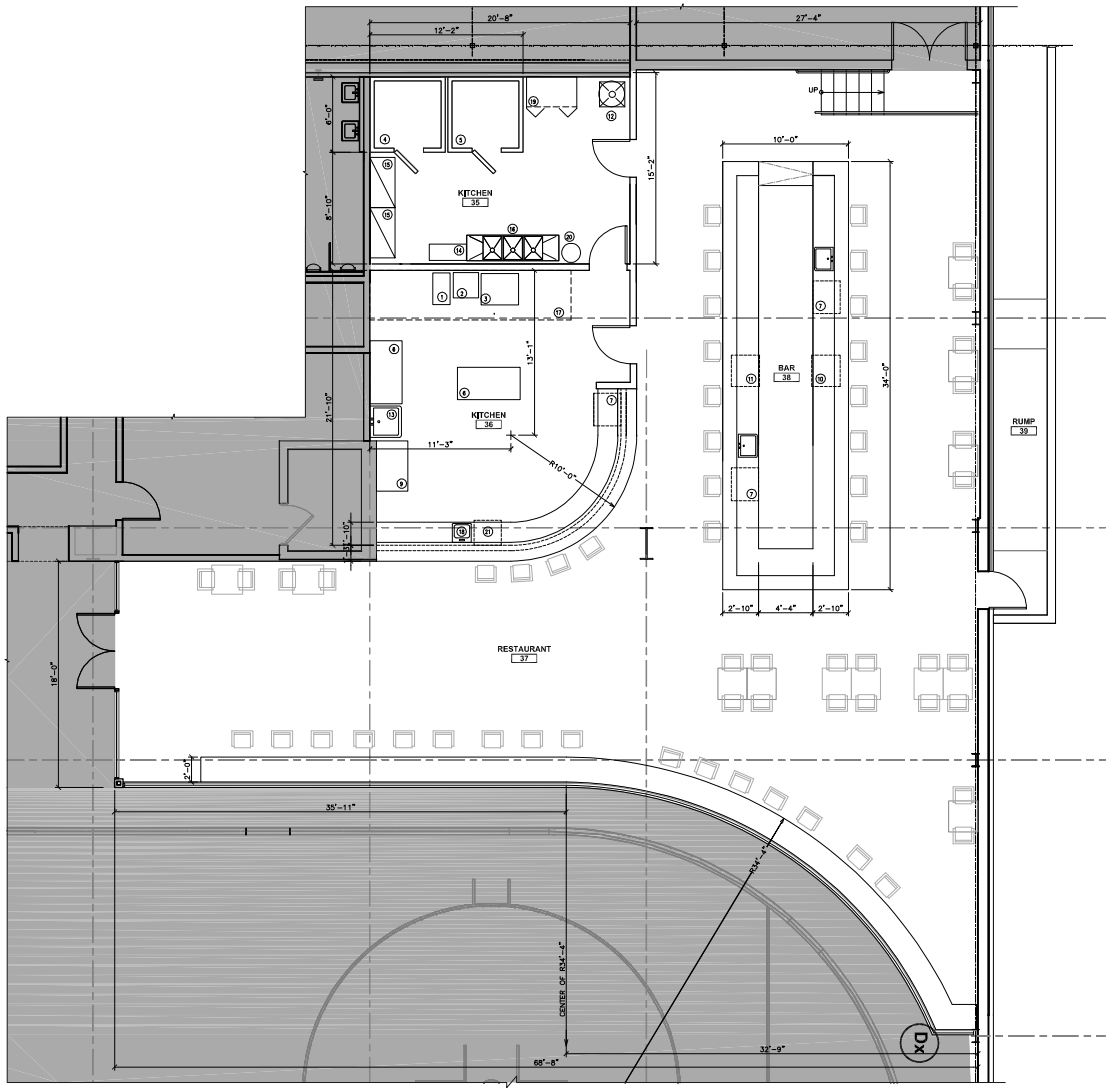


8 PARTIAL FLOOR PLAN
SCALE: 1/4"=1'-0"

PRIVATE CLUB RESTAURANT KITCHEN EQUIPMENT SCHEDULE

NO	EQUIPMENT DESCRIPTION	ELECTRICAL VOLTS	PHASE	AMPS	PLUMBING COLD	HOT	DRAIN	GAS	REMARKS & NOTES
1	DEEP FRY 16"X30" 105,000 BTU							1/2"	
2	GRILL 24"X24"							1/2"	PROVIDE 4" LEGS
3	6 BURNER RANGE 36"X30"							3/4"	PROVIDE 4" LEGS
4	WALK-IN COOLER 64"X64"	115	1	6.32					
5	WALK-IN FREEZER 64"X64"	115	1	7.8					
6	S/S PREP TABLE 60"X30"								
7	ICE MACHINE 30"X26" UNDERCOUNTER	115	1	9.5					
8	NOT USED								
9	REFRIGERATOR (BEVERAGE)48"X30"	120	1	7.7					
10	REFRIGERATOR 27"X30" UNDERCOUNTER	115	1	7.1					
11	FREEZER 27"X30" UNDERCOUNTER	115	1	6.1					
12	MOP BASIN						1/2"		EXISTING
13	ONE COMPARTMENT SINK 30"X30"				1/2"	1/2"			
14	PAN RACKS								
15	DRY STORAGE SHELF (24 X 48)								
16	3-COMPARTMENT SINK 88"X24"				1/2"	1/2"			
17	S/S WALL MOUNT EXHAUST HOOD 48"x192"								
18	HAND SINK 18"X 18"				1/2"	1/2"			
19	CHEMICAL STORAGE								
20	18" DIA WASTE CAN								
21	DISHWASHER 26"X 24"	120	1		1/2"	1/2"			
22	S/S SHELVES								

NOTES: PROVIDE 6" CASTERS W/ QUICK GAS DISCONNECT FOR ALL COOK LINE EQUIPMENT
PROVIDE CASTERS FOR REFRIGERATORS AND FREEZERS
FREEZERS SHALL BE COMMERCIAL GRADE. NO DOMESTIC GRADE EQUIPMENT ALLOWED.

PRIVATE CLUB RESTAURANT KITCHEN FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING
DINING	RESILIENT TILE		WASHABLE PAINT	USG INTERIORS OR EQUIAL VINYL FAC 24"x48" WIPABLE DROP-IN TILE APPROVED FOR FOOD SERVICE AREA
FOOD PREPARATION KITCHEN	QUARRY TILE	3/8" R COVE BASE	STAINLESS STEEL PANELS BEHIND COOKLINE FIBERGLASS REINFORCED PANELS	
DISH WASHING	QUARRY TILE	3/8" R COVE BASE	FIBERGLASS REINFORCED PANELS	USG INTERIORS OR EQUIAL VINYL FAC 24"x48" WIPABLE DROP-IN TILE APPROVED FOR FOOD SERVICE AREA
MOP SINK, BROOM AREA	QUARRY TILE			

ALL CONNECTIONS SHOWN ARE THE APPROXIMATE CONNECTION LOCATIONS REQUIRED FOR THE FOOD SERVICE EQUIPMENT BEING FURNISHED BY THE KITCHEN CONTRACTOR AND ALLOWANCES MUST BE MADE TO EXTEND TO THE FINAL CONNECTION.

ANY CHANGES TO THESE LOCATIONS SHOULD BE VERIFIED WITH THE ARCHITECT OR FOOD SERVICE CONSULTANT.

ALL DIMENSIONS SHOWN ARE FROM FINISHED WALLS, COLUMNS AND FLOORS. WHERE BASE SIZES ARE SHOWN, THEY SHALL INCLUDE FINISHED SURFACES.

TRADES ARE TO MAKE THE FINAL CONNECTIONS FROM ELECTRICAL SERVICE LOCATIONS INDICATED TO EQUIPMENT PER LOCAL CODES.

FOR ADDITIONAL INFORMATION REFER TO DETAIL DRAWINGS, MANUFACTURERS SHOP DRAWINGS, SPECIFICATIONS, AND BROCHURE BOOK.

VARIOUS TRADES TO BE RESPONSIBLE FOR THE INSTALLATION & FINAL CONNECTION OF ELECTRICAL & PLUMBING COMPONENTS (VALVES, WASTES, CONTROL PANELS, ETC.) PROVIDE BY THE FOOD SERVICE EQUIPMENT CONTRACTOR.

TRADES SHALL PROVIDE OUTLETS IN EQUIPMENT AS CALLED FOR IN THE FIELD AND DO ALL CONTROL WIRING.

VARIOUS TRADES TO FURNISH ANY ADDITIONAL HARDWARE REQUIRED FOR THE PROPER OPERATION OF FOOD SERVICE EQUIPMENT SUCH AS VALVES, STOPS, TRAPS, DISCONNECT SWITCHES AND WIRING TO CONTROL EQUIPMENT LIKE SODA AND REMOTE COMPRESSORS, FIRE SYSTEM AND DISPENSERS AS REQUIRED.

TRADES SHALL FURNISH CONNECTIONS TO EQUIPMENT SETTING ON COUNTERTOP THAT DO NOT COME WITH CORD & PLUGS, FROM OUTLET BOX OR RECEPTACLE.

TRADES TO COORDINATE W/ FIRE PROTECTION CONTRACTOR AND INSTALL SHUNT TRIPS IN ELECTRICAL PANELS TO SHUT OFF COOKING EQUIPMENT ITEMS IN CONJUNCTION WITH FIRE SYSTEMS AND RUN TO FIRE ALARM AND VALVES.

TRADES TO COORDINATE H/FIRE PROTECTION CONTRACTOR AND INSTALL AUTOMATIC FIRE GAS SHUT OFF VALVE IN GAS LINE FOR FIRE VALVE TO CONTROL PANEL IF REQUIRED. KITCHEN EQUIPMENT CONTRACTOR TO ADVISE TRADES IF MECHANICAL OR SOLENOID SHUT-OFF VALVE IS BEING PROVIDED.

TRADES TO PROVIDE OCTAGONAL 'J' BOXES (+24") WITH 3/4" CONDUIT TO ABOVE FINISHED CEILING FOR FIRE PROTECTION SYSTEM REMOTE PULLS. VERIFY LOCATIONS WITH PROPER AUTHORITY.

TRADES TO PROVIDE AND INSTALL GAS PRESSURE REGULATOR VALVE FROM 10 LBS. TO 8" W.C. TO INSURE EQUIPMENT TO OPERATE AT PROPER GAS PRESSURE.

ALL DIMENSIONS MUST BE VERIFIED AND AGREE WITH THE LATEST ARCHITECTURAL PLAN.

TRADES TO VERIFY R/MECHANICAL ENGINEER AND LOCAL CODES ALL REQUIRED COMPONENTS (SUCH AS GREASE TRAPS, VACUUM BREAKERS ETC.) FOR THE PROPER OPERATION OF FOOD SERVICE EQUIPMENT AND TYPE OF DRAIN CONNECTIONS REQUIRED AND INSTALL ACCORDINGLY.

TRADES TO SUPPLY AND INSTALL ALL REQUIRED PRESSURE REDUCING AND REGULATING VALVES REQUIRED FOR THE PROPER OPERATION OF FOOD SERVICE EQUIPMENT.

ELECTRICAL OUTLETS AND WIRING ROUGHED UP UNDER ISLAND EQUIPMENT TO BE STUBBED UP A MAXIMUM OF 4" OR LESS SO AS NOT TO INTERFERE WITH INSTALL EQUIPMENT WITH ALL FLOOR OPENINGS SEALED WATER TIGHT OR 1" MIN ABV. VIA FUR. OR FLUSH W/ CURB.

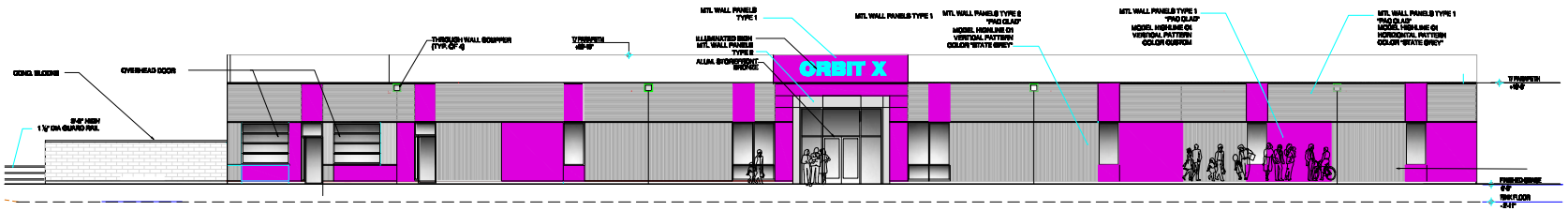
VERIFY R/EQUIPMENT MANUFACTURER PROPER PLUMBING CONNECTIONS AND REQUIREMENTS FOR COFFEE MAKERS, BEVERAGE DISPENSERS, AND ICE MAKERS.

ALL CONNECTIONS, ELECTRICAL AND PLUMBING, SHALL BE PER STATE AND LOCAL CODES.

ARCHITECT, ENGINEER, & BUILDING TRADES TO VERIFY BUILDING CODE IN REGARD TO ACCEPTABLE DRAIN PIPE MATERIAL. FOOD SERVICE DRAINS NEED TO ACCOMMODATE TEMPERATURES ABOVE 212°F DRAINAGE SYSTEM NEEDS TO BE DESIGNED ACCORDINGLY

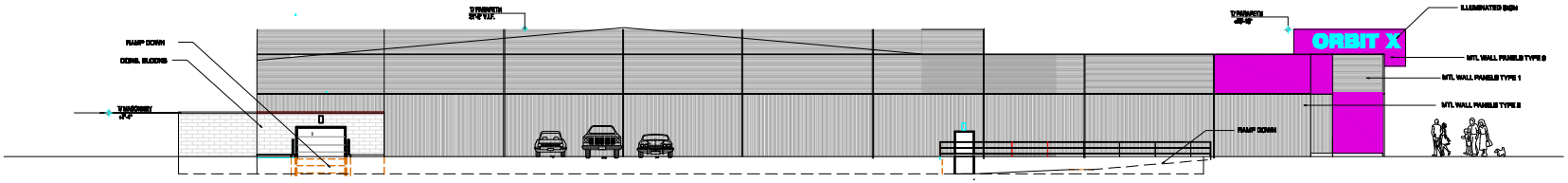
Attachment: Floor Plans (519 S Consumers Ave - REZONE SU Hockey Arena)

Attachment: PZC Materials 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)



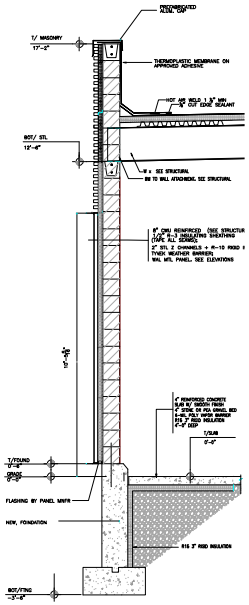
FRONT (WEST) ELEVATION

1/8"=1'-0"



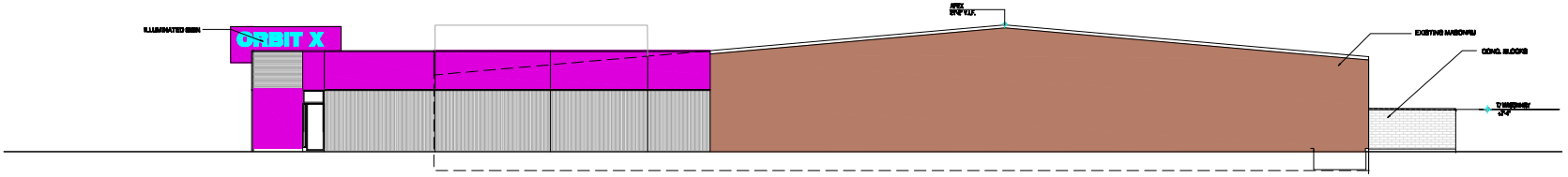
NORTH ELEVATION

1/8"=1'-0"



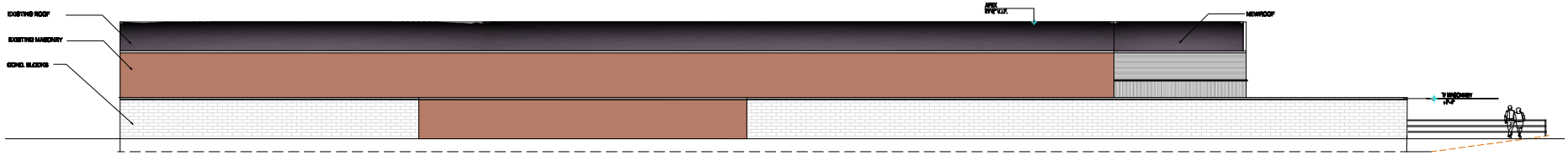
WALL SECTION

1/2"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

Attachment: Elevations (519 S Consumers Ave - REZONE SU Hockey Arena)

Attachment: PZC Materials 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

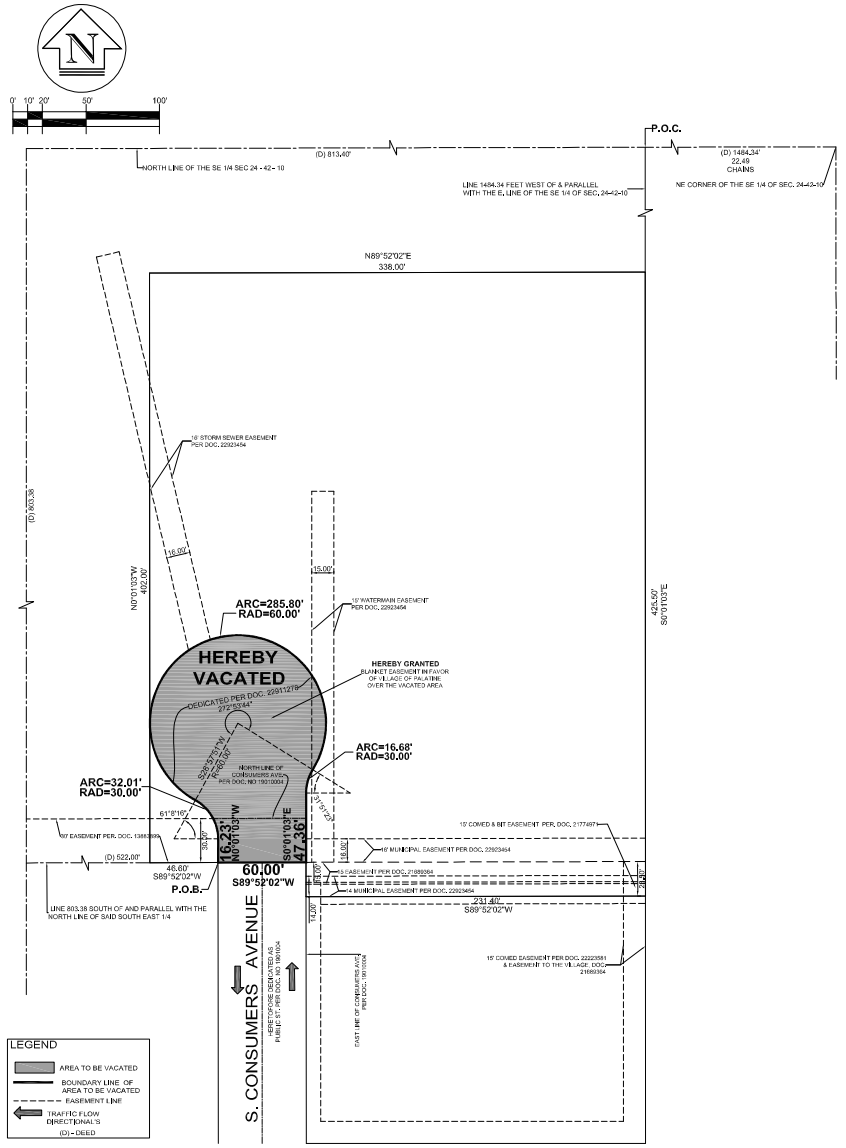
PLAT OF VACATION

MAIL PLAT TO :
VILLAGE OF PALATINE
200 E. WOOD STREET
PALATINE, IL 60067

OF THAT PART OF S. CONSUMERS AVENUE LYING NORTH OF A LINE 803.38' SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 24, WHICH POINT IS A DISTANCE OF 1,484.34 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 813.4 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 803.38 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 522.0 FEET TO THE WEST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS DOCUMENT NO. 19010004 TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 03 SECONDS WEST, A DISTANCE OF 16.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61 DEGREES 08 MINUTES 16 SECONDS AN ARC DISTANCE OF 32.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 60.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 28 DEGREES 57 MINUTES 51 SECONDS WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 272 DEGREES 54 MINUTES 44 SECONDS TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE EASTERLY AND HAS A RADIUS OF 30 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 51 MINUTES 23 SECONDS AN ARC DISTANCE OF 16.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0 DEGREES 01 MINUTES 03 SECONDS EAST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 02 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA TO BE VACATED: 13,796 SQFT OR 0.317 ACRE MORE OR LESS

COOK COUNTY PERMANENT IDENTIFICATION NUMBER: 02 - 24 - 400 - 019 - 0000



OWNER'S CERTIFICATE:

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

_____ HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED IN THE MANNER HEREON DRAWN, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

BY:_____
TITLE:

ATTEST:_____
TITLE:

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT
NAME:_____ TITLE:_____
NAME:_____ TITLE:_____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS TITLE:_____ AND TITLE:_____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH; AND THE SAID TITLE:_____ DID ALSO THAN AND THERE ACKNOWLEDGE THAT HE/SHE AS CUSTODIAN OF THE CORPORATE SEAL TO SAID INSTRUMENT AS HIS/HER 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 _____ 20___.

BY:_____
NOTARY PUBLIC

COMMISSION EXPIRES:_____

VILLAGE COUNCIL CERTIFICATE

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

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS____ DAY_____, A.D. 20___.

SIGNED:_____
MAYOR

ATTEST:_____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

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

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS____ DAY_____, A.D. 20___.

SIGNED:_____
CHAIRMAN

ATTEST:_____
SECRETARY

COUNTY CLERK'S CERTIFICATE:

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

I, _____ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS____ DAY_____, A.D. 20___.

BY:_____
COUNTY CLERK

COOK COUNTY

VILLAGE ENGINEER CERTIFICATE

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

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAS BEEN PAID.
DATED THIS____ DAY_____, A.D. 20___.

SIGNED:_____
VILLAGE ENGINEER

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

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT OF VACATION FOR THE PURPOSE SHOWN HEREON.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

RIVER FOREST, ILLINOIS, APRIL 3, A.D. 2023.

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO

PROJECT No.:	PLAT PREPARED FOR:	PLAT PREPARED BY:
23 - 30853	**VIKTOR MELNIKOV**	**UNITED SURVEY SERVICE, LLC**
DUE DATE: 23		CONSTRUCTION AND LAND SURVEYORS
SCALE: 1"=40		7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
SHEET NUMBER 1 OF 1		TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
		E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

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 519 S. CONSUMERS AVE.

(●) ( ) ( ) ( )

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. 20 23., and the last publication thereof was made on the 21ST day of SEPTEMBER, A.D. 20 23.

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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., 20 23.

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., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: PZC Materials 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

3. 519 S. Consumers Avenue

ZON-00001-2023 - 519 S. Consumers Ave

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

Petitioner's Exhibits:

1. **Rezoning Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Floor Plans**
6. **Elevation**
7. **Plat of Vacation**
8. **Business Plan**
9. **Public Notice**

Ms. Bremanis provides background on this project and states the petitioner is proposing to expand the existing building for a new ice arena. The request is to rezone from B-1 Shopping Center District to B-2 General Business District. The request is also for a special use to permit an indoor sports and recreational facility and the Vacation of the S. Consumers Avenue 60-foot right of way and cul-de-sac located at the northern end of S. Consumers Avenue and directly west/southwest of the building and property. The right of way square footage to be vacated is approximately 13,504 square feet.

Sworn in petitioner: Fred Hector - Owners Representative for Orbit Ice Rink - 519 S. Consumer Ave.
Mr. Hector states they have an existing Hockey rink at 615 S Consumers Ave. Orbit has purchased the old paintball facility and is proposing to construct a new facility. Requesting a special use permit and to rezone from B-1 to B-2. 615 Consumers Ave. would be used as the girl's facility and the boys would be moving to the 519 building. Mr. Hector explains that it is a AAA program with eight teams. Practices would be held Monday thru Thursday with games Friday thru Sunday. It is a traveling team and not all games would be at this facility. He states that staff suggested the vacation which would allow for a cul-de-sac. He has met with the fire department and received the fire truck specifications. His architect drawings reflect the allowance for emergency vehicle access and was approved by the fire department. He further states they would have an indoor training facility. They have reworked the parking lot and have it now including more parking spaces then required. Mr. Hector states they have a good relationship with the soccer facility and share parking if needed. He has spoken to neighbors and their only concerns were the possible removal of the large row of trees. The trees are not being removed but they would be cleaning the area of

Attachment: PZC Minutes 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

weeds and brush and stated they are planning on adding additional trees. He explained that they would be installing a Chill Unit at the southwest corner of the building and refers to the site plan to show the location. He does not anticipate any noise issues from the Chill unit or the Zamboni.

Chairman Wood asks if the teams are from the Palatine area.
Mr. Hector explains that the teams are between 8-16 years old and each team consists of 20 players. They come from as far as Rockford and other parts of the state. This is a AAA team and these players are considered the best in the state of Illinois. They play teams in St. Louis, Detroit, Minnesota, Michigan and Canada and most move on to Junior Leagues and a handful will go pro.

Commissioner Kolososki inquires whether there would be seating for viewing the games.
Mr. Hector states there would be. Normally the parents and grandparents attend the games. Draw from local community is not an issue as they normally don't follow this league.

Chairman Wood asks if he anticipates any parking issues.
Mr. Hector states that parking would not be an issue. He states that most games are held on Saturday and Sunday.

Commissioner Friedman asks for clarification on the proposed addition at the back of the building that faces the single-family homes. The elevation seems to be very short. Are the finished floors lower?
Mr. Hector states the building is 4.5' in ground - its below grade. You walk down 4 steps to get into building. There is an existing bump off the back of the building that they're keeping and will be used for locker room and storage. They are within the setbacks and height requirements.

Chairman Wood asks if parking lot will be repaired.
Mr. Hector states that they are working with post office as there is an area that is all post office land and refers to the aerial view. He notes the natural drainage flow and will redo the existing parking lot. They would be adding storms and everything would be pitched back for the natural flow. He states that the drainage needs to be cleaned out which would help with the natural flow.

Ms. Bremanis states that the B-1 Zoning does not contemplate this use. B-2 would allow this to be a special use and is consistent with all the other uses on Consumers Ave.
She provides an outline of the existing building with additions and setbacks which exceed what is required and shows the compressor located in the SW corner. She further states that green space will be added to parking lot area and existing trees will be maintained. Petitioner will be adding 13,800 square feet and will be a total of 44,000 + square feet. She states the hours will be 6am to 12am daily. The parking will consist of 176 spaces and 132 required. Parking exceeds

Attachment: PZC Minutes 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

requirements and they also state that they will meet all signage requirements. Full building permits and food permits will be required.

STAFF RECOMMENDATION:

Through the initially approved Special Use in 1972, the S. Consumers Avenue corridor was specifically populated with sports and recreation related uses. Soccer City, Orbit Ice Arena, and Salt Creek Park District all anchor this corridor. The subject property was formerly used as a bowling alley and then paintball park. The rezoning request from B-1 Shopping Center District to B-2 General Business District further aligns the rest of the properties on Consumers zoned B-2. In addition, the Plat of Vacation was contemplated as a condition of the previous Special Use and was reviewed by the Village Engineer.

Per the B-2 use list, an indoor sports and recreational facility requires a Special Use. The proposed use is an expansion of the existing Orbit Ice Arena and is consistent with the other uses along Consumers Avenue. The Petitioners will also be expanding the existing footprint and reconfiguring the parking lot. All expansions meet zoning code and exceed the required parking requirements. Staff ultimately concludes that the proposed use should not cause injury to the value of other properties in the surrounding neighborhood.

Therefore, Staff recommends approval of the Rezoning, Vacation and Special Use subject to the following conditions:

1. The Special Uses shall substantially conform to the Business Plan and Site Plan Submitted by the Petitioner except as such plans may be changed to conform with Village Codes and Ordinances.

2. The Plat of Vacation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.

3. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning.

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

Commissioner Noonan Made a motion to approve subject staff's conditions; seconded by Commissioner Ruth-Wurster.

DELIBERATIONS:

Commissioner Roth-Wurster states she believes it will be a good use of the property and meets the standards and will not impact other properties in the neighborhood. Petitioner has shown he has run a successful business.

Attachment: PZC Minutes 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

Chairman Wood states it will improve the property and believes it will be a good use.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, November 6th, 2023.

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Fedota

Attachment: PZC Minutes 10-10-23 (2023-106 : 519 S Consumers Ave - REZONE SU Hockey Arena)

Consider Ordinances Granting a Special Use and Variations for an Alternative Education Facility at 746 S. Vermont Street and an Ordinance Clarifying the Previous Vacation of a Portion of the Unimproved California Street Right-of-Way to the West of 746 S. Vermont Street

BACKGROUND:
The Petitioners are proposing to modify their existing operations, add an additional drive aisle and parking area on the west side of the property, and construct a patio, in the zoning front yard, on the east side of the property. Therefore, the Petitioners are requesting approval of the following:

Special Use to permit an Alternative Education Facility;

Variation to permit a patio in the required front yard;

Variation to permit a dumpster and parking lot to be closer than 5 feet to a lot line; and

Variation to allow a property to not provide the required 50-foot-wide buffer zone.

KEY ISSUES:

- The Subject Property, zoned Manufacturing, is currently occupied by Clearbrook. Clearbook's initial occupancy included light assembly and other light manufacturing activities and was deemed a permitted use upon their occupancy in 2000. Presently, their underlying activities are moving away from the previous light manufacturing activities and transitioning into an alternative educational facility.
- Clearbrook is a non-profit organization that works with individuals with intellectual/developmental disabilities. Clearbrook provides benefits to both its clients and the communities served.
- Per the submitted business plan, the use has evolved and is changing into an alternative education facility, which requires a Special Use, in conjunction with the other Variations.
- Clearbrook will continue to provide program services and also expand into other activities including: cooking, art, healthy living, etc. and C.A.P./L.E.A.P alternative education programs. There will be 64 staff members and 130 clients and the proposed hours are:
    - Staff: Monday - Friday 8 AM - 4:30 PM;
    - Clients: Monday - Friday 8:30 AM - 3:30 PM; and
    - Occasional weekend activities.
- The Subject Property is approximately 2 acres and the existing one-story building contains 33,641 square feet. The Petitioners are proposing to update the building interior, expand the parking and drive-aisle to the west, and add an activity patio (1,200 square feet) in the zoning front yard along Vermont Street, with a 5-foot setback. This also requires a variation, as it is not identified as a permitted obstruction in the Manufacturing District.
- The proposed plans and justification indicate that the parking lot addition and

drive aisle to the west would improve traffic flow and allow additional parking to relocate the passenger vans (currently stored on the south side of building, along Illinois Avenue) to the west side of the building. The interior modifications would also provide a smoother drop-off location and interior access.

- Per code, a 50-foot landscaping buffer is required and presently exists on the west side of the property (which includes several existing mature trees). The proposed parking and drive aisle would reduce the existing 50-foot buffer to 9 feet.
- The proposed site plan also includes a dumpster, with no setback to the north lot line, instead of the minimum required 5 feet, thus requiring another Variation. The site plan provides a total of 66 parking spaces, which is an increase of 1 space from the previous configuration. The parking requirement is not changing and a parking variation is not required.
- During the review process of this petition, it was determined that a scrivener's error occurred with a 2003 vacation of a portion of the unimproved California Street right-of-way, along the western property line of the Subject Property. While it was clearly the Village's previous intention to vacate this 7-foot strip of right-of-way directly west of the Subject Property, the underlying ordinance did not include the 7-foot strip in the legal description. A replacement vacation ordinance memorializing this action is included with this request.

ALTERNATIVES:

1. Approve the Special Use for an alternative education facility and the requested Variations.
2. Do not approve the Special Use for an alternative education facility and the requested Variations.

RECOMMENDATION:

Public Hearing**:** PZC meeting on October 10, 2023.

Residents testifying: None.

Vote: The PZC 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 maintains its recommendation to approve 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.

ACTION REQUIRED:

A motion to approve the ordinance granting the Special Use, Variations, and Vacation of a portion of the unimproved California Street right-of-way, associated with an Alternative

Education Facility at 746 S. Vermont Street.

ATTACHMENTS:

- Aerial Map
- ORD SU - 746 S Vermont St
- EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans
- EXHIBIT - Business Plan
- ORD VAR 746 S Vermont St
- EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans
- ORD VAC
- EXHIBIT - Plat of Vacation 7-foot strip
- VOP - Previous California Street ROW vacation 2003 - VAC ORD - #O-80-03
- Sidwell Palatine - 02-23 E
- PZC Materials 10-10-23
- PZC Minutes 10-10-23
- Public Notice

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

GISConsortium

746 S. Vermont Street

0 200 400 ft

Print Date: 9/22/2023

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 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE FOR AN ALTERNATIVE EDUCATIONAL FACILITY USE AT 746 S. VERMONT STREET

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 a Special Use for an alternative education facility use, pursuant to Section 12.01(h)(1) of the Village of Palatine Zoning Ordinance on the following legally described property:

LOT 21 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 746 S. Vermont Street

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 for an alternative education facility use, pursuant to Section 12.01(h)(1) of the Village of Palatine Zoning Ordinance is hereby granted, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Business Plan submitted by the Petitioner, Robert Flubacker, Clearbrook, except as such plans may be changed to conform to Village Codes and Ordinances.

Attachment: ORD SU - 746 S Vermont St (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

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

Attachment: ORD SU - 746 S Vermont St (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

ALTERATIONS AND RENOVATIONS FOR

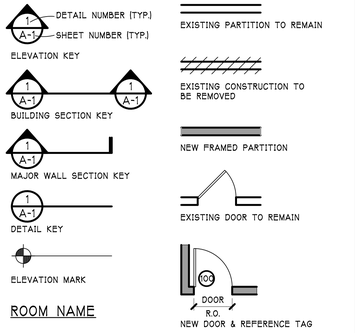
CLEARBROOK-
GETZ BUILDING

746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

ABBREVIATIONS

@	AT	EXP.	EXPANSION	P.LAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R.R.	ROOF RAFTERS
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	R&S	ROD & SHELF
B/	BOTTOM OF	FTG.	FOOTING	REBAR.	REINFORCING BAR
BD.	BOARD	FURN.	FURNACE	REF.	REFRIGERATOR
B.I.	BUILT-IN	GA.	GAUGE	REG.	REGULAR
BLDG.	BUILDING	GALV.	GALVANIZED	REINF.	REINFORCE
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	RM.	ROOM
BRG.	BEARING	GYP.BD.	GYPSUM BOARD	R.O.	ROUGH OPENING
C.	CARPET	HGT.	HEIGHT	S.C.	SOLID CORE
CAB.	CABINET	H.M.	HOLLOW METAL	SECT.	SECTION
C.I.	CAST IRON	HORZ.	HORIZONTAL	S.H.	SINGLE-HUNG CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HTG.	HEATING	SIM.	SIMILAR
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	S.P.	SUMP PIT
CLG.	CEILING	H.W.	HOT WATER	SPEC.	SPECIFICATION
C.M.U.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INT.	INTERIOR	STD.	STANDARD
COL.	COLUMN	L.	LINEN	STL.	STEEL
CONC.	CONCRETE	LAM.	LAMINATE	STOR.	STORAGE
CONST.	CONSTRUCTION	LAV.	LAVATORY	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LLV	LONG LEG VERTICAL	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LVL.	LAMINATED VENEER LUMBER	T/	TOP OF
C.W.	COLD WATER	MAX.	MAXIMUM	T.&B.	TOP & BOTTOM
D.	DRYER	M.C.	MEDICINE CABINET	T.&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	MECH.	MECHANICAL	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	MED.	MEDIUM	T.M.E.	TO MATCH EXIST.
DIA.	DIAMETER	MICRO.	MICROWAVE	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	MIN.	MINIMUM	TV.	TELEVISION
DISP.	DISPOSAL	MISC.	MISCELLANEOUS	TYP.	TYPICAL
DIV.	DIVISION	M.O.	MASONRY OPENING	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	MTL.	METAL	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	NFHB	NON-FREEZE HOSE BIBB	VERT.	VERTICAL
D.W.	DISHWASHER	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
EA.	EACH	NO.	NUMBER	W/	WITH
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	NOM.	NOMINAL	W.	WASHER
		N.T.S.	NOT TO SCALE	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	O.A.	OVER ALL	WD.	WOOD
ELEV.	ELEVATION	O.C.	ON CENTER	WDW.	WINDOW
EP	EJECTOR PIT/SUMP	O.H.	OVERHANG	W.H.	WATER HEATER
EQ.	EQUAL	OPP.	OPPOSITE	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	OV.	OVEN	W/O	WITHOUT
EQUIV.	EQUIVALENT	PERF.	PERFORATED	WT.	WEIGHT
E.W.	EACH WAY	PL.	PLATE	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING				

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2015 INTERNATIONAL CODE COUNCIL SERIES:
  - -INTERNATIONAL BUILDING CODE (IBC)
  - -INTERNATIONAL EXISTING BUILDING CODE (IEBC)
  - -INTERNATIONAL FIRE CODE (IFC)
  - -INTERNATIONAL FUEL GAS CODE (IFGC)
  - -INTERNATIONAL MECHANICAL CODE (IMC)
  - -INTERNATIONAL SWIMMING POOL AND SPA CODE
- 2018 ENERGY CONSERVATION CODE w/ STATE AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2014 ILLINOIS STATE PLUMBING CODE
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2000 LIFE SAFETY CODE (NFPA 101)
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

CODE REVIEW

ZONING — M, MANUFACTURING

LOT AREA (LA) — 85,543 SQ.FT.

	EXISTING	ALLOWED	PROPOSED
BUILDING AREAS	35,284 SQ.FT.	N/A	35,284 SQ.FT.
FLOOR AREA RATIO (0.41)	35,284 SQ.FT. (0.70xL.A.)	59,880 SQ.FT.	35,284 SQ.FT.
BUILDING HEIGHT	1-STORY 18 FT.	4-STORY 60 FT.	1-STORY 18 FT.

LIST OF DRAWINGS

EX-0	TITLE SHEET
AS-1	ARCHITECTURAL SITE PLAN
AS-2	FACILITY TRAFFIC PLAN
A-1	BUILDING FLOOR PLAN
A-2	EXTERIOR ELEVATIONS

LOCATION MAP

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED

1895-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

IL Design Firm
#184.001489

ALTERATIONS AND RENOVATIONS FOR
CLEARBROOK - GETZ BUILDING
746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

Date	Description
5/18/23	SPECIAL
9/6/23	1 REVISIONS

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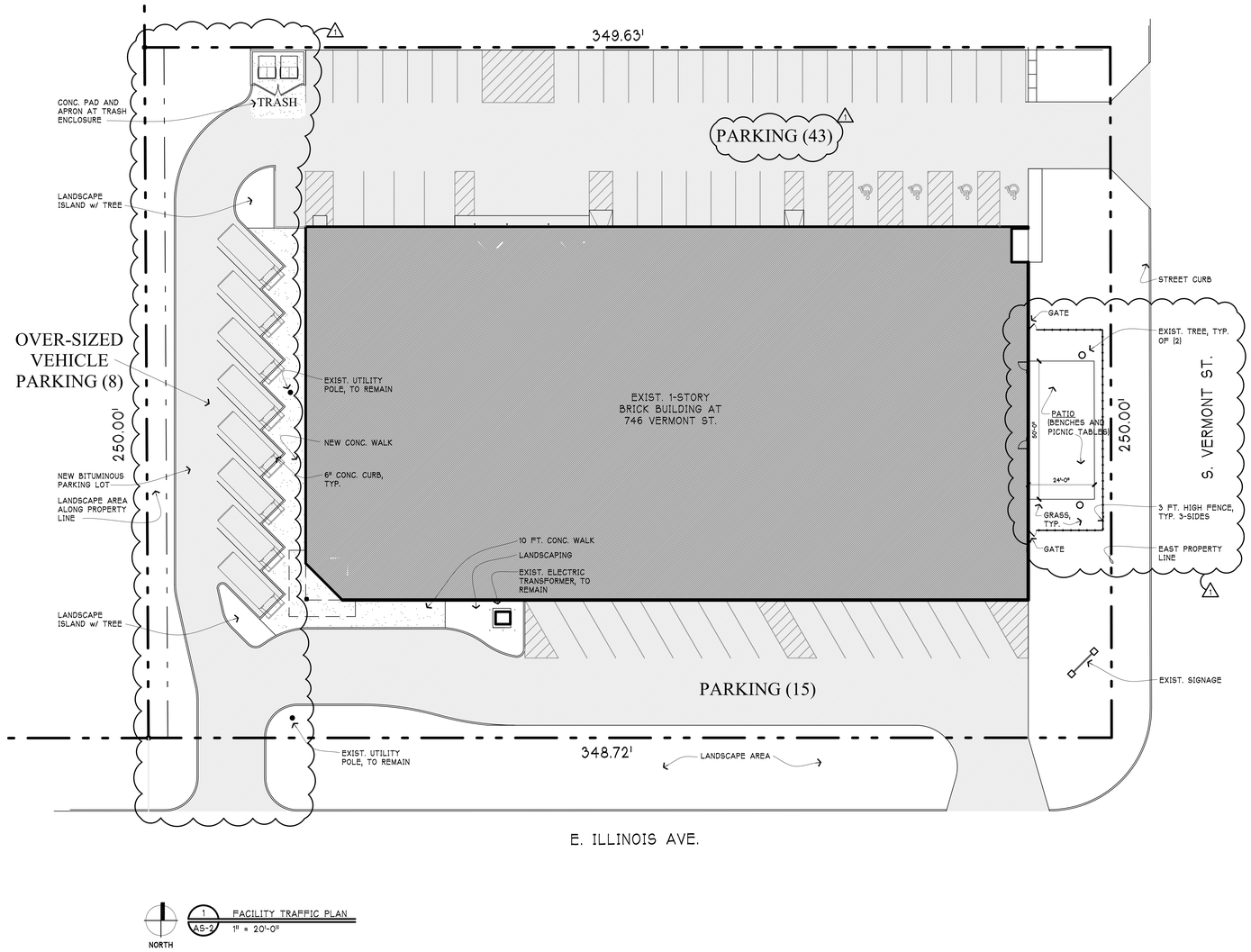
Project Number
22001

A-0

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)



1 AS-2 FACILITY TRAFFIC PLAN
1" = 20'-0"

ROBERT FLUBACKER ARCHITECTS LIMITED

1895-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

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ALTERATIONS AND RENOVATIONS FOR

CLEARBROOK - GETZ BUILDING

746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

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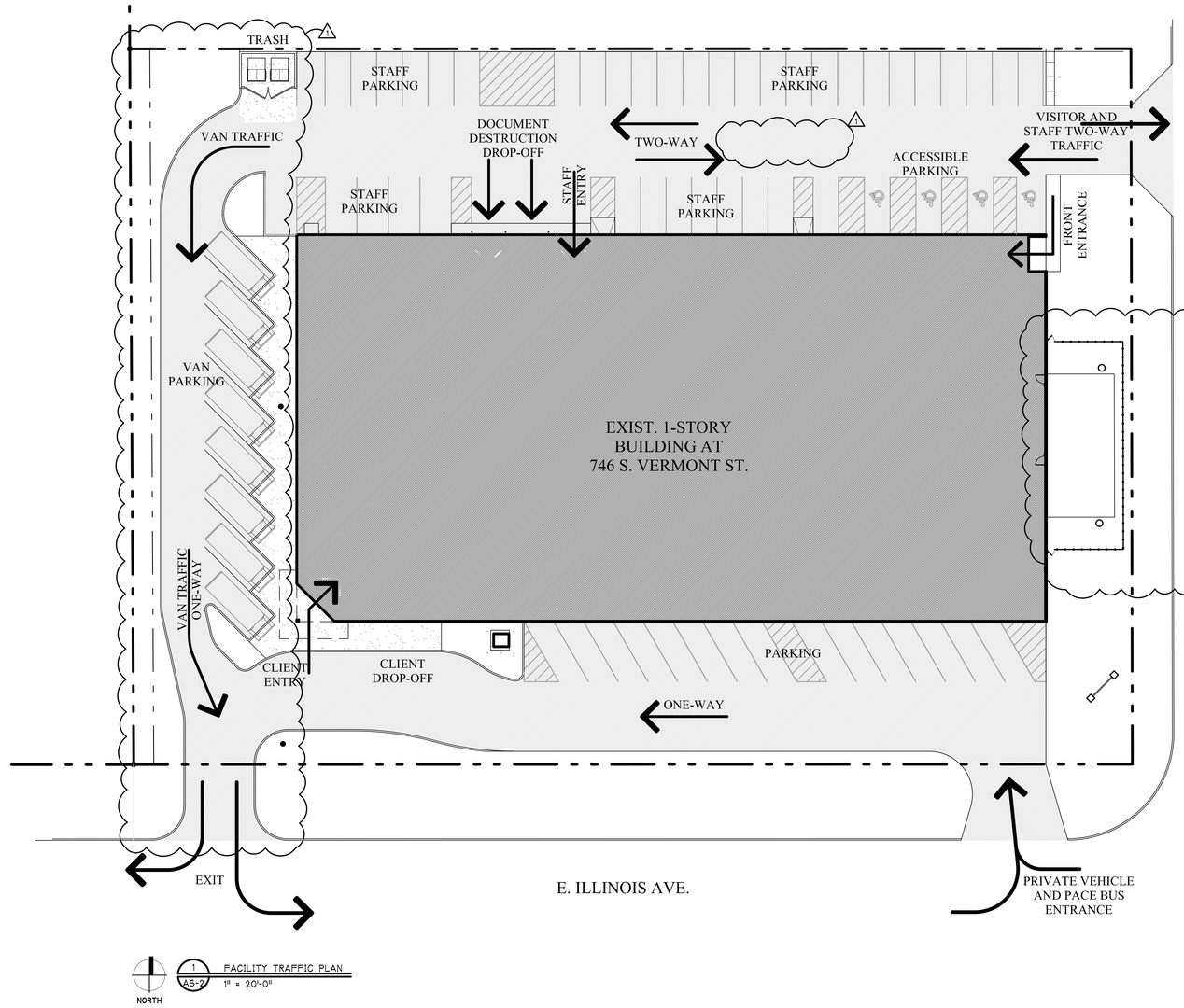
22001

AS-1

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 35) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)



1 AS-2 FACILITY TRAFFIC PLAN
1" = 20'-0"

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ALTERATIONS AND RENOVATIONS FOR
CLEARBROOK - GETZ BUILDING
746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

Date	Description
5/18/23	SPECIAL
9/6/23	1 REVISIONS

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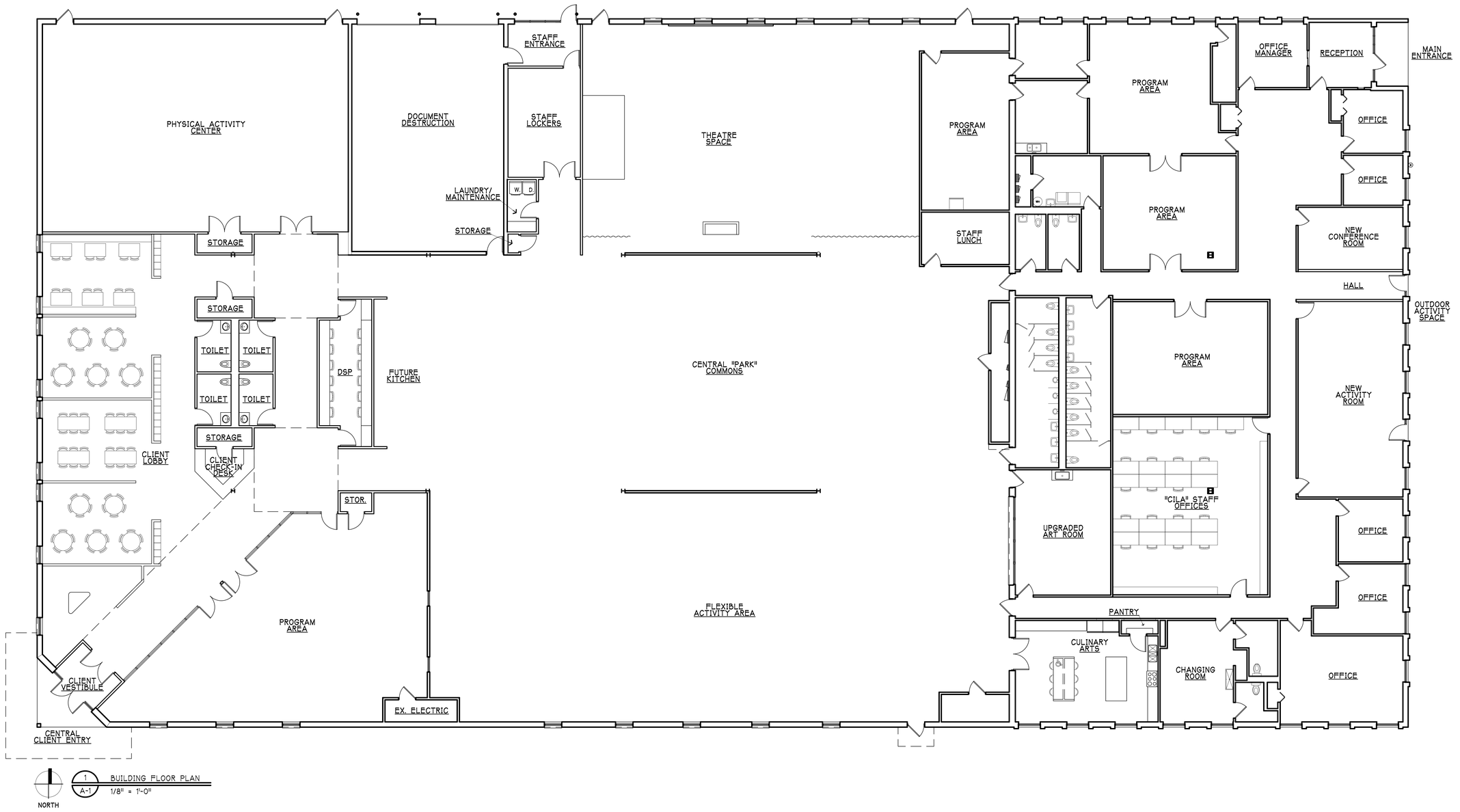
Project Number
22001

AS-2

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 35) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)



OCCUPANCY SCHEDULE		
GROUP	# OF OCCUPANTS	HOURS OF OCCUPANCY
CLIENTS	125-150 PERSONS	APPROX. 8:30 AM TO 3:30 PM
STAFF	60-70 PERSONS	APPROX. 8:00 AM TO 5:00 PM

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED
1895-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200
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ALTERATIONS AND RENOVATIONS FOR
CLEARBROOK - GETZ BUILDING
746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

Date	Description
5/18/23	SPECIAL

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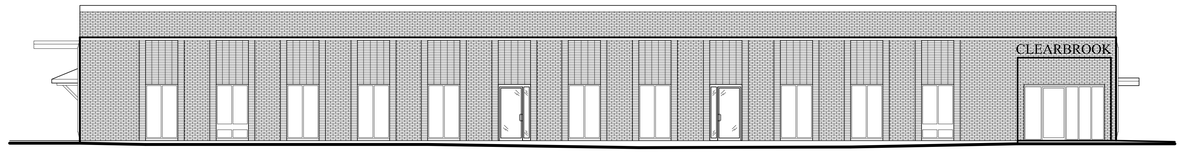
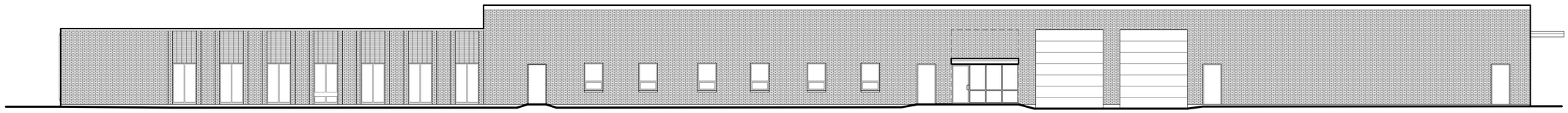
Project Number
22001

A-1

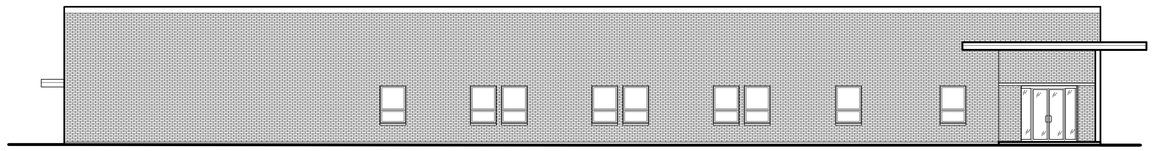
Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)



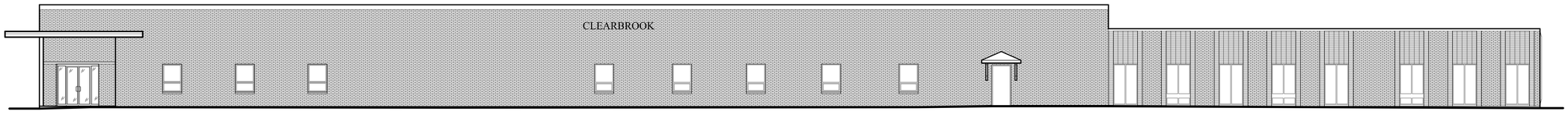
1 A-2 EAST ELEVATION
1/8" = 1'-0"



2 A-2 NORTH ELEVATION
1/8" = 1'-0"



3 A-2 WEST ELEVATION
1/8" = 1'-0"



4 A-2 SOUTH ELEVATION
1/8" = 1'-0"

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED
1895-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200
IL Design Firm #184.001489

ALTERATIONS AND RENOVATIONS FOR
CLEARBROOK - GETZ BUILDING
746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

Date	Description
5/18/23	SPECIAL

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Project Number
22001

A-2

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

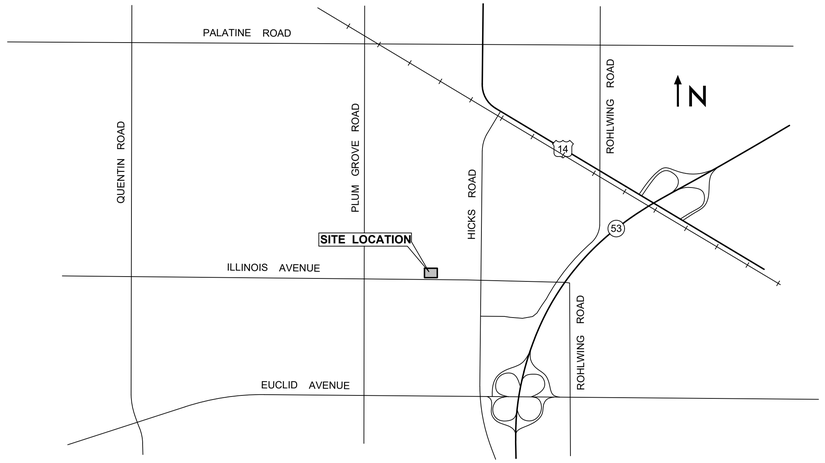
CLEARBROOK
PRELIMINARY ENGINEERING PLAN
746 S. VERMONT STREET

SECTION 23 TOWNSHIP 42 NORTH RANGE 10 EAST
PALATINE, ILLINOIS
COOK COUNTY

OWNER:
Clearbrook
1835 West Central Road
Arlington Heights, IL 60005
Tel: 847-870-7711

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

VILLAGE OF PALATINE
200 E. Wood Street
Palatine, IL 60067
Tel: (847) 358-7500



LOCATION MAP
Not To Scale

Benchmark

Site Benchmark

CP # 600 (see survey)
Description: SE Bolt on Hydrant
Elevation: 741.16 NAVD 88 (Geoid 12A)

CP # 603 (see survey)
Description: MAG Nail
Elevation: 737.52 NAVD 88 (Geoid 12A)

CP # 617 (see survey)
Description: NE Bolt on Hydrant
Elevation: 739.65 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 PLAN
C3.1	DEMOLITION PLAN
C4.0	GEOMETRY & PAVING PLAN
C5.0	GRADING & EROSION CONTROL PLAN
C6.0	UTILITY PLAN
C7.0	TYPICAL DETAILS
C7.1	TYPICAL DETAILS

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

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

LEGAL DESCRIPTION

LOT 21 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

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

MICHAEL L. ANDERSON
062-053214
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXPIRES 11-30-23

No.	Date	Revision
1	09.06.2023	Revised Site Plan

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

TITLE SHEET

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 05.17.2023
Project No. 23-011
Sheet C1.0 / C7

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

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 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 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. 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 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 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 geotechnical report (a.k.a. soil boring report) prepared by _____ dated _____, to become familiar with the subsurface soil conditions for the site. Copies of all such 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.
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 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.
9. 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 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 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.
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 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 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 (also information) and/or surveys 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 locates 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.
14. 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.
15. 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.
16. 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 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.
17. 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 believed to be in error have been verified or corrected by the Engineer.
18. The Contactor 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 responsible party.
19. 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 shall instruct the Contractor and 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.
20. 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 Contactor 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 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 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 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 resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
21. 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 us a result of Contractor action, or lack thereof.
22. 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 and accepted by the Owner.
23. 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, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the 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.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. 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.
26. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
27. 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.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. 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.
30. 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.
31. 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 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, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. 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 be such as unhealthful 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.
33. 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 associated with the unapproved removal of trees.
34. 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.
35. 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 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 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 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. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. 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 any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
37. 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.
38. 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. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
39. 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.
40. 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,.
41. 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.
42. 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. 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 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 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, bushes, 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, as well as all stumps and hedges within the limits of construction, shall be removed completely and disposed of off-site or as otherwise designated in 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 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 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 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 scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and apprise themselves of 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 that are beyond the control of the Engineer. In the event that the earthwork is indicated to be 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 its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be 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 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.
11. Topsoil respread 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. Contracts shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements 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 including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and 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 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 Typical 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 meter (cubic yard) in place for unsuitable soil which includes 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 top 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. Sewer connections to existing sanitary manholes shall be machine 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 ("sewer-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 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 method approved by 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 green for sanitary, white for storm, 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 thoroughly cleaned to the satisfaction of the 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 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 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 manhole 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. 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, 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.
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 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.
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

STORM SEWER

1. 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, 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.).
   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 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:
   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, 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.).
   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 D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C906.
   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 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. 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.
6. 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.
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 noted otherwise in 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 in the Plans.
10. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in 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. 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.
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 a soil filter fabric sock supplied and installed by the Contractor.
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 A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene 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 ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
   c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 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 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-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, 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.
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 ½ 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. The minimum cover from finished grade to 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 ¼ 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 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.
16. 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.
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 Main and related appurtenances shall be tested 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 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 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:

1. Horizontal Separation:
   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.
   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. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
   b. Where conditions exist that the minimum vertical separation set forth in Item 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 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.
      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, 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.
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, seepage 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 there shall be 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 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 & 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) 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.
3. 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 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. Reversed 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. Expansion joints consisting of a ½" 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.
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 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.
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 mixture. 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 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.
15. The testing of the subgrade, 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.
16. 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.
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. 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.
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 40º F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
   a. The Contractor shall repair 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 45º F and the forecast is for rising temperatures.
20. Pavement marking/striping:
   a. 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.
   b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
   c. Before applying the permanent 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.
   d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
   e. Pavement markings shall be uniform and have clean, straight edges.
   f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
   g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
21. 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 striping shall be yellow in color.
22. 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.
23. 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.
24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
25. 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

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 silt fence 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 control erosion.
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. Otherwise, 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 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 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 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 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 staked 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 inspected 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 be necessary, 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 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).
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
   b. Install tree protection fencing and tree removal where necessary (clear & grub)
   c. Construct sediment trapping devices (sediment traps, basins, etc.)
   d. Construct detention facilities and outlet control structure with restrictor.
   e. 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, watermain and 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 grade
   j. Install roadways, parking areas, etc.
   k. Final grade and permanently stabilize all outlot 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:
   - 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 Specification 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.

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 conflic 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 ft.
2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
3. The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
4. The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
5. The location 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 existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
8. The underground contractor shall make all necessary arrangements to notify all inspection agencies.
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B-boxes, tees or bends shall be tied to a fire hydrant.

D. Sanitary Sewer
1. The contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
2. A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. The plug shall remain in place until removal is authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
3. Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the municipality or MWRD.
4. All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
5. All floor drains shall discharge to the sanitary sewer system.
6. All downspouts and footing drains shall discharge to the storm sewer system.
7. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

Pipe Material	Pipe Specifications	Joint Specifications
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe		
6-inch to 15-inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-inch to 27-inch Diameter F/DY=46	ASTM F-679	ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3261, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, 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

8. 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.
9. Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.
10. All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "SANITARY" cast into the lid.
11. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
   a. A circular saw-c

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

Pt Lot 22

1 Story Brick & Metal Clad Building
734 S. Vermont Street

Pt Lot 4

LOT 21
Area =87,313 S.F.
= 2.00443 AC.

1 Story Brick Building
746 S. Vermont Street

S. VERMONT STREET

E. ILLINOIS AVENUE

Vacated California Street Per Doc. No. 31214513

10' Public Utility Easement Per Doc. No. 194782?

Bituminous Pavement

Concrete Wall

Block Wall

Brick Paver Walk

Brick Paver Patio

Concrete Apron

Bituminous Apron

Concrete Walk

Wood Fence

Gate

Bldg. Overhang

Transformer Pad

Sign

Fnd Iron Pipe at Corner

Fnd Iron Rod 0.47'S & 0.95'E

Fnd Iron Pipe 7.00'E & O.L.

North Edge of Conc. Wall is 0.06' N

North Edge of Conc. Wall is 0.05' S

North Edge of Conc. Wall is 0.16' N

North Edge of Conc. Wall is 0.06' N

North Edge of Conc. Wall is 0.09' S

S 89° 38' 53" E 349.64'
(342.63')

N 89° 39' 31" W 348.78'
(341.72')

S 00° 14' 43" W 250.00'

N 00° 02' 50" E 250.00'
(250.00')

261.66'

261.56'

66'

33.00'

7.00'

57.24'

58.10'

29.85'

30.13'

50.05'

50' B.S.L.

30' B.S.L.

Ex Stm MH Rim 741.51 Inv 734.61 (S,W)
Ex CB Gr 740.58
Ex Stm MH Rim 734.21 18" RCP (N,S) Inv 736.21 12" RCP (W)
Ex Stm MH Rim 738.24 Inv 733.95 18" DIP (S) Inv 734.40 18" RCP (N)
Ex Stm MH Rim 738.28 Inv 734.18 12" DIP (S) Inv 733.58 12" RCP (E)
Ex Stm MH Rim 737.15 Inv 734.05 12" RCP (N,S)
Ex Stm MH Rim 737.77 Inv 733.07 12" RCP (N,S) Inv 733.07 24" RCP (W)
Ex Stm MH Rim 738.29 Inv 733.49 (E,W) No Visible Pipes.
Ex CB Gr 737.32 Inv 734.72 12" RCP (N)
Ex CB Gr 737.99 Inv 733.89 8" RCP (E)
Ex CB Gr 737.90 Inv 734.80 8" RCP (W) Inv 734.80 10" RCP (E)
Ex CB Gr 736.50 Inv 735.10 4" DIP (E)
Ex Stm MH Rim 739.33 Inv 733.53 12" RCP (NE) Inv 733.13 12" RCP (N)
Ex Inlet Rim 738.64 Inv 735.84 6" PVC (SE)
Ex MH Rim 739.65
Ex Stm MH Rim 738.58 Inv 732.98 8" PVC (W) Inv 732.98 12" RCP (E)
Ex Stm MH Rim 738.72 Inv 726.98 6" (W) Inv 726.98 8" (E)
Ex San MH Rim 738.40 Inv 726.95 10" (N,S)
Ex Inlet Rim 736.49 Inv 734.09 6" PVC (W)
Ex Inlet Rim 736.60 Inv 734.70 8" PVC (E)
Ex Valve Box Rim 738.24
Ex Valve Box Rim 739.00
Ex Valve Box Rim 739.12
Ex Valve Vault Rim 737.91 T/P 732.26 (S,E,W)
Ex Valve Vault Rim 738.72 T/P 733.02 (E,W)
Ex Valve Vault Rim 738.58 T/P 733.88 (E,W)
Ex Hydrant FG 738.11
Ex Hydrant FG 738.40

FF=737.40
FF=737.27
FF=739.83
FF=739.85
FF=739.08
FF=739.10
FF=739.08
FF=739.78
FF=739.72
TF=739.72
TF=739.73
FF=739.80
TF=739.64
FF=739.76
FF=739.74
TF=739.74
FF=739.76
Bldg. Height 17.80'

Scale: 1" = 20'

Revised Site Plan — 09.06.2023
No. 1 — Revision — Date

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EXISTING CONDITIONS PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 05.17.2023
Project No. 23-011
Sheet C3.0/C7

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Plot Date: Sep 06, 2023 - 12:31pm Plotted By: mike-a
File Name: P:\2023\23011\Drawings\Final Engineering\23011-Final Engineering.dwg

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

Pt Lot 22

1 Story Brick & Metal Clad Building
734 S. Vermont Street

Pt Lot 4

LOT 21
Area =87,313 S.F.
= 2.00443 AC.

1 Story Brick Building
746 S. Vermont Street

S. VERMONT STREET

E. ILLINOIS AVENUE

S 89° 38' 53" E 349.64'
(342.63')

N 89° 39' 31" W 348.78'
(341.72')

S 00° 14' 43" W 250.00'

N 00° 02' 50" E 250.07'
(250.00')

Vacated California Street
Per Doc. No. 31214513

10' Public Utility Easement
Per Doc. No. 1947892?

Existing Utility Pole To Remain

Coordinate with Landscape Contractor to Salvage and Relocate Arbor Vitae Row

Remove Paver Patio and Walk

Remove Existing Pavement

Remove Barrier Curb

Remove Depressed Curb

Remove Concrete Apron

Remove Walk

Wood Fence

Gate

Block Wall

Brick Paver Walk

Brick Paver Patio

Concrete Wall

Bituminous Pavement

Bituminous Apron

Concrete Apron

Transformer Pad

Bldg. Overhang

Bldg. Height 17.80'

Sign

Ex Stm MH
Rim 741.51
Inv 734.61 (S,W)

Ex CB
Gr 740.58

Ex CB
Gr 736.50
Inv 735.10 4" DIP (E)

Ex CB
Gr 737.99
Inv 733.89 8" RCP (E)

Ex CB
Gr 737.90
Inv 734.80 8" RCP (W)
Inv 734.80 10" RCP (E)

Ex Stm MH
Rim 739.24
Inv 734.21 18" RCP (N,S)
Inv 736.21 12" RCP (W)

Ex Valve Box
Rim 738.24

Ex Valve Vault
Rim 737.91
T/P 732.26 (S,E,W)

Ex Hydrant
FG 738.11

Ex Valve Box
Rim 739.00

Ex CB
Gr 738.10
Inv 733.95 18" DIP (S)
Inv 734.00 18" RCP (N)

Ex Stm MH
Rim 738.61

Ex Stm MH
Rim 738.29
Inv 733.49 (E,W)
No Visible Pipes

Ex Stm MH
Rim 738.28
Inv 734.18 12" DIP (S)
Inv 733.58 12" RCP (E)

Ex Inlet
Rim 737.15
Inv 734.05 12" RCP (N,S)

Ex Stm MH
Rim 737.77
Inv 733.07 12" RCP (N,S)
Inv 733.07 24" RCP (W)

Ex CB
Gr 737.32
Inv 734.72 12" RCP (N)

Ex Valve Vault
Rim 738.72
T/P 733.02 (E,W)

Ex Stm MH
Rim 738.98
Inv 732.98 8" PVC (W)
Inv 732.98 12" RCP (E)

Ex Valve Vault
Rim 738.58
T/P 733.88 (E,W)

Ex Stm MH
Rim 739.33
Inv 733.53 12" RCP (NE)
Inv 733.13 12" RCP (N)

Ex Inlet
Rim 738.64
Inv 735.84 6" PVC (SE)

Ex Mh
Rim 739.65

Ex Inlet
Rim 736.60
Inv 734.10 8" PVC (E)

Ex Inlet
Rim 736.49
Inv 734.09 6" PVC (W)

Ex Valve Box
Rim 739.12

Ex Hydrant
FG 738.40

Ex San MH
Rim 738.40
Inv 726.98 8" (S)
Inv 726.95 10" (N)

Ex San MH
Rim 738.78
Inv 726.98 8" (W)
Inv 726.98 8" (E)

FF=737.40
FF=737.27
FF=739.83
FF=739.85
FF=739.08
FF=739.10
FF=739.08
FF=739.78
FF=739.72
TF=739.72
TF=739.73
FF=739.80
TF=739.64
FF=739.74
TF=739.74
FF=739.76
FF=739.76

261.46
261.58
50' B.S.L.
30' B.S.L.
66'
7.00'
33.00'

DEMOLITION LEGEND

- BUILDING REMOVAL
- PAVEMENT REMOVAL
- GRAVEL REMOVAL
- CONCRETE REMOVAL
- UTILITY REMOVAL
- ABANDON UTILITY
- CURB REMOVAL
- FENCE REMOVAL
- MISCELLANEOUS REMOVAL
- SAW CUT
- TREE REMOVAL
- TREE PROTECTION

NORTH
10 0 20
Scale: 1" = 20'

No.	Date	Revision
1	09.06.2023	Revised Site Plan

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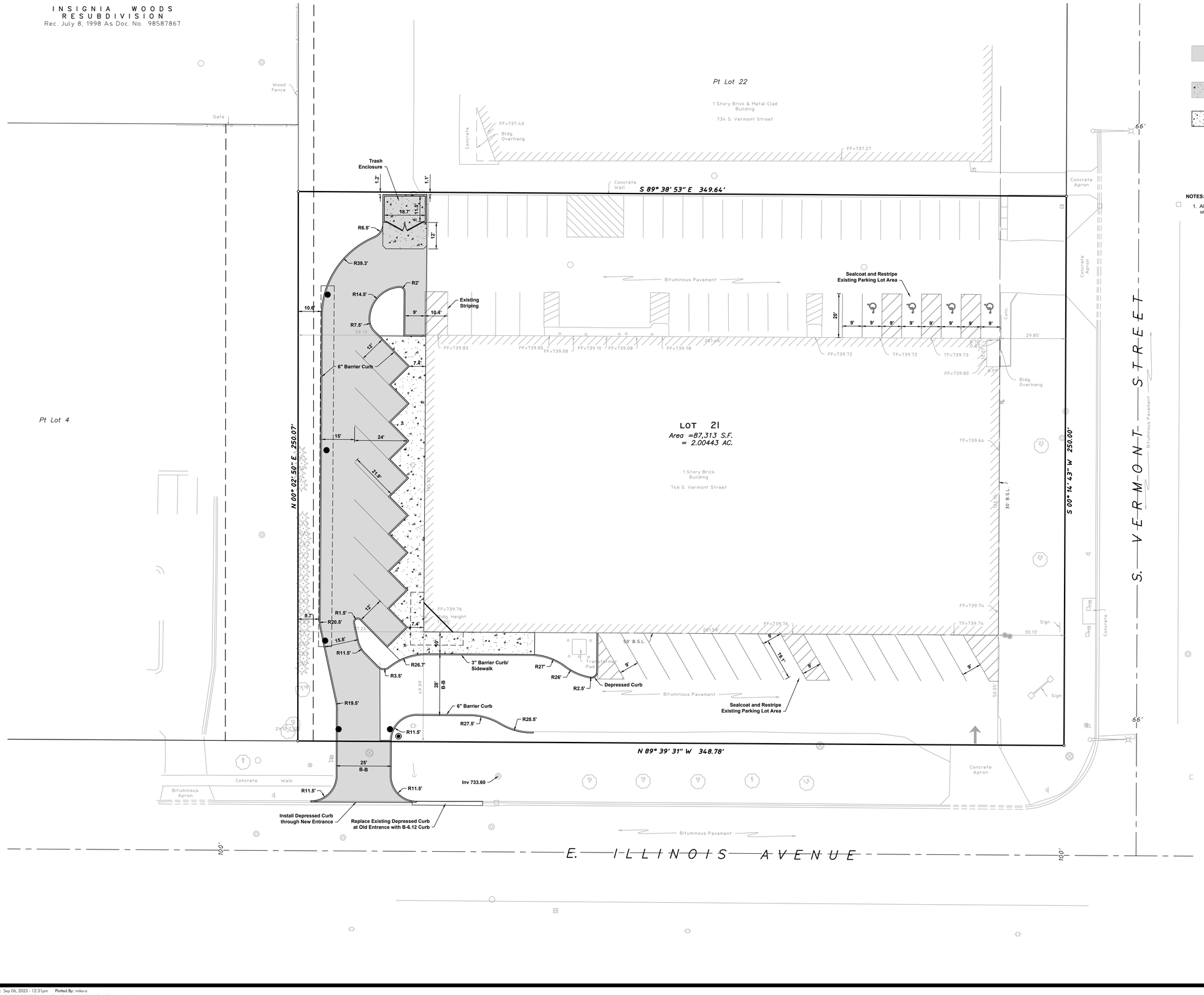
www.haegerengineering.com

DEMOLITION PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager:	M L A
Engineer:	M L A
Date:	05.17.2023
Project No.	23-011
Sheet	C3.0 / C7

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)



PAVING LEGEND

Standard Pavement
- 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19.0, N50
- 12" Aggregate Base Course, Type B, CA-6, Crushed
- Compacted Sub-Grade

Heavy Duty Concrete Pavement
- 8" PCC Pavement (Class PV) with 6" x 6" #6 Rigid Wire Mesh
- 4" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

Concrete Sidewalk
-5" Portland Cement Concrete
-4" CA-6 Crushed Aggregate Base Course

DIMENSION LEGEND

B-B	Back of Curb to Back of Curb
F-F	Face of Curb to Face of Curb
E-E	Edge of Pavement to Edge of Pavement

NOTES:

1. All dimensions are back of curb, face of wall and face of building unless otherwise noted.

NORTH
10 0 20
Scale: 1" = 20'

MWRD VOLUME CONTROL REQUIREMENTS

Proposed Development Impervious Area:	13,300 s.f.
Rainfall Storage per Impervious Area:	0.083 ft
Required Volume Control Storage:	1,104 c.f.

Proposed Storage within CMP with exfiltration joints,
Proposed System Storage Volume = 1,122 c.f.

No.	Date	Revision
1	09.06.2023	Revised Site Plan

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GEOMETRY & PAVING PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager:	M L A
Engineer:	M L A
Date:	05.17.2023
Project No.	23-011
Sheet	C4.0 / C7

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

Pt Lot 22

Pt Lot 4

1 Story Brick & Metal Clad Building
734 S. Vermont Street

1 Story Brick Building
746 S. Vermont Street

S. VERMONT STREET

E. ILLINOIS AVENUE

66'

100'

Gate

Wood Fence

Concrete Wall

Concrete Apron

Bituminous Pavement

Bituminous Apron

Concrete Walk

Transformer Pad

Sign

Bldg Overhang

Depress Curb for Drainage

50' B.S.L.

30' B.S.L.

FF=737.40
Bldg. Overhang

FF=737.27

FF=739.83

FF=739.85

FF=739.08

FF=739.10

FF=739.08

FF=739.78

FF=739.72

TF=739.72

TF=739.73

FF=739.80

TF=739.64

FF=739.76
Bldg. Height

FF=739.74

TF=739.74

P 739.50
P 739.70 (Ex)
C 739.75
P 739.25
P 739.45 (Ex)
CB A
Gr 738.80
C 739.90
P 739.40
C 739.50
P 739.00
C 739.75
P 739.25
C 740.15
P 739.65
P 739.73 (Ex)
C 739.65
P 739.15
C 739.00
P 738.50
C 739.65
P 739.15
C 738.55
P 738.05
CB A
Gr 738.00
C 739.65
P 739.15
C 738.30
P 737.80
C 739.65
P 739.15
C 739.65
P 739.15
C 738.15
P 737.65
C 739.65
P 739.15
CB A
Gr 737.50
C 739.30
P 738.80
C 739.65
P 739.15
C 739.55
P 738.05
C 738.50
P 738.00
C 739.60
P 739.35
C 739.40
P 739.15
C 739.55
P 739.30
C 739.75
P 739.50
C 739.20
P 739.20
C 739.15
P 739.15
C 739.20
P 738.70
CB A
Gr 738.25
C 738.40
P 737.90
C 739.00
P 738.50
C 739.20
P 738.70
C 739.10
P 738.60
C 739.00
P 738.50
MH OCS
Rim 739.00
C 738.65
P 738.15
C 738.85
P 738.35
CB A
Gr 738.00
C 738.60
P 738.00
C 738.75
P 738.25
C 738.25
G 737.75
C 738.50
G 738.00

Ex Stm MH
Rim 741.51
Inv 734.61 (S,W)
Ex CB
Gr 740.58

Ex Stm MH
Rim 738.61

Ex Stm MH
Rim 738.29
Inv 733.49 (E,W)
No Visible Pipes.

Ex Stm MH
Rim 738.24
Inv 733.95 18" DIP (S)
Inv 734.40 18" RCP (N)

Ex Hydrant
FG 738.11

Ex Valve Box
Rim 738.30
Gr 738.10

Ex Valve Vault
Rim 737.91
Inv 733.91 (S,E,W)

Ex Stm MH
Rim 739.28
Inv 734.18 12" DIP (S)
Inv 733.58 12" RCP (E)

Ex Inlet
Rim 737.15
Inv 734.05 12" RCP (N,S)

Ex Stm MH
Rim 737.77
Inv 733.07 12" RCP (N,S)
Inv 733.07 24" RCP (W)

Ex CB
Gr 737.32
Inv 734.72 12" RCP (N)

Ex CB
Gr 737.99
Inv 733.89 8" RCP (E)

Ex CB
Gr 736.50
Inv 735.10 4" DIP (E)

Ex CB
Gr 737.90
Inv 734.80 8" RCP (W)
Inv 734.80 10" RCP (E)

Ex Stm MH
Rim 736.66
Inv 734.66 8" PVC (W)
Inv 734.87 8" PVC (E)

Ex Inlet
Rim 736.49
Inv 734.09 6" PVC (W)

Ex Stm MH
Rim 737.20
Inv 734.10 8" PVC (E)

Ex Stm MH
Rim 737.58
Inv 732.98 8" PVC (W)
Inv 732.98 12" RCP (E)

Ex Stm MH
Rim 738.40
Inv 735.95 10" RCP (S)
Inv 735.95 10" RCP (N)

Ex Valve Box
Rim 739.12

Ex Hydrant
FG 738.40

Ex Valve Vault
Rim 738.58
T/P 733.88 (E,W)

Ex Valve Vault
Rim 738.72
T/P 733.02 (E,W)

Ex San MH
Rim 738.98
Inv 726.98 8" (W)
Inv 726.98 8" (E)

C 739.75
P 739.50
C 739.25
P 739.25
C 739.65
P 739.15
C 739.00
P 738.50
C 739.65
P 739.15
C 738.55
P 738.05
C 739.65
P 739.15
C 738.30
P 737.80
C 739.65
P 739.15
C 739.65
P 739.15
C 738.15
P 737.65
C 739.65
P 739.15
C 739.30
P 738.80
C 739.65
P 739.15
C 739.55
P 738.05
C 738.50
P 738.00
C 739.60
P 739.35
C 739.40
P 739.15
C 739.55
P 739.30
C 739.75
P 739.50
C 739.20
P 739.20
C 739.15
P 739.15
C 739.20
P 738.70
C 738.40
P 737.90
C 739.00
P 738.50
C 739.20
P 738.70
C 739.10
P 738.60
C 739.00
P 738.50
C 738.65
P 738.15
C 738.85
P 738.35
C 738.60
P 738.00
C 738.75
P 738.25
C 738.25
G 737.75
C 738.50
G 738.00

C 736.96
G 736.96
P 736.98

C 736.77
G 736.65
P 736.68

C 736.89
G 736.69
P 736.91

C 736.90
G 736.70
P 736.72

C 737.26
G 737.41
P 737.20
P 737.26

C 737.72
G 737.58
P 737.58

C 738.25
G 737.98
P 737.73

C 738.52
G 738.29
P 738.39

C 738.78
G 738.62
P 738.62

C 738.85
G 738.65
P 738.65

C 738.92
G 738.72
P 738.72

C 739.05
G 738.85
P 738.85

C 739.32
G 739.12
P 739.12

C 739.45
G 739.25
P 739.25

C 739.58
G 739.38
P 739.38

C 739.72
G 739.52
P 739.52

C 739.85
G 739.65
P 739.65

C 740.11
G 739.91
P 739.91

C 740.25
G 740.05
P 740.05

C 740.39
G 740.19
P 740.19

C 741.70
G 741.19
P 741.24

C 741.11
G 740.65
P 740.66

C 740.75
G 740.22
P 740.16

C 741.39
G 740.89
P 740.91

C 741.52
G 741.02
P 741.07

C 741.66
G 741.16
P 741.21

C 741.80
G 741.30
P 741.35

C 741.94
G 741.44
P 741.49

C 742.08
G 741.58
P 741.63

C 742.22
G 741.72
P 741.77

C 742.36
G 741.86
P 741.91

C 742.50
G 742.00
P 742.05

C 742.64
G 742.14
P 742.19

C 742.78
G 742.28
P 742.33

C 742.92
G 742.42
P 742.47

C 743.06
G 742.56
P 742.61

C 743.20
G 742.70
P 742.75

C 743.34
G 742.84
P 742.89

C 743.48
G 742.98
P 743.03

C 743.62
G 743.12
P 743.17

C 743.76
G 743.26
P 743.31

C 743.90
G 743.40
P 743.45

C 744.04
G 743.54
P 743.59

C 744.18
G 743.68
P 743.73

C 744.32
G 743.82
P 743.87

C 744.46
G 743.96
P 744.01

C 744.60
G 744.10
P 744.15

C 744.74
G 744.24
P 744.29

C 744.88
G 744.38
P 744.43

C 745.02
G 744.52
P 744.57

C 745.16
G 744.66
P 744.71

C 745.30
G 744.80
P 744.85

C 745.44
G 744.94
P 744.99

C 745.58
G 745.08
P 745.13

C 745.72
G 745.22
P 745.27

C 745.86
G 745.36
P 745.41

C 746.00
G 745.50
P 745.55

C 746.14
G 745.64
P 745.69

C 746.28
G 745.78
P 745.83

C 746.42
G 745.92
P 745.97

C 746.56
G 746.06
P 746.11

C 746.70
G 746.20
P 746.25

C 746.84
G 746.34
P 746.39

C 746.98
G 746.48
P 746.53

C 747.12
G 746.62
P 746.67

C 747.26
G 746.76
P 746.81

C 747.40
G 746.90
P 746.95

C 747.54
G 747.04
P 747.09

C 747.68
G 747.18
P 747.23

C 747.82
G 747.32
P 747.37

C 747.96
G 747.46
P 747.51

C 748.10
G 747.60
P 747.65

C 748.24
G 747.74
P 747.79

C 748.38
G 747.88
P 747.93

C 748.52
G 748.02
P 748.07

C 748.66
G 748.16
P 748.21

C 748.80
G 748.30
P 748.35

C 748.94
G 748.44
P 748.49

C 749.08
G 748.58
P 748.63

C 749.22
G 748.72
P 748.77

C 749.36
G 748.86
P 748.91

C 749.50
G 749.00
P 749.05

C 749.64
G 749.14
P 749.19

C 749.78
G 749.28
P 749.33

C 749.92
G 749.42
P 749.47

C 750.06
G 749.56
P 749.61

C 750.20
G 749.70
P 749.75

C 750.34
G 749.84
P 749.89

C 750.48
G 749.98
P 750.03

C 750.62
G 750.12
P 750.17

C 750.76
G 750.26
P 750.31

C 750.90
G 750.40
P 750.45

C 751.04
G 750.54
P 750.59

C 751.18
G 750.68
P 750.73

C 751.32
G 750.82
P 750.87

C 751.46
G 750.96
P 751.01

C 751.60
G 751.10
P 751.15

C 751.74
G 751.24
P 751.29

C 751.88
G 751.38
P 751.43

C 752.02
G 751.52
P 751.57

C 752.16
G 751.66
P 751.71

C 752.30
G 751.80
P 751.85

C 752.44
G 751.94
P 751.99

C 752.58
G 752.08
P 752.13

C 752.72
G 752.22
P 752.27

C 752.86
G 752.36
P 752.41

C 753.00
G 752.50
P 752.55

C 753.14
G 752.64
P 752.69

C 753.28
G 752.78
P 752.83

C 753.42
G 752.92
P 752.97

C 753.56
G 753.06
P 753.11

C 753.70
G 753.20
P 753.25

C 753.84
G 753.34
P 753.39

C 753.98
G 753.48
P 753.53

C 754.12
G 753.62
P 753.67

C 754.26
G 753.76
P 753.81

C 754.40
G 753.90
P 753.95

C 754.54
G 754.04
P 754.09

C 754.68
G 754.18
P 754.23

C 754.82
G 754.32
P 754.37

C 754.96
G 754.46
P 754.51

C 755.10
G 754.60
P 754.65

C 755.24
G 754.74
P 754.79

C 755.38
G 754.88
P 754.93

C 755.52
G 755.02
P 755.07

C 755.66
G 755.16
P 755.21

C 755.80
G 755.30
P 755.35

C 755.94
G 755.44
P 755.49

C 756.08
G 755.58
P 755.63

C 756.22
G 755.72
P 755.77

C 756.36
G 755.86
P 755.91

C 756.50
G 756.00
P 756.05

C 756.64
G 756.14
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G 775.18
P 775.73

C

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

Pt Lot 22

1 Story Brick & Metal Clad Building
734 S. Vermont Street

Pt Lot 4

1 Story Brick Building
746 S. Vermont Street

S. VERMONT STREET

E. ILLINOIS AVENUE

66'

100'

CB A
Gr 738.80
Inv 733.75

70' - 36" CMP with Exfiltration Joints (Volume Control)

CB A
Gr 738.00
Inv 734.50

87' - 36" CMP with Exfiltration Joints (Volume Control)

CB A
Gr 737.50
Inv 733.15 (CMP)
Inv 734.40 (RCP)

50' - 12" RCP @ 1.0%

CB A
Gr 738.25
Inv 733.90

5' - 12" PVC C-900 @ 1.0%

23' - 12" RCP @ 1.0%

MH OCS
Rim 739.00
Inv 733.85

CB A
Gr 738.00
Inv 734.08

49'-12" PVC C-900 @ 0.5%

Inv 733.60

Ex Stm MH
Rim 741.51
Inv 734.61 (S,W)

Ex CB
Gr 740.58

Wood Fence

Gate

Concrete

FF=737.40

Bldg. Overhang

FF=737.27

Ex CB
Gr 736.50
Inv 735.10 4" DIP (E)

Concrete Wall

Concrete Apron

Ex Stm MH
Rim 736.50
Inv 734.70 8" PVC (E)

Ex CB
Gr 737.99
Inv 733.89 8" RCP (E)

Ex CB
Gr 737.90
Inv 734.80 8" RCP (W)
Inv 734.80 10" RCP (E)

Bituminous Pavement

FF=739.83
FF=739.85
FF=739.08
FF=739.10
FF=739.08
FF=739.78
261.66
FF=739.72
TF=739.72
TF=739.73
FF=739.80

Ex Stm MH
Rim 737.98
Inv 732.98 8" PVC (W)
Inv 732.98 12" RCP (E)

Bldg. Overhang

TF=739.64

Ex San MH
Rim 738.28
Inv 724.98 8" (E)

30' B.S.L.

FF=739.76
Bldg. Height

261.96

FF=739.74
TF=739.74

Transformer Pad

Sign

Ex Valve Box
Rim 739.12

Ex Hydrant
FG 738.40

Ex CB
Gr 738.10
Inv 733.95 18" DIP (S)
Inv 734.00 18" RCP (N)

Ex Valve Box
Rim 739.24

Ex Valve Vault
Rim 737.91
T/P 732.58 (E,W)

Ex Hydrant
FG 738.11

Ex Valve Box
Rim 738.10

Concrete

Bituminous Apron

Sidewalk

Ex Stm MH
Rim 738.28
Inv 734.18 12" DIP (S)
Inv 733.58 12" RCP (E)

Ex Inlet
Rim 737.15
Inv 734.05 12" RCP (N,S)

Ex Valve Vault
Rim 738.72
T/P 733.02 (E,W)

Ex Valve Vault
Rim 738.58
T/P 733.88 (E,W)

Ex Stm MH
Rim 737.77
Inv 733.07 12" RCP (N,S)
Inv 733.07 24" RCP (W)

Ex Stm MH
Rim 738.61

Ex Stm MH
Rim 738.29
Inv 733.49 (E,W)
No Visible Pipes.

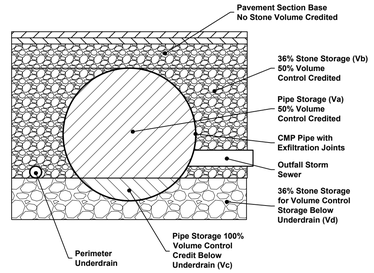
Ex CB
Gr 737.32
Inv 734.72 12" RCP (N)

Ex Stm MH
Rim 734.34
Inv 734.21 18" RCP (N,S)
Inv 736.21 12" RCP (W)

MWRD VOLUME CONTROL REQUIREMENTS

Proposed Development Impervious Area: 13,300 s.f.
Rainfall Storage per Impervious Area: 0.083 ft
Required Volume Control Storage: 1,104 c.f.

Proposed Storage within CMP with exfiltration joints,
Proposed System Storage Volume = 1,122 c.f.



CMP VOLUME CONTROL

NORTH
10 0 20
Scale: 1" = 20'

No.	Revision	Date
1	Revised Site Plan	09.06.2023

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consulting engineers • land surveyors
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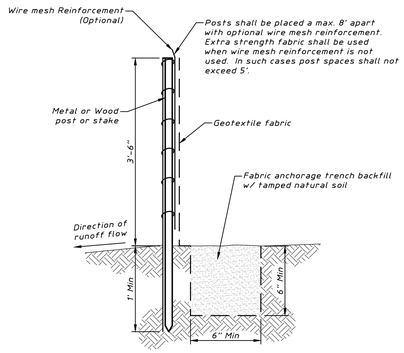
Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

UTILITY PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

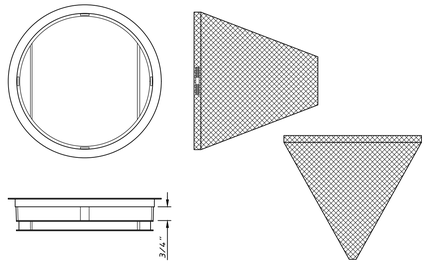
Project Manager: M L A
Engineer: M L A
Date: 05.17.2023
Project No. 23-011
Sheet C6.0/C7

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)



NOTES: Depending upon configuration, attach fabric to wire mesh w/ hog rings, steel posts w/ tie wires, wood posts w/ nails.

SILT FENCE

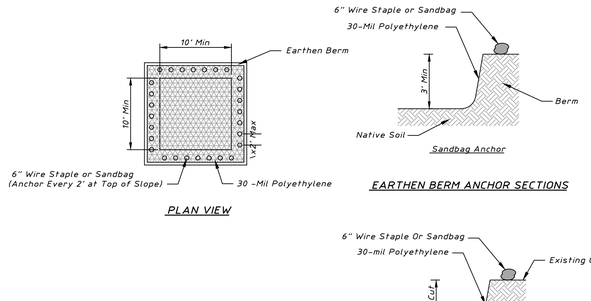


GENERAL NOTES:

FRAME: Top flange fabricated from 1-1/4"x1-1/4"x1/8" angle. Base rim fabricated from 1-1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1-1/4"x1/4" flat stock. All domestic steel conforming to ASTM-A36.

SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock. All storm structures must have either a curb silt basket cath-all or an inlet silt basket cath-all inserted prior to construction.

INLET SILT BASKET CATCH-ALL

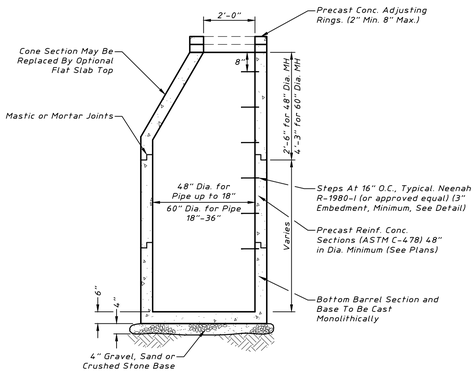


PLAN VIEW

EARTHEN BERM ANCHOR SECTIONS

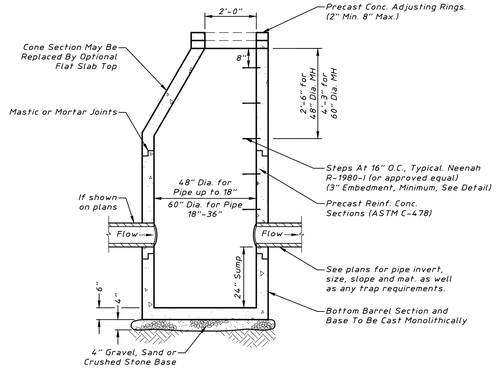
SUBGRADE ANCHOR SECTIONS

CONCRETE WASHOUT - EARTHEN



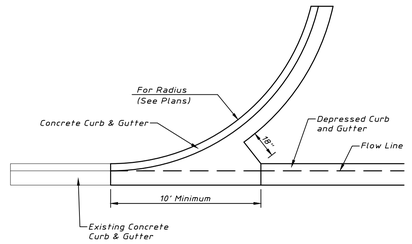
For shallow manholes, the cone shall be replaced with an 8" precast concrete slab.

STORM SEWER MANHOLE

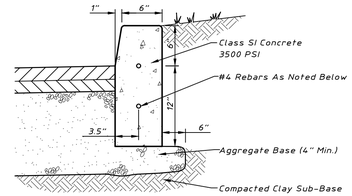


Backfill: Same material and procedure as adjacent piping.

CATCH BASIN - TYPE A



TYPICAL ENTRANCE

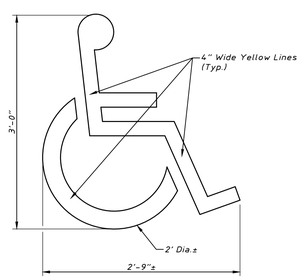


Notes:

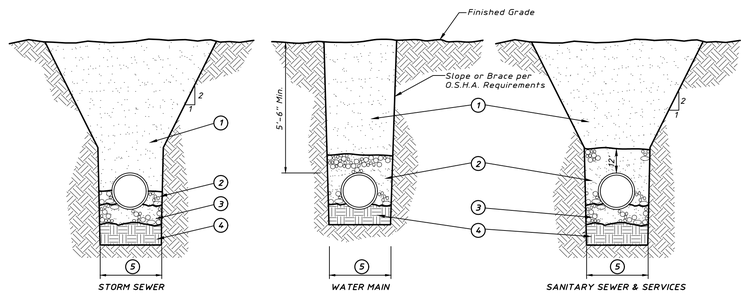
1. Use two #4 rebars for 10 feet on either side of all utility trenches.
2. A 1" expansion joint shall be installed at all points of curvature for short radius (under 45°) curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed expansion joint filler conforming to the curb & gutter cross section and shall be provided with two, 1-1/4"Ø, 18" long coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provides a minimum of 1" expansion.
3. Maximum contraction (control) joint spacing shall be 20'.

TYPE B - 6" BARRIER CURB

HANDICAP PARKING SIGN



HANDICAPPED PARKING STALL



1. 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.
2. 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 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.
3. 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"
4. Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4") and replaced with suitable material and compacted.
5. 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:

1. PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2321 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.
2. All CA 6, CA 11 and CA13 to be IDOT approved.
3. 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 - MWRD COMPLIANT

No.	Date	Revision
–	09.06.2023	Revised Site Plan

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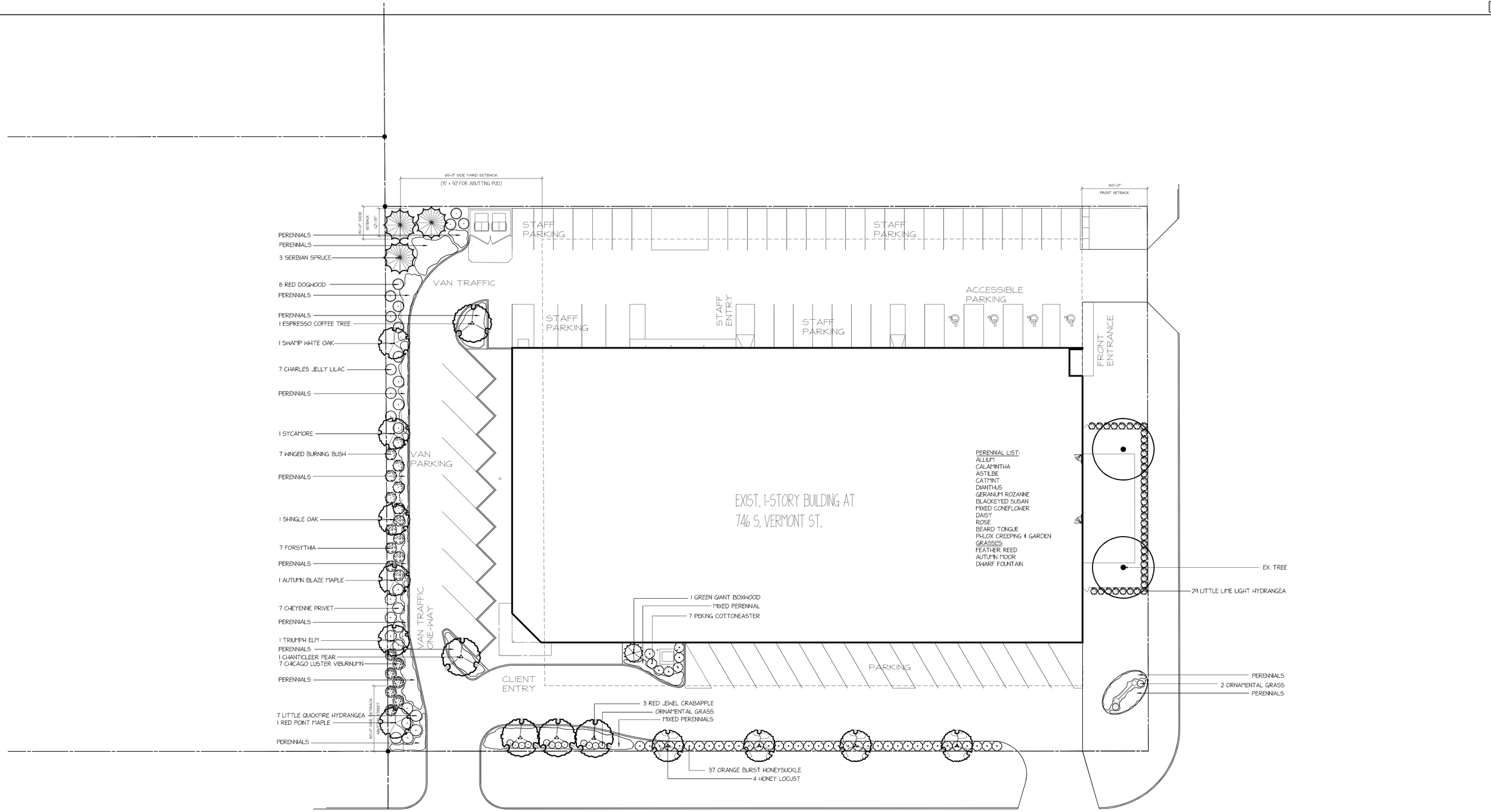
TYPICAL DETAILS

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager:	M L A
Engineer:	M L A
Date:	05.17.2023
Project No.	23-011
Sheet	C7.0 / C7

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)



DOERING LANDSCAPE COMPANY
22345 Kelsey Road - Barrington, Illinois Ph: 847-381-5115 Email: info@doeringlandscape.com

THIS LANDSCAPE PLAN IS PROPERTY OF DOERING LANDSCAPE COMPANY. WRITTEN PERMISSION MUST BE OBTAINED PRIOR TO THE USE OF THIS PLAN OR DISCLOSURE TO A THIRD PARTY. DOERING LANDSCAPE COMPANY HEREBY RESERVES THIS LANDSCAPE PLAN, IN ACCORDANCE WITH ALL COMMON AND STATUTORY COPYRIGHT LAWS AND OTHER PROPERTY RIGHTS. DOERING LANDSCAPE COMPANY ACCEPTS NO LIABILITY SHOULD THIS PLAN BE USED BY A THIRD PARTY.

CLEARBROOK

746 S. VERMONT ST.

REVISION:

SCALE: 1"=20'-0"
DATE: 8-28-23
DRAWN BY: JM
DESIGN BY: TK

N
0 10 20 30 40
SCALE IN FEET

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Business Plan – Prior to December, 2021

1. Activities
    a. Completing piecework
    b. Community outings/activities
    c. Activities within the building
        i. Special interest clubs, groups, etc.
    d. CAP Program – serving individuals with autism
    e. PAL Program – serving individuals with significant physical disabilities
    f. Document Destruction
2. Hours of operation
    a. Staff: Monday – Friday 8:00am – 4:30pm; occasional weekends
    b. Clients: Monday – Friday 8:30am – 3:30 pm; occasional weekends
3. Transportation
    a. AM drop off Monday – Friday 8:15 – 9:00am
        i. CILA vans (Approximately 35)
        ii. CDS routes (5)
        iii. PACE (approximately 5)
        iv. Family vehicles (Approximately 10)
    b. PM Pickup Monday - Friday between 3:15 – 4:00pm
        i. CILA vans (Approximately 35)
        ii. CDS routes (5)
        iii. PACE (approximately 5)
        iv. Family vehicles (Approximately 10)
    c. Staff and visitors park on the north side of the building and on the street along Vermont Street and/or Illinois Avenue
    d. Busses that are housed at Getz Building are parked on the south side of the building
    e. Clients enter through door on south side of building and front door
    f. Staff enter through doors on south side, north side and front door
4. Number of staff
    a. Approximately 25 DSP staff
    b. Approximately 13 Management/Administrative staff
5. Number of clients
    a. Served a total of approximately 185
    b. On any given day there were approximately 175 clients at one time
    c. Population served:
        i. Approximately 10 very high needs individuals
        ii. Approximately 50 individuals with moderate needs
        iii. Approximately 125 individuals with very minimal needs

Attachment: EXHIBIT - Business Plan (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Business Plan – Current

1. Activities
    a. Community outings/activities
    b. Activities within the building
        i. Special interest clubs/groups
    c. CAP/LEAP Programs
        i. Activities of daily living, gross and fine motor activities, communication skills, social skills
    d. PAL Program
        i. Educational activities, community engagement, Acts of Kindness
    e. Document Destruction
2. Hours of operation
    a. Staff: Monday – Friday 8:00am – 4:30pm; occasional weekends
    b. Clients: Monday – Friday 8:30am – 3:30 pm; occasional weekends
3. Transportation
    a. AM drop off Monday – Friday 8:15 – 9:30am
        i. CILA vans (26)
        ii. PACE (5)
        iii. CDS routes (5)
        iv. Family vehicles (10)
    b. PM Pickup Monday - Friday between 3:15 – 4:15pm
        i. CILA vans (26)
        ii. PACE (5)
        iii. CDS routes (5)
        iv. Family vehicles (10)
    c. Staff and visitors park on the north side of the building and on the street along Vermont Street and/or Illinois Avenue
    d. Busses that are housed at Getz are parked on the south side of the building
4. Number of staff
    a. Approximately 31 DSP staff
    b. Approximately 33 Management/Administrative staff
5. Number of clients
    a. Approximately 180 total served
    b. Approximately 155 on any given day
    c. Population served:
        i. Approximately 15 very high needs individuals
        ii. Approximately 60 individuals with moderate needs
        iii. Approximately 105 individuals with very minimal needs

Attachment: EXHIBIT - Business Plan (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Created 3/28/23

Business Plan – Future

1. Activities
    a. Community outings/activities
    b. Activities within the building
        i. Cooking classes in remodeled kitchen
        ii. Art in expanded/designated art rom
        iii. Healthy living / exercise groups in designated physical activity space
        iv. Leisure skills development
        v. Other specialized clubs/groups
        vi. Outdoor activity space
        vii. Flexible activity spaces that can be adjusted depending on the clubs/groups using them at any given time
    c. CAP/LEAP Programs
        i. Focused on individuals who need small, self-contained space – will participate in groups/activities throughout the rest of the building as appropriate
        ii. Activities of daily living, gross and fine motor activities, communication skills, social skills
    d. Document Destruction
2. Hours of operation
    a. Staff: Monday – Friday 8:00am – 4:30pm; occasional weekends and evenings
    b. Clients: Monday – Friday 8:30am – 3:30 pm, occasional weekends and evenings
3. Transportation
    a. AM drop off Monday – Friday 8:15 – 9:30am
        i. CILA vans (Approximately 26)
        ii. CDS routes (5)
        iii. PACE (approximately 5)
        iv. Family vehicles (Approximately 10)
    b. PM Pickup Monday - Friday between 3:15 – 4:15pm
        i. CILA vans (Approximately 26)
        ii. CDS routes (5)
        iii. PACE (approximately 5)
        iv. Family vehicles (Approximately 10)
    c. Staff park on the south side of the building
    d. Busses that are housed at Getz will park on the east side of the building
    e. Visitors/community parking will be on the north side of the building
    f. Clients will enter/exit through door on northeast corner of building
    g. Staff will enter through door on south side of building or southwest corner of building
4. Number of staff
    a. Approximately 31 DSP staff
    b. Approximately 33 Management/Administrative staff
5. Number of clients
    a. Approximately 130 total served

Created 3/28/23

Attachment: EXHIBIT - Business Plan (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

b. Approximately 110 on any given day
c. Population served:
    i. Approximately 10 very high needs individuals
    ii. Approximately 60 individuals with moderate needs
    iii. Approximately 60 individuals with minimal needs

Attachment: EXHIBIT - Business Plan (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

ORDINANCE NO. _____

AN ORDINANCE GRANTING VARIATIONS AT
746 S. VERMONT STREET

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 a Variation to permit a patio in the required front yard, pursuant to Section 12.01(b)(2) of the Village of Palatine Zoning Ordinance; Variation to permit dumpster and parking lot closer than 5 feet to a lot line, pursuant to Section 12.01(b)(5)(c) of the Village of Palatine Zoning Ordinance; and Variation to allow a property to not provide the required 50-foot wide landscape buffer, pursuant to Section 12.02(b)(1) of the Village of Palatine Zoning Ordinance on the following legally described property:

LOT 21 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 746 S. Vermont Street

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 Variation to permit a patio in the required front yard, pursuant to Section 12.01(b)(2) of the Village of Palatine Zoning Ordinance; Variation to permit dumpster and parking lot closer than 5 feet to a lot line, pursuant to Section 12.01(b)(5)(c) of the Village of Palatine Zoning Ordinance; and Variation to allow a property to not provide the required 50-foot wide landscape buffer, pursuant to Section 12.02(b)(1) of the Village of Palatine Zoning Ordinance, is hereby granted,

Attachment: ORD VAR 746 S Vermont St (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

subject to the following condition(s):

1. **The Variations shall substantially conform to the Site Plan and Business Plan submitted by the Petitioner, Robert Flubacker, Clearbrook, except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **A final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
3. **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.**

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

Attachment: ORD VAR 746 S Vermont St (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

ALTERATIONS AND RENOVATIONS FOR

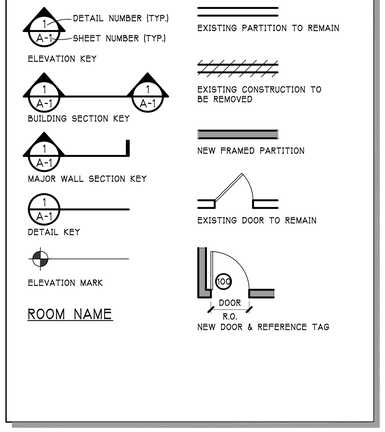
CLEARBROOK-
GETZ BUILDING

746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

ABBREVIATIONS

@	AT	EXP.	EXPANSION	P.LAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R.R.	ROOF RAFTERS
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	R&S	ROD & SHELF
B/	BOTTOM OF	FTG.	FOOTING	REBAR.	REINFORCING BAR
BD.	BOARD	FURN.	FURNACE	REF.	REFRIGERATOR
B.I.	BUILT-IN	GA.	GAUGE	REG.	REGULAR
BLDG.	BUILDING	GALV.	GALVANIZED	REINF.	REINFORCE
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	RM.	ROOM
BRG.	BEARING	GYP.BD.	GYPSUM BOARD	R.O.	ROUGH OPENING
C.	CARPET	HGT.	HEIGHT	S.C.	SOLID CORE
CAB.	CABINET	H.M.	HOLLOW METAL	SECT.	SECTION
C.I.	CAST IRON	HORZ.	HORIZONTAL	S.H.	SINGLE-HUNG CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HTG.	HEATING	SIM.	SIMILAR
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	S.P.	SUMP PIT
CLG.	CEILING	H.W.	HOT WATER	SPEC.	SPECIFICATION
C.M.U.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INT.	INTERIOR	STD.	STANDARD
COL.	COLUMN	L.	LINEN	STL.	STEEL
CONC.	CONCRETE	LAM.	LAMINATE	STOR.	STORAGE
CONST.	CONSTRUCTION	LAV.	LAVATORY	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LLV	LONG LEG VERTICAL	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LVL.	LAMINATED VENEER LUMBER	T/	TOP OF
C.W.	COLD WATER	MAX.	MAXIMUM	T.&B.	TOP & BOTTOM
D.	DRYER	M.C.	MEDICINE CABINET	T.&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	MECH.	MECHANICAL	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	MED.	MEDIUM	T.M.E.	TO MATCH EXIST.
DIA.	DIAMETER	MICRO.	MICROWAVE	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	MIN.	MINIMUM	TV.	TELEVISION
DISP.	DISPOSAL	MISC.	MISCELLANEOUS	TYP.	TYPICAL
DIV.	DIVISION	M.O.	MASONRY OPENING	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	MTL.	METAL	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	NFHB	NON-FREEZE HOSE BIBB	VERT.	VERTICAL
D.W.	DISHWASHER	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
EA.	EACH	NO.	NUMBER	W/	WITH
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	NOM.	NOMINAL	W.	WASHER
		N.T.S.	NOT TO SCALE	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	O.A.	OVER ALL	WD.	WOOD
ELEV.	ELEVATION	O.C.	ON CENTER	WDW.	WINDOW
EP	EJECTOR PIT/SUMP	O.H.	OVERHANG	W.H.	WATER HEATER
EQ.	EQUAL	OPP.	OPPOSITE	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	OV.	OVEN	W/O	WITHOUT
EQUIV.	EQUIVALENT	PERF.	PERFORATED	WT.	WEIGHT
E.W.	EACH WAY	PL.	PLATE	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING				

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2015 INTERNATIONAL CODE COUNCIL SERIES:
  - -INTERNATIONAL BUILDING CODE (IBC)
  - -INTERNATIONAL EXISTING BUILDING CODE (IEBC)
  - -INTERNATIONAL FIRE CODE (IFC)
  - -INTERNATIONAL FUEL GAS CODE (IFGC)
  - -INTERNATIONAL MECHANICAL CODE (IMC)
  - -INTERNATIONAL SWIMMING POOL AND SPA CODE
- 2018 ENERGY CONSERVATION CODE w/ STATE AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2014 ILLINOIS STATE PLUMBING CODE
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2000 LIFE SAFETY CODE (NFPA 101)
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

CODE REVIEW

ZONING — M, MANUFACTURING

LOT AREA (LA) — 85,543 SQ.FT.

	EXISTING	ALLOWED	PROPOSED
BUILDING AREAS	35,284 SQ.FT.	N/A	35,284 SQ.FT.
FLOOR AREA RATIO (0.41)	35,284 SQ.FT. (0.70xL.A.)	59,880 SQ.FT.	35,284 SQ.FT.
BUILDING HEIGHT	1-STORY 18 FT.	4-STORY 60 FT.	1-STORY 18 FT.

LIST OF DRAWINGS

EX-0	TITLE SHEET
AS-1	ARCHITECTURAL SITE PLAN
AS-2	FACILITY TRAFFIC PLAN
A-1	BUILDING FLOOR PLAN
A-2	EXTERIOR ELEVATIONS

LOCATION MAP

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED

1895-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

IL Design Firm
#184.001489

ALTERATIONS AND RENOVATIONS FOR
CLEARBROOK - GETZ BUILDING
746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

Date	Description
5/18/23	SPECIAL
9/6/23	1 REVISIONS

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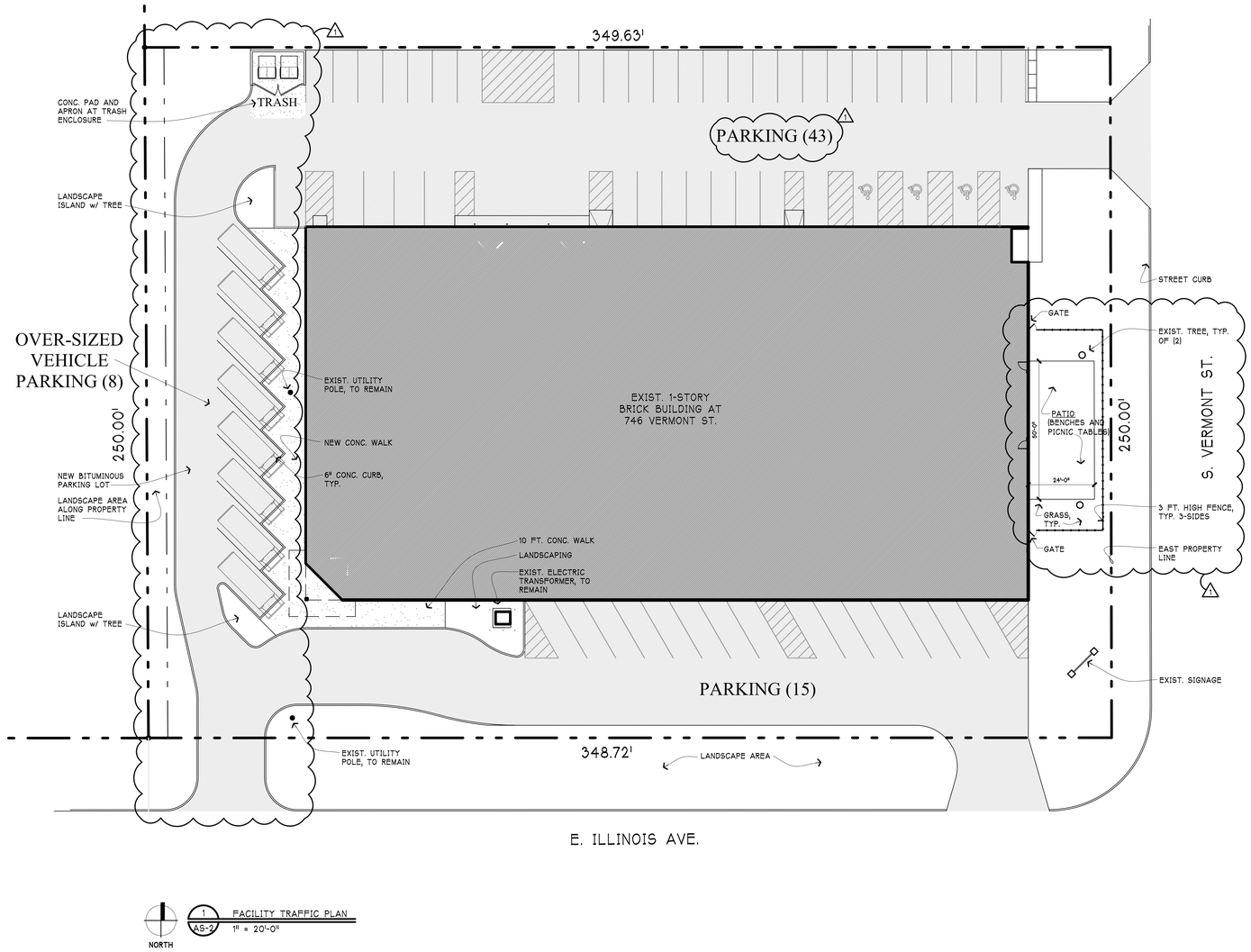
Project Number
22001

A-0

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)



1 AS-2 FACILITY TRAFFIC PLAN
1" = 20'-0"

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED

1895-B Rohlwing Rd.
Rolling Meadows,
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847-704-3200

IL Design Firm
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ALTERATIONS AND RENOVATIONS FOR
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Date	Description
5/18/23	SPECIAL
9/6/23	1 REVISIONS

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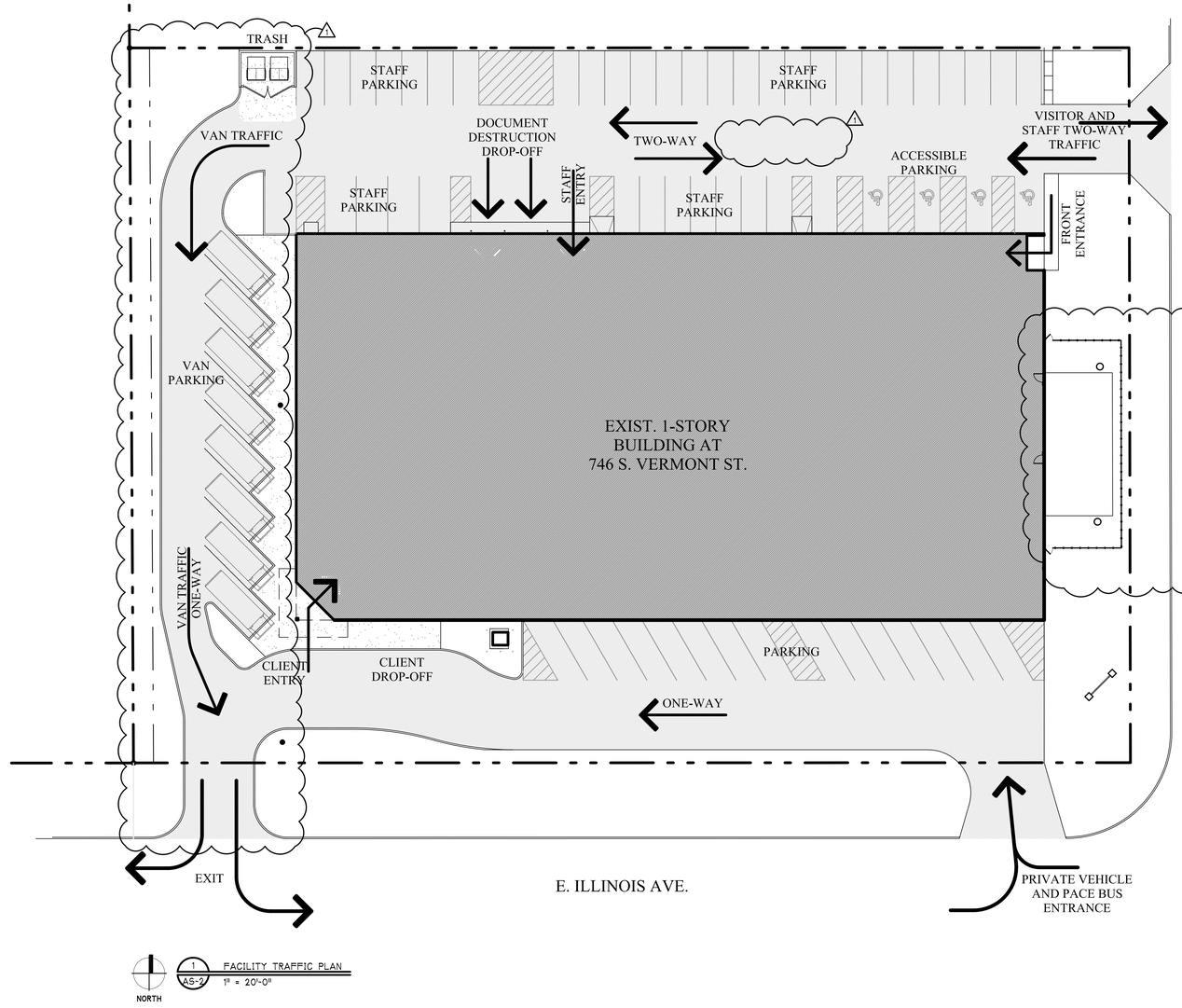
AS-1

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 35) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)



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ALTERATIONS AND RENOVATIONS FOR
CLEARBROOK - GETZ BUILDING
746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

Date	Description
5/18/23	SPECIAL
9/6/23	1 REVISIONS

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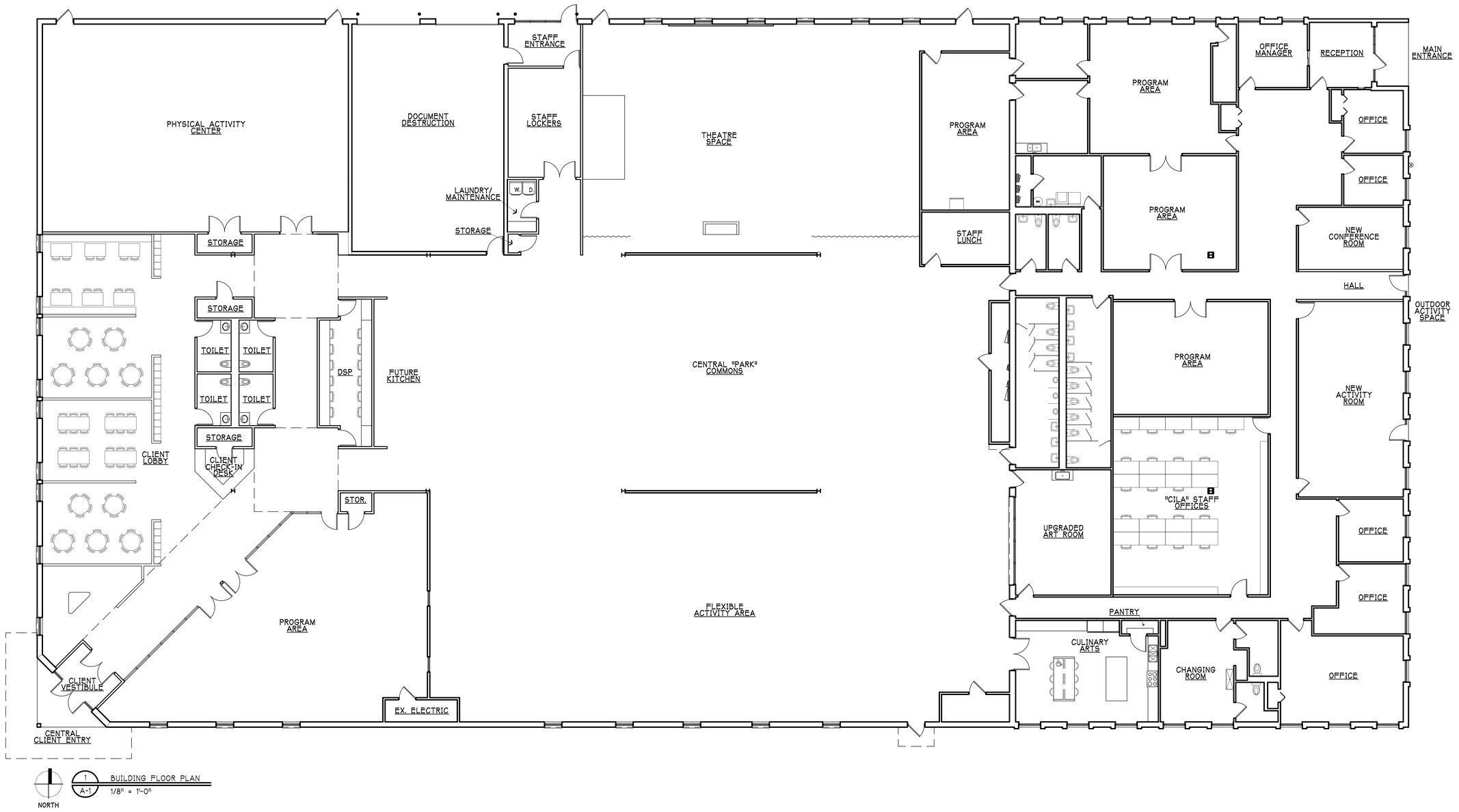
Project Number
22001

AS-2

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 35) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)



OCCUPANCY SCHEDULE		
GROUP	# OF OCCUPANTS	HOURS OF OCCUPANCY
CLIENTS	125-150 PERSONS	APPROX. 8:30 AM TO 3:30 PM
STAFF	60-70 PERSONS	APPROX. 8:00 AM TO 5:00 PM

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED
1895-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200
IL Design Firm
#184.001489

ALTERATIONS AND RENOVATIONS FOR
CLEARBROOK - GETZ BUILDING
746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

Date	Description
5/18/23	SPECIAL

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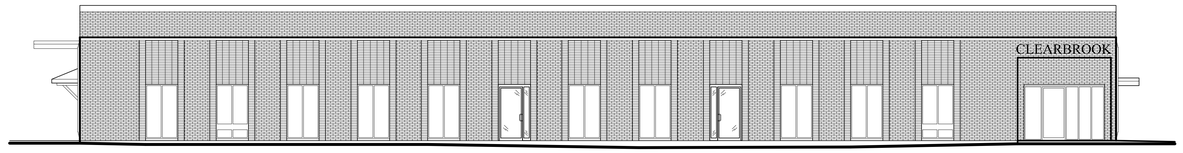
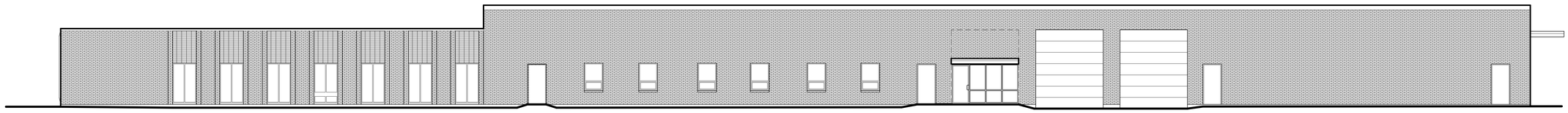
Project Number
22001

A-1

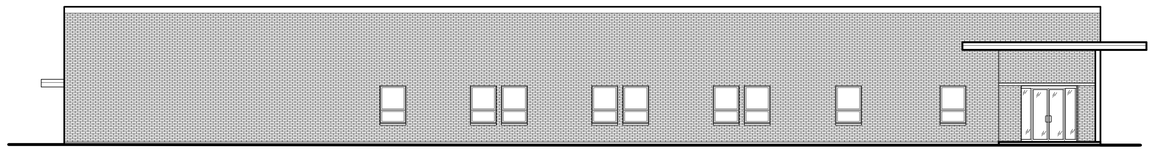
Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)



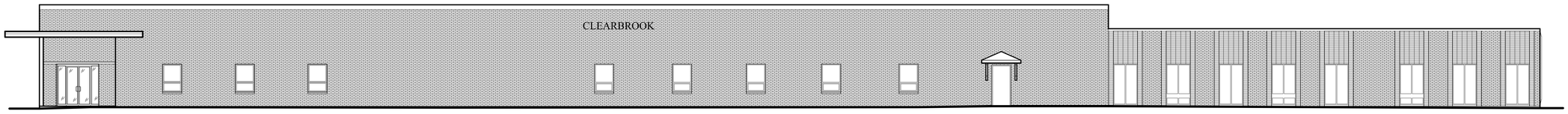
1 A-2 EAST ELEVATION
1/8" = 1'-0"



2 A-2 NORTH ELEVATION
1/8" = 1'-0"



3 A-2 WEST ELEVATION
1/8" = 1'-0"



4 A-2 SOUTH ELEVATION
1/8" = 1'-0"

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED
1895-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200
IL Design Firm #184.001489

ALTERATIONS AND RENOVATIONS FOR
CLEARBROOK - GETZ BUILDING
746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

Date	Description
5/18/23	SPECIAL

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Project Number 22001

A-2

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

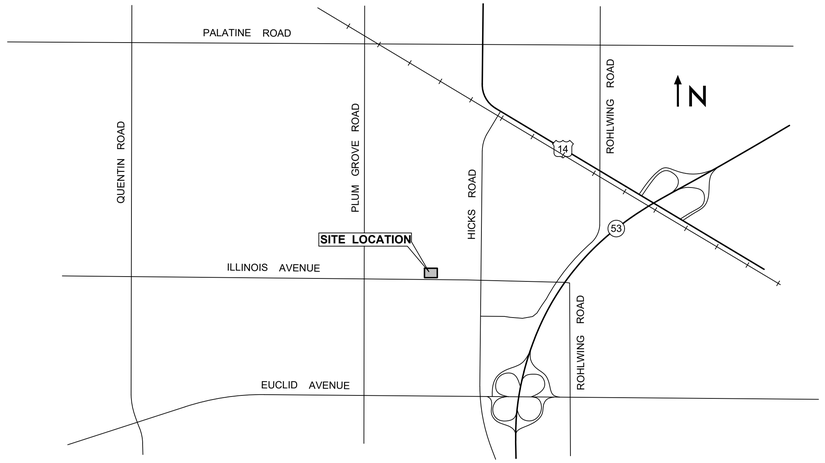
CLEARBROOK
PRELIMINARY ENGINEERING PLAN
746 S. VERMONT STREET

SECTION 23 TOWNSHIP 42 NORTH RANGE 10 EAST
PALATINE, ILLINOIS
COOK COUNTY

OWNER:
Clearbrook
1835 West Central Road
Arlington Heights, IL 60005
Tel: 847-870-7711

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

VILLAGE OF PALATINE
200 E. Wood Street
Palatine, IL 60067
Tel: (847) 358-7500



LOCATION MAP
Not To Scale

Benchmark

Site Benchmark

CP # 600 (see survey)
Description: SE Bolt on Hydrant
Elevation: 741.16 NAVD 88 (Geoid 12A)

CP # 603 (see survey)
Description: MAG Nail
Elevation: 737.52 NAVD 88 (Geoid 12A)

CP # 617 (see survey)
Description: NE Bolt on Hydrant
Elevation: 739.65 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 PLAN
C3.1	DEMOLITION PLAN
C4.0	GEOMETRY & PAVING PLAN
C5.0	GRADING & EROSION CONTROL PLAN
C6.0	UTILITY PLAN
C7.0	TYPICAL DETAILS
C7.1	TYPICAL DETAILS

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

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

LEGAL DESCRIPTION

LOT 21 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

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

MICHAEL L. ANDERSON
062-053214
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXPIRES 11-30-23

No.	Date	Revision
1	09.06.2023	Revised Site Plan

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

TITLE SHEET

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 05.17.2023
Project No. 23-011
Sheet C1.0 / C7

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

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 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 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. 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 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 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 geotechnical report (a.k.a. soil boring report) prepared by _____ dated _____, to become familiar with the subsurface soil conditions for the site. Copies of all such 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.
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 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.
9. 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 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 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.
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 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 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 (also information) and/or surveys 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 locates 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.
14. 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.
15. 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.
16. 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 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.
17. 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 believed to be in error have been verified or corrected by the Engineer.
18. 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 responsible party.
19. 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 shall instruct the Contractor and 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.
20. 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 Contactor 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 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 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 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 resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
21. 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 us a result of Contractor action, or lack thereof.
22. 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 and accepted by the Owner.
23. 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, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the 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.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. 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.
26. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
27. 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.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. 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.
30. 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.
31. 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 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, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. 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 be such as to cause unhealthful dust 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.
33. 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 associated with the unapproved removal of trees.
34. 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.
35. 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 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 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 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. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. 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 any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
37. 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.
38. 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. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
39. 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.
40. 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.,
41. 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.
42. 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. 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 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 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 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, as well as all stumps and hedges within the limits of construction, shall be removed completely and disposed of off-site or as otherwise designated in 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 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 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 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 scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and apprise themselves of 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 that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be 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 its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be 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 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.
11. Topsoil respread 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. Contracts shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements 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 including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and 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 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 Typical 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 meter or cubic yard in place for unsuitable soil which includes 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 top 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. Sewer connections to existing sanitary manholes shall be machine 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 ("sewer-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 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 method approved by 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 green for sanitary, white for storm, 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 thoroughly cleaned to the satisfaction of the 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 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 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 manhole 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. 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, 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.
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 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.
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 accept

STORM SEWER

1. 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, 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.).
   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 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:
   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, 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.).
   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 D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C906.
   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 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. 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.
6. 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.
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 noted otherwise in 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 in the Plans.
10. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in 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. 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.
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 a soil filter fabric sock supplied and installed by the Contractor.
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 A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene 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 ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
   c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 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 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-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, 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.
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 ½ 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. The minimum cover from finished grade to 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 ¼ 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 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.
16. 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.
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 Main and related appurtenances shall be tested 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 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 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:

1. Horizontal Separation:
   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.
   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. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
   b. Where conditions exist that the minimum vertical separation set forth in Item 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 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.
      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, 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.
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, seepage 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 there shall be 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 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 & 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) 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.
3. 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 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. Reversed 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. Expansion joints consisting of a ½" 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.
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 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.
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 mixture. 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 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.
15. The testing of the subgrade, 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.
16. 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.
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. 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.
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 40º F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
   a. The Contractor shall seal 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 45º F and the forecast is for rising temperatures.
20. Pavement marking/striping:
   a. 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.
   b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
   c. Before applying the permanent 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.
   d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
   e. Pavement markings shall be uniform and have clean, straight edges.
   f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
   g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
21. 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 striping shall be yellow in color.
22. 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.
23. 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.
24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
25. 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

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 silt fence 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 control erosion.
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. Otherwise, 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 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 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 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 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 staked 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 inspected 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 be necessary, 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 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).
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
   b. Install tree protection fencing and tree removal where necessary (clear & grub)
   c. Construct sediment trapping devices (sediment traps, basins, etc.)
   d. Construct detention facilities and outlet control structure with restrictor.
   e. 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, watermain and 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 grade
   j. Install roadways, parking areas, etc.
   k. Final grade and permanently stabilize all outlot 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:
   - 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 Specification 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.

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 conflic 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 ft.
2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
3. The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
4. The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
5. The location 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 existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
8. The underground contractor shall make all necessary arrangements to notify all inspection agencies.
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B-boxes, tees or bends shall be tied to a fire hydrant.

D. Sanitary Sewer
1. The contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
2. A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. The plug shall remain in place until removal is authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
3. Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the municipality or MWRD.
4. All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
5. All floor drains shall discharge to the sanitary sewer system.
6. All downspouts and footing drains shall discharge to the storm sewer system.
7. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

Pipe Material	Pipe Specifications	Joint Specifications
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe		
6-inch to 15-inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-inch to 27-inch Diameter F/DY=46	ASTM F-679	ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3261, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, 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

8. 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.
9. Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.
10. All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "SANITARY" cast into the lid.
11. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
   a. A circular saw-cut of sewer main

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

Pt Lot 22

1 Story Brick & Metal Clad Building
734 S. Vermont Street

Pt Lot 4

LOT 21
Area =87,313 S.F.
= 2.00443 AC.

1 Story Brick Building
746 S. Vermont Street

S. VERMONT STREET

E. ILLINOIS AVENUE

NORTH
10 0 20
Scale: 1" = 20'

No.	Revision	Date
1	Revised Site Plan	09.06.2023

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.4600 Fax: 847.394.4608
Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

EXISTING CONDITIONS PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager:	M L A
Engineer:	M L A
Date:	05.17.2023
Project No.	23-011
Sheet	C3.0 / C7

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

Pt Lot 22

1 Story Brick & Metal Clad Building
734 S. Vermont Street

FF=737.40
Bldg. Overhang
FF=737.27
Concrete Wall
Ex CB
Gr 736.50
Inv 735.10 4" DIP (E)
S 89° 38' 53" E 349.64'
(342.63')
Ex CB
Gr 737.99
Inv 733.89 8" RCP (E)
Ex CB
Gr 737.90
Inv 734.80 8" RCP (W)
Inv 734.80 10" RCP (E)
Bituminous Pavement
Block Wall
Brick Paver Walk, W+O
FF=739.83
FF=739.85
FF=739.08
FF=739.10
FF=739.08
FF=739.78
261.46
FF=739.72
TF=739.72
TF=739.73
FF=739.80
Bldg. Overhang
LOT 21
Area =87,313 S.F.
= 2.00443 AC.
1 Story Brick Building
746 S. Vermont Street
Existing Utility Pole To Remain
10' Public Utility Easement Per Doc No. 1947892
Remove Paver Patio and Walk
Coordinate with Landscape Contractor to Salvage and Relocate Arbor Vitae Row
Brick Paver Patio
Ex Gas Valve
FF=739.76
Bldg. Height 17.80'
261.58'
FF=739.76
FF=739.74
TF=739.74
50' B.S.L.
Transformer Pad
Existing Utility Pole To Remove
Remove Existing Pavement
Bituminous Pavement
Vacated California Street Per Doc. No. 31214513
Pt Lot 4
N 00° 02' 50" E 250.07' (250.00')
33.00'
7.00'
Ex Stm MH
Rim 741.51
Inv 734.61 (S,W)
Ex CB
Gr 740.58
Wood Fence
Gate
Ex Stm MH
Rim 738.24
Inv 734.21 18" RCP (N,S)
Inv 736.21 12" RCP (W)
Ex Valve Box
Rim 738.24
Ex Valve Vault
Rim 737.91
T/P 732.26 (S,E,W)
Ex Hydrant
FG 738.11
Ex Valve Box
Rim 739.00
Ex CB
Gr 738.10
Inv 733.95 18" DIP (S)
Inv 734.00 18" RCP (N)
Bituminous Apron
Concrete Walk
Remove Barrier Curb
Ex Stm MH
Rim 738.61
Ex Stm MH
Rim 738.29
Inv 733.49 (E,W)
No Visible Pipes
Ex Stm MH
Rim 738.28
Inv 734.18 12" DIP (S)
Inv 733.58 12" RCP (E)
Ex Inlet
Rim 737.15
Inv 734.05 12" RCP (N,S)
Ex Stm MH
Rim 737.77
Inv 733.07 12" RCP (N,S)
Inv 733.07 24" RCP (W)
Remove Depressed Curb
Remove Concrete Apron
Remove Walk
Ex CB
Gr 737.32
Inv 734.72 12" RCP (N)
N 89° 39' 31" W 348.78'
(341.72')
Ex Valve Vault
Rim 738.72
T/P 733.02 (E,W)
Ex Stm MH
Rim 738.58
Inv 732.98 8" PVC (W)
Inv 732.98 12" RCP (E)
Concrete Apron
Ex Valve Vault
Rim 738.58
T/P 733.88 (E,W)
Ex Stm MH
Rim 739.33
Inv 733.53 12" RCP (NE)
Inv 733.13 12" RCP (N)
Ex Inlet
Rim 738.64
Inv 735.84 6" PVC (SE)
Ex MH
Rim 739.65
Ex Valve Box
Rim 739.12
Ex Hydrant
FG 738.40
Ex Inlet
Rim 736.60
Inv 734.10 8" PVC (E)
Ex Inlet
Rim 736.49
Inv 734.09 6" PVC (W)
Ex San MH
Rim 738.40
Inv 726.98 8" (W)
Inv 726.98 8" (E)
Ex San MH
Rim 738.40
Inv 726.95 10" (N)
Bituminous Pavement
S 00° 14' 43" W 250.00'
S. VERMON T STREET
66'
E. ILLINOIS AVENUE
100'
Sign
Sign
Concrete Apron
Concrete Apron
Concrete
Bituminous Pavement
Bituminous Pavement
Bituminous Pavement
1 Story Brick & Metal Clad Building

DEMOLITION LEGEND

- BUILDING REMOVAL
- PAVEMENT REMOVAL
- GRAVEL REMOVAL
- CONCRETE REMOVAL
- UTILITY REMOVAL
- ABANDON UTILITY
- CURB REMOVAL
- FENCE REMOVAL
- MISCELLANEOUS REMOVAL
- SAW CUT
- TREE REMOVAL
- TREE PROTECTION

NORTH
10 0 20
Scale: 1" = 20'

No.	Date	Revision
1	09.06.2023	Revised Site Plan

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DEMOLITION PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 05.17.2023
Project No. 23-011
Sheet C3.0/C7

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

Pt Lot 4

Pt Lot 22

1 Story Brick & Metal Clad Building
734 S. Vermont Street

Wood Fence
Gate
Concrete
FF=737.40
Bldg. Overhang
FF=737.27
66'
Concrete Apron
Concrete Wall
S 89° 38' 53" E 349.64'
Trash Enclosure
1.2'
1.1'
18.7'
11.5'
12'
R6.5'
R39.3'
R2'
R14.5'
Existing Striping
10.6'
9'
10.4'
R7.5'
58.10'
Bituminous Pavement
Sealcoat and Restripe Existing Parking Lot Area
20'
9'
9'
9'
9'
9'
9'
9'
Conc.
29.85'
261.66'
FF=739.83
FF=739.85
FF=739.08
FF=739.10
FF=739.08
FF=739.78
FF=739.72
TF=739.72
TF=739.73
FF=739.80
8.10'
0.65'
8.09'
Bldg. Overhang
12'
7.4'
6" Barrier Curb
LOT 21
Area =87,313 S.F.
= 2.00443 AC.
1 Story Brick Building
746 S. Vermont Street
N 00° 02' 50" E 250.07'
S 00° 14' 43" W 250.00'
S. VERMONT STREET
Bituminous Pavement
TF=739.64
32
30' B.S.L.
15'
24'
21.9'
20
FF=739.76
Bldg Height
FF=739.74
TF=739.74
Sign
30.13'
9.7'
R1.5'
R20.5'
15.8'
R11.5'
R26.7'
R3.5'
3" Barrier Curb/ Sidewalk
R27'
R26'
R2.5'
Depressed Curb
50' B.S.L.
Trans Terminal Pad
261.66'
9'
19.1'
9'
9'
50.05'
Concrete
Sign
28'
B-B
69.99'
R19.5'
6" Barrier Curb
R27.5'
R28.5'
R11.5'
66'
N 89° 39' 31" W 348.78'
25'
B-B
Concrete Walk
Bituminous Apron
Concrete Apron
Inv 733.60
R11.5'
R11.5'
Install Depressed Curb through New Entrance
Replace Existing Depressed Curb at Old Entrance with B-6.12 Curb
Bituminous Pavement
100'
E. ILLINOIS AVENUE
100'

PAVING LEGEND

Standard Pavement
- 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19.0, N50
- 12" Aggregate Base Course, Type B, CA-6, Crushed
- Compacted Sub-Grade

Heavy Duty Concrete Pavement
- 8" PCC Pavement (Class PV) with 6" x 6" #6 Rigid Wire Mesh
- 4" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

Concrete Sidewalk
-5" Portland Cement Concrete
-4" CA-6 Crushed Aggregate Base Course

DIMENSION LEGEND

B-B	Back of Curb to Back of Curb
F-F	Face of Curb to Face of Curb
E-E	Edge of Pavement to Edge of Pavement

NOTES:

1. All dimensions are back of curb, face of wall and face of building unless otherwise noted.

MWRD VOLUME CONTROL REQUIREMENTS

Proposed Development Impervious Area:	13,300 s.f.
Rainfall Storage per Impervious Area:	0.083 ft
Required Volume Control Storage:	1,104 c.f.

Proposed Storage within CMP with exfiltration joints,
Proposed System Storage Volume = 1,122 c.f.

NORTH
10 0 20
Scale: 1" = 20'

No.	Date	Revision
1	09.06.2023	Revised Site Plan

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Illinois Professional Design Firm License No.: 184-003152
www.haegerengineering.com

GEOMETRY & PAVING PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager:	M L A
Engineer:	M L A
Date:	05.17.2023
Project No.	23-011
Sheet	C4.0 / C7

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

Pt Lot 22

Pt Lot 4

1 Story Brick & Metal Clad Building
734 S. Vermont Street

1 Story Brick Building
746 S. Vermont Street

S. VERMONT STREET

E. ILLINOIS AVENUE

66'

100'

Gate

Wood Fence

Concrete Wall

Concrete Apron

Bituminous Pavement

Bituminous Apron

Concrete Walk

Transformer Pad

Sign

Bldg Overhang

Depress Curb for Drainage

50' B.S.L.

30' B.S.L.

Ex Stm MH
Rim 741.51
Inv 734.61 (S,W)

Ex CB
Gr 740.58

Ex CB
Gr 737.99
Inv 733.89 8" RCP (E)

Ex CB
Gr 737.90
Inv 734.80 8" RCP (W)
Inv 734.80 10" RCP (E)

Ex CB
Gr 736.50
Inv 735.10 4" DIP (E)

Ex Stm MH
Rim 734.66
Inv 734.10 8" PVC (E)
Inv 734.09 6" PVC (W)

Ex Inlet
Rim 736.49
Inv 734.09 6" PVC (W)

Ex Stm MH
Rim 737.28
Inv 732.98 8" PVC (W)
Inv 732.98 12" RCP (E)

Ex Stm MH
Rim 738.40
Inv 725.95 10" (N)
Inv 725.95 10" (S)

Ex Valve Box
Rim 739.12

Ex Hydrant
FG 738.40

Ex Valve Vault
Rim 738.72
T/P 733.02 (E,W)

Ex Valve Vault
Rim 738.58
T/P 733.88 (E,W)

Ex Valve Box
Rim 738.24

Ex Hydrant
Rim 738.11

Ex Valve Vault
Rim 737.91

Ex Stm MH
Rim 738.28
Inv 734.18 12" DIP (S)
Inv 733.58 12" RCP (E)

Ex Inlet
Rim 737.15
Inv 734.05 12" RCP (N,S)

Ex Stm MH
Rim 737.77
Inv 733.07 12" RCP (N,S)
Inv 733.07 24" RCP (W)

Ex Stm MH
Rim 738.61

Ex Stm MH
Rim 738.29
Inv 733.49 (E,W)
No Visible Pipes.

Ex CB
Gr 737.32
Inv 734.72 12" RCP (N)

Ex Stm MH
Rim 741.63
Inv 734.63 12" RCP (N,S)
Inv 734.63 24" RCP (W)

Ex Stm MH
Rim 738.30
Inv 733.95 18" DIP (S)
Inv 734.40 18" RCP (N)

P 739.50
P 739.70 (Ex)
C 739.75
P 739.25
P 739.45 (Ex)
CB A
Gr 738.80
C 739.90
P 739.40
C 739.50
P 739.00
C 739.75
P 739.25
C 740.15
P 739.65
P 739.73 (Ex)
C 739.65
P 739.15
C 739.00
P 738.50
C 739.65
P 739.15
C 738.55
P 738.05
CB A
Gr 738.00
C 739.65
P 739.15
C 738.30
P 737.80
C 739.65
P 739.15
C 739.65
P 739.15
C 738.15
P 737.65
C 739.65
P 739.15
CB A
Gr 737.50
C 739.30
P 738.80
C 739.65
P 739.15
C 738.55
P 738.05
C 738.50
P 738.00
C 739.60
P 739.35
C 739.40
P 739.15
C 739.55
P 739.30
C 739.75
P 739.50
C 739.20
P 739.20
C 739.15
P 739.15
C 739.20
P 738.70
CB A
Gr 738.25
C 738.40
P 737.90
C 739.00
P 738.50
C 739.20
P 738.70
C 739.10
P 738.60
C 739.00
P 738.50
MH OCS
Rim 739.00
CB A
Gr 738.00
C 738.65
P 738.15
C 738.85
P 738.35
C 738.60
P 738.00
C 738.75
P 738.25
C 738.25
G 737.75
C 738.50
G 738.00

FF=737.40
Bldg. Overhang
FF=737.27
FF=739.83
FF=739.85
FF=739.08
FF=739.10
FF=739.08
FF=739.78
FF=739.72
TF=739.72
TF=739.73
FF=739.80
TF739.64
FF=739.76
Bldg. Height
FF=739.74
TF=739.74

281.66'
261.56'

C 736.77
D 736.65
P 736.68
C 736.96
D 736.96
P 736.98
C 737.26
C 737.41
D 737.20
P 737.26
C 737.72
P 737.58
C 738.25
D 737.98
P 737.73
C 738.52
D 738.29
P 738.39
C 738.81
C 737.19

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

NORTH
10 0 20
Scale: 1" = 20'

No.	Date	Revision
1	09.06.2023	Revised Site Plan

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GRADING & EROSION CONTROL PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- EROSION CONTROL / SILT FENCE
- CONCRETE WASHOUT
- INLET PROTECTION

Project Manager:	M L A
Engineer:	M L A
Date:	05.17.2023
Project No.	23-011
Sheet	C5.0 / C7

Plot Date: Sep 06, 2023 - 12:31pm Plotted By: mike-a
File Name: P:\2023\23011\Drawings\Final Engineering\23011-Final Engineering.dwg

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

Pt Lot 22

1 Story Brick & Metal Clad Building
734 S. Vermont Street

Pt Lot 4

1 Story Brick Building
746 S. Vermont Street

S. VERMONT STREET

E. ILLINOIS AVENUE

66'

100'

CB A
Gr 738.80
Inv 733.75

70' - 36" CMP with Exfiltration Joints (Volume Control)

CB A
Gr 738.00
Inv 734.50

87' - 36" CMP with Exfiltration Joints (Volume Control)

CB A
Gr 737.50
Inv 733.15 (CMP)
Inv 734.40 (RCP)

50' - 12" RCP @ 1.0%

CB A
Gr 738.25
Inv 733.90

5' - 12" PVC C-900 @ 1.0%

23' - 12" RCP @ 1.0%

MH OCS
Rim 739.00
Inv 733.85

CB A
Gr 738.00
Inv 734.08

49'-12" PVC C-900 @ 0.5%

Inv 733.60

Ex Stm MH
Rim 741.51
Inv 734.61 (S,W)

Ex CB
Gr 740.58

Wood Fence

Gate

Concrete

FF=737.40

Bldg. Overhang

FF=737.27

Ex CB
Gr 736.50
Inv 735.10 4" DIP (E)

Concrete Wall

Concrete Apron

Ex Stm MH
Rim 737.63
Inv 734.70 8" PVC (E)

Ex CB
Gr 737.99
Inv 733.89 8" RCP (E)

Ex CB
Gr 737.90
Inv 734.80 8" RCP (W)
Inv 734.80 10" RCP (E)

Bituminous Pavement

FF=739.83
FF=739.85
FF=739.08
FF=739.10
FF=739.08
FF=739.78
261.66
FF=739.72
TF=739.72
TF=739.73
FF=739.80

Ex Stm MH
Rim 738.98
Inv 732.98 8" PVC (W)
Inv 732.98 12" RCP (E)

Bldg. Overhang

TF=739.64

Ex San MH
Rim 738.78
Inv 724.98 8" (E)

30' B.S.L.

Ex Stm MH
Rim 738.28
Inv 734.18 12" DIP (S)
Inv 733.58 12" RCP (E)

Ex Inlet
Rim 737.15
Inv 734.05 12" RCP (N,S)

Ex Stm MH
Rim 737.77
Inv 733.07 12" RCP (N,S)
Inv 733.07 24" RCP (W)

Ex CB
Gr 737.32
Inv 734.72 12" RCP (N)

FF=739.76
Bldg. Height

261.96

FF=739.76
TF=739.74
FF=739.74
TF=739.74

Transformer Pad

Sign

Ex Valve Box
Rim 739.12

Ex Hydrant
FG 738.40

Ex Valve Box
Rim 738.58
T/P 733.88 (E,W)

Ex Valve Vault
Rim 738.72
T/P 733.02 (E,W)

Ex Valve Vault
Rim 737.91
T/P 732.58 (S,E,W)

Ex Hydrant
FG 738.11

Ex Valve Box
Rim 738.10

Ex CB
Gr 738.10
Inv 733.95 18" DIP (S)
Inv 734.00 18" RCP (N)

Ex Stm MH
Rim 738.24
Inv 734.21 18" RCP (N,S)
Inv 736.21 12" RCP (W)

Ex Stm MH
Rim 738.61

Ex Stm MH
Rim 738.29
Inv 733.49 (E,W)
No Visible Pipes.

Concrete Walk

Bituminous Apron

Concrete Apron

Bituminous Pavement

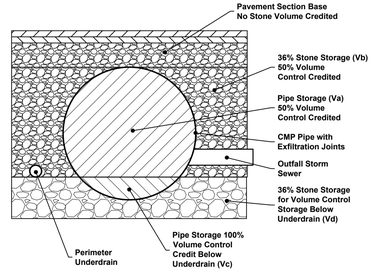
Transformer Pad

Sign

MWRD VOLUME CONTROL REQUIREMENTS

Proposed Development Impervious Area: 13,300 s.f.
Rainfall Storage per Impervious Area: 0.083 ft
Required Volume Control Storage: 1,104 c.f.

Proposed Storage within CMP with exfiltration joints,
Proposed System Storage Volume = 1,122 c.f.



CMP VOLUME CONTROL

NORTH
10 0 20
Scale: 1" = 20'

No.	Revision	Date
1	Revised Site Plan	09.06.2023

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UTILITY PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 05.17.2023
Project No. 23-011
Sheet C6.0/C7

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

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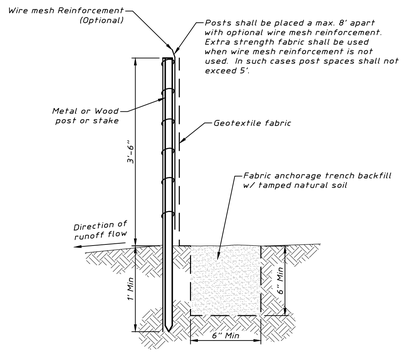
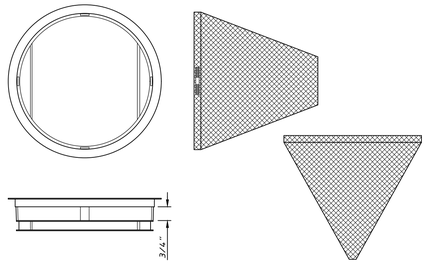
Plot Date: Sep 06, 2023 - 12:31pm Plotted By: mike-o
File Name: P:\2023\23011\Drawings\Final Engineering\23011-Final Engineering.dwg



NOTES: Depending upon configuration, attach fabric to wire mesh w/ hog rings, steel posts w/ tie wires, wood posts w/ nails.

SILT FENCE

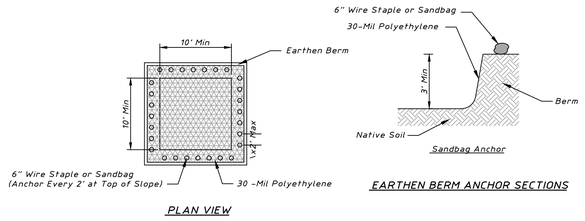


GENERAL NOTES:

FRAME: Top flange fabricated from 1-1/4"x1-1/4"x1/8" angle. Base rim fabricated from 1-1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1-1/4"x1/4" flat stock. All domestic steel conforming to ASTM-A36.

SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock. All storm structures must have either a curb silt basket cath-all or an inlet silt basket cath-all inserted prior to construction.

INLET SILT BASKET CATCH-ALL

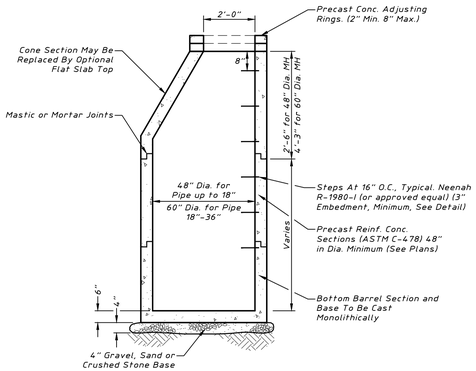


PLAN VIEW

EARTHEN BERM ANCHOR SECTIONS

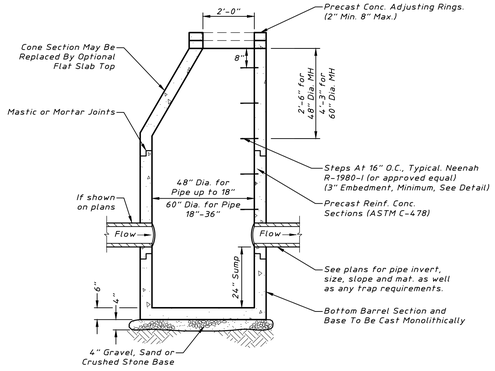
SUBGRADE ANCHOR SECTIONS

CONCRETE WASHOUT - EARTHEN



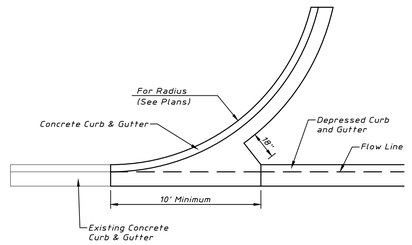
For shallow manholes, the cone shall be replaced with an 8" precast concrete slab.

STORM SEWER MANHOLE

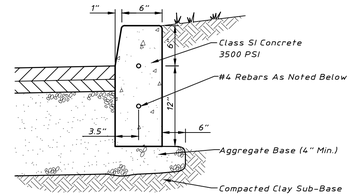


Backfill: Same material and procedure as adjacent piping.

CATCH BASIN - TYPE A



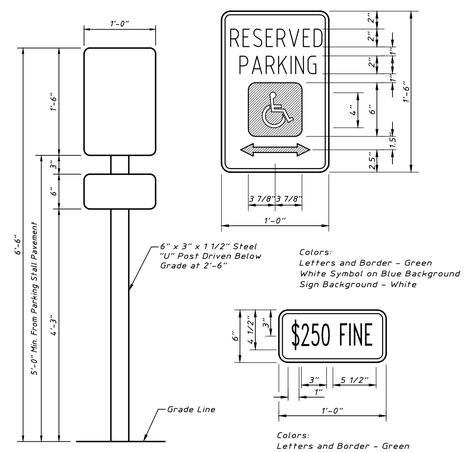
TYPICAL ENTRANCE



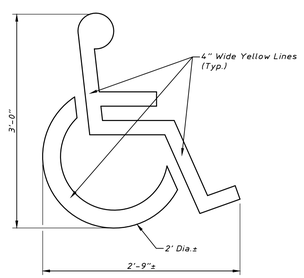
Notes:

1. Use two #4 rebars for 10 feet on either side of all utility trenches.
2. A 1" expansion joint shall be installed at all points of curvature for short radius (under 45°) curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed expansion joint filler conforming to the curb & gutter cross section and shall be provided with two, 1-1/4"Ø, 18" long coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provides a minimum of 1" expansion.
3. Maximum contraction (control) joint spacing shall be 20'.

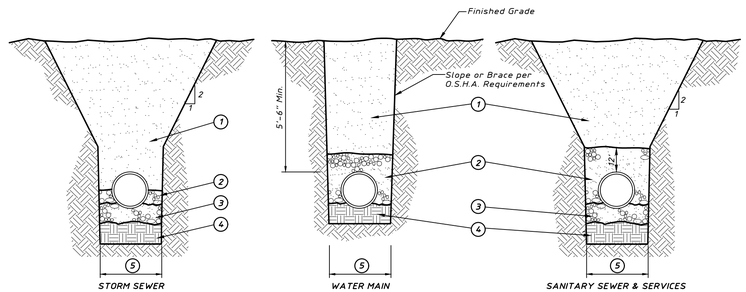
TYPE B - 6" BARRIER CURB



HANDICAP PARKING SIGN



HANDICAPPED PARKING STALL



1. 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.
2. 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 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.
3. 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"
4. Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4") and replaced with suitable material and compacted.
5. 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:

1. PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2321 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.
2. All CA 6, CA 11 and CA13 to be IDOT approved.
3. 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 - MWRD COMPLIANT

No.	Date	Revision
–	09.06.2023	Revised Site Plan

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consulting engineers • land surveyors
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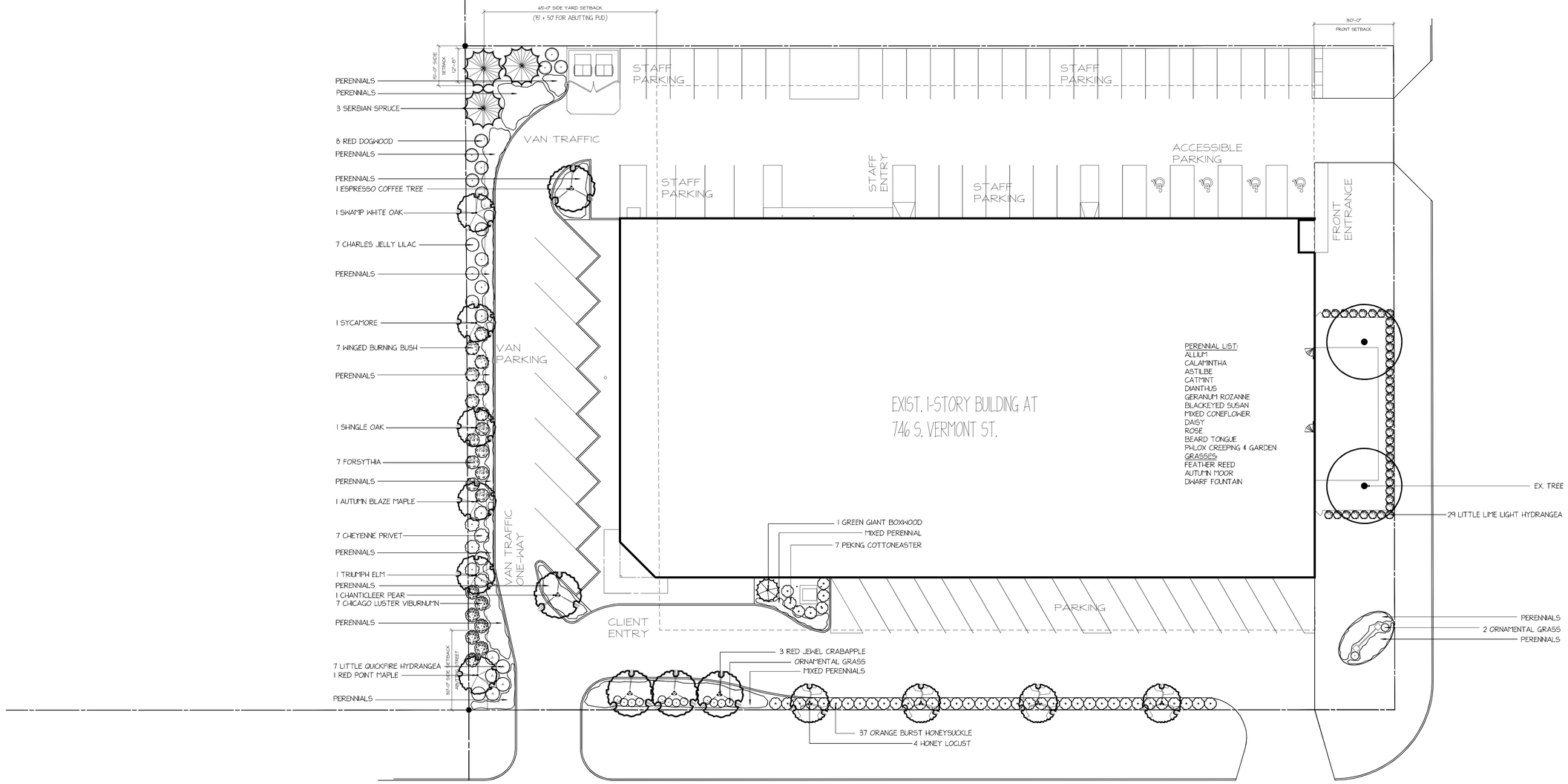
TYPICAL DETAILS

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager:	M L A
Engineer:	M L A
Date:	05.17.2023
Project No.	23-011
Sheet	C7.0/C7

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Plot Date: Sep 06, 2023 - 12:31pm Plotted By: mike-a
File Name: P:\2023\23011\Drawings\Final Engineering\23011-Final Engineering.dwg



DOERING LANDSCAPE COMPANY
22345 Kelsey Road - Barrington, Illinois Ph: 847-381-5115 Email: info@doeringlandscape.com

THIS LANDSCAPE PLAN IS PROPERTY OF DOERING LANDSCAPE COMPANY. WRITTEN PERMISSION MUST BE OBTAINED PRIOR TO THE USE OF THIS PLAN OR DISCLOSURE TO A THIRD PARTY. DOERING LANDSCAPE COMPANY HEREBY RESERVES THIS LANDSCAPE PLAN, IN ACCORDANCE WITH ALL COMMON AND STATUTORY COPYRIGHT LAWS AND OTHER PROPERTY RIGHTS. DOERING LANDSCAPE COMPANY ACCEPTS NO LIABILITY SHOULD THIS PLAN BE USED BY A THIRD PARTY.

CLEARBROOK
746 S. VERMONT ST.

REVISION:

SCALE: 1"=20'-0"
DATE: 8-28-23
DRAWN BY: JM
DESIGN BY: TK

N
0 10 20 30 40
SCALE IN FEET

Attachment: EXHIBIT - Architectural, Engineering, and Landscaping (page 15) Plans (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

ORDINANCE NO._____

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

WHEREAS, the Mayor and Village Council of the Village of Palatine have determined that the public interest will be subserved by vacating the east 7 feet of right-of-way east of the east line of the southwest ¼ of the southwest ¼ of section 83-42-10 and previously intended to be vacated through Village of Palatine Ordinance #O-80-03, in conjunction with the 2023 Special Use for 746 S. Vermont Street, subject to the terms and conditions contained herein.

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 authority, that:

SECTION 1: The Vacating of the east 7 feet right-of-way east of the east line of the southwest ¼ of the southwest ¼ of section 83-42-10 and previously intended to be vacated through Village of Palatine Ordinance #O-80-03, in conjunction with the Special Use for 746 S. Vermont Street, the vacated portion legally described as follows:

> **THAT PORTION OF THE UNIMPROVED CALIFORNIA STREET RIGHT-OF-WAY BEING A 7-FOOT STRIP HERETOFORE DEDICATED PER KLEFSTAD'S PALATINE INDUSTRIAL PARK DOCUMENT NO. 19 478 927. SAID STRIP BOUNDED ON THE SOUTH BY THE NORTH LINE OF ILLINOIS AVENUE AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF THAT PART OF CALIFORNIA STREET PREVIOUSLY VACATED PER DOCUMENT NO. 001 017 7877, ALL IN COOK COUNTY, ILLINOIS**

and the same is hereby vacated in accordance with the Plat of Vacation, attached hereto as an Exhibit and made a part hereof. The Plat of Vacation shall be submitted

Attachment: ORD VAC (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

on Mylar and shall be subject to the following conditions:

1. **The Plat of Vacation shall by submitted with all required signatures and shall be revised in a manner acceptable to the Village Engineer.**

2. **The final Village Access and Utility Easement language will be revised in a manner acceptable to the Village Attorney and Director of Public Works.**

3. **A Plat of Consolidation incorporating the vacation of the 7-foot strip into the 746 S. Vermont Street property shall be submitted in a manner acceptable to the Village Engineer and Village Attorney.**

SECTION 2: That upon passage of this ordinance, a copy hereof be filed with the Recorder of Deed of Cook County, Illinois, in accordance with the statutes in such case made and provided.

SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect upon 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

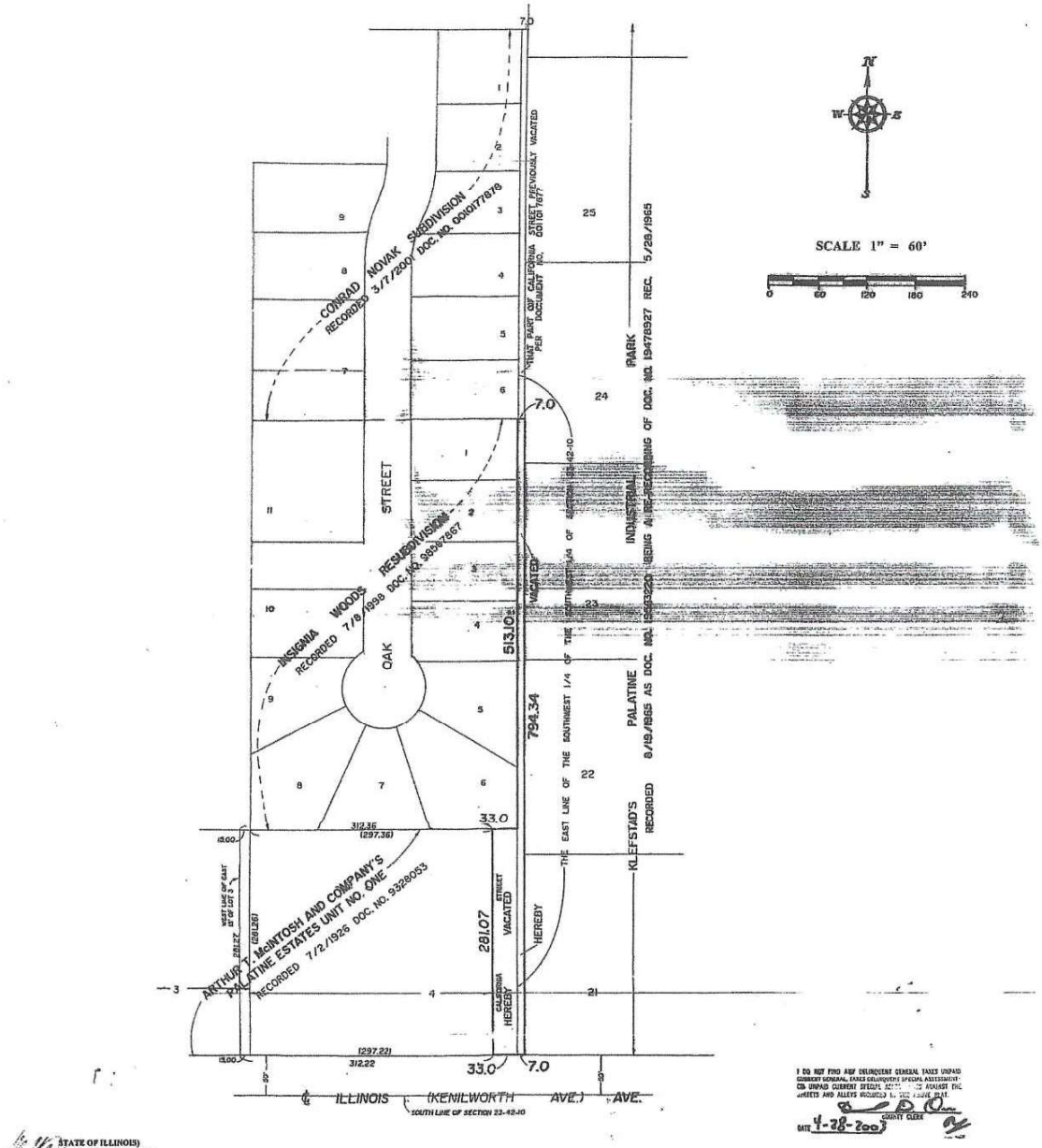
Attachment: ORD VAC (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

O-80-03

PLAT OF VACATION

OF

THAT PART OF THE WEST 33 FT. OF CALIFORNIA STREET LYING SOUTH OF THE NORTH LINE AND IT'S EASTERLY EXTENSION, SAID LINE ALSO BEING THE SOUTH LINE OF INSIGNIA WOODS RESUBDIVISION PER DOCUMENT NO. 98 587 561 AND LYING NORTH OF THE SOUTH LINE AND IT'S EASTERLY EXTENSION, AND ADJOINING THE EAST LINE OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT: THE EAST 15 FEET OF LOT 3, AND ALL OF LOT 4 IN BLOCK 8 IN ARTHUR T. Mc INTOSH AND COMPANY'S PALATINE ESTATES, UNIT NO. ONE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
AND ALSO; THAT PART OF CALIFORNIA STREET, BEING A 7 FT. STRIP HERETOFORE DEDICATED PER KLEFSTAD'S PALATINE INDUSTRIAL PARK DOCUMENT NO. 19 478 927, SAID STRIP BOUNDED ON THE SOUTH BY THE NORTH LINE OF ILLINOIS AVENUE AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF THAT PART OF CALIFORNIA STREET PREVIOUSLY VACATED PER DOCUMENT NO. 601 017 7877, ALL IN COOK COUNTY, ILLINOIS.



I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL, TAXES DELINQUENT SPECIAL ASSESSMENT, OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE LANDS AND ALLEYS INCLUDED IN THIS PLAT.

COUNTY CLERK

DATE 4-28-2003

STATE OF ILLINOIS)
COUNTY OF COOK) S.S

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS 7TH DAY OF APRIL, A.D., 2003.

BY: Donald A. Wilson
MAYOR PRO-TEM

ATTEST: Margaret Dunn
VILLAGE CLERK

PERMANENT INDEX NUMBER OF ADJOINING PROPERTY:

02-23-312-005	02-23-312-009	02-23-312-014	02-23-312-015
02-23-312-016	02-23-312-017	02-23-312-018	02-23-312-019
02-23-308-011	02-23-308-013	02-23-308-015	02-23-308-016
02-23-308-017	02-23-308-019	02-23-308-020	

PLAT RECORDED BY: NAME: Louis Ravieen
FIRM/ENTITY: Village of Palatine
ADDRESS: 200 E Wood St.
Palatine IL 60067
PHONE: (847) 359-9057

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

I, BARBARA C. MURRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ANNEXED PLAT FOR THE PURPOSES SHOWN HEREON.

PALATINE, ILLINOIS, MARCH 11, 2003, A.D.

BARBARA C. MURRY P.L.S. #529
Illinois Professional Land Surveyor No. 35-003529
License Renewal Date: November 30, 2004

MURRY AND MOODY, LTD.
Land Surveyors
Illinois Professional Land Surveying Firm Corporation License No. 184.003549
939 S. Plum Grove Road Suite 101 Palatine, Illinois 60067
Phone (847) 358-5960

Attachment: EXHIBIT - Plat of Vacation 7-foot strip (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Attachment: VOP - Previous California Street ROW vacation 2003 - VAC ORD - #O-80-03 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

ORDINANCE NO. O-80-03

ORDINANCE VACATING PORTIONS OF THE UNIMPROVED CALIFORNIA STREET ROW

Published in pamphlet form by authority of the Mayor and Village Council of the Village of Palatine On April 7, 2003

Attachment: VOP - Previous California Street ROW vacation 2003 - VAC ORD - #O-80-03 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

ORDINANCE NO. 0-80-03

AN ORDINANCE VACATING
PORTIONS OF THE UNIMPROVED CALIFORNIA STREET RIGHT-OF-WAY

WHEREAS, the Mayor and Village Council of the Village of Palatine have determined that the public interest will be subserved by vacating portions of the California Street right-of-way, subject to the terms and conditions contained herein;

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 authority, that:

SECTION 1: Portions of the California Street right-of-way, legally described as follows:

> **That part of the West 33 feet of California Street lying South of the North line and it's Easterly extension, and lying North of the South line and it's Easterly extension, and adjoining the West line of the following described property taken as a tract: The East 15 feet of Lot 3, and all of Lot 4 in Block 8 in Arthur T. McIntosh and Company's Palatine Estates, Unit No. One, being a subdivision of the Southeast quarter of the Southeast quarter of Section 22, and the Southwest quarter of the Southwest quarter of Section 23, all in Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois**

commonly known as portions of unimproved California Street, north of Illinois Avenue.

be and the same is hereby vacated in accordance with the Plat of Vacation, attached hereto as Exhibit "A" and made a part hereof.

SECTION 2: That upon passage of this ordinance, a copy hereof be filed with the Recorder of Deed of Cook County, Illinois, in accordance with the statutes in such case made and provided.

SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect upon its passage and approval as provided by law.

PASSED: This 7th day of April, 2003.

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

APPROVED by me this 7th day of April, 2003.

Pro-Tem Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

7th day of April, 2003

Village Clerk

Attachment: VOP - Previous California Street ROW vacation 2003 - VAC ORD - #O-80-03 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

MEMORANDUM

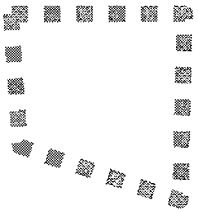
April 8, 2003

TO: L. Clements

FROM: C. Stilling

SUBJECT: Plat of Vacation for California Street

Attached please find the original plat of vacation for California Street. All the required signatures and documents have been received. Please record at your earliest convenience.



Attachment: VOP - Previous California Street ROW vacation 2003 - VAC ORD - #O-80-03 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ECONOMIC DEV. **DATE:** 4/7/03

DESCRIPTION: Consider vacating portions of the unimproved California Street right-of-way

(American Ukrainian Youth Association) District 2

COMMITTEE ACTION: **DATE:**

BACKGROUND: The subject site is a 40' unimproved portion of California Street located north of Illinois Avenue. The owners to the west wish to have 33' of the right-of-way vacated to them. The east 7' would also be vacated. This would go to the properties to the east. Therefore they are requesting:

A vacation of the unimproved California Street right-of-way

KEY ISSUES:

- The existing right-of-way is 40' wide and unimproved. The Village has no plans of constructing a street or public sidewalk.
- The landowners to the west wish to have the west 33' vacated to them. The east 7' would also be vacated and go to the existing property owners to the east.
- The petitioners have indicated that they would like to the right-of-way vacated so they can expand their playground.
- There are some existing utilities located within this right-of-way. All the necessary easements have been provided.
- **A letter was sent to each of the property owners to the east notifying them of the street vacation.**

ALTERNATIVES:

1. Recommend approval of the Street Vacation.
2. Do not recommend approval of the Street Vacation

RECOMMENDATION:

Public Hearing:	2/4/03 Plan Commission Meeting
Residents Testifying:	1
Concerns:	Removal of trees.
Vote:	Unanimous approval, subject to the conditions in the attached Ordinance. Staff concurs with this recommendation.

ACTION REQUIRED: Motion to recommend approval vacating portions of the unimproved California Street right-of-way.

Attachment: VOP - Previous California Street ROW vacation 2003 - VAC ORD - #O-80-03 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Area Map
Unimproved California Street ROW

Attachment: VOP - Previous California Street ROW vacation 2003 - VAC ORD - #O-80-03 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

PLAN COMMISSION
Tuesday, February 4, 2003

Present: Dennis Dwyer, Alan Miller, Teri Williams, Sally Sinacore, Conrad Hansen, Russ Smith, Bill Laymon, Andy McPherson, Planning and Zoning Administrator Chris Stilling.
Absent: Bob Greenlees, Greg Kolar, Bruce Terry.

The minutes of the January 7, 2003, meeting were approved as distributed.

Report of Public Hearing –Docket P-03-9 – California Street Vacations
The notice of public hearing was read by the chairman. The petitioner in Docket P-03-9, American Ukrainian Youth Association, seeks vacation of portions of the unimproved California Street right-of-way, north of Illinois ave.

The following petitioner's exhibits were introduced:
1. Petition for Hearing
2. Plat of Vacation

Roman Holowka, representing the American Ukrainian Youth Association, was sworn in. He said his group has been located in Palatine for 35 years. They seek to have 33 feet of unimproved California street vacated to expand their play area. He said his is the last request for vacation of California street in this area. He said the Association will remove dead trees. The rest will be left in a natural state for the children to play in.

Chris Stilling was sworn in. He said the subject site is 40 feet wide. Owners to the west wish to have 33 feet dedicated to them, he said, noting that the east 7 feet would remain. Therefore, the American Ukrainian Youth Association is seeking a vacation.

Stilling said the village has no plans to build a street or public sidewalk. He noted that all necessary easements for utilities located within this right-of-way have been provided.

Staff Recommendation
Staff recommends approval of the vacation subject to the following condition:

The vacation shall substantially conform to the plat of vacation by Murray and Moody dated 12/5/02, except as such plans may be changed to conform to Village Codes and Ordinances.

Holowka said he is able to comply with the staff condition.

The public hearing was closed at 8:10 p.m.

RECOMMENDATION
Smith moved, Laymon seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Docket P-03-9, American Ukrainian Youth Association, who seeks vacation of portions of the unimproved California Street right-of-way, north of Illinois ave.

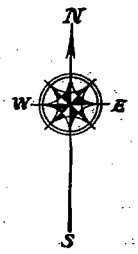
Unanimously carried.

Attachment: VOP - Previous California Street ROW vacation 2003 - VAC ORD - #O-80-03 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

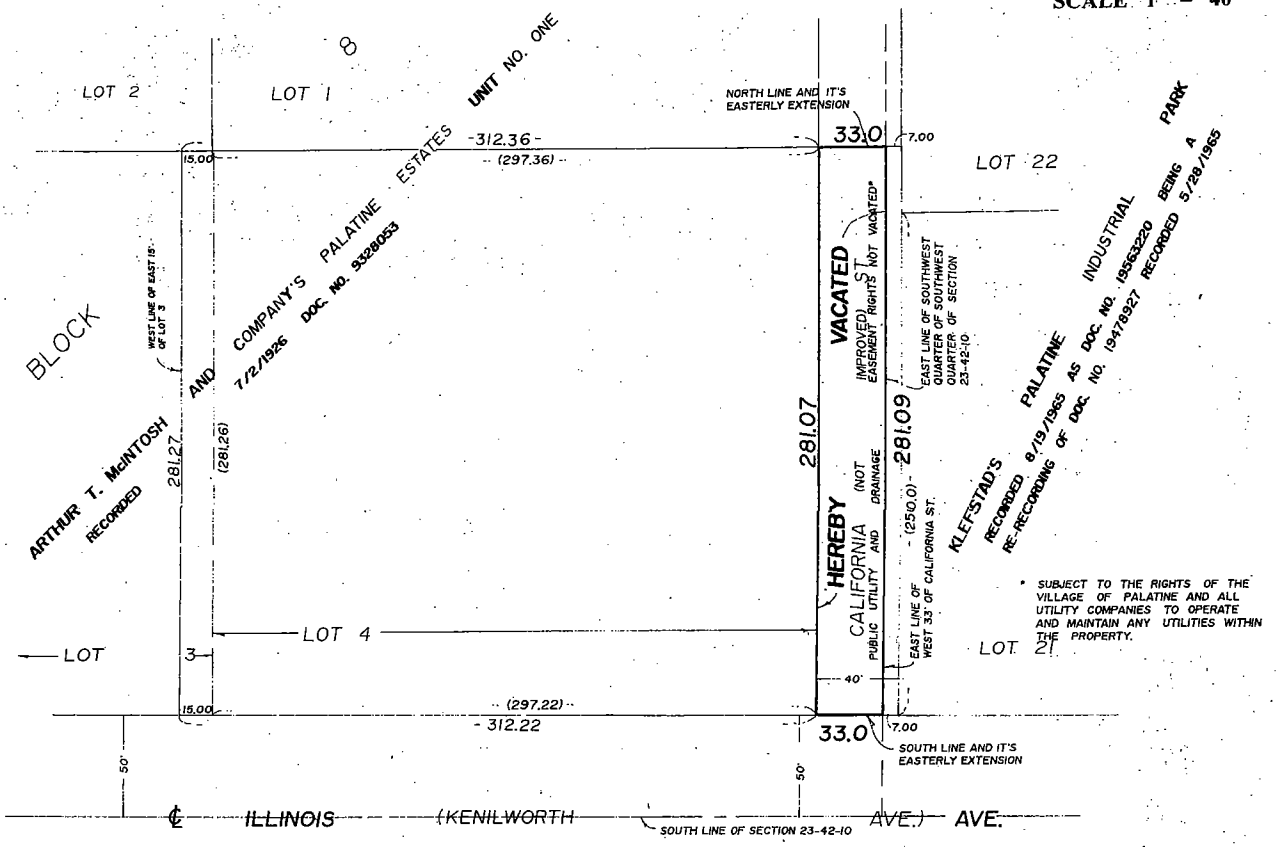
PLAT OF VACATION

OF

THAT PART OF THE WEST 33' OF CALIFORNIA STREET LYING SOUTH OF THE NORTH LINE AND IT'S EASTERLY EXTENSION, AND LYING NORTH OF THE SOUTH LINE AND IT'S EASTERLY EXTENSION, AND ADJOINING THE WEST LINE OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT: THE EAST 15 FEET OF LOT 3, AND ALL OF LOT 4 IN BLOCK 8 IN ARTHUR T. Mc INTOSH AND COMPANY'S PALATINE ESTATES, UNIT NO. ONE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 40'



* SUBJECT TO THE RIGHTS OF THE VILLAGE OF PALATINE AND ALL UTILITY COMPANIES TO OPERATE AND MAINTAIN ANY UTILITIES WITHIN THE PROPERTY.

STATE OF ILLINOIS)
COUNTY OF COOK) S.S

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., ____.

BY:_____ ATTEST:_____
MAYOR VILLAGE CLERK

PERMANENT INDEX NUMBER OF ADJOINING PROPERTY:

PIN 02-23-312-005
02-23-312-009

PLAT RECORDED BY: NAME: _____
FIRM/ENTITY: _____
ADDRESS: _____
_____
PHONE: _____

PREPARED FOR MYRON LUSZCZAK
ORDER NO. 02-200

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

I, JAMES C. COLBOURNE II, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ANNEXED PLAT FOR THE PURPOSES SHOWN HEREON.

PALATINE, ILLINOIS, DECEMBER 5, 2002 A.D.

James C. Colbourne II
JAMES C. COLBOURNE II, P.L.S. 3270
Illinois Professional Land Surveyor No. 35-003270
License Renewal Date: November 30, 2004
REVISED DECEMBER 26, 2002 TO INCLUDED EASEMENT RIGHTS PROVISION.

MURRY AND MOODY, LTD.
Land Surveyors
Illinois Professional Land Surveying Firm Corporation License No. 184-003845
933 S. Plum Grove Road Suite 101 Palatine, Illinois 60067
Phone: (847) 358-5960

Attachment: VOP - Previous California Street ROW vacation 2003 - VAC ORD - #O-80-03 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

2019 Tax Map

Page 0223E

42-10-23E

© 2019 Cook County, Illinois

Cook County, Illinois
W½ SW¼ Section 23 - 42 - 10
PALATINE

"A"

ARTHUR T MCINTOSH & COMPANY'S PLUM ROAD GROVE DEVELOPMENT, for balance of subdivision see Section 22-42-10. Recorded 05/08/1926 Doc Num 9268589. Dimension Correction Recorded on

Rec. 09/22/1956 Doc. 16678415

"B"

Arthur T McIntosh & Company's Palatine Estates Unit 1, a subdivision of the SE ¼ of the SE ¼ of section 22 and of the SW ¼ of the SW ¼ of section 23-42-10

Rec. 07/02/1926 Doc. 9320853

"C"

NANCY'S SUB, a resub of Lt 12, BLK 2, in A. T. McIntosh & CO's PALATINE ESTATES UNIT #1 (See B).

Rec. 02/02/1977 Doc. 23807520

"D"

KUEHN-HOLTON RESUB. of Lot 1 in Blk. 16 and Lot 15 in Blk. 12 together with vac. Glode Rd. lying adjacent said lots all in Arthur T. McIntosh & Co's Plum Grove Rd. Development (see A). vac. Rec. Oct 5, 1978 Doc. 24658914.

Rec. 11/06/1978 Doc. 24704357

"E"

WALTER'S RESUB. of Lot 1 in Blk. 2 in Arthur T. McIntosh & Co's Palatine Estates, Unit No. 1 (see B).

Rec. 10/05/1978 Doc. 24658915

"F"

SHIRLEY'S RESUB. of Lot 2 (except the S. 200 ft. meas. on the E. line) in Block 1 in A.T. McIntosh and Company's Palatine Estates Unit No. 1 (See B).

Rec. 10/30/1986 Doc. 86509324

"G"

INSIGNIA WOODS RESUB. of part of Lot 4 in Blk. 1 and Lot 1 in Blk. 8 in A. T. McIntosh & Co.'s Palatine Estates Unit No. 1 (See B).

Rec. 07/09/1998 Doc. 98567007

"H"

ASPEN GROVE SUB., a Resub. of Lots 4 to 6, & pt. of Lots 7 to 9 in Blk. 7 in A. T. McIntosh & Co.'s Palatine Estates Unit No. 1 (see B).

Rec. 12/09/1999 Doc. 99148063

"J"

Ryal Estates Sub. of part of Lot 3 in Blk 1 in McIntosh & Co.'s Palatine Estates Unit No. 1 (See "B")

Rec. 08/31/2000 Doc. 00679963

"K"

Bulcan's Sub of part of Lot 1 in Blk. 1 in A T McIntosh & Co.'s Palatine Estates Unit No. 1 (See "B")

Rec. 04/12/2001 Doc. 0010295203

"L"

EVERGREEN RESUBDIVISION, of part of Lots 7 & 8 in Block 7 in Arthur T McIntosh & Company's Palatine Estates Unit # 1 (See "B")

Rec. 05/22/2001 Doc. 0010432811

"M"

CONRAD NOVAK SUBDIVISION, a resub of part of Lots 1 & 4 in Blk 1 in Arthur T. McIntosh & Co.'s Palatine Estates Unit No. 1 (See "B").

Rec. 03/07/2001 Doc. 0010177878

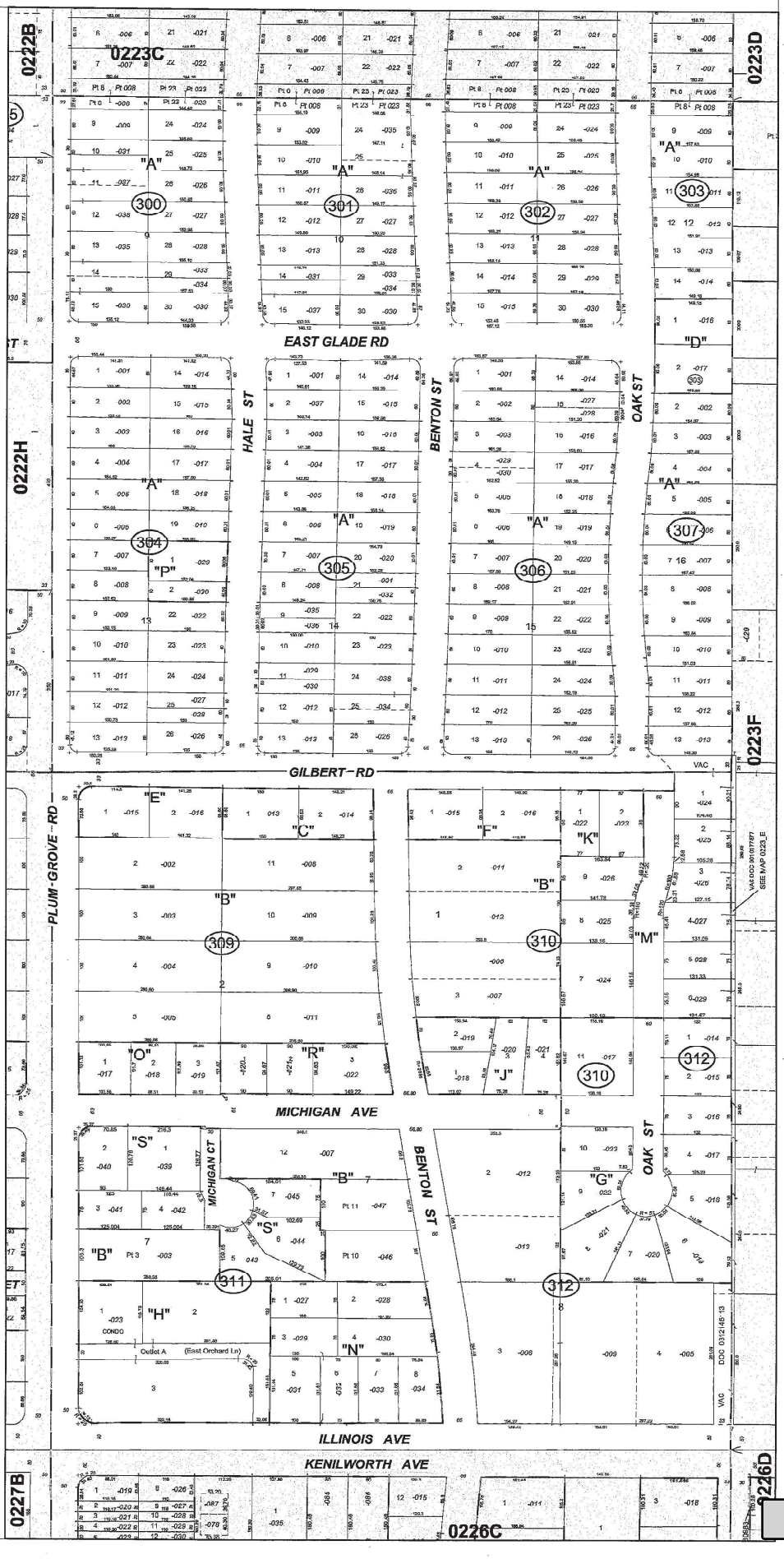
"N"

The Pines Resubdivision of Lots 1 to 3 in Evergreen Resubdivision (See "L"), together with part of Lots 7 to 9 in Block 7 in A.T. McIntosh & Co.'s Palatine Estates Unit No. 1 (See "B")

Rec. 05/03/2002 Doc. 0020508763

"O"

New Haven Grove P.U.D. of Lot 6 and vacated Michigan St (Per Doc 0409132040) in Block 2



Attachment: Sidwell Palatine - 02-23 E (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

REVIEWED 10/10/23 07:00 PM

STAFF REPORT (ID # 8649)

746 S. Vermont Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Robert Flubacker, Clearbrook

PLAN NUMBER: SU-000041-2023

ADDRESS: 746 S. Vermont Street

PROPOSAL:
Special Use to permit an Alternative Education Facility;

Variation to permit a patio in the required front yard;

Variation to permit a dumpster and parking lot to be closer than 5 feet to a lot line;

Variation to permit a allow a property to not provide the required 50-foot-wide buffer zone.

LOCATION:	746 S Vermont St. District 2 (Lamerand)	**CURRENT ZONING:**	M - Manufacturing

SURROUNDING CONDITIONS:

North:	M - Manufacturing
South	R-1 Single Family Residential
East:	M - Manufacturing
West:	Planned Development (Ukrainian Center)

BACKGROUND:
The Petitioners are proposing to alter the existing operations, expand the existing parking lot to the west, which will reduce the existing required buffer area, and add a patio to the east. Therefore, the Petitioner is requesting:

Special Use to permit an Alternative Education Facility;

Variation to permit a patio in the required front yard;

Variation to permit a dumpster and parking lot to be closer than 5 feet to a lot line;

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Variation to permit a allow a property to not provide the required 50-foot-wide buffer zone.

SITE ANALYSIS:

- The Subject Property is within the Manufacturing Zoning District and currently occupied by Clearbrook, however, their underlying operations are changing from its initial light manufacturing component and office use to an alternative education facility and office use.
- Clearbrook is a non-profit organization that works with individuals with intellectual/developmental disabilities. Clearbrook has owned and operated out of this location for many years, and Staff acknowledges its activities and benefits to its clients and the communities served.
- The Subject Property was initially occupied by Ohm Electronics in the 1970's. Clearbrook acquired the former Electronics building in 2000. Regarding Clearbrook's occupancy, the location was considered to be a light manufacturing use, as their operations included such activities. Over time, and as outlined in the business plan, the use has evolved into an alternative education facility and thus requires a Special Use, in conjunction with the parking lot expansion.
- The building will be used for program activities including: cooking, art, healthy living, etc. and CAP/LEAP programs.
    - Hours of Operation:
        - Staff: Monday - Friday 8 AM - 4:30 PM
        - Clients: Monday - Friday 8:30 AM - 3:30 PM
        - Occasionally on weekends
- There will be a total of 64 staff members and 130 and clients.
- The Subject Property is approximately 87,313 square feet or 2 acres. There is a single-story 33,641 square foot building. The Petitioners are proposing to update the building interior, expand the parking and drive-aisle to the west, and add an activity patio along S. Vermont Street. This also requires a variation, as it lies within the zoning front yard and is not identified as a permitted obstruction in the manufacturing district.
- The proposed plans and justification indicate that the addition of the parking lot and drive aisle to the west would improve traffic flow and to allow additional

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

parking to relocate the passenger vans (currently stored on the south side of building along Illinois Avenue) to the west side of the building.

- Per code, a 50-foot landscaping strip is required as Insignia Woods Re-subdivision is located directly northwest. The original improvement plans for the construction of the building included the 50-foot buffer and a 50-foot area exists on the west side of the property. It contains some existing and mature trees within this area. The area of the property to the north would be considered existing nonconforming, nevertheless, parking lot addition to the west requires relief. The proposed parking lot and drive aisle to the west encroaches into the 50-foot landscape strip reducing it to approximately 9 feet.
- The proposed site plan also includes a dumpster set back 0 feet off the north lot line, instead of the minimum required 5 feet and requires another variation.
- The manufacturing district does not contemplate patios as a permitted obstruction. In this instance, the building was constructed with a 30.13-foot setback and the proposed patio (1200 square feet) is setback approximately 5 feet from the front lot line. Therefore, a variation is required.
- The site plan shows a total of 66 parking spaces which is an increase of 1 space from the previous configuration. The parking requirement is not changing a parking variation is not required.
- Per code, a 50-foot landscaping strip is required as Insignia Woods Re-subdivision is located directly northwest.

DEPARTMENTAL REVIEWS:

Community Development/Planning & Zoning	The reduction of the 50-foot buffer area, in order to more efficiently manage the bus parking needs, is not something that Staff can support. Additionally, patios are not permitted obstructions in the manufacturing district and no other properties along the S. Vermont Street corridor have such an improvement, within a required front yard. The proximity to the front property line and the existing manufacturing/truck traffic along S. Vermont Street are not conducive elements for exterior activities on a front yard patio.
Engineering	No Issues Identified
Environmental Health	N/A
Fire Prevention	No Issues Identified
Public Works	N/A
Police	N/A

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

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:
Clearbrook has been at this location for over 20 years. Its' operations have evolved over time and what initially began as a light manufacturing use transitioned to meet its current operational needs. As outlined in the application, state laws have changed how the services at this location would function, and in order to address the clients' needs Clearbrook has transitioned into a use that the Zoning Ordinance would consider as an Alternative Education, thus requiring a Special Use. Staff does not object to the operational changes and recommends approval of the Special Use for Clearbrook.

For their operational needs, the current traffic flow is not efficient with the existing parking lot configuration. The Petitioners are requesting to relocate the van parking, currently along Illinois Avenue, to the west side of the building and to add a drive aisle, which would allow traffic to flow through the site. This addition significantly encroaches into the required 50-foot buffer, which is maintained along the rear yards of the properties on the west side of Vermont Street abutting the adjacent residential district. This is not relief that Staff can support.

Per the proposed site plan, at its narrowest point, the required buffer is reduced to under 10 feet (NOTE - this dimension includes a previously vacated section of unimproved right-of-way, which will be reaffirmed when the Special Uses and Variations are reviewed by the Village Council). The proposed landscaping plans include additional trees and planting to attempt to offset the narrowing of the buffer area. Staff questions if this enough to offset the loss of the buffer area and existing green space in the front yard. Staff acknowledges that the Petitioners have attempted to provide a more workable traffic solution in order to better serve their clients. Ultimately, the proposed reduced buffer area and 0-foot setback variation for the dumpster are more indicative of the established parking, building setbacks and buffer are not envisioning the proposed circulation or design for the use.

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Lastly, regarding the relocation of the existing outdoor area to the proposed patio in the front yard, patios are not contemplated in the Manufacturing district and is both out of character with the industrial corridor of S. Vermont Street. Therefore, Staff recommends denial of the Special Use and Variations. If the Planning and Zoning Commission recommend approval, Staff recommends the following conditions:

1. The Special Use and Variations shall substantially conform to the Site Plan and Business Plan submitted by the Petitioner, Robert Flubacker, Clearbrook, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Plans
- Business Plan
- Public Notice

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

GISConsortium

746 S. Vermont Street

0 200 400 ft

Print Date: 9/22/2023

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: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Robert Flubacker, agent

Business Name (if applicable)

Clearbrook

Subject Property Address

746 S. Vermont Street

Please provide a description of your proposed request:

Current zoning district, M-manufacturing. The facility provides life skills training, occupational training and physical and fine arts activities for developmentally disabled clients throughout the day. Typical day for clients extends from roughly 8:30 am to 3:30 pm.

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 facility serves developmentally disabled clients living in the local area and the surrounding communities, improving the quality of life for their clients as well as their families therefore creating a positive benefit to the public and community.

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

The facility operates in an existing one-story building and is located at an easily accessible location (the northwest intersection of East Illinois Avenue and South Vermont Street.) Clients are driven to and dropped-off at the facility at roughly 8:30 am and then picked-up at roughly 3:30 pm, coinciding within the hours of a typical working day. The office staff may be remain the facility until 5:00 pm or later.

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

Through significant improvements, updates and exterior enhancements the property will increase in value substantially which will remain consistent with other new projects in the neighborhood. The improved property will fit well within the surrounding neighborhood while also lending a uniqueness to the property.

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

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.

No fencing is existing on the property and no new fencing is proposed.

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

VARIATION APPLICATION

VILLAGE OF PALATINE

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

Petitioner Name

Robert Flubacker Architects, Ltd.

Business Name (if applicable)

Clearbrook

Subject Property Address

746 S. Vermont St.

Please provide a description of your proposed request:

1. Request for Special Use to allow vocational, fine art and social skills training for disabled adults within the existing facility at 746 S. Vermont St.

2. Request for zoning variations as follows:
   A. Allow a 24' by 50' patio, for outdoor relaxation, within the 30' front yard setback.
   B. Allow a trash enclosure within the 5' side yard setback on the north side of the property.
   C. Allow driveway and parking within the 50' landscape buffer on the west side of the property (except within the 50' of any residential zoned property.)

Petitioner Justification

Variations 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 the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

1. Facility was originally used for light assembly work allowed within the Manufacturing District. Changes in state laws have made the original use impractical and without the Special Use the owner will most likely need to find an alternative location. This would incur great expense and inconvenience.

2.a. There is limited outdoor space available and the east side is ideal for exterior relaxation, avoiding the hot south and west sun exposure.
2.b. Setting the trash enclosure 5' from the common lot line to the north will make maneuvering a disposal vehicle more difficult and result in a hidden and unused piece of land likely to accumulate debris.
2.c. The north side parking does not allow for vehicle turn around space. Numerous vehicular accidents occur there. The proposed drive and parking on the west side will:
   1. Mitigate and/or eliminate the awkward vehicle maneuvering that currently occurs.
   2. Provide a fire lane on all sides of the facility.
   3. Move the large van parking from the Illinois Street frontage to the side yard enhancing the appearance of the facility.
   4. Provide more convenient drop-off and pick-up operations for both staff and public vehicles.

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

That the plight of the owner is due to unique circumstances:

1. The facility was designed and built for a previous owner, therefore the configuration was created by a previous occupant.
2. The use of the current facility by the owner has changed due to changes in State laws and industry evolutions out of the control of the owner.
3. The application of the 50' landscape buffer I believe is not applicable in this circumstance as there is no "common" lot line with residential zoning.

That the Variation, if granted, will not alter the essential character of the locality:

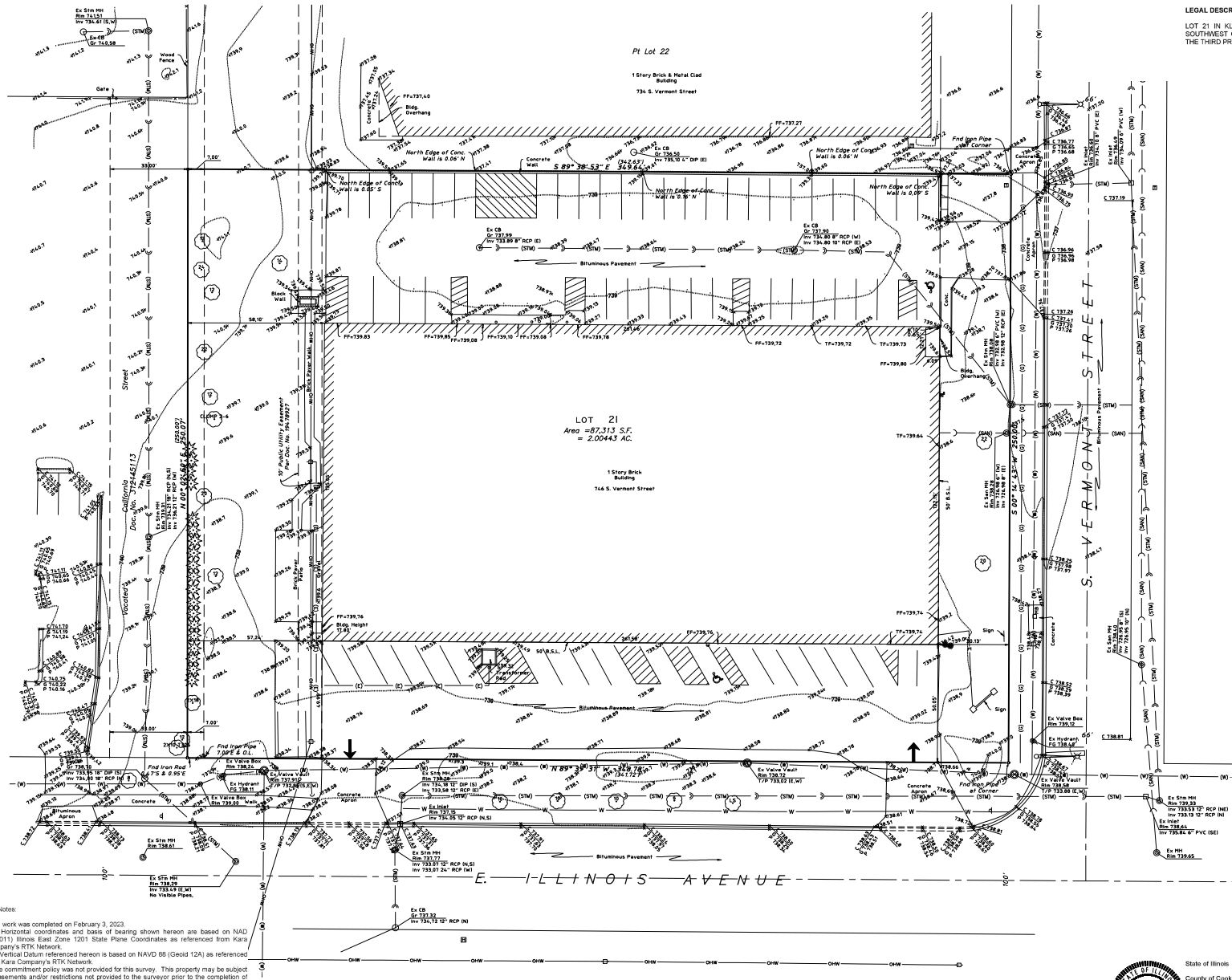
The existing facility use will not change following the granting of the Special Use. Providing additional parking will reduce, or eliminate, the need for on-street parking by the staff and will reduce traffic on Vermont Street.

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

a. The particular surroundings, shape, or topographical conditions of the property.
b. A unique hardship for the property not generally applicable to other properties in the same zoning district.
c. The request is not based on a desire to make more money out of the property.
d. The petitioner has not created the alleged hardship for the property.
e. The request will not be detrimental the public welfare or other properties in the neighborhood.
f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

a. The lack of common lot lines with residential zoning should be considered regarding the 50' landscape buffer. Property shape and topographical features do not have significant impact on this request.
b. The hardship created by the change in use of the building can lead to the facility no longer meeting the needs due to municipal action. The original intent to update and enhance the physical structure and provide a better facility for continuing services for disabled adults.
c. The owner is a non-profit entity and therefore not looking to make a financial profit from the variation but will incur significant economic hardship if forced to relocate.
d. The current owner purchased the facility more or less in its current configuration.
e. Since the activities in this request currently occur within the facility there will be no significant change to the public welfare.
f.1. The request does not include a building addition and as a result will not impair any supply of light or air to adjacent properties.
f.2. The addition of a drive on the west side of the property will enhance public safety and the villages ability to fight a fire.
f.3. With no building addition or change in use there will be no negative impact to neighboring property values. The enhancement of the landscaping and quality of building and site improvements there will probably be a positive impact on those values.

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)



LEGAL DESCRIPTION

LOT 21 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

- Manhole
- Catch Basin
- Inlet
- (STM) Storm Sewer Atlas
- (SAN) Sanitary Sewer Atlas
- (W) Water Main Atlas
- (E) Electric Line Atlas
- (G) Gas Line Atlas
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Light Pole With Mast Arm
- Fence
- Pipe Bollard
- Sign
- Gas Meter
- OHW Overhead Utility Line
- Electrical Pedestal
- Electric Meter
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Cable TV Pedestal
- Mailbox
- Handicapped Parking Stall
- Number of Parking Stalls
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- C XXX.XX / G/P XXX.XX — Curb Elevation and Gutter/Pavement Elevation
- Pavement Elevation
- XXX.XX — Sidewalk Elevation
- XXX.X + — Ground Elevation
- XXX — Contour Line
- Deciduous Tree
- Coniferous Tree
- Bush
- ( ) Record
- O.L. On Line

Benchmark

Site Benchmark

CP # 600 (see survey)
Description: SE Bolt on Hydrant
Elevation: 741.16 NAVD 88 (Geoid 12A)

CP # 603 (see survey)
Description: MAG Nail
Elevation: 737.52 NAVD 88 (Geoid 12A)

CP # 617 (see survey)
Description: NE Bolt on Hydrant
Elevation: 738.65 NAVD 88 (Geoid 12A)

Surveyors Notes:

1. Field work was completed on February 3, 2023.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
4. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
5. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

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

State of Illinois)
) SS:
County of Cook)

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

Schaumburg, Illinois February 21, 2023

By: _____
Illinois Professional Land Surveyor No. 3695

EXPIRES 11-30-24

Ordered By: Clearbrook Center
Order No.: 23-011 Lot No. 21

HAEGER ENGINEERING

BOUNDARY & TOPOGRAPHIC SURVEY

Project Manager:
Drafter:
Date:
Project No.
Sheet

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Attachment: Plat of Survey (746 S. Vermont St - SU VARC learbrook)

Plot Date: Feb 21, 2023 - 2:03pm Plotted By: jcook
File Name: P:\2023\23011 Drawings\Final Survey\23011 Boundary & Topographic Survey.dwg

ALTERATIONS AND RENOVATIONS FOR

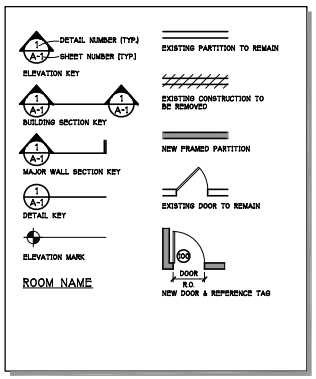
CLEARBROOK-
GETZ BUILDING

746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

ABBREVIATIONS

@	AT	
∠	ANGLE	
ADJ.	FIXE SHELVES	
A/C.	AIR CONDITIONING	
ADJ.	ADJUSTABLE	
A.F.F.	ABOVE FINISH FLOOR	
ALT.	ALTERNATE	
ALUM.	ALUMINUM	
APPROX.	APPROXIMATE	
ARCH.	ARCHITECTURAL	
B/	BOTTOM OF	
BD.	BOARD	
B.I.	BUILT-IN	
BLDG.	BUILDING	
B.O.	BY OWNER	
BRG	BEARING	
C.	CARPET	
CAB.	CABINET	
C.I.	CAST IRON	
C.J.	CONSTRUCTION JOINTS	
C.L.	CENTER LINE	
CLG.	CEILING	
C.M.U.	CONCRETE MASONRY UNIT	
C.O.	CASED OPENING/W CLEAR OUT	
COL.	COLUMN	
CONC.	CONCRETE	
CONST.	CONSTRUCTION	
CONT.	CONTINUOUS	
C.T.	CERAMIC TILE	
C.W.	COLD WATER	
D.	DRYER	
DEMO.	DEMOLITION	
D.H.	DOUBLE-HUNG CLOSET RODS	
DIA.	DIAMETER	
DIM.	DIMENSION	
DISP.	DISPOSAL	
DIV.	DIVISION	
DN.	DOWN	
D.S.	DOWN SPOUT	
D.W.	DISHWASHER	
EA.	EACH	
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEMS	
ELECT.	ELECTRICAL	
ELEV.	ELEVATION	
EP	EQUIPMENT PIT/SUMP	
EQ.	EQUAL	
EQUIP.	EQUIPMENT	
EQUIV.	EQUIVALENT	
E.W.	EACH WAY	
EXIST.	EXISTING	
EXP.	EXPANSION	
F.D.	FLOOR DRAIN	
F.F.	FINISH FLOOR	
FDN.	FOUNDN	
FGT.	MORTAR	
FND.	FOUNDATION	
F.O.C.	FACE OF CONCRETE	
F.O.S.	FACE OF STUD	
FRZR.	FREEZER	
FT.	FEET	
FTG.	FOOTING	
FURN.	FURNACE	
GA.	GAUGE	
GALV.	GALVANIZED	
GLB-LAM.	GLUE LAMINATED BEAM	
GYP.BD.	GYPSUM BOARD	
HGT.	HEIGHT	
H.M.	HOLLOW METAL	
HORIZ.	HORIZONTAL	
HTG.	HEATING	
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	
H.W.	HOT WATER	
INSUL.	INSULATION	
INT.	INTERIOR	
L.	LAUN	
LAM.	LAMINATE	
LAV.	LAVATORY	
LLV	LONG LEG VERTICAL	
LVL	LAMINATED VENEER LUMBER	
MAX.	MAXIMUM	
M.C.	MEDICINE CABINET	
MECH.	MECHANICAL	
MED.	MEDIUM	
MICRO.	MICROWAVE	
MIN.	MINIMUM	
MISC.	MISCELLANEOUS	
M.O.	MASONRY OPENING	
MTL.	METAL	
NFRZ	NON-FREEZE HOSE BIBB	
N.I.C.	NOT IN CONTRACT	
NO.	NUMBER	
NOM.	NOMINAL	
N.T.S.	NOT TO SCALE	
O.A.	OVER ALL	
O.C.	ON CENTER	
O.H.	OVERHANG	
OPP.	OPPOSITE	
OV.	OVEN	
PERF.	PERFORATED	
PL.	PLATE	
P.LAM.	PLASTIC LAMINATE	
PLYWD.	PLYWOOD	
P.S.F.	POUNDS PER SQUARE FOOT	
P.S.I.	POUNDS PER SQUARE INCH	
PSL	PARALLEL STRAND LUMBER	
PVC	POLYVINYL CHLORIDE	
R.	RADIUS	
RAD.	ROOF DRAIN	
R.B.	ROOF BAFFLES	
R&S	ROD & SHELF	
REINFR.	REINFORCING BAR	
REFR.	REFRIGERATOR	
REG.	REGULAR	
REINFR.	REINFORCE	
RM.	ROOM	
R.O.	ROUGH OPENING	
S.C.	SOLID CORE	
SECT.	SECTION	
S.H.	SINGLE-HUNG CLOSET ROD	
SIM.	SIMILAR	
S.P.	SUMP PIT	
SPEC.	SPECIFICATION	
SQ.	SQUARE	
STD.	STANDARD	
STL.	STEEL	
STOR.	STORAGE	
STRUCT.	STRUCTURAL	
SUSP.	SUSPENDED	
T/	TOP OF	
T.&B.	TOP & BOTTOM	
T.&G.	TONGUE & GROOVE	
TEL.	TELEPHONE	
T.M.E.	TO MATCH EXIST.	
T.O.P.	TOP OF PLATE	
TV.	TELEVISION	
TYP.	TYPICAL	
U.O.N.	UNLESS OTHERWISE NOTED	
V.C.T.	VINYL COMPOSITION TILE	
VERT.	VERTICAL	
V.T.R.	VENT THRU ROOF	
W/	WITH	
W.	WASHER	
W.C.	WATER CLOSET	
WDW.	WOOD	
WIN.	WINDOW	
W.H.	WATER HEATER	
W.I.C.	WALK-IN CLOSET	
W/O	WITHOUT	
WT.	WEIGHT	
W.W.F.	WELDED WIRE FABRIC	

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2015 INTERNATIONAL CODE COUNCIL SERIES:
  - -INTERNATIONAL BUILDING CODE [IBC]
  - -INTERNATIONAL EXISTING BUILDING CODE [IEBC]
  - -INTERNATIONAL FIRE CODE [IFC]
  - -INTERNATIONAL FUEL GAS CODE [IFGC]
  - -INTERNATIONAL MECHANICAL CODE [IMC]
  - -INTERNATIONAL SWIMMING POOL AND SPA CODE
- 2018 ENERGY CONSERVATION CODE w/ STATE AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE [NFPA 70]
- 2014 ILLINOIS STATE PLUMBING CODE
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2000 LIFE SAFETY CODE [NFPA 101]
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

CODE REVIEW

ZONING: M, MANUFACTURING

LOT AREA (LA): 85,543 SQ.FT.

	EXISTING	ALLOWED	PROPOSED
BUILDING AREA:	35,284 SQ.FT.	N/A	35,284 SQ.FT.
FLOOR AREA RATIO (0.43):	35,284 SQ.FT. [0.70xLA]	59,880 SQ.FT.	35,284 SQ.FT.
BUILDING HEIGHT:	1-STORY 18 FT.	4-STORY 60 FT.	1-STORY 18 FT.

LIST OF DRAWINGS

EX-0	TITLE SHEET
AS-1	ARCHITECTURAL SITE PLAN
AS-2	FACILITY TRAFFIC PLAN
A-1	BUILDING FLOOR PLAN
A-2	EXTERIOR ELEVATIONS

LOCATION MAP

RF
ROB FLUBA ARCHI LIMI
1895-B Rob
Rolling M
Illinois
847-704
IL Desig #184.0

ALTERATIONS AND RENOVATIONS FOR
CLEARBROOK - GETZ BUILDING

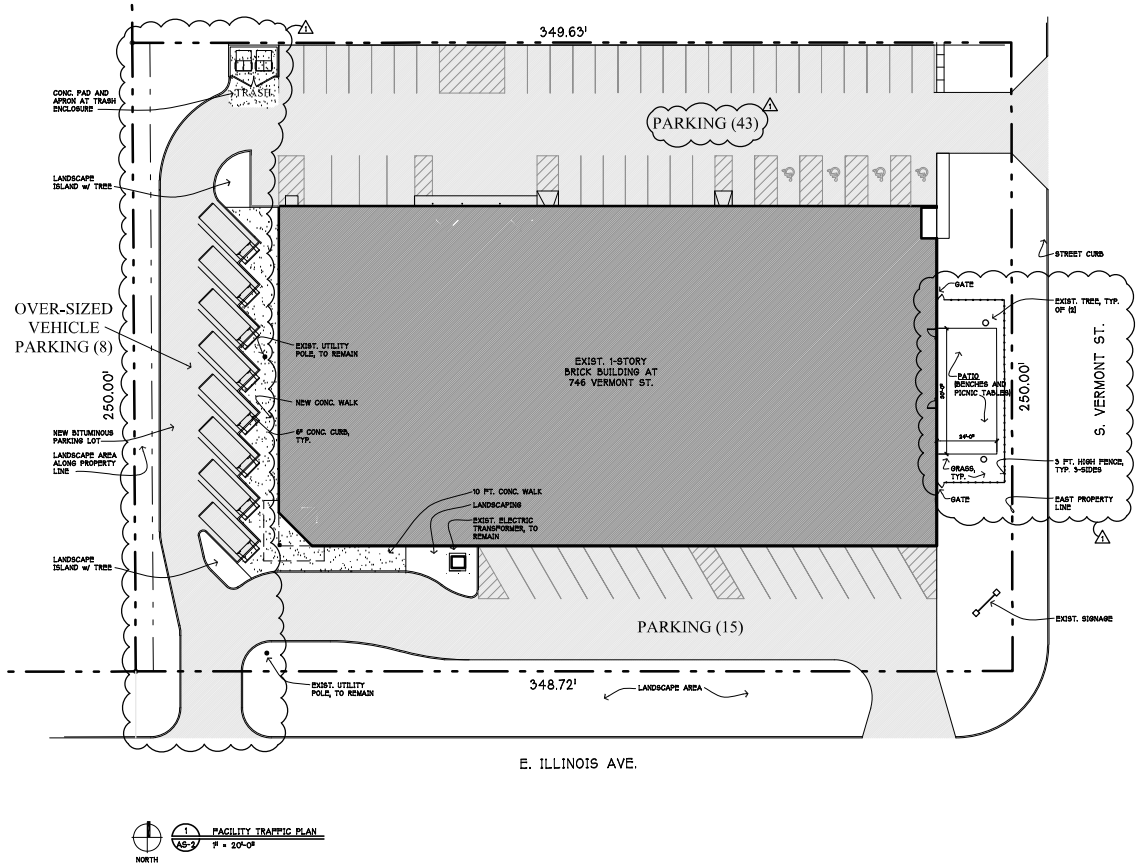
Date
5/18/23
9/6/23 ⚠

© 2022 R

Project N 220

A-

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)
Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)



ROB FLUBA ARCHI LIMI

1895-B Rob
Rolling M
Illinois
847-704

IL Desig
#184.0

ALTERATIONS AND RENOVATIONS FOR
CLEARBROOK - GETZ BUILDING

Date	D
5/18/23	
9/6/23	1

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Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

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CLEARBROOK - GETZ BUILDING

Date	D
5/18/23	
9/6/23	1

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AS-2

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

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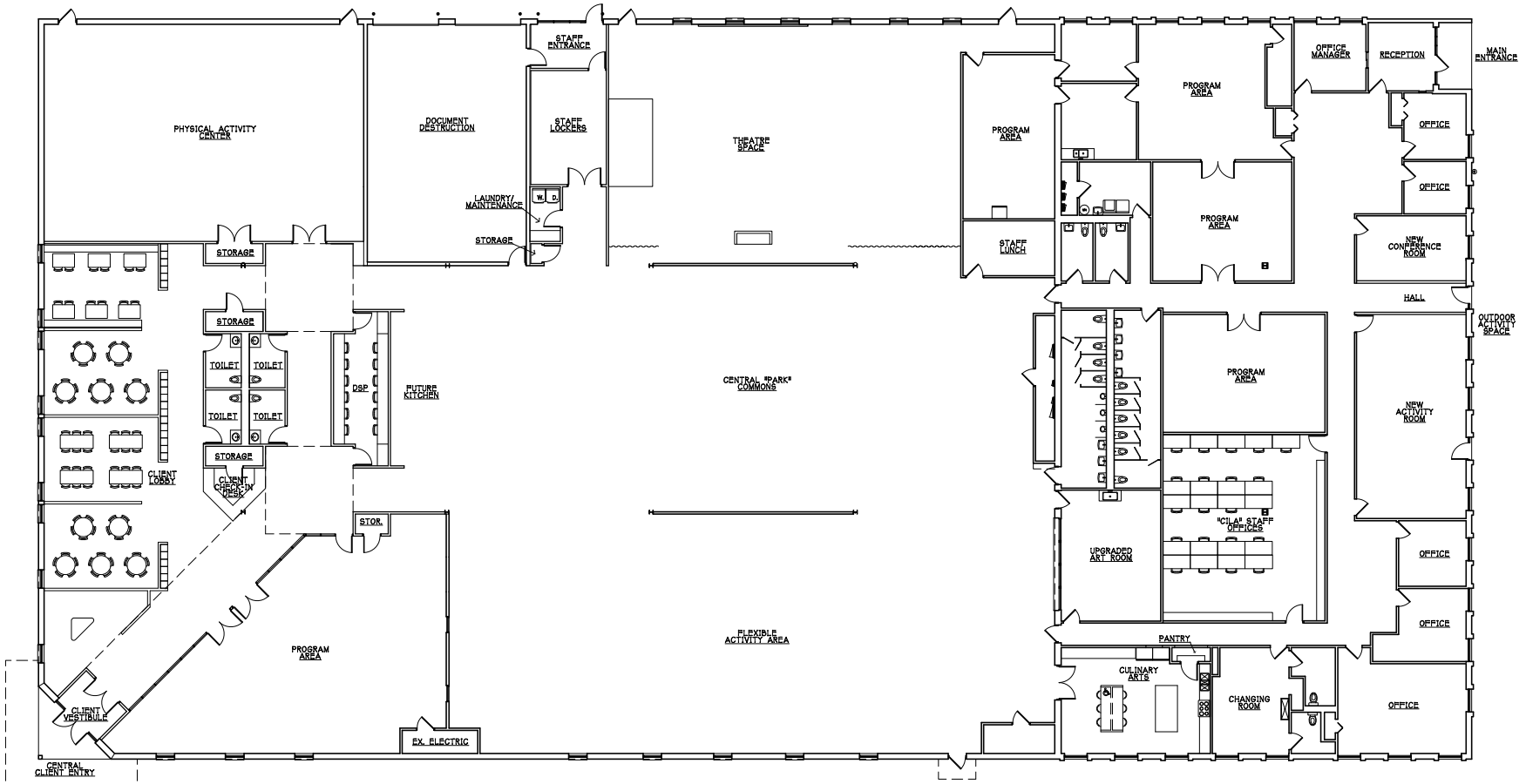

OCCUPANCY SCHEDULE		
GROUP	# OF OCCUPANTS	HOURS OF OCCUPANCY
CLIENTS	125-150 PERSONS	APPROX. 8:30 AM TO 3:30 PM
STAFF	60-70 PERSONS	APPROX. 8:00 AM TO 5:00 PM

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LIMI

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ALTERATIONS AND RENOVATIONS FOR
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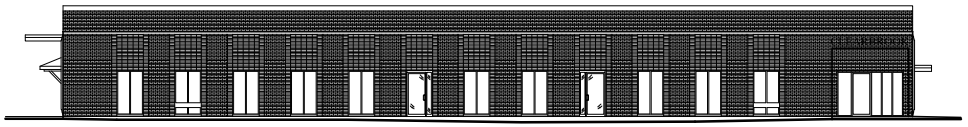
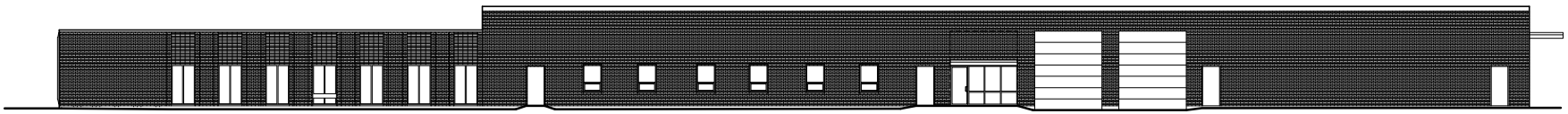
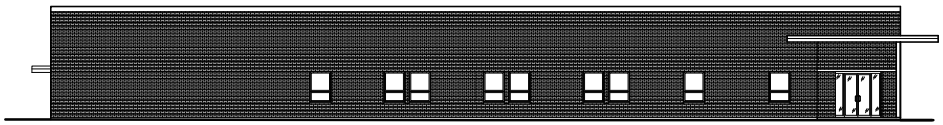


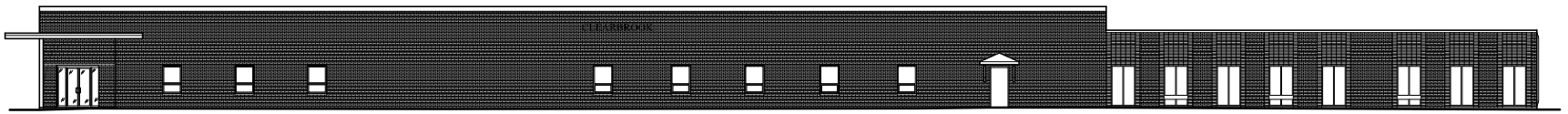
1 / A-2 EAST ELEVATION
1/8" = 1'-0"



2 / A-2 NORTH ELEVATION
1/8" = 1'-0"



3 / A-2 WEST ELEVATION
1/8" = 1'-0"



4 / A-2 SOUTH ELEVATION
1/8" = 1'-0"

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ALTERATIONS AND RENOVATIONS FOR
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Project
220

A-2

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

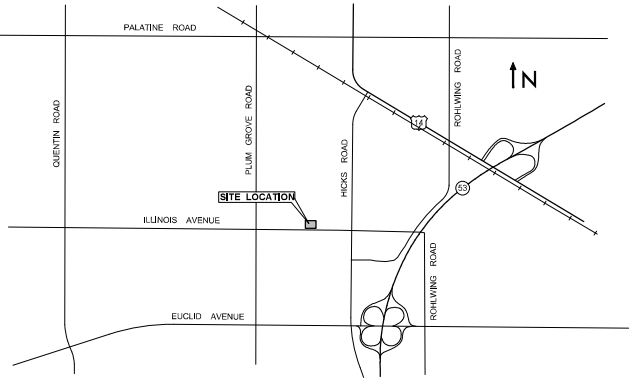
CLEARBROOK
PRELIMINARY ENGINEERING PLAN
746 S. VERMONT STREET

SECTION 23 TOWNSHIP 42 NORTH RANGE 10 EAST
PALATINE, ILLINOIS
COOK COUNTY

OWNER:
Clearbrook
1835 West Central Road
Arlington Heights, IL 60005
Tel: 847-870-7711

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

VILLAGE OF PALATINE
200 E. Wood Street
Palatine, IL 60067
Tel: (847) 358-7500



LOCATION MAP
Not To Scale

Benchmark

Site Benchmark

CP # 600 (see survey)
Description: SE Bolt on Hydrant
Elevation: 741.16 NAVD 88 (Geoid 12A)

CP # 603 (see survey)
Description: MAG Nail
Elevation: 737.52 NAVD 88 (Geoid 12A)

CP # 617 (see survey)
Description: NE Bolt on Hydrant
Elevation: 739.65 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 PLAN
C3.1	DEMOLITION PLAN
C4.0	GEOMETRY & PAVING PLAN
C5.0	GRADING & EROSION CONTROL PLAN
C6.0	UTILITY PLAN
C7.0	TYPICAL DETAILS
C7.1	TYPICAL DETAILS

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
FM	Force Main	FM
W	Water Main	W
	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	
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
FO	Fiber Optic Line	FO
	Electrical Pedestal	
E	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	
T	Telephone Line	T
CATV	Cable TV Line	CATV
	Cable TV Pedestal	
	Flagpole	
M	Mailbox	M
	Handicapped Parking Stall	
X	Number of Parking Stalls	X
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
C XXX.XX G/P XXX.XX	Curb Elevation and Gutter/Pavement Elevation	C XXX.XX G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
T/W XXX.XX	Top of Wall Elevation	TW XXX.XX
B/W XXX.XX	Bottom of Wall Elevation	BW XXX.XX
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
B-1	Brushline Soil Boring	B-1
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	6.0%

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

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

LEGAL DESCRIPTION

LOT 21 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXPIRES

HAEGER ENGINEERING

TITLE SHEET

Project Manager:
Engineer:
Date:
Project No.
Sheet C

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)
Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

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 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 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. 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 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 on drawings, 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 geotechnical report (a.k.a. soil boring report) prepared by _____ dated _____ to become familiar with the subsurface soil conditions for the site. Copies of all such 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 property to conduct a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings beyond 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.
   e. 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.
4. 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 certificates 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.
5. 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 or any Jurisdictional Agency 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.
6. 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.
7. 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 three working days prior to the commencement of work.
8. 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 warrant responsibility in the event that the actual location of 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 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.
9. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas 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 locates By Others. The Contractor is to verify the location of all utilities 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.
10. 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.
11. 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.
12. 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 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.
13. 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 believed to be in error have been verified or corrected by the Engineer.
14. 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 adjacent 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 in the field the Contractor shall be required to re-build 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 responsible party.
15. 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 as 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.
16. 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 cause, nor otherwise impact these designated natural resource areas, or lands 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 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 resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
17. 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 us a result of Contractor action, or lack thereof.
18. The Contractor is responsible for storming 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 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 and accepted by the Owner.
19. Clean-up and final cosmetic work 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, any landscape and ornamental trees, shrubs, or plantings, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the 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.
20. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
21. 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.
22. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
23. 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 state and federal safety requirements.
24. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
25. 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.
26. 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.
27. The Contractor shall furnish whatever appropriate construction equipment and rolling stock and 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 debris or mud (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, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
28. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available at all times. The contractor shall water the entire site when necessary when 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 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, and the Contractor shall obtain all required permits for the use of hydrants.
29. 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 as approved by the Owner and Engineer. In the event that the Owner 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 be responsible for damage to the same. The Contractor shall contact the Owners and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
30. 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.
31. 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 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 adequate traffic flow in all directions. Flow in all directions must be maintained at all times or cause a change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Access to and from all properties 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 road crossings for fire trucks and other vehicles to fire hydrants will be allowed at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
32. 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 any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
33. 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.
34. 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. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
35. 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.
36. 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.
37. 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.
38. 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. 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 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 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 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, 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 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 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 backfilled 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 presumed asbestos encountered 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 earthwork quantities, calculations, or estimates 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 scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and apprise themselves of 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 that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum by 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. Furthermore, no earthwork 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 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 installed 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.
11. Topsoil respread 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/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements 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 including approximate size, quantity, etc, shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and 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 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 Typical 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 excavations 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. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible watertight gasketfood (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 ("sewer-tap" machine or similar) and proper installation of a suitable tap-a-wye saddle and hub-less 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-Seal" or similar flexible type couplings to hold it firmly in place.
   d. Other method approved by 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 green for sanitary, white for storm, 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 thoroughly cleaned to the satisfaction of the 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 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 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 manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipe entering 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. 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 (4-Ieu 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, 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.
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 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.
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 maritime 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

STORM SEWER

1. 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, 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.).
   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 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:
   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, 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.).
   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 D3139 and F477.
   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 structural 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 have eccentric offset cones, except where conditions restrict vertical space. Eccentric transition risers, 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. Catch Basins shall have the same 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.
6. 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 placed 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.
7. Open lid storm structures are designated with "Sto" 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 noted otherwise in 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 in the Plans.
10. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
11. Concrete flared end sections shall be precast reinforced concrete with an end bitck cast separate to anchor flared end section in place in accordance with IDOT Standard 542201 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. 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.
15. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of corrugated exterior pipe with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
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 A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene encasement film with or at all structural areas (i.e., roadways) 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 ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
   c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 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 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-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, 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.
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 ½ 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. The minimum cover from finished grade to 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 ¼ 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 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.
16. Valves shall be resilient wedge stem type which 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.
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 Main and related appurtenances shall be tested 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 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 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" latest edition and per the following:

1. Horizontal Separation:
   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.
   b. Should local conditions exist which 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 the sewer crossing. Where a water main and sewer are to be 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 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.
   b. Where conditions exist that the minimum vertical separation set forth in Item 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 constructed:
      i. 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 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, 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.
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 a 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, seepage 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 there shall be an eighteen (18) inch vertical separation at crossings.
7. The Contractor shall prevent water mains from entering the excavation by means 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. 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 & 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) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints 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.
3. 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.
4. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
5. 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 shall consist of a ¾" 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 where meeting existing concrete walks.
6. 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.
7. 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.
8. 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.
9. 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.
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 mixture. 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 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.
15. The testing of the subgrade, 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 they shall coordinate the testing with the testing firm.
16. 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.
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. 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.
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/striping:
   a. 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.
   b. Pavement marking on finished surfaces shall be placed with a mechanical applicator. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
   c. 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.
   d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
   e. Pavement markings shall be uniform and have clean, straight edges.
   f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
   g. Deviations from the required dimensions and spacing or other departures from reasonable standards of workmanship will be cause for rejection by the Engineer.
21. 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 tire sign shall be four (4) feet. Handicapped stall striping shall be yellow in color.
22. 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.
23. 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.
24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
25. 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

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 for Implementing the 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 Illinois Environmental Protection Agency 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 revisions 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 any storm event of 0.5 inches of rain or greater (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 silt fence 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 but 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 sediment control device, as per local ordinance, 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 sod 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.
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 control erosion.
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 or greater storm event or equivalent snowfall, and report corrective items are in non-compliance. Otherwise, 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 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 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 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 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 staked 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 deaned 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 inspected 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 be necessary, 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 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).
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
   b. Install tree protection fencing and tree removal where necessary (clear & grub)
   c. Construct sediment trapping devices (sediment traps, basins, etc.)
   d. Construct detention facilities and outlet control structure with restrictor.
   e. 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, watermain and 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 grade
   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:
   - Standard Specifications for Water and Sewer Main Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
   - Standard Specification 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.

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 visit the site before commencing work to determine 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 conflic 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 ft.
2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
3. The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
4. The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
5. The location on various underground utilities and structures as shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
8. The underground contractor shall make all necessary arrangements to notify all inspection agencies.
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, b-boxes, tees or bends shall be tied to a fire hydrant.

D. Sanitary Sewer

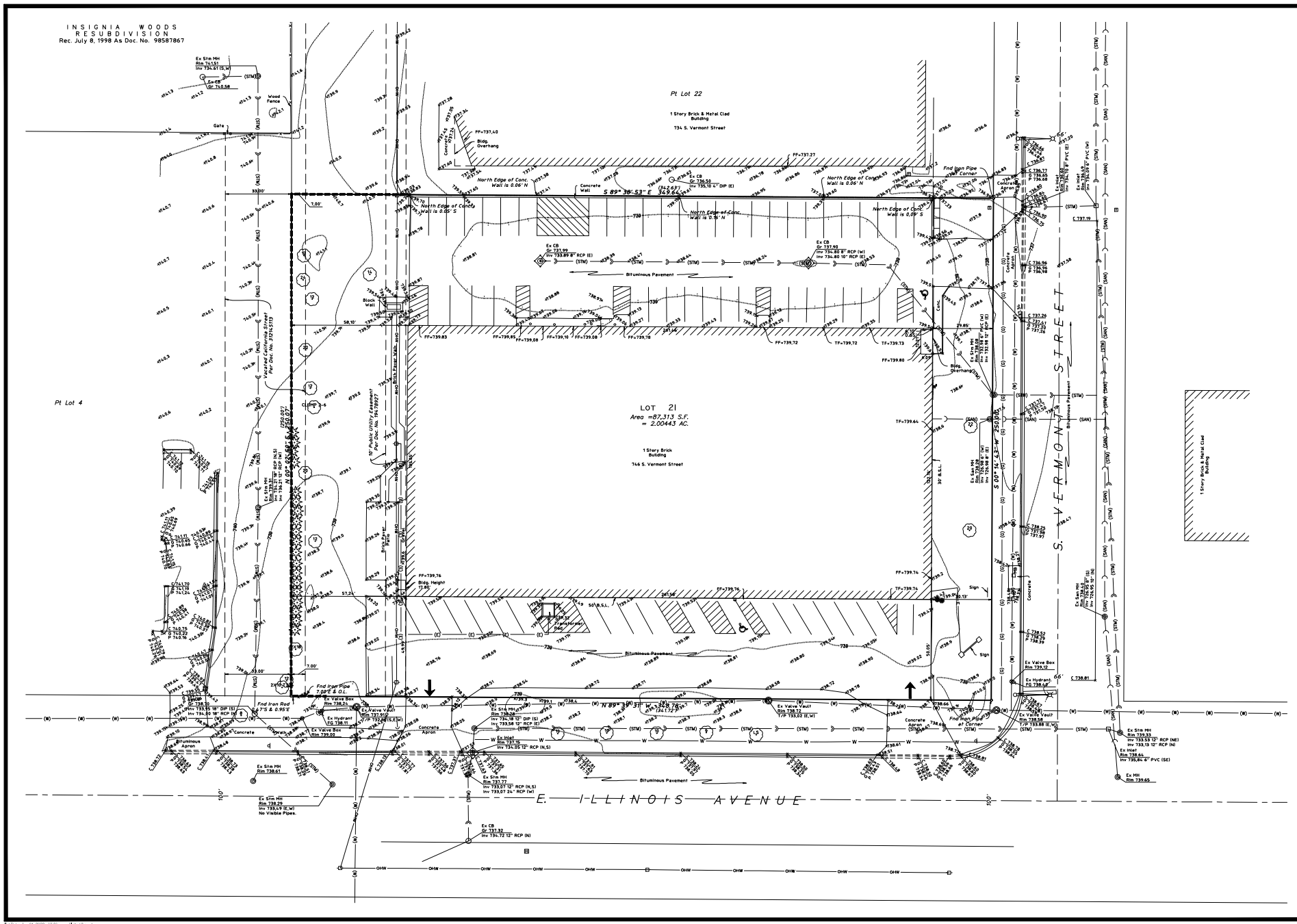
1. The contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
2. A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. The plug shall remain in place until removal is authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
3. Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the municipality or MWRD.
4. All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
5. All floor drains shall discharge to the sanitary sewer system.
6. All downspouts and footing drains shall discharge to the storm sewer system.
7. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

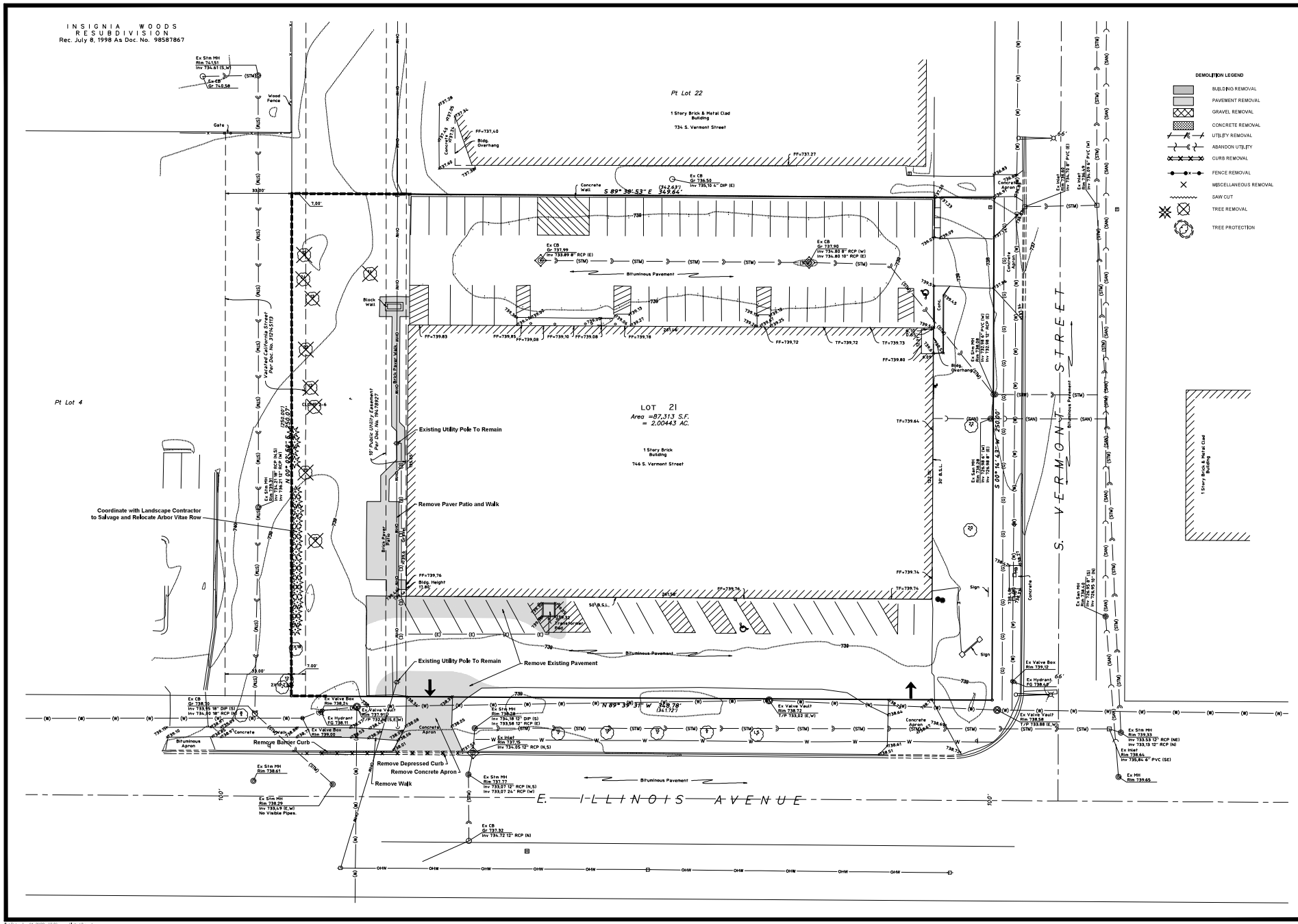
Pipe Material	Pipe Specifications	Joint Specifications
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe		
6-inch to 15-inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-inch to 27-inch Diameter PDIY=46	ASTM F-679	ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-2261, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, 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

8. 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.
9. Non-sheer flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.
10. All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "SANITARY" cast into the lid.
11. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
   a. A circular saw-cut of s


INSIGNIA WOODS RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867
Pt Lot 22
1 Story Brick & Metal Clad Building
734 S. Vermont Street
Pt Lot 4
LOT 21
Area =87,313 S.F.
= 2.00443 AC.
1 Story Brick Building
746 S. Vermont Street
S. VERMONT STREET
E. ILLINOIS AVENUE
Bituminous Pavement
Concrete Apron
Bldg. Overhang
Wood Fence
Gate
Block Wall
Concrete Wall
Brick Paver Patio
Ex Sign
Ex Valve Box
Ex Hydrant
Ex Valve Vault
Ex Inlet
Ex CB
Ex Stm MH
Ex Sign MH
Ex Water MH
Ex Sanitary MH
Ex Gas MH
Ex Power Pole
Ex Light Pole
Ex Guy Wire
Ex Overhead Wires
Ex Underground Gas Line
Ex Underground Water Line
Ex Underground Sanitary Line
Ex Underground Storm Line
Ex Underground Electric Line
Ex Underground Communication Line
Ex Underground Fiber Optic Line
Ex Underground Cable TV Line
Ex Underground Telephone Line
Ex Underground Power Line



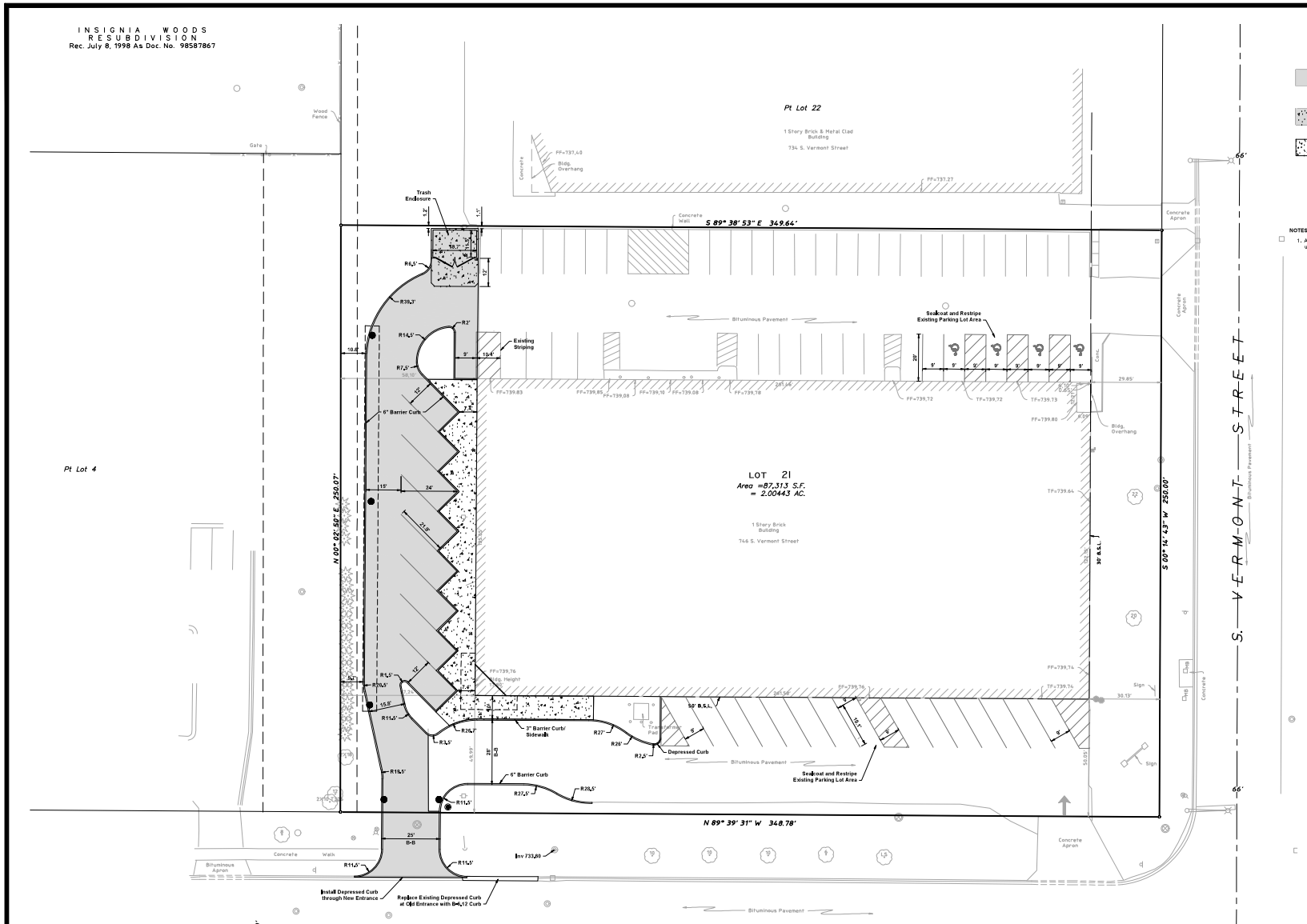
HAEGER ENGINEERING

DEMOLITION PLAN

Project Manager:
Engineer:
Date:
Project No.
Sheet C

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)



HAEGER ENGINEERING

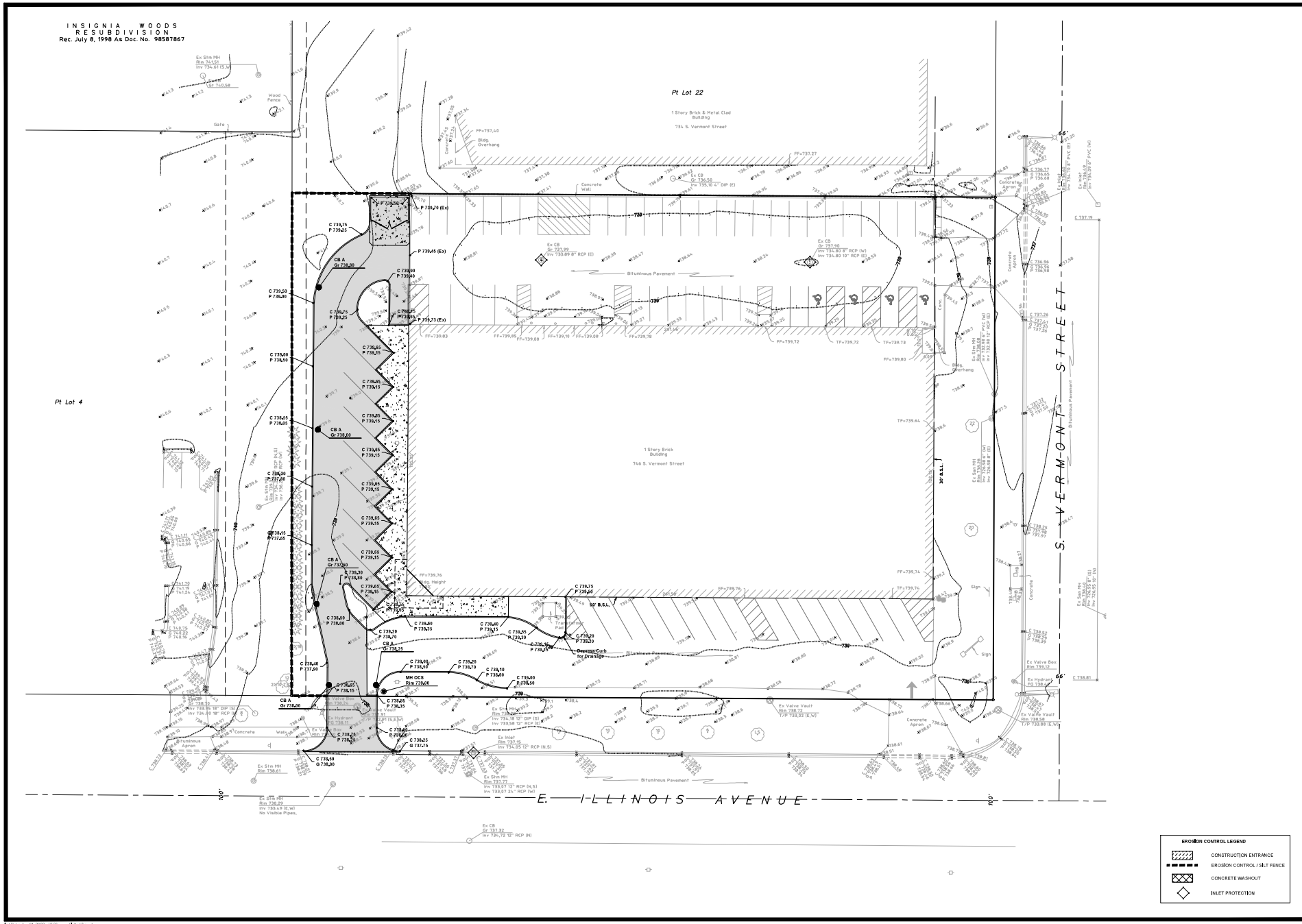
GEOMETRY & PAVING PLAN

Project Manager:
Engineer:
Date:
Project No.
Sheet C

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

Plot Date: Sep 06, 2023 - 12:01pm Plotted By: mikew
File Name: P:\2023\23001\Drawings\Final Engineering\23001-Final Engineering.dwg



HAEGER ENGINEERING

GRADING & EROSION CONTROL PLAN

Project Manager:
Engineer:
Date:
Project No.
Sheet

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

Plot Date: Sep 06, 2023 - 12:01pm Plotted By: mikew
File Name: P:\2023\23001\Drawings\Final Engineering\23001-Final Engineering.dwg

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

Pt Lot 4

Pt Lot 22

1 Story Brick & Metal Clad Building
734 S. Vermont Street

1 Story Brick Building
746 S. Vermont Street

S. VERMONT STREET

E. ILLINOIS AVENUE

CB A Gr 738.88 Inv 733.75

CB A Gr 738.00 Inv 734.50

CB A Gr 737.60 Inv 733.25 (CMP) Inv 734.40 (RCP)

CB A Gr 736.00 Inv 734.00

CB A Gr 738.25 Inv 733.90

MH OCS Rim 735.00 Inv 733.35

49'+12" PVC C=600 @ 0.5%

23'+12" RCP @ 5.0%

5'+12" PVC C=600 @ 1.0%

Inv 733.00

Ex Sto MH Rim 741.51 Inv 734.61 (S,W)

Ex CB Gr 740.58

Ex Sto MH Rim 738.61

Ex Sto MH Rim 738.29 Inv 733.49 (E,w) No Visible Pipes.

Ex Sto MH Rim 738.28 Inv 733.58 12" DIP (S) Inv 733.58 12" RCP (E)

Ex Sto MH Rim 737.77 Inv 733.07 12" RCP (N,S) Inv 733.07 24" RCP (W)

Ex Inlet Rim 737.75 Inv 734.05 12" RCP (N,S)

Ex CB Gr 737.32 Inv 734.72 12" RCP (N)

Ex CB Gr 737.99 Inv 733.89 8" RCP (E)

Ex CB Gr 737.90 Inv 734.80 8" RCP (W) Inv 734.80 10" RCP (E)

Ex CB Gr 736.50 Inv 735.10 4" DIP (E)

Ex Sto MH Rim 738.09 Inv 732.59 12" RCP (E)

Ex Sto MH Rim 738.24 Inv 734.98 8" (E)

Ex Valve Vault Rim 738.72 T/P 733.02 (E,W)

Ex Valve Vault Rim 738.58 T/P 733.88 (E,W)

Ex Valve Box Rim 739.25

Ex Valve Box Rim 739.52

Ex Valve Box Rim 737.00

Ex Hydrant FG 738.11

Ex Hydrant FG 738.40

Ex Valve Vault Rim 737.60 T/P 732.90 (S,E,W)

Ex Valve Vault Rim 738.10 T/P 734.40 (E,W)

Ex CB Gr 738.10 Inv 733.95 18" DIP (S) Inv 734.40 18" RCP (W)

Ex Sto MH Rim 741.21 18" RCP (N,S) Inv 732.21 12" RCP (E)

Ex Inlet Inv 734.19 8" PVC (E)

Ex Sto MH Rim 738.09 Inv 732.59 12" RCP (E)

Ex Sto MH Rim 738.24 Inv 734.98 8" (E)

Ex Sto MH Rim 738.28 Inv 733.58 12" DIP (S) Inv 733.58 12" RCP (E)

Ex Sto MH Rim 737.77 Inv 733.07 12" RCP (N,S) Inv 733.07 24" RCP (W)

Ex Inlet Rim 737.75 Inv 734.05 12" RCP (N,S)

Ex CB Gr 737.32 Inv 734.72 12" RCP (N)

Ex Sto MH Rim 738.09 Inv 732.59 12" RCP (E)

Ex Sto MH Rim 738.24 Inv 734.98 8" (E)

Ex Valve Vault Rim 738.72 T/P 733.02 (E,W)

Ex Valve Vault Rim 738.58 T/P 733.88 (E,W)

Ex Valve Box Rim 739.52

Ex Hydrant FG 738.40

Ex Valve Box Rim 737.00

Ex Hydrant FG 738.11

Ex Valve Vault Rim 737.60 T/P 732.90 (S,E,W)

Ex Valve Vault Rim 738.10 T/P 734.40 (E,W)

Ex CB Gr 738.10 Inv 733.95 18" DIP (S) Inv 734.40 18" RCP (W)

Ex Sto MH Rim 741.21 18" RCP (N,S) Inv 732.21 12" RCP (E)

Ex Inlet Inv 734.19 8" PVC (E)

Wood Fence

Gate

Concrete Wall

Concrete Apron

Bituminous Pavement

Concrete

Walk

Bituminous Apron

Bldg. Overhang

Bldg. Height

Transformer Pad

Sign

Conc.

Brick

Bituminous Pavement

Concrete Apron

Concrete Apron

Concrete Apron

Concrete Apron

FF=737.40

FF=737.27

FF=739.83

FF=739.85

FF=739.08

FF=739.10

FF=739.08

FF=739.78

FF=739.72

TF=739.72

TF=739.73

FF=739.80

TF=739.64

FF=739.76

TF=739.76

FF=739.74

TF=739.74

30' B.S.L.

30' B.S.L.

66'

66'

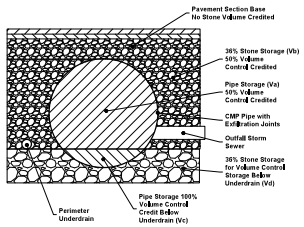
100'

100'

MWRD VOLUME CONTROL REQUIREMENTS

Proposed Development Impervious Area: 13,300 s.f.
Rainfall Storage per Impervious Area: 0.083 ft
Required Volume Control Storage: 1,104 c.f.

Proposed Storage within CMP with exfiltration joints,
Proposed System Storage Volume = 1,122 c.f.



CMP VOLUME CONTROL

HAEGER ENGINEERING

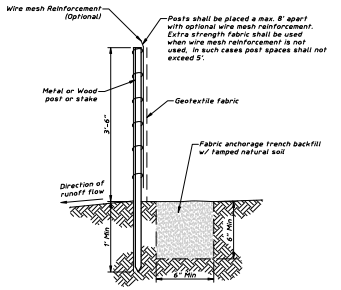
UTILITY PLAN

Project Manager:
Engineer:
Date:
Project No.
Sheet C

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

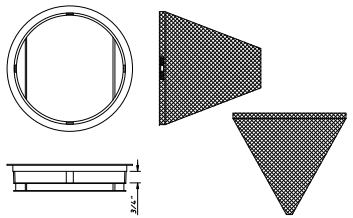
Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

Plot Date: Sep 06, 2023 - 12:01pm Plotted By: mikew
File Name: P:\2023\23001 Drawings\Final Engineering\23001 Final Engineering.dwg



NOTES: Depending upon configuration, attach fabric to wire mesh w/ hog rings, steel posts w/ tie wires, wood posts w/ nails,

SILT FENCE

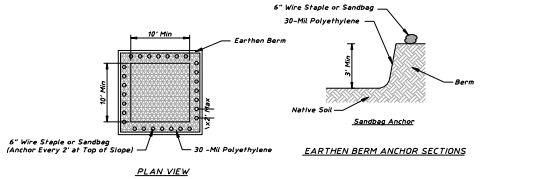


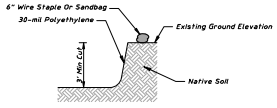
GENERAL NOTES:

FRAME: Top flange fabricated from 1-1/4"x1-1/4"x1/8" angle. Base rim fabricated from 1-1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1-1/4"x1/4" flat stock. All domestic steel conforming to ASTM-A36.

SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock. All storm structures must have either a curb silt basket catch-all or an inlet silt basket catch-all inserted prior to construction.

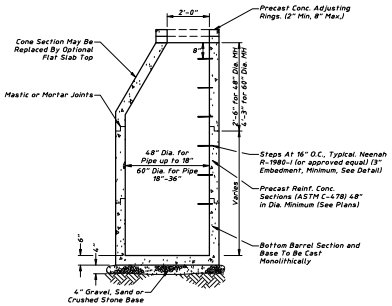
INLET SILT BASKET CATCH-ALL





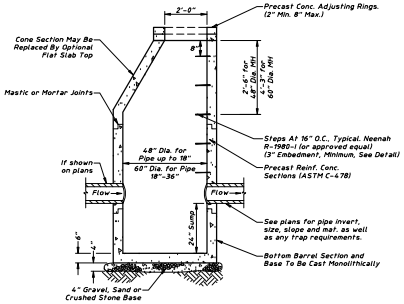
SUBGRADE ANCHOR SECTIONS

CONCRETE WASHOUT - EARTHEN



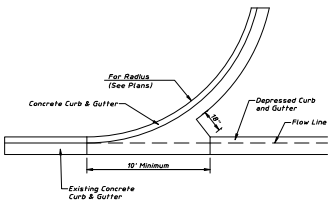
For shallow manholes, the cone shall be replaced with an 8" precast concrete slab.

STORM SEWER MANHOLE

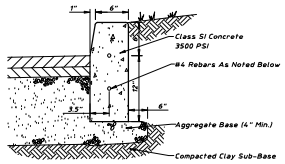


Backfill: Same material and procedure as adjacent piping.

CATCH BASIN - TYPE A



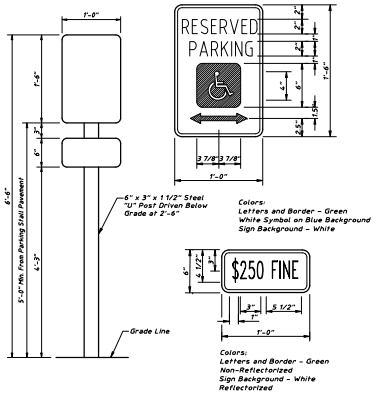
TYPICAL ENTRANCE



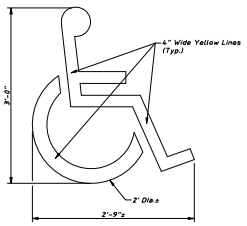
Notes:

1. Use two #4 rebars for 10 feet on either side of all utility trenches.
2. A 1" expansion joint shall be installed at all points of curvature for short radius (under 45°) curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed expansion joint filler conforming to the curb & gutter cross section and shall be provided with two, 1-1/4"ø, 18" long coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provides a minimum of 1" expansion.
3. Maximum contraction (control) joint spacing shall be 20'.

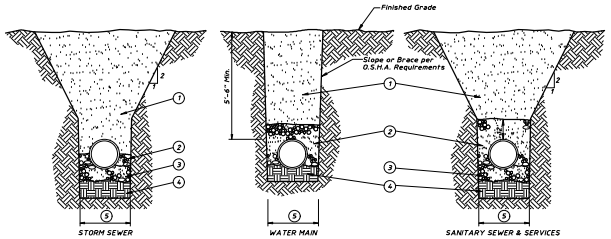
TYPE B - 6" BARRIER CURB



HANDICAP PARKING SIGN



HANDICAPPED PARKING STALL



1. 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.
2. 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 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.
3. 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".
4. Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4") and replaced with suitable material and compacted.
5. 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:

1. PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2321 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.
2. All CA 6, CA 11 and CA13 to be IDOT approved.
3. 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).

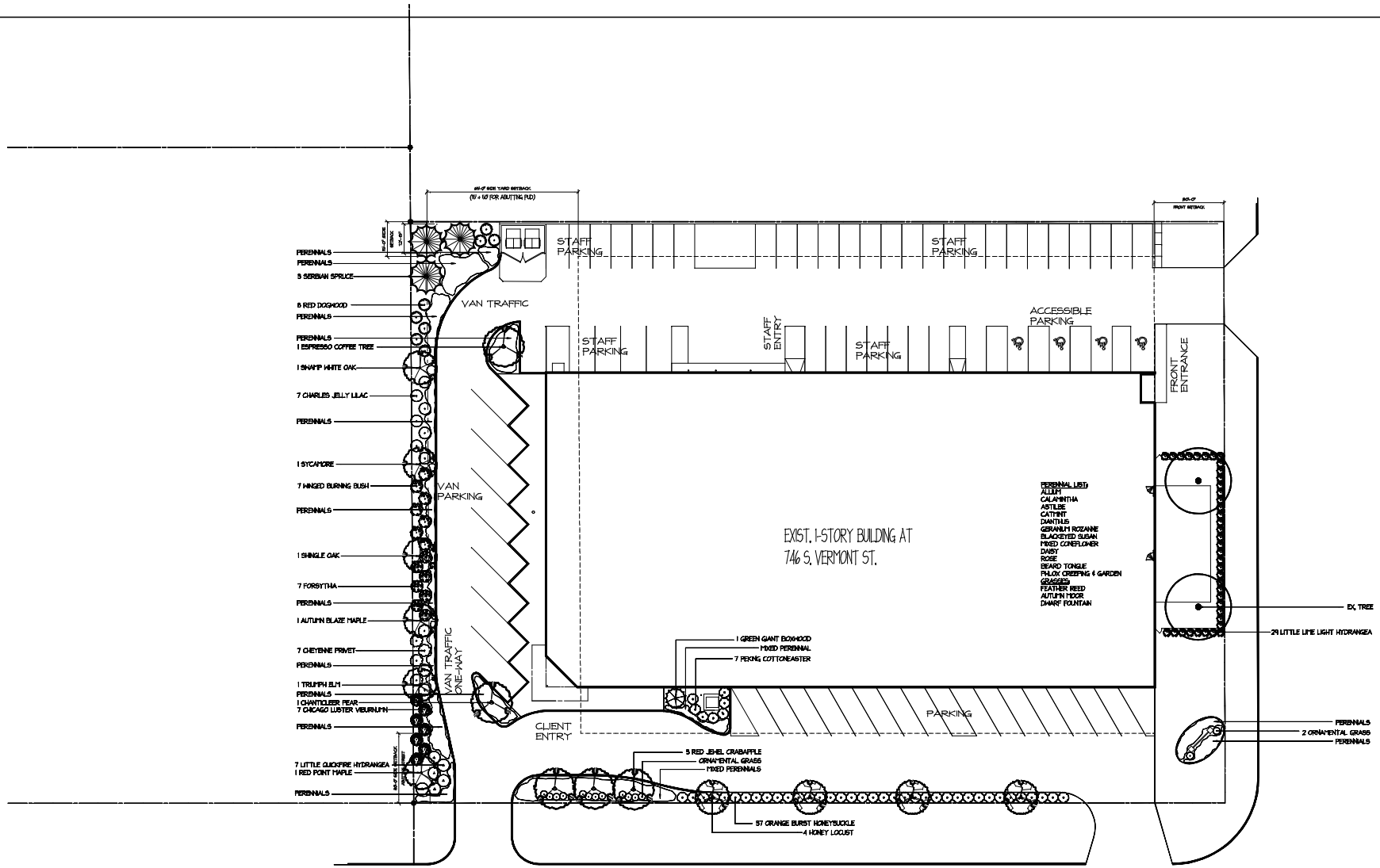
TYPICAL TRENCH CROSS SECTION - MWRD COMPLIANT

HAEGER ENGINEERING

TYPICAL DETAILS

Project Manager:
Engineer:
Date:
Project No.
Sheet C

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)
Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)



DOERING LANDSCAPE COMPANY
22345 Kelsey Road - Barrington, Illinois Ph: 847-381-5115 Email: info@doeringlandscape.com

THIS LANDSCAPE PLAN IS PROPERTY OF DOERING LANDSCAPE COMPANY. WRITTEN PERMISSION MUST BE OBTAINED PRIOR TO THE USE OF THIS PLAN OR DISCLOSURE TO A THIRD PARTY. DOERING LANDSCAPE COMPANY HEREBY RESERVES THIS LANDSCAPE PLAN, IN ACCORDANCE WITH ALL COMMON AND STATUTORY COPYRIGHT LAWS AND OTHER PROPERTY RIGHTS. DOERING LANDSCAPE COMPANY ACCEPTS NO LIABILITY SHOULD THIS PLAN BE USED BY A THIRD PARTY.

CLEARBROOK
746 S. VERMONT ST.

REVISION

SCALE 1"=20'-0"
DATE 8-28-23
DRAWN BY JM
DESIGN BY TK

N

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)
Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

Business Plan – Prior to December, 2021

1. Activities
    a. Completing piecework
    b. Community outings/activities
    c. Activities within the building
        i. Special interest clubs, groups, etc.
    d. CAP Program – serving individuals with autism
    e. PAL Program – serving individuals with significant physical disabilities
    f. Document Destruction
2. Hours of operation
    a. Staff: Monday – Friday 8:00am – 4:30pm; occasional weekends
    b. Clients: Monday – Friday 8:30am – 3:30 pm; occasional weekends
3. Transportation
    a. AM drop off Monday – Friday 8:15 – 9:00am
        i. CILA vans (Approximately 35)
        ii. CDS routes (5)
        iii. PACE (approximately 5)
        iv. Family vehicles (Approximately 10)
    b. PM Pickup Monday - Friday between 3:15 – 4:00pm
        i. CILA vans (Approximately 35)
        ii. CDS routes (5)
        iii. PACE (approximately 5)
        iv. Family vehicles (Approximately 10)
    c. Staff and visitors park on the north side of the building and on the street along Vermont Street and/or Illinois Avenue
    d. Busses that are housed at Getz Building are parked on the south side of the building
    e. Clients enter through door on south side of building and front door
    f. Staff enter through doors on south side, north side and front door
4. Number of staff
    a. Approximately 25 DSP staff
    b. Approximately 13 Management/Administrative staff
5. Number of clients
    a. Served a total of approximately 185
    b. On any given day there were approximately 175 clients at one time
    c. Population served:
        i. Approximately 10 very high needs individuals
        ii. Approximately 50 individuals with moderate needs
        iii. Approximately 125 individuals with very minimal needs

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Created 3/28/23

Business Plan – Current

1. Activities
    a. Community outings/activities
    b. Activities within the building
        i. Special interest clubs/groups
    c. CAP/LEAP Programs
        i. Activities of daily living, gross and fine motor activities, communication skills, social skills
    d. PAL Program
        i. Educational activities, community engagement, Acts of Kindness
    e. Document Destruction
2. Hours of operation
    a. Staff: Monday – Friday 8:00am – 4:30pm; occasional weekends
    b. Clients: Monday – Friday 8:30am – 3:30 pm; occasional weekends
3. Transportation
    a. AM drop off Monday – Friday 8:15 – 9:30am
        i. CILA vans (26)
        ii. PACE (5)
        iii. CDS routes (5)
        iv. Family vehicles (10)
    b. PM Pickup Monday - Friday between 3:15 – 4:15pm
        i. CILA vans (26)
        ii. PACE (5)
        iii. CDS routes (5)
        iv. Family vehicles (10)
    c. Staff and visitors park on the north side of the building and on the street along Vermont Street and/or Illinois Avenue
    d. Busses that are housed at Getz are parked on the south side of the building
4. Number of staff
    a. Approximately 31 DSP staff
    b. Approximately 33 Management/Administrative staff
5. Number of clients
    a. Approximately 180 total served
    b. Approximately 155 on any given day
    c. Population served:
        i. Approximately 15 very high needs individuals
        ii. Approximately 60 individuals with moderate needs
        iii. Approximately 105 individuals with very minimal needs

Created 3/28/23

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Business Plan – Future

1. Activities
    a. Community outings/activities
    b. Activities within the building
        i. Cooking classes in remodeled kitchen
        ii. Art in expanded/designated art rom
        iii. Healthy living / exercise groups in designated physical activity space
        iv. Leisure skills development
        v. Other specialized clubs/groups
        vi. Outdoor activity space
        vii. Flexible activity spaces that can be adjusted depending on the clubs/groups using them at any given time
    c. CAP/LEAP Programs
        i. Focused on individuals who need small, self-contained space – will participate in groups/activities throughout the rest of the building as appropriate
        ii. Activities of daily living, gross and fine motor activities, communication skills, social skills
    d. Document Destruction
2. Hours of operation
    a. Staff: Monday – Friday 8:00am – 4:30pm; occasional weekends and evenings
    b. Clients: Monday – Friday 8:30am – 3:30 pm, occasional weekends and evenings
3. Transportation
    a. AM drop off Monday – Friday 8:15 – 9:30am
        i. CILA vans (Approximately 26)
        ii. CDS routes (5)
        iii. PACE (approximately 5)
        iv. Family vehicles (Approximately 10)
    b. PM Pickup Monday - Friday between 3:15 – 4:15pm
        i. CILA vans (Approximately 26)
        ii. CDS routes (5)
        iii. PACE (approximately 5)
        iv. Family vehicles (Approximately 10)
    c. Staff park on the south side of the building
    d. Busses that are housed at Getz will park on the east side of the building
    e. Visitors/community parking will be on the north side of the building
    f. Clients will enter/exit through door on northeast corner of building
    g. Staff will enter through door on south side of building or southwest corner of building
4. Number of staff
    a. Approximately 31 DSP staff
    b. Approximately 33 Management/Administrative staff
5. Number of clients
    a. Approximately 130 total served

Created 3/28/23

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

b. Approximately 110 on any given day
c. Population served:
    i. Approximately 10 very high needs individuals
    ii. Approximately 60 individuals with moderate needs
    iii. Approximately 60 individuals with minimal needs

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

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 746 S. VERMONT 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 21ST day of SEPTEMBER, A.D. 20 23., and the last publication thereof was made on the 21ST day of SEPTEMBER, A.D. 20 23.

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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., 20 23.

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., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: PZC Materials 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

4. 746 S. Vermont Street

SU-00041-2023 - 746 S. Vermont St

Notice was published in the Journal & Topics on September 21st, 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. **Plans**
5. **Business Plan**
6. **Public Notice**

Ms. Bremanis provides an overview of the request and states that the petitioner is altering its existing operations and has requested approval for an Alternative Education Facility. It will include expanding the existing parking lot to the west, reducing the existing buffer area on the west side and adding a patio to the east. Special Use to permit an Alternative Education Facility, Variation to permit a patio in the required front yard, Variation to permit a dumpster and parking lot to be closer than 5' to the lot line and Variation to permit to allow a property to not provide the required 50-foot-wide buffer zone.

Sworn in petitioner: Sheila Lullo - Coordinator of Special Projects at Clearbrook and Robert Flubacker, architect for project.

Ms. Lullo states the building has been used primarily as a sheltered workshop for adults with disabilities. This use has been faded out as most of the adults have found jobs within the community. The building is a legacy building and is in need of renovation.

Mr. Flubacker further states that there are two aspects of the project. The interior of the building would be refreshed with new paint, finishes, lighting and they would reorganize the space to fit the current needs. This would be Phase 1 of a 2-phase project. He states that they looked at traffic circulation around the building. Currently there is a dead-end parking lot on the north side of the building that is used for pick up and drop off of clients of the facility. They arrive in Clearbrook Vans or parents or caregivers drop off and a limited number of pace bus drop offs. There is no turn around at the end of that parking lot. It is a congested area and accidents are frequent. Loading and unloading is a process and is not typical as clients are sometimes wheelchair bound. Part of proposal that would enhance the property is an access road at the west end. It would encroach on a 50' landscape buffer which he thought did not apply in this instance and reads the ordinance regarding landscape buffers in the

Attachment: PZC Minutes 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

manufacturing area. He presents a colored zoning exhibit which Chairman Wood has marked as Exhibit 7. Mr. Flubacker further discusses the ordinance. He states the landscape buffer should not apply to this situation because they are not butting up to any residential properties. Mr. Flubacker states they would be enhancing the landscaping and would be an improvement to the existing. He states there are 10 trees in total and his plan would save 5 out of the 10 trees. The landscaping would be enhanced along the boundary line to create more of screen then what currently exists. He further states that the new drive would enhance the traffic flow. They are working to create a central drop off point and explains how the driveway would be utilized. He then provides information on the intended patio at the east side of the building. It is meant to be a relaxation area for the clients and would be fence in with a 3' iron fence with a screen in front of it. They would also be creating a dumpster area. Mr. Flubacker moves on to explain they are also requesting a special use to allow alternative adult education in the building.

Commissioner Kolososki states that the parking is tight and questions if it would be wide enough.
Mr. Flubacker states it would be 3' wider than standard parking.

Commissioner Ruth-Wurster questions where the drop off would be located.
Mr. Flubacker clarifies and refers to the site plan to explain.

Chairman Wood asks what the landscape plan is at the patio.
Mr. Flubacker states there would be an iron fence and hedges would screen the fence at the patio area.

Chairman Wood requests further clarification regarding the buffer.
Mr. Flubacker presents the area map and explains the buffer.

Sworn In: Don Frick - VP of Operations at Clearbrook 746 S. Vermont
Mr. Frick states he's had conversations with the Ukrainian Church and states they've had a good relationship throughout the years and share parking when needed. The church is in favor of their request and states it would also enhance their property.
He states that the new patio area would benefit the clients. It is in a shaded area and is safer.

Commissioner Friedman questions the ADA parking at the facility. He points out the staff entry and points out that there are no ADA parking stalls at the new entry point.
Mr. Flubacker states that there are minimal handicapped vehicles that park there during the day. Drop off for handicap clients is done at the curb at the front door area. They do not utilize any handicap parking spaces.

Commissioner Bettenhausen questions the safety of the patio area.

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Mr. Flubacker states that a barrier with rocks or boulders could be put in place for added safety.

Ms. Bremanis provides a site analysis of the property which includes hours of operation, background of current operations, zoning, elevations, landscaping information, floor plans, site plan showing dumpster location. Engineering and Fire prevention had no issues. Community development had sited the buffer area and patio area is not something that staff could support.
Mr. Vyverberg clarifies the landscaping buffer ordinance and further explains the requirements.

Commissioner Friedman ask Mr. Vyverberg for clarification as to where the boundary is for the residential land.
Mr. Vyverberg provides further clarification.

Commissioner Cavanaugh notes that there isn't any compliance to the ordinance to the properties to the north.
Mr. Vyverberg agrees that code enforcement is an issue and working with the business districts to comply with the code.

Mr. Cavanaugh asks if this property could be rezoned.
Mr. Vyverberg states the property was built for manufacturer use.

Mr. Flubacker refers to the landscape buffer ordinance and points out that every business on the strip would need to have a buffer. He also understands that a patio is not a common element for the manufacturing district. He finds it ironic that they are requesting but is not being used as a manufacturing facility.

STAFF RECOMMENDATION:

Clearbrook has been at this location for over 20 years. Its' operations have evolved over time and what initially began as a light manufacturing use transitioned to meet its current operational needs. As outlined in the application, state laws have changed how the services at this location would function, and in order to address the clients' needs Clearbrook has transitioned into a use that the Zoning Ordinance would consider as an Alternative Education, thus requiring a Special Use. Staff does not object to the operational changes and recommends approval of the Special Use for Clearbrook.

For their operational needs, the current traffic flow is not efficient with the existing parking lot configuration. The Petitioners are requesting to relocate the van parking, currently along Illinois Avenue, to the west side of the building and to add a drive aisle, which would allow traffic to flow through the site. This addition significantly encroaches into the required 50-foot buffer, which is maintained along the rear yards of the properties on the west side of Vermont Street abutting

Attachment: PZC Minutes 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

the adjacent residential district. This is not relief that Staff can support.

Per the proposed site plan, at its narrowest point, the required buffer is reduced to under 10 feet (NOTE - this dimension includes a previously vacated section of unimproved right-of-way, which will be reaffirmed when the Special Uses and Variations are reviewed by the Village Council). The proposed landscaping plans include additional trees and planting to attempt to offset the narrowing of the buffer area. Staff questions if this enough to offset the loss of the buffer area and existing green space in the front yard. Staff acknowledges that the Petitioners have attempted to provide a more workable traffic solution in order to better serve their clients. Ultimately, the proposed reduced buffer area and 0-foot setback variation for the dumpster indicative of the property limitations.

Lastly, regarding the relocation of the existing outdoor area to the proposed patio in the front yard; patios are not contemplated in the Manufacturing district, which is out of character with the industrial corridor of S. Vermont Street and not contemplated in the zoning ordinance. Therefore, Staff recommends denial of the Variations. If the Planning and Zoning Commission recommend approval, Staff recommends the following conditions:

1. The Special Use and Variations shall substantially conform to the Site Plan and Business Plan submitted by the Petitioner, Robert Flubacker, Clearbrook, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A final landscaping and screening plan 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 both the Special Use and Variations subject staff's conditions; seconded by Commissioner Friedman.

DELIBERATIONS:

Commissioner Kolososki is confused by the 250' border and states it does not butt up to residential land and wonders why a buffer would be required.

Chairman Wood states the variation requests are acceptable, the dumpster request is acceptable but the patio is a tough one. She states the 50' buffer seems to be confusing.

Chairman Roth-Wurster states that after picking it apart she feels that they do meet the standards.

Chairman Wood summarized that this request for both Special Use and Variations failed by a vote of 4-3.

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Commissioner Cavanaugh made a motion to approve the Special Use subject staff's conditions; seconded by Commissioner Roth-Wurster.

Special Use to permit an Alternative Education Facility was approved unanimously subject staff conditions with a vote of 7-0.
Vote Approved by: Cavanaugh/Bettenhausen/Kolososki/Roth-Wurster/Wood/Friedman/Noonan

Commissioner Noonan made a motion to approve the Variation for the patio in front yard subject staff's conditions; seconded by Commissioner Friedman.

Variation to permit a patio in the front yard was approved with a vote of 4-3
Approve: Kolososki/Wood/Friedman/Noon
Deny: Cavanaugh/Bettenhausen/Roth-Wurster

Commissioner Noonan made a motion to approve the Variation for the dumpster not meeting the setback requirements subject staff's conditions; seconded by Commissioner Bettenhausen.

Variation to permit a dumpster and parking lot to be closer than 5' to a lot line was approved with a vote of 7-0.
Approve: Cavanaugh/Bettenhausen/Kolososki/Roth-Wurster/Wood/Friedman/Noonan

Commissioner Noonan made a motion to approve the Variation to not provide the required 50 foot buffer subject staff's conditions; seconded by Commissioner Friedman.

Variation to permit a property to not provide the required 50'W Buffer Zone as required by ordinance was with a vote of 5-2
Approve: Bettenhausen/Kolososki/Wood/Freidman/Noonan
Deny: Cavanaugh/Roth-Wurster

This item will tentatively go to Village Council on Monday, November 6th, 2023.

Attachment: PZC Minutes 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Fedota

Attachment: PZC Minutes 10-10-23 (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

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 746 S. VERMONT 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 21ST day of SEPTEMBER, A.D. 20 23., and the last publication thereof was made on the 21ST day of SEPTEMBER, A.D. 20 23.

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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., 20 23.

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., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (2023-108 : 746 S. Vermont St - SU VAR Clearbrook)

Consider a Motion Authorizing the Village Manager to Execute an Intergovernmental Agreement with Harper College for Installation of Fiber Optics Cabling

BACKGROUND:
The Village of Palatine utilizes Illinois Century Network (ICN) as one of our internet providers. ICN is a state-wide fiber network run by the Illinois Department of Technology.

Our current connection to ICN is facilitated by a wireless link at Harper College. This current link has limited speed due to the wireless technology, providing only 400Mb of bandwidth and may be interrupted during storms.

To gain access to ICN connection via fiber at Harper College, the Village needs to utilize Harper's underground conduits. This 10-year agreement enables fiber communication to be installed and connected to ICN.

The Fiber Optics cable will enable the Village to provide high speed connectivity \ internet connectivity to both the Village and to partners, such as Palatine Park District, Palatine Public Library, District 15 and others.

KEY ISSUES:

- Provide access to ICN for internet services and complete connectivity to the Harper College network.

ALTERNATIVES:

1. Authorize the execution of the Agreement.
2. Refer back to staff.

RECOMMENDATION:
Staff recommends approval of a motion authorizing the Village Manager to execute the Intergovernmental Agreement with Harper College.

ACTION REQUIRED:
A motion to authorize the Village Manager to execute the Intergovernmental Agreement with Harper College.

ATTACHMENTS:

- Haper College Fiber IGA

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

INTERGOVERNMENTAL AGREEMENT
FOR INSTALLATION AND OPERATIONS OF FIBER OPTIC EQUIPMENT

THIS AGREEMENT, entered into this **25** day of **October, 2023** between the **VILLAGE OF PALATINE**, a unit of local government ("**Village**"), and Board of Trustees of William Rainey Harper College, Palatine, Illinois ("Harper" or the "College") provides as follows:

1. This Agreement is entered into pursuant to the Intergovernmental Cooperation provisions of Article VII, Section 10 of the 1970 Illinois Constitution and the Intergovernmental Cooperation Act, 5 ILCS 220/1, et seq.

2. The Village and Harper enter into this Agreement in order to provide connectivity and communications between Harper, Illinois Century Networks, and other public entities lead by the Village of Palatine

    A. The services to be provided pursuant to this Agreement are access to place Village Fiberoptics Cabling and termination in Harper conduits and termination facilities.

    B. Harper also agrees to allow the installation and operation of limited equipment to facilitate the connections / communications to services.

3. In no way is Harper responsible for the quality of service to the Village or any other entity utilizing the Fiber Optic connection. Harper is not responsible for the reliability or loss of services / or impact of loss of service.

4. Harper will provide access to cabling, equipment, and facilities during Harper's normal business hours (Monday through Friday between 8:00 a.m. and 5:00 p.m.). In the event of emergency, additional access to cabling, equipment, and facilities after-hours will be provided to the best of Harper's ability and at no additional cost to Harper.

5. This Agreement shall be in effect for an initial ten (10) year term with additional five (5) year extensions upon mutual agreement of the Parties. Notwithstanding, the College may terminate this Agreement upon three hundred and sixty-five (365) days' notice to the Village in the event that (a) the installation of Fiber Optic cabling and/or equipment interferes with construction-related activities or required facilities usage undertaken by Harper or (b) the College no longer requires use of internet services provided through Illinois Century Networks or as a result of this Agreement.

6. In lieu of such termination and upon one hundred twenty (120) days' notice to the Village, Harper may relocate the Fiber Optic cabling and/or equipment. In the event that the Fiber Optic cabling and/or equipment is to be relocated in lieu of termination, the Village shall have the right to terminate this agreement within one hundred twenty (120) days of being provided notice from Harper of its intent to relocate cabling and/or equipment in lieu of termination. Any costs incurred by Harper in relocating cabling and/or equipment shall be paid by the Village. In the event that Harper relocates Fiber Optic cabling and/or equipment in lieu of termination but Harper no longer requires use of internet services provided through this Agreement, Harper may charge annual lease payments for continued access to Harper's facilities at a rate to be determined by the Parties.

Attachment: Haper College Fiber IGA [Revision 1] (IGA with Harper College)

7. Harper agrees to provide use of the conduits / termination facilities at no cost. Installation costs and maintenance of the Village fiberoptic cabling will be the sole responsibility of the Village.

8. The Village shall be responsible for all damage to property owned by Harper arising from the negligence of its employees, agents, contractors or subcontractors in connection with the installation and operation of the Fiberoptics Cabling and equipment.

9. Harper agrees to hold the Village harmless and to indemnify and defend the Village with respect to any and all causes of action which arise out of or relate to any acts or omissions on the part of Harper in relationship to this agreement. The Village likewise agrees to hold Harper harmless and to indemnify and defend Harper with respect to any and all claims or causes of action which arise out of or relate to any acts or omissions on the part of the Village in relationship to this agreement. Neither party shall be obligated to indemnify or hold the other harmless as to any claims or causes of action which arise out of or relate to the acts or omissions of the other party.

10. Except for their respective obligations in paragraph 7, neither party waives any common law or statutory immunity related to any claims.

11. This agreement shall be effective starting on the date of the last signatory to this agreement.

VILLAGE OF PALATINE	**HARPER COLLEGE**
By: _____	By: _____
Village Manager	**Harper College Board Chair**
Signature: _____	Signature:_____
Date: _____	Date: _____

Attachment: Haper College Fiber IGA [Revision 1] (IGA with Harper College)

Consider a Motion to Award a Contract for the 2023 Fiber Optic Link Project

BACKGROUND:
The 2023 Fiber Optic Link consists of three projects combined in an effort to capitalize on cost. Location 1 connects the Combined Service Facility to Harper College and a connection to the Illinois Century Network (ICN). ICN is a high-speed broadband network serving schools K through 12 and higher education, public libraries, and government entities. Location 2 will provide a link from the Village's existing fiber optic at the North Supply water pumping station on Rohlwing Road to the Long Grove water tank on Old Hicks Road. This connection will create more stable communications for the Village's SCADA water monitoring system. Location 3 will provide a link from the Village's existing fiber optic located at the North Supply pumping station to the Palatine Opportunity Center and allow for a more stable link to the center.

KEY ISSUES:
- On Tuesday, August 1, 2023, three bids were received, ranging from a high of $1,767,170 to a low of $943,895.
- The low responsive and responsible bidder was DVBC, Inc., dba Terrazon Group of Sugar Grove, Illinois in the amount of $956,343.20.
- As part of the Location 1 and 2 work, connection to the fiber optic has been offered to School District 15, the Palatine Park District, and the Palatine Township office.
- As part of the additional offering, the respective entities would be responsible to trunk line to their buildings as well as a pro rata share of the main trunk line. Of the $120,000, $100,000 is for the additional work and $20,000 is for the trunk line capacity.

ALTERNATIVES:
1. Award the contract for the 2023 Fiber Optic Link Project to DVBC, Inc., dba Terrazon Group.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends the contract for the 2023 Fiber Optic Link Project be awarded to DVBC, Inc., dba Terrazon Group.

BUDGET IMPACT:
Water funds in the amount of $650,000 in the 2023 Capital Improvement Budget are available to accommodate the work for Location 1. $252,990 of CDBG funds are available to support the work for Location 2 and there are approximately $67,000 of Illinois broadband grant funds to support Location 3.

ACTION REQUIRED:
Motion to award a contract for the 2023 Fiber Optic Link Project to DVBC, Inc., dba Terrazon Group, an amount not to exceed $956,343.20.

ATTACHMENTS:

- Bid Tabulation
- Location 1 Map-Combined Service Facility to Harper College
- Location 2 Map-North Supply Pump Station to Long Grove Pump Station
- Location 3 Map-North Supply Pump Station to Palatine Opportunity Center

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

VILLAGE OF PALATINE

Bidding Summary
2023 Fiber Optic Link
11:00 AM Tuesday, June 27, 2023

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	DVCB INC DBA Terrazon Group	$ 943,895.00	$ 956,343.20
2	K2 Industrial	$ 1,707,894.00	Correct as Read
3	Utility Dynamics Corporation	$ 1,767,170.00	$ 1,737,170.00

Attachment: Bid Tabulation (2023 Fiber Optic Link)

Bid Opening: 11:00 AM Tuesda, August 1, 2023
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2023 Fiber Optic Link
DPW- 2242
Section # N/A

COMPUTED BY: GSR

Red unit price = unit price is above median unit price
Blue unit price = unit price is equal to median unit price
Green unit price = unit price is below median unit price

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder: DVCB INC DBA Terrazon Group, 639 N. Heartland Dr., Sugar Gorve, IL 60554, 630-777-2832 UNIT PRICE	Low Bidder TOTAL	2: K2 Industrial, 2552 Industrial Dr, Highland, IN 46322, 219-933-1110 UNIT PRICE	2 TOTAL	3: Utility Dynamics Corporation, 23 Commerce Drive, Oswego, IL 60543, 630-554-1722 UNIT PRICE	3 TOTAL	4 UNIT PRICE	4 TOT
1	2" HDPE CONDUIT (ORANGE)	FT	28300	$ 12.00	$ 339,600.00	$ 15.27	$ 432,141.00	$ 28.30	$ 800,890.00	$ 27.00	$ 764,100.00		
2	2" PVC C900 CONDUIT	FT	204	$ 12.00	$ 2,448.00	$ 4.09	$ 834.36	$ 68.00	$ 13,872.00	$ 30.00	$ 6,120.00		
3	144 F, SINGLE MODE,GEL FREE, SINGLE ARMOR, SINGLE JACKET, FIBER OPTIC CABLE (144FUC-T4101D20)	FT	19,000	$ 15.00	$ 285,000.00	$ 1.78	$ 33,820.00	$ 8.00	$ 152,000.00	$ 7.20	$ 136,800.00		
4	48 F, SINGLE MODE,GEL FREE, SINGLE ARMOR, SINGLE JACKET, FIBER OPTIC CABLE (048PUC-T4119D20)	FT	7200	$ 12.00	$ 86,400.00	$ 0.59	$ 4,248.00	$ 4.00	$ 28,800.00	$ 3.00	$ 21,600.00		
5	12 F, SINGLE MODE,GEL FREE, SINGLE ARMOR, SINGLE JACKET, FIBER OPTIC CABLE	FT	6500	$ 9.00	$ 58,500.00	$ 0.46	$ 2,990.00	$ 2.00	$ 13,000.00	$ 2.00	$ 13,000.00		
6	#12 TRACE WIRE (ORANGE)(Special)	FT	28300	$ 5.00	$ 141,500.00	$ 0.15	$ 4,245.00	$ 0.25	$ 7,075.00	$ 1.00	$ 28,300.00		
7	Hand Hole 24X36X36	EA.	38	$ 1,850.00	$ 70,300.00	$ 2,743.68	$ 104,259.84	$ 3,000.00	$ 114,000.00	$ 1,650.00	$ 62,700.00		
8	Hand Hole 20X13X12	EA.	10	$ 970.00	$ 9,700.00	$ 1,135.00	$ 11,350.00	$ 1,750.00	$ 17,500.00	$ 900.00	$ 9,000.00		
9	MOBILIZATION	LS	1	$ 3,000.00	$ 3,000.00	$ 12,000.00	$ 12,000.00	$ 16,000.00	$ 16,000.00	$ 50,000.00	$ 50,000.00		
10	CONDUIT AND ASSOCIATED WORK PER BUILDING (Harper) 144ct	LS	1	$ 3,000.00	$ 3,000.00	$ 25,675.00	$ 25,675.00	$ 4,700.00	$ 4,700.00	$ 41,600.00	$ 41,600.00		
11	CONDUIT AND ASSOCIATED WORK PER BUILDING (148 Illinois) 144ct	LS	1	$ 1,500.00	$ 1,500.00	$ 13,258.00	$ 13,258.00	$ 9,850.00	$ 9,850.00	$ 45,500.00	$ 45,500.00		
12	CONDUIT AND ASSOCIATED WORK PER BUILDING (Palatine Township) 12ct	LS	1	$ 1,500.00	$ 1,500.00	$ 8,505.00	$ 8,505.00	$ 18,335.00	$ 18,335.00	$ 12,250.00	$ 12,250.00		
13	CONDUIT AND ASSOCIATED WORK PER BUILDING (Park Dst Illinois) 12ct	LS	1	$ 1,500.00	$ 1,500.00	$ 6,698.00	$ 6,698.00	$ 3,000.00	$ 3,000.00	$ 10,000.00	$ 10,000.00		
14	CONDUIT AND ASSOCIATED WORK PER BUILDING (Park Dst Old Hicks) 12ct	LS	1	$ 1,500.00	$ 1,500.00	$ 6,698.00	$ 6,698.00	$ 4,900.00	$ 4,900.00	$ 9,600.00	$ 9,600.00		
15	CONDUIT AND ASSOCIATED WORK PER BUILDING (Well 5 Illinois Ave) 12ct	LS	1	$ 1,500.00	$ 1,500.00	$ 4,937.00	$ 4,937.00	$ 3,000.00	$ 3,000.00	$ 6,000.00	$ 6,000.00		
16	CONDUIT AND ASSOCIATED WORK PER BUILDING (Well 6 Harper Campus) 12ct	LS	1	$ 1,500.00	$ 1,500.00	$ 4,990.00	$ 4,990.00	$ 3,000.00	$ 3,000.00	$ 6,000.00	$ 6,000.00		
17	CONDUIT AND ASSOCIATED WORK PER BUILDING (Hunting Ridge school) 12ct	LS	1	$ 1,500.00	$ 1,500.00	$ 5,105.00	$ 5,105.00	$ 9,750.00	$ 9,750.00	$ 6,000.00	$ 6,000.00		
18	CONDUIT AND ASSOCIATED WORK PER BUILDING (North Suppply) 48 ct + 12 Ct	LS	2	$ 1,500.00	$ 3,000.00	$ 12,472.00	$ 24,944.00	$ 4,700.00	$ 9,400.00	$ 24,400.00	$ 48,800.00		
19	CONDUIT AND ASSOCIATED WORK PER BUILDING (Lilly Lift) 12 Ct	LS	1	$ 1,500.00	$ 1,500.00	$ 3,798.00	$ 3,798.00	$ 2,700.00	$ 2,700.00	$ 6,000.00	$ 6,000.00		

Attachment: Bid Tabulation (2023 Fiber Optic Link)

Bid Opening: 11:00 AM Tuesda, August 1, 2023
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2023 Fiber Optic Link
DPW- 2242
Section # N/A

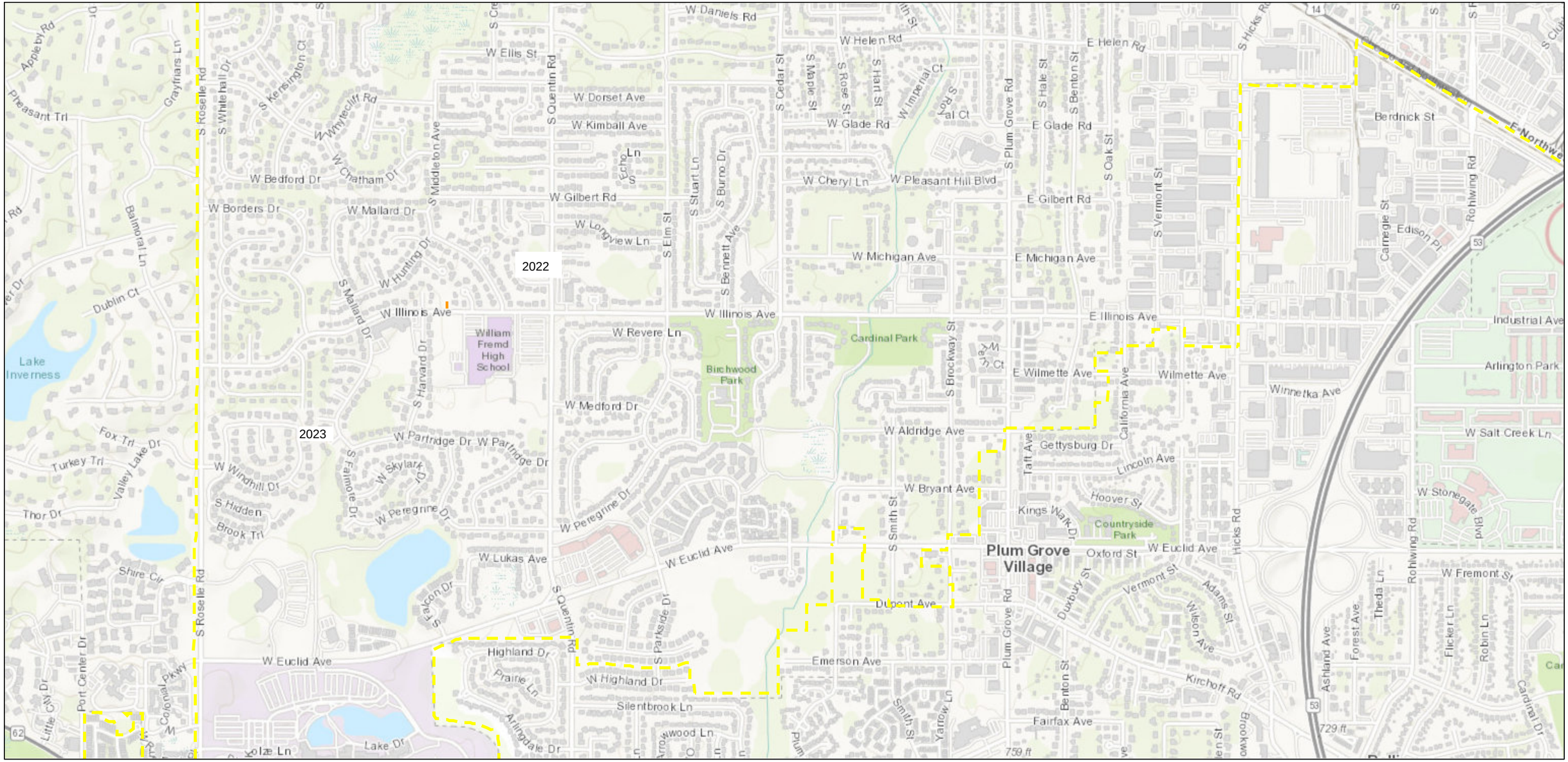
COMPUTED BY: GSR

Red unit price = unit price is above median unit price
Blue unit price = unit price is equal to median unit price
Green unit price = unit price is below median unit price

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder: DVCB INC DBA Terrazon Group, 639 N. Heartland Dr., Sugar Gorve, IL 60554, 630-777-2832 UNIT PRICE	Low Bidder TOTAL	2: K2 Industrial, 2552 Industrial Dr, Highland, IN 46322, 219-933-1110 UNIT PRICE	2 TOTAL	3: Utility Dynamics Corporation, 23 Commerce Drive, Oswego, IL 60543, 630-554-1722 UNIT PRICE	3 TOTAL	4 UNIT PRICE	4 TOT
20	CONDUIT AND ASSOCIATED WORK PER BUILDING (POC Rand Rd) 12 Ct	LS	1	$ 1,500.00	$ 1,500.00	$ 16,493.00	$ 16,493.00	$ 5,300.00	$ 5,300.00	$ 10,000.00	$ 10,000.00		
21	CONDUIT AND ASSOCIATED WORK PER BUILDING (LG Tank) 48 Ct	EA.	1	$ 1,500.00	$ 1,500.00	$ 7,931.00	$ 7,931.00	$ 5,000.00	$ 5,000.00	$ 6,000.00	$ 6,000.00		
22	FIBER OPTIC SPLICING AND REQUIRED HARDWARE PER Location (144 ct)(CSF & Harper)	EA.	2	$ 1,000.00	$ 2,000.00	$ 5,892.00	$ 11,784.00	$ 7,050.00	$ 14,100.00	$ 6,800.00	$ 13,600.00		
23	FIBER OPTIC SPLICING AND REQUIRED HARDWARE PER Location (48 ct) (NS & LG Tank)	EA.	2	$ 800.00	$ 1,600.00	$ 3,890.00	$ 7,780.00	$ 3,600.00	$ 7,200.00	$ 4,000.00	$ 8,000.00		
24	FIBER OPTIC SPLICING AND REQUIRED HARDWARE PER Location (12 ct)	EA.	9	$ 800.00	$ 7,200.00	$ 3,654.00	$ 32,886.00	$ 1,810.00	$ 16,290.00	$ 3,800.00	$ 34,200.00		
25	FIBER OPTIC SPLICING AND REQUIRED HARDWARE PER Location in Hand Hole (12 ct)	LS	7	$ 1,000.00	$ 7,000.00	$ 3,212.00	$ 22,484.00	$ 2,400.00	$ 16,800.00	$ 3,800.00	$ 26,600.00		
26	FIBER OPTIC SPLICING AND REQUIRED HARDWARE PER Location Out door rated enclosure (12 ct)	LS	1	$ 1,000.00	$ 1,000.00	$ 3,956.00	$ 3,956.00	$ 4,800.00	$ 4,800.00	$ 3,800.00	$ 3,800.00		
27	EXPLORATORY EXCAVATION & RESTORATION	LS	1	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00	$ 355,000.00	$ 355,000.00	$ 100,000.00	$ 100,000.00		
28	HARD SURFACE RESTORATION (Project wide)	EA.	56	$ 200.00	$ 11,200.00	$ 625.00	$ 35,000.00	$ 257.00	$ 14,392.00	$ 1,000.00	$ 56,000.00		
29	GRASS RESTORATION (Project wide)	EA.	195	$ 100.00	$ 19,500.00	$ 257.00	$ 50,115.00	$ 32.00	$ 6,240.00	$ 600.00	$ 117,000.00		
30	FIBER TESTING	LS	1	$ 5,000.00	$ 5,000.00	$ 12,418.00	$ 12,418.00	$ 11,000.00	$ 11,000.00	$ 28,600.00	$ 28,600.00		
31	TRAFFIC CONTROL & PROTECTION	LS	1	$ 5,000.00	$ 5,000.00	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 50,000.00	$ 50,000.00		
	TOTAL BID AS READ					**$**	**943,895.00**	**$**	**1,707,894.00**	**$**	**1,767,170.00**		
	TOTAL BID AS CORRECTED			**$**	**1,091,948.00**	**$**	**956,343.20**			**$**	**1,737,170.00**		
	PROPOSAL GUARANTEE					5.00%		5.00%		5.00%		5.00%	

Attachment: Bid Tabulation (2023 Fiber Optic Link)

Location 1



4/11/2022, 4:13:23 PM

Village Boundary

Streets

1:18,056

0 0.2 0.4 0.8 mi

0 0.35 0.7 1.4 km

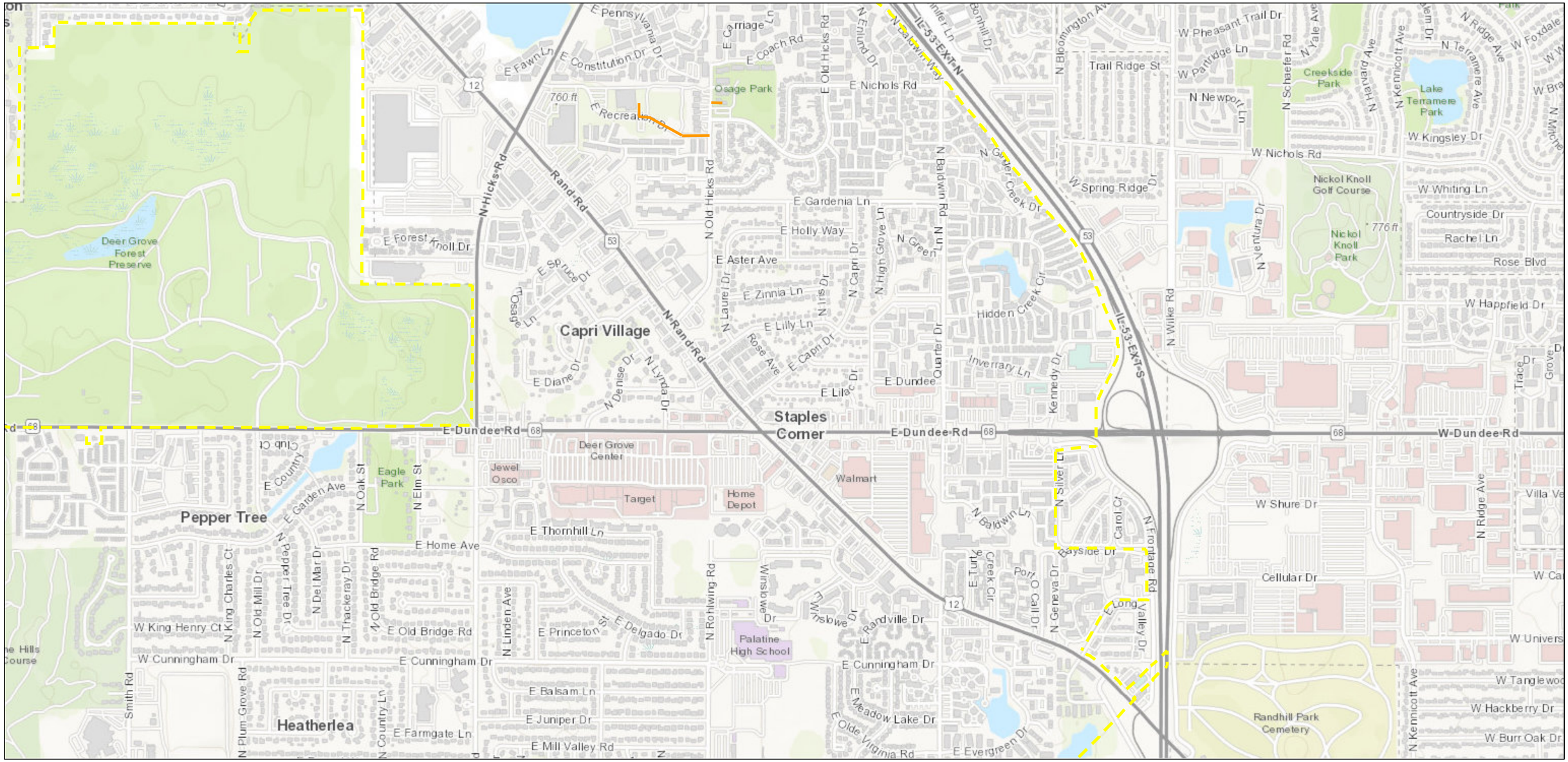
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/N

Village of Palatine

Attachment: Location 1 Map-Combined Service Facility to Harper College (2023 Fiber Optic Link)

Location 2



4/11/2022, 4:10:43 PM

Village Boundary

Streets

1:18,056

0 0.2 0.4 0.8 mi

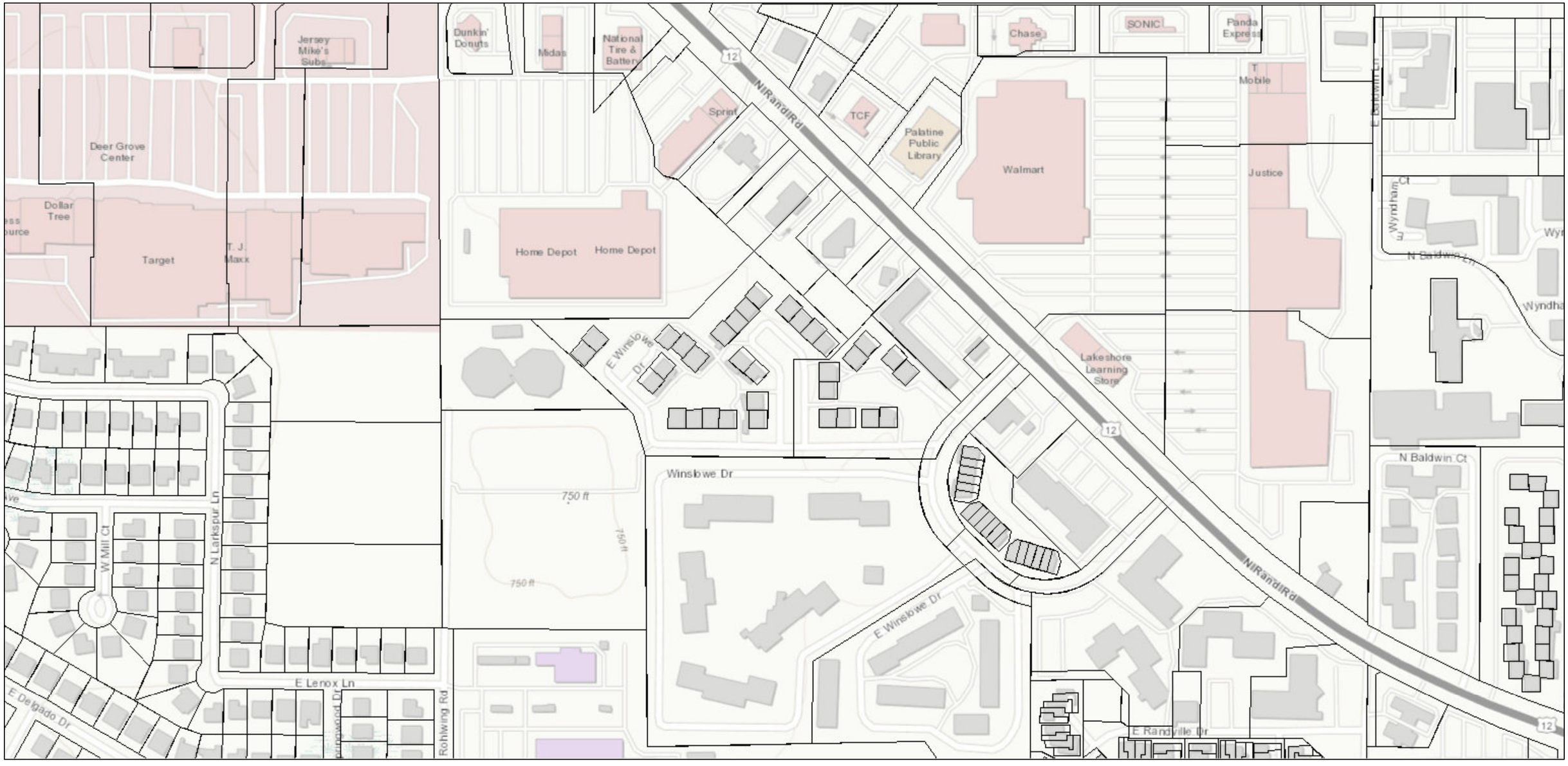
0 0.35 0.7 1.4 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Village of Arlington Heights, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/N

Village of Palatine

Location 3



4/11/2022, 4:12:22 PM

Streets

Parcels

1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Village of Arlington Heights, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., US

Village of Palatine

Attachment: Location 3 Map-North Supply Pump Station to Palatine Opportunity Center (2023 Fiber Optic Link)

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

BACKGROUND:

The public discussion and review of the CY 2024 Proposed Budget & Capital Investment Plan began with a presentation to the Business Finance & Budget Committee on Saturday, October 28, 2023.

KEY ISSUES:

The CY 2024 Proposed Annual Budget and Capital Investment Plan totals $142,735,843. Of this total, $89,272,413 represents the Operations Budget and the remaining $53,463,430 represents our Capital Budget, TIF Districts, Debt Service, Transfers, Casualty/Liability Insurance Program, and Pension Administration requirements. In total, this represents **an increase of 7.38%** over the CY 2023 budget. The Proposed Budget continues to reflect the impact of the economic climate, while offering the core service levels expected by our residents and, most importantly, lives within our financial means. The Budget proposes no increase in property taxes. The remaining schedule includes:

Monday, November 20 - Public Hearing
Monday, December 4 - Budget Adoption

ACTION REQUIRED:

Continued discussion as needed at the discretion of the Village Council.

Consider a Motion to Authorize the Village Manager to Purchase 2024 Light and Heavy Duty Fleet Consistent with the Capital Improvement Plan

BACKGROUND:
The 2024 Capital Vehicle Replacement Budget includes $992,880 for the replacement of Public Works and Police vehicles. The purchases include a sign truck, a three-quarter ton pickup truck, two five-ton dump trucks, two command vehicles, and three patrol vehicles.

Order bank windows through purchasing cooperatives are opening and closing in less than one month and the ability to even order units in the near term has been questionable. Pre-purchasing vehicles was authorized in 2022 to reduce the risk of an inability to secure replacement vehicles and trucks crucial for the Public Works operation.

Greater flexibility on purchasing methods is suggested to address factory capacity issues, short openings of order banks, and long lead times which could result in a threat to the public health, safety or welfare of the general public. It is recommended the Village Manager be authorized to secure the replacement of the specific units referenced in the 2024 budget plan for the light and heavy-duty portion of the fleet. Utilizing the emergency purchasing provisions of Village Code Section 2-108.10.c is recommended.

KEY ISSUES:
- The units planned for 2024, which would be accelerated for 2023, include five Public Safety patrol and command vehicles, two trucks less than a one-ton payload capacity, and two heavy duty five-ton trucks should order banks come available or other availability of these vehicles be identified.
- This will allow a prioritization of purchases should resources not allow for all planned units to be replaced.
- Staff would be able to order into order banks when they become offered while also evaluating purchasing from a dealer's lot for vehicles that need immediate replacement. Some vehicles such as Police squads and Public Works are medium duty replacements, so purchasing off a dealer's lot would be the preferred choice.
- The Village Council would affirm purchase at their next regularly scheduled meeting following any purchases. Further, any advance purchase would reduce the expenditures in the 2024 Capital Budget.

ALTERNATIVES:
1. Authorize the Village Manager to purchase up to $992,880 in 2024 scheduled replacements for the light and heavy-duty fleet.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Village Manager be authorized to purchase up to $992,880 in 2024 scheduled replacements for the light and heavy-duty fleet.

BUDGET IMPACT:
The $992,880 would be from a budget adjustment advancing planned expenditures for 2024 into 2023.

ACTION REQUIRED:
Motion to authorize the Village Manager to purchase up to $992,880 in 2024 scheduled replacements for the light and heavy-duty fleet.

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

Consider a Motion to Approve 2023 Warrant #21

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 21 having been approved by the Village Council on 11/06/2023 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	215,213.37	452.00		-	215,665.37
Motor Fuel Tax Fund	205	2,178.28	-	-	-	2,178.28
CDBG Fund	210	211,427.03	-	-	-	211,427.03
State Equitable Sharing Fund	222	115.00	-	-	-	115.00
Downtown TIF Fund	233	14,706.25	-	-	-	14,706.25
CDBG - CV	255	2,850.24	-	-	-	2,850.24
ARPA Fund	256	3,000.00	-	-	-	3,000.00
Capital Equipment Fund	401	139,855.06	-	-	-	139,855.06
Capital Improvements Fund	402	148,055.14	-	-	-	148,055.14
Water Fund	605	342,983.85	-	-	-	342,983.85
Sewer Fund	610	355,171.82	-	-	-	355,171.82
Refuse Fund	615	-	-	-	1,093.42	1,093.42
Parking Fund	620	3,769.90	-	-	-	3,769.90
Fleet Services Fund	710	19,726.83	-	-	-	19,726.83
Total Report		**1,459,052.77**	**452.00**	**-**	**1,093.42**	**1,460,598.19**

ATTACHMENTS:

- Warrant #21

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 08/30/23 - 11/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **4040 - 1st Ayd Corporation**									
PSI646712	Parts - Stock	Open		10/01/2023	11/02/2023	10/30/2023			2,226.00
			Vendor **4040 - 1st Ayd Corporation** Totals			Invoices	1		$2,226.00
Vendor **2385 - A & A Body Shop, Inc.**									
5640	Parts - T-485	Open		10/16/2023	11/15/2023	10/19/2023			325.00
			Vendor **2385 - A & A Body Shop, Inc.** Totals			Invoices	1		$325.00
Vendor **1450 - A-Express Towing**									
23873	Repairs - T-479	Open		10/05/2023	11/04/2023	10/19/2023			117.70
			Vendor **1450 - A-Express Towing** Totals			Invoices	1		$117.70
Vendor **4853 - Advance Auto Parts**									
2376-1188594	Parts - PT-413	Open		10/02/2023	11/01/2023	10/30/2023			4.65
2376-1188680	Parts - T-465	Open		10/03/2023	11/02/2023	10/30/2023			68.79
2376-1188830	Parts - PT-112	Open		10/03/2023	11/02/2023	10/30/2023			6.47
2376-1188836	Parts - Stock	Open		10/03/2023	11/02/2023	10/30/2023			12.90
2376-118-8959	Parts - Stock	Open		10/04/2023	11/03/2023	10/30/2023			9.60
2376-1189074	Parts - PT-088	Open		10/04/2023	11/03/2023	10/30/2023			2.62
2376-1189126	Parts - Stock	Open		10/04/2023	11/03/2023	10/30/2023			14.36
2376-1189176	Parts - T-493	Open		10/04/2023	11/03/2023	10/30/2023			381.66
2376-1189372	Parts - Stock	Open		10/05/2023	11/04/2023	10/30/2023			31.49
2376-1189695	Parts - Stock	Open		10/06/2023	11/05/2023	10/30/2023			70.32
2376-1190011	Parts - E-224	Open		10/09/2023	11/08/2023	10/30/2023			29.43
2376-119855	Parts - Stock	Open		10/09/2023	11/08/2023	10/30/2023			12.94
2376-1190299	Parts - E-612	Open		10/10/2023	11/09/2023	10/30/2023			18.19
2376-1191421	Parts - E-222	Open		10/16/2023	11/15/2023	10/30/2023			275.07
2376-1191560	Parts - T-465	Open		10/17/2023	11/16/2023	10/30/2023			430.14
			Vendor **4853 - Advance Auto Parts** Totals			Invoices	15		$1,368.63
Vendor **5359 - Advanced Custom Metals Inc**									
42202	McCullar Engraved Snowplow Blade	Open		06/23/2023	11/02/2023	11/01/2023			400.00
			Vendor **5359 - Advanced Custom Metals Inc** Totals			Invoices	1		$400.00
Vendor **1759 - Air One Equipment, Inc.**									
198684	Globe Bunker Pants/Coats (11 Sets)	Open		10/05/2023	11/04/2023	10/10/2023			16,085.00
198685	Globe Bunker Gear (11 sets)	Open		10/05/2023	11/04/2023	10/10/2023			29,574.30
198686	Globe Bunker Pants/Coats (11 Sets)	Open		10/05/2023	11/04/2023	10/10/2023			120.50
198686a	Globe Bunker Gear (11 sets)	Open		10/05/2023	11/04/2023	10/10/2023			6,313.50
198817	Cable Lockout	Open		10/10/2023	11/09/2023	10/12/2023			40.10
			Vendor **1759 - Air One Equipment, Inc.** Totals			Invoices	5		$52,133.40

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 08/30/23 - 11/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **5350 - Airespring Inc**									
177088850	Telephone Bill	Open		10/18/2023	10/18/2023	10/18/2023			2,008.33
			Vendor **5350 - Airespring Inc** Totals			Invoices	1		$2,008.33
Vendor **2340 - Allied Air Conditioning Heating Co**									
280093	Service Call-Fire Station 85	Open		09/22/2023	10/21/2023	10/25/2023			129.00
			Vendor **2340 - Allied Air Conditioning Heating Co** Totals			Invoices	1		$129.00
Vendor **2496 - Altorfer Industries, Inc**									
P54C0162427	Parts - E-211	Open		09/11/2023	11/02/2023	10/26/2023			347.11
			Vendor **2496 - Altorfer Industries, Inc** Totals			Invoices	1		$347.11
Vendor **2491 - Anderson Pest Solutions**									
52542966	Pest Control Services October 2023-Fire Station 82	Open		10/01/2023	10/31/2023	10/25/2023			50.63
			Vendor **2491 - Anderson Pest Solutions** Totals			Invoices	1		$50.63
Vendor **1730 - Andres Medical Billing**									
102023PLIL	BILLING CHARGES - SEPTEMBER	Open		09/30/2023	11/09/2023	10/10/2023			7,675.87
			Vendor **1730 - Andres Medical Billing** Totals			Invoices	1		$7,675.87
Vendor **4387 - Animal Care Equipment & Services**									
116412	Cage Net for Animal Control Unit	Open		10/20/2023	11/09/2023	10/30/2023			151.65
			Vendor **4387 - Animal Care Equipment & Services** Totals			Invoices	1		$151.65
Vendor **1048 - Arco Mechanical Equipment Sales**									
21305	Gas Detection Calibration	Open		10/09/2023	11/08/2023	10/25/2023			3,575.00
			Vendor **1048 - Arco Mechanical Equipment Sales** Totals			Invoices	1		$3,575.00
Vendor **3929 - ARIES Industries, Inc**									
424595	Televising Camera Tractor Gas	Open		09/20/2023	10/20/2023	10/18/2023			62.71
425064	Televising Camera Repair	Open		10/11/2023	11/10/2023	10/18/2023			744.51
			Vendor **3929 - ARIES Industries, Inc** Totals			Invoices	2		$807.22
Vendor **5021 - Arlington Heights Ford LLC**									
109605H	Parts - T-495	Open		10/05/2023	11/04/2023	10/26/2023			141.15
112407H	Parts - T-456	Open		10/05/2023	11/04/2023	10/26/2023			353.23
112864H	Parts - T-493	Open		10/05/2023	11/04/2023	10/26/2023			96.88
113040H	Parts - T-481	Open		10/09/2023	11/08/2023	10/26/2023			47.38
113965H	Parts - T-439	Open		10/13/2023	11/12/2023	10/26/2023			78.99
114505H	Parts - T-495	Open		10/17/2023	11/16/2023	10/26/2023			108.14
			Vendor **5021 - Arlington Heights Ford LLC** Totals			Invoices	6		$825.77

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VILLAGE OF PALATINE

Warrant #21

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Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1443 - Arlington Power Equipment**									
169616	Chain Loop	Open		09/15/2023	10/15/2023	10/20/2023			33.36
171549	Parts - PT-88	Open		10/05/2023	11/04/2023	10/26/2023			195.00
			Vendor **1443 - Arlington Power Equipment** Totals			Invoices	2		$228.36
Vendor **2322 - Arrow Road Construction Company**									
75023 * 1	Lilac Drive and Lilac Place Rehabilitation DPW-2317	Open		10/23/2023	11/15/2023	10/17/2023			200,644.97
			Vendor **2322 - Arrow Road Construction Company** Totals			Invoices	1		$200,644.97
Vendor **4802 - Atlas Bobcat, LLC**									
Q58388	Bandit Intimidator 21XP Chipper E-646	Open		09/16/2023	10/27/2023	10/20/2023			114,032.00
			Vendor **4802 - Atlas Bobcat, LLC** Totals			Invoices	1		$114,032.00
Vendor **1819 - Auto Tech Centers Inc**									
INV101449	Parts - T-458	Open		09/29/2023	11/02/2023	10/26/2023			311.26
			Vendor **1819 - Auto Tech Centers Inc** Totals			Invoices	1		$311.26
Vendor **3520 - Axon Enterprise, Inc.**									
INUS196301	Body Camera Uniform Mounts	Open		10/19/2023	11/18/2023	10/30/2023			153.65
			Vendor **3520 - Axon Enterprise, Inc.** Totals			Invoices	1		$153.65
Vendor **1101 - Beverly Materials LLC**									
297591	Wash Stone-WMB Restoration Repair	Open		10/14/2023	11/13/2023	10/18/2023			1,266.04
			Vendor **1101 - Beverly Materials LLC** Totals			Invoices	1		$1,266.04
Vendor **1722 - BLA, Inc**									
22702-9	Illinois Avenue Improvements Phase I and II Engineering Services	Open		07/31/2023	08/30/2023	10/17/2023			3,230.00
22764-6	Palatine Road Reconstruction Phase II Engineering Services	Open		08/31/2023	10/27/2023	10/17/2023			92,740.08
22829-11	Illinois Avenue Improvements Phase I and II Engineering Services	Open		09/30/2023	10/30/2023	10/17/2023			10,355.00
22843-5	Palatine and Rohlwing Improvements Phase I Engineering Services	Open		09/30/2023	10/30/2023	10/17/2023			7,859.80
22861-6	Crescent & Ellis Improvements Construction Engineering DPW-2316	Open		09/30/2023	10/30/2023	10/17/2023			39,878.18

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 08/30/23 - 11/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
22867-6	Cedar and Elm Improvements Construction Engineering DPW-2216	Open		09/30/2023	10/30/2023	10/17/2023			2,178.28
			Vendor **1722 - BLA, Inc** Totals			Invoices	6		$156,241.34
Vendor **2856 - Blackburn Manufacturing Company**									
0719368-IN	Locate Flags	Open		10/11/2023	11/10/2023	10/18/2023			348.78
			Vendor **2856 - Blackburn Manufacturing Company** Totals			Invoices	1		$348.78
Vendor **1492 - Bound Tree Medical LLC**									
85105086	EMS Equipment	Open		09/28/2023	10/27/2023	10/13/2023			43.73
			Vendor **1492 - Bound Tree Medical LLC** Totals			Invoices	1		$43.73
Vendor **2243 - Bristol Hose & Fitting**									
3526030	Parts - Stock	Open		09/16/2023	11/02/2023	10/26/2023			183.53
			Vendor **2243 - Bristol Hose & Fitting** Totals			Invoices	1		$183.53
Vendor **5289 - Brown Equipment Company**									
INV22379	2023 SECA Model 800-HPR-ECO Series IV Jetter Truck T-534	Open		10/06/2023	11/05/2023	10/20/2023			295,357.00
			Vendor **5289 - Brown Equipment Company** Totals			Invoices	1		$295,357.00
Vendor **4978 - C. Acitelli Heating & Piping Contractors, Inc**									
0000037322	Fire Station 85 HVAC Repair	Open		08/18/2023	10/31/2023	10/31/2023			258.00
0000037370	Village Hall HWP-2 Pump Repair	Open		09/12/2023	10/31/2023	10/24/2023			4,492.00
0000037380	Village Hall VAV Diagnostic Fee	Open		09/15/2023	10/14/2023	10/24/2023			618.00
			Vendor **4978 - C. Acitelli Heating & Piping Contractors, Inc** Totals			Invoices	3		$5,368.00
Vendor **2732 - CDW Government Inc**									
MK42973	Ink Cartridges for Cashiers Check Scanners	Open		10/06/2023	11/05/2023	10/19/2023			92.61
MJ61555	FD Modem	Open		10/04/2023	11/03/2023	10/05/2023			2,248.07
			Vendor **2732 - CDW Government Inc** Totals			Invoices	2		$2,340.68
Vendor **3406 - CFA Software Inc**									
15188	Annual Software Maintenance CFA Win8	Open		10/16/2023	11/15/2023	10/19/2023			2,995.00
			Vendor **3406 - CFA Software Inc** Totals			Invoices	1		$2,995.00
Vendor **5348 - CFS Inc**									
2023-00000835	withdrawn refund permit 6054-2022/ 776 W Easton	Open		10/12/2023	10/12/2023	10/12/2023			1,712.00
			Vendor **5348 - CFS Inc** Totals			Invoices	1		$1,712.00

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 08/30/23 - 11/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **2555 - Chicago Parts & Sound**									
1-0389862	Parts - T-458	Open		10/16/2023	11/15/2023	10/26/2023			26.38
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	1		$26.38
Vendor **2560 - Childrens Advocacy Center**									
2023-00000903	CDBG - Children's Advocacy Center	Open		10/31/2023	10/31/2023	10/31/2023			1,000.00
			Vendor **2560 - Childrens Advocacy Center** Totals			Invoices	1		$1,000.00
Vendor **4343 - Christopher B. Burke Engineering Ltd**									
186896	Smith Street Bike Path Connection Construction Eng DPW-2219	Open		10/16/2023	11/15/2023	10/17/2023			927.50
			Vendor **4343 - Christopher B. Burke Engineering Ltd** Totals			Invoices	1		$927.50
Vendor **3050 - Cintas #22**									
4170171876	Village Hall Carpets	Open		10/09/2023	11/08/2023	10/18/2023			147.13
4170737303	Shop Rags	Open		10/13/2023	11/12/2023	10/18/2023			13.05
4170737472	Uniform Cleaning	Open		10/13/2023	11/12/2023	10/18/2023			135.44
4171467709	CSF Carpets	Open		10/20/2023	11/19/2023	10/18/2023			151.11
4171467731	Shop Rags	Open		10/20/2023	11/19/2023	10/18/2023			13.05
4171467915	Uniform Cleaning	Open		10/20/2023	11/19/2023	10/18/2023			135.44
			Vendor **3050 - Cintas #22** Totals			Invoices	6		$595.22
Vendor **2707 - Ciorba Group Inc**									
3-27973	Baldwin Road Culvert Replacement Phase II Engineering Services	Open		08/03/2023	11/03/2023	10/17/2023			4,802.25
5-28118	Baldwin Road Culvert Replacement Phase II Engineering Services	Open		10/05/2023	11/04/2023	10/17/2023			2,728.53
			Vendor **2707 - Ciorba Group Inc** Totals			Invoices	2		$7,530.78
Vendor **1488 - CNS Tire Supply**									
27024	Parts - E-441	Open		10/18/2023	11/17/2023	10/26/2023			165.00
			Vendor **1488 - CNS Tire Supply** Totals			Invoices	1		$165.00
Vendor **3033 - Comcast Cable**									
PW 09-23 B	Backup Internet Connections	Open		09/24/2023	10/22/2023	10/05/2023			6.33
CC 09-23 B	Backup Internet Connections	Open		09/25/2023	10/31/2023	10/05/2023			59.70
PW 10-23 A	Backup Internet Connections	Open		10/02/2023	10/30/2023	10/05/2023			327.56
CC 10-23 A	Backup Internet Connections	Open		10/16/2023	11/13/2023	10/05/2023			42.11
			Vendor **3033 - Comcast Cable** Totals			Invoices	4		$435.70
Vendor **2980 - Commonwealth Edison**									

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 08/30/23 - 11/21/23
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Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
1576144012 9/23	Electricity - Dundee Rd and Park Place Traffic Signal	Open		09/14/2023	11/14/2023	10/05/2023			34.17
4909032037 9/23	Electricity - 25 W. Palatine Rd. American Data Building	Open		09/14/2023	11/14/2023	10/05/2023			31.91
1576144012 10/23	Electricity-Dundee Rd and Park Place Traffic Signal	Open		10/13/2023	11/12/2023	10/26/2023			32.72
4909032037 10/23	Electricity-25 W. Palatine Rd American Data Building	Open		10/13/2023	11/12/2023	10/26/2023			36.61
8648014008 10/23	Electricity-135 W. Michigan Ave Heat Meter	Open		10/16/2023	11/15/2023	10/26/2023			189.26
			Vendor **2980 - Commonwealth Edison** Totals			Invoices	5		$324.67
Vendor **5162 - Conduent Business Services, LLC**									
1698796	Red Light Camera Vendor Fees (Sept)	Open		10/20/2023	11/19/2023	10/30/2023			3,432.30
			Vendor **5162 - Conduent Business Services, LLC** Totals			Invoices	1		$3,432.30
Vendor **5303 - Convergint Technologies**									
IN00105884	Lenel and Milestone Maint	Open		10/04/2023	10/04/2023	10/04/2023			12,421.94
IN00106356	PW Door Security	Open		10/16/2023	10/16/2023	10/16/2023			6,135.78
			Vendor **5303 - Convergint Technologies** Totals			Invoices	2		$18,557.72
Vendor **3091 - Cook County Treasurer Electrical & Maintenance**									
2023-3	Traffic Signal Maintenance-7/1/2023-9/30/2023	Open		10/03/2023	11/02/2023	10/25/2023			1,810.02
			Vendor **3091 - Cook County Treasurer Electrical & Maintenance** Totals			Invoices	1		$1,810.02
Vendor **5150 - COPS and FIRE Personnel Testing Service**									
108517	2023 Services Other - PD new Pre-Employment Polys & Psychs	Open		10/10/2023	10/17/2023	10/17/2023			1,875.00
108518	2023 Services Other - PD new Pre-Employment Polys & Psychs	Open		10/10/2023	10/17/2023	10/17/2023			175.00
108527	2023 Services Other - PD new Pre-Employment Polys & Psychs	Open		10/13/2023	10/17/2023	10/17/2023			450.00
			Vendor **5150 - COPS and FIRE Personnel Testing Service** Totals			Invoices	3		$2,500.00
Vendor **2773 - Core & Main LP**									
T645237	6 Rep Clp-Qty 2	Open		09/27/2023	10/26/2023	10/18/2023			1,529.00
T740875	2023 Sensus Annual SAAS Fee	Open		10/11/2023	11/10/2023	10/18/2023			32,407.31
			Vendor **2773 - Core & Main LP** Totals			Invoices	2		$33,936.31
Vendor **2649 - DJ's Scuba Locker Inc**									

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 08/30/23 - 11/21/23
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Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
2023-00000840	Annual Service- Interspiro Equipment	Open		09/27/2023	10/26/2023	10/17/2023			3,961.13
			Vendor **2649 - DJ's Scuba Locker Inc** Totals			Invoices	1		$3,961.13
Vendor **5349 - Jacob M Dziwulski**									
PWCDLJD101023	CDL Reimbursement	Open		10/10/2023	11/02/2023	10/18/2023			50.00
			Vendor **5349 - Jacob M Dziwulski** Totals			Invoices	1		$50.00
Vendor **2114 - EJ USA, Inc**									
110230076334	Fire Hydrant Repair Parts	Open		10/12/2023	11/11/2023	10/18/2023			4,750.97
			Vendor **2114 - EJ USA, Inc** Totals			Invoices	1		$4,750.97
Vendor **5351 - Emmett's Brewing Company**									
101823Refund1	Refund-Street Fest	Open		10/18/2023	11/06/2023	10/18/2023			111.00
			Vendor **5351 - Emmett's Brewing Company** Totals			Invoices	1		$111.00
Vendor **1535 - Equipment Management Company**									
62800	Tool Servicing	Open		09/20/2023	10/19/2023	10/12/2023			2,359.40
			Vendor **1535 - Equipment Management Company** Totals			Invoices	1		$2,359.40
Vendor **5271 - FamilyForward**									
2023-00000905	CDBG - Family Forward	Open		10/31/2023	10/31/2023	10/31/2023			500.00
			Vendor **5271 - FamilyForward** Totals			Invoices	1		$500.00
Vendor **3563 - FGM Architects**									
23-3856.01-1	Fire Stations 82 & 85 Remodeling (Schematic Design Phase)	Open		10/18/2023	11/17/2023	10/18/2023			3,000.00
			Vendor **3563 - FGM Architects** Totals			Invoices	1		$3,000.00
Vendor **4685 - Fire Catt, LLC**									
13286	Hose Testing	Open		10/14/2023	11/13/2023	10/24/2023			4,523.40
			Vendor **4685 - Fire Catt, LLC** Totals			Invoices	1		$4,523.40
Vendor **5291 - Five Star Heating and Air, Inc**									
41458739	AC Unit with Air Handler for Village Hall EOC	Open		08/31/2023	10/31/2023	10/24/2023			20,892.76
			Vendor **5291 - Five Star Heating and Air, Inc** Totals			Invoices	1		$20,892.76
Vendor **2665 - Fleet Safety Supply**									
81713	Parts - T-408	Open		10/02/2023	11/01/2023	10/26/2023			513.16
81754	Parts - T-409	Open		10/10/2023	11/09/2023	10/26/2023			97.26
			Vendor **2665 - Fleet Safety Supply** Totals			Invoices	2		$610.42
Vendor **2195 - FMP**									
162-158959	Parts - T-465	Open		10/17/2023	11/16/2023	10/26/2023			75.30

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			Vendor **2195 - FMP** Totals			Invoices	1		$75.30
Vendor **1621 - Fox Valley Fire & Safety**									
IN00636142	Fire Extinguisher Recharge	Open		10/16/2023	11/15/2023	10/16/2023			125.00
			Vendor **1621 - Fox Valley Fire & Safety** Totals			Invoices	1		$125.00
Vendor **5353 - FoxFury, LLC**									
49433-1	Lights for CST Unit Camera's	Open		10/06/2023	11/05/2023	10/30/2023			115.00
			Vendor **5353 - FoxFury, LLC** Totals			Invoices	1		$115.00
Vendor **5354 - Jeffrey Fujino**									
2023-00000867	Landscaping Reimbursement	Open		10/19/2023	11/03/2023	10/17/2023			1,500.00
			Vendor **5354 - Jeffrey Fujino** Totals			Invoices	1		$1,500.00
Vendor **5073 - FulLife Safety LLC**									
69203	Respirator Fit-Testing, Training, & Certification and Supplies	Open		10/17/2023	11/16/2023	10/25/2023			1,830.90
69153	Swanson - Rubber Boots	Open		10/17/2023	11/16/2023	10/18/2023			245.00
69187	Hearing Protector	Open		10/13/2023	11/12/2023	10/26/2023			75.00
			Vendor **5073 - FulLife Safety LLC** Totals			Invoices	3		$2,150.90
Vendor **1234 - Golf Rose Animal Hospital**									
389167	Medications for K-9's Hondo & Jax	Open		10/12/2023	11/11/2023	10/30/2023			94.14
			Vendor **1234 - Golf Rose Animal Hospital** Totals			Invoices	1		$94.14
Vendor **2442 - Goodmark Nurseries Llc**									
ARINV-005115	Replacement and 50/50 Parkway Tree Purchases	Open		10/20/2023	11/19/2023	10/25/2023			15,009.25
			Vendor **2442 - Goodmark Nurseries Llc** Totals			Invoices	1		$15,009.25
Vendor **1173 - Graybar Electric Company, Inc.**									
9334389914	Street Light Poles	Open		10/17/2023	11/17/2023	10/25/2023			3,055.00
			Vendor **1173 - Graybar Electric Company, Inc.** Totals			Invoices	1		$3,055.00
Vendor **5288 - Grimco, Inc**									
30316177-01	Street Sign Printer	Open		04/19/2023	10/31/2023	10/26/2023			68.85
			Vendor **5288 - Grimco, Inc** Totals			Invoices	1		$68.85
Vendor **3258 - Tamara A Gulisano-Canada**									
2023-00000891	Halloween Candy for Annual Fall Fun Fest	Open		10/20/2023	11/06/2023	10/30/2023			78.28
			Vendor **3258 - Tamara A Gulisano-Canada** Totals			Invoices	1		$78.28
Vendor **5163 - Healy Asphalt Company LLC**									

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38136	Binder and Surface for Hot Paving	Open		10/04/2023	11/03/2023	10/18/2023			225.28
38151	Binder and Surface for Hot Paving	Open		10/05/2023	11/04/2023	10/18/2023			120.96
38236	Binder and Surface for Hot Paving	Open		10/10/2023	11/09/2023	10/18/2023			469.92
38266	Binder and Surface for Hot Paving	Open		10/11/2023	11/10/2023	10/18/2023			252.16
38293	Binder and Surface for Hot Paving	Open		10/16/2023	11/15/2023	10/18/2023			244.48
38319	Binder and Surface for Hot Paving	Open		10/17/2023	11/17/2023	10/18/2023			756.10
38383	Binder and Surface for Hot Paving	Open		10/19/2023	11/18/2023	10/18/2023			193.92
38405	Binder and Surface for Hot Paving	Open		10/20/2023	11/19/2023	10/18/2023			191.36
		Vendor **5163 - Healy Asphalt Company LLC** Totals				Invoices	8		$2,454.18
Vendor **3815 - High PSI Ltd**									
81888	Parts - M-999	Open		10/04/2023	11/03/2023	10/26/2023			68.66
		Vendor **3815 - High PSI Ltd** Totals				Invoices	1		$68.66
Vendor **5355 - Mary Susan Hinkle**									
2023-00000864	Recapture Refund ORD # O-39-08	Open		10/12/2023	11/10/2023	10/20/2023			12,904.09
		Vendor **5355 - Mary Susan Hinkle** Totals				Invoices	1		$12,904.09
Vendor **4222 - Ian R Hoogerhyde**									
PWCDLIH092223	CDL Reimbursement	Open		09/22/2023	11/02/2023	10/18/2023			60.00
		Vendor **4222 - Ian R Hoogerhyde** Totals				Invoices	1		$60.00
Vendor **5046 - Hoosier Fire Equipment Inc**									
117399	Parts - Stock / T-389	Open		10/05/2023	11/04/2023	10/26/2023			420.50
117431	Parts - T-413	Open		10/10/2023	11/09/2023	10/26/2023			240.50
		Vendor **5046 - Hoosier Fire Equipment Inc** Totals				Invoices	2		$661.00
Vendor **1850 - IACP-Illinois**									
14689	Use of Force Certification Renewal	Open		10/09/2023	11/08/2023	10/10/2023			150.00
		Vendor **1850 - IACP-Illinois** Totals				Invoices	1		$150.00
Vendor **1827 - ICC**									
Q15.000015367	ICC renewal	Open		09/23/2023	10/22/2023	10/23/2023			292.00
		Vendor **1827 - ICC** Totals				Invoices	1		$292.00
Vendor **5345 - Illinois Crime Free Association**									

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2023-00000892	IL Crime free Annual Training	Open		10/02/2023	11/06/2023	10/30/2023			50.00
		Vendor **5345 - Illinois Crime Free Association** Totals				Invoices	1		$50.00
Vendor **1604 - Illinois State Police**									
20230901570	Fingerprinting for Liquor Licensing (1570-Sept)	Open		10/01/2023	11/15/2023	10/30/2023			28.25
20230903601	Fingerprinting for Employment (3601-Sept)	Open		10/01/2023	11/15/2023	10/30/2023			84.75
		Vendor **1604 - Illinois State Police** Totals				Invoices	2		$113.00
Vendor **2625 - Illinois Tollway**									
G125000008422	Department Tolls	Open		10/02/2023	11/01/2023	10/30/2023			6.52
		Vendor **2625 - Illinois Tollway** Totals				Invoices	1		$6.52
Vendor **4847 - Impressions in Stone**									
12638	Engraved Brick Paver - McCullar	Open		10/10/2023	11/09/2023	10/10/2023			78.00
		Vendor **4847 - Impressions in Stone** Totals				Invoices	1		$78.00
Vendor **4951 - Interstate Batteries of North Chicago**									
11246334	Parts - Stock	Open		10/04/2023	11/03/2023	10/26/2023			607.68
		Vendor **4951 - Interstate Batteries of North Chicago** Totals				Invoices	1		$607.68
Vendor **4349 - J & H Magic Stitches**									
2023-00000837	Pants Repair	Open		10/11/2023	11/10/2023	10/13/2023			60.00
		Vendor **4349 - J & H Magic Stitches** Totals				Invoices	1		$60.00
Vendor **5330 - J5 Rescue Supply LLC**									
INV-00663	Equipment/Gear Rental	Open		09/20/2023	10/19/2023	10/24/2023			264.60
		Vendor **5330 - J5 Rescue Supply LLC** Totals				Invoices	1		$264.60
Vendor **2992 - James Messineo**									
10-30-23 J.M.	Administrative Adjudication	Open		10/30/2023	11/06/2023	11/01/2023			2,025.00
		Vendor **2992 - James Messineo** Totals				Invoices	1		$2,025.00
Vendor **2695 - JG Uniforms Inc**									
122039	Misc Uniform/Vest Carriers/Equipment Items (Badges)	Open		10/17/2023	11/16/2023	10/30/2023			473.60
		Vendor **2695 - JG Uniforms Inc** Totals				Invoices	1		$473.60
Vendor **3869 - John Nelson Architect Inc**									
JN10/30/23	Plan Review/ Consultation Services 10/11-10/27	Open		10/30/2023	10/30/2023	10/23/2023			2,700.00
		Vendor **3869 - John Nelson Architect Inc** Totals				Invoices	1		$2,700.00

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Vendor **3631 - Johnson Controls Security Solutions LLC**									
39404690	Alarm Monitoring 137 W. Wood St.-11/1/23-1/31/24	Open		10/14/2023	11/13/2023	10/25/2023			188.30
		Vendor **3631 - Johnson Controls Security Solutions LLC** Totals				Invoices	1		$188.30
Vendor **1635 - Joseph D. Foreman & Company**									
333528	106-1212 Non-Shear Cplg, 7" Frame; Open Grate	Open		10/10/2023	11/09/2023	10/18/2023			689.00
333482	Spee-D PVC Grate,Outlet Ch,End Cap,3" & 4" Outlet,3" SCh40&Cplg	Open		10/12/2023	11/11/2023	10/18/2023			137.00
		Vendor **1635 - Joseph D. Foreman & Company** Totals				Invoices	2		$826.00
Vendor **2268 - Journal & Topics Newspapers**									
191130	legal notice 411 E Glencoe St	Open		10/04/2023	11/03/2023	10/23/2023			50.00
191132	legal notice 1835 N Laurel Dr	Open		10/04/2023	11/03/2023	10/23/2023			65.00
191133	legal notice 157 W Northwest Hwy	Open		10/04/2023	11/03/2023	10/23/2023			40.00
191134	legal notice 874-920 N Quentin Rd	Open		10/04/2023	11/03/2023	10/23/2023			55.00
191131	legal notice 170 S Greeley St	Open		10/05/2023	11/03/2023	10/23/2023			55.00
		Vendor **2268 - Journal & Topics Newspapers** Totals				Invoices	5		$265.00
Vendor **2609 - Julie, Inc.**									
2023-1378-4	JULIE Locate Annual Membership	Open		01/01/2023	11/20/2023	10/18/2023			2,700.45
		Vendor **2609 - Julie, Inc.** Totals				Invoices	1		$2,700.45
Vendor **5356 - Ronald D Kalbas**									
2023-00000888	Driveway Apron Reimbursement	Open		10/22/2023	11/03/2023	10/17/2023			4,655.15
		Vendor **5356 - Ronald D Kalbas** Totals				Invoices	1		$4,655.15
Vendor **3357 - KONE Inc**									
1158599212	5 Year Full Load Testing-251 W. Colfax	Open		09/18/2023	10/18/2023	10/25/2023			3,581.60
1158612764	Annual No-Load Elevator Safety Test-595 N. Hicks	Open		10/11/2023	11/10/2023	10/25/2023			1,628.00
		Vendor **3357 - KONE Inc** Totals				Invoices	2		$5,209.60
Vendor **2290 - Lake Zurich Radiator & A/C Service**									
58689	Parts - E-211	Open		10/10/2023	11/09/2023	10/19/2023			433.00
		Vendor **2290 - Lake Zurich Radiator & A/C Service** Totals				Invoices	1		$433.00
Vendor **5035 - Lawson Products, Inc**									
9310990645	Parts - Stock	Open		10/11/2023	11/10/2023	10/19/2023			164.21

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			Vendor **5035 - Lawson Products, Inc** Totals			Invoices	1		$164.21
Vendor **4175 - Little Brothers Pizza Inc**									
101823Refund3	Refund-Street Fest	Open		10/18/2023	11/06/2023	10/18/2023			100.00
			Vendor **4175 - Little Brothers Pizza Inc** Totals			Invoices	1		$100.00
Vendor **5352 - Los Arcos**									
101823Refund2	Refund-Street Fest	Open		10/18/2023	11/06/2023	10/18/2023			100.00
			Vendor **5352 - Los Arcos** Totals			Invoices	1		$100.00
Vendor **5128 - M.J. Taylor Law, LLC**									
10-2023MJ Taylor	Village Prosecution Legal	Open		10/27/2023	11/06/2023	11/01/2023			3,450.00
			Vendor **5128 - M.J. Taylor Law, LLC** Totals			Invoices	1		$3,450.00
Vendor **4957 - MacQueen Equipment, LLC**									
P24761	Parts - T-504	Open		09/29/2023	11/02/2023	10/19/2023			32.64
P24902	Parts - T-504	Open		10/09/2023	11/08/2023	10/19/2023			63.19
P24987	Parts - T-504	Open		10/13/2023	11/12/2023	10/19/2023			50.83
			Vendor **4957 - MacQueen Equipment, LLC** Totals			Invoices	3		$146.66
Vendor **5066 - Marco Technologies LLC**									
513277400	Copier Maintenance Agreement	Open		10/16/2023	11/09/2023	10/05/2023			1,175.33
			Vendor **5066 - Marco Technologies LLC** Totals			Invoices	1		$1,175.33
Vendor **2756 - Mc Master Carr Supply Co.**									
15985898	Parts - T-522	Open		10/16/2023	11/15/2023	10/19/2023			22.31
16060830	Parts - T-534	Open		10/17/2023	11/16/2023	10/19/2023			72.15
15378374	Upfitting E-646	Open		10/04/2023	11/03/2023	10/20/2023			65.67
			Vendor **2756 - Mc Master Carr Supply Co.** Totals			Invoices	3		$160.13
Vendor **2738 - Meade, Inc**									
706347	EVP Repairs-Rand Road at IL 53 Ramp	Open		10/19/2023	11/18/2023	10/25/2023			6,940.00
706348	Pole Replacement-1417 E. Rosita	Open		10/19/2023	11/18/2023	11/01/2023			4,896.00
			Vendor **2738 - Meade, Inc** Totals			Invoices	2		$11,836.00
Vendor **2737 - Mes Inc/Global**									
IN1947109	FirePro X Thermal Cameras	Open		10/12/2023	11/11/2023	10/24/2023			2,506.69
			Vendor **2737 - Mes Inc/Global** Totals			Invoices	1		$2,506.69
Vendor **1118 - Mid American Water Of Wauconda Inc**									
265216W	Inlet Materials	Open		10/18/2023	11/17/2023	10/18/2023			2,964.00
265296W	3/4"x1 1/2 HDPE Sloped Adjusting Ring	Open		10/19/2023	11/18/2023	10/18/2023			496.00

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	Vendor **1118 - Mid American Water Of Wauconda Inc** Totals					Invoices	2		$3,460.00
Vendor **5017 - Midwest Applied Solutions, Inc**									
P07857	Police HQ Filters	Open		10/17/2023	11/16/2023	10/25/2023			1,494.00
	Vendor **5017 - Midwest Applied Solutions, Inc** Totals					Invoices	1		$1,494.00
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1072048	Safety Lane - T-373	Open		10/06/2023	11/05/2023	10/23/2023			36.00
1072074	Safety Lane - T-521; T-490	Open		10/13/2023	11/12/2023	10/23/2023			120.00
	Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals					Invoices	2		$156.00
Vendor **1405 - MPC Communications & Lighting Inc**									
23-1215	Police Department Vehicle Upfitting-T-520	Open		08/31/2023	10/31/2023	10/20/2023			14,223.00
	Vendor **1405 - MPC Communications & Lighting Inc** Totals					Invoices	1		$14,223.00
Vendor **3627 - Matthew J Mulvey**									
2023-00000817	Tuition Reimbursement	Open		10/09/2023	10/09/2023	10/09/2023			1,620.00
	Vendor **3627 - Matthew J Mulvey** Totals					Invoices	1		$1,620.00
Vendor **5118 - Municipal GIS Partners, Inc**									
6957	Oct consultants	Open		11/01/2023	11/01/2023	11/01/2023			18,540.00
	Vendor **5118 - Municipal GIS Partners, Inc** Totals					Invoices	1		$18,540.00
Vendor **5099 - NAPA Auto Parts**									
411438	Rain-X - Televising Trailer	Open		10/16/2023	11/15/2023	10/18/2023			9.99
410351	Parts - T-504	Open		10/03/2023	11/02/2023	10/23/2023			185.53
410482	Parts - T-504	Open		10/04/2023	11/03/2023	10/23/2023			139.61
411073	Parts - T-504	Open		10/11/2023	11/10/2023	10/26/2023			157.15
411261	Parts - T-534	Open		10/13/2023	11/12/2023	10/23/2023			6.24
411519	Parts - T-487 & T-484	Open		10/17/2023	11/16/2023	10/23/2023			55.68
	Vendor **5099 - NAPA Auto Parts** Totals					Invoices	6		$554.20
Vendor **1753 - North East Multi-Regional Trng.**									
336727	Lead Homicide Investigator Training (x2)	Open		10/12/2023	11/11/2023	10/30/2023			250.00
	Vendor **1753 - North East Multi-Regional Trng.** Totals					Invoices	1		$250.00
Vendor **3002 - Northwest Community Hospital-OEHS**									
31934	Annual Exams	Open		10/01/2023	11/01/2023	10/12/2023			4,681.00
	Vendor **3002 - Northwest Community Hospital-OEHS** Totals					Invoices	1		$4,681.00
Vendor **1196 - Northwest Compass Inc**									
2023-00000838	CDBG - CV3 Northwest Compass	Open		10/13/2023	10/13/2023	10/13/2023			2,850.24
2023-00000906	CDBG - Northwest Compass	Open		10/31/2023	10/31/2023	10/31/2023			32.06

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		Vendor **1196 - Northwest Compass Inc** Totals				Invoices	2		$2,882.30
Vendor **1214 - On Time Embroidery Inc.**									
112645	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			50.00
113186	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			50.00
113278	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			50.00
115405	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			50.00
115418	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			85.00
115420	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			36.00
115920	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			19.00
116065	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			179.00
116092	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			19.00
117109	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			61.00
117110	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			192.00
117111	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			328.00
117112	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			222.00
117113	Clothing	Open		10/16/2023	11/15/2023	10/17/2023			70.00
		Vendor **1214 - On Time Embroidery Inc.** Totals				Invoices	14		$1,411.00
Vendor **4155 - Ozinga Ready Mix Concrete Inc**									
ARI008002312	Concrete	Open		10/11/2023	11/10/2023	10/18/2023			1,147.50
		Vendor **4155 - Ozinga Ready Mix Concrete Inc** Totals				Invoices	1		$1,147.50
Vendor **1583 - Palatine Park District**									
1023	September 2023 Grass Mowing Services Reimbursement	Open		10/09/2023	11/08/2023	10/25/2023			9,426.60
		Vendor **1583 - Palatine Park District** Totals				Invoices	1		$9,426.60
Vendor **2357 - Palatine Township**									
2023-00000907	CDBG - Township	Open		10/31/2023	10/31/2023	10/31/2023			750.00
		Vendor **2357 - Palatine Township** Totals				Invoices	1		$750.00
Vendor **2376 - Palatine Township Senior Citizens**									
2023-00000909	CDBG - PTSCC	Open		10/31/2023	10/31/2023	10/31/2023			2,500.00
		Vendor **2376 - Palatine Township Senior Citizens** Totals				Invoices	1		$2,500.00
Vendor **1310 - Partners for Our Communities**									
2023-00000908	CDBG - POC	Open		10/31/2023	10/31/2023	10/31/2023			6,000.00
		Vendor **1310 - Partners for Our Communities** Totals				Invoices	1		$6,000.00
Vendor **4703 - Peralte-Clark Llc**									
6	Smith and Colfax Drainage Improvements Feasibility Study	Open		10/09/2023	11/08/2023	10/03/2023			14,706.25

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 08/30/23 - 11/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor **4703 - Peralte-Clark Llc** Totals			Invoices	1		$14,706.25
Vendor **2167 - Pomp's Tire Service, Inc.**									
411062134	Parts - T-409	Open		10/16/2023	11/15/2023	10/23/2023			1,167.00
			Vendor **2167 - Pomp's Tire Service, Inc.** Totals			Invoices	1		$1,167.00
Vendor **4948 - Vincent A Portera**									
PWBRVP102623	Boot Reimbursement	Open		10/26/2023	11/02/2023	10/18/2023			250.00
			Vendor **4948 - Vincent A Portera** Totals			Invoices	1		$250.00
Vendor **4748 - Radarsign Llc**									
INV1345	Battery Interconnect Cable	Open		10/20/2023	11/19/2023	10/18/2023			70.00
			Vendor **4748 - Radarsign Llc** Totals			Invoices	1		$70.00
Vendor **5267 - Rainbow Glass & Trim Ltd**									
410672	Repairs & Maintenance - E-211	Open		10/10/2023	11/09/2023	10/23/2023			276.00
			Vendor **5267 - Rainbow Glass & Trim Ltd** Totals			Invoices	1		$276.00
Vendor **5297 - Reladyne**									
153408-IN	Operating Supplies Lubricants & Additives	Open		09/21/2023	10/21/2023	10/19/2023			1,328.55
			Vendor **5297 - Reladyne** Totals			Invoices	1		$1,328.55
Vendor **4019 - Rush Truck Centers**									
3034408276	Parts - T-413	Open		10/03/2023	11/02/2023	10/23/2023			139.08
3034474420	Parts - STOCK	Open		10/05/2023	11/04/2023	10/23/2023			122.28
3034375557	Parts - STOCK	Open		10/09/2023	11/08/2023	10/23/2023			92.02
3034530678	Parts - T-411	Open		10/11/2023	11/10/2023	10/23/2023			126.64
3034534261	Parts - T-411	Open		10/11/2023	11/10/2023	10/23/2023			71.99
3034567674	Parts - T-411	Open		10/13/2023	11/12/2023	10/23/2023			69.81
			Vendor **4019 - Rush Truck Centers** Totals			Invoices	6		$621.82
Vendor **4168 - Doris K Sadik**									
Amazon102523	Volunteer Recognition Dinner	Open		11/01/2023	11/20/2023	11/01/2023			36.30
HobbyLob082823-1	Volunteer Recognition Dinner	Open		11/01/2023	11/20/2023	11/01/2023			145.06
HobbyLob091523-2	Volunteer Recognition Dinner	Open		11/01/2023	11/20/2023	11/01/2023			132.39
			Vendor **4168 - Doris K Sadik** Totals			Invoices	3		$313.75
Vendor **5343 - Rajinder Sharma**									
2023-00000865	Lead Water Service Line Replacement Program Reimbursement	Open		10/13/2023	10/27/2023	10/17/2023			10,463.00

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 08/30/23 - 11/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor **5343 - Rajinder Sharma** Totals			Invoices	1		$10,463.00
Vendor **1609 - Sherwin-Williams**									
0964-1	Road Striping Paint	Open		10/03/2023	11/02/2023	10/18/2023			500.00
			Vendor **1609 - Sherwin-Williams** Totals			Invoices	1		$500.00
Vendor **3989 - Sirchie Acquisition Company LLC**									
0615793-IN	CST Unit Supplies	Open		10/20/2023	11/19/2023	10/30/2023			200.15
			Vendor **3989 - Sirchie Acquisition Company LLC** Totals			Invoices	1		$200.15
Vendor **1422 - Spunky Dunkers**									
2023-00000894	Prisoner Meals (09/01/23 - 10/23/23)	Open		10/23/2023	11/06/2023	10/30/2023			125.75
			Vendor **1422 - Spunky Dunkers** Totals			Invoices	1		$125.75
Vendor **2313 - Standard Equipment Co**									
P45997	Parts - E-224	Open		10/09/2023	11/08/2023	10/23/2023			148.62
			Vendor **2313 - Standard Equipment Co** Totals			Invoices	1		$148.62
Vendor **1804 - Staples**									
8071957374	Office Supplies	Open		10/14/2023	11/13/2023	10/18/2023			41.12
			Vendor **1804 - Staples** Totals			Invoices	1		$41.12
Vendor **2725 - Stryker Sales Corp**									
9204787419	Lucas Device Batteries	Open		10/05/2023	11/04/2023	10/16/2023			1,581.88
			Vendor **2725 - Stryker Sales Corp** Totals			Invoices	1		$1,581.88
Vendor **1776 - Suburban Accents, Inc.**									
33963	Stickers	Open		10/02/2023	11/01/2023	10/12/2023			225.00
34036	FD Logo	Open		10/18/2023	11/17/2023	10/18/2023			45.00
34048	Police Department Patrol Vehicle Wrapping T-529	Open		10/20/2023	11/19/2023	10/20/2023			575.00
			Vendor **1776 - Suburban Accents, Inc.** Totals			Invoices	3		$845.00
Vendor **4966 - T-Mobile**									
983355792-0923	Birchwood Cameras	Open		09/01/2023	09/23/2023	10/05/2023			76.60
983355792-1023	Birchwood Cameras	Open		10/01/2023	10/23/2023	10/05/2023			76.60
9547997700	Cellular Phone Tracking (23-026552)	Open		10/12/2023	11/11/2023	10/30/2023			225.00
			Vendor **4966 - T-Mobile** Totals			Invoices	3		$378.20
Vendor **3435 - Team Store**									
13482	Polo's for Peer Jury Participants	Open		09/11/2023	10/11/2023	10/30/2023			277.53
			Vendor **3435 - Team Store** Totals			Invoices	1		$277.53

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 08/30/23 - 11/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **5211 - Matthew Teeter**									
PWBRMT102523	Boot Reimbursement	Open		10/25/2023	11/02/2023	10/18/2023			125.00
			Vendor **5211 - Matthew Teeter** Totals			Invoices	1		$125.00
Vendor **5272 - The Lakota Group, Inc**									
23002-07	Comprehensive Plan	Open		09/15/2023	10/15/2023	10/23/2023			3,955.00
23002-08	Comprehensive Plan	Open		10/17/2023	11/16/2023	10/23/2023			5,970.00
			Vendor **5272 - The Lakota Group, Inc** Totals			Invoices	2		$9,925.00
Vendor **3562 - The Sign Palace Inc**									
44307	PZC name plate Schubert	Open		10/20/2023	11/19/2023	10/23/2023			65.00
			Vendor **3562 - The Sign Palace Inc** Totals			Invoices	1		$65.00
Vendor **1199 - Thompson Elevator Inspection Service Inc**									
23-2432	3 plan reviews	Open		10/10/2023	11/09/2023	10/10/2023			225.00
23-2437	34 inspections, 14 reinspections	Open		10/11/2023	11/10/2023	10/23/2023			1,824.00
23-2457	1 permit insp 435 W Illinois Av	Open		10/13/2023	11/12/2023	10/23/2023			75.00
			Vendor **1199 - Thompson Elevator Inspection Service Inc** Totals			Invoices	3		$2,124.00
Vendor **3106 - Mark A Tito**									
PWBRMT91323	Boot Reimbursement	Open		09/13/2023	11/02/2023	10/18/2023			125.00
			Vendor **3106 - Mark A Tito** Totals			Invoices	1		$125.00
Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc**									
71751-202309-1	Online Investigative Search Engine (09/01/23 - 09/30/23)	Open		10/01/2023	11/06/2023	10/30/2023			199.80
			Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc** Totals			Invoices	1		$199.80
Vendor **4293 - Peter M Trapani**									
PT clothing	clothing reimbursement	Open		10/23/2023	10/23/2023	10/23/2023			196.92
			Vendor **4293 - Peter M Trapani** Totals			Invoices	1		$196.92
Vendor **1628 - Trine Construction**									
#3	2023 Water Main Replacement Contract 3 DPW-2323	Open		09/07/2023	10/27/2023	10/17/2023			280,682.84
			Vendor **1628 - Trine Construction** Totals			Invoices	1		$280,682.84
Vendor **4403 - Tyler Technologies Inc**									
045-430349	Custom Interface for Bank Rec Mistake	Open		07/17/2023	10/24/2023	10/24/2023			350.00
			Vendor **4403 - Tyler Technologies Inc** Totals			Invoices	1		$350.00

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 08/30/23 - 11/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **2501 - United Parcel Service**									
00004E3E18423	Shipping Charges	Open		10/21/2023	11/20/2023	10/18/2023			34.24
			Vendor **2501 - United Parcel Service** Totals			Invoices	1		$34.24
Vendor **5281 - USA Blue Book**									
INV00161205	Water Sample Pouches	Open		10/11/2023	11/10/2023	10/18/2023			177.43
			Vendor **5281 - USA Blue Book** Totals			Invoices	1		$177.43
Vendor **4659 - VCG Uniform**									
29823	MCAT Uniform Items (Olech)	Open		10/19/2023	11/18/2023	10/30/2023			296.85
			Vendor **4659 - VCG Uniform** Totals			Invoices	1		$296.85
Vendor **4825 - Verizon Connect NWF Inc**									
OSV000003138982	PW Telematics Program Monthly Service Fee - August	Open		09/01/2023	11/02/2023	10/19/2023			323.80
			Vendor **4825 - Verizon Connect NWF Inc** Totals			Invoices	1		$323.80
Vendor **3709 - Verizon Wireless**									
9946764235	Cellular Usage	Open		10/12/2023	11/04/2023	10/27/2023			5,370.75
			Vendor **3709 - Verizon Wireless** Totals			Invoices	1		$5,370.75
Vendor **1631 - Vermeer - Illinois Inc**									
PL0079	Stump Grinder Teeth	Open		10/09/2023	11/08/2023	10/20/2023			1,781.14
			Vendor **1631 - Vermeer - Illinois Inc** Totals			Invoices	1		$1,781.14
Vendor **3020 - Village of Palatine Petty Cash**									
2023-00000895	A. Calanca - GCCPCA Meeting/Luncheon	Open		10/11/2023	11/06/2023	10/30/2023			20.00
2023-00000896	B. Baker - GCCPCA Meeting X 2	Open		10/11/2023	11/06/2023	10/30/2023			40.00
2023-00000897	W. Nord - GCCPCA Meeting x 2	Open		10/11/2023	11/06/2023	10/30/2023			40.00
2023-00000898	M. Cohen - October Peer Jury Hearing Expenses (Pizza Bella)	Open		10/04/2023	11/06/2023	10/30/2023			50.00
2023-00000871	Hayden- Station 84 Sign Supplies	Open		10/26/2023	10/26/2023	10/26/2023			65.05
2023-00000872	Diamond- Paramedic License Renewal	Open		10/26/2023	10/26/2023	10/26/2023			41.00
2023-00000873	Kluzek- Food for training	Open		10/26/2023	10/26/2023	10/26/2023			16.44
2023-00000874	Campise- Paramedic License Renewal	Open		10/26/2023	10/26/2023	10/26/2023			41.00
2023-00000875	Marek- Paramedic License Renewal	Open		10/26/2023	10/26/2023	10/26/2023			41.00

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 08/30/23 - 11/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
2023-00000876	DuLaney- Paramedic License Renewal	Open		10/26/2023	10/26/2023	10/26/2023			41.00
2023-00000877	Mueller- Station Supplies	Open		10/26/2023	10/26/2023	10/26/2023			19.79
2023-00000878	Meuret- Paramedic License Renewal	Open		10/26/2023	10/26/2023	10/26/2023			41.00
2023-00000879	Jacober- Station Supplies	Open		10/26/2023	10/26/2023	10/26/2023			6.29
2023-00000880	Koeneman- Open House Supplies	Open		10/26/2023	10/26/2023	10/26/2023			53.04
2023-00000881	Gable- Paramedic License Renewal	Open		10/26/2023	10/26/2023	10/26/2023			41.00
		Vendor **3020 - Village of Palatine Petty Cash** Totals				Invoices	15		$556.61
Vendor **1151 - William Rainey Harper College**									
HRDRPW10172023	Hydrant Meter Deposit Refund	Open		10/17/2023	11/03/2023	11/01/2023			962.27
HRDRPW101723-2	Hydrant Meter Deposit Refund	Open		10/17/2023	11/03/2023	11/01/2023			637.56
		Vendor **1151 - William Rainey Harper College** Totals				Invoices	2		$1,599.83
Vendor **2131 - Zarnoth Brush Works**									
0195652-IN	Parts - E-224	Open		09/28/2023	10/28/2023	10/23/2023			780.60
0195654-IN	Parts - E-612	Open		09/28/2023	10/28/2023	10/23/2023			727.50
0195655-IN	Parts - E-610	Open		09/28/2023	10/28/2023	10/23/2023			727.50
		Vendor **2131 - Zarnoth Brush Works** Totals				Invoices	3		$2,235.60
Vendor **3185 - Ziebell Water Service Products Inc**									
263482-000	Ford Repair Sleeves-2-12x12.5, 2-12x15, 1-12x20, 1-12x24,1-12x36	Open		10/09/2023	11/08/2023	10/18/2023			3,024.00
263629-000	Ford Repair Sleeve-12x36	Open		10/19/2023	11/18/2023	10/18/2023			878.36
		Vendor **3185 - Ziebell Water Service Products Inc** Totals				Invoices	2		$3,902.36
Vendor **4049 - Zip's Truck Equipment Inc**									
SO56131	Parts - STOCK	Open		10/06/2023	11/05/2023	10/23/2023			321.98
		Vendor **4049 - Zip's Truck Equipment Inc** Totals				Invoices	1		$321.98
Vendor **1919 - Zoll Medical Corporation**									
3827673	Thermal Paper	Open		10/03/2023	11/02/2023	10/16/2023			246.00
		Vendor **1919 - Zoll Medical Corporation** Totals				Invoices	1		$246.00
Vendor **ADG Development**									
2023-00000901	sign refund/ 37 N Plum Grove / PPD-05-2023	Open		10/31/2023	10/31/2023	10/31/2023			250.00
		Vendor **ADG Development** Totals				Invoices	1		$250.00
Vendor **Clearbrook**									

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

VILLAGE OF PALATINE

Warrant #21

Invoice Due Date Range 08/30/23 - 11/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
2023-00000866	sign refund/ 746 S Vermont / SU41-2023	Open		10/25/2023	10/25/2023	10/25/2023			250.00
			Vendor **Clearbrook** Totals			Invoices	1		$250.00
Vendor **Lisa M Fischer**									
2023-00000870	sign refund/ 315 E Northwest Hwy / SU68-2023	Open		10/26/2023	10/26/2023	10/26/2023			125.00
			Vendor **Lisa M Fischer** Totals			Invoices	1		$125.00
Vendor **Franklin Park Plumbing Co Inc**									
2023-00000869	withdrawn refund contractor reg CON-006038-2023	Open		10/26/2023	10/26/2023	10/26/2023			33.50
			Vendor **Franklin Park Plumbing Co Inc** Totals			Invoices	1		$33.50
Vendor **Goranco Gjeorgievski**									
2023-00000836	refund rental/ RP04-496/ 2 Dundee Quarter A108	Open		10/13/2023	10/13/2023	10/13/2023			89.00
			Vendor **Goranco Gjeorgievski** Totals			Invoices	1		$89.00
Vendor **Grow Music Academy**									
2023-00000839	sign refund/ 600 N First Bank Dr Unit C / SU53-2023	Open		10/17/2023	10/17/2023	10/17/2023			250.00
			Vendor **Grow Music Academy** Totals			Invoices	1		$250.00
Vendor **CJ Johnson**									
2023-00000899	sign refund/ 874-920 N Quentin / FPD62-2023	Open		10/30/2023	10/30/2023	10/30/2023			125.00
			Vendor **CJ Johnson** Totals			Invoices	1		$125.00
Vendor **CJ Johnson**									
2023-00000900	sign refund/ 874-920 N Quentin/ 22-50	Open		10/30/2023	10/30/2023	10/30/2023			125.00
			Vendor **CJ Johnson** Totals			Invoices	1		$125.00
Vendor **Greg Rose**									
2023-00000902	sign refund/ 52 W Colfax/ FPD-59-2023	Open		10/31/2023	10/31/2023	10/31/2023			250.00
			Vendor **Greg Rose** Totals			Invoices	1		$250.00
			Grand Totals			Invoices	286		$1,459,052.77

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

VILLAGE OF PALATINE

Warrant #21 EFT #1

Payment Date Range 10/11/23 - 10/11/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1462 - Allied Benefit Systems, Inc.**									
0000497021	October 2023 Flex Spending Fees	Paid by EFT #9847		10/11/2023	10/11/2023	10/11/2023		10/11/2023	452.00
		Vendor **1462 - Allied Benefit Systems, Inc.** Totals				Invoices	1		$452.00
				Grand Totals		Invoices	1		$452.00

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 10/13/2023

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	10/13/2023	263456	Utility Management Refund	THAKKAR , DASHRATH		8.46

Account Type	Account Number	Transaction Date	Transaction Type

AP Accounts Payable ZBA Totals:	Transactions: 1	$8.46
Checks:	1	$8.46

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 10/20/2023

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	10/20/2023	263458	Utility Management Refund	GREENMAN , SCOTT		736.44
	Account Type			Account Number	Transaction Date	Transaction Type
Check	10/20/2023	263459	Utility Management Refund	SINGH , INDERMAIN		348.52
	Account Type			Account Number	Transaction Date	Transaction Type
AP Accounts Payable ZBA Totals:				Transactions: 2		$1,084.96
	Checks:	2	$1,084.96			

Attachment: Warrant #21 (2023-18 : Warrant 2023 # 21 (CA))

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

BACKGROUND:
The Petitioner received Preliminary Planned Development approval for a 3-lot subdivision in May 2023. The initial development application was for a 4-lot subdivision, which was revised down to 3 lots through the Village Council review process. Therefore, the Petitioner is requesting approval of the following:

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.

KEY ISSUES:

- The homes will all face Brockway Street, with a shared driveway on the east side of the property. The driveway is provided through an access easement, with a connection to Colfax Street, in a similar location to the existing curb cut.
- Each home maintains a 15-foot front yard setback (Brockway Street - ***measured to the open front porch of each home)***. Lot 3 provides a 21-foot corner side yard setback (W. Colfax Street), which was increased from the initially proposed 17 feet in order to preserve an existing Norway Maple tree.
- The lots have an approximately 37.5-foot rear yard setback to the east, which is comparable to the minimum required rear yard R-2 setback of 40-feet (homes along Bothwell Street). The interior side yard setbacks are 5 feet (10 feet between homes), which also complies with the minimum R-2 side yard setback for lots in this area.
- The setback from the northern property line is 10 feet and the landscaping plan includes a landscaped buffer in this area. There is also a landscaped buffer proposed on the east side of the shared driveway and would complement the existing 6-foot fencing, along the shared property line. The following table outlines the initial and proposed lot characteristics for this development:

52 W. Colfax				Density
Initial	**Lot Width**	**Lot Depth**	**Lot Area**	
Lot 1	52	88	4,576	
Lot 2	40	88	3,520	
Lot 3	40	88	3,520	
Lot 4	43	132	5,676	
Avg.	**43.75**		**4,356**	**10 Units/Acre**
Approved	**Lot Width**	**Lot Depth**	**Lot Area**	
Lot 1	42	132	5,544	
Lot 2	37	132	4,884	
Lot 3	53	132	6,996	
Avg.	**44**		**5,808**	**7.5 Units/Acre**

- The architectural elements and elevations remain consistent from the Preliminary Planned Development approval, with LP siding, varying front porches, and proposed home designs and colors, in coordination with the surrounding established homes in the area.
- The building footprints are approximately 27 feet wide, by 74 feet deep, with second floor dimensions of 26 feet by 28 feet.
- In conjunction with the Final Planned Development approval, the developer is also requesting approval for the placement of a “V” shaped 32 square foot development sign on the property.

ALTERNATIVES:

1. Approve the Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development to allow for a 3-lot subdivision.
2. Do not approve the Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development to allow for a 3-lot subdivision.

RECOMMENDATION:

Public Hearing**:**	Planning & Zoning Commission meeting - October 10, 2023
Residents testifying:	One: Concerns about the view from the east and shared driveway for the 3 homes.
Vote:	The Planning & Zoning Commission voted 6-1 to recommend approval and Staff concurs.

ACTION REQUIRED:

A motion to approve the Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development at 52 W. Colfax Street.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

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

BACKGROUND:
The Village Council previously approved Ordinance #O-106-22, which granted a Special Use Amendment to allow adjustments to the floor plan and business plan for the existing A Closer Bond animal kennel at 550 W. Wood Street - Unit #300. The Village's Zoning Code indicates that Special Use approval is valid for a period of one year, provided a building permit is obtained. While the Petitioner has applied for a building permit, it will not be issued prior to the applicable one-year deadline date of November 21, 2023. Due to these circumstances, the Petitioner is requesting approval of the following:

> **The granting of 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.**

KEY ISSUES:
- The Petitioner applied for the building permit in October 12, 2023, but has yet to obtain it. As outlined in the attached e-mail, the Petitioner was delayed in finalizing their lease to expand their existing facility.
- The proposed extension will require the building permit for the interior building modifications to be obtained on or before February 6, 2024.
- All other conditions of the previously approved Special Use Amendment will remain in effect.

ALTERNATIVES:
1. Approve the resolution granting the requested time extension.
2. Do not approve the resolution granting the requested time extension.

RECOMMENDATION:
Staff recommends approval of the resolution granting a time extension to February 6, 2024.

ACTION REQUIRED:
Motion to approve the resolution granting a time extension to Ordinance #O-16-22 for the A Closer Bond dog training use at 550 W. Wood Street - Unit #300.

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

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Used Car Sales Facility at 2228 N. Rand Road

BACKGROUND:
The Special Use for an automobile service and repair facility was originally approved in 2009. Palatine Motors Inc. is requesting to transfer the existing used car sales facility to Arlington Auto Sales in Palatine Inc. and is therefore requesting approval of the following:

> **Transfer of Special Use #O-49-09 to permit the continued operation of a used car sales facility at 2228 N. Rand Road.**

KEY ISSUES:

- The Subject Property, zoned B-5 Highway Business District, contains a used car sales facility. The Special Use was initially approved in 2009 and was also transferred in 2015.
- Other than the ownership change, the Petitioner is not proposing any other changes.
- Any changes to the floor plan or business operations would require additional Village review. Staff also advised the Petitioner about the temporary sign regulations, as part of the Special Use transfer application process.

ALTERNATIVES:
1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 2228 N. Rand Road.

ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance # O-49-09 to Arlington Auto Sales in Palatine Inc. to permit the continued operation of a used car sales facility at 2228 N. Rand Road.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

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

BACKGROUND:
The Petitioners have acquired the Subject Property and are proposing building additions/renovations to convert the building into an amateur hockey ice rink. Therefore, the Petitioner is requesting approval of the following:

Rezoning from B-1 (Shopping Center District) to B-2 (General Business District);

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, located at northern end of S. Consumers Avenue and directly west/southwest of the building on the Subject Property.

KEY ISSUES:

- The Subject Property is zoned B-1, Shopping Center District and was initially occupied with a Brunswick bowling center and, most recently, as a paintball park. The paintball use ceased operations in 2021.
- The Petitioners propose to rezone the property to B-2 (General Business) and seek a Special Use for an indoor sports and recreation facility. The B-2 zoning is consistent with all of the other properties along S. Consumers Avenue (Soccer City, Orbit Ice Area - also owned/operated by the Petitioners, and Salt Creek Sports Center).
- The business plan indicates the hours of operation would generally mirror those of the Orbit Ice Arena - 6 AM - 12 AM daily. This new location would be solely for ATH League (amateur hockey) and not open to the public.
- There would be a restaurant and bar associated with the project, which has a similar menu to their other location at 615 S. Consumers Avenue.
- The proposed addition is 13,842 square feet and the revised building size would total 44,711 square feet. The proposed setbacks for the additions will meet the required B-2 standards:

	Front Setback (25’ Required)	Rear Setback (20’ Required)	Side yard Setback (5’ required)
Proposed Setbacks	66’	145’	20’ (east) & 120’ (west)

- The hockey rink will provide opportunities to host tournaments, adult ice hockey, and training and development of youth hockey players. In addition, a bar and restaurant will have food and liquor service.
- The site plan provides 176 parking spaces, with an additional 19 reserved

spaces. Per the architect's occupancy calculations and Village Life Safety Occupancy review, 132 spaces are required. A landscaping plan was provided. There are a total of 37 trees proposed, which appear to meet code. This will remain a condition for final approval.

- American Tier 1 Hockey would be the approved Special Use entity. As noted in the applicable business plan, American Tier 1 Hockey will be submitting for a liquor license at a future date. It is intended that the liquor license structure would mirror their similar liquor license at 615 S. Consumers Avenue.

ALTERNATIVES:

1. Approve the Rezoning from B-1 Shopping Center District to B-2 General Business District, Vacation of a portion of S. Consumers Avenue right-of-way and cul-de-sac, and a Special Use to permit an indoor sports and recreational facility.
2. Do not approve the Rezoning from B-1 Shopping Center District to B-2 General Business District, Vacation of a portion of S. Consumers Avenue right-of-way and cul-de-sac, and a Special Use to permit an indoor sports and recreational facility.

RECOMMENDATION:

Public Hearing**:**	Planning & Zoning Commission meeting - October 10, 2023
Residents testifying:	None
Vote:	The Planning & Zoning Commission voted unanimously to recommend approval of the request and Staff concurs.

ACTION REQUIRED:

A motion to approve the Rezoning from B-1 Shopping Center District to B-2 General Business District, Vacation of a portion of S. Consumers Avenue right-of-way and cul-de-sac, and a Special Use to permit an indoor sports and recreational facility at 519 S. Consumers Avenue.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider a Motion Authorizing the Village Manager to Execute an Intergovernmental Agreement with Harper College for Installation of Fiber Optics Cabling

BACKGROUND:
The Village of Palatine utilizes Illinois Century Network (ICN) as one of our internet providers. ICN is a state-wide fiber network run by the Illinois Department of Technology.

Our current connection to ICN is facilitated by a wireless link at Harper College. This current link has limited speed due to the wireless technology, providing only 400Mb of bandwidth and may be interrupted during storms.

To gain access to ICN connection via fiber at Harper College, the Village needs to utilize Harper's underground conduits. This 10-year agreement enables fiber communication to be installed and connected to ICN.

The Fiber Optics cable will enable the Village to provide high speed connectivity \ internet connectivity to both the Village and to partners, such as Palatine Park District, Palatine Public Library, District 15 and others.

KEY ISSUES:

- Provide access to ICN for internet services and complete connectivity to the Harper College network.

ALTERNATIVES:

1. Authorize the execution of the Agreement.
2. Refer back to staff.

RECOMMENDATION:
Staff recommends approval of a motion authorizing the Village Manager to execute the Intergovernmental Agreement with Harper College.

ACTION REQUIRED:
A motion to authorize the Village Manager to execute the Intergovernmental Agreement with Harper College.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider a Motion to Award a Contract for the 2023 Fiber Optic Link Project

BACKGROUND:
The 2023 Fiber Optic Link consists of three projects combined in an effort to capitalize on cost. Location 1 connects the Combined Service Facility to Harper College and a connection to the Illinois Century Network (ICN). ICN is a high-speed broadband network serving schools K through 12 and higher education, public libraries, and government entities. Location 2 will provide a link from the Village's existing fiber optic at the North Supply water pumping station on Rohlwing Road to the Long Grove water tank on Old Hicks Road. This connection will create more stable communications for the Village's SCADA water monitoring system. Location 3 will provide a link from the Village's existing fiber optic located at the North Supply pumping station to the Palatine Opportunity Center and allow for a more stable link to the center.

KEY ISSUES:
- On Tuesday, August 1, 2023, three bids were received, ranging from a high of $1,767,170 to a low of $943,895.
- The low responsive and responsible bidder was DVBC, Inc., dba Terrazon Group of Sugar Grove, Illinois in the amount of $956,343.20.
- As part of the Location 1 and 2 work, connection to the fiber optic has been offered to School District 15, the Palatine Park District, and the Palatine Township office.
- As part of the additional offering, the respective entities would be responsible to trunk line to their buildings as well as a pro rata share of the main trunk line. Of the $120,000, $100,000 is for the additional work and $20,000 is for the trunk line capacity.

ALTERNATIVES:
1. Award the contract for the 2023 Fiber Optic Link Project to DVBC, Inc., dba Terrazon Group.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends the contract for the 2023 Fiber Optic Link Project be awarded to DVBC, Inc., dba Terrazon Group.

BUDGET IMPACT:
Water funds in the amount of $650,000 in the 2023 Capital Improvement Budget are available to accommodate the work for Location 1. $252,990 of CDBG funds are available to support the work for Location 2 and there are approximately $67,000 of Illinois broadband grant funds to support Location 3.

ACTION REQUIRED:
Motion to award a contract for the 2023 Fiber Optic Link Project to DVBC, Inc., dba Terrazon Group, an amount not to exceed $956,343.20.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider a Motion to Authorize the Village Manager to Purchase 2024 Light and Heavy Duty Fleet Consistent with the Capital Improvement Plan

BACKGROUND:
The 2024 Capital Vehicle Replacement Budget includes $992,880 for the replacement of Public Works and Police vehicles. The purchases include a sign truck, a three-quarter ton pickup truck, two five-ton dump trucks, two command vehicles, and three patrol vehicles.

Order bank windows through purchasing cooperatives are opening and closing in less than one month and the ability to even order units in the near term has been questionable. Pre-purchasing vehicles was authorized in 2022 to reduce the risk of an inability to secure replacement vehicles and trucks crucial for the Public Works operation.

Greater flexibility on purchasing methods is suggested to address factory capacity issues, short openings of order banks, and long lead times which could result in a threat to the public health, safety or welfare of the general public. It is recommended the Village Manager be authorized to secure the replacement of the specific units referenced in the 2024 budget plan for the light and heavy-duty portion of the fleet. Utilizing the emergency purchasing provisions of Village Code Section 2-108.10.c is recommended.

KEY ISSUES:
- The units planned for 2024, which would be accelerated for 2023, include five Public Safety patrol and command vehicles, two trucks less than a one-ton payload capacity, and two heavy duty five-ton trucks should order banks come available or other availability of these vehicles be identified.
- This will allow a prioritization of purchases should resources not allow for all planned units to be replaced.
- Staff would be able to order into order banks when they become offered while also evaluating purchasing from a dealer's lot for vehicles that need immediate replacement. Some vehicles such as Police squads and Public Works are medium duty replacements, so purchasing off a dealer's lot would be the preferred choice.
- The Village Council would affirm purchase at their next regularly scheduled meeting following any purchases. Further, any advance purchase would reduce the expenditures in the 2024 Capital Budget.

ALTERNATIVES:
1. Authorize the Village Manager to purchase up to $992,880 in 2024 scheduled replacements for the light and heavy-duty fleet.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Village Manager be authorized to purchase up to $992,880 in 2024 scheduled replacements for the light and heavy-duty fleet.

BUDGET IMPACT:
The $992,880 would be from a budget adjustment advancing planned expenditures for 2024 into 2023.

ACTION REQUIRED:
Motion to authorize the Village Manager to purchase up to $992,880 in 2024 scheduled replacements for the light and heavy-duty fleet.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Kollin Kozlowski

Consider Ordinances Granting a Special Use and Variations for an Alternative Education Facility at 746 S. Vermont Street and an Ordinance Clarifying the Previous Vacation of a Portion of the Unimproved California Street Right-of-Way to the West of 746 S. Vermont Street

BACKGROUND:
The Petitioners are proposing to modify their existing operations, add an additional drive aisle and parking area on the west side of the property, and construct a patio, in the zoning front yard, on the east side of the property. Therefore, the Petitioners are requesting approval of the following:

Special Use to permit an Alternative Education Facility;

Variation to permit a patio in the required front yard;

Variation to permit a dumpster and parking lot to be closer than 5 feet to a lot line; and

Variation to allow a property to not provide the required 50-foot-wide buffer zone.

KEY ISSUES:

- The Subject Property, zoned Manufacturing, is currently occupied by Clearbrook. Clearbook's initial occupancy included light assembly and other light manufacturing activities and was deemed a permitted use upon their occupancy in 2000. Presently, their underlying activities are moving away from the previous light manufacturing activities and transitioning into an alternative educational facility.
- Clearbrook is a non-profit organization that works with individuals with intellectual/developmental disabilities. Clearbrook provides benefits to both its clients and the communities served.
- Per the submitted business plan, the use has evolved and is changing into an alternative education facility, which requires a Special Use, in conjunction with the other Variations.
- Clearbrook will continue to provide program services and also expand into other activities including: cooking, art, healthy living, etc. and C.A.P./L.E.A.P alternative education programs. There will be 64 staff members and 130 clients and the proposed hours are:
    - Staff: Monday - Friday 8 AM - 4:30 PM;
    - Clients: Monday - Friday 8:30 AM - 3:30 PM; and
    - Occasional weekend activities.
- The Subject Property is approximately 2 acres and the existing one-story building contains 33,641 square feet. The Petitioners are proposing to update the building interior, expand the parking and drive-aisle to the west, and add an activity patio (1,200 square feet) in the zoning front yard along Vermont Street, with a 5-foot setback. This also requires a variation, as it is not identified as a permitted obstruction in the Manufacturing District.
- The proposed plans and justification indicate that the parking lot addition and

drive aisle to the west would improve traffic flow and allow additional parking to relocate the passenger vans (currently stored on the south side of building, along Illinois Avenue) to the west side of the building. The interior modifications would also provide a smoother drop-off location and interior access.

- Per code, a 50-foot landscaping buffer is required and presently exists on the west side of the property (which includes several existing mature trees). The proposed parking and drive aisle would reduce the existing 50-foot buffer to 9 feet.
- The proposed site plan also includes a dumpster, with no setback to the north lot line, instead of the minimum required 5 feet, thus requiring another Variation. The site plan provides a total of 66 parking spaces, which is an increase of 1 space from the previous configuration. The parking requirement is not changing and a parking variation is not required.
- During the review process of this petition, it was determined that a scrivener's error occurred with a 2003 vacation of a portion of the unimproved California Street right-of-way, along the western property line of the Subject Property. While it was clearly the Village's previous intention to vacate this 7-foot strip of right-of-way directly west of the Subject Property, the underlying ordinance did not include the 7-foot strip in the legal description. A replacement vacation ordinance memorializing this action is included with this request.

ALTERNATIVES:

1. Approve the Special Use for an alternative education facility and the requested Variations.
2. Do not approve the Special Use for an alternative education facility and the requested Variations.

RECOMMENDATION:

Public Hearing**:** PZC meeting on October 10, 2023.

Residents testifying: None.

Vote: The PZC 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 maintains its recommendation to approve 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.

ACTION REQUIRED:

A motion to approve the ordinance granting the Special Use, Variations, and Vacation of a portion of the unimproved California Street right-of-way, associated with an Alternative

Education Facility at 746 S. Vermont Street.