



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

AGENDA

NOVEMBER 4, 2024

Regular Meeting

7:00 PM

I. ROLL CALL

II. PLEDGE TO THE FLAG

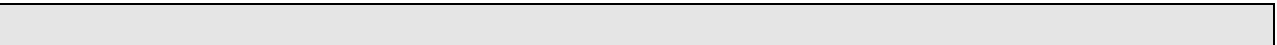
III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - October 14, 2024

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE



VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Carry-Out Restaurant at 450-452 E. Dundee Road (Council District: Three)
2. Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Laundromat at 1550 N. Rand Road (Council District: Five)
3. Consider an Ordinance Decreasing the Number of Class G (Restaurant with Beer & Wine) Liquor Licenses by One for Rep's Burgers Located at 139 N. Northwest Highway (Council District: Six)
4. As Submitted

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider Ordinances Approving a Preliminary & Final Planned Development and Amending the Vacation of the Abutting Unimproved Gilbert Street and Michigan Avenue Right-of-Way, and a Resolution Granting a Preliminary & Final Plat of Subdivision to Permit a Six Lot Single-Family Subdivision (Estates at Arcadia) at 274 & 286 W. Michigan Avenue (Council District: Two)
2. Consider an Ordinance Authorizing a Minor Amendment to the Slade Street Crossing Planned Development to Approve a Ranch-Style Home Design Option at 37 N. Plum Grove Road (Council District: Six)
3. As Submitted

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Motion Authorizing the Mayor to Execute a Water Service Agreement with 783 Lake Cook Enterprises, LLC d/b/a Persin and Robbin
2. As Submitted

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, VICE-CHAIRMAN

1. Consider an Ordinance Granting a Variance from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow Commonwealth Edison to Install a New Utility Pole in the Right-of-Way in Front of 1557-1585 N. Quentin Road (Council District: One)
2. Consider a Motion to Approve and Authorize the Mayor to Execute a Local Public Agency Agreement for Participation in the Illinois Department of Transportation's Illinois Route 53 Improvement from Kirchoff Road to Anderson Road
3. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Discussion of the CY 2025 Proposed Budget & Capital Investment Plan
2. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING**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.

1. Consider a Motion to Approve 2024 Warrant #21
2. Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Carry-Out Restaurant at 450-452 E. Dundee Road (Council District: Three)
3. Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Laundromat at 1550 N. Rand Road (Council District: Five)
4. Consider an Ordinance Decreasing the Number of Class G (Restaurant with Beer & Wine) Liquor Licenses by One for Rep's Burgers Located at 139 N. Northwest Highway (Council District: Six)
5. Consider Ordinances Approving a Preliminary & Final Planned Development and Amending the Vacation of the Abutting Unimproved Gilbert Street and Michigan Avenue Right-of-Way, and a Resolution Granting a Preliminary & Final Plat of Subdivision to Permit a Six Lot Single-Family Subdivision (Estates at Arcadia) at 274 & 286 W. Michigan Avenue (Council District: Two)
6. Consider an Ordinance Authorizing a Minor Amendment to the Slade Street Crossing Planned Development to Approve a Ranch-Style Home Design Option at 37 N. Plum Grove Road (Council District: Six)
7. Consider a Motion Authorizing the Mayor to Execute a Water Service Agreement with 783 Lake Cook Enterprises, LLC d/b/a Persin and Robbin
8. Consider an Ordinance Granting a Variance from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow Commonwealth Edison to Install a New Utility Pole in the Right-of-Way in Front of 1557-1585 N. Quentin Road (Council District: One)
9. Consider a Motion to Approve and Authorize the Mayor to Execute a Local Public Agency Agreement for Participation in the Illinois Department of Transportation's Illinois Route 53 Improvement from Kirchoff Road to Anderson Road

10. Consider a Resolution Reducing the Olms Corner Public Improvement Security Deposit (Council District: Six)
11. Consider a Resolution Reducing the SMT Subdivision Public Improvement Security Deposit (Council District: One)
12. Consider an Ordinance Amending Chapter 18 - Traffic of the Village of Palatine's Code of Ordinances

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, VICE-CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII.ADJOURNMENT



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

OCTOBER 14, 2024

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	
Kollin Kozlowski	District 5 Councilman	Present	
Brad Helms	District 6 Councilman	Present	

Also Present:

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Deputy Fire Chief Scott Mackeben, IT Director Larry Schroth, Director of Finance Paul Mehring, and Director of Human Resources Monika Pandya

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

- Village Council & Committee of the Whole - Regular Meeting - October 7, 2024 - **Accepted**

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

Minutes Acceptance: Minutes of Oct 14, 2024 7:00 PM (APPROVAL OF MINUTES)

IV. MAYOR'S REPORT

1. As Submitted -

Mayor Schwantz announced upcoming events:

Friday, October 18 - Sunday, October 20

Fall Used Book Sale
Palatine Library

Saturday, October 19: 12 - 5 PM

Fall Back Brew Fest
Palatine Jaycees

Police Scholarship

The Palatine Police Department is excited to announce they've been selected as a finalist for the Elevate Blue Scholarship, which means they could receive advanced training from the prestigious Northwestern University Center for Public Safety!

Visit the Elevate Blue Scholarship website to cast your vote by October 16th.

Leaf Collection

The Public Works Department will begin its annual Curbside Leaf Collection Program on Monday, October 28, 2024. Be sure to familiarize yourself with the recent changes, highlighted on our website, social media, and newsletter.

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, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider an Resolution Granting a Preliminary and Final Subdivision (Consolidation) for the Two Vacant Lots to the South of 1311 W. Hill Street - **Adopted by Voice Vote** (Council District: One)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request to consolidate two vacant lots into a single lot, rezone to R-1A, and to approve Preliminary and Final Plat of Subdivision with a cash-in-lieu of sidewalk contribution. A license and maintenance agreement will be required for the private drive within the right-of-way. The Planning & Zoning Commission voted unanimously to approve the Preliminary and Final Subdivision (Consolidation), and staff concurs.

Councilman Millar suggested shrubbery to soften the impact at the dead end.

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

2. As Submitted -

Nothing was submitted.

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

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Granting a Special Use to Permit a Food Store at 401 N. Northwest Highway - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a food store at 401 N Northwest Highway. The Planning & Zoning Commission voted unanimously to approve the Special Use and staff concurs.

Oluwatoyin Warren, petitioner, stated she has been in the business of providing African and local ingredients for African dishes.

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

2. Consider an Ordinance Granting a Special Use for a Home to Encroach Into the Required Side Yard Setback at the Vacant Lot North of 152 N. Maple Street - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for approval of a Special Use to construct a new single-family home with a 15-foot side yard abutting a street setback (minimum required 20-foot side yard abutting a street).

The Planning & Zoning Commission voted unanimously to approve the Special Use and staff concurs, with a condition to complete the sidewalk.

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

3. Consider a Resolution Granting a Preliminary and Final Subdivision for 1597 N. Rand Road and 973 – 987 E. Dundee Road for a Three Lot Subdivision and an Ordinance Granting a Special Use and Variation for a Drive-Through Restaurant at 1597 N. Rand Road - **Motion Carried by Voice Vote** (Council District: Four)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for Preliminary and Final Subdivision for a three-lot subdivision at 1597 N. Rand Road and 973-987 E. Dundee Road and an Ordinance granting a Special Use and Variation for a KFC drive-through restaurant at 1597 N. Rand Road. The Planning & Zoning Commission voted unanimously to approve and staff concurs.

Councilman Myslinski confirmed fewer parking spaces are needed for a drive-through business and Vyverberg responded that staff is satisfied.

Mayor Schwantz asked about curb cuts which were then confirmed by Vyverberg.

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

4. Consider an Ordinance Granting a Special Use to Permit a Dog Training Business as a Unique Use and a Parking Variation at 453 S. Vermont Street - Unit G - **Motion Carried by Voice Vote** (Council District: Two)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a Dog Training Business as a Unique Use and a parking Variation at 453 S. Vermont Street, Unit G. The Petitioner is proposing one-on-one behavior training and drop off training with a maximum of 5-7 dogs present at any time without contact with other dogs. Petitioner understands that any outdoor training will require a Special Use Amendment. Sound attenuation is required with a 3 month and 9 month staff review. The Planning & Zoning Commission voted unanimously to approve and staff concurs.

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

5. Consider an Ordinance Granting a Variation to Permit a Driveway Expansion Into the Required Side Yard Setback at 617 S. Williams Avenue - **Motion Carried by Roll Call** (Council District: Five)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Variation to permit a driveway expansion into the side yard setback at 617 S. Williams Avenue. The expansion from 17' to 20' would allow the parking of cars side-by-side. The Planning & Zoning Commission voted 5-4 to approve. Staff recommends denial, noting the existing 17' wide driveway exceeds the minimum 9' width. Neighbors to the north and south both supported the expansion.

Councilman Kozlowski asked if there is a maximum driveway width by Code and Vyveberg stated that 30 feet is the maximum width.

Councilman Helms noted the existing tree necessitating a curve around it.

Councilman Myslinski asked for an alternative that staff would support.

Vyverberg stated there is some expansion possibility, but not to the full 20 feet, since hardship has not been proved. The depth of the lot is also taken into consideration.

Councilman Millar noted the set back is for drainage as well, especially when the property slopes to the lot line. The ribbon is a narrow strip of concrete on the side of the driveway. Councilman Millar noted if this is approved without a hardship then Code should be changed.

William Hanley, 617 S. Williams Avenue, stated he is trying to bring the house back to the original state before any other houses were in the area. Many neighbors in the area have driveways on the lot line. Plan B is to go to 18 feet up to the house, and he would put gravel or bark on the extra two feet. He is proposing concrete ribbons on either side of an asphalt drive.

RESULT:	MOTION CARRIED BY ROLL CALL [5 TO 1]
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Kozlowski, Helms
NAYS:	Millar

6. Consider an Ordinance Amending Chapter 18 - Traffic of the Village of Palatine's Code of Ordinances - **Motion Carried by Voice Vote**

Police Chief Nord presented the Ordinance amending Chapter 18 Traffic Code of Ordinances regarding cell phone use while driving and vehicle impoundment relating to fees. This amendment will allow Palatine to improve safety and accountability.

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

7. As Submitted -

Nothing was submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, VICE-CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for the 50 North Brockway Parking Lot and Railwalk Extension - **Approved by Voice Vote** (Council District: Six)

Public Works Director Matt Barry recommended approval to authorize the Village Manager to execute a proposal for the preliminary engineering design services for the initial improvement to the 50 N. Brockway parking lot and railwalk extension adjacent to the Union Pacific Railroad.

Councilman Helms noted additional available parking for public use will require signage.

Mayor Schwantz thanked staff for working with businesses to envision this much needed expanded parking downtown.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Jim Schwantz, Tim Millar
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Kozlowski, Helms

2. As Submitted -

Nothing was submitted.

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Resolution Authorizing the Adoption of the Cook County Multi-Jurisdictional Hazard Mitigation Plan - **Adopted by Voice Vote**

Public Works Director Matt Barry recommended approval of a resolution authorizing adoption of the Cook County Department of Homeland Security and Emergency Management updates to the Multi-Jurisdictional Hazard Mitigation Plan (HMP).

Roman Golash, Juniper Drive, asked what the reasoning is for this.

Barry stated that it is a national effort for protection in natural disasters.

RESULT:	ADOPTED BY VOICE VOTE [UNANIMOUS]
MOVER:	Jim Schwantz, Mayor
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Kozlowski, Helms

2. As Submitted -

Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2024 Budget (3rd Quarter Budget Adjustments) - **Motion Carried by Voice Vote**

Finance Director Paul Mehring presented the 3rd Quarter Budget Adjustments:

- \$243,000 -Budget increase using new revenue offsets
- \$194,685- Budget increase using reserves
- \$17,368 - Budget Decrease

These changes increase the total Village wide 2024 budget in the amount of \$420,317.

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

2. As Submitted -

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:42 PM*KOLLIN KOZLOWSKI, CHAIRMAN***1. As Submitted -**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:43 PMReconvene the Village Council Meeting - **Motion Carried by Voice Vote**

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

1. Consider an Resolution Granting a Preliminary and Final Subdivision (Consolidation) for the Two Vacant Lots to the South of 1311 W. Hill Street - **Approved** (Council District: One)

Resolution #R-36-24

2. Consider an Ordinance Granting a Special Use to Permit a Food Store at 401 N. Northwest Highway - **Approved** (Council District: Six)

Ordinance #O-87-24

3. Consider an Ordinance Granting a Special Use for a Home to Encroach Into the Required Side Yard Setback at the Vacant Lot North of 152 N. Maple Street - **Approved** (Council District: Six)

Ordinance #O-88-24

Minutes Acceptance: Minutes of Oct 14, 2024 7:00 PM (APPROVAL OF MINUTES)

4. Consider a Resolution Granting a Preliminary and Final Subdivision for 1597 N. Rand Road and 973 – 987 E. Dundee Road for a Three Lot Subdivision and an Ordinance Granting a Special Use and Variation for a Drive-Through Restaurant at 1597 N. Rand Road - **Approved** (Council District: Four)

Resolution #R-37-24

Ordinance #O-89-24

5. Consider an Ordinance Granting a Special Use to Permit a Dog Training Business as a Unique Use and a Parking Variation at 453 S. Vermont Street - Unit G - **Approved** (Council District: Two)

Ordinance #O-90-24

6. Consider an Ordinance Amending Chapter 18 - Traffic of the Village of Palatine's Code of Ordinances - **Approved**

Ordinance #O-90-24

7. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for the 50 North Brockway Parking Lot and Railwalk Extension - **Approved** (Council District: Six)

8. Consider a Resolution Authorizing the Adoption of the Cook County Multi-Jurisdictional Hazard Mitigation Plan - **Approved**

Resolution #R-38-24

9. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2024 Budget (3rd Quarter Budget Adjustments) - **Approved**

Ordinance #O-92-24

10. Consider a Motion to Accept and Place on File the Village's Third Quarter 2024 Financial Report - **Approved**

11. Consider a Motion to Amend the Fee Schedule Supplement to the Village's Code of Ordinances - **Approved**

Ordinance #O-93-24

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE*DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE*TIM MILLAR, CHAIRMAN*

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE*KOLLIN KOZLOWSKI, CHAIRMAN*

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE*KOLLIN KOZLOWSKI, VICE-CHAIRMAN*

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE*SCOTT LAMERAND, CHAIRMAN*

1. Consider an Ordinance Granting a Variation to Permit a Driveway Expansion Into the Required Side Yard Setback at 617 S. Williams Avenue - **Motion Carried by Roll Call** (Council District: Five)

This item was discussed earlier and passed 4-1 in Committee.

Ordinance #O-94-24

RESULT:	MOTION CARRIED BY ROLL CALL [4 TO 1]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Lamerand, Myslinski, Kozlowski, Helms
NAYS:	Millar

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 -

Village Clerk Duer reported that Early Voting begins next Monday at 150 West Wilson Street.

Early Voting will be conducted from 9 AM-5 PM Monday through Saturday and 10 AM - 4 PM on Sundays through November 4th. Election Day is November 5 when all polling places will be open.

Voter Registration has ended, but you may register and vote at the same time at early voting sites and on election day. Two forms of identification are needed with one ID showing the voter's current address.

C. VILLAGE ATTORNEY

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII. ADJOURNMENT – Time: 7:44 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Carry-Out Restaurant at 450-452 E. Dundee Road

The Petitioner, R&T PZA Corporation (DBA Domino's Pizza), is requesting the transfer of the existing Special Use to permit the continued operation of a carry-out restaurant at this location. Therefore, the Petitioners are requesting approval of the following:

Transfer of Special Use #O-75-01 to permit the continued operation of a restaurant (Domino's Pizza) at 450-452 E. Dundee Road

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, currently contains Domino's Pizza (which received a Special Use in 2001).
- The Petitioner is requesting to continue the operations as a Domino's Pizza and is requesting a Special Use Transfer. Other than the ownership change, the general operations remain the same. As the restaurant operates after midnight (open until 1 AM on Fridays & Saturdays), the need for a Special Use remains.
- Any changes to the floor plan or business operations would require additional Village review.

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 450-452 E. Dundee Road.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance #O-75-01 to R&T PZA Corporation to permit the continued operation of a carry-out restaurant at 450-452 E. Dundee Road.

ATTACHMENTS:

- Aerial Map
- ORD 450-452 E Dundee Road SU Trans
- Application
- Special Use Ordinance - #O-75-01



Attachment: Aerial Map (450-452 E Dundee Rd - SU Transfer Dominos)

0 100 200
ft

Print Date: 10/15/2024

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-75-01
450 - 452 E. DUNDEE ROAD**

WHEREAS, Ordinance #O-75-01 granted a Special Use for the operation of a restaurant use at the property commonly known as 450 - 452 E. Dundee 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 4, 2024, to review a request by R&T PZA Corporation (DBA Domino's Pizza), that the Special Use be transferred to permit the continued operation of a restaurant use, with no substantial change, and it was the recommendation of the Village Council that the transfer of the Special Use to R&T PZA Corporation (DBA Domino's Pizza), 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-75-01 is hereby transferred to R&T PZA Corporation (DBA Domino's Pizza).

SECTION 2: All conditions of Special Use Ordinance #O-75-01 shall remain in full force and effect.

DATED: This ____ day of _____, 2024

AYES:____ NAYS:____ ABSENT:____ PASS:____

APPROVED by me this ____ day of _____, 2024

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2024.

Village Clerk



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)	
R&T PZA CORP D.B.A Domino's Pizza			
Address		City/State/Zip Code	
38585 N Stewart Ave Beach Park, IL 6009			
Telephone	Fax		
847-782-0125			
Email			
hudd27@comcast.net			
Subject Property Address			
450-452 E Dundee Rd Palatine, IL 60074			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Robert Hudrick R&T PZA Corporation D.B.A Domino's Pizza			
Address		City/State/Zip Code	
38585 N Stewart Ave Beach Park, IL 60099			
Telephone	Fax		
847-782-0125			
Email			
hudd27@comcast.net			

Attachment: Application (450-452 E Dundee Rd - SU Transfer Dominos)



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 of operation, number of employees, floor plan, menu, and any proposed changes to the business)
- ☐ Proof of Ownership

Business Owner(s):

Robert Hudrick R&T PZA Corporation D.B.A. Domino's Pizza

Subject Property Address:

450-452 E Dundee Rd Palatine, IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # 0-75-01 be transferred from Kenneth Lindeman 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:

None

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: Application (450-452 E Dundee Rd - SU Transfer Dominos)



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.

Robert Hudrick

10/14/2024

Name

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.

Kenneth Lindeman

10/14/2024

Name

Date

Signature

Attachment: Application (450-452 E Dundee Rd - SU Transfer Dominos)

ORDINANCE NO. 0-75-01

**ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT
450-452 EAST DUNDEE ROAD
DOMINO'S PIZZA**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On June 11th, 2001**

ORDINANCE NO. 0-75-01

**AN ORDINANCE
GRANTING A SPECIAL USE FOR A RESTAURANT
450-452 EAST DUNDEE ROAD – DOMINO’S PIZZA**

WHEREAS, pursuant to a petition and public hearing held on May 22, 2001 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 hearings and reported its findings regarding granting a Special Use for a restaurant to be known as Domino’s Pizza, pursuant to Sec. 11.03(d)(27) of the Palatine Zoning Ordinance, on the following legally described property:

**The South 190 feet of the East 150 feet of the West 390 feet of the Southeast 1/4 of Section 2, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 450-452 E. Dundee Road.**

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 a restaurant to be known as Domino’s Pizza, pursuant to Sec. 11.03(d)(27) of the Palatine Zoning Ordinance is hereby granted, subject to the following conditions:

- 1. The Special Use to permit the operation of the restaurant is granted solely to Speedy Pizza Inc. and Paul Heatherly, and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of**

Attachment: Special Use Ordinance - #O-75-01 (450-452 E Dundee Rd - SU Transfer Dominos)

Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

- 1.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or
- 1.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.
- 2. The Special Use shall substantially conform to the site plan attached hereto as Exhibit "A", the floor plan attached hereto as Exhibit "B", except that such plans may be changed to conform to Village codes and ordinances.
- 3. The garbage dumpster shall be enclosed.

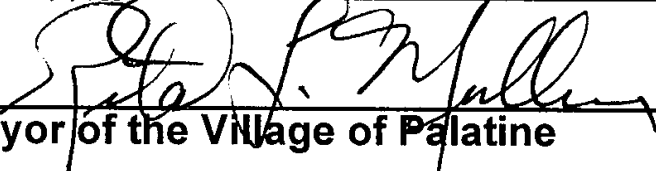
SECTION 2: That the petition for special use, the minutes of the Plan Commission and the public notice be attached hereto and form a part of this ordinance.

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 11th day of June, 2001

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

APPROVED by me this 11th day of June, 2001



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 11th

day of June, 2001



Village Clerk

ORTH WILLE STREET, MOUNT PROSPECT, ILLINOIS 60056

ANTON J. ADAMS
Registered Land Surveyor

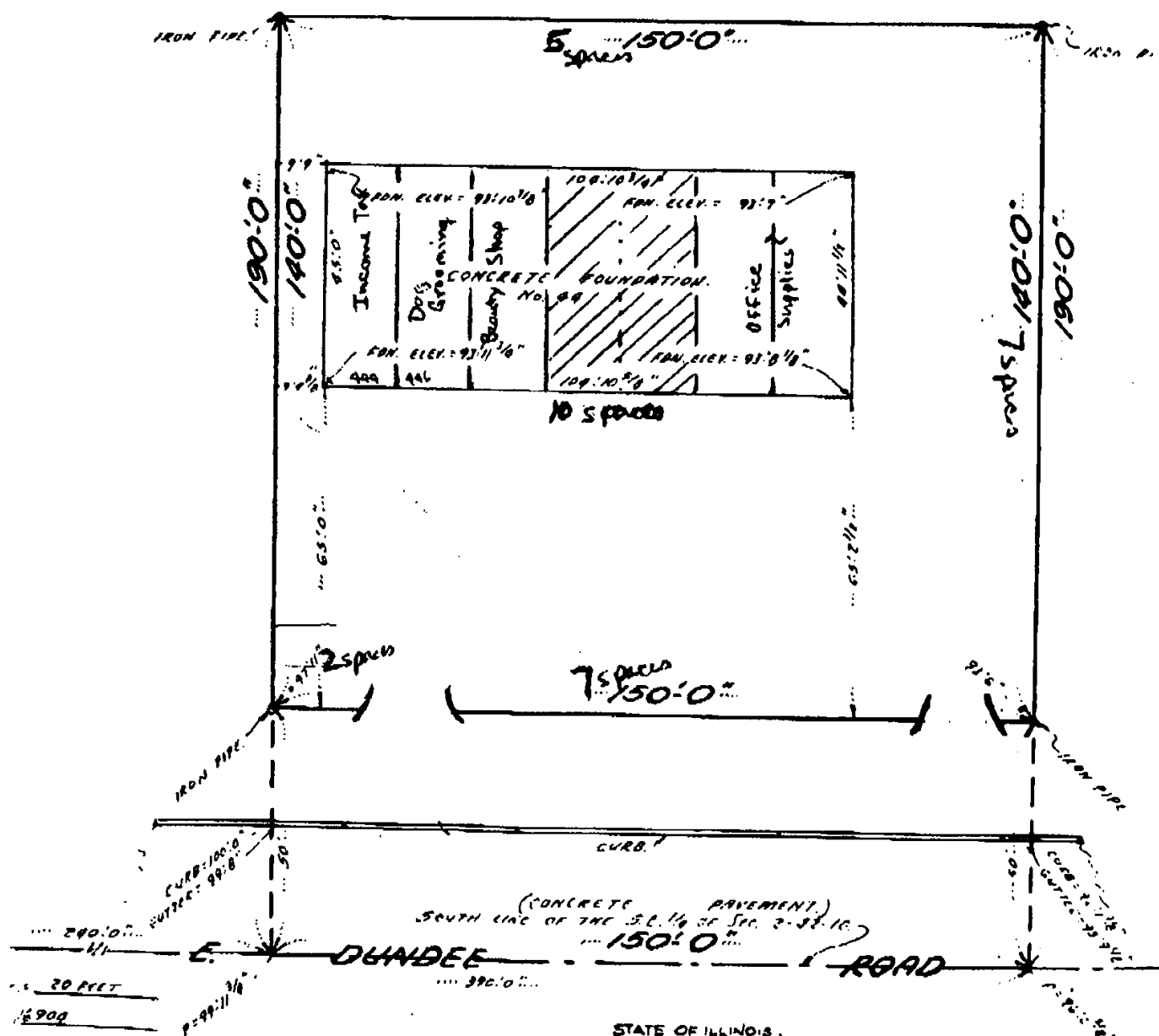
Phone: CLEARBROOK 3 2517



PLAT OF SURVEY

The South 190 feet of the East 150 feet of the West 390 feet of the Southeast 1/4 of Section 2, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Total area including road 28,900 Sq. ft.
Total area excluding road 21,000 Sq. ft.



42-10-1 page 42
VINCENT PESCIA

Compare description in this plat with your deed.
certificate of title; also compare all points
lying by same and at once report any difference.
as shown only where they are so recorded in the
-wise refer to your deed, abstract, or Zoning Board.

STATE OF ILLINOIS
COUNTY OF COOK

I, ANTON J. ADAMS, Illinois Land
Surveyor, hereby certify that I have surveyed the
property described above and that the plat hereon
drawn is a correct representation of said survey. All
measurements corrected to the standard at 62 degrees
Fahrenheit.

MOUNT PROSPECT, ILLINOIS, MAY 22 1922 A.D. 1922

Anton J. Adams

ANTON J. ADAMS

Registered Land Surveyor

Phone CLEARBROOK 5 3312

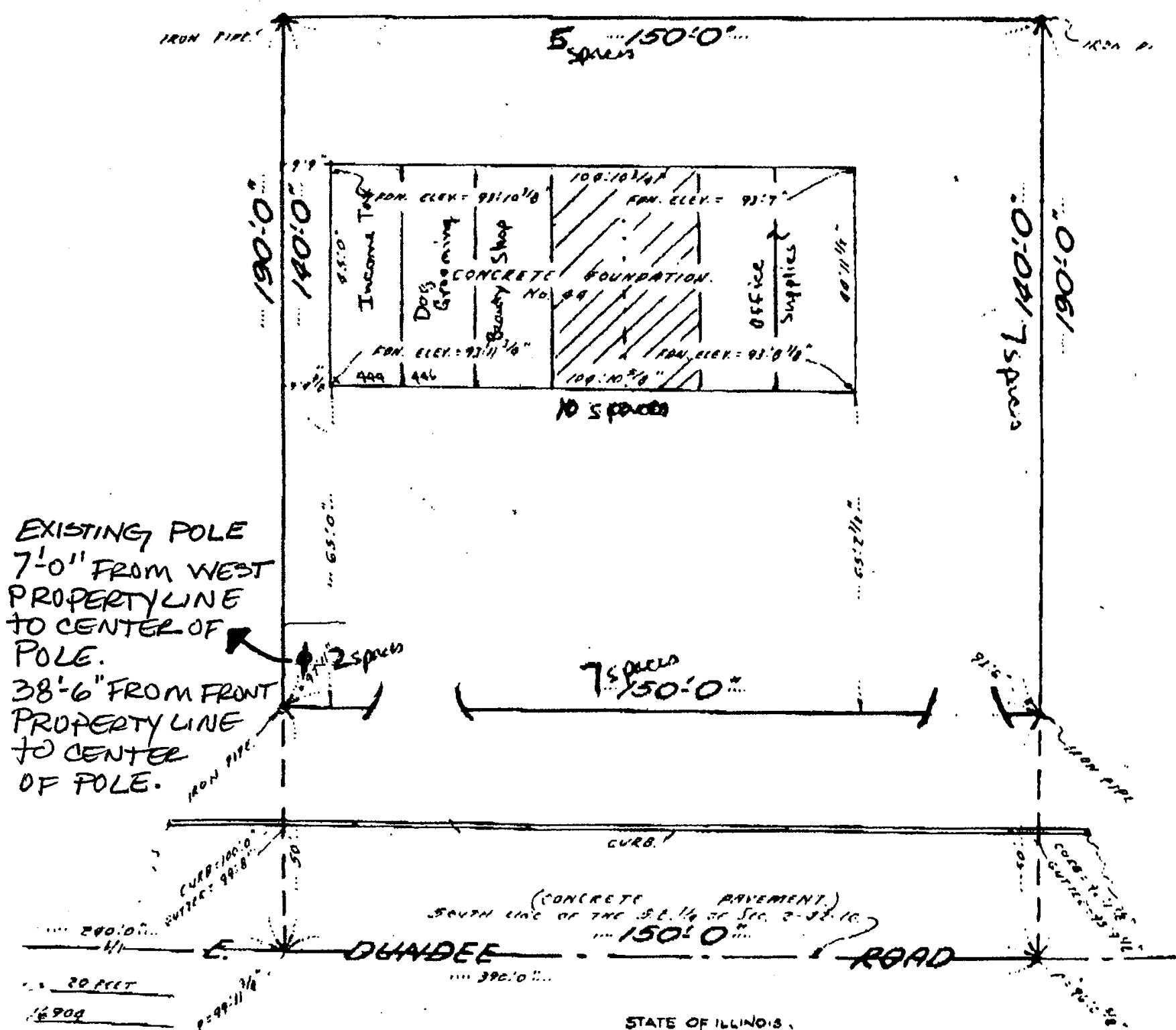
17th WILLY STREET, MOUNT PROSPECT, ILLINOIS 60056

PLAT OF SURVEY



The South 190 feet of the East 150 feet of the West 390 feet of the Southeast 1/4 of Section 2, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Total area including road 28,500 Sq. ft.
Total area excluding road 21,000 Sq. ft.



EXISTING POLE
7'-0" FROM WEST
PROPERTY LINE
TO CENTER OF
POLE.
38'-6" FROM FRONT
PROPERTY LINE
TO CENTER
OF POLE.

Compare description in this plat with your deed,
certificate of title; also compare all points
lying by same and at once report any difference,
as shown only where they are so recorded in the
return refer to your deed, abstract, or Zoning Board.

STATE OF ILLINOIS
COUNTY OF COOK

I, ANTON J. ADAMS, Illinois Land
Surveyor, hereby certify that I have surveyed the
property described above and that the plat hereon
drawn is a correct representation of said survey. All
measurements corrected to the standard at 62 degrees
Fahrenheit.

MOUNT PROSPECT, ILLINOIS, MAY 23 1972 A.D. 1972

Anton J. Adams

Exhibit

PETITIONER'S EXHIBIT

7

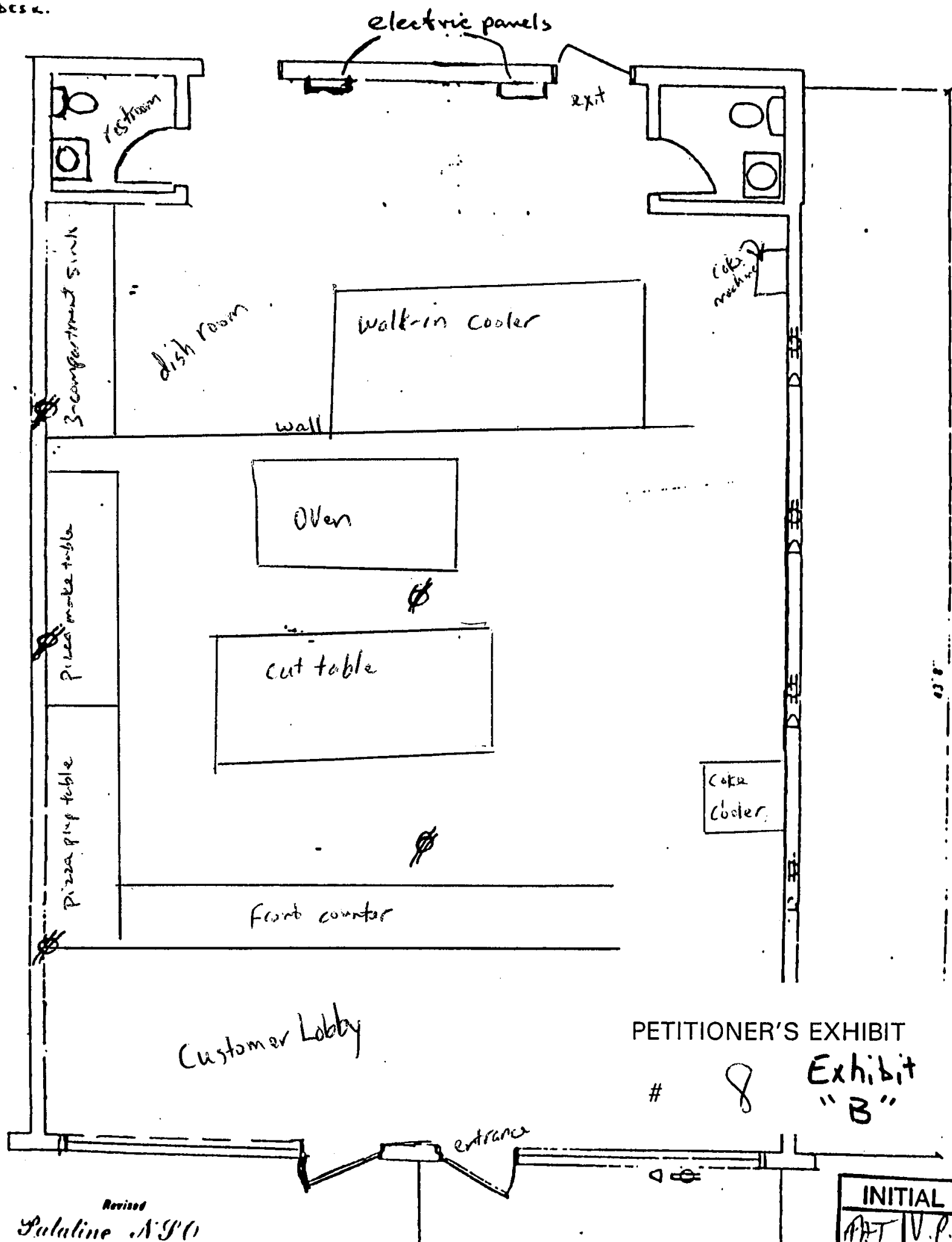
GENERAL CONDITIONS

- ① CENTER WALL TO BE 2HR FIREWALL (2) 5/8" FIRECODE EACH SIDE ON 2"x4" WOODEN OR 3x8 METAL STUDS @ 16" O.C. WITH MINIMUM 2 COATS TAPL, PRIMED AND SANDED.
- ② AFTER REMOVAL OF WALLS AS INDICATED, FLOOR TO BE PATCHED AND SEALED.
- ③ ALL ELECTRICAL WORK TO MEET COOK COUNTY CODE. DUPLEX OUTLETS FOR ALL DESK SHALL BE LOCATED 2'6" FROM FRONT OF DESK WITH FLOOR PLUG TO SCALE. DESKS WILL BE LOCATED 7' FROM FRONT TO FRONT. PHONE BOXES TO BE LOCATED 1' FROM FRONT OF DESK.

- ④ FRONT 3' x 7' ALUM. STOREFRONT DOOR AND REAR 3' x 7' x 1/4" HARD METAL DOORS TO REMAIN.
- ⑤ RELOCATION OF SIGN TO BE HANDLED BY ACNE WILLY CUTH
- ⑥ AIR CONDITIONING PROVIDED SHALL BE NOT LESS THAN 24,000 BTU WITH A MINIMUM OF 3 DIFFUSERS WITH (1) RETURN LOCATED CENTRALLY IN SPACE.

450 E

Dundee Rd.



ZONING BOARD OF APPEALS
MAY 22, 2001
PAGE 9

VII. Z-01-39 450-452 E. Dundee Road Consider a Special Use to permit a restaurant, pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance.

Consider a Variation to permit a freestanding sign in a unified center to display the name of a tenant instead of the name and location of the unified center, pursuant to Section 8.03 (b) (1) b of the Palatine Zoning Ordinance.

Notice was published in the Daily Herald on May 7, 2001, and sent to 5 property owners by mail.

Petitioner's exhibits:

- 1 Petition for Special Use
- 2 Real Estate Interested Disclosure Form
- 3 Real Estate Interest Disclosure
- 4 Quit Claim Deed
- 5 Lease (1987)
- 6 Lease Assignment (2.00)
- 7 Plat of Survey
- 8 Floor Plan
- 9 Site Plan
- 10AB Sign Plan
- 11AB Photos (2)

Mr. Prats-Reyes gave the background of this request. The subject location is a unit within a unified center approximately 190 feet east of the corner of Hicks and Dundee Roads. The petitioner, lessee of the property, wishes to continue to operate a carryout restaurant (Domino's Pizza) and to replace a freestanding sign for the subject restaurant only. Since the property was annexed in 1999, it had not received a Special Use from the Village of Palatine. Therefore, the petitioner seeking a Special Use to permit a restaurant, pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance, and a Variation to permit a freestanding sign in a unified center to display the name of a tenant instead of the name and location of the unified center, pursuant to Section 8.03 (b) (1) b of the Palatine Zoning Ordinance.

ANALYSIS

There are three other tenants at the center. The total existing attached signage of the center is 144 square feet. The freestanding sign would be 20 feet high and have a square footage of 36 square feet. The new sign would be a replacement of an old pole sign at the property. The new sign will be near the southwest corner of the property.

There are 31 parking spaces at the site. Parking is sufficient since the restaurant is carryout and delivery only. No new lighting is proposed in the parking lot.

There are no proposed changes to the interior of the property. The interior will consist of customer lobby, a walk in cooler and an oven.

The property was annexed into the Village and rezoned to B-2 in 1999.

Standards for a Variation.

Since this petition is not for a use publicly operated or traditionally affected with the public interest, only those standards under Section 14.03 D (1) and (2) are applicable. Specifically, the petitioner 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

ZONING BOARD OF APPEALS
MAY 22, 2001
PAGE 10

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 petitioner has attempted to address the required standards.

Ms. Tibbitts asked if there was no change in ownership, that they needed the Special Use due to annexation; Staff concurred.

Paul Heatherly stated the restaurant has been there for eighteen years. He was a driver there for five years and manager for three years. Then he bought the restaurant. They always do well on their health inspections. Mr. Heatherly stated that Domino's Pizza has a new image requirement for their restaurants, nationwide. The signage will be smaller than the existing sign, the old sign is 8x8 and the proposed is 6x6. There was no interest in a unified sign for the center because the other occupants felt it was too expensive. Mr. Heatherly said 15 percent of his business is pick up.

There were no questions of the Petitioner by the Board or Staff.

There were no further comments from the audience.

Mr. Prats-Reyes gave its recommendation Staff recommends that the Special Use and Variation be granted subject to the following conditions:

1. The Special Use to permit the operation of the restaurant is granted solely to Paul Heatherly and Speedy Pizza Inc., and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:
 - 1.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or
 - 1.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.
2. The Special Use shall substantially conform to the site plan attached hereto as Exhibit "A", the floor plan attached hereto as Exhibit "B" and the sign plan attached hereto as Exhibit "C" except that such plans may be changed to conform to Village codes and ordinances.
3. The garbage dumpster shall be enclosed.

There were no further questions by Staff, the Board or Audience.

There was nothing further.

The Public Hearing was closed.

DELIBERATIONS:

Ms. Tibbitts stated the Petitioner meets the standards as currently operated. Mr.

ZONING BOARD OF APPEALS
MAY 22, 2001
PAGE 11

Goldman said they need the sign for their pick up customers. This is a unique circumstance as the restaurant was owned before annexation. The request will not alter the character of the locality.

Mr. Goldstein said the standards for a Special Use and for a Variation had been met, he made a motion to accept staff's recommendation; 2nd by Mr. Warnstedt.

This will be one vote on the request for Special Use and for the request for Variation.

Vote: All ayes (6-0)

VIII . FINDINGS OF FACT

Z-01-37
Mr. Goldstein made a motion to accept the Findings of Fact with changes; 2nd by Mr. Warnstedt.
Voice Vote: All Ayes

Z-01-38
Mr. Frebault made a motion to accept the Findings of Fact; 2nd by Mr. Elliott.
Voice Vote: All Ayes

Z-01-39
Ms. Tibbitts made a motion to accept the Findings of Fact with changes; 2nd by Mr. Goldstein.
Voice Vote: All Ayes

IX. COMMUNICATIONS

Upcoming: 4 items on next agenda: porch addition, house addition, detached garage and garage size

Approved: 552 E. Northwest Highway and 178 W. Middleton

Staff is requesting letters of approval from neighboring property owners.

Meeting adjourned at 8:40 p.m.

DEPT. OF COMMUNITY DEVELOPMENT
VILLAGE OF PALATINE

PETITION FOR HEARING

FOR OFFICE USE ONLY

Zoning Docket # 2-01-38

Property recorded in Totrens

Filing Fee \$ 493.30 Date Filed 3-1-01

SPECIAL USE

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Paul Heatherly (Speedy Pizzeria, Inc.) dba Dominos Pizzeria
Address: 450 E. Dundee Rd. Palatine, IL 60067

Telephone No. 847-359-4700 Business Telephone No. 847-778-0658 City, State, Zip

2. Authorized Agent of Petitioner (if different):
Name:
Address:
Telephone No. Relationship to Petitioner: City, State, Zip

3. Property interest of Petitioner(s): Vincent S. Plexico Trust
Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed: 450 E. Dundee Rd.
Palatine, Illinois

5. All existing land use(s) on the property are:
Insurance agent, dog groomer, cleaners

6. The proposed use(s) on the property, if this petition is approved is (are):
restaurant

7. Current zoning of property: B-2

8. State the specific action requested. City ordinance numbers and distances where applicable.
To operate Special Use to continue operation of restaurant.

PETITIONER'S EXHIBIT
1

Attachment: Special Use Ordinance - #O-75-01 (450-452 E Dundee Rd - SU Transfer Dominos)

PETITIONER JUSTIFICATION:

9. The petitioner is required to present specific evidence, not opinions, that the general standards for the granting of a special use will be met. Please justify the need for the Special Use making sure to address the attached standards (Section 14.05 of the Zoning Ordinance).

Existing business Operating in such a way
to not be detrimental to public health & safety.
Also to not effect value of surrounding property.
Store has been in operation for 17 years and has not
~~caused~~ resulted in any public health and safety
issues. 93.7 average score on health inspections

10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: 4-20-01

Paul J. Heatherly
(Petitioner's Signature)

(Petitioner's Signature)

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 22, 2001, at 7:00 PM, in Meeting Room C in the Palatine Community Center, 200 E. Wood Street, relative to a request for a Special Use to permit the continued operation of a restaurant, pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance, and a Variation to permit a freestanding sign in a unified center to display the name of a tenant instead of the name and location of the unified center, pursuant to Section 8.03 (b) (1) b of the Palatine Zoning Ordinance.

The property is legally described as follows:

The South 190 feet of the East 150 feet of the West 390 feet of the Southeast 1/4 of Section 2, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 450-452 E. Dundee Road.

The above petition has been filed by Paul Heatherly (Speedy Pizza, Inc.) dba Domino's Pizza and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

ZONING DOCKET: Z-01-39 VILLAGE OF PALATINE

Joel Goldman, Chairman
Zoning Board of Appeal

Published In the Daily Herald May 7, 2001. (2579568)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald Daily Herald Values

nized and existing under and by virtue of the laws of the State of Illinois

CERTIFY that it is the publisher of the **DAILY HERALD**.

DAILY HERALD is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Arlington Heights, Barrington, Barrington Hills, Bartlett, Batavia, Buffalo Grove, Burlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox River Grove, Geneva, Gilberts, Grayslake, Gurnee, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Lake Barrington, Lake in the Hills, Lake Zurich, Libertyville, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, Sleepy Hollow, South Barrington, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Wauconda, Wheeling

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715 Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 7, 2001 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 Kathleen E. Ebelson
Authorized Agent

Control # T2579568

Attachment: Special Use Ordinance - #O-75-01 (450-452 E Dundee Rd - SU Transfer Dominos)

TYPE: ORDINANCE SUBMITTED BY: COMMUNITY DEVELOPMENT DATE: 06/04/2001

DESCRIPTION: Consider a Special Use to permit a Restaurant (Domino's) at 450 East Dundee Road.

(Speedy Pizza Inc./Heatherly)

(District: 3)

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

- | | |
|--|--|
| ☒ Financially Stable Government | ☐ Safe Place to Live |
| ☐ Cost Effective Services Responsive to Citizens | ☐ Downtown as a Community Focal Point |
| ☒ Open Government w/ Involved Citizens | ☐ Regional Partnerships |

COMMITTEE ACTION: **UNANIMOUS APPROVAL**

DATE:

6/4/01

BACKGROUND:

The subject location is a unit within a shopping center near the northeast corner of Hicks and Dundee Roads. The petitioner, lessee of the property, wishes to continue to operate a carryout restaurant (Domino's Pizza) and to replace a freestanding sign for the subject restaurant only. The subject property was involuntarily annexed in 1999, it had not received a Special Use from the Village of Palatine. Therefore, the petitioner seeking:

a Special Use to permit a restaurant, pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance.

KEY ISSUES:

DATA TABLE	
Zoning	B-2
Parking	31 spaces
Unit Area	Approximately 1350 square feet
Existing Signage	144 square feet

- There are three other tenants at the center.
- Parking is sufficient since the restaurant is carryout and delivery only.
- There are no proposed changes to the interior of the property or the operation of the business. The interior consists of a customer lobby, a walk-in cooler and an oven.

ALTERNATIVES:

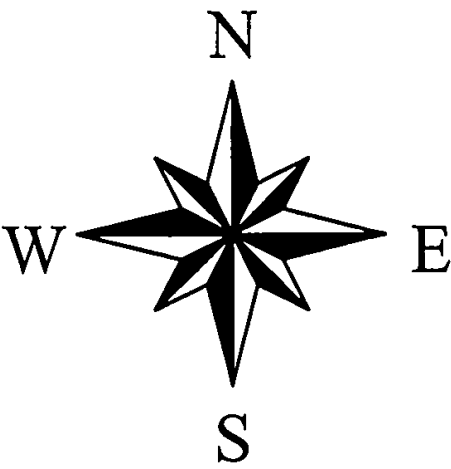
1. Recommend approval of the Special Use.
2. Do not recommend approval of the Special Use.

RECOMMENDATION: The Zoning Board of Appeals held the required public hearing at their meeting on May 22, 2001. There were no objectors present at the time. The ZBA voted unanimously to recommend approval of the Special Use, subject to conditions in the attached ordinance. Staff concurs with this recommendation.

ACTION REQUIRED: Motion to recommend approval of a Special Use to permit the continued operation of a restaurant (Domino's).

Area Map

450-452 E Dundee



Attachment: Special Use Ordinance - #O-75-01 (450-452 E Dundee Rd - SU Transfer Dominos)



VILLAGE OF PALATINE

200 E. Wood Street • Palatine, IL 60067-5339
 Telephone (847) 358-7500 • Fax (847) 359-9040
www.palatine.il.us

DATE: May 22, 2001
 TO: Mayor and Village Council
 FROM: Joel Goldman, Chairman, Zoning Board of Appeals
 RE: Findings of Fact

MEMBER:
 Northwest Municipal Conference
 Illinois Municipal League
 National League of Cities
 U.S. Conference of Mayors

ZONING DOCKET: Z-01-39

PETITIONER: Speedy Pizza, Inc, dba Domino's Pizza

LOCATION: 450-452 E. Dundee Road

PROPOSAL: Consider a Special Use to permit a restaurant, pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance and a Variation to permit a freestanding sign in a unified center to display the name of a tenant instead of the name and location of the unified center, pursuant to Section 8.03 (b) (1) b of the Palatine Zoning Ordinance.

PUBLIC HEARING:

After due notice as required by law, the Zoning Board of Appeals conducted a hearing relative to the above mentioned petition on May 22, 2001.

The petitioner, Speedy Pizza, Inc. dba Domino's Pizza, represented by Paul Heatherly, was present and provided testimony as to the reasons for the request and why he believed that the petition met the necessary standards. No objectors were present.

Edgardo Prats-Reyes, Community Development Department, was present and testified it was Staff's recommendation to approve the proposal subject to conditions.

FINDINGS:

The Standards have been met.



Incorporated in 1866
 Council - Manager Government Since 1956



RE: Findings of Fact Z-01-39
450-452 E. Dundee Road
May 22, 2001

RECOMMENDATION:

Therefore, by a vote of six (6) Ayes to zero (0) Nays, the Zoning Board of Appeals voted to recommend approval of the Special Use and Variation to permit the above proposal subject to the following conditions:

1. The Special Use to permit the operation of the restaurant is granted solely to Paul Heatherly and Speedy Pizza Inc., and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:
 - 1.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or
 - 1.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.
2. The Special Use shall substantially conform to the site plan attached hereto as Exhibit "A", the floor plan attached hereto as Exhibit "B" and the sign plan attached hereto as Exhibit "C" except that such plans may be changed to conform to Village codes and ordinances.
3. The garbage dumpster shall be enclosed.



VILLAGE OF PALATINE

200 East Wood Street • Palatine, Illinois 60067-5332 • 847-358-7500
FAX 359-9040

Member:
Northwest Municipal Conference
Illinois Municipal League
National League of Cities

June 13, 2001

Domino's Pizza
Paul Heatherly
450 E. Dundee Rd.
Palatine, IL 60067

Dear Mr. Heatherly,

At their Regular Meeting of June 11, 2001, the Mayor and Village Council of the Village of Palatine passed the following Ordinances. Enclosed are copies for your files.

- | | |
|----------|--|
| #0-75-01 | Ordinance granting a special use for a restaurant
450-452 East Dundee Road (Domino's Pizza) |
| #0-76-01 | Ordinance granting a variation to permit a freestanding sign
450-452 East Dundee Road |

Should you have any questions, feel free to contact our Director of Planning and Economic Development, David Fieldman at (847)359-9047.

Sincerely,

Laurie A. Clements
Deputy Village Clerk

enc.



Incorporated in 1866
Council - Manager Government Since 1956



Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Laundromat at 1550 N. Rand Road

The Subject Property contains a laundromat operating under an existing Special Use. Tithya Laundry Services LLC is requesting to transfer the existing Special Use to allow the continued operation of the existing business at 1550 N. Rand Road. Therefore, the Petitioner is requesting approval of the following:

Special Use Transfer of Ordinance #O-252-04 to Tithya Laundry Services LLC (DBA Rock & Roll Laundry) to permit the continued operation of a laundromat at 1550 N. Rand Road

KEY ISSUES:

- A Special Use for the existing laundromat business was approved for the Subject Tenant Space in 2004, and was subsequently transferred in 2020.
- The original laundromat had a separate Special Use, which allowed food service in a café. However, the previous transfer removed this use and the current Petitioner is not intending to provide food service with this transfer. The Petitioner is not requesting any other changes to the business operations or floor plan.
- Any future changes to the floor plan or business operations will require additional Village review.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:

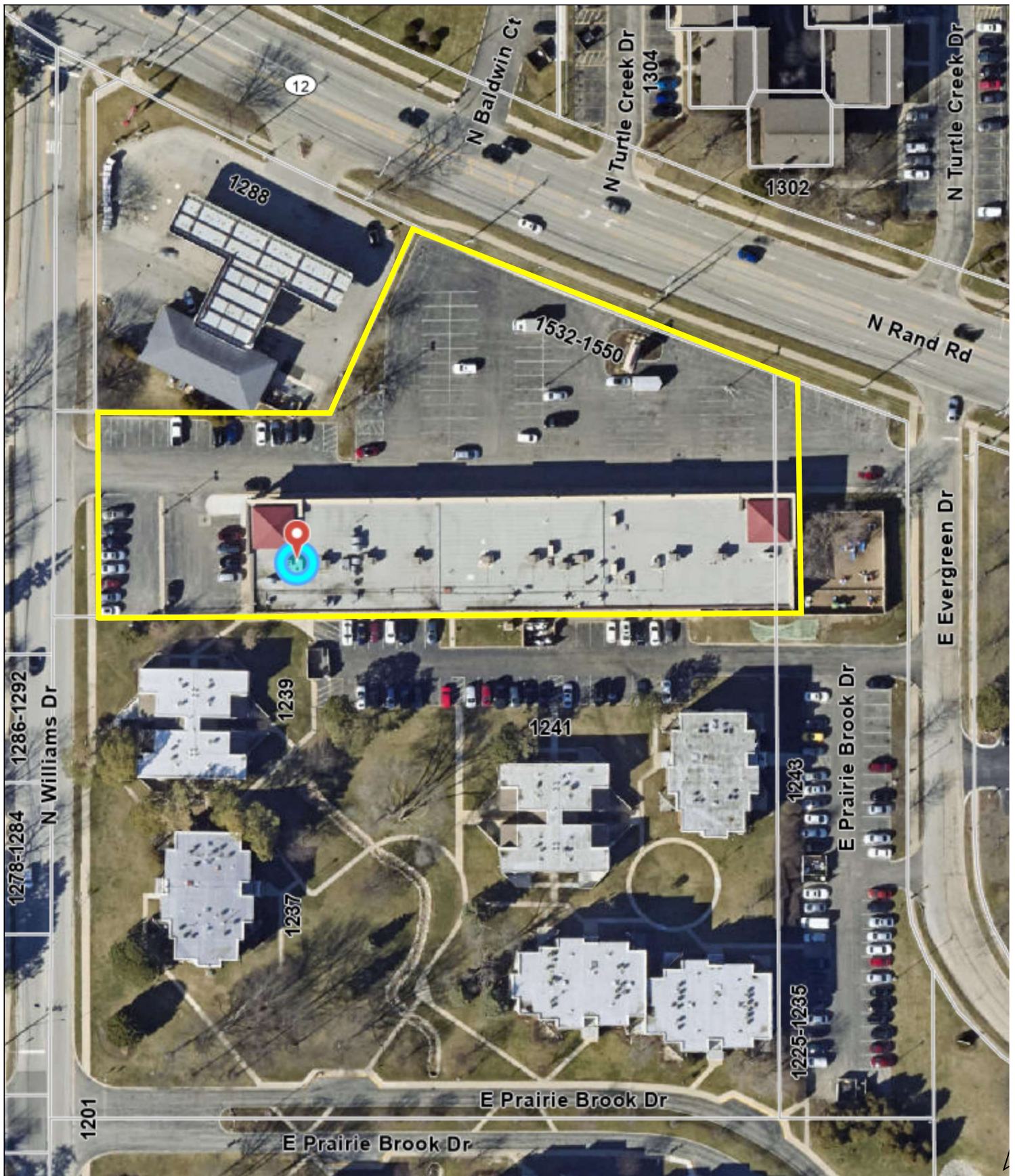
Staff recommends approval of the Special Use transfer to Tithya Laundry Services LLC (DBA Rock & Roll Laundry) at 1550 N. Rand Road.

ACTION REQUIRED:

A motion transferring Special Use Ordinance #O-252-04 to Tithya Laundry Services LLC (DBA Rock & Roll Laundry) for the continued operation of a laundromat at 1550 N. Rand Road.

ATTACHMENTS:

- Aerial Map
- ORD SU Trans 1550 N Rand Rd
- Application
- SU Trans. #O-78-20
- SU ORD. #O-252-04



Attachment: Aerial Map (1550 N Rand Road - SU Transfer Laundromat)

0 100 200
ft

Print Date: 10/18/2024

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-252-04
1550 N. RAND ROAD**

WHEREAS, Ordinance #O-252-04 granted a Special Use for a laundromat business on the property commonly known as 1550 N. Rand Road; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A of the Village of Palatine Code of Ordinances, 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 4, 2024 to review a request by Tithya Laundry Services LLC (DBA Rock & Roll Laundry) that the Special Use be transferred to permit the continued operation of a laundromat, with no substantial changes to the existing laundromat use and it was the recommendation of the Village Council that the transfer of the Special Use to Tithya Laundry Services LLC (DBA Rock & Roll Laundry) 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-252-04 is hereby transferred to Tithya Laundry Services LLC (DBA Rock & Roll Laundry), to permit the continued operation of a laundromat business.

SECTION 2: With the exception of the food service use, all other conditions of Special Use Ordinance #O-252-04 shall remain in full force and effect.

DATED: This ____ day of _____, 2024

AYES:____ NAYS:____ ABSENT:____ PASS:____

APPROVED by me this ____ day of _____, 2024

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this ____ day of _____, 2024

Village Clerk

Attachment: ORD SU Trans 1550 N Rand Rd (1550 N Rand Road - SU Transfer Laundromat)

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 of operation, number of employees, floor plan, menu, and any proposed changes to the business)

☒ Proof of Ownership

Business Owner(s):

Sejal Patel

Subject Property Address:

1550 N Rand Rd, Palatine, IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # 0-252-04 be transferred from Robert Nuccio 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:

No changes have been planned, Just an ownership transfer for the business. Operating hours of the business will be 7:00 AM - 10:00 PM on Monday to Sundays.

I understand that if the Village determines the nature or characteristics of the business will substantially change, a new Special Use may be required.

ORDINANCE NO. O-78-20

**AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-252-04
1550 N. RAND ROAD**

Attachment: SU Trans. #O-78-20 (1550 N Rand Road - SU Transfer Laundromat)

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on October 5, 2020**

ORDINANCE NO. 0-78-20

AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-252-04
1550 N. RAND ROAD

WHEREAS, Ordinance #O-252-04 granted a Special Use for a laundromat business on the property commonly known as 1550 N. Rand Road; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A of the Village of Palatine Code of Ordinances, 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; an

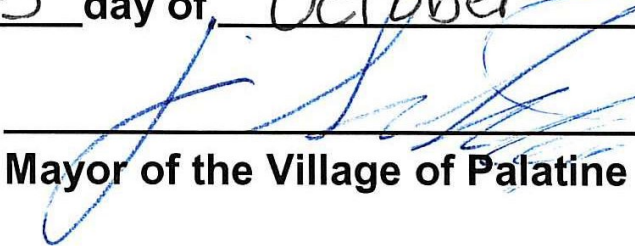
WHEREAS, since the Village Council did meet on October 05, 2020 to review a request by Rock & Roll Laundromat (Glen Curtis and Robert Nuccio) that the Special Use be transferred to permit the continued operation of a laundromat, with no substantial changes to the existing laundromat use and it was the recommendation of the Village Council that the transfer of the Special Use to Rock & Roll Laundromat (Glenn Curtis and Robert Nuccio) 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-252-04 is hereby transferred to Rock & Roll Laundromat (Glen Curtis and Robert Nuccio), to permit the continued operation of a laundromat business.

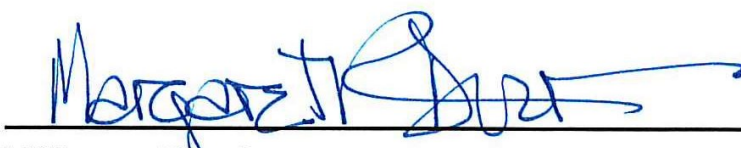
SECTION 2: With the exception of the food service use, which will not continue, all other conditions of Special Use Ordinance #O-252-04 shall remain in full force and effect.

DATED: This 5 day of October, 2020
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0
APPROVED by me this 5 day of October, 2020



Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this 5 day of October, 2020



Village Clerk

10/1/2020 11:41 AM

Attachment: SU Trans. #O-78-20 (1550 N Rand Road - SU Transfer Laundromat)

ORDINANCE NO. 0-252-04

**ORDINANCE GRANTING A
VARIATION AND A SPECIAL USE
1550 N. RAND ROAD (WASHPRO)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On December 6, 2004**

ORDINANCE NO. 0-252-04

**AN ORDINANCE GRANTING
A VARIATION AND SPECIAL USE
1550 N. RAND ROAD (WASHPRO USA)**

WHEREAS, pursuant to a petition and public hearing on November 9, 2004 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a laundry, pursuant to Section 11.02 (d) (11) of the Palatine Zoning Ordinance; a Special Use to permit an internet café with coffee and juice bar as a unique use in a B-1 regulated district, pursuant to Section 11.02 (d) (23) of the Palatine Zoning Ordinance; and a Variation to permit five (5) attached signs instead of the maximum permitted one (1) attached sign, pursuant to Section 8.03 (c) (2) (a) of the Palatine Zoning Ordinance, on the following legally described property:

Parcel A: That part of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 12; thence North along the West line of the Southwest 1/4 of the Northeast 1/4 of said Section, a distance of 453.38 feet; thence turning an angle of 90 degrees 00 minutes to the right, a distance of 185.07 feet; thence turning an angle of 65 degrees 49 minutes 26 seconds to the left, a distance of 134.68 feet to the Southerly right of way line of Rand Road (U. S. Route 12); thence Southeasterly along said Southerly right of way line of Rand Road, on a radius of 2654.51 feet, a distance of 203.96 feet; thence continuing on the Southerly right of way line of Rand Road, a distance of 154.89 feet; thence South a distance of 445.63 feet to a point on the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 12, a distance of 575.0 feet East of the West line of the Southwest 1/4 of the Northeast 1/4 of said Section 12, as measured on said South line; thence West on the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 12, a distance of 575.0 feet to the point of beginning, excepting therefrom all that part thereof dedicated for public street by plat recorded December 16, 1985, as Document 85324592, in Cook County, Illinois.

ALSO that part of the Northwest 1/4 of the Southeast 1/4 of Section 12,

11/30/2004 7:11 AM

Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 12; thence East along the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 12, a distance of 575.0 feet; thence turning an angle of 90 degrees 10 minutes 09 seconds to the right, a distance of 129.72 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the left, a distance of 120.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the right, a distance of 275.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the left, a distance of 120.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the right, a distance of 330.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the right, a distance of 565.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the right, a distance of 67.02 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the left, a distance of 250.0 feet to the West line of the Northwest 1/4 of the Southeast 1/4 of said Section 12; thence turning an angle to the right 90 degrees 00 minutes 00 seconds along the West line of said Northwest 1/4, a distance of 666.0 feet to the point of beginning, in Cook County, Illinois.

ALSO that part of the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian commencing at the Northeast corner of the said Northeast 1/4; thence South on the East line of said Northeast 1/4, a distance of 33.0 feet to the point of beginning; thence continuing South on said West line, a distance of 500.00 feet; thence turning an angle of 89 degrees 49 minutes 51 seconds to the right, a distance of 445.63 feet; thence turning an angle of 90 degrees 10 minutes 09 seconds to the right, a distance of 375.37 feet; thence Northeasterly along a curved line, convex to the Northwest, having a radius of 125.0 feet and being tangent to said last described line at said last described point, an arc distance of 196.03 feet to a point of tangency with a line drawn 33.0 feet South of and parallel with the North line of said Northeast 1/4; thence East along a line 33.0 feet South of and parallel with the North line of said Northeast 1/4, a distance of 321.00 feet to the point of beginning, in Cook County, Illinois.

Parcel B: Easement for recreation and detention purposes for the benefit of Parcel A aforesaid, as created by Easement Agreement made by Chicago Title and Trust Company, as Trustee under Trust Agreement dated December 10, 1964 and known as Trust Number 47572 to American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement Dated May 10, 1975

and known as Trust Number 90939 dated September 22, 1975 and recorded September 22, 1975 as Document 23229835 over that part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Northwest corner of the Northwest 1/4 of the Southeast

11/30/2004 7:11 AM

1/4 of said Section 12; thence East along the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 12, a distance of 575.0 feet; thence turning an angle of 90 degrees 10 minutes 09 seconds to the right, a distance of 129.72 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the left, a distance of 120.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the right, a distance of 275.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the left, a distance of 120.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the right, a distance of 80.0 feet to a point of beginning; thence continuing along previously described line, a distance of 250.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the right, a distance of 275.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the left, a distance of 150.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the left a distance of 405.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the left, a distance of 400.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the left, a distance of 130.0 feet to the point of beginning, in Cook County, Illinois.

Parcel C: Easement for recreation and detention purposes for the benefit of Parcel A aforesaid, as created by Easement Agreement made by Chicago Title and Trust Company, as Trustee under Trust Agreement dated December 10, 1964 and known as Trust number 47572 to American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated May 20, 1975 and known as Trust Number 90939 dated September 22, 1975 and recorded September 22, 1975 as Document 23229835 over that part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 12; thence East along the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 12, a distance of 575.0 feet; thence turning an angle of 90 degrees 10 minutes 09 seconds to the right, a distance of 129.72 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the left, a distance of 120.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the right, a distance of 275.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the left, a distance of 80.0 feet; thence turning an angle of 90 degrees 00 minutes 00 seconds to the left, a distance of 404.72 feet; thence turning an angle of 90 degrees 10 minutes 09 seconds to the left, a distance of 200.0 feet to the point of beginning, all in Cook County, Illinois.

commonly known as 1550 N. Rand Road (PIN #02-12-212-008).

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:

11/30/2004 7:11 AM

SECTION 1: That a Special Use to permit a laundry, pursuant to Section 11.02 (d) (11) of the Palatine Zoning Ordinance; a Special Use to permit an internet café with coffee and juice bar as a unique use in a B-1 regulated district, pursuant to Section 11.02 (d) (23) of the Palatine Zoning Ordinance; and a Variation to permit five (5) attached signs instead of the maximum permitted one (1) attached sign, pursuant to Section 8.03 (c) (2) (a) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the floorplan attached hereto as Exhibit 'A' and the sign detail attached hereto as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances and the following condition:
2. A food handling permit shall be obtained.
3. Video surveillance cameras shall be installed to provide 360 degree coverage of the main floor and mezzanine level.

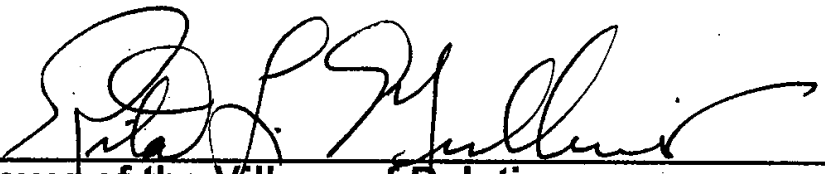
SECTION 2: That the petition for Special Use and variation, a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

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 6 day of December, 2004

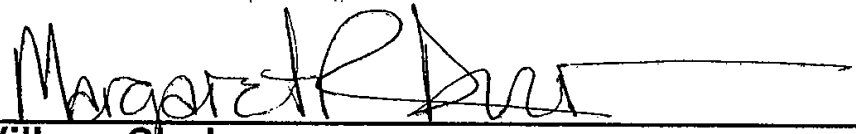
AYES: 5 **NAYS:** 0 **ABSENT:** 1 **PASS:** 0

APPROVED by me this 6 day of December, 2004



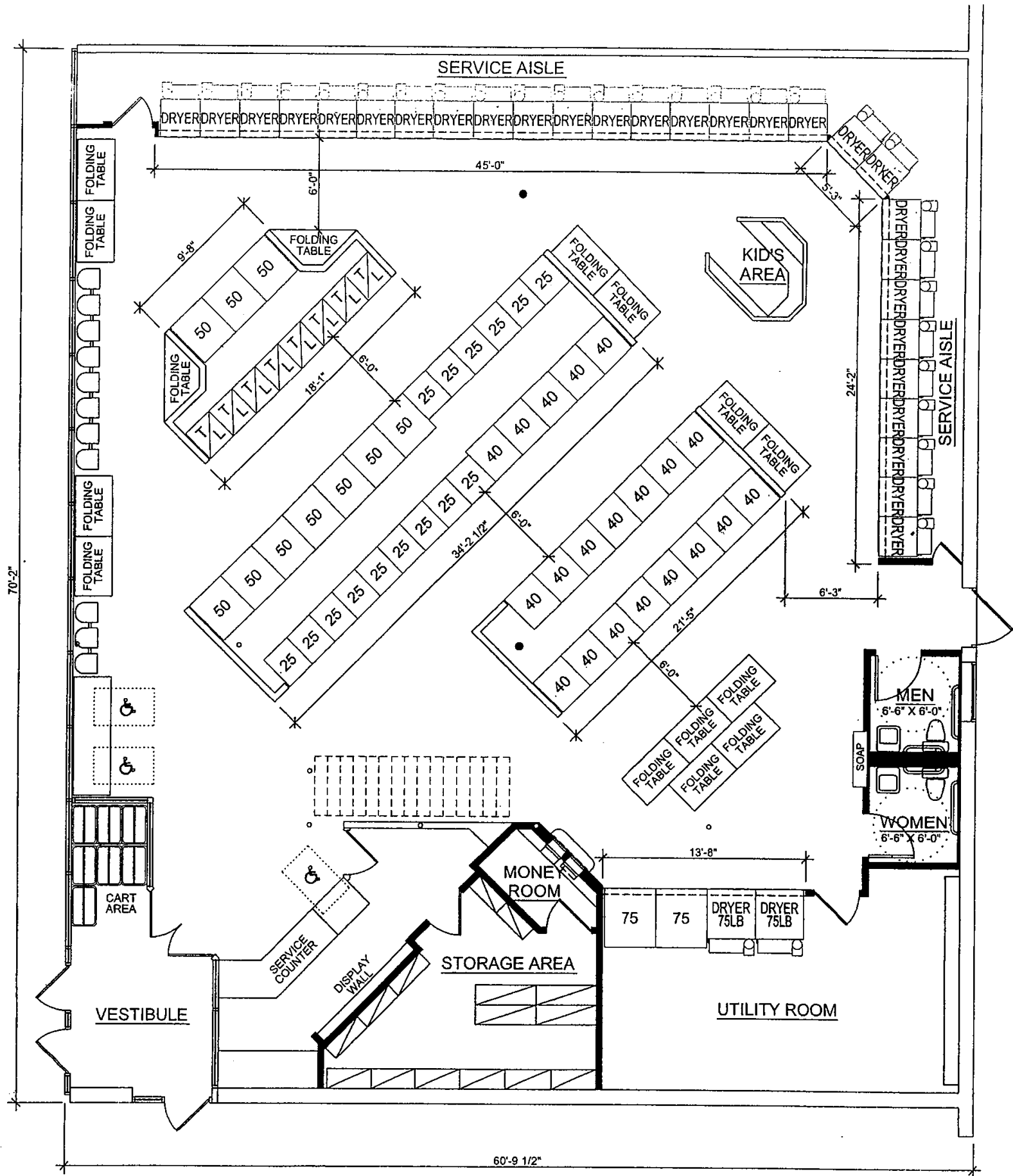
Mayor of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this
6 day of December, 2004



Village Clerk

11/30/2004 7:11 AM

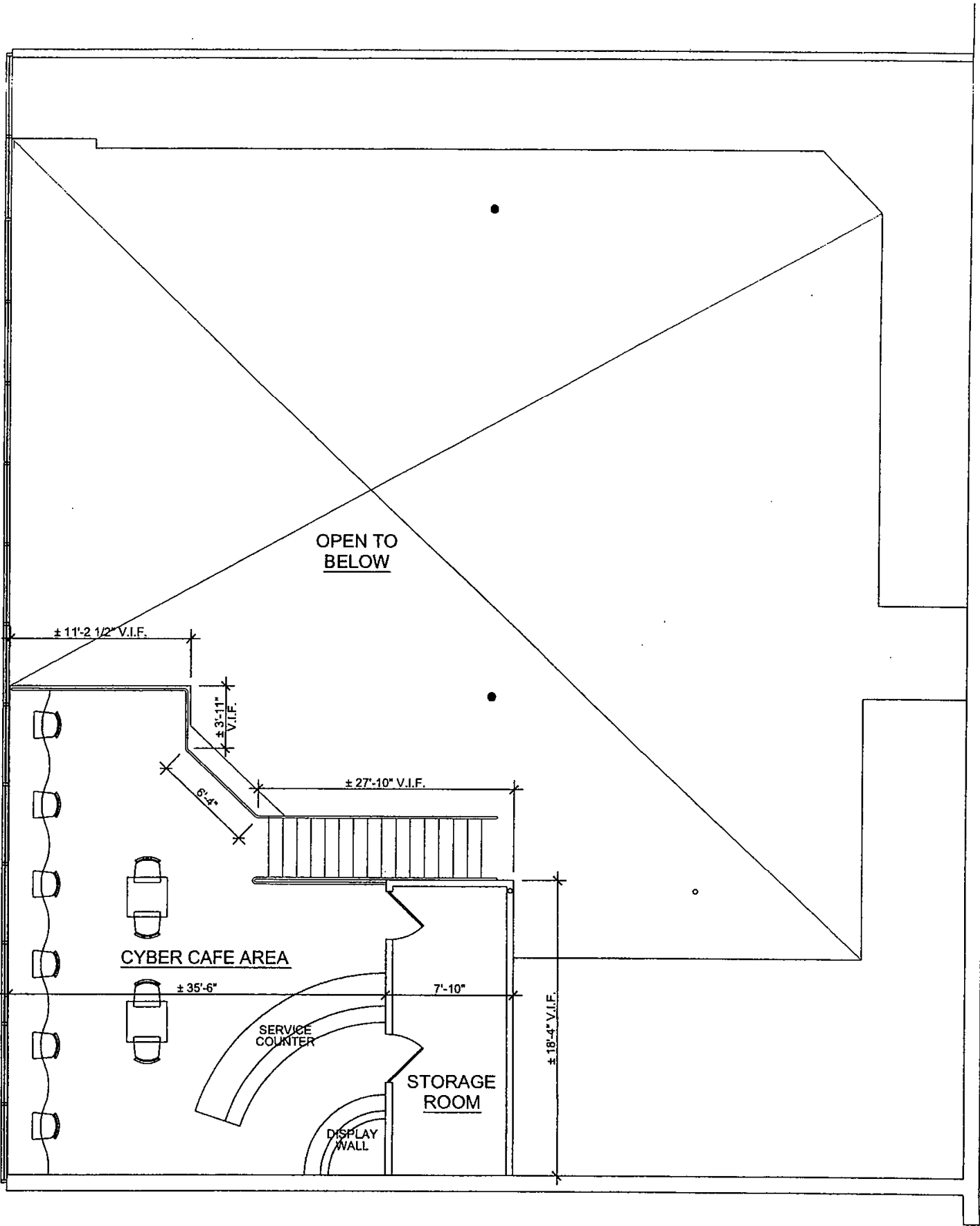


PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"
9/32

WASHPRO - PALATKA 10/25/04

EXHIBIT "A"
(1 of 2)



PROPOSED MEZZANINE PLAN

SCALE: 1/8" = 1'-0"
3/22

WASHARD - PALATINE 10/25/04

EXHIBIT "A"
(2 of 2)

WashPro USA Laundry	Internet Café	Drop-off Laundry Service	Security System & Attendant on Duty	WashPro USA Laundry
--------------------------------	----------------------	---	--	--------------------------------

10 ft

Signage for building face
EXHIBIT 1B (1 of 4)

Material: Plastic

Color: White with blue font

1

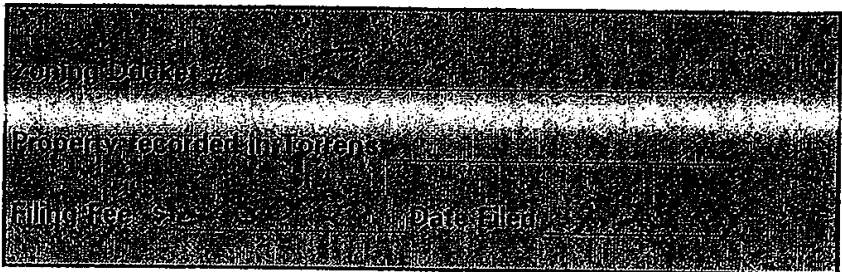
PETITIONER'S EXHIBIT



DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

PETITION FOR HEARING



SPECIAL USE

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): JOHN VASSILIADIS ; ROBERT RENTERIA
WASH PRO USA
Address: 10330 W. ROOSEVELT RD. SUITE 200 WESTCHESTER, IL 60154
City, State, Zip
Telephone No. 708-878-1020 Business No. 708-345-6825 Fax No. 708-345-7102
2. Authorized Agent of Petitioner (if different):
Name: JASON VASSILIADIS
Address: 10330 West. Roosevelt Rd. Suite 200 Westchester, IL 60154
City, State, Zip
Telephone No. 773-864-5360 Fax No. 708-345-7102
Relationship to Petitioner: Employee / son
3. Property interest of Petitioner(s): LESSEE
Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed: 1550 [REDACTED] N. RAND RD.
Palatine, Illinois
5. All existing land use(s) on the property are:

Commercial
6. The proposed use(s) on the property, if this petition is approved is (are):

Commercial
7. Current zoning of property: P
8. State the specific action requested. City ordinance numbers and distances where applicable.

SPECIAL USE FOR LAUNDRY

Attachment: SU ORD. #O-252-04 (1550 N Rand Road - SU Transfer Laundromat)

Attachment 1.0

*Compliance with Special Use Standards
(Section 14.05 of the Palatine Zoning Ordinance)*

Background: The purpose of this special use zoning request is to create a state of the art self-service laundry for the citizens of Palatine. WashPro USA (www.washprousa.com) is a proven leader in the creation of quality, high-end self-service laundries in Chicago and the surrounding suburbs. The type of laundries that WashPro USA builds feature exciting and fresh designs, high quality equipment, and professionally managed operations¹. Our team has experience building 450 laundries throughout the United States and overseas. While some laundry builders are only into the quick profit of

Competitive Analysis: While there are other laundries in Palatine, the competitive advantages of WashPro USA include:

- All new high quality equipment (including washing machines with capacity from 12 pounds up to 75 pounds)
- State of the art digital video security system that allows the store to be monitored at all times. This system is also “virtual,” meaning the store can be monitored remotely via the internet and even a cell phone, ensuring the store will be safe and secure.
- Café offering gourmet coffee, non-alcoholic beverages and snacks
- Internet access and computers for our customers
- Experienced design expertise of architect Phil Cohen⁴

The above listed features combine to create a unique experience for customers and a lasting competitive advantage for WashPro USA’s laundry.

Location Analysis: After careful research by our team, we have concluded that the

VILLAGE OF PALATINE

PETITION FOR HEARING

FOR OFFICE USE ONLY	
Zoning/Docket #	Z 04-1140
Property recorded in Torrens	
Filing Fee \$	80.00
Date Filed	9-23-04

VARIATION

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): John VASSILIADES ; Robert RENTERIA

Address: WASHPRO USA 10330 W. ROOSEVELT RD. SUITE 200, WESTCHESTER, IL 60154
City, State, Zip

Telephone No. 708-345-6825 Business No. 708-878-1020 Fax No. 708-345-7102

2. Authorized Agent of Petitioner (if different):

Name: JASON VASSILIADES

Address: 10330 W. Roosevelt Rd. Suite 200 Westchester, IL 60154
City, State, Zip

Telephone No. 773-814-536 Fax No. 708-345-7102

Relationship to Petitioner: Employee / son

3. Property interest of Petitioner(s): LESSEE
Owner, Lessee, Contract Purchaser, etc.

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

PUBLIC NOTICE

Attachment: SU ORD. #O-252-04 (1550 N Rand Road - SU Transfer Laundromat)

Attachment 2.0

*Compliance with Standards for Variation
(Section 14.03 of the Palatine Zoning Ordinance)*

The new WashPro USA laundry will be a significant addition to the retail businesses offered in the Prairie Brook Crossing shopping center. It will increase the draw of new customers to the center and compliment the existing businesses, thus improving the overall profitability of the center and the surrounding area. In order for this to happen the laundry needs visible expose both to those in the center and from Rand Road. In our experience, appropriate signage is not a luxury, but a necessity for a profitable, high-end laundry. WashPro USA understands the importance of architectural continuity and thus **will utilize the existing signage** for 1550 N Rand Road. This includes one panel (approx. 2' x 6') on the center's pylon sign and five panels (2' x 20') on the building's front elevation. These signs will be consistent in material, size and color with the other tenants in the center and therefore should not cause plight to the owner or alter the essential character of the location.

Attachment: SU ORD. #O-252-04 (1550 N Rand Road - SU Transfer Laundromat)



Consider an Ordinance Decreasing the Number of Class G (Restaurant with Beer & Wine) Liquor Licenses by One for Rep's Burgers Located at 139 N. Northwest Highway

BACKGROUND:

Rep's notified Staff that their restaurant Rep's Burgers, located at 139 N. Northwest Highway, will no longer be serving alcohol and, therefore, did not renew their Illinois State Liquor License upon its expiration on October 31, 2024. Without a valid state license, the Palatine Liquor License is no longer valid.

It is appropriate to remove the Class G license from the Liquor Code, reducing the number of licenses to 11.

KEY ISSUES:

- Decrease Class G (Restaurant with Beer & Wine) Liquor License by one.

ALTERNATIVES:

1. Approve the Ordinance decreasing the number of Class G Liquor Licenses by one.
2. Do not approve the Ordinance decreasing the number of Class G Liquor Licenses by one.

RECOMMENDATION:

Action is at the discretion of the Committee.

ACTION REQUIRED:

Action is at the discretion of the Committee.

ATTACHMENTS:

- ORD Decrease Class G Liq Rep's Burgers

ORDINANCE NO. _____

**AN ORDINANCE DECREASING THE NUMBER OF CLASS G (BEER AND WINE)
LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE
VILLAGE OF PALATINE CODE OF ORDINANCES FOR
REP'S BURGERS LOCATED AT 139 N. NORTHWEST HIGHWAY**

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

SECTION 1: That the number of Class G (Beer and Wine) Liquor Licenses
shall be decreased by one for Rep's Burgers for a total of 11 Class G Liquor
Licenses.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are
hereby repealed.

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

PASSED this _____ day of _____, 2024

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

APPROVED by me this _____ day of _____, 2024

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2024

Village Clerk

Attachment: ORD Decrease Class G Liq Rep's Burgers (139 N. NW Hwy - Rep's Burgers Dec. Class G Liq. Lic.)

Consider Ordinances Approving a Preliminary & Final Planned Development and Amending the Vacation of the Abutting Unimproved Gilbert Street and Michigan Avenue Right-of-Way, and a Resolution Granting a Preliminary & Final Plat of Subdivision to Permit a Six Lot Single-Family Subdivision (Estates at Arcadia) at 274 & 286 W. Michigan Avenue

BACKGROUND:

The Subject Property contains two now vacant lots on Michigan Avenue, between the Arcadia and Arcadia West subdivisions. The property is zoned Planned Development and was previously approved (in both 2017 and 2022) for a 6-lot single-family subdivision. Ultimately, the Planned Development did not meet the required conditions and thus was never effectuated. Nevertheless, the property maintains a Planned Development zoning designation, without an active Planned Development in place. Therefore, the Petitioner is requesting approval of the following:

- 1) Preliminary & Final Planned Development;**
- 2) Amending the Vacation of the southern 33 feet of W. Gilbert Road Unimproved Right-of-Way; and**
- 3) Preliminary & Final Plat of Subdivision for the Estates at Arcadia Subdivision (six single-family residential lots).**

KEY ISSUES:

- The proposed subdivision includes 6 single-family residential lots, with 4 lots connecting through Arcadia and Arcadia West Subdivisions (extension of Prestwick Street) and the southernmost lots (Lots 1 and 2) deriving access from Michigan Avenue.
- As was previously approved, the proposed subdivision aligns with the R-1B zoning requirements, which was also a recommended condition of the Michigan Avenue Sub Area Plan (adopted as a Comprehensive Plan Amendment in 2007). This provides a transition from the smaller lots to the north and the larger R-1 lots to the south along Michigan Avenue.
- The vacation of the abutting south half of the W. Gilbert Road right-of-way and northern 3 feet of the W. Michigan Avenue right-of-way was previously approved by the Village and will align with the similar vacations that were completed in conjunction with the Arcadia and Arcadia West Subdivisions. The approval documents being considered in conjunction with the proposed Estates at Arcadia Subdivision includes an ordinance amending the Village's previous vacation to make reference to the proposed Estates at Arcadia Subdivision.
- The proposed lots comply with the R-1B bulk standards, including, as noted on the engineering plans, the minimum interior side yard setbacks (minimum 10 feet and a minimum combined total of 25 feet for both interior side yards).
- The engineering plans provide stormwater detention and volume control within a detention basin and easement area on the northern portions of Lots 1 and 2. The previously approved plans contemplated an outlot for the detention basin. As proposed, the stormwater is captured in the basin and discharged through a restrictor into the storm sewer, with ultimate controlled outfall into the creek

system to the south of the subdivision. The base of the detention pond has an elevation of 729.7, with the highwater line of 733.5.

- Prestwick Street will be completed to Village Standards, including the sidewalks and ROW dedication. Maintenance/access to the detention basin is provided through a 15-foot public utility easement from W. Michigan Avenue (turfstone/equal material is proposed, which compares to the maintenance/access for Arcadia Subdivision). Parkway trees would be installed along both Michigan Avenue and Prestwick Street.
- The proposed architectural plans contemplate several combination options of LP siding, stone and brick veneers, and the proposed homes provide 3-car garages.

ALTERNATIVES:

1. Approve the Planned Development, Amendment to the previous Vacation of the abutting unimproved Gilbert Road and Michigan Avenue right-of-way, and the Subdivision.
2. Do not approve the Planned Development, Amendment to the previous Vacation of the abutting unimproved Gilbert Road and Michigan Avenue right-of-way, and Subdivision.

RECOMMENDATION:

Public Hearing: PZC meeting on October 22, 2024.

Residents testifying: None.

Vote: The PZC voted unanimously to approve the Planned Development, amended right-of-way Vacation, and Subdivision.

ACTION REQUIRED:

A motion to approve the Preliminary & Final Planned Development at 274 & 286 W. Michigan Avenue for the Estates at Arcadia Subdivision, amending the previous Vacation of the abutting Gilbert Road and Michigan Avenue right-of-way, and the Preliminary and Final Plat of Subdivision.

ATTACHMENTS:

- Aerial Map
- ORD - PFPD
- EXHIBIT - Estates at Arcadia Engineering Plans
- EXHIBIT - Preliminary Architecture Plans
- Ordinance Amending Vacation of Portions of Michigan Ave and Gilbert Road ROW
- EXHIBIT - Michigan Ave & Gilbert Rd Unimproved ROW Plat of Vacation
- RES PFSUB
- EXHIBIT - Estates at Arcadia Plat of Subdivision_v1 (1)
- October 22, 2024 - PCZ materials
- DRAFT October 22, 2024 PZC minutes
- Public Notice



Legend

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING PRELIMINARY AND FINAL PLANNED
DEVELOPMENT APPROVAL FOR 274 & 286 W. MICHIGAN AVENUE
(ESTATES AT ARCADIA SUBDIVISION)**

WHEREAS, upon petition of owners of said property, hearings were held by the Planning and Zoning Commission of the Village of Palatine on October 22, 2024 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Planning and 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 Preliminary and Final Planned Development to permit the a 6-lot single-family residential development, on the following legally described property:

LOT 2 (EXCEPT THE EAST ½ THEREOF) AND LOT 3 (EXCEPT THE WEST ½ THEREOF) AND THE VACATED SOUTH ½ OF GILBERT ROAD AND THE VACATED PORTION OF W. MICHIGAN AVENUE, BOTH ADJOINING LOTS 2 AND 3, IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE FARMS BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 274 and 286 W. Michigan Avenue

PIN #s: 02-22-406-020-0000 and 02-22-406-025-0000

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:

SECTION 1: That the Preliminary and Final Planned Development approval to permit a 6-lot single-family residential development, is hereby granted, subject to the following conditions:

Attachment: ORD - PFPD (274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

1. The development shall substantially conform to the engineering plans prepared by Spies and Associates, INC. dated 09/26/24, except as such plans may be changed to conform to Village Codes and Regulations.
2. All lots within the Estates at Arcadia Subdivision shall follow the Village's R-1B zoning regulations.
3. Within the Subject Property, no privacy fencing shall be permitted abutting the detention basin. Any fencing abutting the detention basin shall be of an open wrought iron style.
4. A Homeowners Association, and corresponding declarations, shall be created for the maintenance of the detention area and the access easement. The declarations shall also include conditions related to the fencing restrictions outlined in condition 3 of this ordinance and maintenance of the landscape plan within the engineering plans. The declarations shall also include a requirement to perform a maintenance inspection of the detention area the earlier of every 5 years or at an interval required by MWRD. The HOA Declarations must be approved by the Village prior to the recording of the Plat of Subdivision or the issuance of any permits.
5. The final engineering plans shall be revised in a manner acceptable to the Village Engineer
6. A Planned Development letter of credit in amount of \$60,000 (\$10,000 per lot, per Article 14 of the Zoning Ordinance) shall be submitted.
7. A construction traffic management plan shall be submitted in a manner acceptable to the Directors of Public Works and Planning and Zoning. This traffic management plan shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, prior to the completion of Prestwick Street. A component of this plan shall also include an initial notification, by standard mail, to the residents on the south side of W. Michigan Avenue (263, 271, 285, 301, 325, 335, 351, and 357) once the initial site development schedule is known.
8. Any construction activity or improvements within the Michigan Avenue right-of-way shall be coordinated with the Village Engineer and the Village's Public Works Director to accommodate the Village reconstruction of the street. This may include compensation in lieu of some improvement costs.
9. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

ORDINANCE NO.

Page 3 of 3

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

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

PASSED: This _____ day of November 2024

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

APPROVED by me this _____ day of November 2024

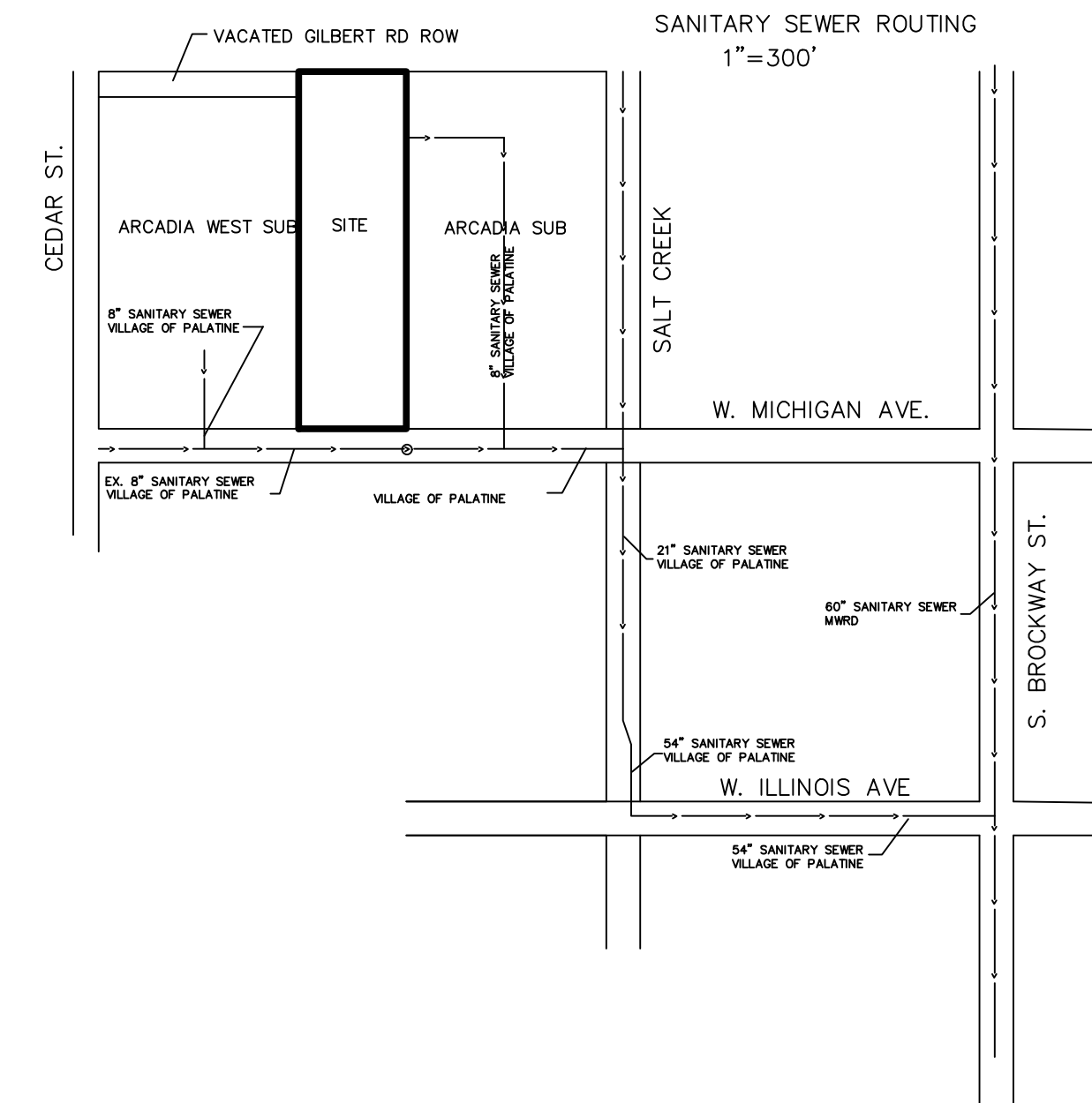
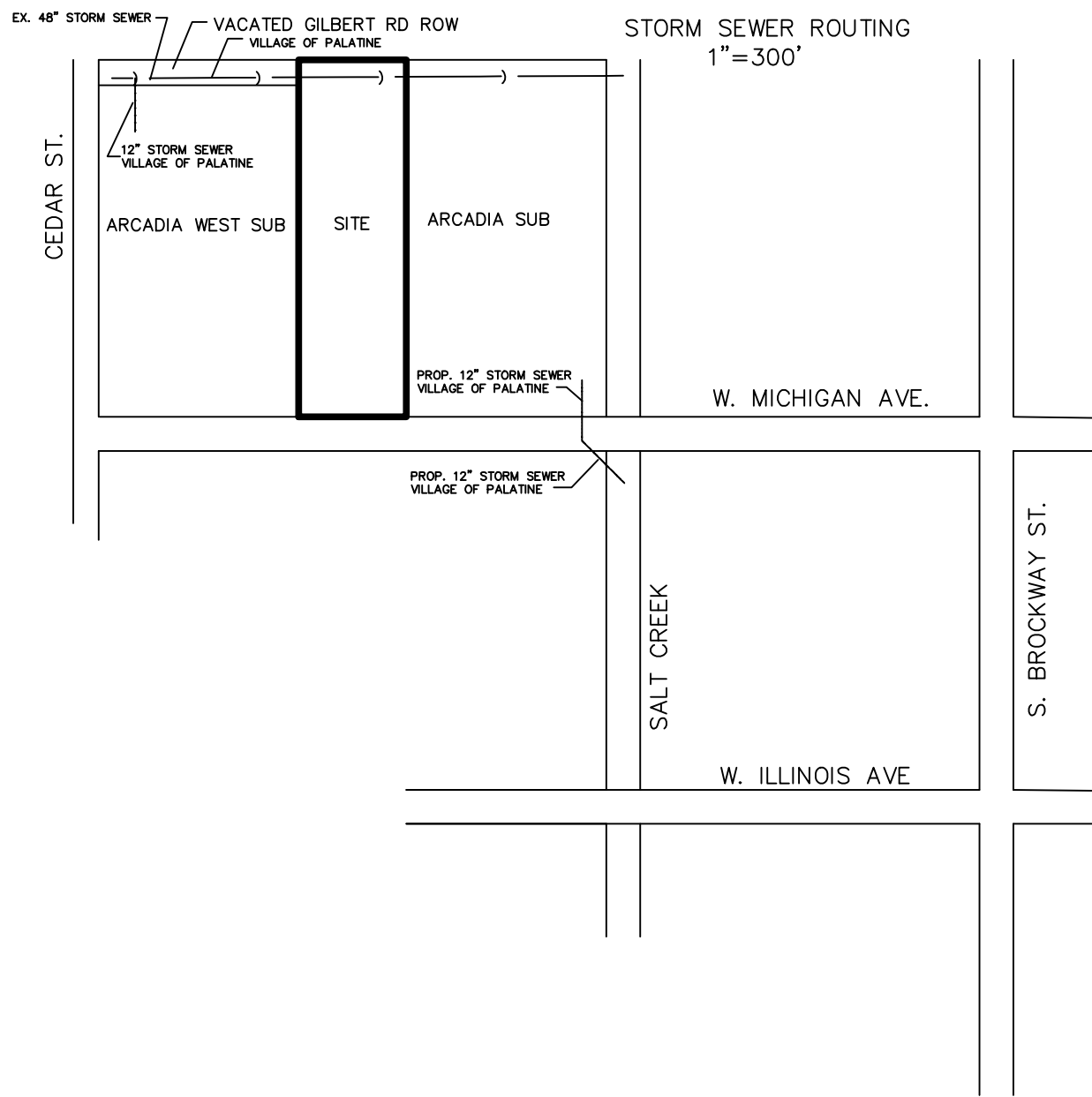
Mayor of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this _____ day of March 2024.

Village Clerk

Attachment: ORD - PFPD (274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

PUBLIC IMPROVEMENT PLANS
FOR
ESTATES AT ARCADIA
PALATINE, IL
BY
GWR BUILDERS, INC.



- INDEX OF SHEETS
1. COVER SHEET
 2. GENERAL NOTES
 3. MWRD GENERAL NOTES
 4. DEMOLITION PLAN
 5. PAVING PLAN
 6. GRADING PLAN
 7. UTILITY PLAN
 8. WATERMAIN/SANITARY PROFILE
 9. EROSION CONTROL PLAN
 10. EXHIBIT R
 11. DRAINAGE EXHIBIT
 12. DETAILS
 13. DETAILS
 14. DETAILS
 15. DETAILS
 16. DETAILS

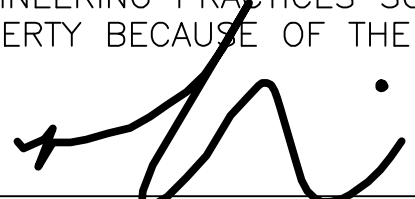
BENCHMARK
CHISELED SQUARE ON THE SE CORNER OF THE
HEADWALL IN THE MICHIGAN AVE. R.O.W. 75 FEET
SOUTH OF THE PUBLIC WORKS ENTRANCE.
NAVD88 ELEVATION 726.64



LOCATION MAP

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.

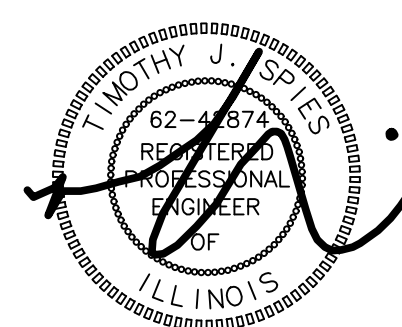
DRAINAGE STATEMENT
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS 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, INC.
47 N. BOTHWELL ST.
PALATINE, IL

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

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



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



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

S

P

I

E

S

&

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:	L.T.S.
DESIGNED BY:	TJS
CHECKED BY:	T.J.S.

JOB NO.	5873
DATE:	09-26-24

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO.
1
OF 16 SHEETS

Packet Pg. 70

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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) INCHES ABOVE GRADE. THE TOP EIGHTEEN (18) INCHES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A TABULAR LISTING OF EACH AND EVERY SERVICE CONNECTION AND THEIR LOCATIONS RELATIVE TO PERMANENT FIXED OBJECTS SUCH AS MANHOLES, PROPERTY CORNERS, ETC. EACH "B"-BOX SHALL BE ACCURATELY LOCATED BY A SERIES OF THREE PRECISE INTERSECTING LOCATION MEASUREMENTS. THE DEPTH AS MEASURED FROM FINISHED GRADE SHALL ALSO BE RECORDED. FINALLY, THE LOCATION OF ALL WYES AND SERVICE LINE TAPES 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 60% 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 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 FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.
5. FOOTING DRAINS SHALL DISCHARGE TO GRADE VIA SUMP PUMP DISCHARGE. VILLAGE OF PALATINE LOCATION, SIZE & INVERT OF
6. ALL STORM SEWERS DISCHARGING ON THE GROUND SHALL BE INSTALLED WITH FLARED END SECTIONS AND TRASH/SAFETY GRATES.

WATER MAIN

1. ALL WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE CLASS 52 CONFORMING TO ANSI A-21.51 AND WITH JOINTS CONFORMING TO ANSI A-21.11. THE WATER MAIN SHALL BE CEMENT-LINED IN ACCORDANCE WITH ANSI A-21.4, BITUMINOUS COATED.
2. THE MINIMUM COVER FOR ALL WATER MAIN AND WATER SERVICE PIPE IS FIVE AND A HALF FEET (5'-6") FROM FINISHED GRADE TO TOP OF PIPE.
3. ALL WATER MAINS 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. ALL 6", 8", 10" & 12" VALVES SHALL BE RESILIENT WEDGE VALVES AND BE FURNISHED MECHANICAL JOINTED, WITH CAST IRON BODY, BRONZE MOUNTED, BRONZE STEMMED, DOUBLE DISC PATTERN, WITH NON-RISING STEM AND BE DESIGNED FOR 300 POUNDS WORKING PRESSURE. ALL VALVES SHALL OPEN LEFT.
5. ALL WATER MAIN SHALL BE PRESSURE TESTED TO 150 POUNDS STATIC PRESSURE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF PALATINE.
6. MAXIMUM ALLOWABLE LEAKAGE SHALL BE 4 GALLONS PER INCH OF PIPE DIA. 100% OF PIPE/24 HRS. PER CITY REQUIREMENTS. TESTING SHALL BE IN ACCORDANCE WITH "PROCEDURES FOR PRESSURE TESTING AND DISINFECTION OF WATER MAINS AND WATER SERVICES WITHIN THE VILLAGE OF PALATINE.
7. AFTER THE PRESSURE TEST HAS BEEN ACCEPTED, THE CONTRACTOR SHALL CHLORINATE THE WATER MAINS WITH GAS IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA, THE ILLINOIS EPA, AND THE VILLAGE OF PALATINE. CHLORINATION SHALL BE PERFORMED UNDER THE DIRECTION OF THE VILLAGE ENGINEER AND WATER DEPARTMENT.

8. 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.
9. THE WATER SERVICE PIPE SHALL BE 1 1/4" 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.

10. NO OBJECT MAY BE CONSTRUCTED, MAINTAINED, OR INSTALLED WITHIN 48 INCHES OF A FIRE HYDRANT. NO TREES, BUSHES, WALLS, OR OTHER OBSTACLES WHICH MAY HIDE OR IMPEDE THE USE OF A FIRE HYDRANT WILL BE PERMITTED.
11. HYDRANTS SHALL BE PAINTED WITH APPROVED PAINT.
12. ALL FIRE HYDRANTS SHALL BE MUELLER "CETURIOR" BREAK AWAY STYLE TRAFFIC DESIGN. SAID HYDRANTS SHALL HAVE A 5-1/4 INCH VALVE OPENING, 8-INCH DIAMETER STANDPIPE, TWO 2-1/2 INCH HOSE NOZZLES AND ONE 4-1/2 INCH PUMPER NOZZLE, ALL WITH NATIONAL/ STANDARD THREADS. HYDRANTS SHALL HAVE SIX FOOT DEPTH OF BURY AND BE FURNISHED MECHANICAL JOINTED. THE SIZE OF THE INLET CONNECTION SHALL BE 6-INCH. ON THE SIX INCH LINE CONNECTING THE HYDRANT TO THE MAIN SHALL BE PLACED A SIX-INCH GATE VALVE AND ROADWAY BOX, MUELLER #H-10360 OR EQUAL. THE OPERATING NUT SHALL BE THE NATIONAL STANDARD OF 1-1/2 INCH PENTAGON MEASURED FROM POINT TO OPPOSITE FLAT. HYDRANTS SHALL OPEN COUNTER CLOCKWISE. ALL PUBLIC HYDRANTS SHALL BE FURNISHED RED IN COLOR, AND SHALL BE PLACED SO THAT THE CENTER OF THE PUMPER NOZZLE IS 24 TO 36 INCHES ABOVE THE GROUND LINE. A HOLE OF 1/2 CUBIC YARD VOLUME SHALL BE DUG AT EACH HYDRANT AND FILLED WITH WASHED GRAVEL TO ACT AS A DRAIN. HYDRANTS TO CONFORM TO AWWA C-502.
13. FIRE HYDRANTS SHALL BE PLACED 3 TO 7 FEET FROM THE BACK OF CURB TO THE FACE OF HYDRANT, WITH 3 FEET BEING THE PREFERRED DISTANCE, AS SHOWN ON THE DETAIL. HYDRANTS SHALL NOT HAVE LESS THAN 36" CLEARANCE BETWEEN THE BACK OF CURB AND THE NEAREST PART OF THE HYDRANT AND MIN. 2' FROM SIDEWALK.

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.

STREET LIGHTING

1. STREET LIGHT POLES AND FIXTURES SHALL BE CONSTRUCTED AT LOCATIONS SHOWN ON THE ENGINEERING DRAWINGS. THE TYPE OF POLE AND FIXTURES SHALL BE ACCEPTABLE TO THE VILLAGE. CATALOG CUTS MUST BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING ANY MATERIALS.
2. NO UNDERGROUND SPLICES WILL BE ALLOWED. ALL SPLICES SHALL BE MADE IN THE BASES OF THE LIGHT POLES OR IN HANDHOLES USING .3M SPLICE KIT.
3. CONDUIT SHALL BE BURIED A MINIMUM OF 30 INCHES BELOW THE PROPOSED GRADE.
4. CABLE LENGTHS SHALL INCLUDE SLACK AS REQUIRED.
5. THE CONTRACTOR SHALL COORDINATE THE CONNECTION AND SERVICE POINTS WITH COMMONWEALTH EDISON COMPANY.
6. NO. 8 BARE COPPER GROUND WIRE SHALL BE INSTALLED IN TRENCH, 6" ABOVE LIGHTING CABLE.
7. ALL ELECTRIC CABLE SHALL BE #8AWG IN 1-1/4" UNIT DUCT. ALL ELECTRIC CABLE SHALL BE INSTALLED IN 2" DIA. GALVANIZED STEEL CONDUIT UNDER ALL PAVEMENT CROSSINGS.
8. ALL GRC IS TO BE INSTALLED WITH PROTECTIVE BUSHING ON ENDS.
9. 2" GRC TO EXTEND A MINIMUM OF 6" ON EITHER SIDE OF DRIVEWAYS, SIDEWALKS & STREET CROSSINGS.
10. IF DRIVEWAY LOCATIONS ARE UNKNOWN AT THE TIME OF CONSTRUCTION, THEN CONDUIT SHALL BE EXTENDED TO INCLUDE THE ENTIRE LOT LENGTH.

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. CURB OR 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 DURING 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.

NOTE:

FOR TEMPORARY SEEDING USE PERENNIAL RYEGRASSAT THE RATE OF 25 LBS./ACRE. PLANT EARLY SPRING UNTIL SEPT. 30. FERTILIZE WITH LIME FERTILIZER MIXTURE IN TOP 2-4 INCHES OF TOPSOIL. USE 10-10-10 FERTILIZER AT RATE OF 500 LBS./ACRE. FOR PERMANENT SEEDING USE KENTUCKY BLUE GRASSAT RATE OF 86 LBS./ACRE. PLANT EARLY SPRING TO MAY 30 OR AUGUST 1 TO SEPT. 1 FERTILIZE 1 YEAR AFTER PLANTING WITH 10-20-10 FERTILIZER AT RATE OF 500 LBS./ACRE.

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-T R-3508-W R-4-18 CURB R-5001-F R-11 R-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 STOP	PS-1 PLASTIC COATED BY M.I. INDUSTRIES OR APPROVED EQUAL	PS-1 PLASTIC COATED BY M.I. INDUSTRIES OR APPROVED EQUAL	NONE
ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL. ALL CASTINGS SHALL BE BICYCLESAFE, AS APPLICABLE. ALL SANITARY MANHOLE TIPS 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	ASTM ^{INT} 1212 GASKET F-477
SANITARY SEWER	P.V.C.	SDR-26 ASTM D-3034	ASTM ^{INT} 3212 GASKET F-477
WATER MAIN	D.I.P.	CI 52 ANSI/AWWA C151/A21	ANSI/AWWA E477 ASTM D-3139
NOTE: AS A MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE ILLINOIS STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.			

REVISIONS

_____	_____
_____	_____
_____	_____
_____	_____

DRAWN BY: TJS

DESIGNED BY: TJS

CHECKED BY: TJS

JOB NO. 5378

SCALE:

DATE: 09-26-24

SHEET NO.

2

OF 16 SHEETS

A. REFERENCED SPECIFICATIONS

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

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).
2. THE VILLAGE OF _____ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

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

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

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

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

SP

IES

& 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. 5378
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 09-26-24

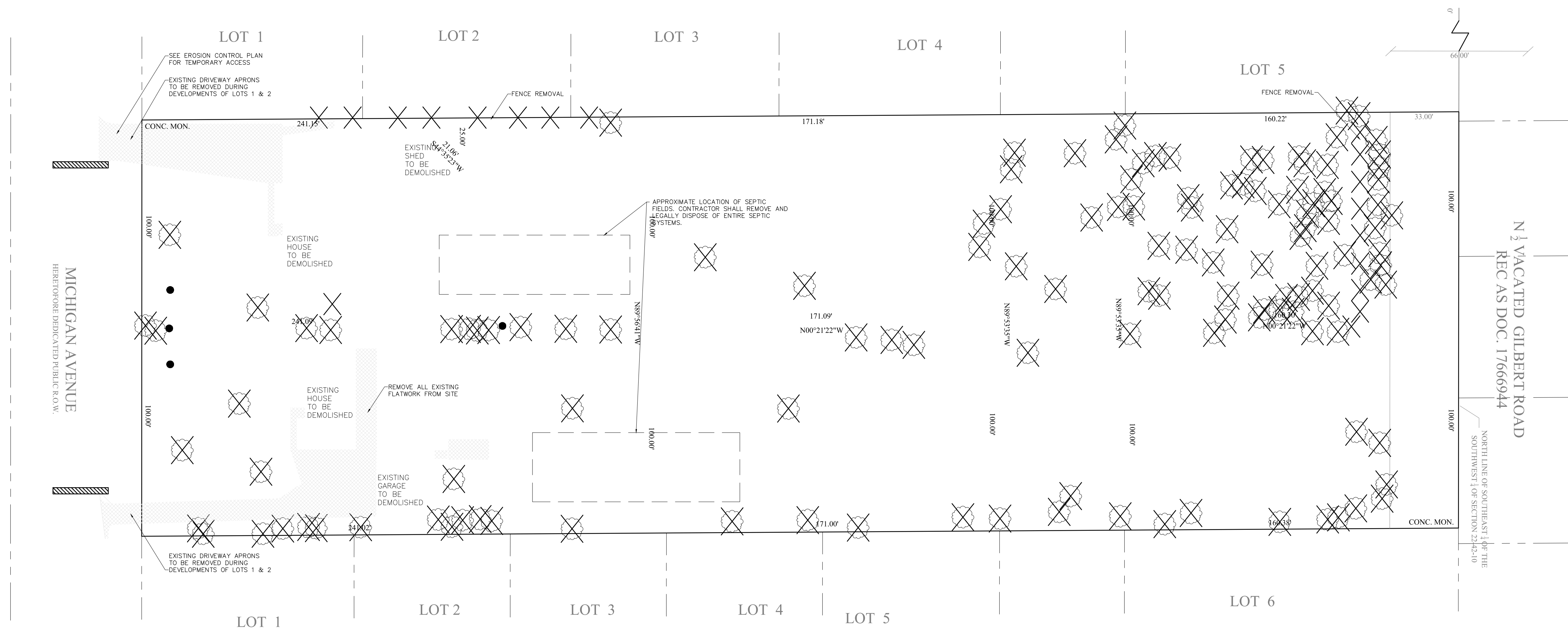
MWRD GENERAL NOTES

ESTATES AT ARCADIA

SHEET NO.

3

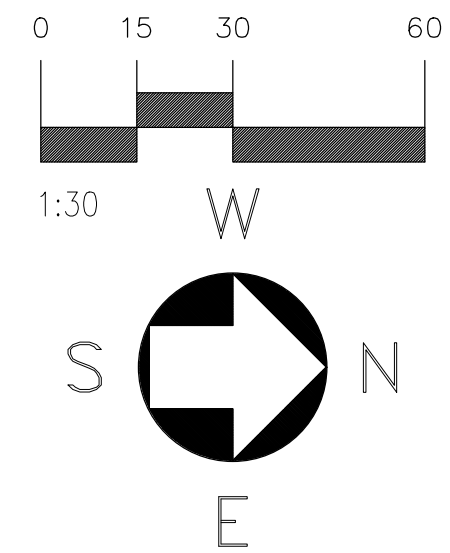
OF 16 SHEETS



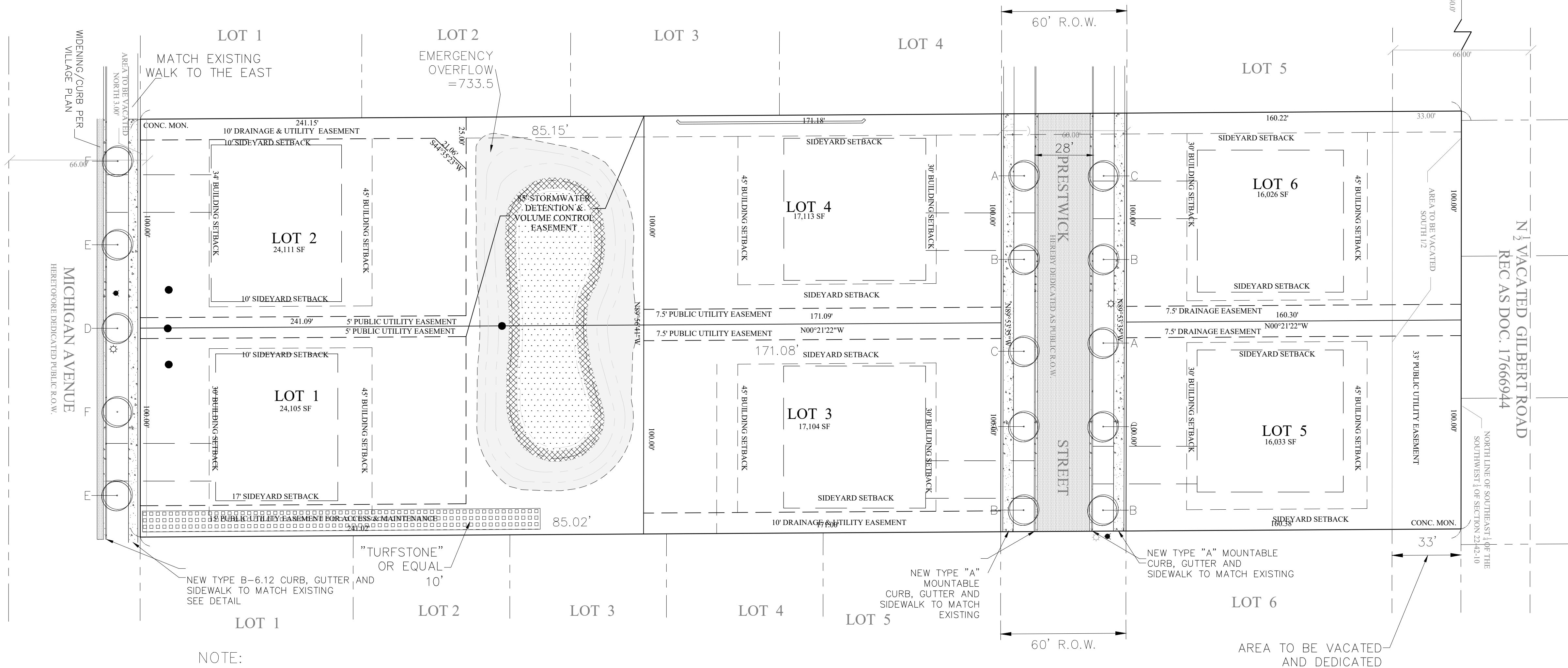
1. Remove and cap existing wells and/or septic fields, tanks, etc if any, from site conforming to IEPA and Cook County Department of Health requirements.
2. Remove all existing structures that are not to be reused from site.
3. Any abandoned or unused water mains, water service, sanitary sewer, or sanitary service shall be disconnected at the main, and capped. The disconnection and capping of the utility, shall be witnessed and approved by the Village Engineer. Remove all on-site service lines.
4. Any abandoned storm or sanitary structure or water valve vault shall be removed.
5. All existing building elements, including foundations, shall be removed from the site.
6. Remove all trees on site unless specifically noted otherwise.
7. All abandoned or plugged sewers shall be plugged at both ends with at least 2 feet long non-shrink concrete or monitor plug.
8. Engineer is not aware of any septic on site. Should any septic be found, abandoned tanks shall be filled with granular material or removed.

 EXISTING OLD PAVEMENT TO BE REMOVED

 TREE/FENCE REMOVAL



WEST LINE OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22-42-10

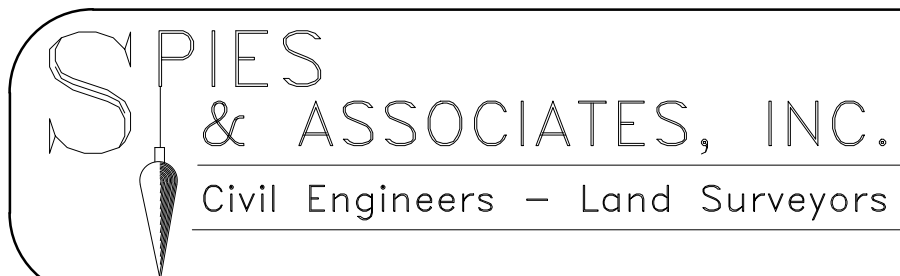


NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE
PURPOSES ONLY. MINIMUM 10' SIDEYARD
SHOWN. COMBINED REQUIRED 25' PER LOT.

- PAVING NOTES:**
- Contractor shall review geotechnical information as listed on the cover page.
 - All dimensions are to back of curb, or edge of pavement, unless otherwise noted.
 - Pavement design shall conform to the Village of Palatine Code of Ordinances-Appendix B - Subdivisions, 8.03. Street Pavement Standards
 - All joints made with existing pavement, walk or curb and gutter are to be saw-cut full depth.
 - The minimum structural number for all pavement design shall be 3.5.
 - The pavement section designs indicated are minimum values only based on Village of Palatine code requirements. The pavement section design and subgrade preparation is subject to the review / approval of the project's Soils Engineer and / or the project's Structural Engineer.
 - Asphalt paving shall be installed in two lifts. The first lift to be placed as soon as possible to facilitate site access. The second lift shall be placed ten days to one week prior to substantial completion of building. Cutting and or patching of asphalt is not acceptable.
 - Portland cement concrete shall be designed for a minimum twenty-eight (28) day compressive strength of 3,500 PSI.
 - Curb transitions from depressed to full height shall be 2' minimum and shall be parallel to walk where walk is adjacent to curb.
 - Pavement sections to be as follows:
 - Prestwick Street pavement section shall be:
 - 1-1/2" bituminous surface course, Superpave, Mix C, N50
 - 2-1/2" bituminous binder course, IL-19, N50.
 - 13" CA-6 base course, Grade 8 or 9.
 - Sidewalks are shown for representational purposes only. Sidewalks for all lots to be completed during development, respectively.
 - Curbs at Prestwick Street shall be Type "A" mountable curb. Curb at Michigan Avenue shall be Type "B6-12."
 - Protect existing off-site areas, including fencing.
 - Provide street name signs per Village requirements. Provide shop drawings to Village for approval prior to installation.
 - Direct buried cables placed under pavement shall be sleeved.
 - All signs including installation shall comply with the MUTCD standards.
 - See Plat by others for other general Site Easement information and requirements.
 - Provide appropriate trees required by the village. Trees are to be placed every 40 feet, adjust and coordinate final locations with actual driveways.
 - Parkway is to be replaced with sod and 6" topsoil.
 - Trees and shrubs are shown for informational purposes only. Contractor/Owner shall provide all shown trees and be responsible for all planting needs.

LEGEND

- | | |
|------------------------|---|
| | PROPOSED CONCRETE WALK (4" THICK) |
| | PROPOSED BITUMINOUS PAVEMENT-HEAVY DUTY
-SEE DETAIL 6/SHT 13 |
| | "TURFSTONE"
SEE DETAIL 3/SHT 12 |
| | VOLUME CONTROL AREA
EMERGENT LIVE PLANTING
-SEE DETAIL 2/SHT 12 |
| | EMERGENT SEEDING
-SEE DETAIL 2/SHT 12 |
| | WET PRAIRIE/PRAIRE SEEDING
-SEE DETAIL 2/SHT 12 |
| | DEPRESSED CURB |
| STREET TREE KEY | |
| A | = 2-1/2" STATE TREE MAPLE |
| B | = 2-1/2" AMERICAN SENTRY HORN |
| C | = 2-1/2" CRIMSON KING MAPLE |
| D | = 2-1/2" HEDGE MAPLE |
| E | = 2-1/2" AMUR MAPLE |
| F | = 2-1/2" TATARIAN MAPLE |
| G | = 6"-0" BLUE SPRUCE |



534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY: TJS

DESIGNED BY: TJS

CHECKED BY: TJS

JOB NO. 5378

SCALE: 1"=30'

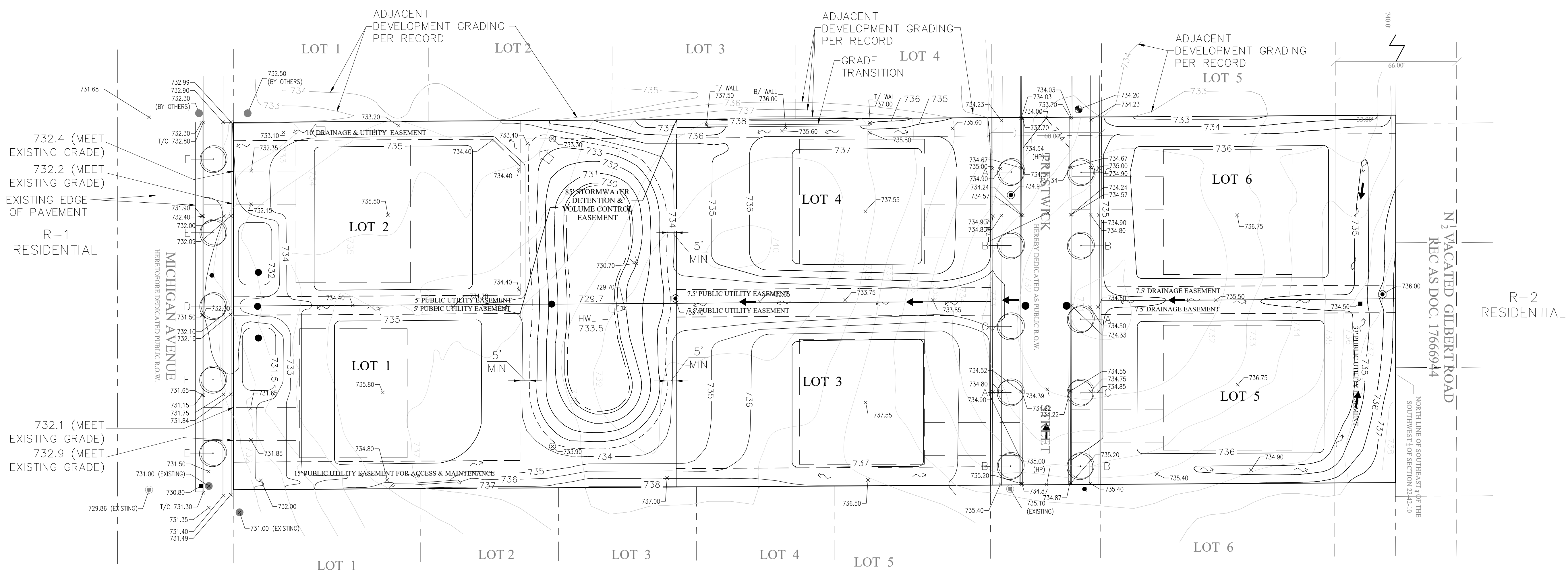
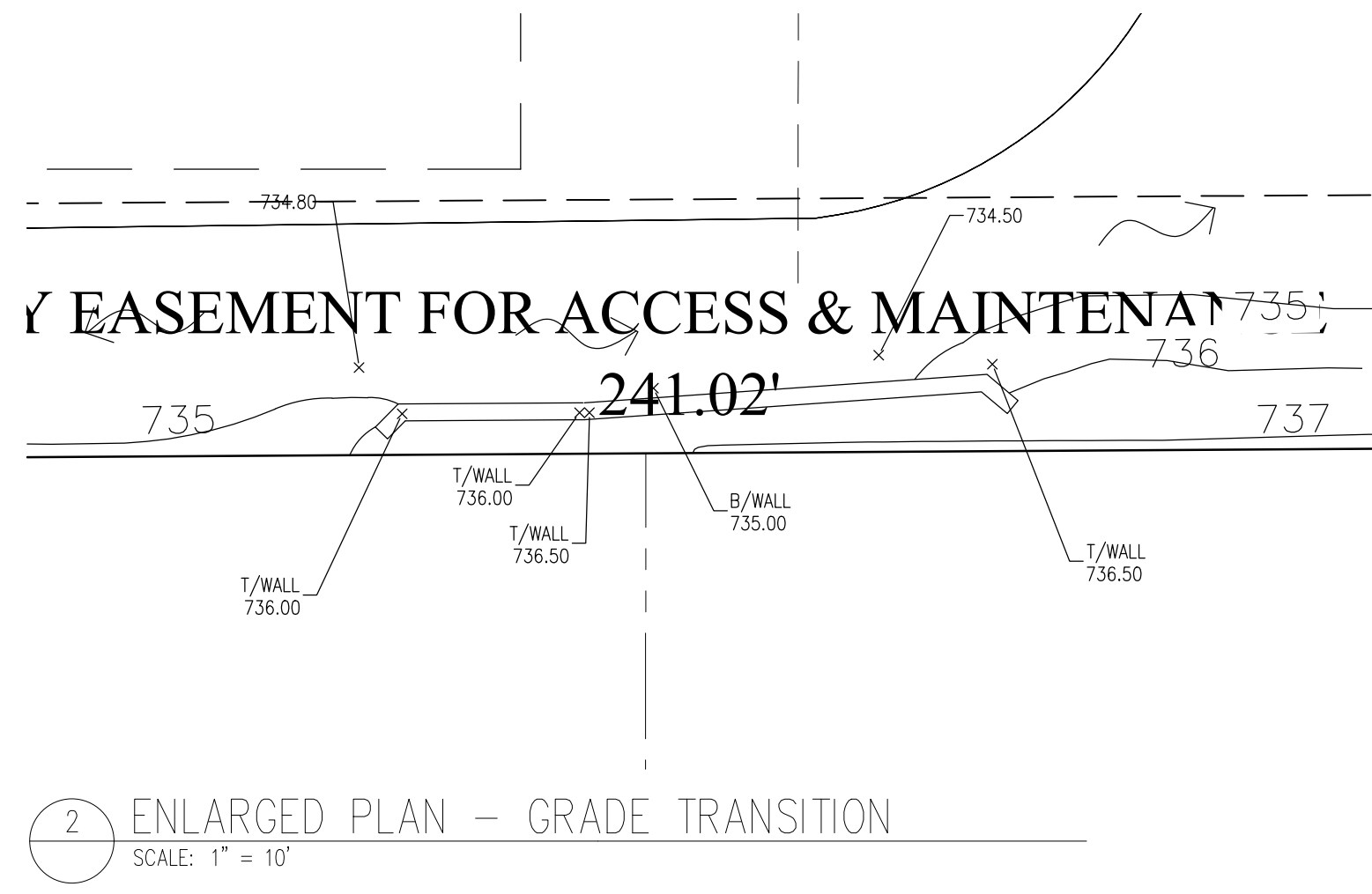
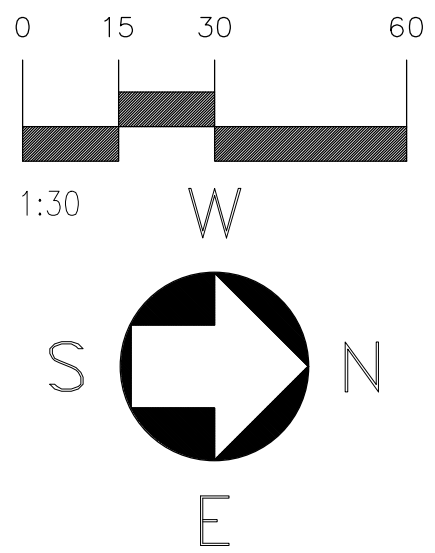
DATE: 09-26-24

**PAVING PLAN
ESTATES AT ARCADIA**

SHEET NO.

5

OF 16 SHEETS



- GRADING NOTES:**
1. Contractor shall review geotechnical information as listed on the cover page.
 2. Embankment material within roadway, driveway, parking areas, and other structural clay fill areas shall be compacted to a minimum of ninety-five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method), or to such other density as may be determined appropriate by the Soils Engineer. Embankment material for building pads and other structural fill areas shall be compacted to a minimum of ninety five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method) or to such other density as may be determined appropriate by the Soils Engineer.
 3. Fill material used must be compacted to at least 95 percent of standard laboratory maximum dry density (standard proctor), according to ASTM Standard D-698. Fill soils must be fine-grained soils of low permeability, such as those classified as CH, CL, SC, or ML according ASTM Standard D-2487, Classification of Soils for Engineering Purposes. See Table 1804.2 in the 2003 International Building Code (IBC) for description of these soil types.
 4. Granular backfill placed underneath all paved areas shall be compacted in lifts not exceeding 6" and compacted to 95% modified proctor.
 5. Storm structure rim elevation at curbs refer to flow line elevation.
 6. Final grading shall match existing grades at all property lines unless approved otherwise by and with Village Engineer (see Sheet C3.0A).
 7. Engineer is to be advised of any staked dimensions that vary from the reference design dimensions by more than 0.2'.
 8. Maximum side yard slope shall be 10%.
 9. Contractor shall maintain overall drainage pattern & design and shall advise engineer in event of any potential conflict.
 10. Coordinate final individual lot grading with final house designs for each lot. Grading shown is intended to establish individual and overall site perimeter and drainage flows.
 11. Provide grading for positive drainage with in buildable area.

LOT	BASIC TOP OF FOUNDATION
1	735.8
2	735.5
3	737.55
4	737.55
5	736.75
6	736.75

NOTE:
ADJUST DRIVEWAYS AS
REQUIRED TO MEET
FUTURE BUILDING AND
GARAGE ARCHITECTURAL
DESIGN



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.	5378
DESIGNED BY:	TJS	SCALE:	1"=30'
CHECKED BY:	TJS	DATE:	09-26-24

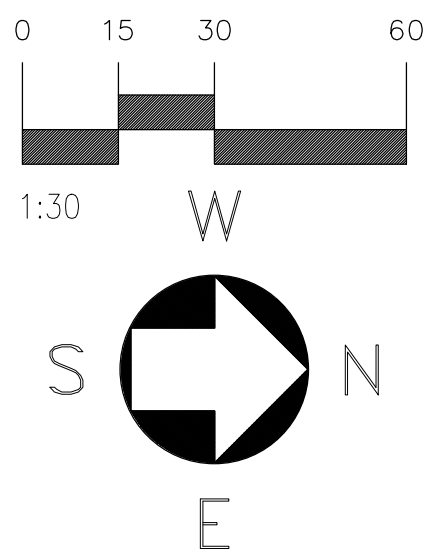
GRADING PLAN

ESTATES AT ARCADIA

SHEET NO.

6

OF 16 SHEETS

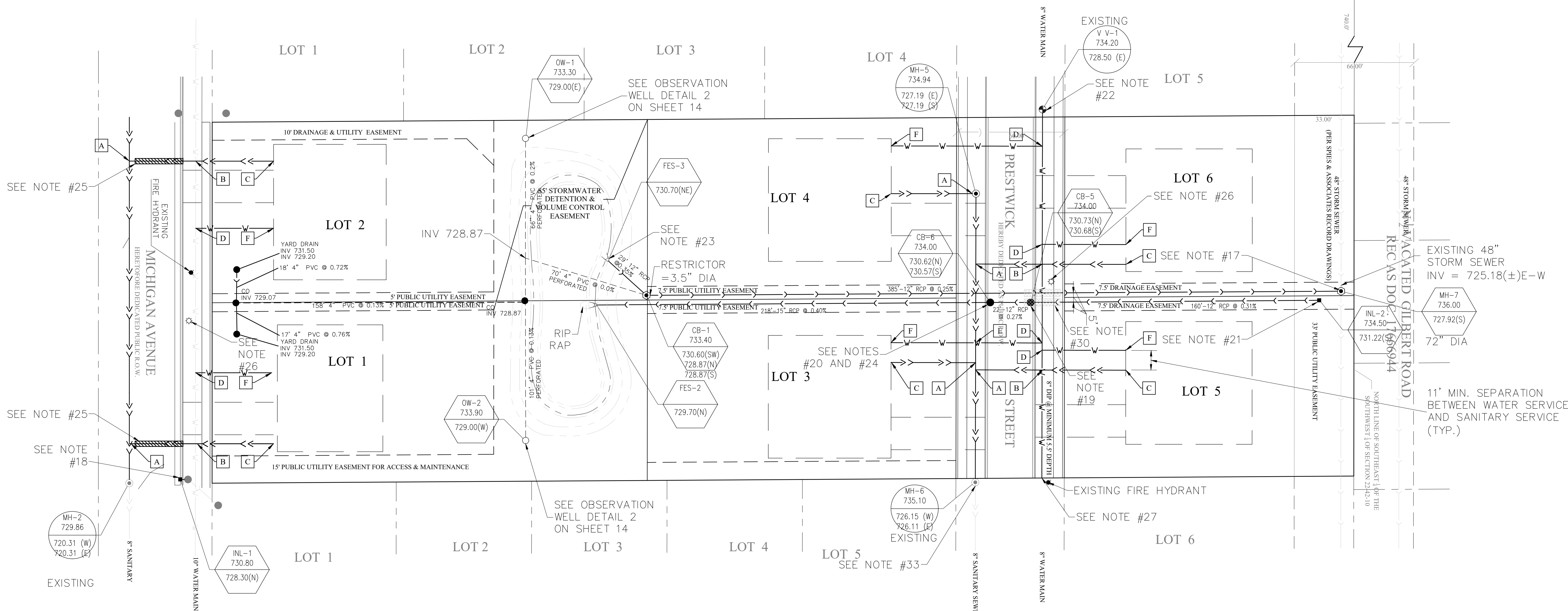


Lot	A Sanitary Inv. at Service	B Sanitary Inv. at Crossing	C Sanitary Inv. at House	D Water T/P at Service	E Water T/P at Crossing	F Water T/P at House
1	720.41	723.82	728.00	727.01	N/A	728.50
2	721.20	724.49	728.50	727.41	N/A	729.00
3	726.58	N/A	731.00	729.50	730.36	731.50
4	727.19	N/A	731.00	728.73	N/A	731.50
5	726.55	728.09	730.00	729.50	N/A	730.50
6	726.94	728.29	730.00	729.36	N/A	730.50

ELEVATIONS ARE CALCULATED, CONTRACTOR SHALL VERIFY ELEVATIONS IN FIELD.

- UTILITY NOTES:**

 1. All utility improvements shall conform with current Village standards.
 2. Storm structure rim elevations at curbs refer to flowline elevation.
 3. See utility details for additional information.
 4. All utilities within 5 feet of and within proposed sidewalks, roads, driveways, etc. shall be trench backfill.
 5. Contractor to locate existing utilities prior to construction. Engineer shall be notified of any conflict prior to construction.
 6. Minimum cover on all water mains shall be 5'-6".
 7. Hydrant leads shall be min. 6" in diameter.
 8. All storm manhole covers shall be open grate, unless indicated otherwise.
 9. All storm sewers shall be constructed of RCP, minimum Class IV. Joints shall be rubber ring, conforming to ASTM C-361
 10. The Contractor shall locate any existing field tiles encountered and shall connect to the proposed storm drainage system.
 11. Prior to construction, Contractor shall verify in field invert elevations of all existing sanitary manholes that new work is to connect to. Report discrepancies to Engineer for direction prior to the continuation of work.
 12. Sanitary Sewer shall be 8" Diameter, PVC SDR 26, minimum slope 0.5%.
 13. Prior to construction, Contractor shall verify in field invert elevations of all existing sanitary manholes that new work is to connect to. Report discrepancies to Engineer for direction prior to continuation of work.
 14. Contractor shall review all utilities for consistency with final grades prior to placement of pavement curbs, walks and topsoil.
 15. The Contractor shall keep a set of "Approved" Construction Plans on the job site, and shall maintain a legible record on said plans of all items that may deviate from the proposed improvements, including any modifications / alterations to: mains, services, structures, pavement, alignments, etc. as well as any field tile encountered, or other notable site conditions. Information shall be sufficient so that all manholes, wyes and services, valve boxes, curb boxes, etc. can be located in the field. Upon completion of the Contractor's work, said plans and information shall be provided to the Engineer for preparation of record "As-Built" plans.
 16. When a sanitary service crosses above a water main, the sanitary service shall be water main quality pipe (DIP or PVC ASTM D-2241) at least 10 feet on each side of the crossing.
 17. Manhole (MH-7) is to have a standard type 1 OL frame and grate.
 18. Inlet (INL-1) is to have a "Neneah" R-3278-A with a sinusoidal grate or equal.
 19. Catch basin (CB-5) is to have a "Neneah" R-3278-A grate or equal.
 20. Catch basin (CB-6) is to have a standard type 1 OL frame and grate.
 21. Inlet (INL-2) is to have a "Neneah" R4340-B grate or equal.
 22. Connect to existing watermain.
 23. Install a trash and safety grate on flared end section (FES-3).
 24. Catch basin (CB-6) is required to have a removable hood. See Detail 1 on Sheet C9.1.
 25. Saw cut and trench for sanitary service to lots 1 and 2. Confirm actual location at time of construction.
 26. Street lights are to be a minimum of 4'-0" from utility service. Coordinate location of water main with street light prior to installation of either.
 27. Connect to existing watermain.
 28. Provide itemized line item list for separate bid of proposed Arcadia West sewer main.
 29. When a storm sewer crosses above a watermain, the storm sewer is to be constructed with watermain quality in accordance with the Standard Specification for Water and Sewer Main Construction in Illinois.
 30. Owner shall comply with all recommendations of ASTM standards and the MWRDGC as it regards to the monitoring and observation period of on-site observation wells #1 and #2.
 31. Per "Soil Investigations" report #22311 dated October 27, 2016, Item 2.
 "Certain precautions will be required if a basement construction is contemplated with respect to surface water seepage which could later result in hydrostatic up lift and lateral pressure in walls (time element), therefore, it is recommended that a perimeter drain be installed around the entire exterior of the basement. The drain-pipes should be covered with filter sock which will act as a filter to prevent the migration of clay particles into the drain systems."
 32. Detention and restrictor is for local detention.
 33. Watertight rubber boots conforming to ASTM C923 shall be used where 8 inch sanitary sewers enter existing manholes.
 34. Proposed homes shall have the sump pumps discharge to the interior of the subdivision if not connected to the storm sewer.
 35. All sanitary manholes shall have a Type 1 Gasket CL, frame and grate. (Neneah R1713 self-sealing)



SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors

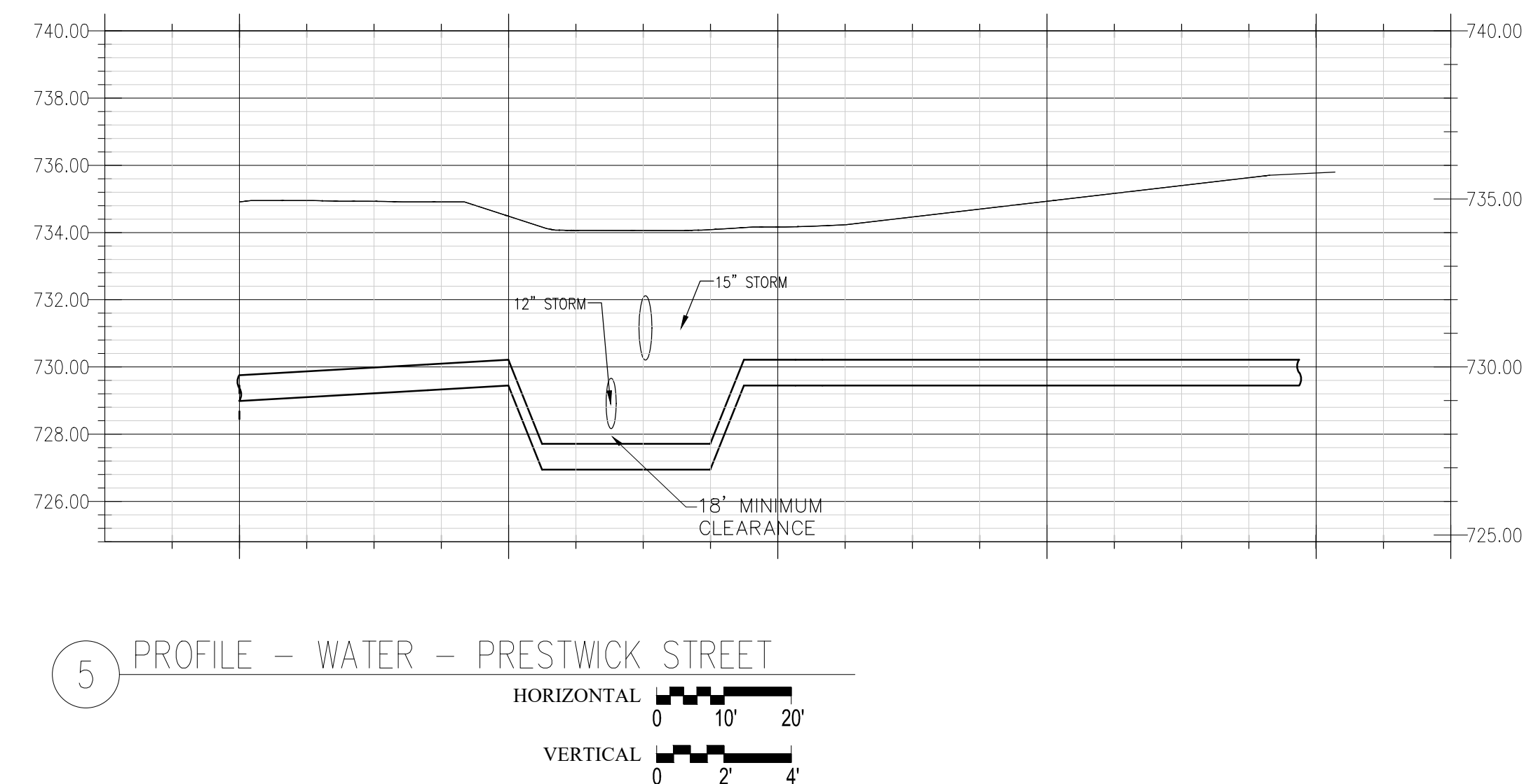
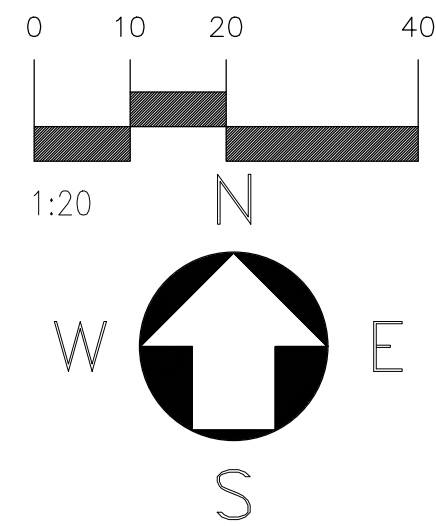
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS	

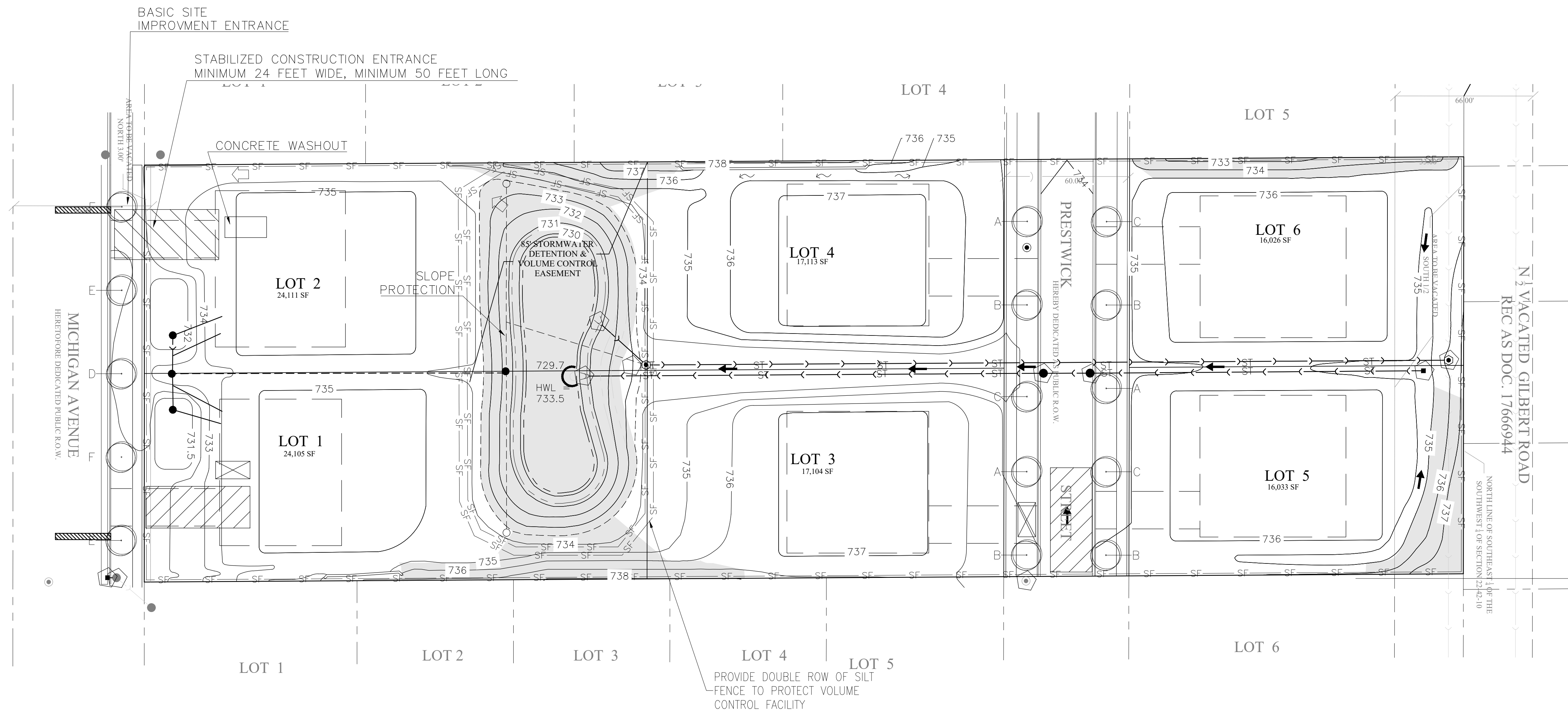
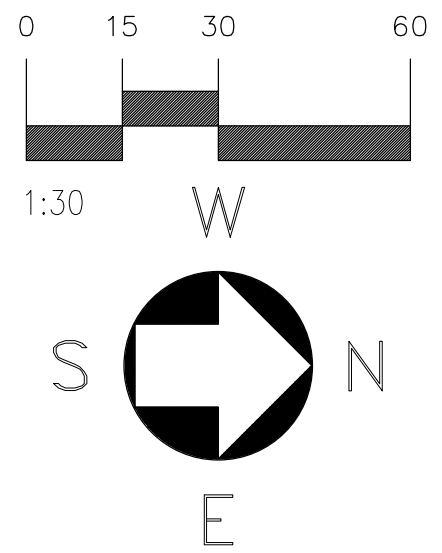
DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE: 1"=30'
CHECKED BY: TJS	DATE: 09-26-24

UTILITY PLAN
ESTATES AT ARCADIA

SHEET NO.
7
OF 16 SHEETS



SHEET NO.
8
OF 16 SHEETS



LEGEND

- INLET PROTECTION
- SILT FENCE
- STORM SEWER
- SLOPE PROTECTION
- CULVERT INVERT PROTECTION
- PROPOSED ENTRANCE/EXIT CONTROL (STABILIZED CONSTRUCTION ENTRANCE)
- CONCRETE WASHOUT

SP

IES

& 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.	5378
DESIGNED BY:	TJS	SCALE:	1"=30'
CHECKED BY:	TJS	DATE:	09-26-24

EROSION CONTROL

ESTATES AT ARCADIA

SHEET NO.

9

OF 16 SHEETS

MAINTENANCE PLAN FOR CARRAIG SUBDIVISION

The Owner of the Carraig Subdivision, with facilities as shown on this exhibit (Exhibit R), shall assume responsibility for the following perpetual maintenance activities:

1. General
- Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
- Litter and debris shall be controlled

— Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary

— Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations

— Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape

— Roads shall be swept, vacuumed and/or washed on a regular basis
2. Stormwater Management Facilities
- All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:
- Side Slopes/Embankment/Emergency Overflow Structure

— Inspect embankments for settlement and erosion

— Remove woody growth from the embankment

— Any breaks, hire Registered Professional Engineer for design resolution

— Seed and sod any eroded areas

— Signs of piping (leakage) or seepage, repair

— Stabilize emergency overflow structure if erosion observed

— Remove obstructions blocking emergency overflow spillway
- Vegetated Areas
- Regular mowing to control vegetation, no cutting of native vegetation

— Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.

— Evidence of grazing, motorbikes or other vehicles, repair

— Check for invasive vegetation, remove where possible

— All vegetation must be maintained per the approved planting plan
- Outlet Control Structure
- Inspect restrictor and remove debris if clogged or discharge reduced

— Remove accumulated sediment at outlet

— Scour and erosion at outlet, repair and reseed

— Any ice damage to outlet of pipe, repair if necessary

— Condition of trash tracks, remove debris

— Outlet channel conditions downstream
- Access for Maintenance Equipment
- Remove any obstructions placed in maintenance easements
- Safety Features
- Access controls to hazardous areas

— Fences

— Loose or damaged posts

— Loose or broken wires

— Condition of gates

— Signs
- Detention Volume
- Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.
3. Volume Control Facility
- Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
- Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.

— Surface of permeable pavement shall be cleaned with low-pressure power washer.

— Accumulated sediment from surface shall be vacuumed out and disposed of properly.

— Appropriate sign age shall be repaired if damaged or illegible.
4. Stormwater Collection System
- The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:
- Storm Inlets/Manholes
- Remove accumulated leaves and other debris from grates

— Reset covers/lids on as-needed basis

— Remove accumulated sediment from manhole bottom when 50% of sump is filled
- Storm Sewers/Culverts
- Visually inspect pipes by removing manhole lids, make repairs as necessary

— Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary

— Restore riprap at outfalls if erosion observed

— Restore riprap at outfalls

— Replant and reseed any eroded areas
- Overland Flow Routes (Ditches/Swales)
- Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.

— Remove any obstructions that have been placed in the drainage path

— Seed and sod any eroded areas

— Restore riprap as necessary

— Regrade to provide positive drainage as necessary

— Regular mowing to control vegetation
5. Vegetated Areas
- Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.

— Evidence of grazing, motorbikes, or other vehicles, repair.

— Check for invasive vegetation, remove when possible.

— Regular mowing to control vegetation; it is recommended that native vegetation remain uncut.

— Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch.

— Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.
6. Qualified Sewer Construction
- Perform manhole inspections once every five years, make repairs as necessary.

— Perform sewer inspections once every five years, make repairs as necessary.

— Perform regular cleaning so that each sewer segment is cleaned once every 5 years.

— Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.

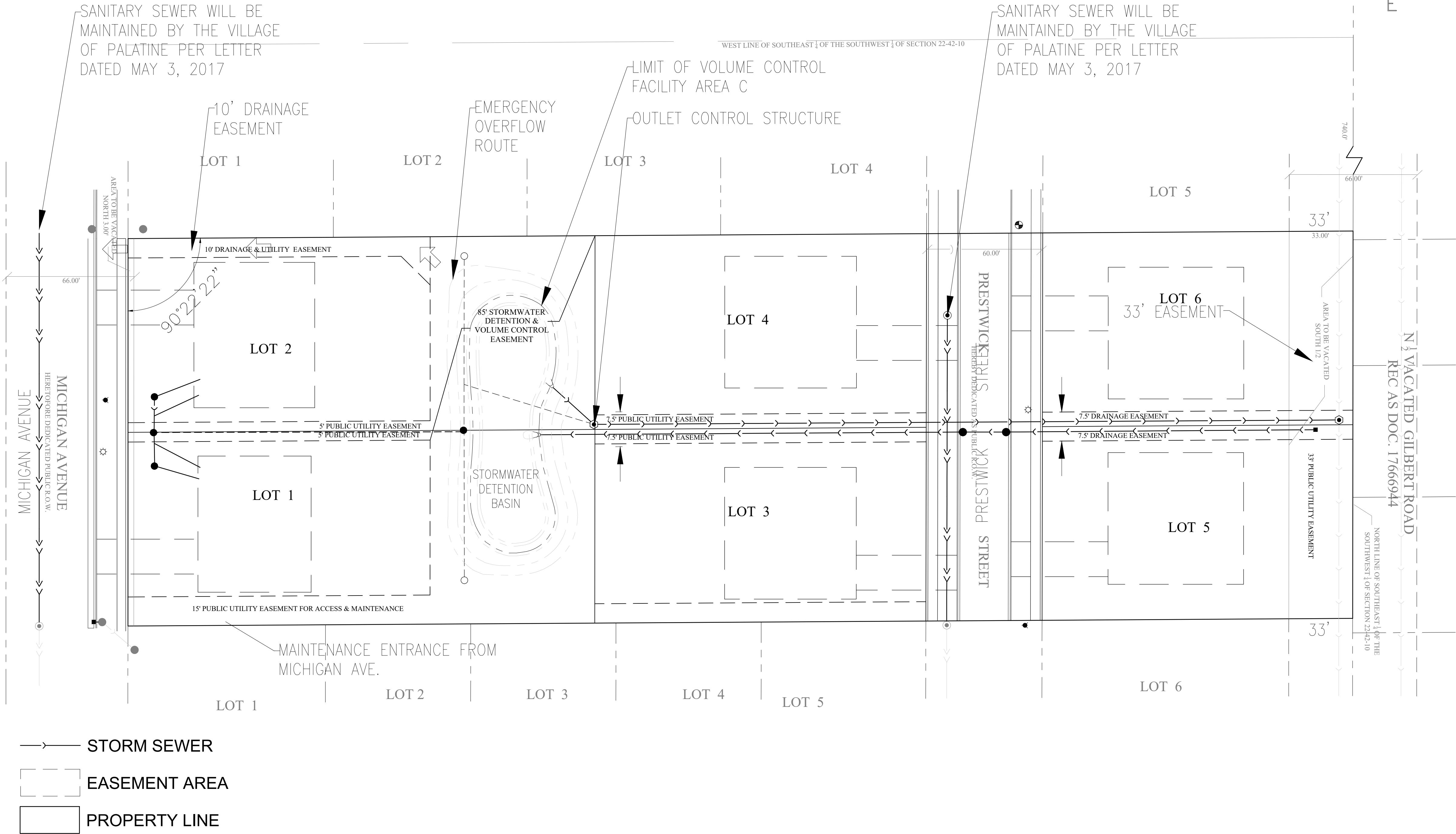


EXHIBIT R

CARRAIG SUBDIVISION
274 AND 286 W. MICHIGAN AVENUE
VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

PROJECT SITE SUMMARY
PROPERTY LEGAL DESCRIPTION: SECTION 22, TOWNSHIP 42N, RANGE 10E
PROPERTY ADDRESS: 274 AND 286 W. MICHIGAN AVENUE, PALATINE, IL. 60067
PROPERTY INDEX NUMBER(S): 02-22-406-020 AND 02-22-406-025
TOTAL CONTIGUOUS OWNERSHIP: 2.89 ACRES
PROJECT AREA: 2.89 ACRES

	REQUIRED (AC-FT)	PROVIDED (AC-FT)
STORMWATER/FLOODPLAIN SUMMARY		
VOLUME CONTROL	0.067	0.10

SP

IES

& 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
DESIGNED BY:	TJS
CHECKED BY:	TJS

JOB NO.	5378
SCALE:	1"=30'
DATE:	09-26-24

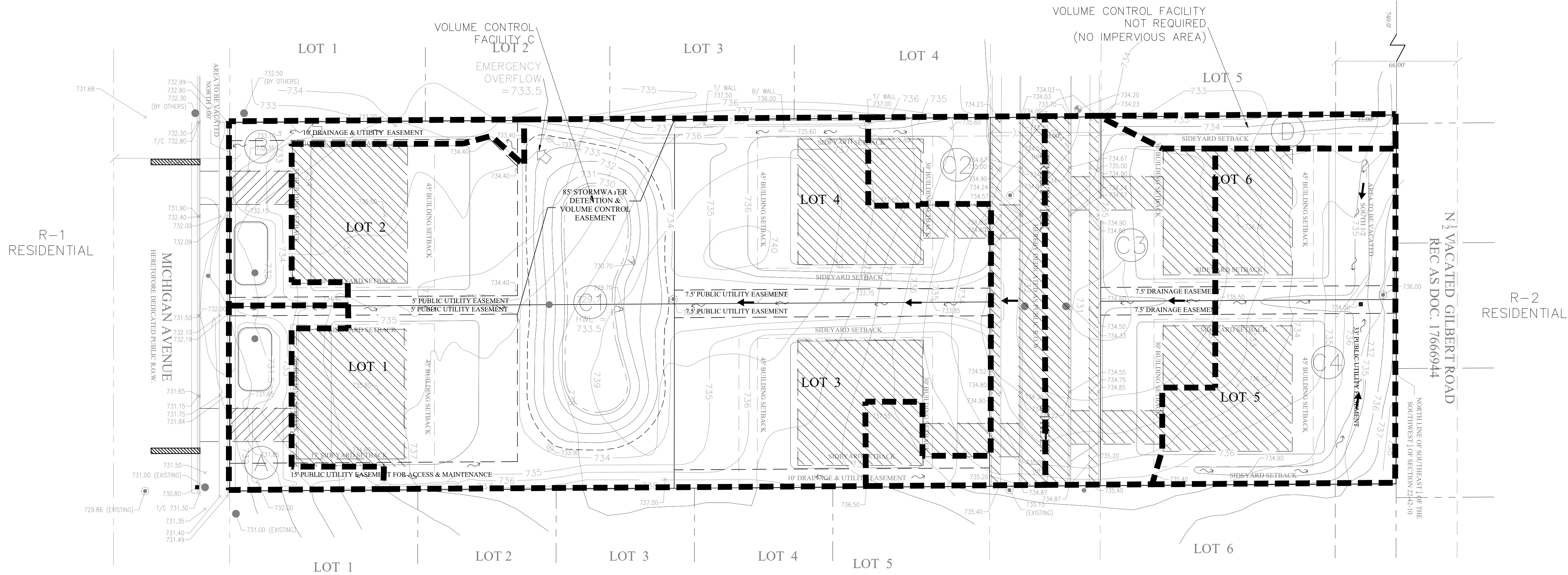
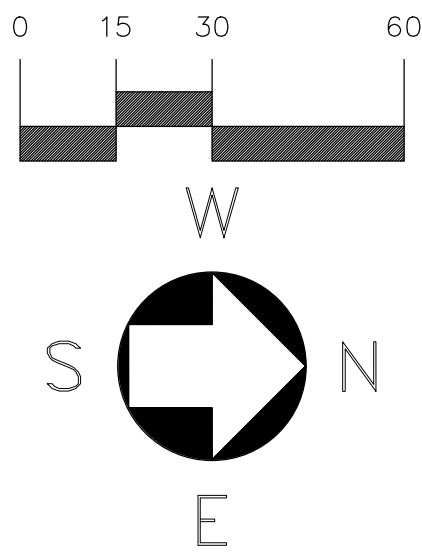
EXHIBIT R

ESTATES AT ARCADIA

SHEET NO.

10

OF 16 SHEETS



NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE
PURPOSES ONLY. MINIMUM 10' SIDEYARD
SHOWN. COMBINED REQUIRED 25' PER LOT.

R-1
RESIDENTIAL
PUD

LEGEND

- DRAINAGE AREA
- IMPERVIOUS AREA
TRIBUTARY TO VOLUME
CONTROL FACILITY
A OR B
- IMPERVIOUS AREA
TRIBUTARY TO VOLUME
CONTROL FACILITY C
- DRAINAGE DIVIDE



**SPIES
& ASSOCIATES, INC.**
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

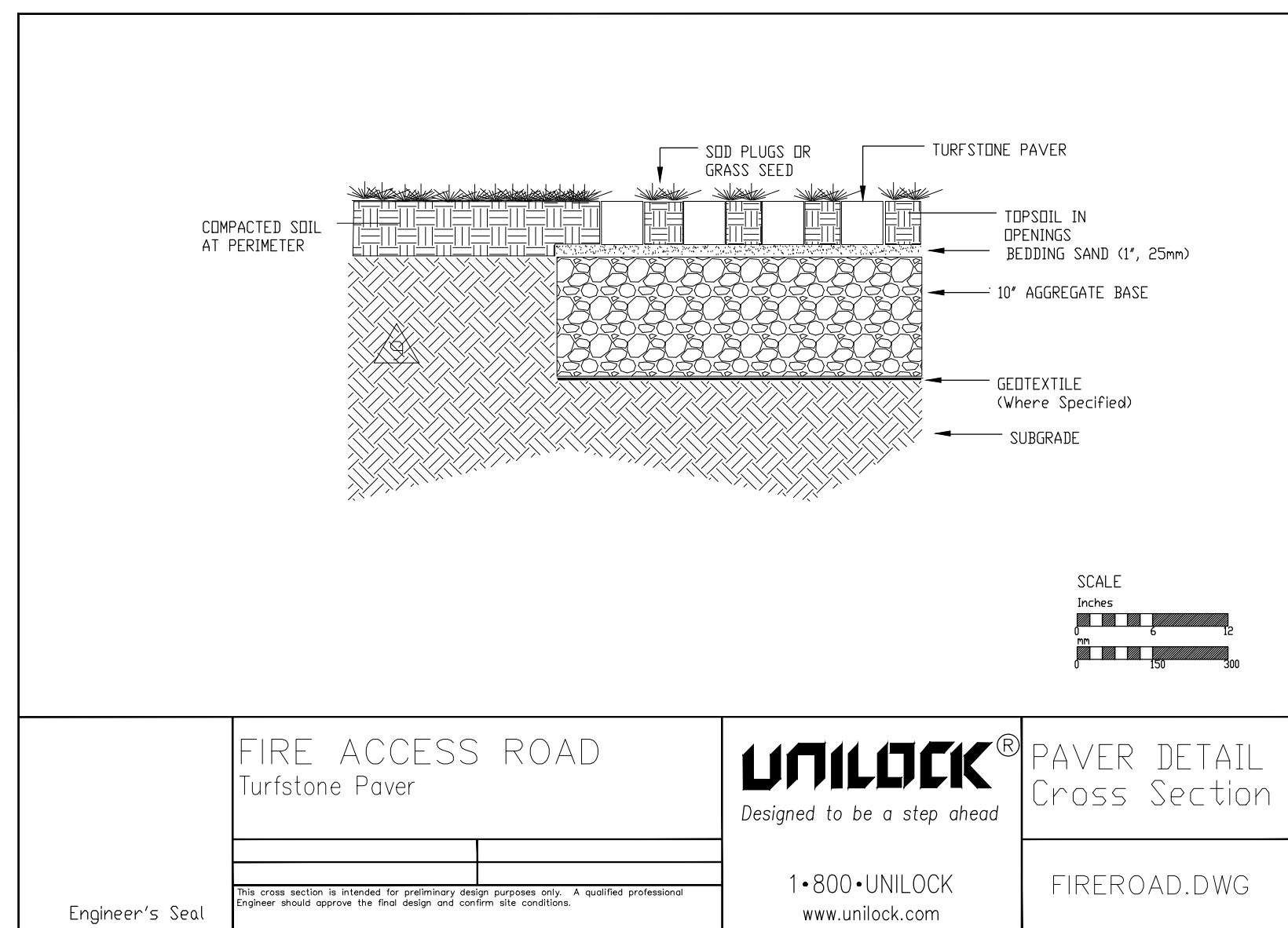
REVISIONS	

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

JOB NO.	5378
SCALE:	1"=30'
DATE:	09-26-24

DRAINAGE EXHIBIT
ESTATES AT ARCADIA

SHEET NO.
11
OF 16 SHEETS



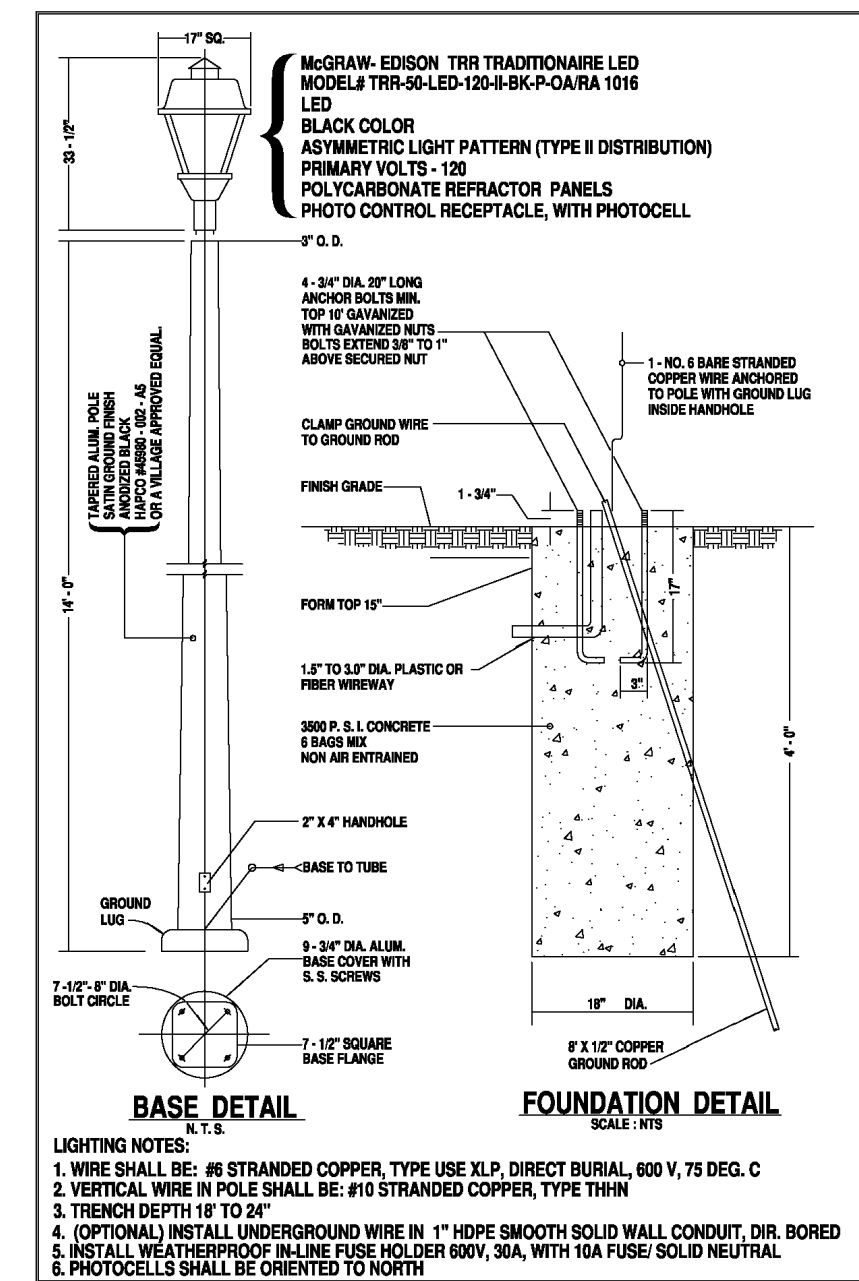
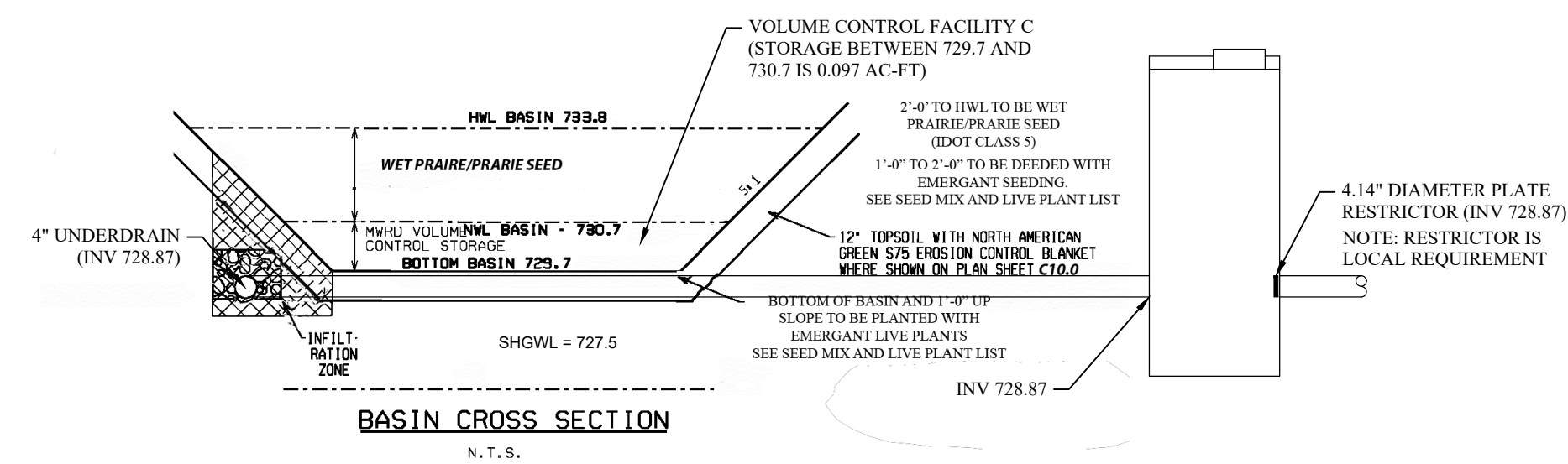
3 TURFSTONE

SCALE: N.T.S.

NOTE: "TURFSTONE" OR APPROVED EQUAL

2 POND SECTION

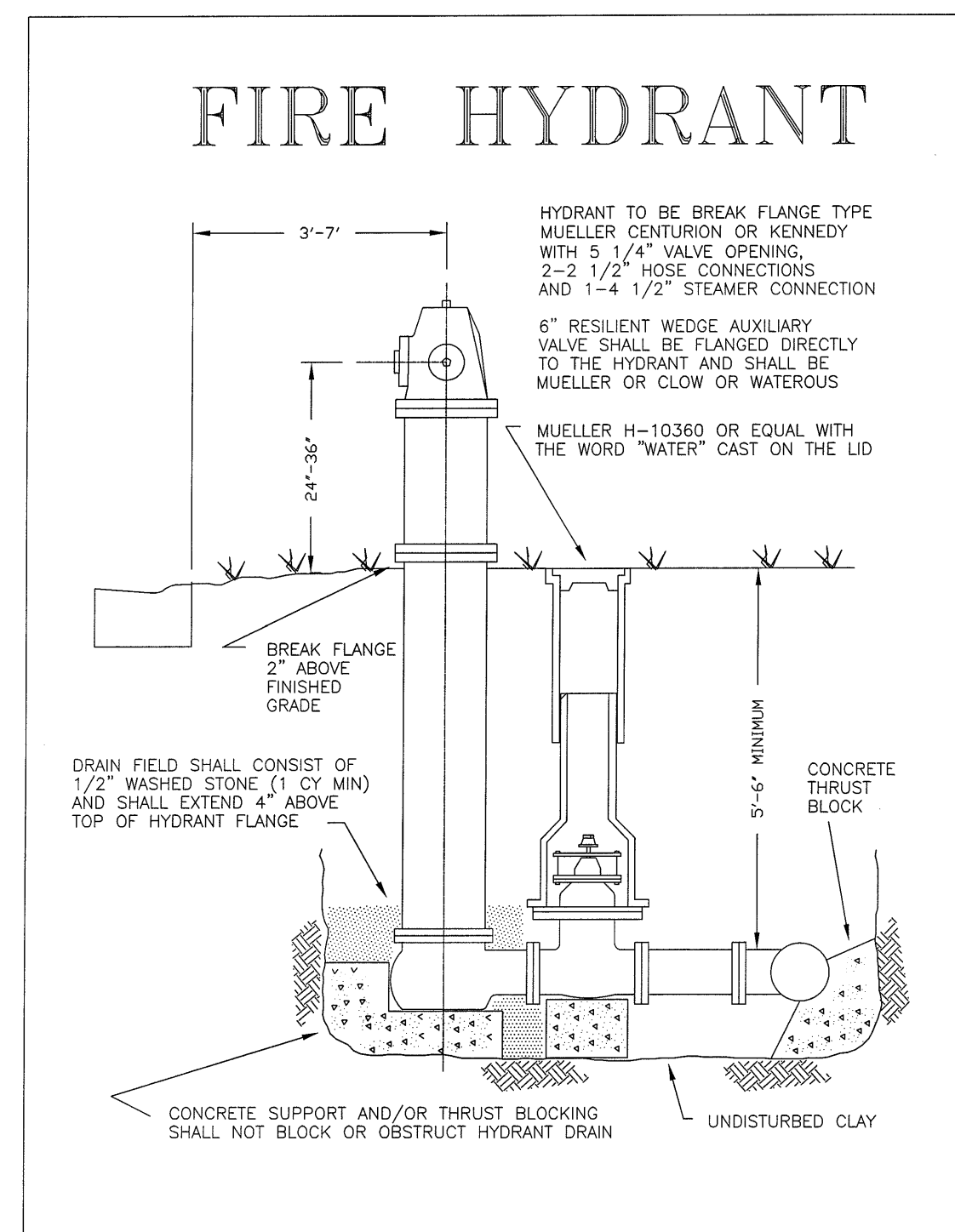
SCALE: N.T.S.



TRADITIONAIRE LED CONC. BASE STREET LIGHTING DETAIL

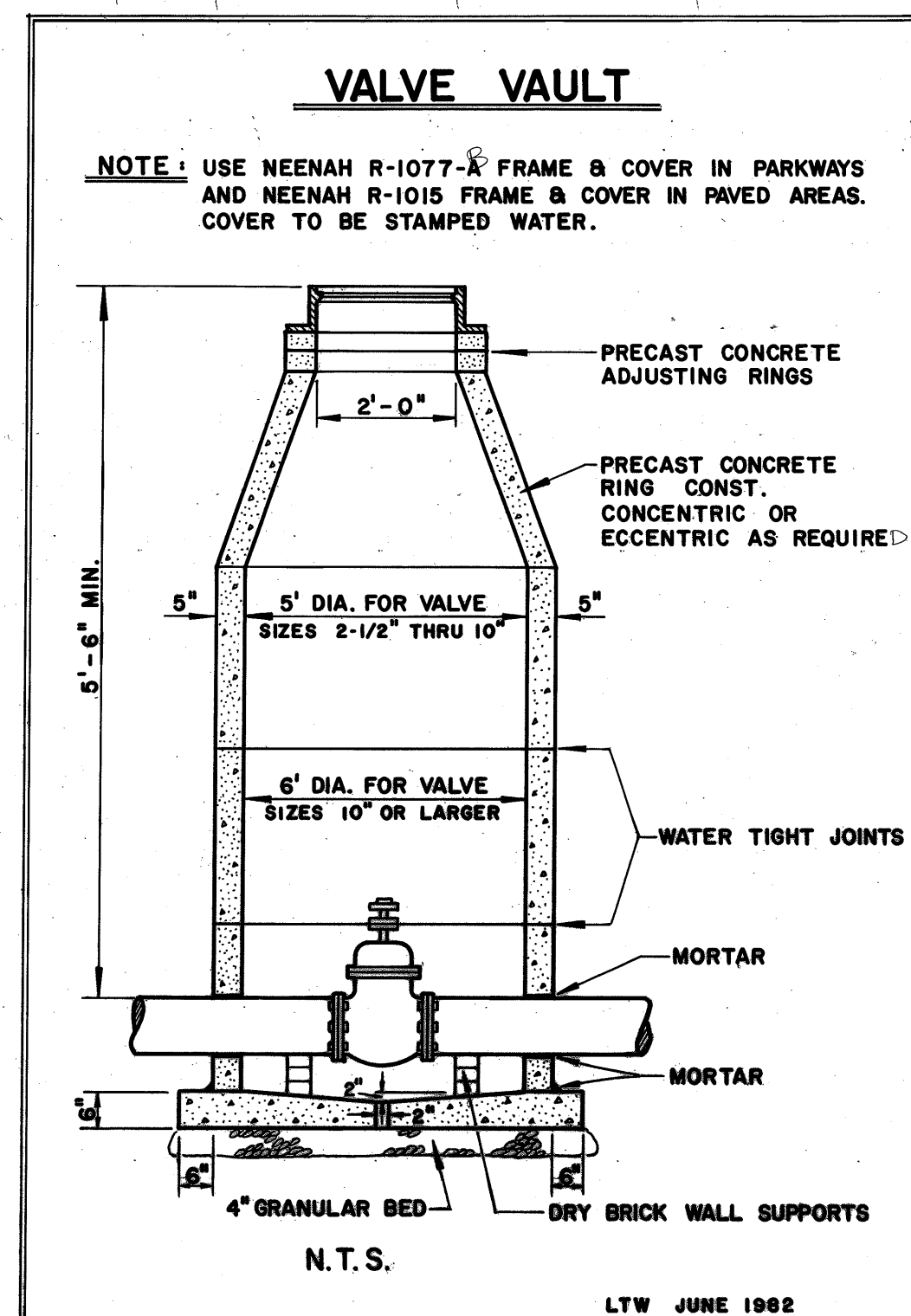
4 STREET LIGHTING

SCALE: N.T.S.



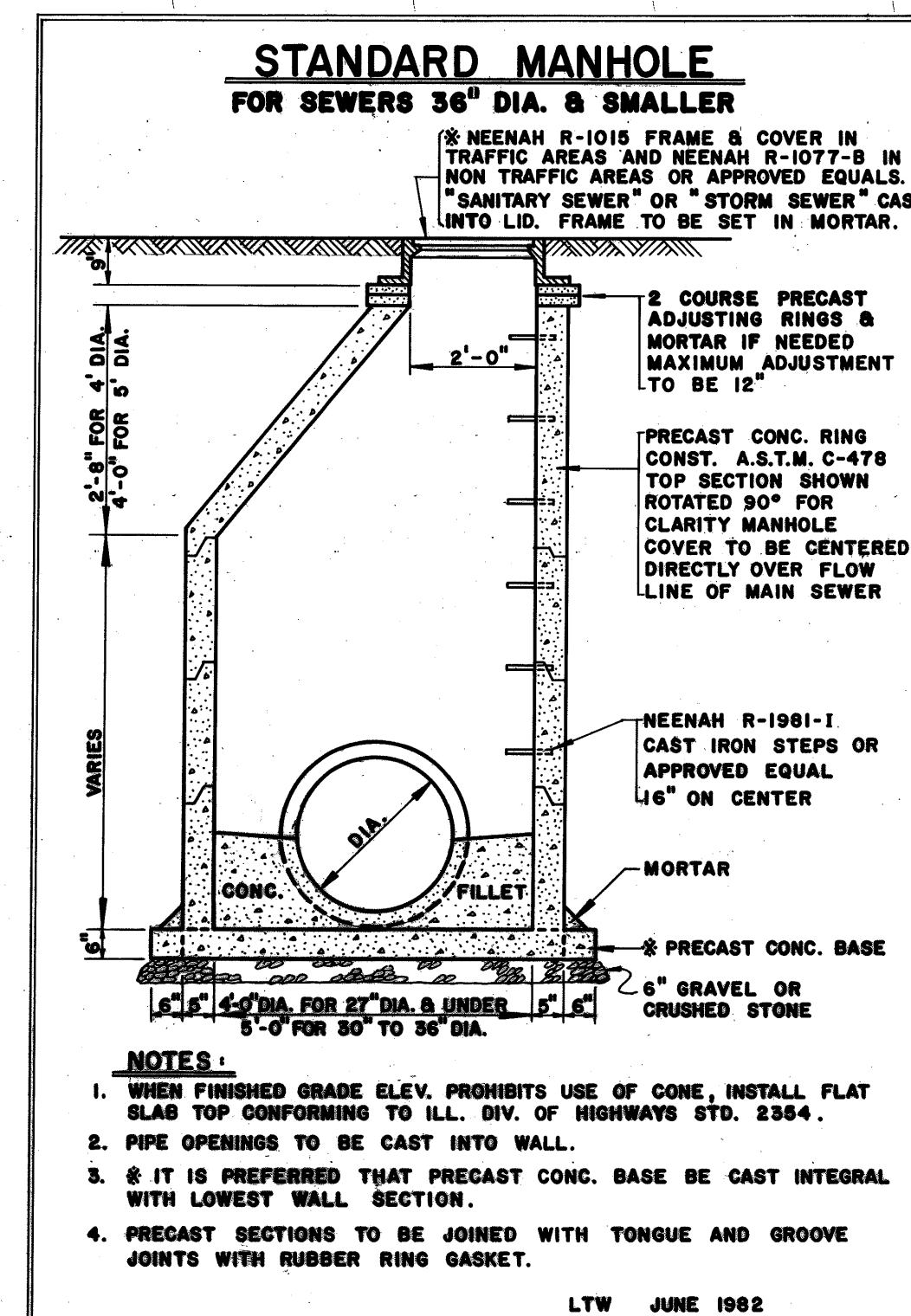
5 FIRE HYDRANT

SCALE: N.T.S.



6 VALVE VAULT

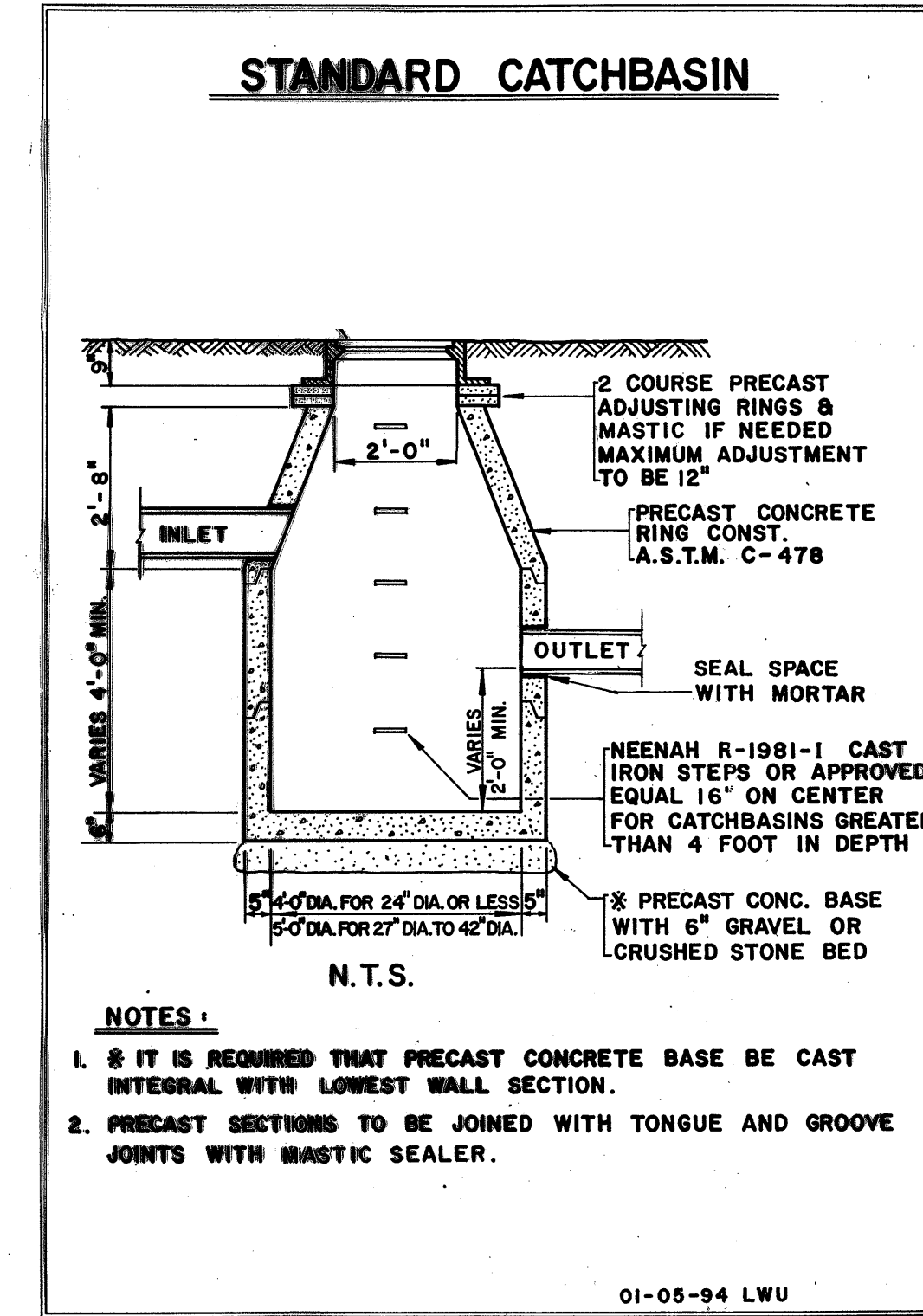
SCALE: N.T.S.



7 STANDARD MANHOLE

SCALE: N.T.S.

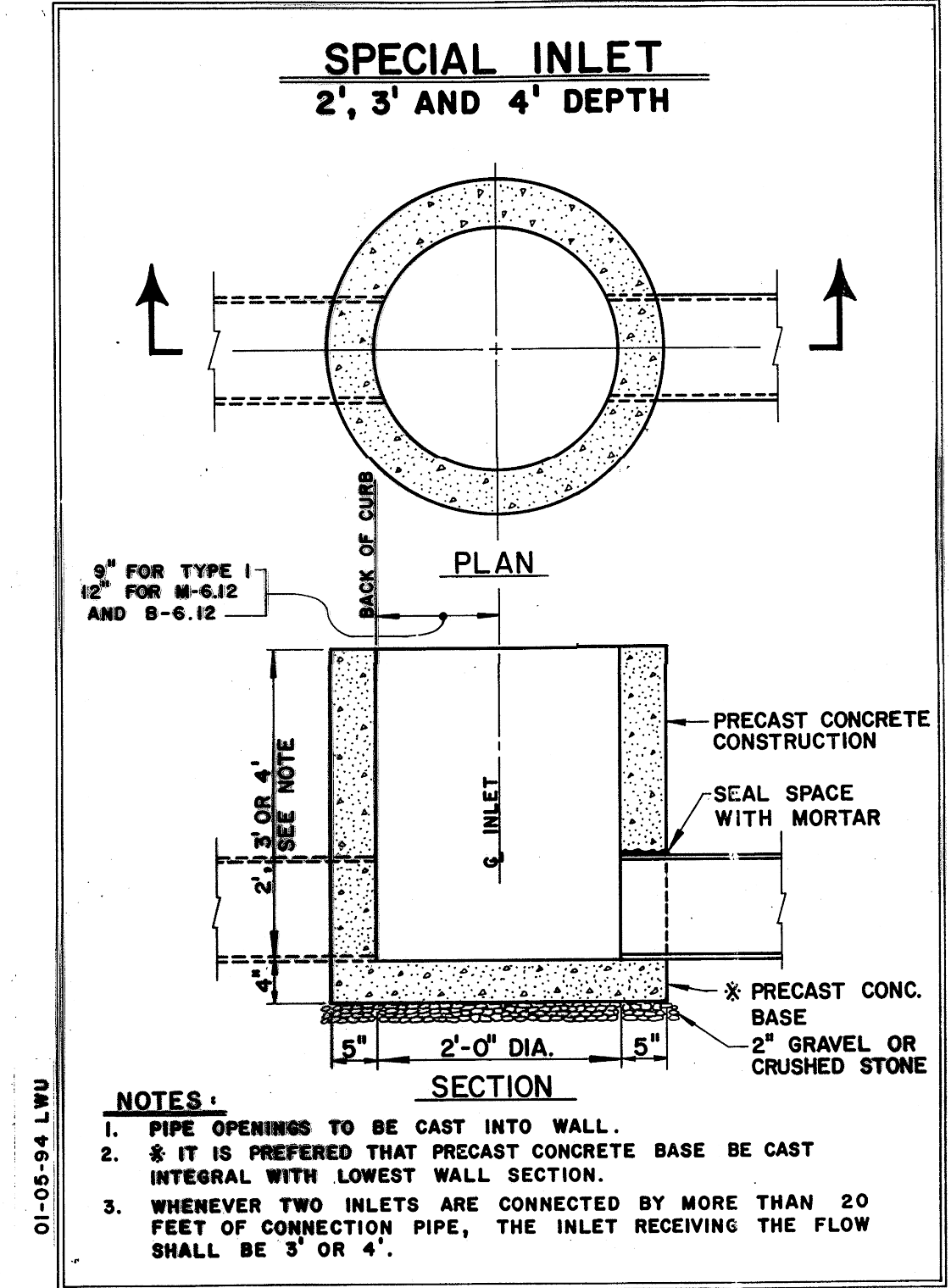
NOTE:
RUBBER BOOTS THAT MEET ASTM C923 CONNECTORS SHALL BE USED FOR PIPE PENETRATIONS.



8 STANDARD CATCHBASIN

SCALE: N.T.S.

NOTE:
SEE SHEET C4.0 FOR GRATE SPECIFICATIONS



9 SPECIAL INLET

SCALE: N.T.S.

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

REVISIONS

DRAWN BY: TJS

JOB NO. 5378

DESIGNED BY: TJS

SCALE:

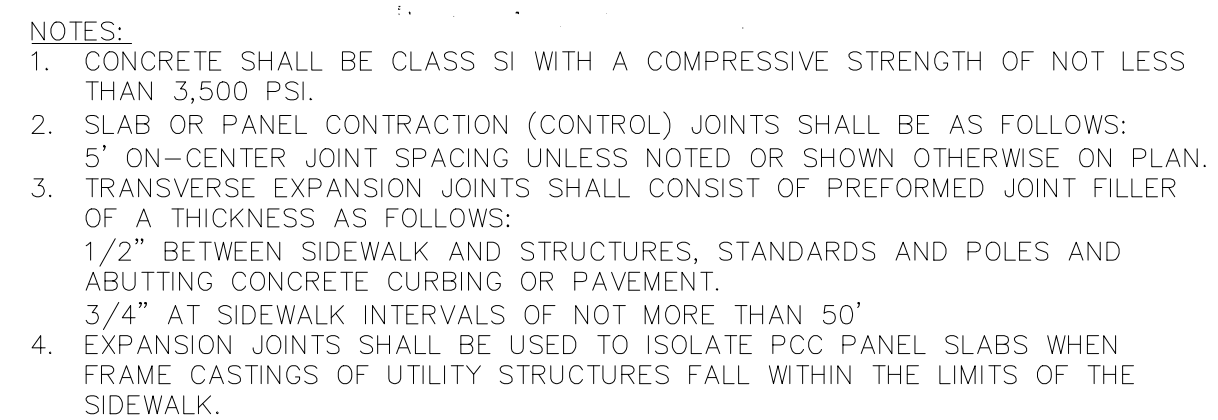
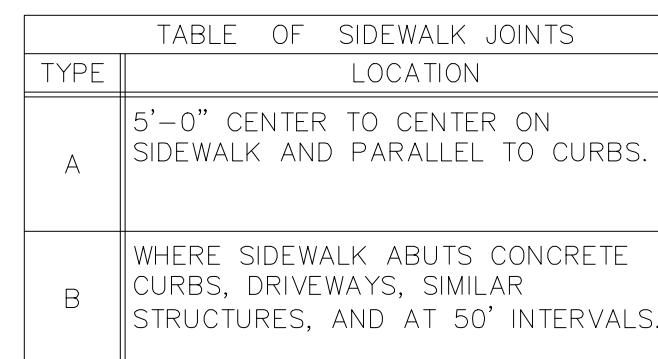
CHECKED BY: TJS

DATE: 09-26-24

SHEET NO.

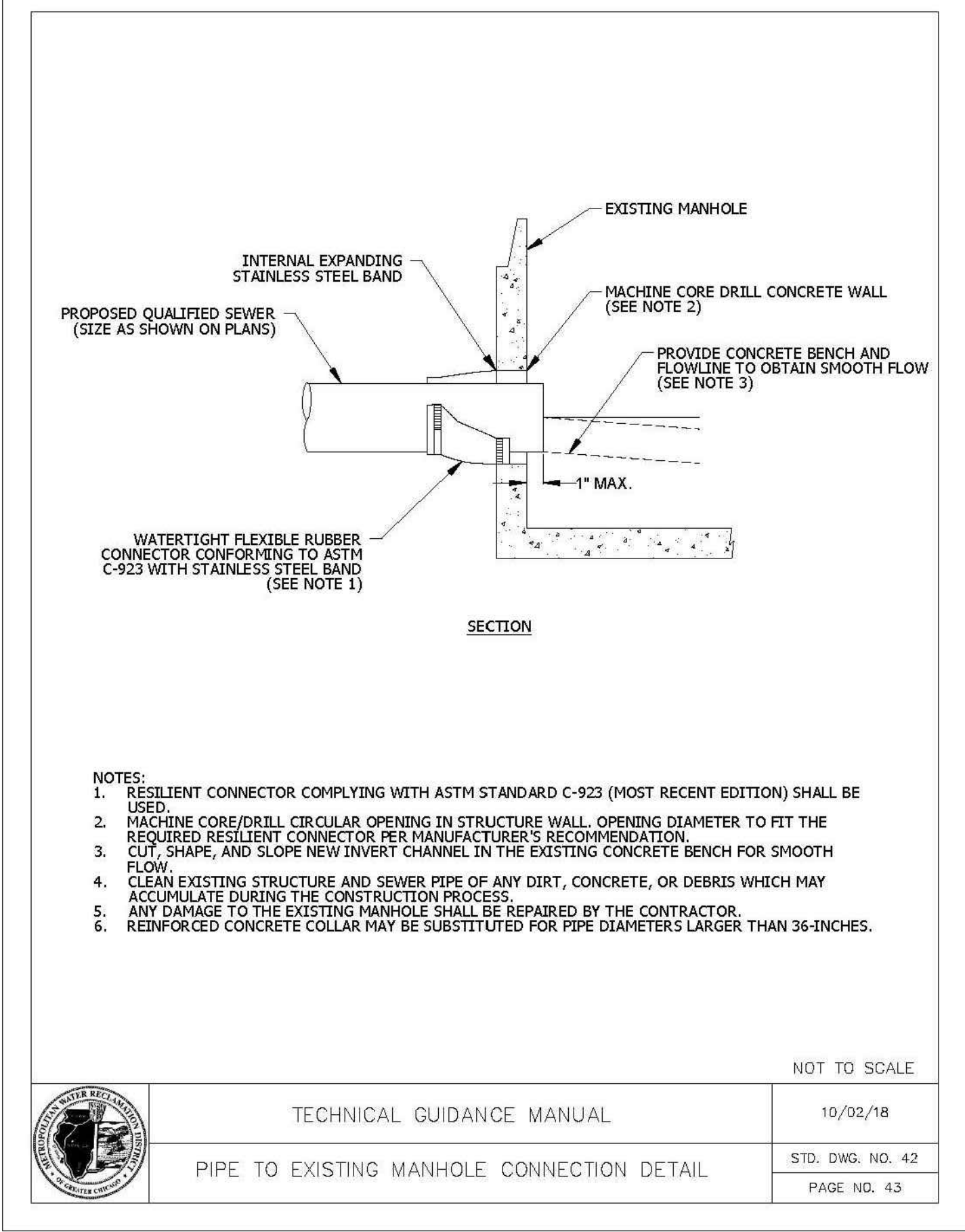
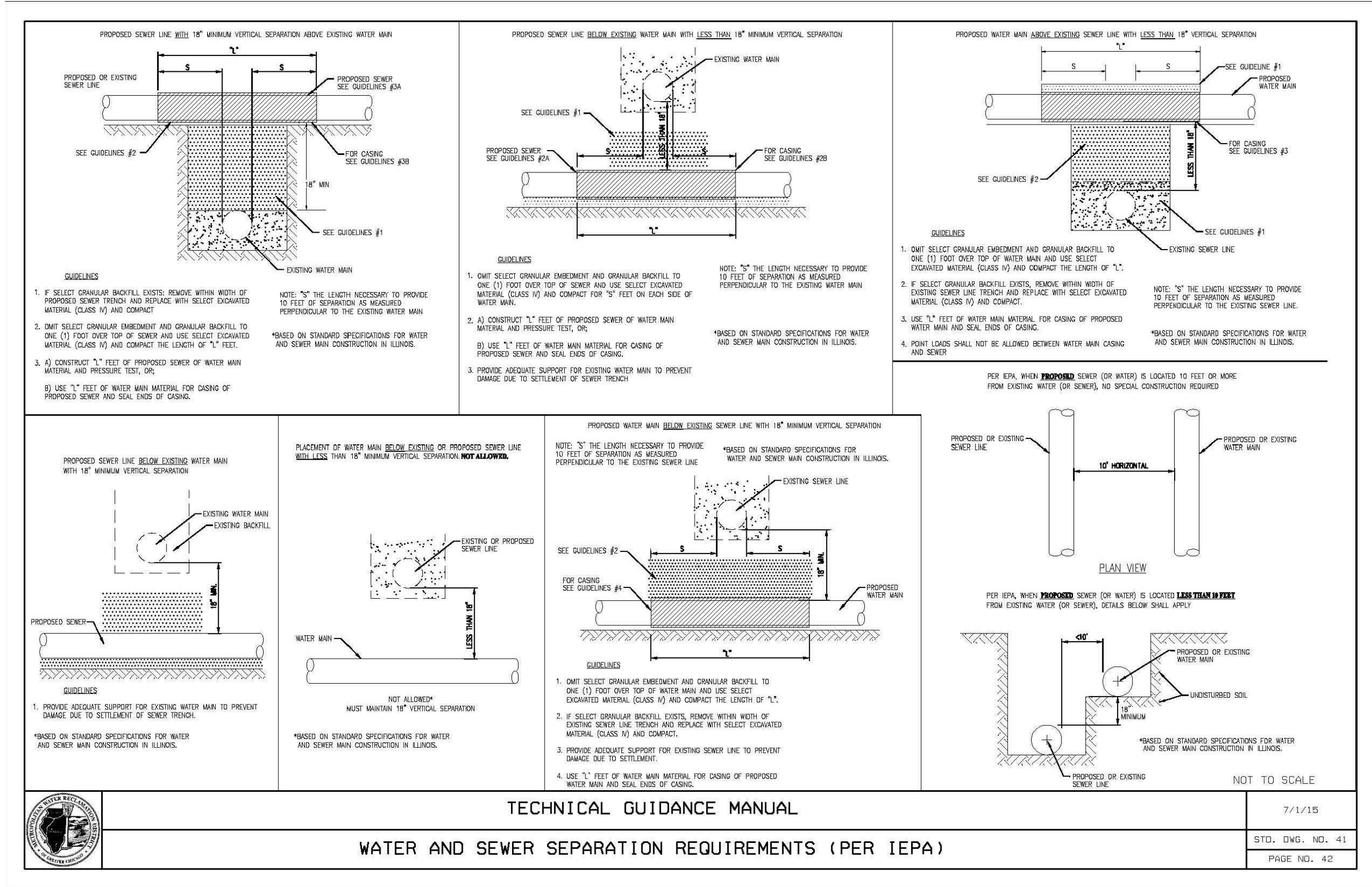
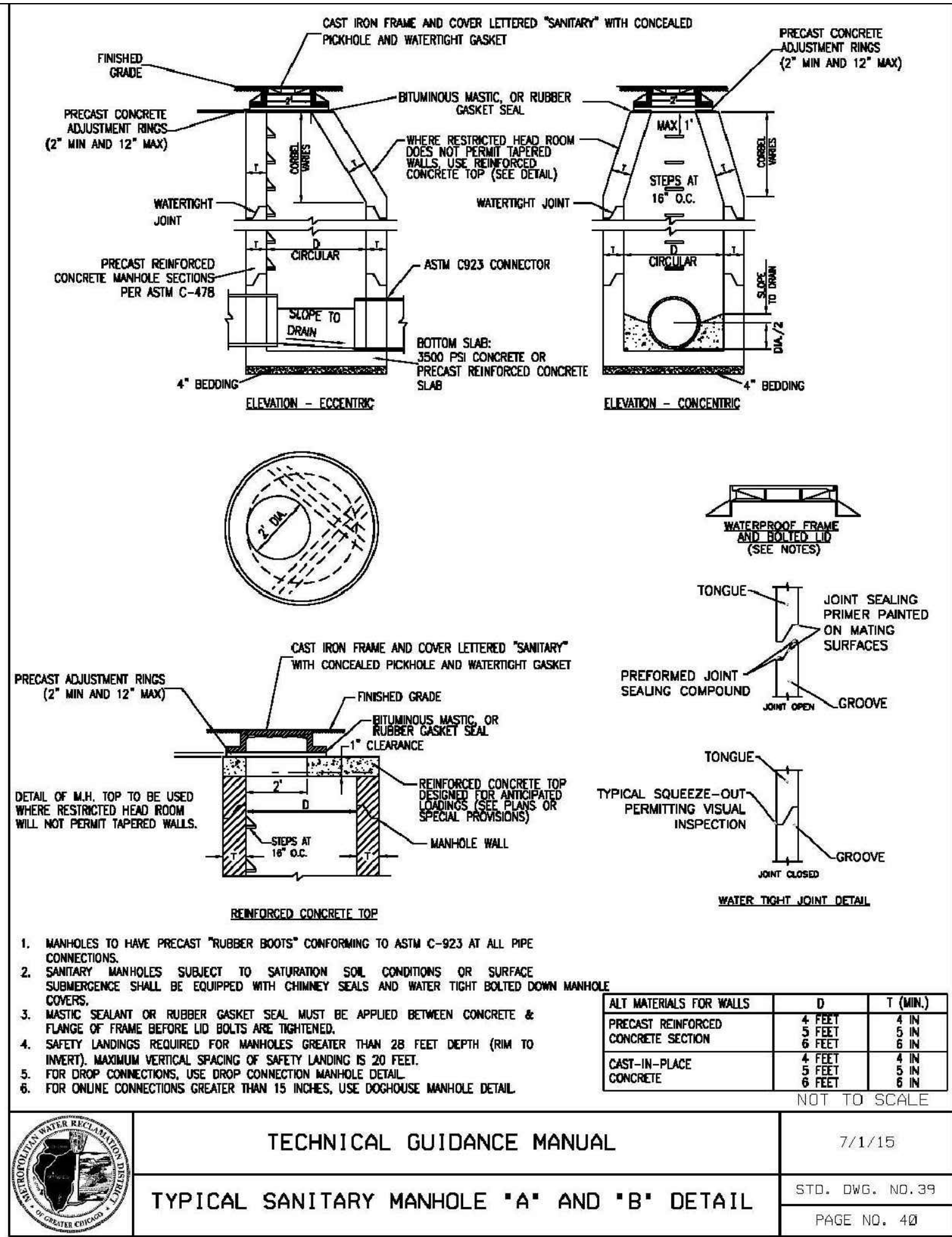
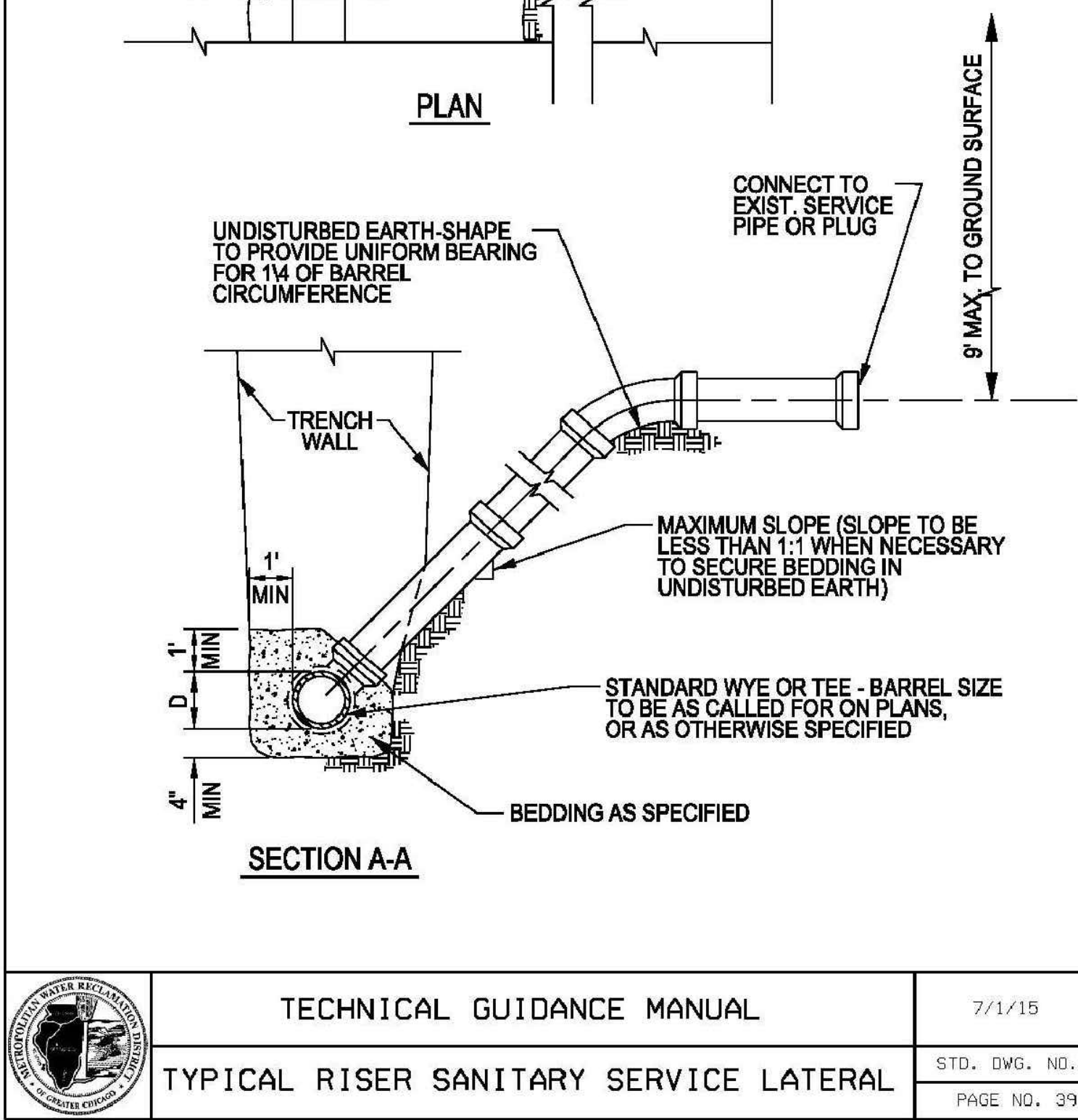
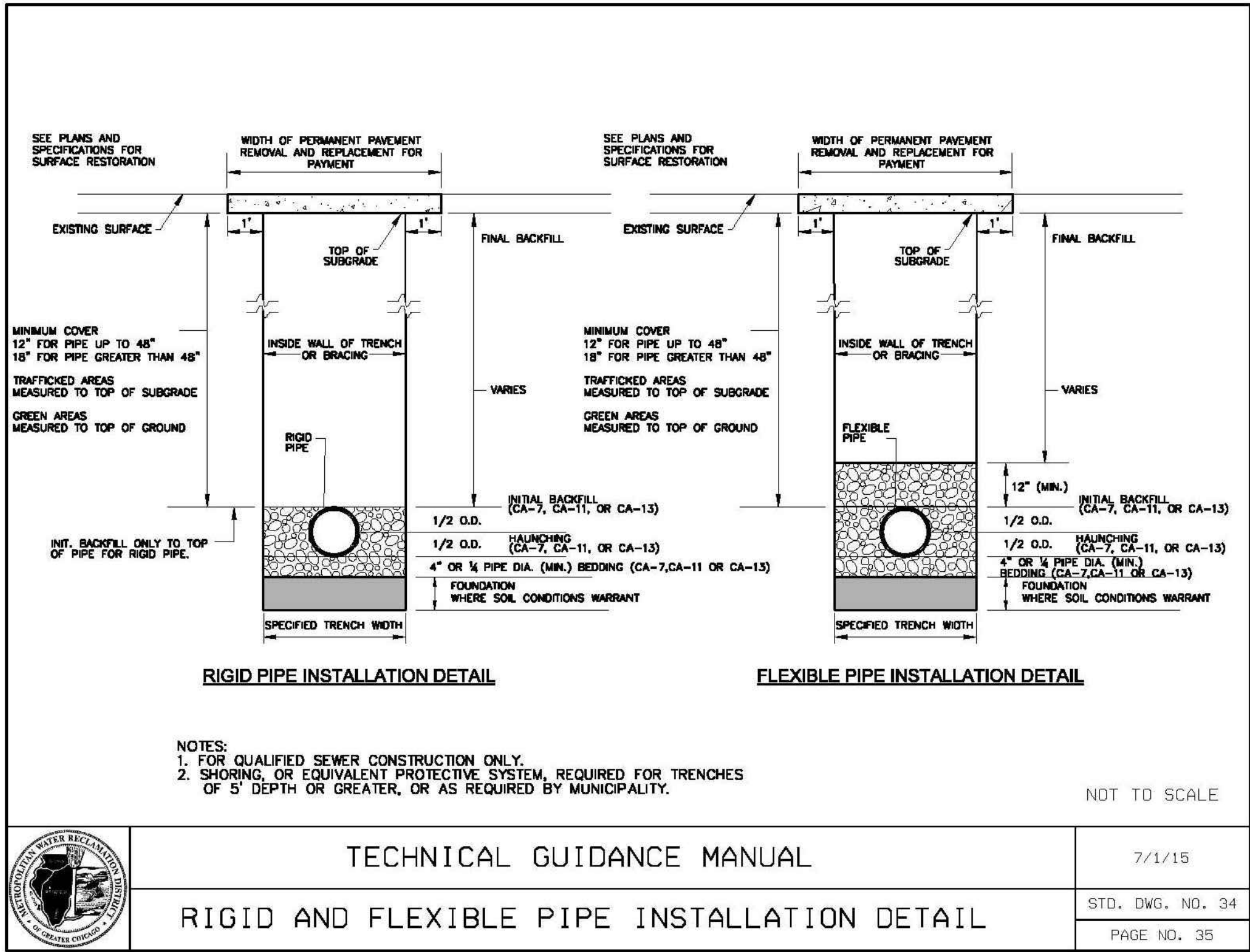
12

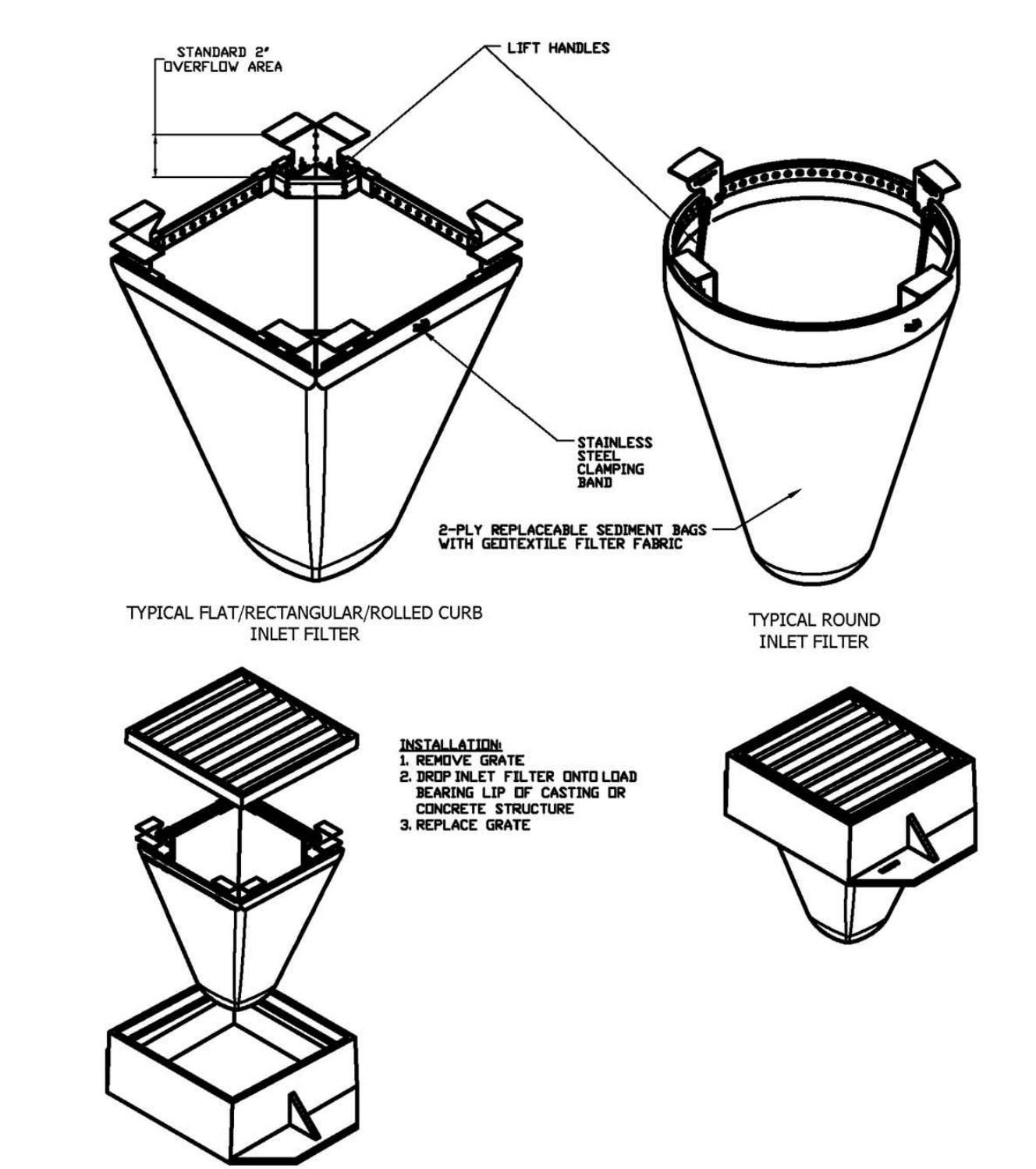
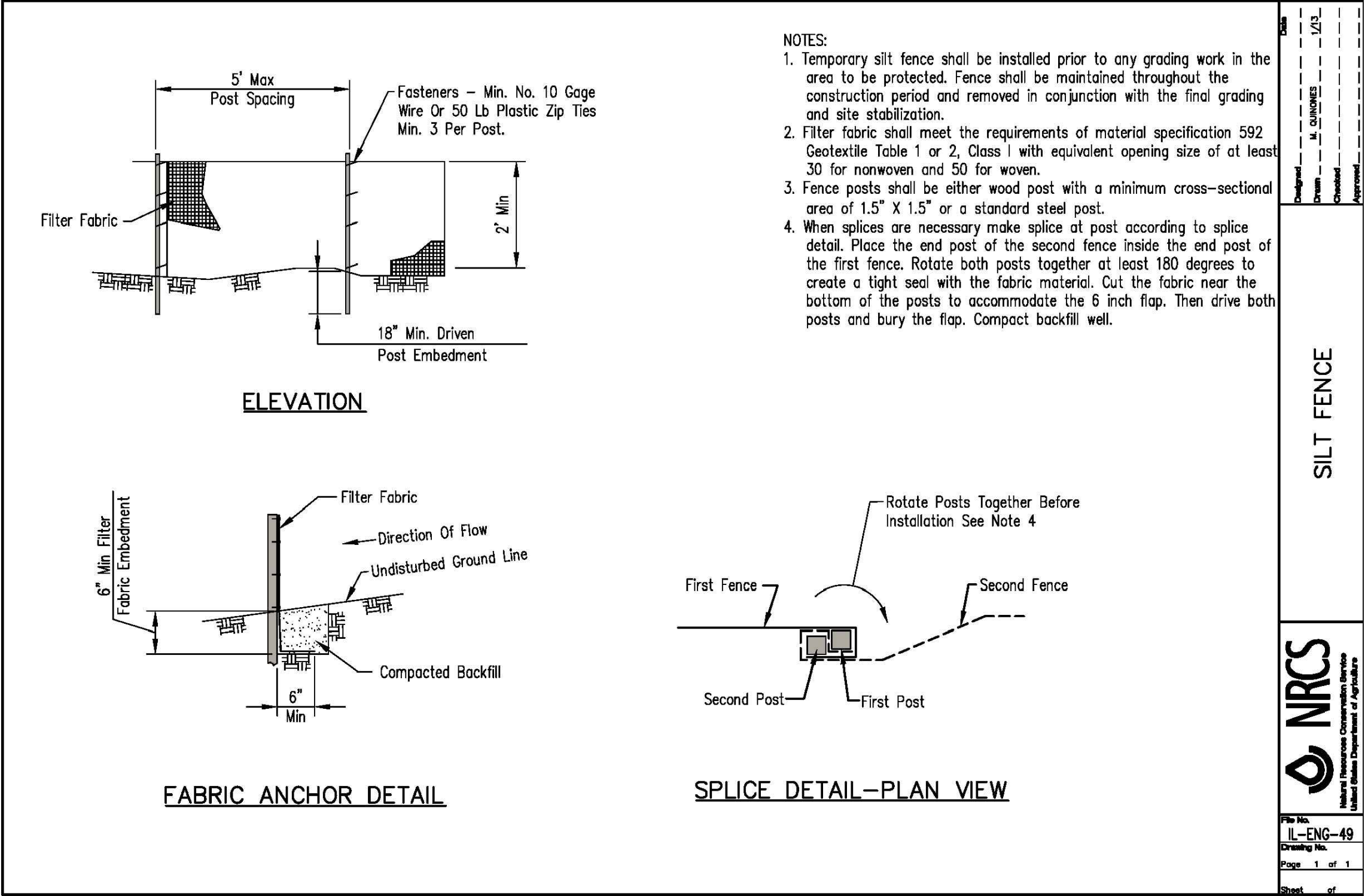
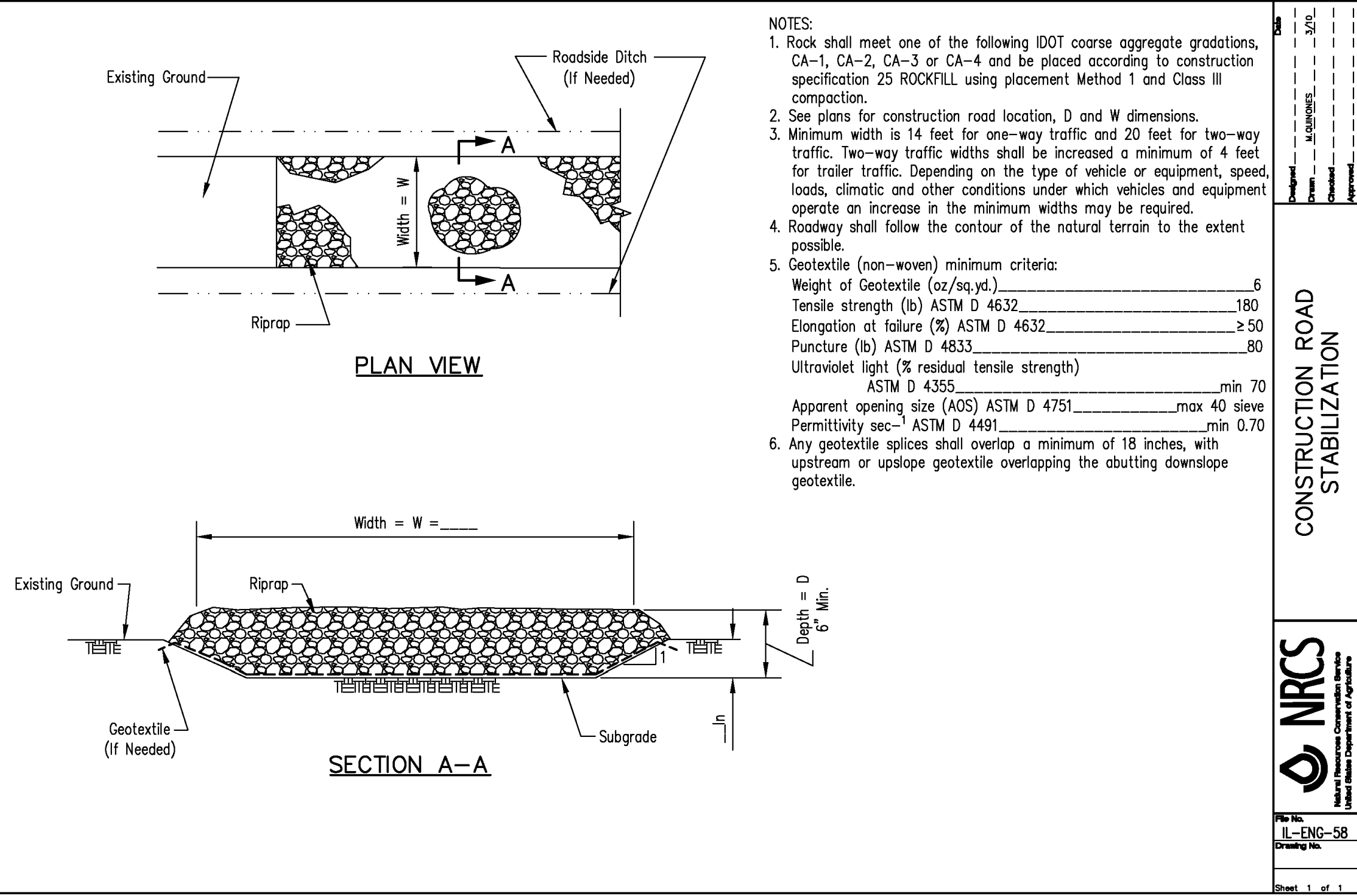
OF 16 SHEETS





Packet Pg. 83





1 STABILIZED CONSTRUCTION ENTRANCE

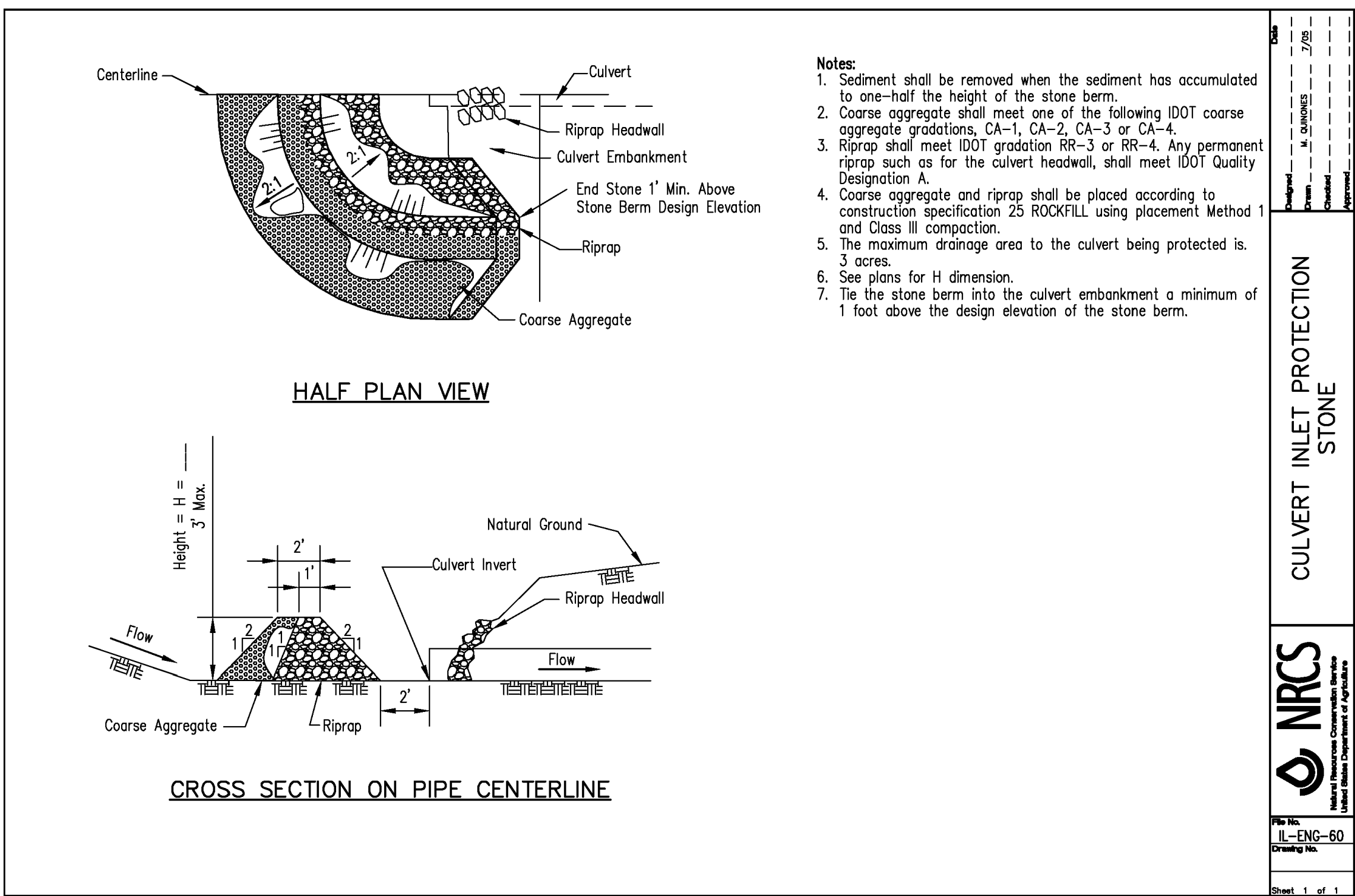
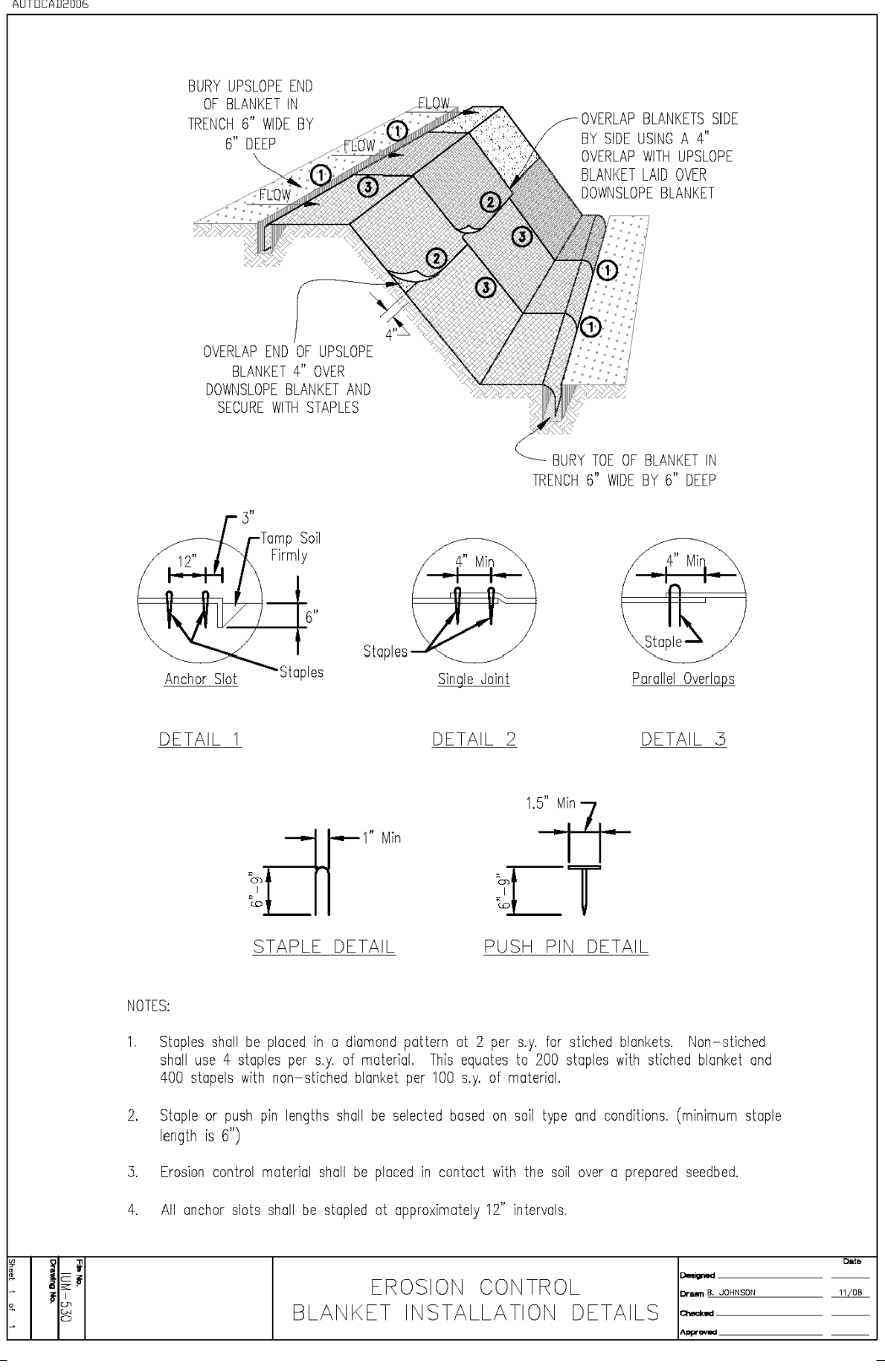
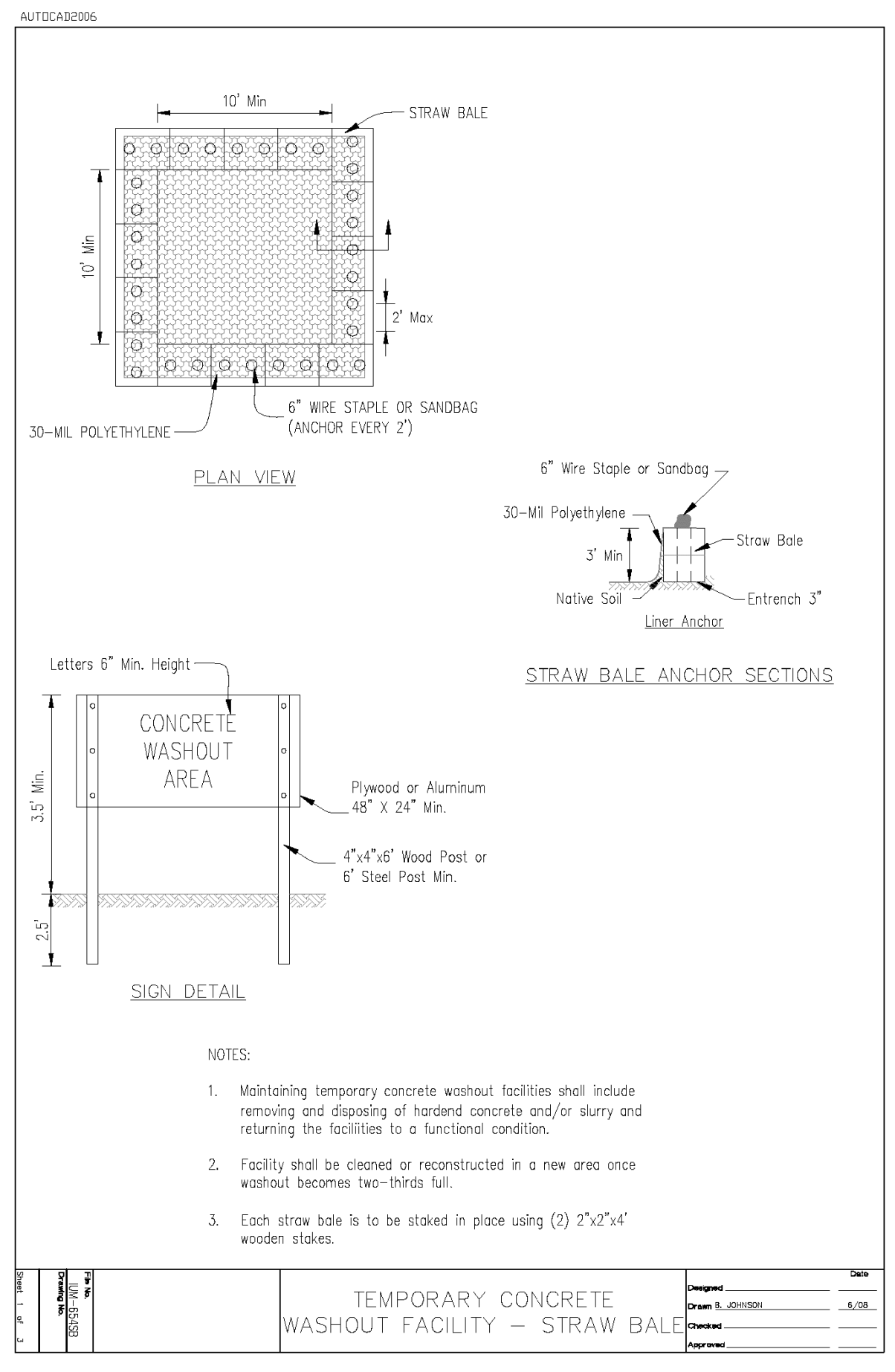
SCALE: N.T.S.

2 SILT FENCE

SCALE: N.T.S.

3 INLET FILTER PROTECTION

SCALE: N.T.S.



6 CULVERT INLET PROTECTION

SCALE: N.T.S.

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS.
CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND
COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

REVISIONS

DRAWN BY: TJS

JOB NO. 5378

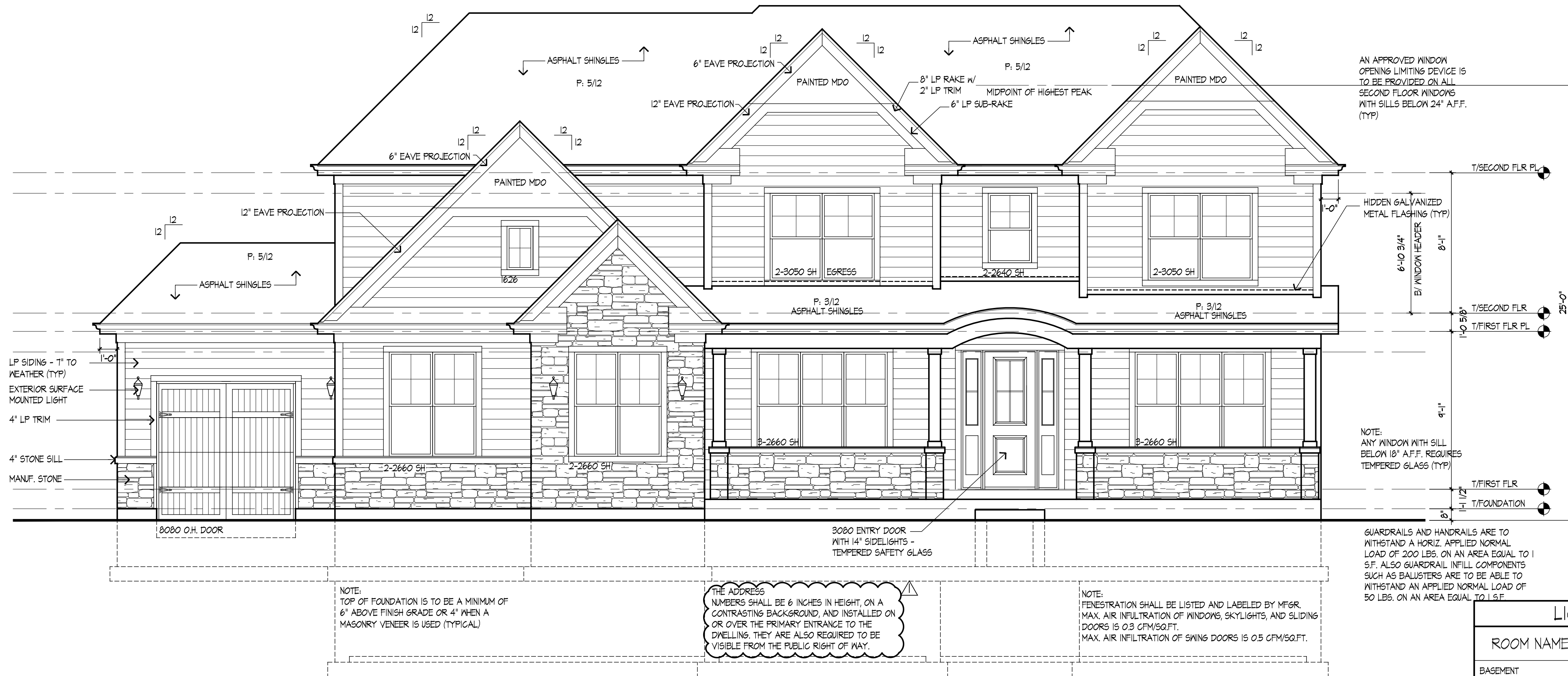
DESIGNED BY: TJS

SCALE:

CHECKED BY: TJS

DATE: 09-26-24

SHEET NO.



STANDARD ELEVATION NOTES

- 35 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA
- ALUMINUM SOFFIT W/ INTERGRAL 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

- INDICATES MANUFACTURED STONE
 - INDICATES LP SIDING
 - HIDDEN GALVANIZED METAL FLASHING
- NOTE: ALL WINDOW SIZES ARE PELLA - MAY BE SUBSTITUTED W/ APPROVED EQUAL

ELEVATION NOTES:

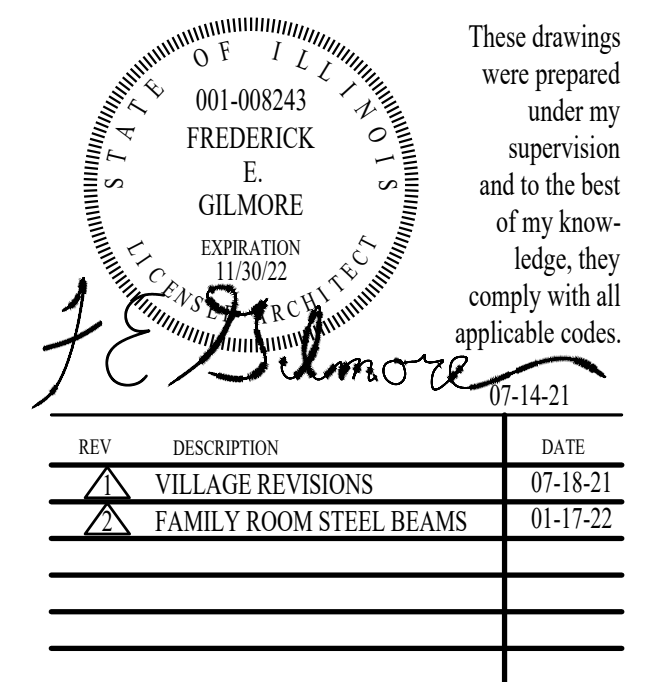
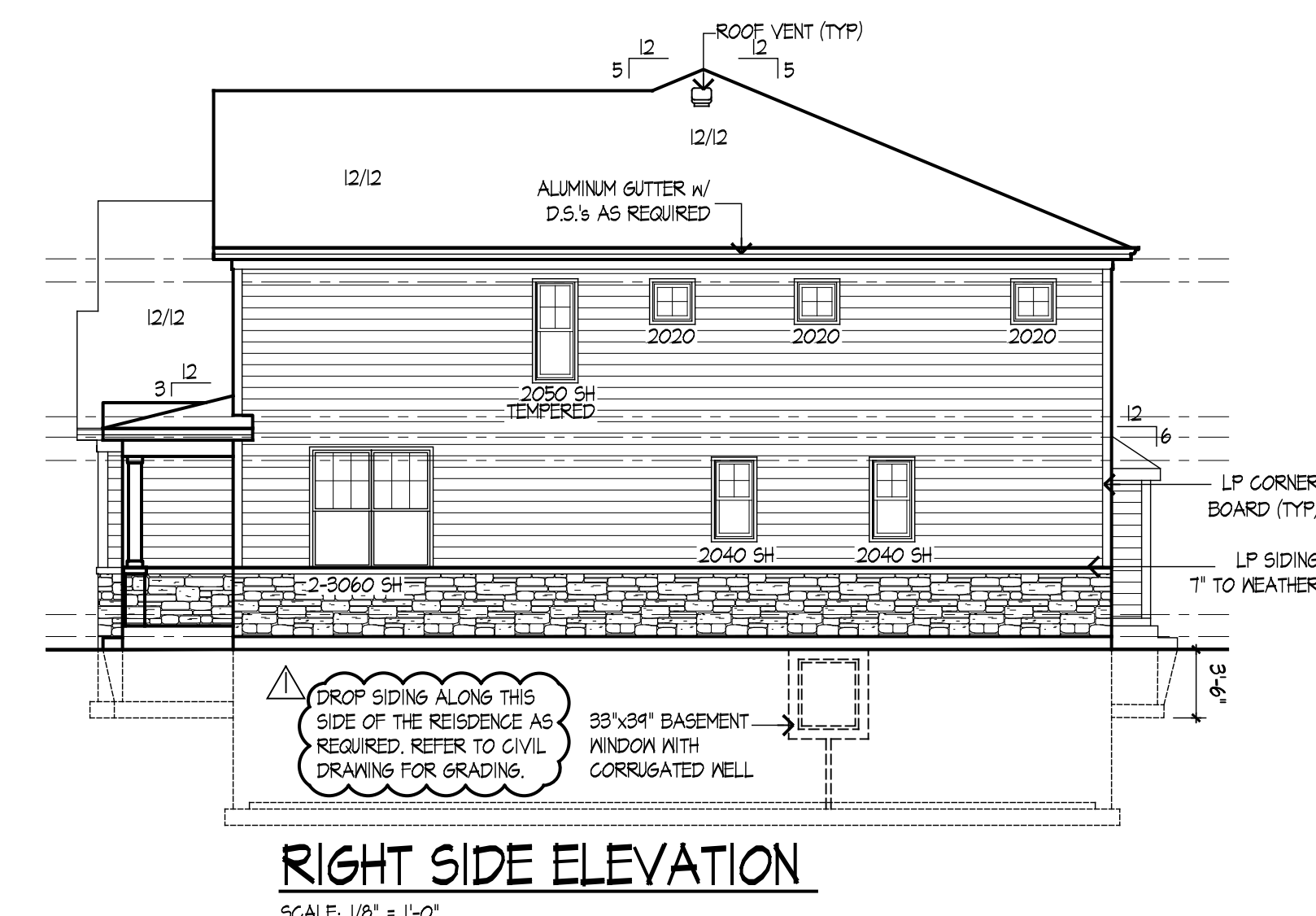
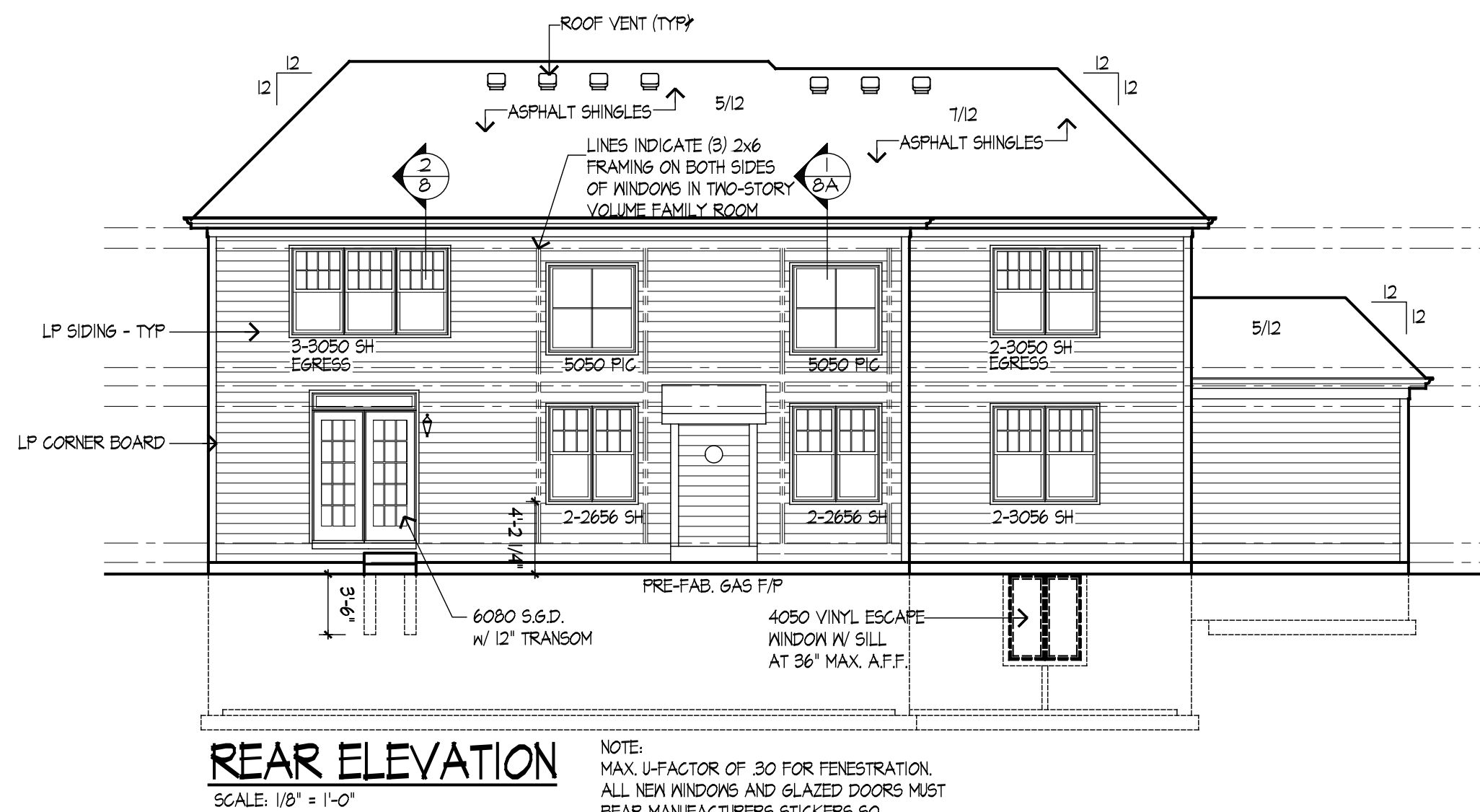
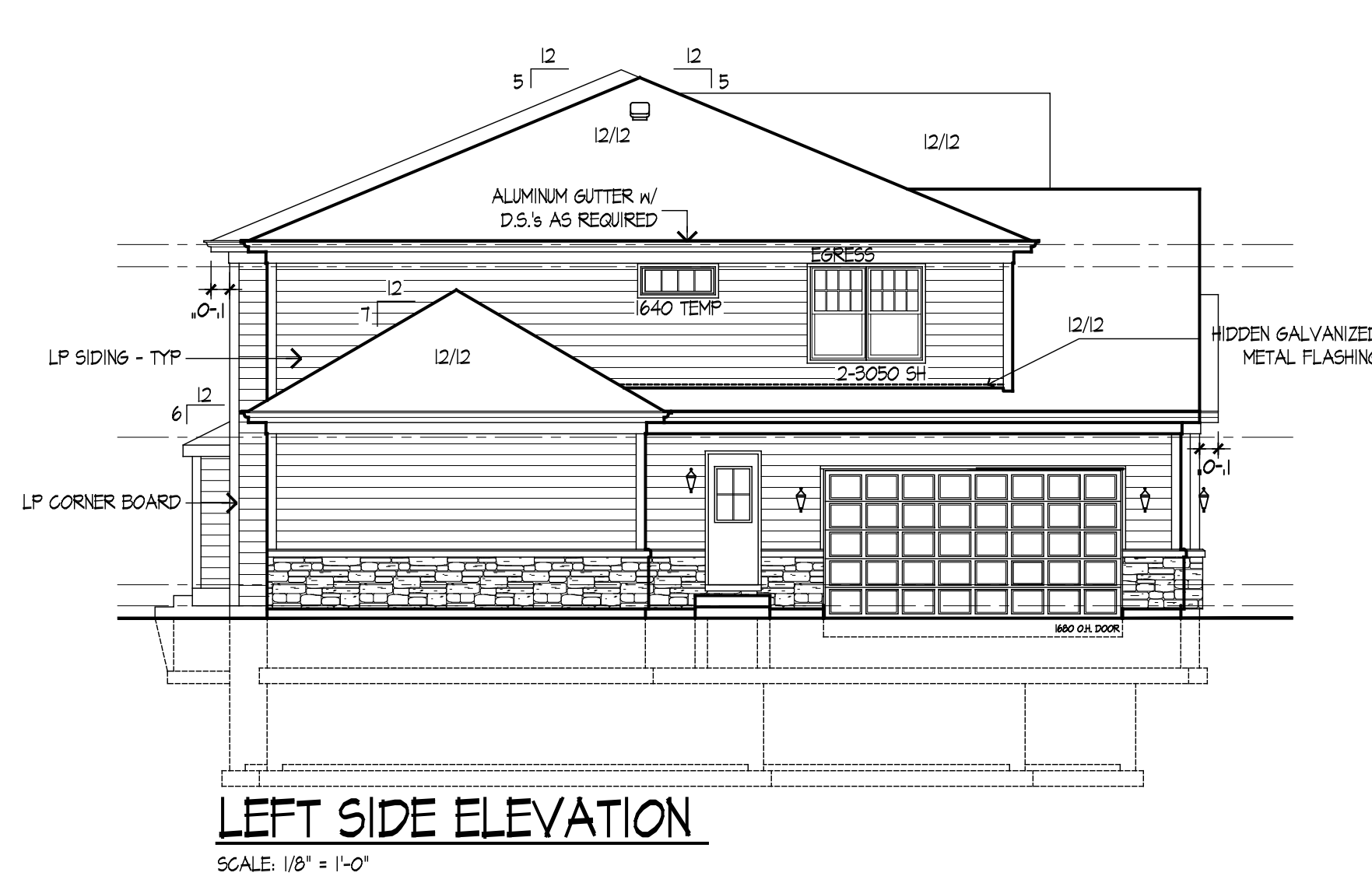
- DO NOT SCALE DRAWINGS
- PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
- REFER TO FLOOR PLANS FOR DOOR SIZES
- WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
- ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
- PROVIDE 'Z' FLASHING ALONG ALL HORIZONTAL TRIM
- PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
- 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:

- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 25 YEAR ASPHALT SHINGLES
- TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
- 1X2 ON 1X8 RAKE BOARD TYPICAL
- TYPICAL SIDING - CEDAR W/ 5" EXPOSED
- TYPICAL TRIM - 5/4" PRE-PRIMED CEDAR
- ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
BASEMENT	2045 S.F.	31.2	43.0	31.2	43.0	--	--
KITCHEN/BREAKFAST	415 S.F.	33.2	60.4	16.6	30.2	--	--
DINING ROOM	222 S.F.	17.8	45.6	8.9	22.8	--	--
STUDY	218 S.F.	17.4	30.2	8.7	15.1	--	--
FLEX ROOM	201 S.F.	16.1	30.2	8.1	15.1	--	--
FAMILY ROOM	380 S.F.	30.4	55.2	15.2	27.6	--	--
RECREATION ROOM	361 S.F.	28.8	30.2	14.4	15.1	--	--
PWD.R.	54 S.F.	--	5.8	--	2.9	81 CFM	100 CFM
MASTER BATH	183 S.F.	--	10.6	--	--	96.5 CFM	200 CFM
MASTER BEDROOM	264 S.F.	21.2	44.4	10.6	20.7	--	--
BEDROOM #2	171 S.F.	14.6	27.6	7.3	13.8	--	--
BEDROOM #3	208 S.F.	16.6	27.6	8.3	13.8	--	--
BEDROOM #4	202 S.F.	16.2	27.6	8.1	13.8	--	--
BATH #2	42 S.F.	--	--	--	--	63 CFM	100 CFM
BATH #3	31 S.F.	--	--	--	--	46 CFM	100 CFM



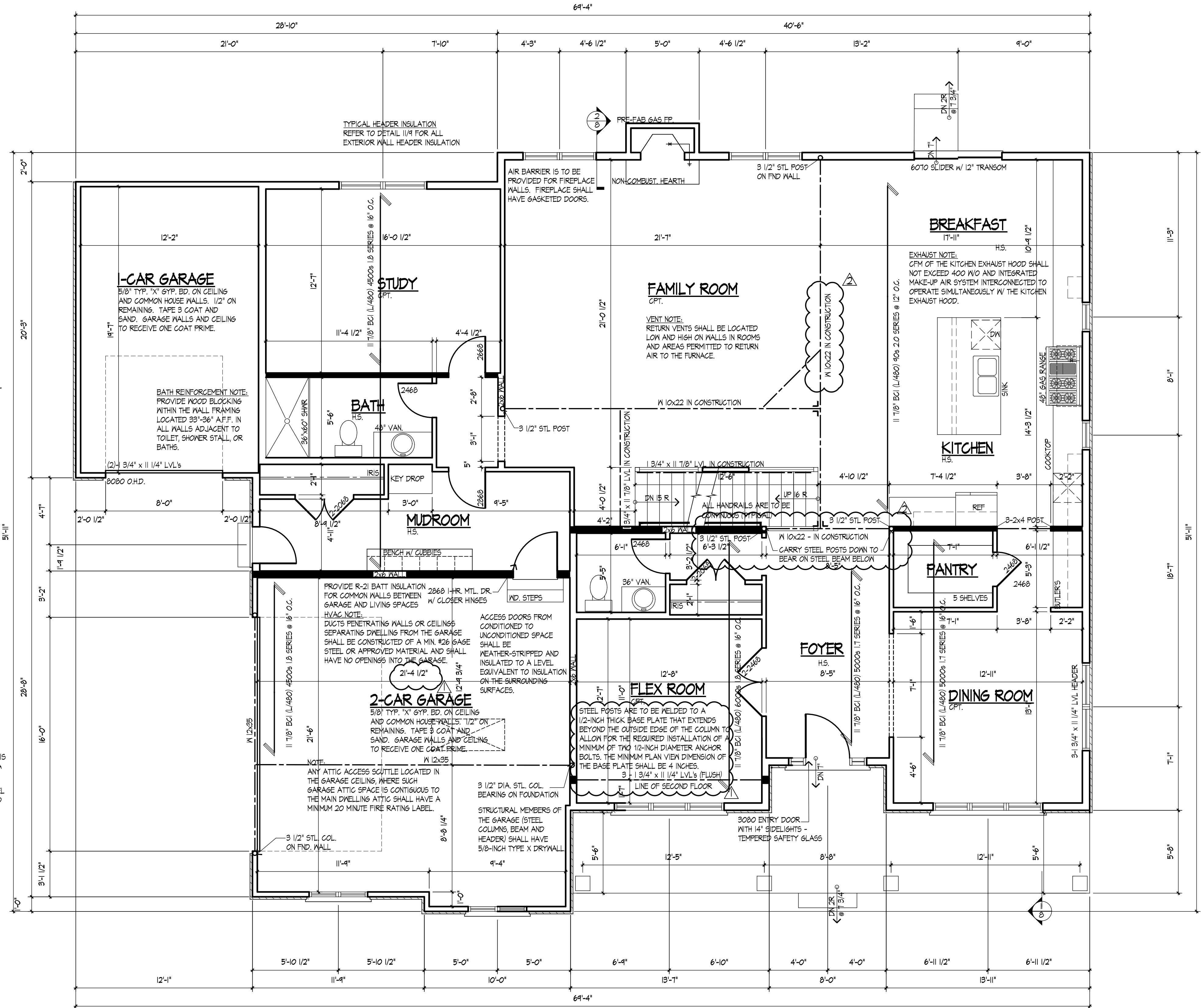
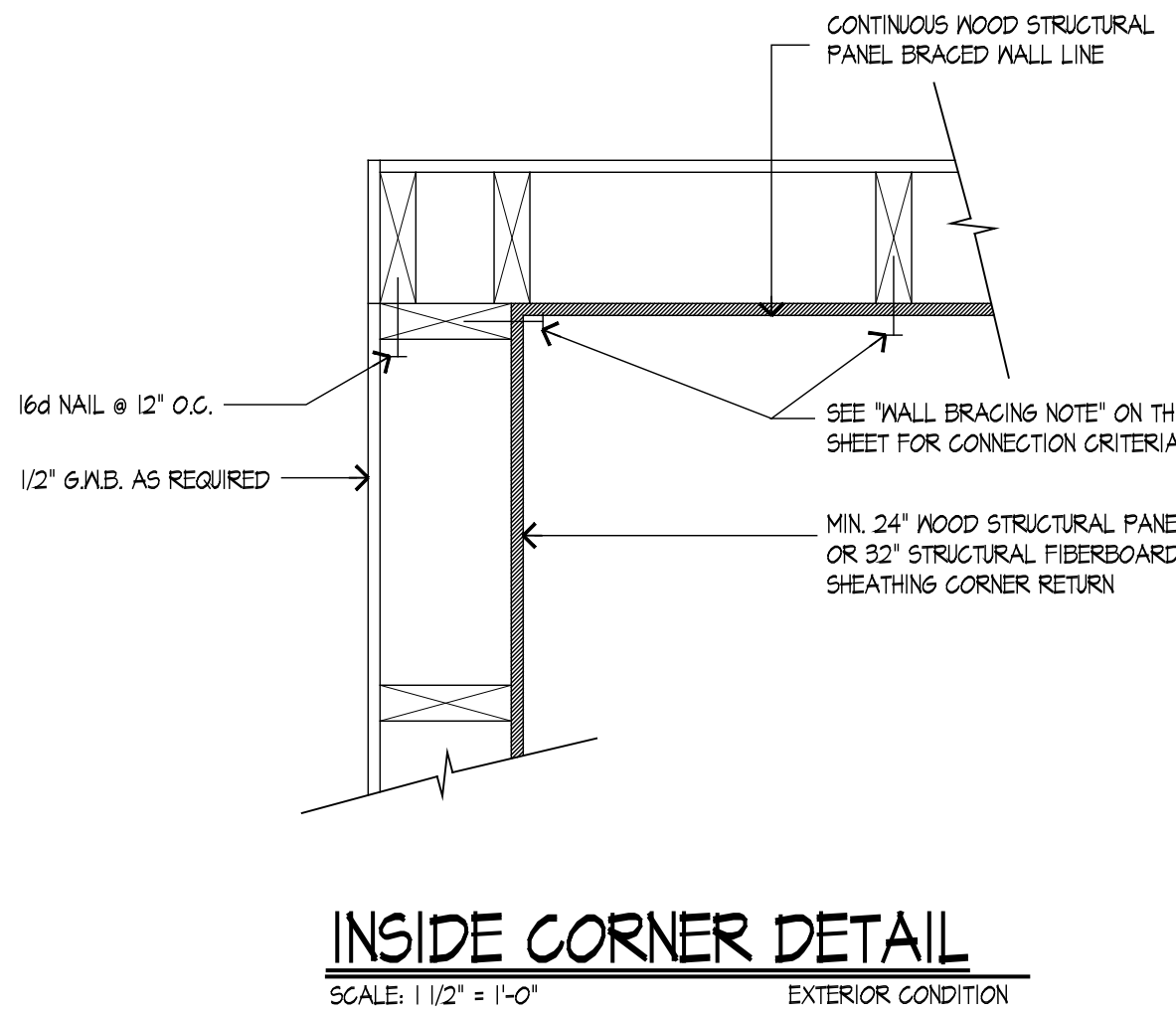
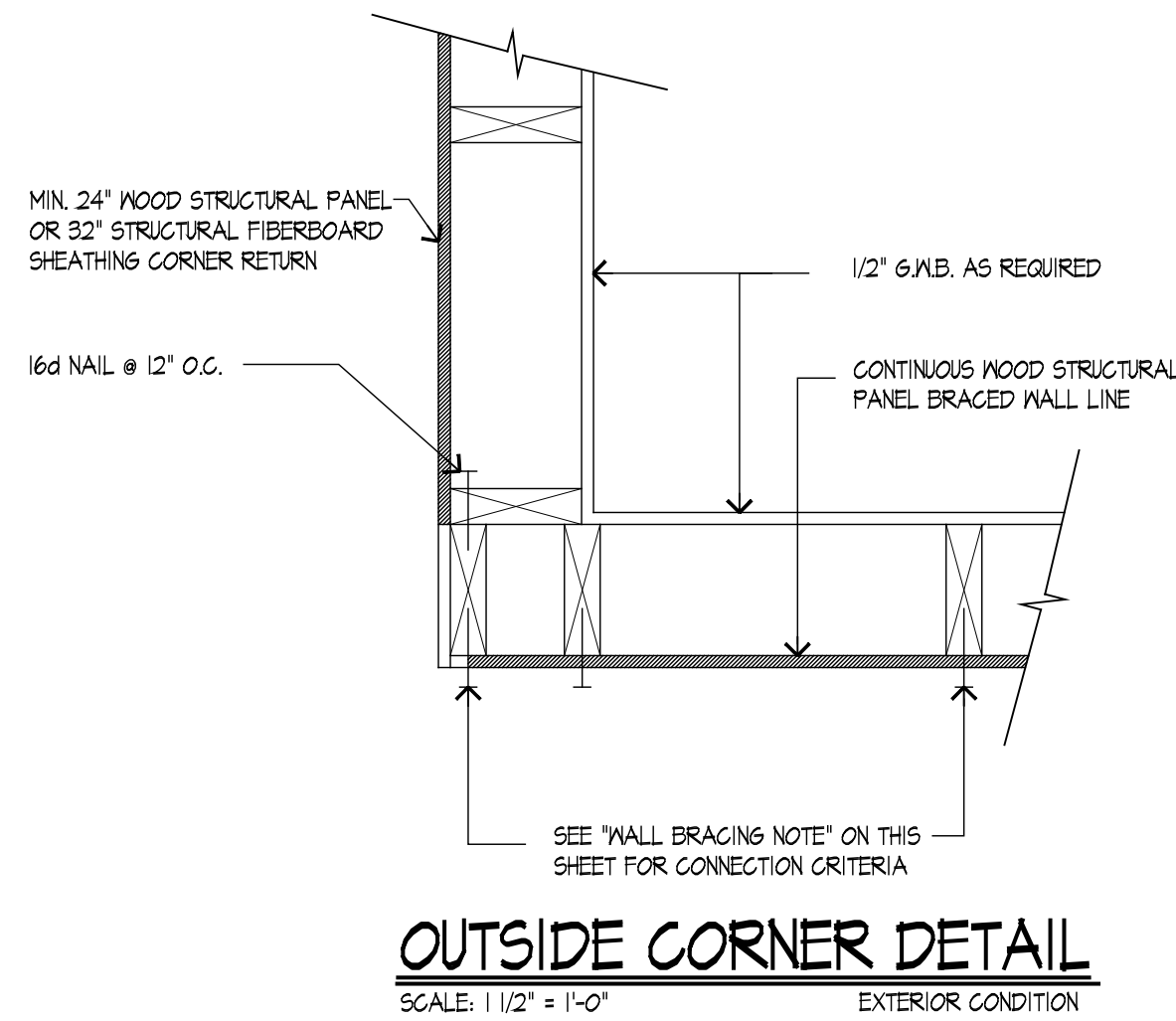
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

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

This drawing is copyrighted all rights reserved.

Packet Pg. 87



FIRST FLOOR PLAN

FIRST FLR. 2160 S.F.
SECOND FLR. 2003 S.F.
TOTAL= 4163 S.F.
GARAGE 731 S.F.

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

INDICATES A BEARING WALL

DOUBLE ALL JOISTS UNDER BATHROOMS AND LAUNDRY EQUIPMENT.

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

PER I.E.C.C. SEC. 402.4.2.1 BLOWER TEST IS REQUIRED

HVAC NOTE:
R-3 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

LINTEL NOTE:
ALL STEEL LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4". PROVIDE DOUBLE WIRE JOINT REINFORCEMENT EXTENDING 12" BEYOND EACH SIDE OF OPENING.

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 3 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.

CERTIFICATE NOTE:
A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE FOLLOWING:
- PREDOMINANT R-VALUE OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL, CRAWLSPACE WALL, AND/OR FLOOR, DUCTS OUTSIDE CONDITIONED SPACES.
- U-FACTORS OF FENESTRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM, AND BUILDING ENVELOPE AIR LEAKAGE TEST, LIST TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

HVAC NOTE:
AIR TIGHTNESS TEST REQUIRED WHEN A PORTION OF THE DUCT IS LOCATED OUTSIDE OF A CONDITIONED SPACE.

HVAC NOTE:
DUCTS PENETRATING WALLS OR CEILINGSS SEPARATING DWELLING FROM THE GARAGE SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3" IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3" IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3" IN DIAMETER.

PROVIDE HIGH AND LOW COLD AIR RETURNS IN ALL OCCUPIED SPACES WITH OPERABLE LOUVERS. RETURN AIR SHALL NOT BE TAKEN FROM KITCHENS, LAUNDRY, ROOMS AND BATHROOMS.

HVAC DUCTS SHALL PASS A DUCT TIGHTNESS TEST AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

BUILDING SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

WINDOW NOTE:
INSTRUCTIONS MUST BE LEFT ON SITE FOR INSPECTIONS. LEAVE WINDOW STICKERS ON UNTIL U.A. VALUE HAS BEEN VALIDATED BY INSPECTOR AND APPROVED ON ENERGY CERTIFICATE. (TYPICAL)

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.

ILLINOIS ENERGY CONSERVATION NOTES:

- 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.
- INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
- AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
- ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
- NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING DAMPERS AND COMBUSTION AIR.
- SEALINGS - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
- BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLenums.
- MECHANICAL SYSTEM PIPING - 105 DEGREES OR 65 DEGREES INSULATE WITH MINIMUM R-3.
- 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 75% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS
- ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- 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.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
- TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
- 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.
- ALL BALLOON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
- ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT 4 METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
- ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
- PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD ON THE WALLS AND CEILING.
- PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
- PROVIDE 2-2x12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED.
- ALL EXTERIOR 2X DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESURE TREATED UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
- ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.



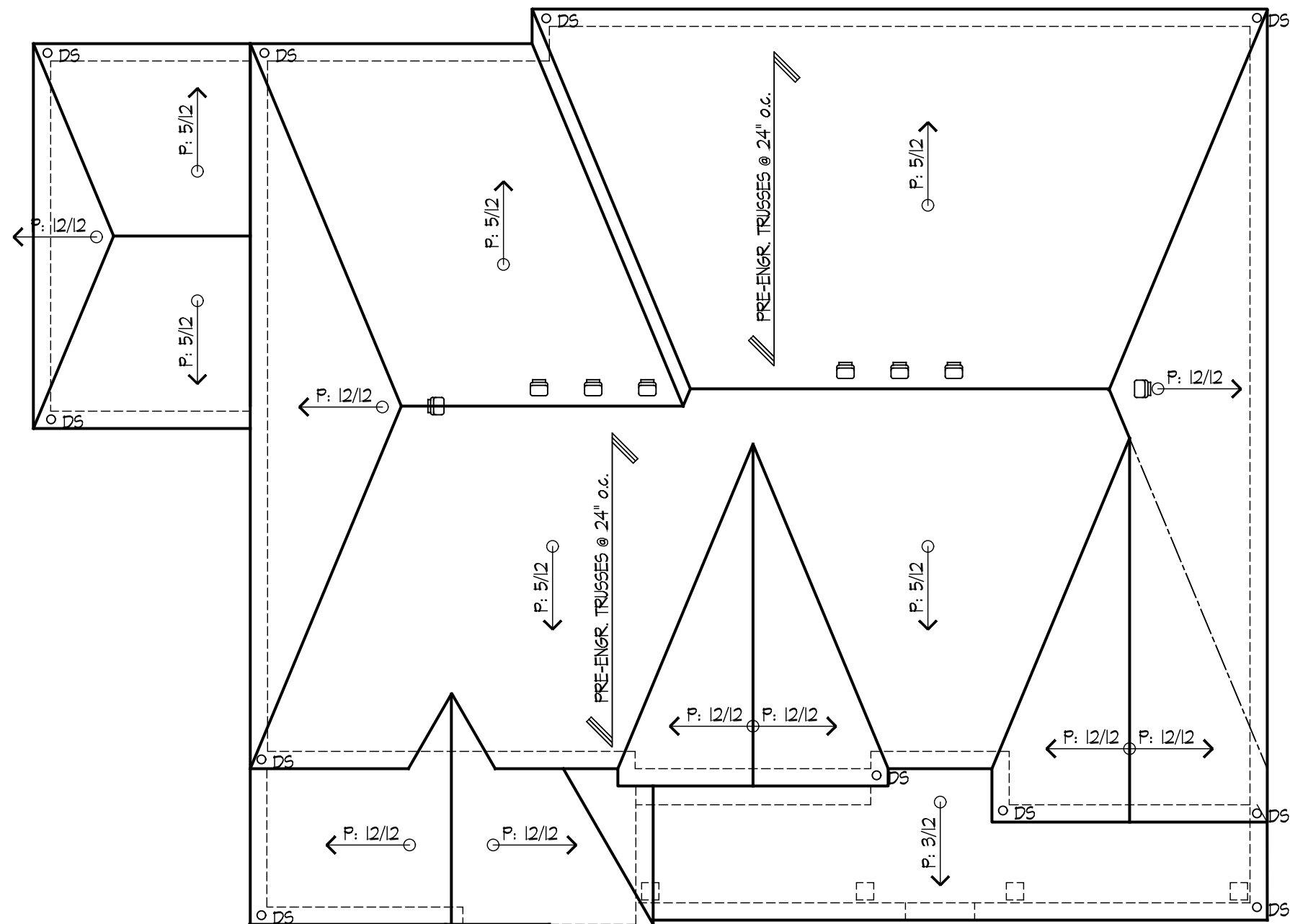
These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

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

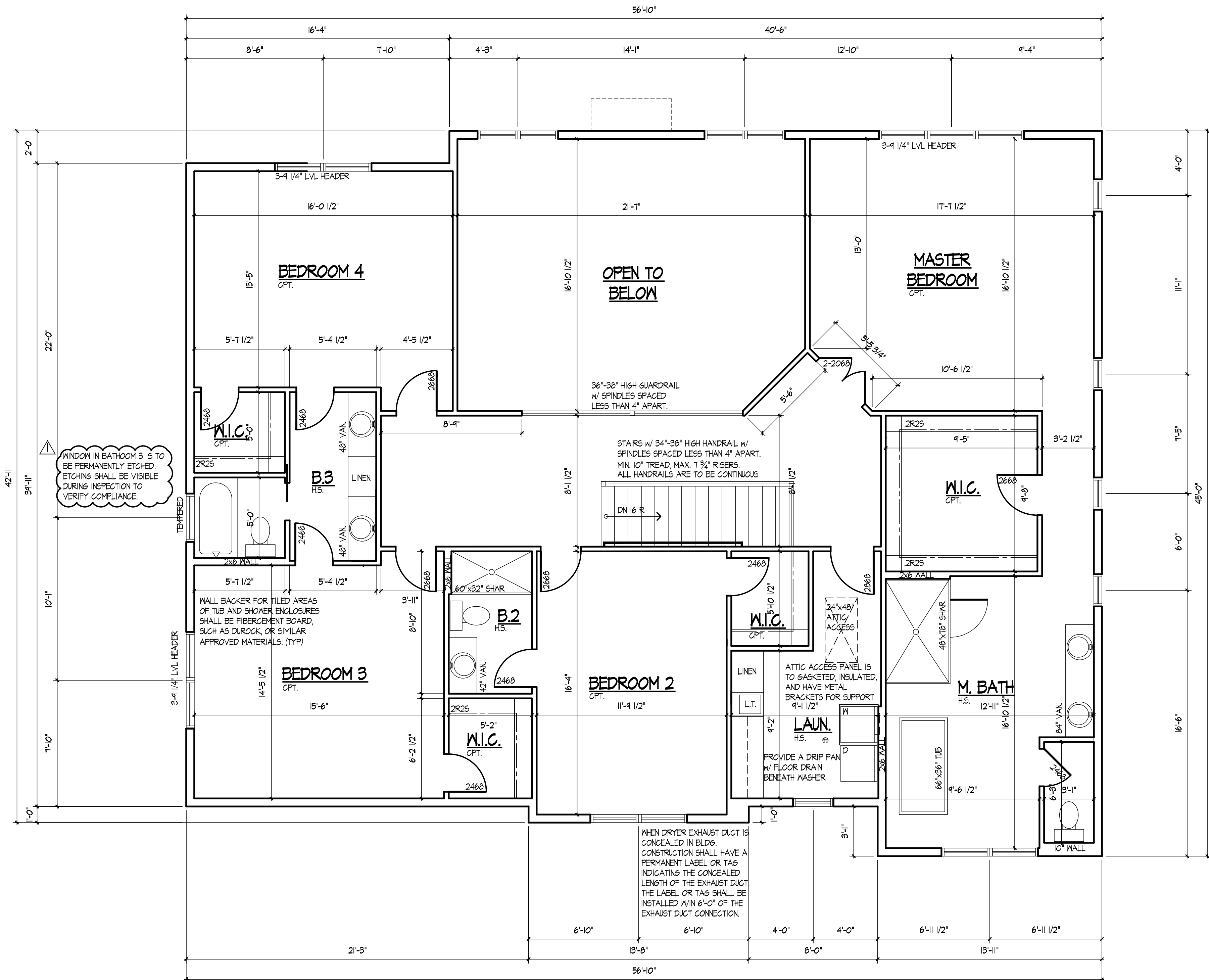


ROOF PLAN

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

TWO STORY HOUSE ROOF
2003 SQ. FT. OF ATTIC AREA TO BE VENTED
2003 X 1/300 = 6.61 SQ. FT. FREE AREA REQUIRED TOTAL
6.61 X 144 = 950.48 SQ. IN. /2 = 490.24
480.24/60 = 8.00 (8 ROOF VENTS REQUIRED)
480.24/24 = 20.01 (21 SOFFIT VENTS REQUIRED)
GARAGE ROOF = FRONT LOAD AREA
201 SQ. FT. OF ATTIC AREA TO BE VENTED
201 X 1/300 = 67 SQ. FT. FREE AREA REQUIRED TOTAL
67 X 144 = 96.48 SQ. IN.
96.48/24 = 4.02 (5 SOFFITS VENT REQUIRED)

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER
LOADS TO EXTERIOR WALLS
NOTE
ALL ROOF OVERHANGS ARE TO BE
1'-0" UNLESS NOTED OTHERWISE
OVERFRAMING
GARAGE ROOF - SINGLE BAY AREA
274 SQ. FT. OF ATTIC AREA TO BE VENTED
274 X 1/300 = .93 SQ. FT. FREE AREA REQUIRED TOTAL
.93 X 144 = 133.92 SQ. IN. /2 = 67.0
67.0/60 = 1.12 (2 ROOF VENTS REQUIRED)
67.0/24 = 2.8 (3 SOFFITS VENT REQUIRED)



SECOND FLOOR PLAN

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

DOUBLE ALL JOISTS UNDER
BATHTUBS AND LAUNDRY
EQUIPMENT.

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

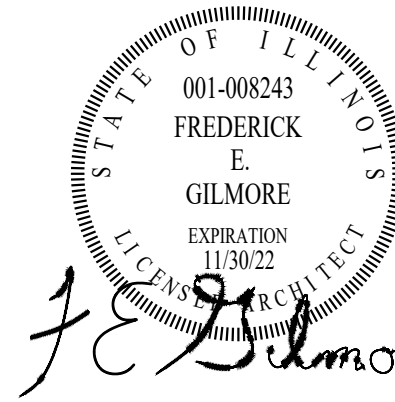
HVAC NOTE:
R-9 INSULATION REQUIRED OUTSIDE
OF BUILDING OR BETWEEN THE DUCT
& EXTERIOR FINISH

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

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUNS OF
DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2X6 STUDS,
INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN.

FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS
- ALL INTERIOR NON-LOAD BEARING
WALLS TO BE 2X4 STUD @ 16" O.C.
UNLESS OTHERWISE NOTED.
- ALL UNDIMENSIONED PARTITIONS ARE
3 1/2" ROUGH.
- ALL ANGLED PARTITIONS ARE 45
DEGREES UNLESS OTHERWISE NOTED.
- 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.
- ALL EXTERIOR DIMENSIONS ARE TO
FACE OF SHEATHING UNLESS
OTHERWISE NOTED
- ALL TRUSSES TO BEAR ON EXTERIOR
WALLS AND/OR GIRDER TRUSSES
UNLESS OTHERWISE NOTED.
- TRUSS MFG. TO SIZE MEMBERS,
FASTENERS, HANGERS AND SET
SPACING FOR ALL TRUSSES.
- 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.
- ALL BALCONY FRAMED WALLS TO BE
FIRE STOPPED AT TOP OF SILL AND
BRACED AT MIDSPAN
- ALL HANDRAIL BALUSTERS TO BE
SPACED SUCH THAT 4" SPHERE CAN
NOT PASS BETWEEN BALUSTERS.
- ALL ELECTRICAL AND MECHANICAL
EQUIPMENT 4' METERS ARE SUBJECT TO
RELOCATION DUE TO FIELD
CONDITIONS. CONTRACTOR TO VERIFY.
- ALL WINDOW HEAD HEIGHTS AT 6'-10
3/4" UNLESS OTHERWISE NOTED
- PROVIDE 1 3/4" SOLID CORE 1 HR
RATED STEEL DOOR AT HOUSE TO
GARAGE DOOR
- ENCLOSED ACCESSIBLE SPACE UNDER
STAIRS SHALL HAVE 1/2" 6YR BD ON
THE WALLS AND CEILING.
- PROVIDE DOUBLE JOISTS AT
PARALLEL PARTITIONS AND SOLID
BLOCKING AT PERPENDICULAR
PARTITIONS
- PROVIDE 2-2X12 N/1/2" PLY.
HEADERS OVER ALL EXTERIOR
OPENINGS UNLESS OTHERWISE NOTED
- ALL EXTERIOR 2X DECKING JOISTS,
POSTS, STAIRS, HANDRAILS AND
BALUSTERS TO BE PRESSURE TREATED
UNLESS OTHERWISE NOTED
- FOR ADDITIONAL NOTES SEE
SPECIFICATIONS AND SHEET DETAILS.
- ALL WINDOW AND DOOR STEEL
LINTELS ARE TO BE 3 1/2"x4"x5/16"
ANGLES UNLESS OTHERWISE NOTED.



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

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore

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

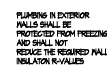
5

This drawing is copyrighted all rights reserved.



SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 5'-6"	1	1
5'-6" TO 5'-9"	1	2
5'-9" TO 5'-6"	2	2
5'-6" TO 6'-0"	2	3
6'-0" TO 6'-6"	2	3
6'-6" TO 7'-0"	3	3
7'-0" TO 7'-6"	3	4
7'-6" TO 8'-0"	3	4
8'-0" TO 8'-6"	4	4

BEYOND



- DO NOT SCALE DRAWINGS
1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE (NOT TO DISCHARGE ACROSS WALKWAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
3. ALL ROOF SADDLES TO BE SHEATHED 1/4" 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 2" 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 BATH/SHOWER, SILL HEIGHTS BELONG 18", EX. DOORS AND WINDOWS 18" IN 24" OF DOOR (AS PER GOVERNING CODES)

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 25 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 - CEDAR W/ 5" EXPOSED
15. TYPICAL TRIM - 5/4" PRE-PRIMED CEDAR
16. ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

LIGHT & VENTILATION SCHEDULE							
ROOM NAME	AREA	LIGHT		VENT		MEGH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
BASEMENT	1851 S.F.	31.2	43.0	31.2	43.0	--	--
KITCHEN/BREAKFAST	455 S.F.	36.4	60.4	18.2	30.2	--	--
DINING ROOM	198 S.F.	15.0	45.6	7.9	22.8	--	--
OFFICE	158 S.F.	12.6	30.2	6.3	15.1	--	--
FAMILY ROOM	451 S.F.	36.6	126.8	18.3	63.4	--	--
PYDR.	34 S.F.	--	--	--	--	51 CFM	100 CFM
MASTER BATH	183 S.F.	--	21.60	--	11.6	--	200 CFM
MASTER BEDROOM	246 S.F.	23.6	44.40	12.8	20.7	--	100 CFM
EN-SUITE	171 S.F.	14.6	21.60	7.3	13.80	--	--
BEDROOM #3	184 S.F.	14.7	34.60	7.4	13.80	--	--
BEDROOM #4	184 S.F.	14.7	34.60	7.4	13.80	--	--
BEDROOM #5	167 S.F.	13.4	21.60	6.7	13.80	--	--
JACK & JILL	42 S.F.	--	--	--	--	63 CFM	100 CFM
BATH	60 S.F.	--	--	--	--	90 CFM	100 CFM
BATH #2	31 S.F.	--	--	--	--	46 CFM	100 CFM



• 35 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES		INDICATES MANUFACTURED STONE
• ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA		INDICATES LP HORIZONTAL SIDING
• ALUMINUM SOFFIT w/ INTERVAL VENT		HIDDEN GALVANIZED METAL FLASHING
• SHEET METAL FLASHING OVER WINDOWS, DOORS AND MOOD TRIM.		
• SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.		
• 1x6 EDGE BOARD OVER 1x6 RAKE BOARD		
• ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED		

NOTE: ALL WINDOW SIZES ARE ANDERSON - SERIES 100 SINGLE HUNG



REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-28-22
	VILLAGE REVISIONS	12-22-22
	PORCH FIREPLACE	07-22-23

 Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

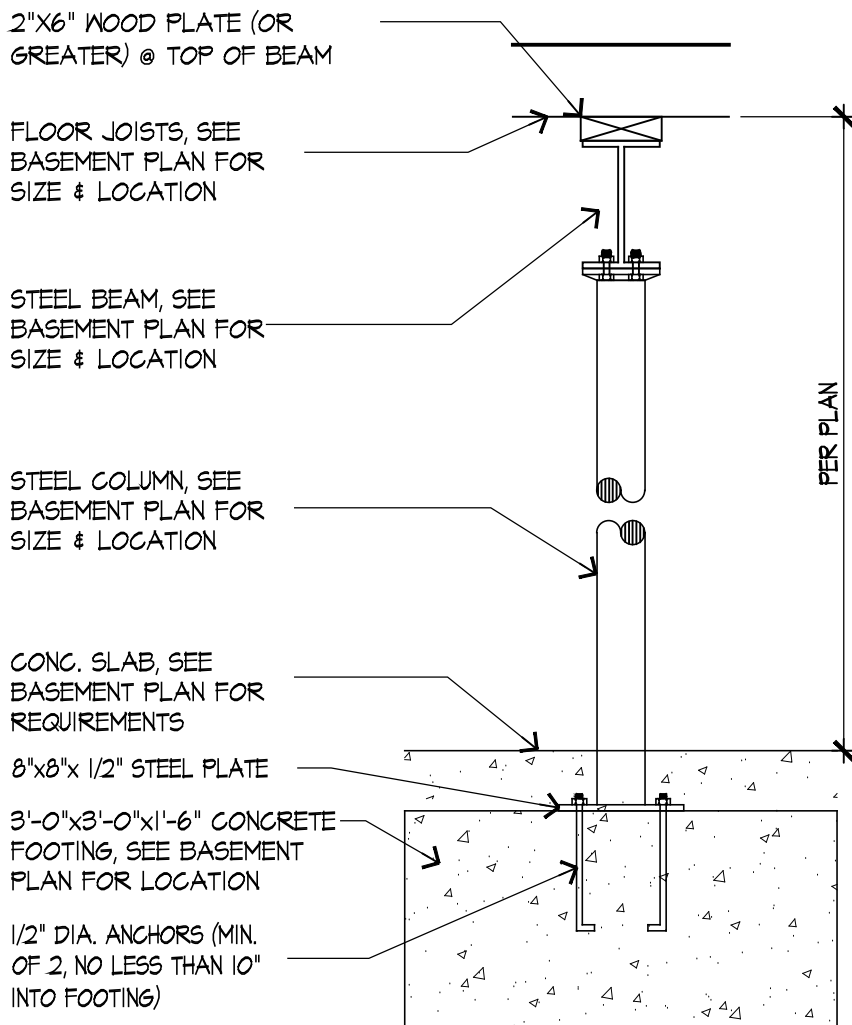
502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore

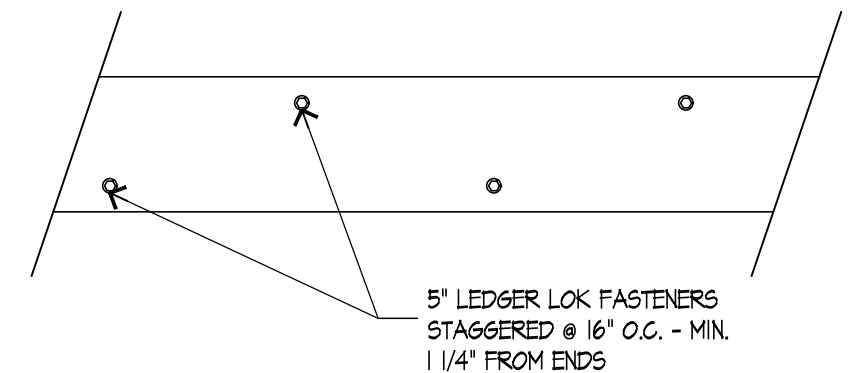
Frederick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

BASEMENT FND NOTES:

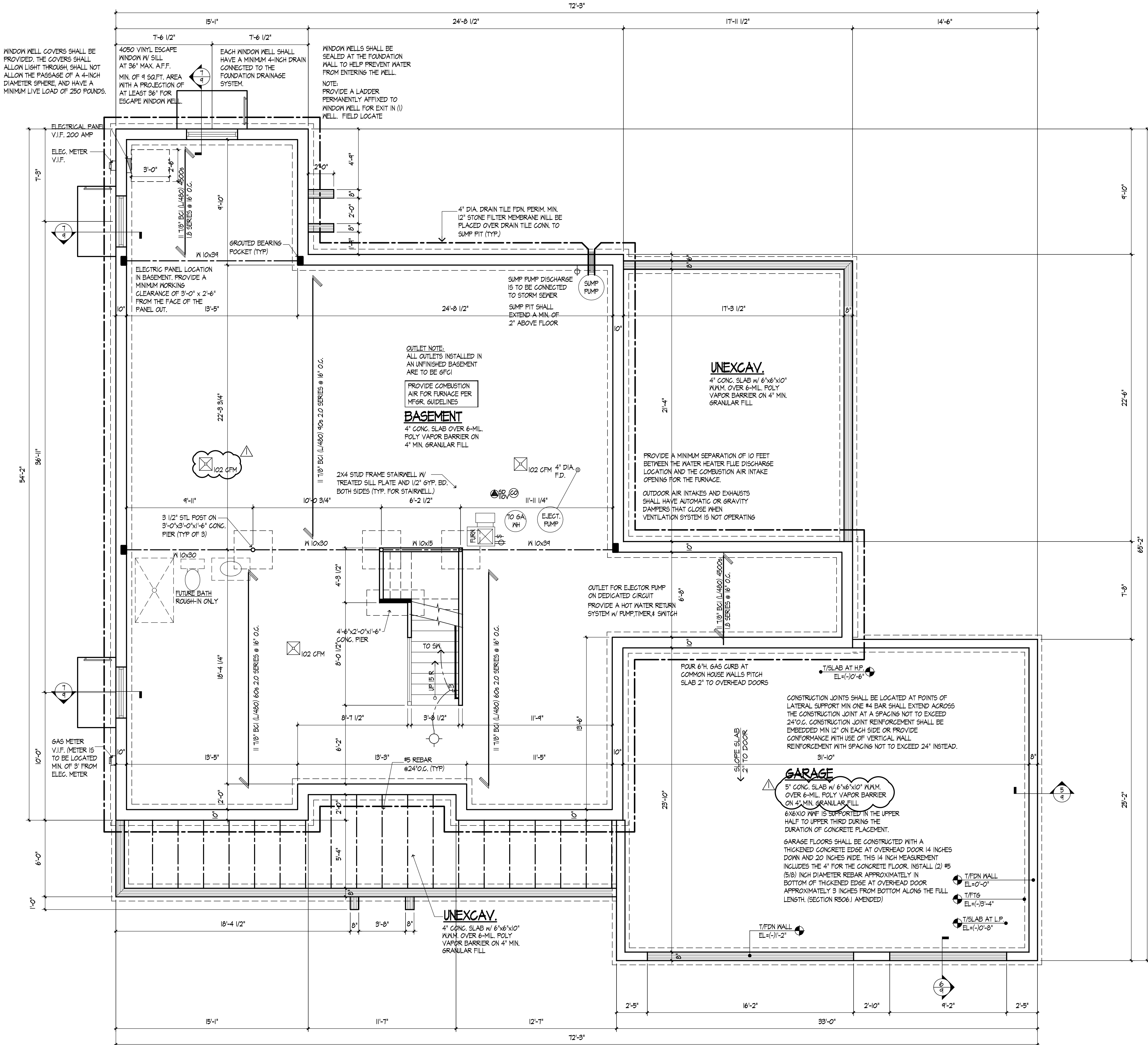
- DO NOT SCALE DRAWINGS
1. TYPICAL BASEMENT/GARAGE SLAB:
4" CONC. SLAB W/ 6"x6"x10/10MM ON 6 MIL POLY VAPOR BARRIER OVER MIN. 4" GRAVEL FILL ON COMPACTED EARTH.
 2. TYPICAL CRAWL:
2" SLUSH COAT OVER
4" GRAVEL COVER OVER
4 MIL VAPOR BARRIER
 3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
 4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
 5. PROVIDE CIRCULAR BLOCK CUTS 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.
 14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. WHEN CONCRETE ENCASEMENT 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.
 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 FOUNDATION PLAN.
 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



1 GARAGE COL. DETAIL
SCALE: 3/4" = 1'-0"



2 LVL's FASTENING DETAIL
SCALE: 3/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
1851 SQ.FT.
= BEARING WALL

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.

REBAR NOTE:
A MIN. OF ONE #4 BAR SHALL BE PLACED ABOVE AND BELOW OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. REINFORCEMENT SHALL EXTEND BEYOND THE EDGES OF THE OPENING THE DIMENSION REQUIRED TO DEVELOP THE BAR TENSION I.A.N. SECTION R601 OF THE 2018 I.R.C.

NOTE:
CUTS, NOTCHES NO HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. (SECTION R502.8.2)

NOTE:
SUMP PUMP & ALL DOWNSPOUT DISCHARGES TO BE DIRECTED TOWARDS THE REAR YARD. SPLASH BLOCKS TO BE PROVIDED IF SPLASHING TO GRADE, TYP.

M.W.F. 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.

REBAR NOTE:
A MIN. OF ONE #4 BAR SHALL BE PLACED ABOVE AND BELOW OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. REINFORCEMENT SHALL EXTEND BEYOND THE EDGES OF THE OPENING THE DIMENSION REQUIRED TO DEVELOP THE BAR TENSION I.A.N. SECTION R601.5.4.4 OF THE 2009 I.R.C.

CONCRETE FOUNDATION WALL (TYPICAL)
10" THICKNESS OF WALLS
8'-10" MAX. HEIGHT OF WALLS
8'-2" MAX. HEIGHT OF UNBAL. BACKFILL
BACKFILL MATERIAL "CL" CLAY/DIRT
MIN. VERTICAL REIN. #6 @ 32" O.C.

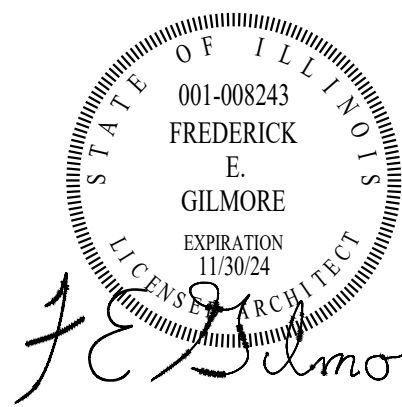
ALL VAPOR BARRIERS NOTED ON BASEMENT AND GARAGE SLABS ARE TO HAVE JOINTS LAPPED NOT LESS THAN 12"

COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH
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).



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

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08-28-22
2	VILLAGE REVISIONS	12-22-22
3	PORCH FIREPLACE	07-22-23

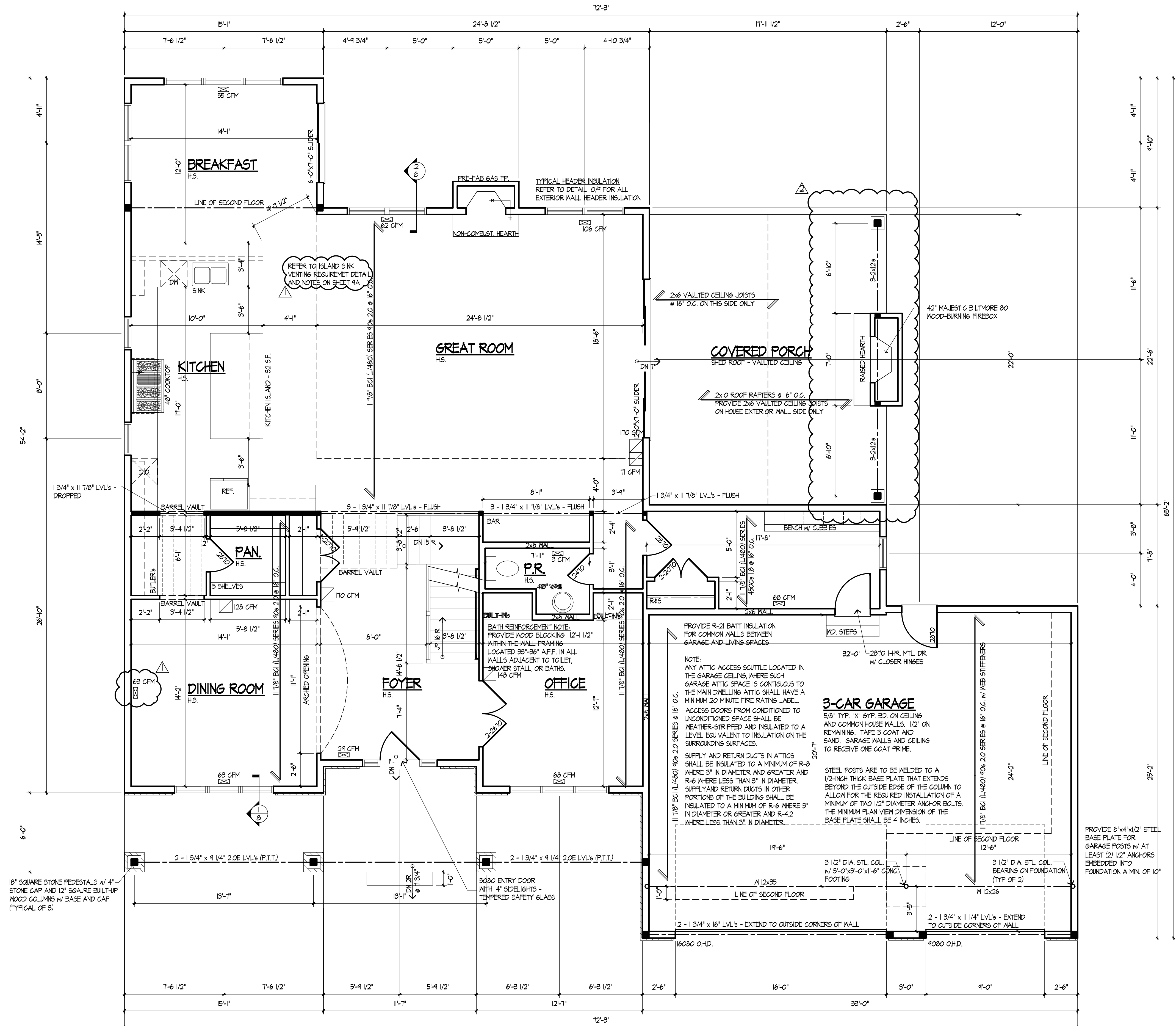
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore

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

This drawing is copyrighted all rights reserved.



FIRST FLOOR PLAN

FIRST FLR 2030 S.F.
SECOND FLR 2284 S.F.
TOTAL 4322 S.F.
GARAGE 811 S.F.

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

DOUBLE ALL JOISTS UNDER
BATHS AND LAUNDRY
EQUIPMENT.

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

PER I.E.G.C. SEC. 402.4.2.1
BLOWER TEST IS REQUIRED

— = BEARING WALL

HVAC NOTE:
DUCTS PENETRATING WALLS OR CEILING
SEPARATING DWELLING FROM THE GARAGE
SHALL BE CONSTRUCTED OF A MIN. #26 GAGE
STEEL OR APPROVED MATERIAL AND SHALL
HAVE NO OPENINGS INTO THE GARAGE.

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT
EXCEEDING 3 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF
THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH
BLOWER AT A PRESSURE OF 50 PASCALES. A WRITTEN AIR LEAKAGE REPORT
SHALL BE PROVIDED TO THE CODE OFFICIAL.

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUNS OF
DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2X6 STUDS,
INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN.

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

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT
EXCEEDING 3 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF
THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH
BLOWER AT A PRESSURE OF 50 PASCALES. A WRITTEN AIR LEAKAGE REPORT
SHALL BE PROVIDED TO THE CODE OFFICIAL.

CERTIFICATE NOTE:
A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR
IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE
FOLLOWING:
- PREDOMINANT R-VALUE OF INSULATION INSTALLED IN OR ON
CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL,
CRAWLSPACE WALL, AND/OR FLOOR, DUCTS OUTSIDE CONDITIONED
SPACES,
- U-FACTORS OF PENETRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM, AND BUILDING ENVELOPE
AIR LEAKAGE TEST, LIST TYPES AND EFFICIENCIES OF HEATING, COOLING,
AND SERVICE WATER HEATING EQUIPMENT.

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT
EXCEEDING 3 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF
THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH
BLOWER AT A PRESSURE OF 50 PASCALES. A WRITTEN AIR LEAKAGE REPORT
SHALL BE PROVIDED TO THE CODE OFFICIAL.

CERTIFICATE NOTE:
A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR
IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE
FOLLOWING:
- PREDOMINANT R-VALUE OF INSULATION INSTALLED IN OR ON
CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL,
CRAWLSPACE WALL, AND/OR FLOOR, DUCTS OUTSIDE CONDITIONED
SPACES,
- U-FACTORS OF PENETRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM, AND BUILDING ENVELOPE
AIR LEAKAGE TEST, LIST TYPES AND EFFICIENCIES OF HEATING, COOLING,
AND SERVICE WATER HEATING EQUIPMENT.

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

EXHAUST NOTE:

CFM OF THE KITCHEN EXHAUST HOOD SHALL
NOT EXCEED 400 W/O AND INTEGRATED
MAKE-UP AIR SYSTEM INTERCONNECTED TO
OPERATE SIMULTANEOUSLY W/ THE KITCHEN
EXHAUST HOOD.

PROVIDE HIGH AND LOW COLD AIR
RETURNS IN ALL OCCUPIED SPACES WITH
OPERABLE LOWERS. RETURN AIR SHALL
NOT BE TAKEN FROM KITCHENS, LAUNDRY,
ROOMS, AND BATHROOMS.

HVAC DUCTS SHALL PASS A DUCT
TIGHTNESS TEST AND A COPY OF THE
REPORT SHALL BE PROVIDED TO THE
BUILDING DEPARTMENT PRIOR TO
SCHEDULING THE FINAL INSPECTION.

BUILDING SHALL PASS A BLOWER DOOR
TEST AND A COPY OF THE RESULTS
SHALL BE PROVIDED TO THE BUILDING
DEPARTMENT PRIOR TO SCHEDULING
THE FINAL INSPECTION.

WINDOW NOTE:

INSTRUCTIONS MUST BE LEFT ON SITE FOR
INSPECTIONS. LEAVE WINDOW STICKERS
ON UNTIL U.A. VALUE HAS BEEN VALIDATED
BY INSPECTOR AND APPROVED ON
ENERGY CERTIFICATE. (TYPICAL)

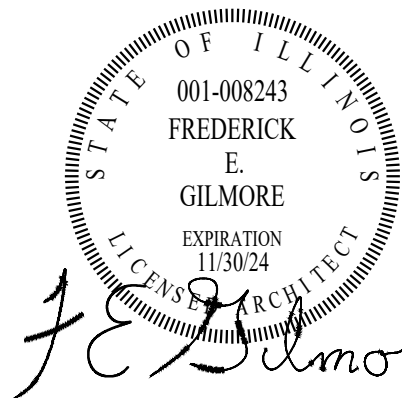
BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE
REQUIREMENTS OF THE IRC OR IMC. AUTOMATIC AIR INTAKES AND EXHAUSTS
SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE
VENTILATION SYSTEM IS NOT OPERATING.

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 PENETRATION - 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 18
DEGREES COOLING.
5. NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING DAMPERS AND COMBUSTION
AIR.
6. SEALINGS - 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 - >105 DEGREES 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 IMR403.5.6 (1). OUTDOOR AIR INTAKES AND EXHAUST
SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
10. LIGHTING EQUIPMENT - A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED
FIXTURES SHALL HAVE HIGH-EFFICIENCY LAMPS.

FLOOR PLAN NOTES:

1. DO NOT SCALE DRAWINGS
1. ALL INTERIOR NON-LOAD BEARING
WALLS TO BE 2X4 STUD @ 16" O.C.
UNLESS OTHERWISE NOTED.
2. ALL INDIMENSIONED 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. ALL BALLON FRAMED WALLS TO BE
FIRE STOPPED AT TOP OF SILL AND
BRACED AT MIDSPAN
10. ALL HANDRAIL BALUSTERS TO BE
SPACED SUCH THAT 4" SPHERE CAN
NOT PASS BETWEEN BALUSTERS
11. ALL ELECTRICAL AND MECHANICAL
EQUIPMENT 4 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.
14. ENCLOSED ACCESSIBLE SPACE UNDER
STAIRS SHALL HAVE 1/2" 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 1/2X4X5/16"
ANGLES UNLESS OTHERWISE NOTED.



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

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08-28-22
2	VILLAGE REVISIONS	12-22-22
3	PORCH FIREPLACE	07-22-23



Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

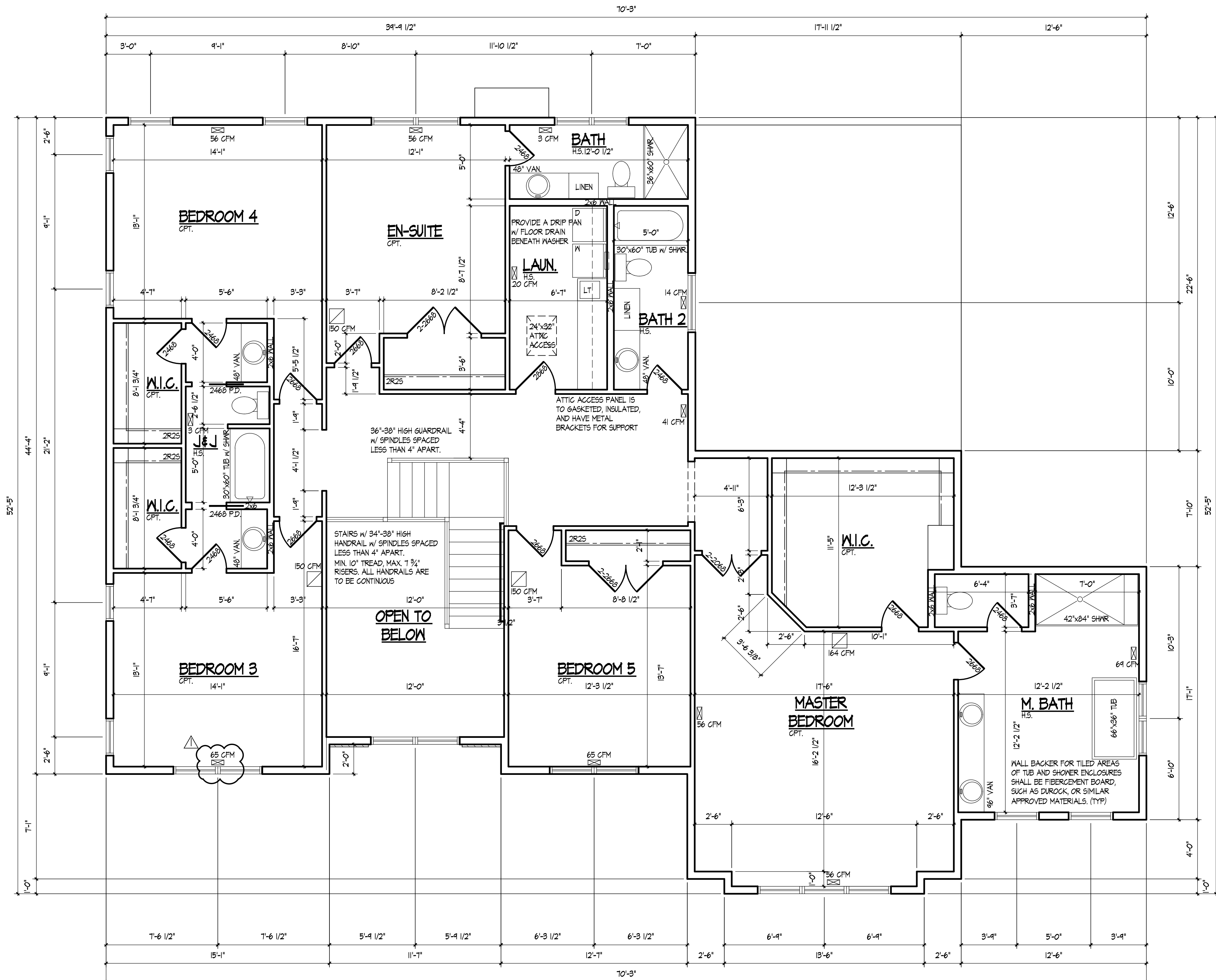
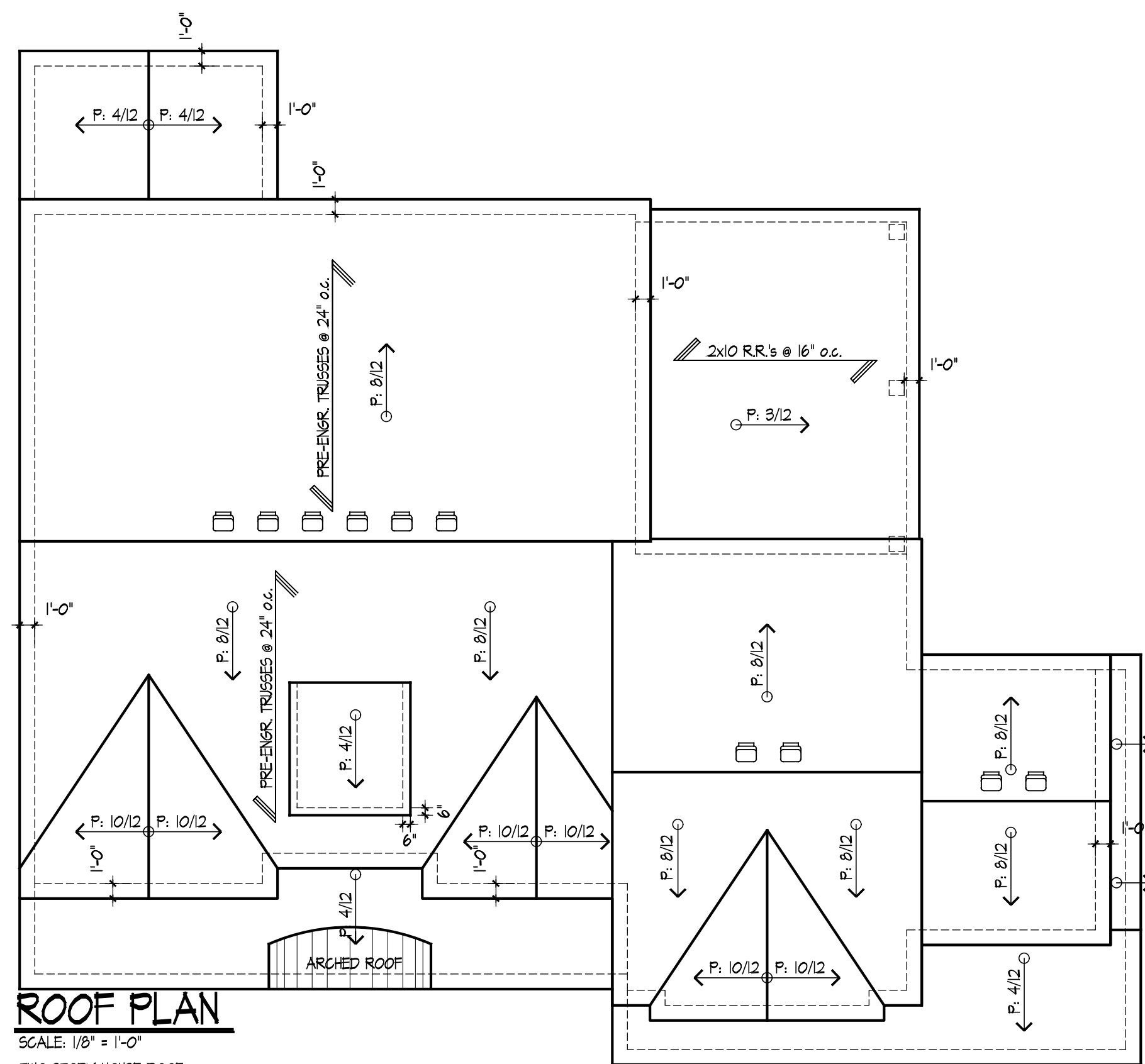
502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

Gilmore

FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847.421.8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

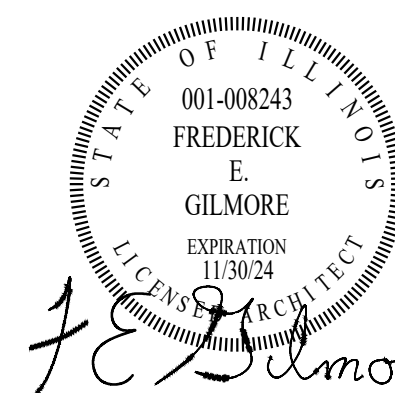
4

This drawing is copyrighted all rights reserved.



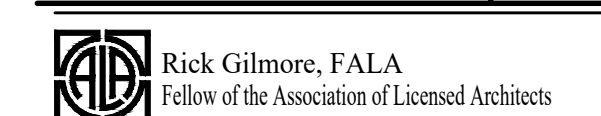
FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS
- ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL UNDIMENSIONED PARTITIONS ARE 3/2" ROUGH.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- 3-2X4S 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.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
- TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
- 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.
- ALL BALLON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
- ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.
- ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
- PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" 6YR BD ON THE WALLS AND CEILING.
- PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
- PROVIDE 2-2X12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
- ALL EXTERIOR 2X DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED
- FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
- ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"X4"X5/16" ANGLES UNLESS OTHERWISE NOTED.



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

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08-26-22
2	VILLAGE REVISIONS	12-22-22
3	PORCH FIREPLACE	07-22-23



502 N. PROSPECT MANOR
MOUNT PROSPECT, IL

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

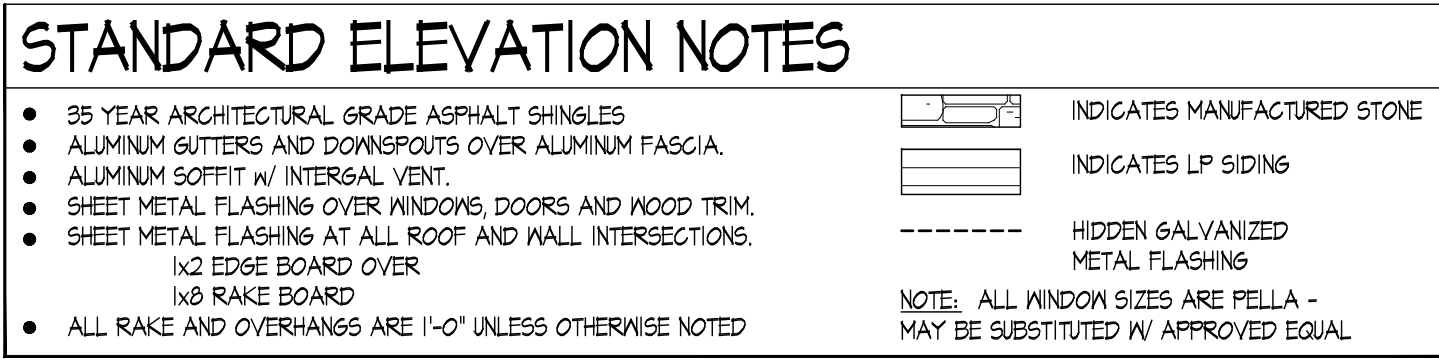
This drawing is copyrighted all rights reserved.

- DO NOT SCALE DRAWINGS
1. PROVIDE FLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE (NOT TO DISCHARGE ACROSS WALKWAY)
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 1" 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 BATHUB/SHOWER, SILL HEIGHTS BELONG 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 25 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 - CEDAR W/ 5" EXPOSED
15. TYPICAL TRIM - 5/4" PRE-PRIMED CEDAR
16. ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

LIGHT & VENTILATION SCHEDULE							
ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
BASEMENT	2045 S.F.	312	43.0	312	43.0	--	--
KITCHEN/BREAKFAST	415 S.F.	33.2	60.4	16.6	30.2	--	--
DINING ROOM	222 S.F.	17.8	45.6	8.9	22.8	--	--
STUDY	218 S.F.	17.4	30.2	8.1	15.1	--	--
FLEX ROOM	201 S.F.	16.1	30.2	8.1	15.1	--	--
FAMILY ROOM	380 S.F.	30.4	55.2	15.2	21.6	--	--
RECREATION ROOM	361 S.F.	28.8	30.2	14.4	15.1	--	--
PVDR	54 S.F.	--	5.8	--	2.9	81 CFM	100 CFM
MASTER BATH	183 S.F.	--	10.6	--	--	46.5 CFM	200 CFM
MASTER BEDROOM	264 S.F.	21.2	44.4	10.6	20.1	--	--
BEDROOM #2	171 S.F.	14.6	27.6	7.3	13.8	--	--
BEDROOM #3	208 S.F.	16.6	27.6	8.3	13.8	--	--
BEDROOM #4	202 S.F.	16.2	27.6	8.1	13.8	--	--
BATH #2	42 S.F.	--	--	--	--	63 CFM	100 CFM
BATH #3	31 S.F.	--	--	--	--	46 CFM	100 CFM

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

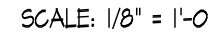


- 35 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- ALUMINUM SOFFIT w/ INTEGRAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
1x2 EDGE BOARD OVER
1x8 RAKE BOARD
- ALL RAKE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

	INDICATES MANUFACTURED STONE
	INDICATES LP SIDING
-----	HIDDEN GALVANIZED METAL FLASHING

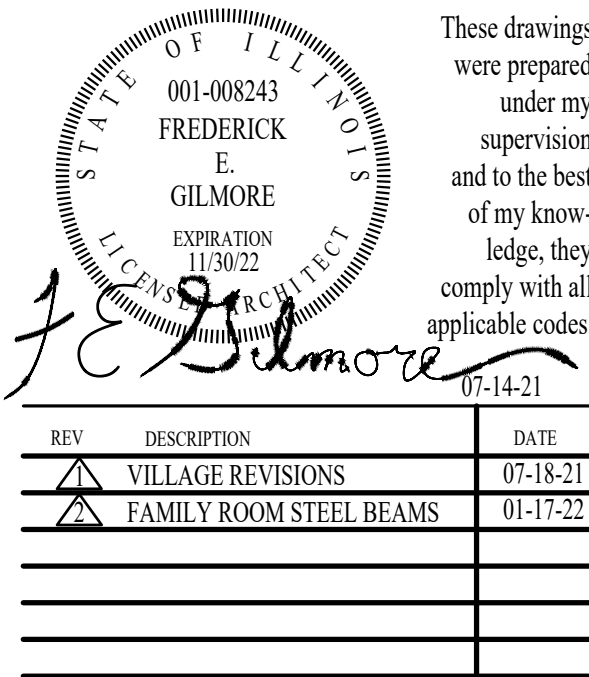
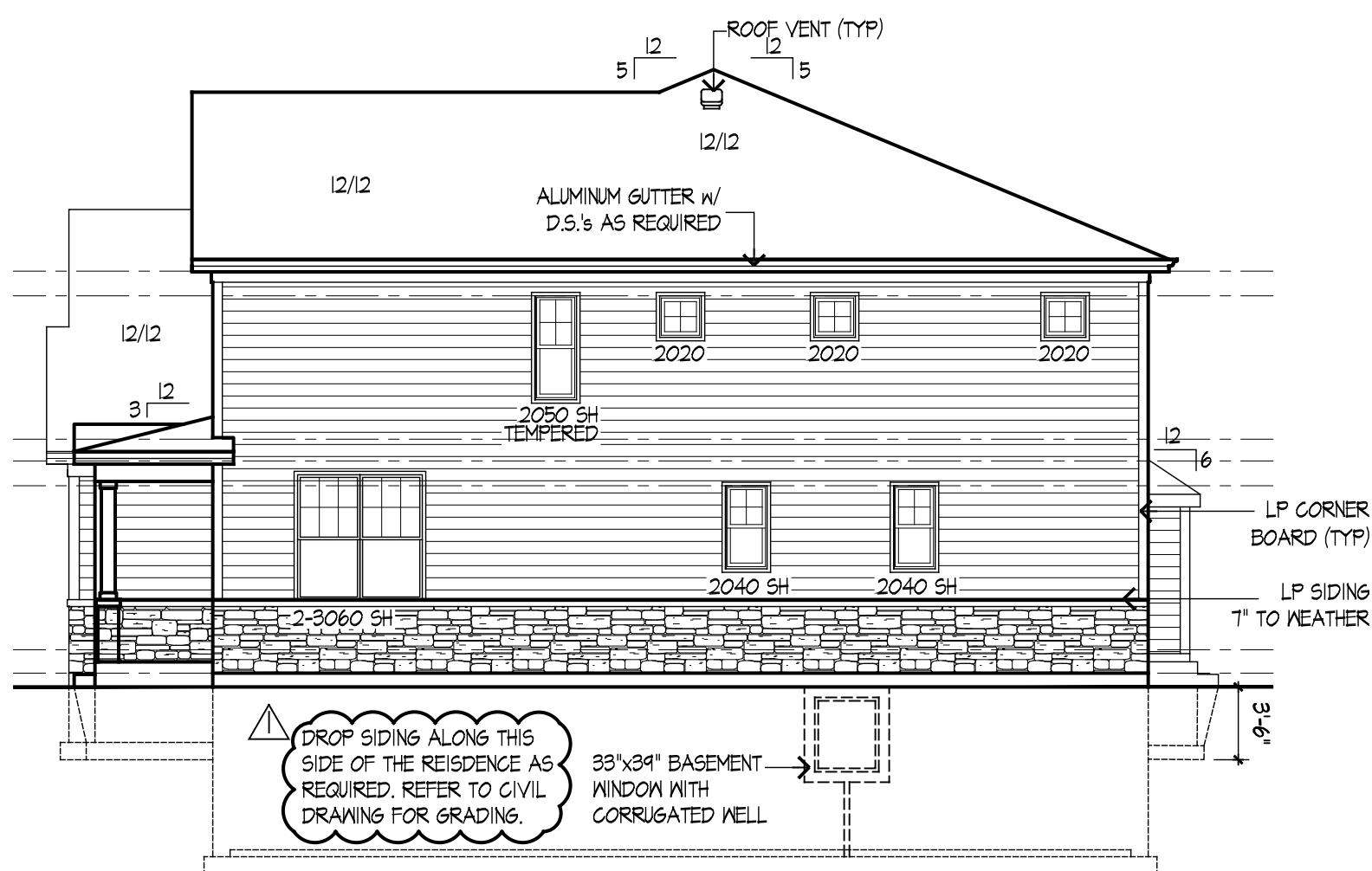
NOTE: ALL WINDOW SIZES ARE FELLA -
MAY BE SUBSTITUTED W/ APPROVED EQUAL

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

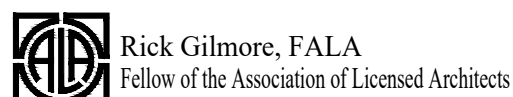


NOTE:
MAX. U-FACTOR OF .30 FOR FENESTRATION.
ALL NEW WINDOWS AND GLAZED DOORS MUST
BEAR MANUFACTURERS STICKERS SO
COMPLIANCE CAN BE CONFIRMED BY INSPECTOR.

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



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



NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
 1517 N. CHICAGO AVENUE
 ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore

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

2

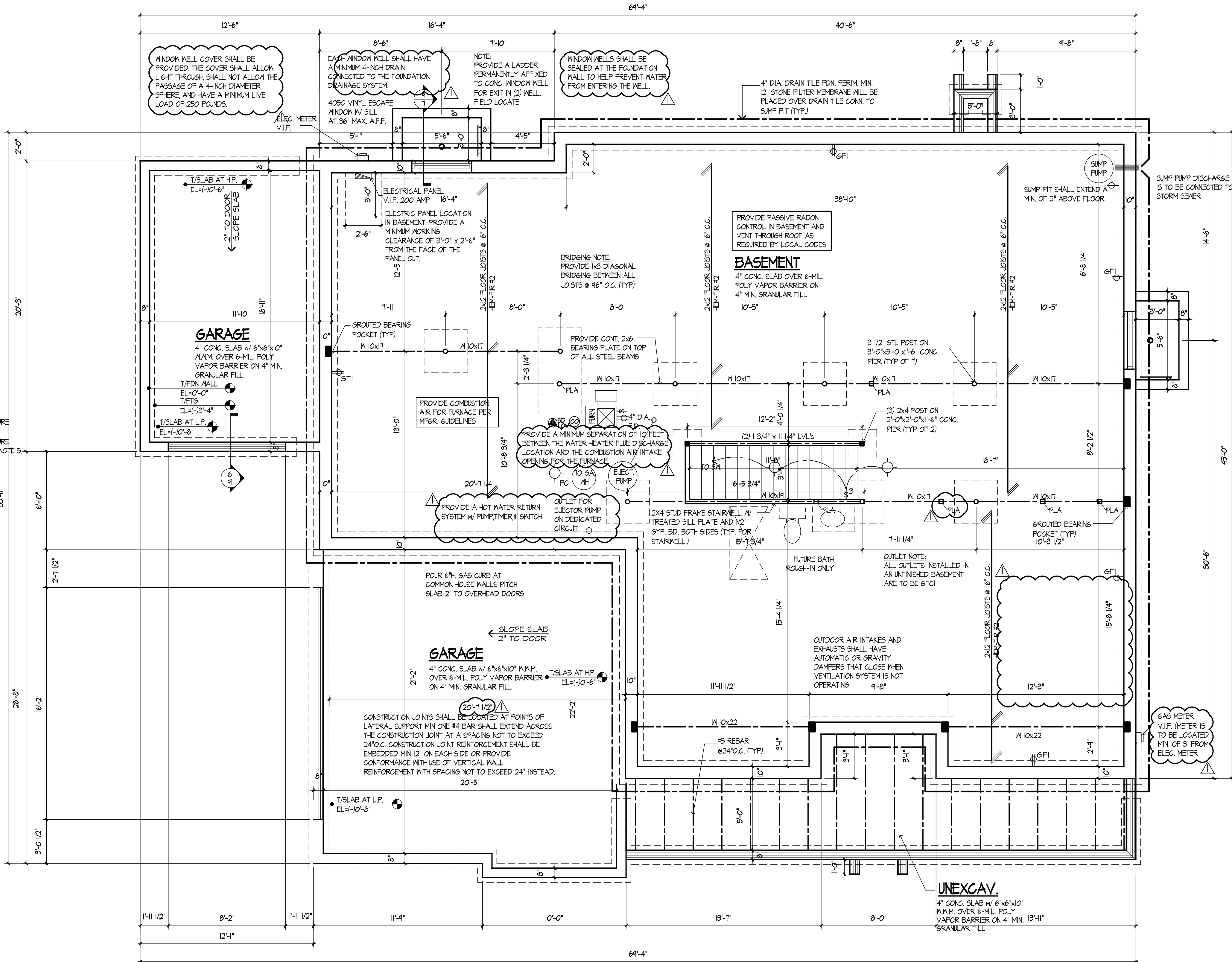
NOTES:

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" & "ACI308.2R", 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 C420-87.
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.

PLUMBING TEE CONNECTION FITTED WITH NOT LESS THAN 5' OF PERFORATED PIPE EXTENDING FROM EACH HORIZONTAL OPENING OF THE TEE SHALL BE INSERTED HORIZONTALLY WITHIN THE SUB-SLAB PERMEABLE MATERIAL TO ENSURE THE PIPE OPENING REMAINS WITHIN THE SUB-SLAB. SEPARATE RADON VENT PIPES ARE TO BE INSTALLED IN EACH TYPE OF FOUNDATION OR BE CONNECTED WITH A CONTINUOUS DRAIN TILE LOOP.

PASSIVE SUB-SLAB DEPRESSURIZATION
RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

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



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
2052 50.FT.
FLA = POINT LOAD ABOVE

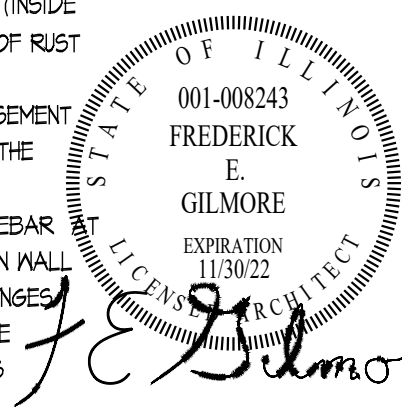
W.A.F. NOTE:
DOUBLE WIRE JOINT REINFORCEMENT IS TO BE USED ABOVE CORNERS OF MASONRY EXTENDING A MIN. OF 12" BEYOND EACH SIDE OF OPENING (TYP)

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.

REBAR NOTE:
A MIN. OF ONE #4 BAR SHALL BE PLACED ABOVE AND BELOW OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. REINFORCEMENT SHALL EXTEND BEYOND THE EDGES OF THE OPENING THE DIMENSION REQUIRED TO DEVELOP THE BAR TENSION (A.X. SECTION R611.5.4.4 OF THE 2004 I.R.C.

BASEMENT FND NOTES:

1. TYPICAL BASEMENT/GARAGE SLAB:
4" CONC. SLAB W/ 6"x6"x10/10W ON
6 MIL POLY VAPOR BARRIER OVER MIN.
4" GRAVEL FILL ON COMPACTED EARTH.
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 STRIPS" 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
14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. WHEN CONCRETE ENGAGEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
15. PROVIDE ALL MECH. ROUGHING 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.
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 FOUNDATION PLAN.
21. PROVIDE (2) 48" LONG #4 REBAR TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS



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

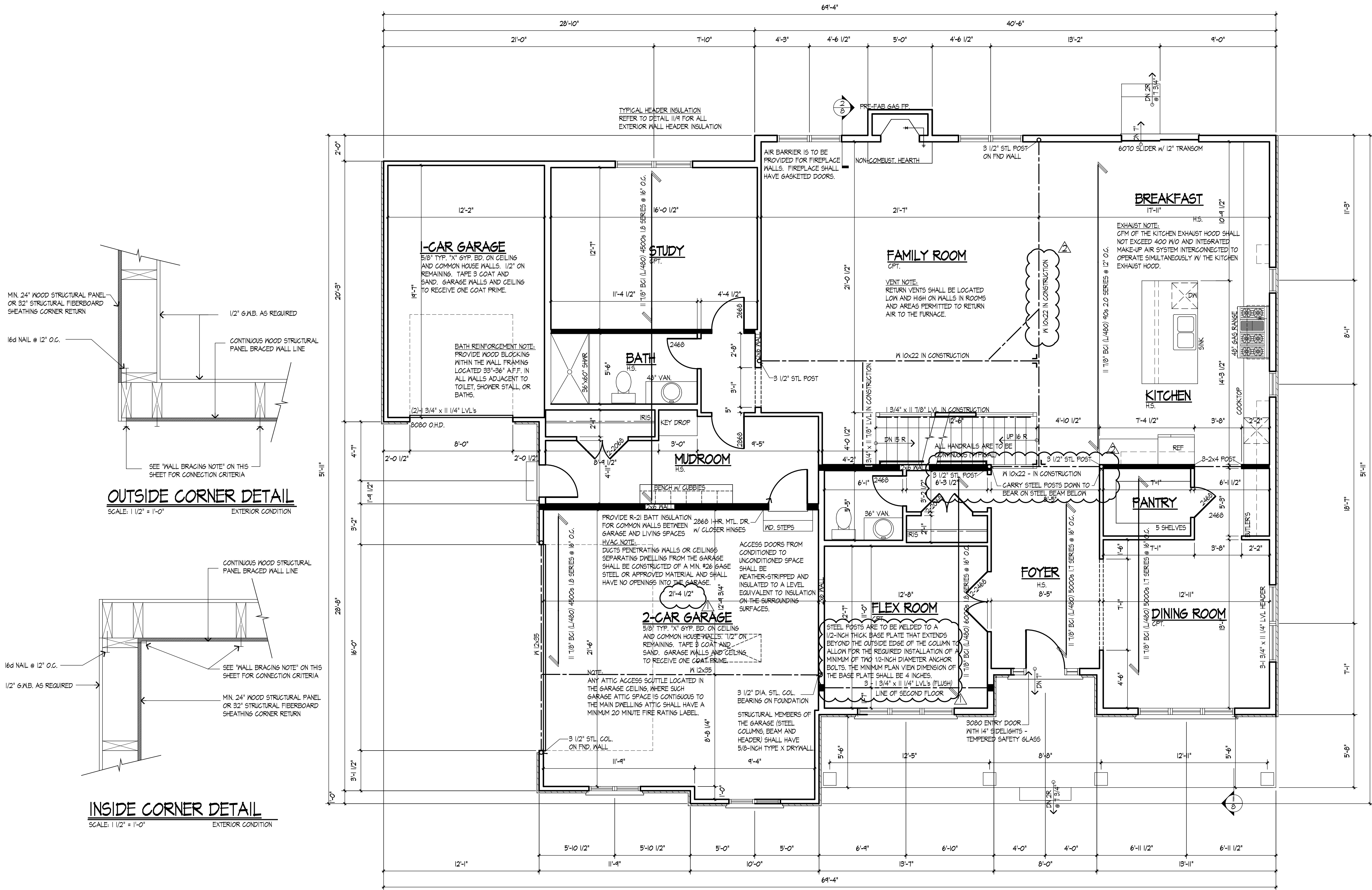
REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore

FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847.421.8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com



FIRST FLOOR PLAN

FIRST FLR. 2160 S.F.
SECOND FLR. 2000 S.F.
TOTAL= 4160 S.F.
GARAGE 731 S.F.

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

DOUBLE ALL JOISTS UNDER
BATHROOMS AND LAUNDRY
EQUIPMENT.

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

PER I.E.C.C. SEC. 402.4.2.1
BLOWER TEST IS REQUIRED

HVAC NOTE:
R-3 INSULATION REQUIRED OUTSIDE
OF BUILDING OR BETWEEN THE DUCT
& EXTERIOR FINISH

LINTEL NOTE:
ALL STEEL LINTELS SHALL HAVE A
LENGTH OF BEARING NOT LESS THAN 4".
PROVIDE DOUBLE WIRE JOINT
REINFORCEMENT EXTENDING 12" BEYOND
EACH SIDE OF OPENING.

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT
EXCEEDING 3 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.

HVAC NOTE:
DUCTS PENETRATING WALLS OR CEILING
SEPARATING DWELLING FROM THE GARAGE
SHALL BE CONSTRUCTED OF A MIN. #26 GAGE
STEEL OR APPROVED MATERIAL AND SHALL
HAVE NO OPENINGS INTO THE GARAGE.

CERTIFICATE NOTE:
A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR
IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER LISTING THE
FOLLOWING:
- PREDOMINANT R-VALUE OF INSULATION INSTALLED IN OR ON
CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL,
CRAWLSPACE WALL, AND/OR FLOOR, DUCTS OUTSIDE CONDITIONED
SPACES.
- U-FACTORS OF FENESTRATION
- RESULTS OF ANY REQUIRED DUCT SYSTEM, AND BUILDING ENVELOPE
AIR LEAKAGE TEST, LIST TYPES AND EFFICIENCIES OF HEATING, COOLING,
AND SERVICE WATER HEATING EQUIPMENT.

HVAC NOTE:
AIR TIGHTNESS TEST REQUIRED WHEN A
PORTION OF THE DUCT IS LOCATED OUTSIDE OF
A CONDITIONED SPACE.

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

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUNS OF
DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2X6 STUDS,
INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN.

FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS
- ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- 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.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
- TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
- 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.
- ALL BALLOON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
- ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT 4 METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS: CONTRACTOR TO VERIFY.
- ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
- PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD ON THE WALLS AND CEILING.
- PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
- PROVIDE 2-2X12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED.
- ALL EXTERIOR 2X DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESURE TREATED UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
- ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2X4X5/16" ANGLES UNLESS OTHERWISE NOTED.

PROVIDE HIGH AND LOW COLD AIR RETURNS IN ALL OCCUPIED SPACES WITH OPERABLE LOUVERS. RETURN AIR SHALL NOT BE TAKEN FROM KITCHENS, LAUNDRY, ROOMS AND BATHROOMS.

HVAC DUCTS SHALL PASS A DUCT TIGHTNESS TEST AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

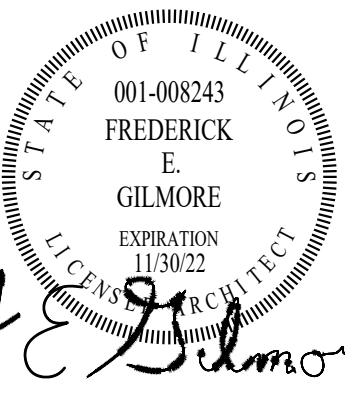
BUILDING SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTION.

WINDOW NOTE:
INSTRUCTIONS MUST BE LEFT ON SITE FOR INSPECTIONS. LEAVE WINDOW STICKERS ON UNTIL U.A. VALUE HAS BEEN VALIDATED BY INSPECTOR AND APPROVED ON ENERGY CERTIFICATE. (TYPICAL)

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.

ILLINOIS ENERGY CONSERVATION NOTES:

- 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.
- INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
- AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
- ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
- NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING DAMPERS AND COMBUSTION AIR.
- SEALINGS - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
- BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLenums.
- MECHANICAL SYSTEM PIPING - 105 DEGREES OR 85 DEGREES INSULATE WITH MINIMUM R-3.
- 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 75% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.



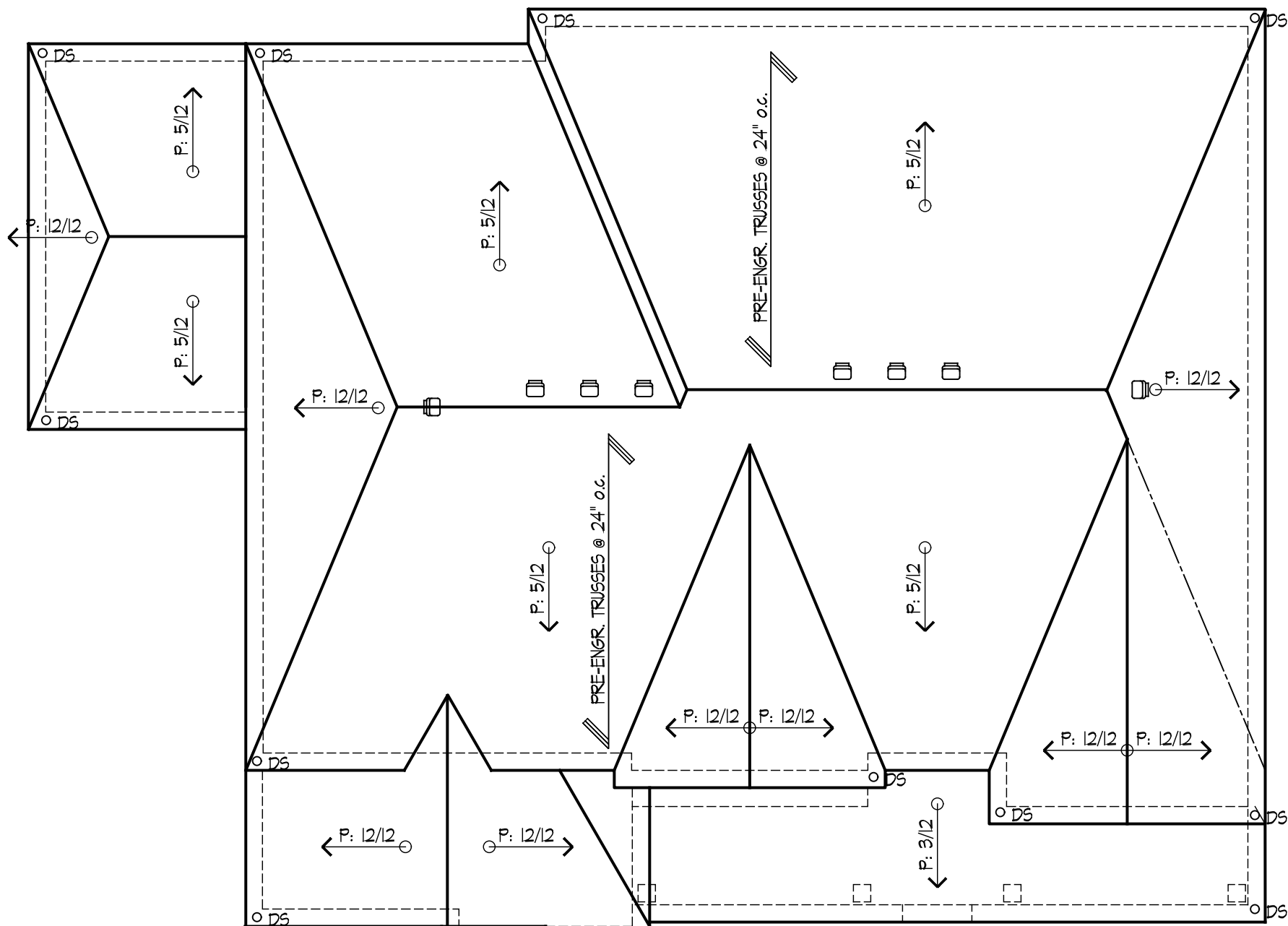
These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
1	VILLAGE REVISIONS	07-18-21
2	FAMILY ROOM STEEL BEAMS	01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

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

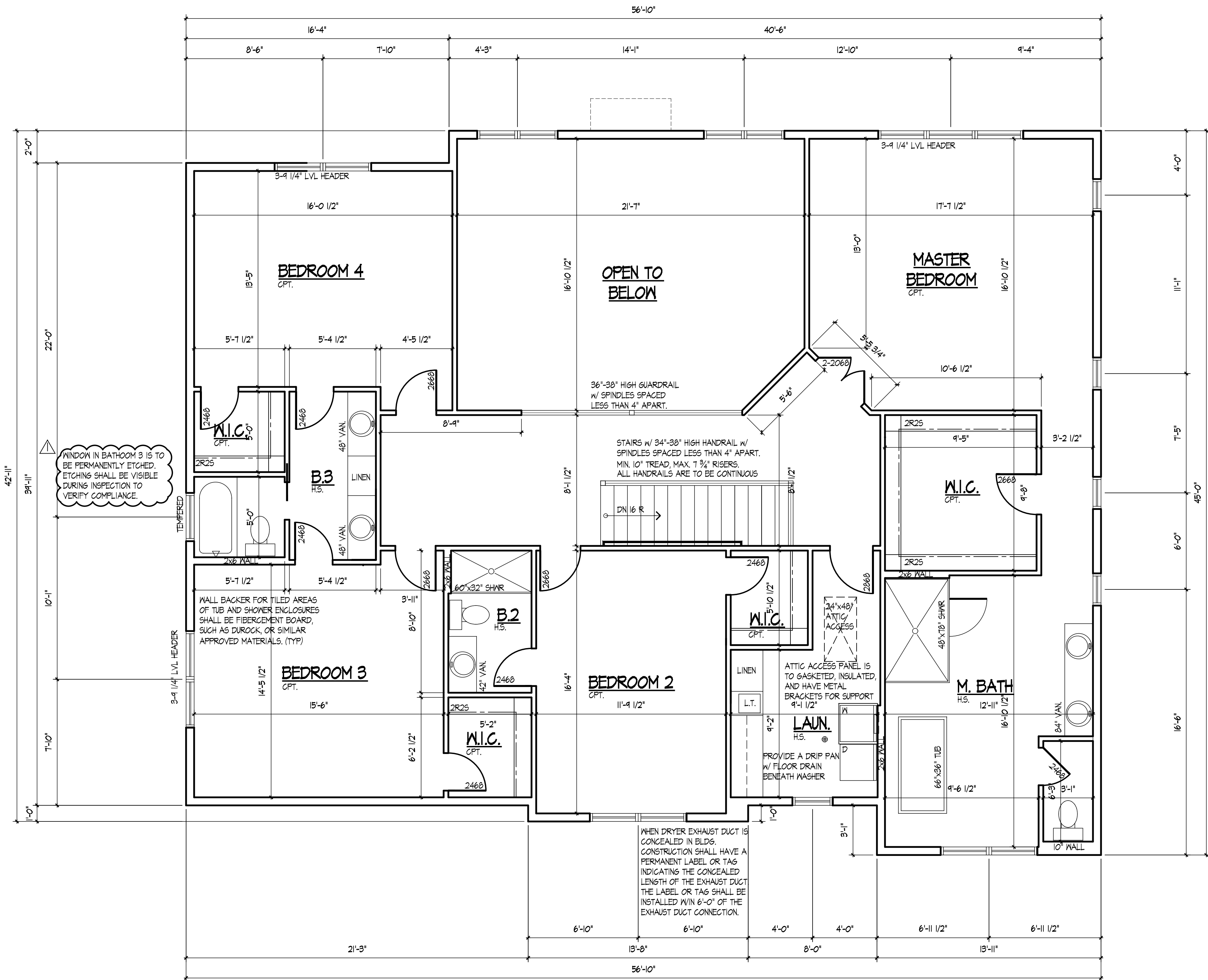


ROOF PLAN

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

TWO STORY HOUSE ROOF
2003 SQ. FT. OF ATTIC AREA TO BE VENTED
2003 X 1/300 = 6.61 SQ. FT. FREE AREA REQUIRED TOTAL
6.61 X 144 = 950.40 SQ. IN. /2 = 490.24
490.24/60 = 8.00 (8 ROOF VENTS REQUIRED)
490.24/24 = 20.01 (21 SOFFIT VENTS REQUIRED)
GARAGE ROOF = FRONT LOAD AREA
201 SQ. FT. OF ATTIC AREA TO BE VENTED
201 X 1/300 = 67 SQ. FT. FREE AREA REQUIRED TOTAL
67 X 144 = 96.48 SQ. IN.
96.48/24 = 4.02 (5 SOFFITS VENT REQUIRED)

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER
LOADS TO EXTERIOR WALLS
NOTE
ALL ROOF OVERHANGS ARE TO BE
1'-0" UNLESS NOTED OTHERWISE
OVERFRAMING
GARAGE ROOF - SINGLE BAY AREA
274 SQ. FT. OF ATTIC AREA TO BE VENTED
274 X 1/300 = .93 SQ. FT. FREE AREA REQUIRED TOTAL
.93 X 144 = 133.92 SQ. IN. /2 = 67.0
67.0/60 = 1.12 (2 ROOF VENTS REQUIRED)
67.0/24 = 2.8 (3 SOFFITS VENT REQUIRED)



SECOND FLOOR PLAN

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

DOUBLE ALL JOISTS UNDER
BATHTUBS AND LAUNDRY
EQUIPMENT.

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

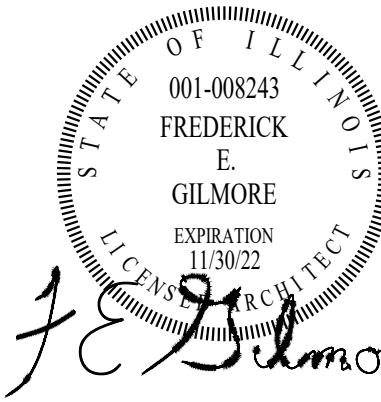
HVAC NOTE:
R-9 INSULATION REQUIRED OUTSIDE
OF BUILDING OR BETWEEN THE DUCT
& EXTERIOR FINISH

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

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUNS OF
DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2X6 STUDS,
INCLUDING THE WALL AT THE BASEMENT BATHROOM ROUGH-IN.

FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS
- ALL INTERIOR NON-LOAD BEARING
WALLS TO BE 2X4 STUD @ 16" O.C.
UNLESS OTHERWISE NOTED.
- ALL UNDIMENSIONED PARTITIONS ARE
3 1/2" ROUGH.
- ALL ANGLED PARTITIONS ARE 45
DEGREES UNLESS OTHERWISE NOTED.
- 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.
- ALL EXTERIOR DIMENSIONS ARE TO
FACE OF SHEATHING UNLESS
OTHERWISE NOTED
- ALL TRUSSES TO BEAR ON EXTERIOR
WALLS AND/OR GIRDER TRUSSES
UNLESS OTHERWISE NOTED.
- TRUSS MFG. TO SIZE MEMBERS,
FASTENERS, HANGERS AND SET
SPACING FOR ALL TRUSSES.
- 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.
- ALL BALCONY FRAMED WALLS TO BE
FIRE STOPPED AT TOP OF SILL AND
BRACED AT MIDSPAN.
- ALL HANDRAIL BALUSTERS TO BE
SPACED SUCH THAT 4" SPHERE CAN
NOT PASS BETWEEN BALUSTERS.
- ALL ELECTRICAL AND MECHANICAL
EQUIPMENT 4' METERS ARE SUBJECT TO
RELOCATION DUE TO FIELD
CONDITIONS. CONTRACTOR TO VERIFY.
- ALL WINDOW HEAD HEIGHTS AT 6'-10
3/4" UNLESS OTHERWISE NOTED
- PROVIDE 1 3/4" SOLID CORE 1 HR
RATED STEEL DOOR AT HOUSE TO
GARAGE DOOR.
- ENCLOSED ACCESSIBLE SPACE UNDER
STAIRS SHALL HAVE 1/2" 6YR BD ON
THE WALLS AND CEILING.
- PROVIDE DOUBLE JOISTS AT
PARALLEL PARTITIONS AND SOLID
BLOCKING AT PERPENDICULAR
PARTITIONS
- PROVIDE 2-2X12 N/1/2" PLY.
HEADERS OVER ALL EXTERIOR
OPENINGS UNLESS OTHERWISE NOTED
- ALL EXTERIOR 2X DECKING JOISTS,
POSTS, STAIRS, HANDRAILS AND
BALUSTERS TO BE PRESSURE TREATED
UNLESS OTHERWISE NOTED
- FOR ADDITIONAL NOTES SEE
SPECIFICATIONS AND SHEET DETAILS.
- ALL WINDOW AND DOOR STEEL
LINTELS ARE TO BE 3 1/2"x4"x5/16"
ANGLES UNLESS OTHERWISE NOTED.



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

REV	DESCRIPTION	DATE
VILLAGE REVISIONS		07-18-21
FAMILY ROOM STEEL BEAMS		01-17-22

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

Gilmore

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

This drawing is copyrighted all rights reserved.

5

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PREVIOUS VACATION OF THE ADJOINING UNIMPROVED MICHIGAN AVENUE AND GILBERT ROAD RIGHT-OF-WAY

WHEREAS, the Mayor and Village Council of the Village of Palatine have previously determined that the public interest will be subserved by vacating the adjoining southern 33 feet of Gilbert Road and northern 3 feet of the Michigan Avenue right-of-way in conjunction with the subdivision of the properties located at 274 and 286 W. Michigan Avenue.

WHEREAS, on March 13, 2017, the Mayor and Village Council approved Ordinance No. O-18-17 Vacating the Adjoining W. Michigan Avenue and Gilbert Road Right-of-Way in conjunction with the previously proposed Carraig Subdivision.

WHEREAS, although the vacation approved per Ordinance No. O-18-17 remains in effect, the Carraig Subdivision was never implemented.

WHEREAS, in conjunction with the proposed Estates at Arcadia Subdivision, which encompasses the same property as the previously proposed Carraig Subdivision (274 and 286 W. Michigan Avenue), this ordinance amends the Village's previous vacation by referencing the Estates at Arcadia Subdivision.

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 the adjoining northern 3 feet of the W. Michigan Avenue right-of-way and the adjoining southern 33 feet of the Gilbert Road, in conjunction with the Estates at Arcadia Subdivision legally described as follows:

The northern 3 feet of Michigan Avenue lying south of and adjoining Lot 2 (except the east $\frac{1}{2}$ thereof) and Lot 3 (except the west $\frac{1}{2}$ thereof) and the south $\frac{1}{2}$ of Gilbert Road lying north and adjoining Lot 2 (except the east $\frac{1}{2}$ thereof) and Lot 3 (except the west $\frac{1}{2}$ thereof) in Arthur T. McIntosh & Co.'s Plum Grove Farms, being a Subdivision of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 22, Township 42 north, range 10 east of the third principal meridian, and all in Cook County, Illinois.

ORDINANCE NO.

Page 2 of 2

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 on Mylar and shall be subject to the following condition:

1. A Plat of Vacation shall be submitted in a manner acceptable to 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 _____, 2024

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

APPROVED by me this _____ day of _____, 2024

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2024

Village Clerk

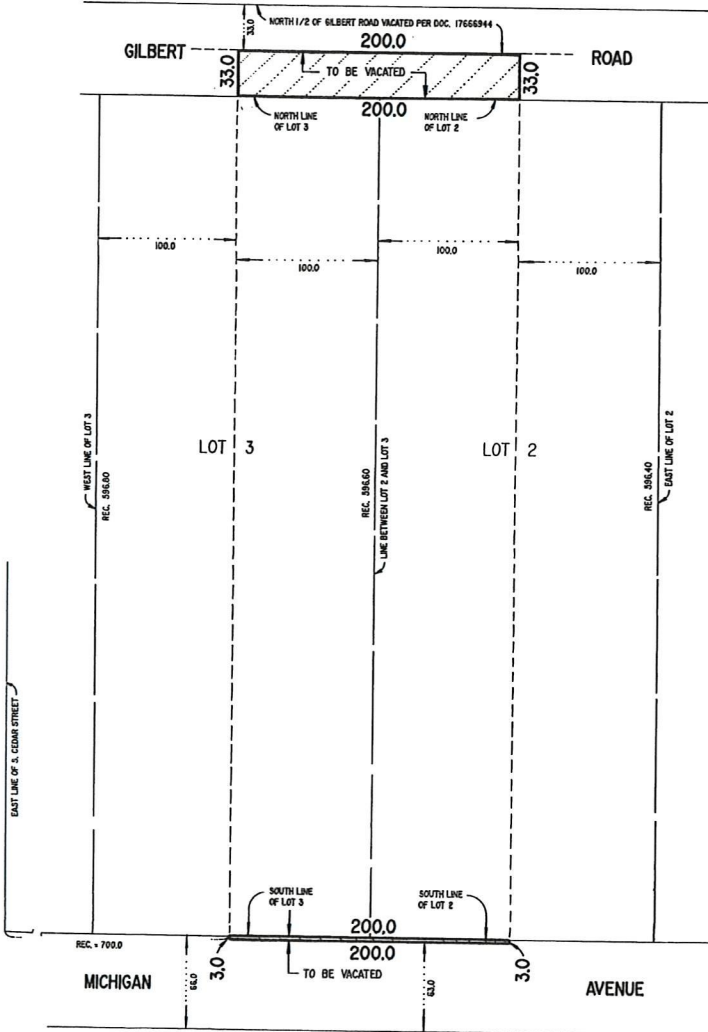
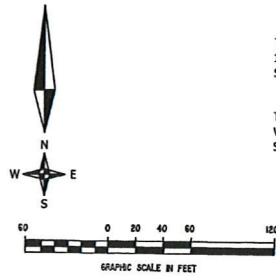
PLAT OF VACATION

OF

THE SOUTH 1/2 OF GILBERT ROAD LYING NORTH OF AND ADJOINING LOT 2 (EXCEPT THE EAST 1/2 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE NORTH 3 FEET OF MICHIGAN AVENUE LYING SOUTH OF AND ADJOINING LOT 2 (EXCEPT THE EAST 1/2 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS AT A MEETING HELD THIS ____ DAY OF ____ A.D. 20__

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS AT A MEETING HELD THIS ____ DAY OF ____ A.D. 20__

MAYOR

VILLAGE CLERK

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS AT A MEETING HELD THIS ____ DAY OF ____ A.D. 20__

VILLAGE ENGINEER

THIS PLAT IS TO BE RECORDED BY THE VILLAGE OF PALATINE, ILLINOIS. UPON RECORDATION RETURN THIS PLAT TO:

CORPORATION COUNSEL
VILLAGE OF PALATINE
200 EAST WOOD STREET
PALATINE, IL 60077



STATE OF ILLINOIS
COUNTY OF COOK

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE PLAT HEREON DRAWN HAS BEEN PREPARED UNDER MY DIRECTION, FROM EXISTING SURVEYS, RECORDS AND INSTRUMENTS OF PUBLIC RECORD FOR THE PURPOSE OF VACATING SAID PREMISES AS PUBLIC RIGHTS OF WAY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREON.

ARLINGTON HEIGHTS, ILLINOIS JANUARY 24, 2017

John M. Henriksen
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2018.

ORDER NUMBER: **160247-V**

SCALE: 1 INCH = 60 FEET

PREPARED BY:
JOHN M. HENRIKSEN
415 E. GOLF ROAD - SUITE 103
ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

RESOLUTION NO. _____

**A RESOLUTION GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL
ESTATES AT ARCADIA SUBDIVISION**

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

WHEREAS, the ESTATES AT ARCADIA SUBDIVISION 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 22, 2024 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 "Estates at Arcadia Subdivision" 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 substantially conform to the Plat of Subdivision and Final Engineering Plans prepared by Spies and Associates, Inc. dated 09/26/24, except as such shall be revised to conform with all Codes and Ordinances and the following conditions.
2. The final engineering plans and EEOPC shall be submitted in a manner acceptable to the Village Engineer.
3. A Public Improvement letter of credit in the amount of \$571,325.75 (or other Village Engineer approved amount based upon any accepted changes to the EEOC) shall be submitted in a manner acceptable to the Village Engineer.
4. Review fees, based upon the finally accepted EEOPC, shall be submitted in a manner acceptable to the Village Engineer.
5. The final Plat of Subdivision and final Plat of Vacation shall be submitted in a manner acceptable to the Village Engineer and submitted on Mylar, along with all required signatures and recording fees in the amount of \$600.
6. A Subdivision Improvement Agreement shall be submitted.

RESOLUTION NO.

Page 2 of 2

7. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

DATED: This _____ day of _____, 2024

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

APPROVED by me this _____ day of _____, 2024

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2024

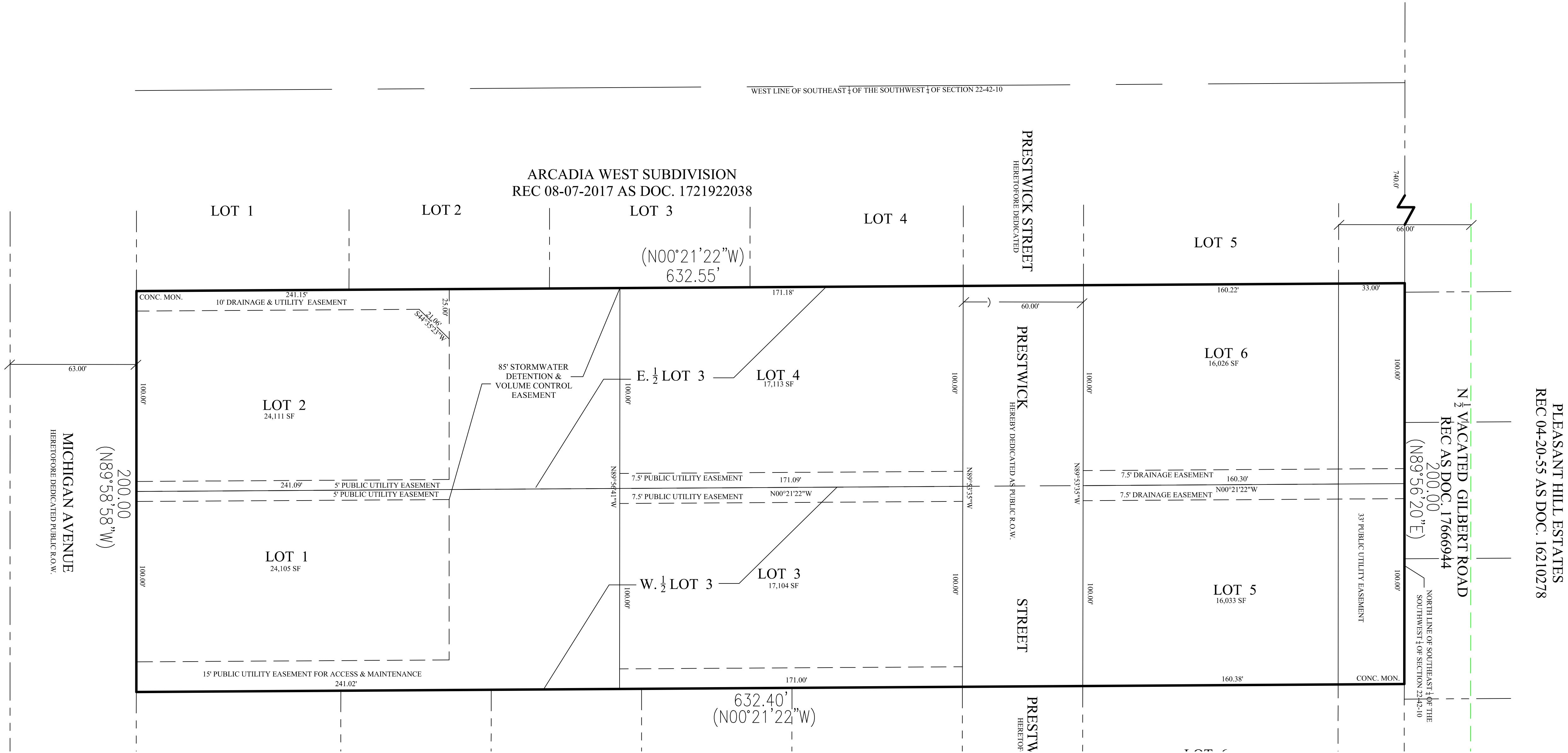
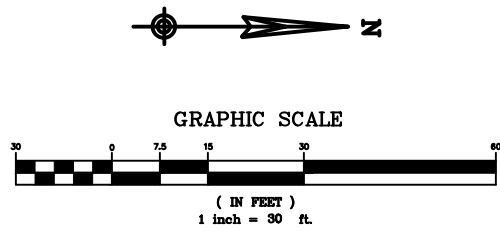
Village Clerk

Attachment: RES PFSUB (274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

FINAL PLAT OF SUBDIVISION OF
ESTATES AT ARCADIA 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

CARRAIG SUBDIVISION, BEING A SUBDIVISION OF LOT 2 (EXCEPT THE EAST 1/4 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. MCINTOSH & CO'S. PLUM GROVE FARMS, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 33.00 FEET OF GILBERT ROAD AS VACATED ON DOCUMENT _____ AND THE NORTH 3.00 FEET OF MICHIGAN AVE AS VACATED ON DOCUMENT _____, ALL IN COOK COUNTY, ILLINOIS,



PLEASANT HILL ESTATES
REC 04-20-55 AS DOC. 16210278

N 1/2 VACATED GILBERT ROAD
REC AS DOC. 17669944

200.00
(N89°56'20"E)

NORTH LINE OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22-42-10

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
DESIGNED BY:	TJS
CHECKED BY:	TJS

JOB NO.	5378
SCALE:	1"=30'
DATE:	09-26-24

PLAT OF SUBDIVISION
ESTATES AT ARCADIA

SHEET NO.
1
OF 2 SHEETS

FINAL PLAT OF SUBDIVISION OF ESTATES AT ARCADIA 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

CARRAG SUBDIVISION, BEING A SUBDIVISION OF LOT 2 (EXCEPT THE EAST 1/2 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. MCINTOSH & CO'S, PLUM GROVE FARMS, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 33.00 FEET OF GILBERT ROAD AS VACATED ON DOCUMENT _____ AND THE NORTH 3.00 FEET OF MICHIGAN AVE AS VACATED ON DOCUMENT _____, ALL IN COOK COUNTY, ILLINOIS,

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

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

ELECTRIC AND TELEPHONE

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

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 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 OR ON GRANTEE'S 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:

02-22-406-020-0000

02-22-406-025-0000

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 and other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantee's facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

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

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

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

School Districts:

Elementary School District # _____

High School District # _____

Send the tax bill to :

(NAME) _____

(ADDRESS) _____

NOTARY CERTIFICATE

State of Illinois)

County of Cook) S.S.

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

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

Notary Public

My commission expires on _____

OWNER'S CERTIFICATE

State of Illinois)

County of Cook) S.S.

This is to certify that _____ are the owners of the property described hereon and that they have caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title 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, watermain, 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 09-01-24

Illinois Professional Engineer #62-42874



PLAN COMMISSION

State of Illinois)

County of Cook) S.S.

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

Signed:

Chairman

Attest:

Secretary

VILLAGE COLLECTOR

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

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

By:

Village Collector

VILLAGE COUNCIL

State of Illinois)

County of Cook) S.S.

Approved by the Village Council of the Village of Palatine, Cook County, Illinois, this ____ day of _____, A.D., ____.

Signed:

Mayor

Attest:

Clerk

SURVEYOR'S CERTIFICATE

State of Illinois)

County of Cook) S.S.

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

LOT 2 (EXCEPT THE EAST 1/2 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. MCINTOSH & CO'S, PLUM GROVE FARMS, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 33.00 FEET OF GILBERT ROAD AS VACATED ON DOCUMENT _____ AND THE NORTH 3.00 FEET OF MICHIGAN AVE AS VACATED ON DOCUMENT _____, ALL IN COOK COUNTY, ILLINOIS,

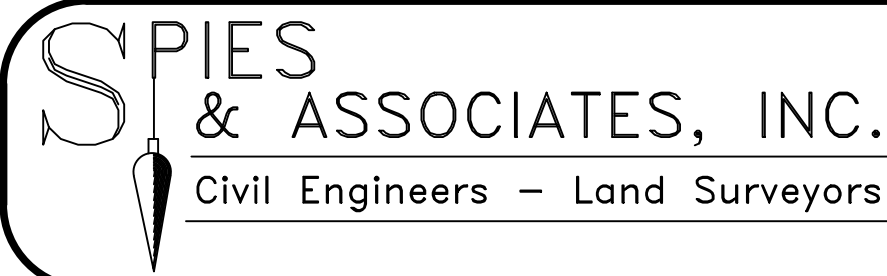
I also certify that the land included by said survey falls within the corporate limits of the Village of Palatine, Illinois.

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

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

Arlington Heights, Illinois, this 26th day of September, A.D., 2024

I.L.S. No. 35-3735



534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY: TJS

JOB NO. 5378

DESIGNED BY: TJS

SCALE:

CHECKED BY: TJS

DATE: 09-26-24

PLAT OF SUBDIVISION
ESTATES AT ARCADIA

SHEET NO.

2

OF 2 SHEETS

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 10/22/24 07:00 PM

STAFF REPORT (ID # 9383)

274 and 286 W. Michigan Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg - Director of Planning and Zoning

PETITIONER: Greg Rose- GWR Enterprises, Inc.

PLAN NUMBER: **FPD-000132-2024 - Estates at Arcadia**

BACKGROUND:

The Subject Property includes two now vacant lots located on W. Michigan Avenue, between two established Subdivisions- Arcadia and Arcadia West. The property is zoned Planned Development and was previously approved on two separate occasions (2017 and 2022) for a 6-lot single-family residential subdivision. Ultimately, the Planned Development did not meet the conditional requirements and was not effectuated. Nevertheless, the property maintains a Planned Development zoning designation, in the absence of an active Planned Development. Therefore, the Petitioner is requesting a the following:

- a) Preliminary and Final Plat of Subdivision (Estates at Arcadia - 6-lot single-family residential lots);
- b) Preliminary and Final Planned Development; and
- c) Vacation of the southern 33 feet of W. Gilbert Avenue.

Surrounding Zoning/Uses:

North:	R-2 single-family residential; Unit No. 1 - Pleasant Hills Subdivision
South:	R-1 single-family residential; Arthur T. McIntosh and Company's Plum Grove Farms
East:	Planned Development - Arcadia Subdivision
West:	Planned Development - Arcadia West

KEY ISSUES:

Zoning and Development History

- The previously approved Planned Developments all contemplated 6 single-family residential lots, with 4 of the lots connecting through Arcadia and Arcadia West Subdivisions along the extension of Prestwick Street and the southernmost lots

- (Lots 1 and 2) with frontage access from W. Michigan Avenue.
- The previous approvals for these 6-lots aligned with the R-1B Zoning District, which was a recommended condition of the Michigan Avenue Sub Area Plan to provide a transition from the smaller lots to the north and the larger R-1 lots to the south along W. Michigan Avenue.
 - Prior to the submission or review of Arcadia, Arcadia West, or the Subject Subdivisions, all of these properties were reviewed through a Sub Area Plan (Michigan Avenue Sub Area Plan). The plan delineated and outlined the single-family residential subdivision recommendations and development of the 15 acre area. The Sub Area Plan was adopted by the Village Council in 2007, as an amendment to the Comprehensive Plan.
 - Arcadia Subdivision (14-lots) was approved in 2012 and Arcadia West (12-lots) was approved in 2016. The Subject Property was initially approved in 2017 and reinstated in 2022, after its initial expiration. Although the Subject Property maintains a Planned Development zoning designation, subject to the R-1B zoning classification standards, the reinstatement was not effectuated and the approved Plat of Subdivision was never completed.
 - The Petitioner has applied for a new Planned Development and Plat of Subdivision, and Vacation of W. Gilbert Road, which follows the underlying zoning and R-1B requirements.
 - The following summarizes the proposed subdivision and lot standards:

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Lot width (R-1B)	100 feet (85feet)	100 feet (85 feet)	100 feet (85 feet)	100 feet (85 feet)	100 feet (85 feet)	100 feet (85 feet)
Lot depth (min.)	241.02 feet (110 feet)	241.09 feet (110 feet)	171.00 feet (110 feet)	171.18 feet (110 feet)	160.38 feet (110 feet)	160.22 feet (110 feet)
Area (R-2)	24,105 SF (14,000 SF)	24,111 SF (14,000 SF)	17,104 SF (14,000 SF)	17,113 SF (14,000 SF)	16,033 SF (14,000 SF)	16,026 SF (14,000 SF)

- The proposed lots comply with the R-1B setbacks, lot width, and lot area requirements, including, as noted on the engineering plans, the minimum and required side yard setback requirements (10 feet minimum and a total of 25 feet - R-1B requirements).

Engineering and Architecture:

- The engineering plans, which were conditionally recommended by the Village Engineer, provide stormwater detention and volume control, through a basin and easement area on the northern portions of Lots 1 and 2. The stormwater is captured in the basin and then discharged through a restrictor northward into the storm sewer, with ultimate controlled outfall into the creek system. The base of the detention pond has an elevation of 729.7, with the highwater line of 733.5.
- Prestwick Street would be completed to Village Standards, including the surrounding sidewalk system and dedication of the ROW. A maintenance and access easement to the detention basin is provided through a 15-foot public utility easement from W. Michigan Avenue (turfstone or equal material, which is comparable to the maintenance access easement for Arcadia Subdivision). As required, parkway trees would be installed along both W. Michigan Avenue and Prestwick Street.
- The proposed architectural plans contemplate several combination options of LP siding, stone and brick veneers, and the proposed homes provide 3-car garages.
- As a recommended condition of the Michigan Avenue Sub Area Plan and in completion of the W. Gilbert Road vacations, which began with Arcadia and Arcadia West Subdivisions, the proposed Plat of Subdivision also vacates the remaining southern 33 feet of the unimproved W. Gilbert Road ROW.

STAFF RECOMMENDATION:

On several occasions, the Subject property was reviewed and approved for a 6-lot subdivision and currently maintains a Planned Development zoning designation. The proposed 6-lot subdivision completes the recommendations of the Sub Area Plan and also links the Subject Property with Arcadia and Arcadia West Subdivisions, in compliance with the previously approved Planned Developments. All 6 lots also comply with the R-1B zoning district requirements and bulk standards.

Therefore, Staff recommends approval of the proposed Preliminary and Final Plat of Subdivision, Preliminary and Final Planned Development, and Plat of Vacation, subject to the following conditions:

- 1. The development shall substantially conform to the engineering plans prepared by Spies and Associates Inc. dated 09/26/24, except as such plans may be changed to conform to Village Codes and Regulations.**

2. All future residences shall follow the Village's R-1B zoning district standards.
3. Within the Subject Property, no privacy fencing shall be permitted abutting the detention basin or the access easement to the detention basin. All fencing shall be of an open wrought iron style fencing in these areas.
4. If required by the Village, a Homeowners Association shall be created for the maintenance of the detention area and the access easement. It shall include conditions related to the fencing restrictions outlined in condition number 3 of this ordinance and maintenance of the landscape plan attached to the engineering plans. It shall also include a requirement to perform a maintenance inspection for the detention outlot the earlier of every 5 years or at an interval required by MWRD. The HOA Declarations must be approved by the Village Attorney prior to the recording of the Plat of Subdivision or the issuance of any permits.
5. The final engineering plans and plat of subdivision and plat of vacation shall be revised in a manner acceptable to the Village Engineer and submitted on Mylar, with recording fees in the amount of \$500, shall be submitted.
6. A Planned Development letter of credit in amount of \$60,000 (\$10,000 per lot, per Article 14 of the Zoning Ordinance) shall be submitted.
7. A Public Improvement letter of credit in the amount of \$571,325.75 (or other Village Engineer approved amount based upon any accepted changes to the EEOC) shall be submitted in a manner acceptable to the Village Engineer.
8. Review fees, based upon the finally accepted EEOC, shall be submitted in a manner acceptable to the Village Engineer shall be submitted.
9. A construction traffic management plan shall be submitted in a manner acceptable to the Directors of Public Works and Planning and Zoning. This traffic management plan shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, prior to the completion of Prestwick Street. A component of this plan shall also include an initial notification, by standard mail, to the residents on the south side of W. Michigan Avenue (263, 271, 285, 301, 325, 335, 351, and 357) once the initially proposed site development schedule is known.
10. All extra agency permits shall be submitted, in a manner acceptable to the

Village Engineer.

ATTACHMENTS:

- Aerial Map
- EXHIBIT - Estates at Arcadia Plat of Subdivision_v1 (1)
- EXHIBIT - Estates at Arcadia Engineering_v1Origin
- Architectural plans example - PERMIT - rev7
- Architectural plans example - PERMIT - rev8
- Architectural plans example - Edwards 267
- Architerctural plans example - 356
- Previous Planned Development approval (2022)
- Public Notice

GIS Consortium

274 and 286 W. Michigan Avenue



0 300 600 ft

Print Date: 10/2/2024

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

Legend

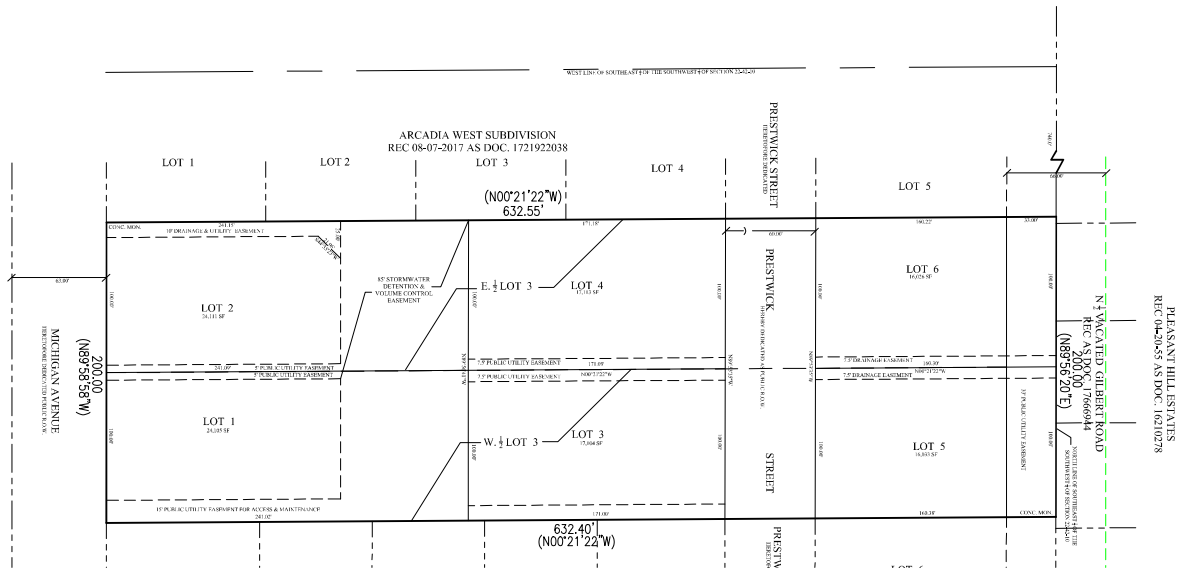
Notes

Packet Pg.

FINAL PLAT OF SUBDIVISION OF ESTATES AT ARCADIA SUBDIVISION

MORRISON SURVEYING CO., INC.
804 Brentford Rd. Unit A Morris, Illinois 60440 (office)
P.O. Box 803, Morris, Illinois 60440 (mailing)
Ph. 815-948-0900 Fax 815-941-0909

CARRIAGE SUBDIVISION BEING A SUBDIVISION OF LOT 2 (EXCEPT THE EAST 1/2 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. MONTGOMERY & CO.'S PLUM GROVE FARM, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 33.00 FEET OF GILBERT ROAD AS VACATED ON DOCUMENT _____ AND THE NORTH 3.00 FEET OF MICHIGAN AVE AS VACATED ON DOCUMENT _____ ALL IN COOK COUNTY, ILLINOIS.



SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

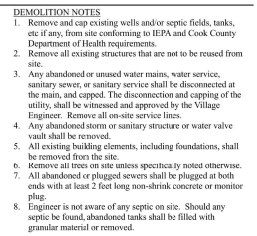
REVISIONS	

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE: 1"=30'
CHECKED BY: TJS	DATE: 09-26-24

PLAT OF SUBDIVISION
ESTATES AT ARCADIA

SHEET NO.
1
OF 2 SHEETS

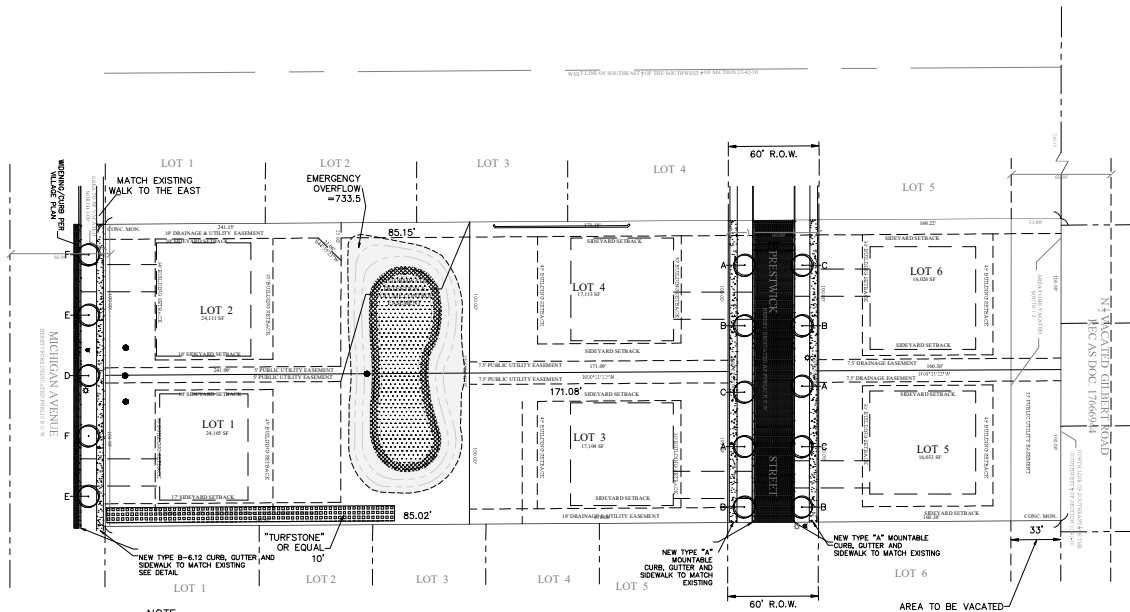
SPiES & ASSOCIATES, INC. 534 WEST CAMPUS DRIVE ARLINGTON HEIGHTS, ILLINOIS 60004 PH 847.577.8808 FAX 847.577.0229 Civil Engineers — Land Surveyors	REVISIONS _____ _____ _____ _____	DRAWN BY: TJS DESIGNED BY: TJS CHECKED BY: TJS	JOB NO. 5378 SCALE: DATE: 08-26-24	MWRD GENERAL NOTES ESTATES AT ARCADIA	SHEET NO. 3 OF 16 SHEETS
---	---	--	--	--	---------------------------------------



 EXISTING OLD PAVEMENT TO BE REMOVED

 TREE/FENCE REMOVAL

SHEET NO.
4
OF 16 SHEETS



- PAVING NOTES**
- Contractor shall review geotechnical information as listed on the cover page.
 - All dimensions are to back of curb, or edge of pavement, unless otherwise noted.
 - Pavement design shall conform to the Village of Palatine Code of Ordinances-Appendix B - Subdivisions, 8.03, Street Pavement Standards.
 - All joints made with existing pavement, walk or curb and gutter are to be saw-cut full depth.
 - The minimum structural number for all pavement designs shall be 3.5.
 - The pavement section design indicated are minimum values only based on Village of Palatine code requirements. The pavement section design and subgrade preparation is subject to the review / approval of the project's Structural Engineer and / or the project's Structural Engineer.
 - Asphalt paving shall be installed in two lifts. The first lift to be placed as soon as possible to facilitate placement. The second lift shall be placed ten days to one week prior to substantial completion of building. Cutting and or patching of asphalt is not acceptable.
 - Portland cement concrete shall be designed for a minimum twenty-eight (28) day compressive strength of 3,500 PSI.
 - Curb transitions from depressed to full height shall be 2" minimum and shall be parallel to walk where walk is adjacent to curb.
 - Pavement sections to be as follows:
 - 1-1/2" bituminous surface course, Superpave, Mix C, N50
 - 2-1/2" bituminous binder course, IL-19, 850
 - 1 1/2" CA-6 base course, Grade 8 or 9
 - Sidewalks are shown for representative purposes only. Sidewalks for all lots to be completed during development, respectively.
 - Curb at Preswick Street shall be Type "A" mountable curb. Curb at Michigan Avenue shall be Type "B6-12."
 - Protect existing of-site areas, including fencing.
 - Provide street name signs per Village requirements. Provide shop drawings to Village for approval prior to installation.
 - Direct buried cables placed under pavement shall be sleeved.
 - All signs including installation shall comply with the MUTCD standards.
 - See Plan for other general Site Easement information and requirements.
 - Provide appropriate trees required by the village. Trees are to be placed every 40 feet, adjust and coordinate final locations with actual driveways.
 - Parkway is to be replaced with sod and 6" topsoil.
 - Trees and shrubs are shown for informational purposes only. Contractor/Owner shall provide all shown trees and be responsible for all planting needs.

- LEGEND**
- PROPOSED CONCRETE WALK (4" THICK)
 - PROPOSED BITUMINOUS PAVEMENT-HEAVY DUTY -SEE DETAIL 8/PH1 13
 - "TURFSTONE" OR EQUAL -SEE DETAIL 3/PH1 12
 - VOLUME CONTROL AREA -EMERGENCY USE PLANTING -SEE DETAIL 2/PH1 12
 - EMERGENCY SEEDING -SEE DETAIL 2/PH1 12
 - SEE DETAIL 2/PH1 12
 - DEPRESSED CURB
- STREET TREE KEY**
- A = 2-1/2" DIAMETER TREE MAPLE
 - B = 2-1/2" DIAMETER TREE LINDEN
 - C = 2-1/2" DIAMETER TREE MAPLE
 - D = 2-1/2" DIAMETER TREE MAPLE
 - E = 2-1/2" DIAMETER TREE MAPLE
 - F = 2-1/2" DIAMETER TREE MAPLE
 - G = 2-1/2" DIAMETER TREE MAPLE
 - H = 2-1/2" DIAMETER TREE MAPLE
 - I = 2-1/2" DIAMETER TREE MAPLE
 - J = 2-1/2" DIAMETER TREE MAPLE
 - K = 2-1/2" DIAMETER TREE MAPLE
 - L = 2-1/2" DIAMETER TREE MAPLE
 - M = 2-1/2" DIAMETER TREE MAPLE
 - N = 2-1/2" DIAMETER TREE MAPLE
 - O = 2-1/2" DIAMETER TREE MAPLE
 - P = 2-1/2" DIAMETER TREE MAPLE
 - Q = 2-1/2" DIAMETER TREE MAPLE
 - R = 2-1/2" DIAMETER TREE MAPLE
 - S = 2-1/2" DIAMETER TREE MAPLE
 - T = 2-1/2" DIAMETER TREE MAPLE
 - U = 2-1/2" DIAMETER TREE MAPLE
 - V = 2-1/2" DIAMETER TREE MAPLE
 - W = 2-1/2" DIAMETER TREE MAPLE
 - X = 2-1/2" DIAMETER TREE MAPLE
 - Y = 2-1/2" DIAMETER TREE MAPLE
 - Z = 2-1/2" DIAMETER TREE MAPLE

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. 5378

DESIGNED BY: TJS

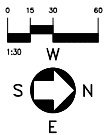
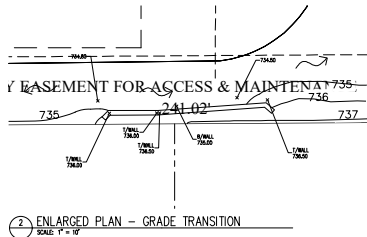
SCALE: 1"=30'

CHECKED BY: TJS

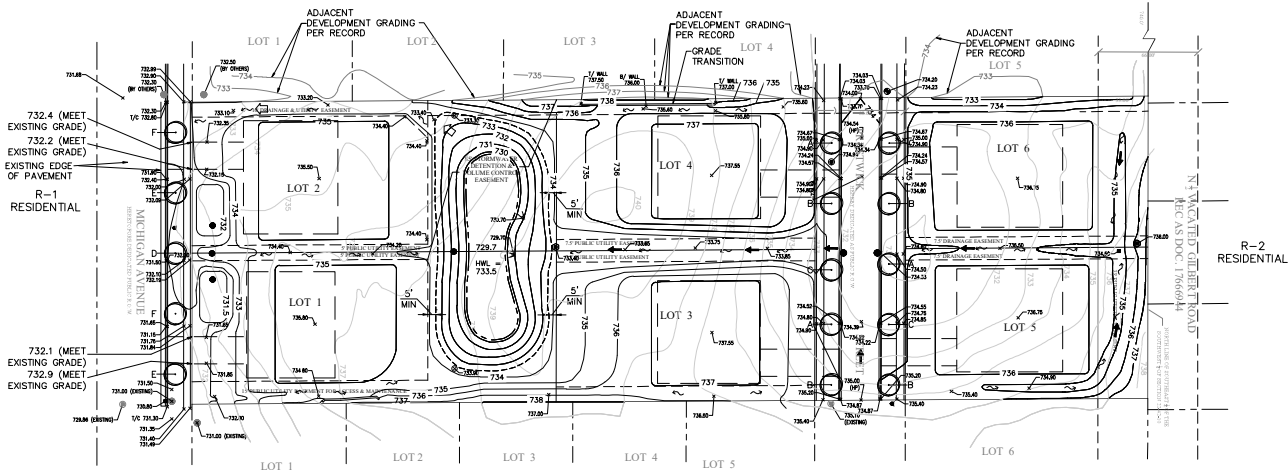
DATE: 09-26-24

PAVING PLAN
ESTATES AT ARCADIA

SHEET NO.
5
OF 16 SHEETS



- GRADING NOTES**
1. Contractor shall review geotechnical information on the cover page.
 2. Embankment material within roadway, driveway, areas, and other structural clay fill areas shall be compacted to a minimum of ninety-five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Method), or to such other density as may be determined appropriate by the Soils Engineer. Embankment at building pads and other structural fill areas shall be compacted to a minimum of ninety-five percent (95%) maximum density in accordance with ASTM D-1557 (Modified Proctor Method) or to such other density as may be determined appropriate by the Soils Engineer.
 3. Fill material used must be compacted to at least 95% of standard laboratory maximum dry density (maximum density) according to ASTM Standard D-698. Fill be two-grained soils of low permeability, such as classified as CL, CH, SC, or ML according to ASTM D-2487, Classification of Soils for Engineering Purposes. See Table 1004.2 in the 2003 International Building Code (IBC) for description of these soil types.
 4. Granular backfill placed underneath all paved areas compacted in lifts not exceeding 6" and compacted modified proctor.
 5. Storm structure rim elevation at curbs refer to flow elevation.
 6. Final grading shall match existing grades at all points unless approved otherwise by and with Village ID Sheet C3.0A.
 7. Engineer is to be advised of any staked dimensions from the reference design dimensions by more than 10%.
 8. Contractor shall maintain overall drainage pattern and shall advise engineer in event of any potential. Coordinate final individual lot grading with final designs for each lot. Grading shown is intended to individual and overall site perimeter and drainage.
 11. Provide grading for positive drainage with in built.



LOT	BASIC TOP OF FOUNDATION
1	735.8
2	735.5
3	737.55
4	737.55
5	736.75
6	736.75

NOTE:
ADJUST DRIVEWAYS AS
REQUIRED TO MEET
FUTURE BUILDING AND
GARAGE ARCHITECTURAL
DESIGN

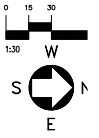
SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

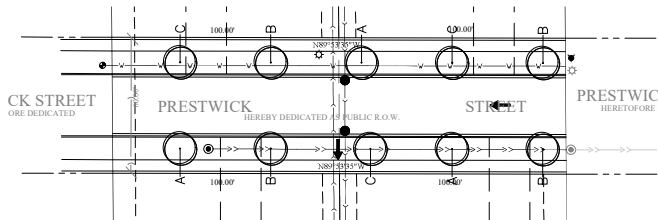
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS
JOB NO. 5378
SCALE: 1"=30'
DATE: 09-26-24

GRADING PLAN
ESTATES AT ARCADIA

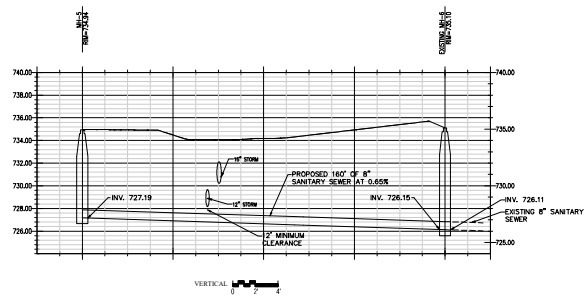
SHEET NO.
6
OF 16 SHEETS

[illegible]

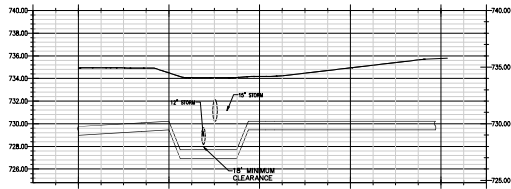
SHEET NO.
7
OF 16 SHEETS



1 PLAN - UTILITY - PRESTWICK STREET



VERTICAL



5 PROFILE - WATER - PRESTWICK STREET

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY: TJS

JOB NO. 5378

DESIGNED BY: TJS

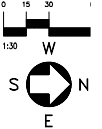
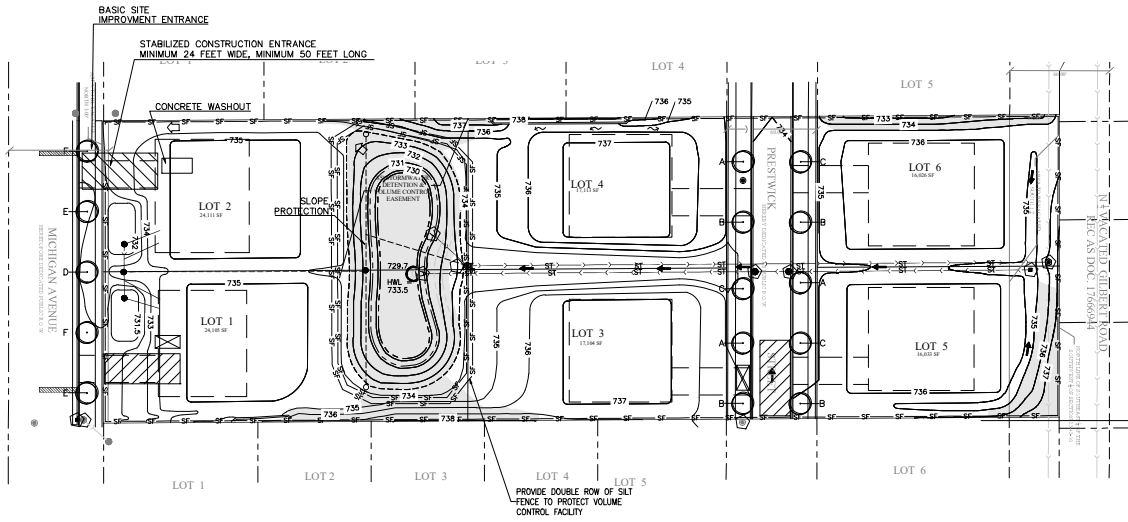
SCALE: 1"=20'

CHECKED BY: TJS

DATE: 09-26-24

WATERMAIN/SANITARY SEWER PROFILE
ESTATES AT ARCADIA

SHEET NO.
8
OF 16 SHEETS



- LEGEND**
- INLET PROTECTION
 - SILT FENCE
 - STORM SEWER
 - SLOPE PROTECTION
 - CULVERT INVERT PROTECTION
 - PROPOSED ENTRANCE/EXIT CONTROL (STABILIZED CONSTRUCTION ENTRANCE)
 - CONCRETE WASHOUT

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. 5378
DESIGNED BY: TJS	SCALE: 1"=30'
CHECKED BY: TJS	DATE: 09-26-24

**EROSION CONTROL
ESTATES AT ARCADIA**

SHEET NO.
9
OF 16 SHEETS

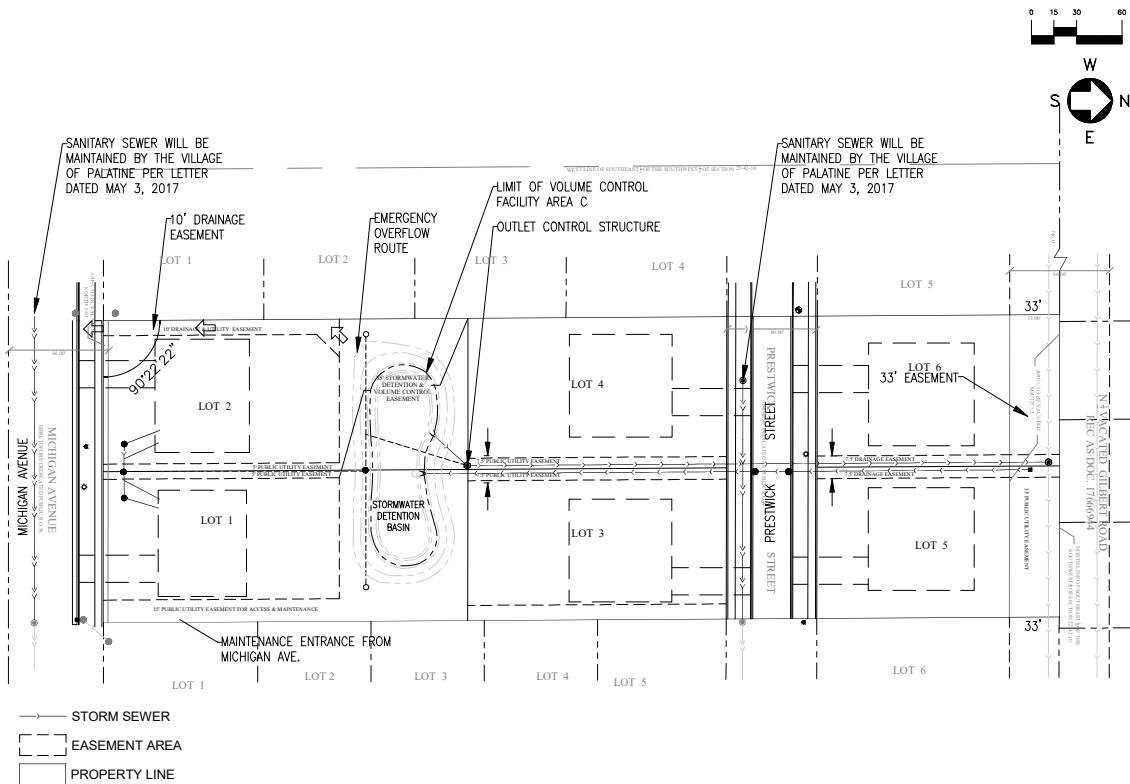


EXHIBIT R

CARRAIG SUBDIVISION
274 AND 286 W. MICHIGAN AVENUE
VILLAGE OF PALATINE, COOK COUNTY, 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	

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE: 1"=30'
CHECKED BY: TJS	DATE: 09-26-24

PROJECT SITE SUMMARY
PROPERTY LEGAL DESCRIPTION: SECTION 22, TOWNSHIP 42N, RANGE 10E
PROPERTY ADDRESS: 274 AND 286 W. MICHIGAN AVENUE, PALATINE, IL. 60067
PROPERTY INDEX NUMBER(S): 02-22-406-020 AND 02-22-406-025
TOTAL CONTIGUOUS OWNERSHIP: 2.89 ACRES
PROJECT AREA: 2.89 ACRES

STORMWATER/FLOODPLAIN SUMMARY	
VOLUME CONTROL	
REQUIRED (AC-FT)	PROVIDED (AC-FT)
0.067	0.10

EXHIBIT R
ESTATES AT ARCADIA

SHEET NO.
10
OF 16 SHEETS

MAINTENANCE PLAN FOR CARRAIG SUBDI

- The Owner of the Carraig Subdivision, with facilities as shown on this exhibit shall assume responsibility for the following perpetual maintenance activities:
- General**
 - Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
 - Litter and debris shall be controlled.
 - Landscape areas shall be maintained with regular mowing and appropriate seeding/vegetation as necessary.
 - Accumulated sediment shall be disposed of properly, along with generated during maintenance operations.
 - Ramp areas shall be repaired with the addition of new riprap, as necessary and in-kind.
 - Roads shall be swept, vacuumed and/or washed on a regular basis.
 - Stormwater Management Facilities** All components of the stormwater facilities shall be checked monthly between March and November and as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the detention facility shall also be maintained. Inspections for the following should be conducted monthly between March and November:
 - Slope/Stops/Embankment/Emergency Overflow Structure
 - Inspect embankments for settlement and erosion
 - Remove woody growth from the embankment
 - Any breaks, hire Registered Professional Engineer for design resolution
 - Seed and soil any eroded areas
 - Signs of piping (bulging) or seepage, repair
 - Stabilize emergency overflow structure if erosion observed
 - Remove obstructions blocking emergency overflow pathway
 - Vegetated Areas**
 - Regular mowing to control vegetation, no cutting of native vegetation
 - Need for planting, reseeding or sodding. Supplement alternative native to significant portion has not established (50% of the surface area). If alternative grass species of original grass cover has not successfully established
 - Evidence of grazing, motorbikes or other vehicles, repair
 - Check for invasive vegetation, remove where possible
 - All vegetation must be maintained per the approved planting plan
 - Outlet Control Structure**
 - Inspect restrictor and remove debris if clogged or discharge reduced
 - Remove accumulated sediment at outlet
 - Scour and erosion at outlet, repair and reseed
 - Any ice damage to outlet of pipe, repair if necessary
 - Condition of trash racks, remove debris
 - Outlet channel conditions downstream
 - Access for Maintenance Equipment**
 - Remove any obstructions placed in maintenance easements
 - Safety Features**
 - Access controls to hazardous areas
 - Fences
 - Loose or damaged posts
 - Loose or broken wires
 - Condition of gates
 - Signs
 - Detention Volume**
 - Inspect all stormwater detention facilities to ensure that the structure is maintained. No sediment, trash, or other dumping into the be allowed. Specific locations in the stormwater management system, accumulated sediment shall be dredged as necessary to prevent seepage reaching the invert of any gravity outlet pipe.
 - Volume Control Facility**
 - Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
 - Facility shall be inspected visually using the monitoring well to verify if functioning properly.
 - Appropriate riprap age shall be replaced if damaged or illegible.
 - Stormwater Collection System**
 - The Owner shall perform monthly inspections of all components of the collection system. The monthly inspection shall occur between March and November in the following specific areas of concern:
 - Storm Inlets/Manholes
 - Remove accumulated leaves and other debris from grates
 - Reed covers/lids on as-needed basis
 - Remove accumulated sediment from manhole bottom when 50% of depth is covered
 - Overland Flow Routes (Chutes/Slopes)
 - Annual visual inspections shall be performed that verify the design and overland flow routes is maintained. The slope and cross-sectional ditch/slope shall be verified during this inspection.
 - Remove any obstructions that have been placed in the drainage path
 - Seed and soil any eroded areas
 - Reinstall riprap as necessary
 - Regrade to provide positive drainage as necessary
 - Vegetated Areas**
 - Need for planting, reseeding, or sodding. Supplement alternative native to significant portion has not established (50% of the surface area) (growing season). Re-seed with alternative native grass species if original has not successfully established
 - Evidence of grazing, motorbikes, or other vehicles, repair
 - Check for invasive vegetation, remove where possible
 - Regular mowing to control vegetation, it is recommended that native remain uncut.
 - Dead or damaged non-native grassy areas - repair with seeding with native grass seed
 - Compensatory storage area shall be reseeded with appropriate vegetation to the approved planting plan
 - Qualified Sewer Construction**
 - Perform manhole inspections once every five years, make repairs as needed
 - Perform sewer inspections once every five years, make repairs as needed
 - Perform regular cleaning so that each sewer segment is cleaned once every five years
 - Remove any obstructions placed in maintenance easements that impede maintenance equipment access.



SHEET NO.
11
OF 16 SHEETS

3 TURFSTONE
SCALE: N.T.S.
NOTE: "TURFSTONE" OR APPROVED EQUAL

2 POND SECTION
SCALE: N.T.S.

4 STREET LIGHTING
SCALE: N.T.S.

5 FIRE HYDRANT
SCALE: N.T.S.

6 VALVE VAULT
SCALE: N.T.S.

7 STANDARD MANHOLE
SCALE: N.T.S.

SEE SHEET C4.0 FOR GRATE SIZE
8 STANDARD CATCHBASIN
SCALE: N.T.S.

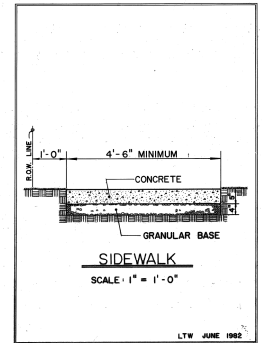
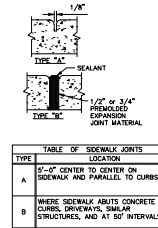
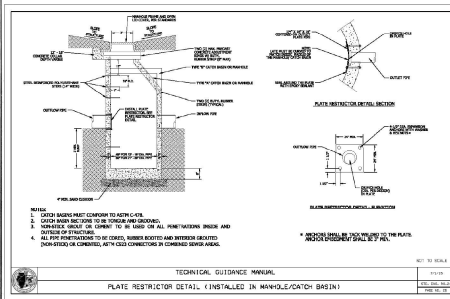
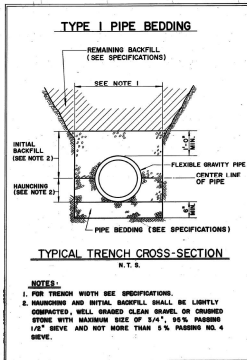
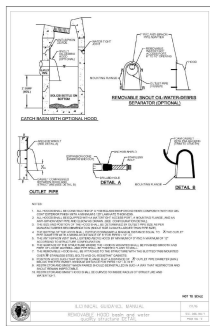
SEE SHEET C4.8 FOR
SPECIAL INLET
SCALE: N.T.S.

REVISIONS

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 09-26-24

DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO.
12
OF 16 SHEETS

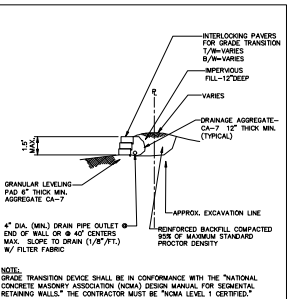
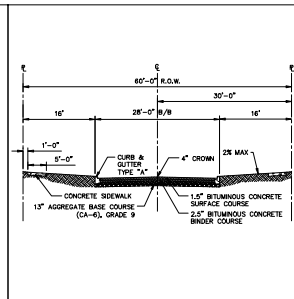
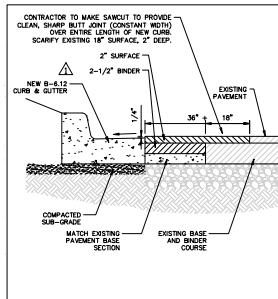
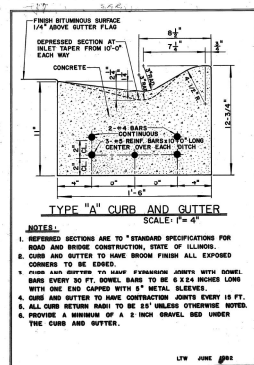
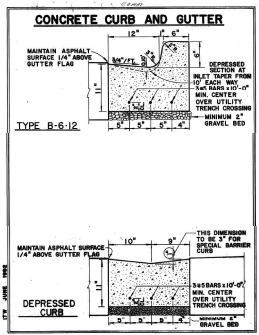


1 REMOVABLE HOOD BASIN

2 TYPE I PIPE BEDDING

3 RESTRICTOR DETAIL

5 SIDEWALK DETAIL



4 CONCRETE CURB AND GUTTER

7 TYPE "A" CURB AND GUTTER

8 PAVEMENT PATCHING AT CURB & GUTTER PLACEMENT

9 ROAD CROSSING CONNECTION

10 GRADE TRANSITION

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. 5378

DESIGNED BY: TJS

SCALE: 1"=40'

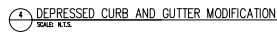
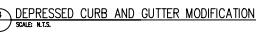
CHECKED BY: TJS

DATE: 09-26-24

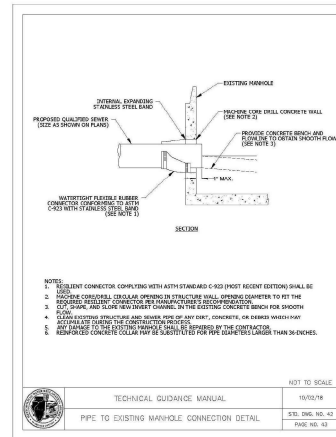
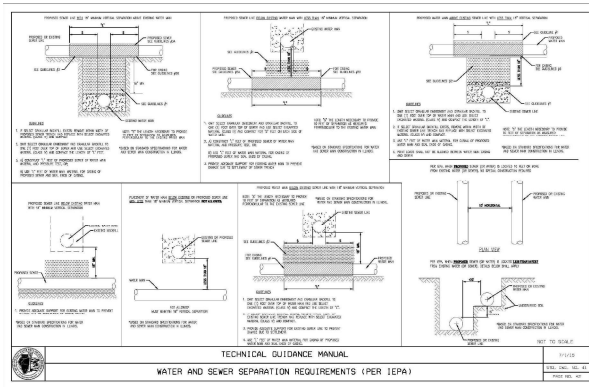
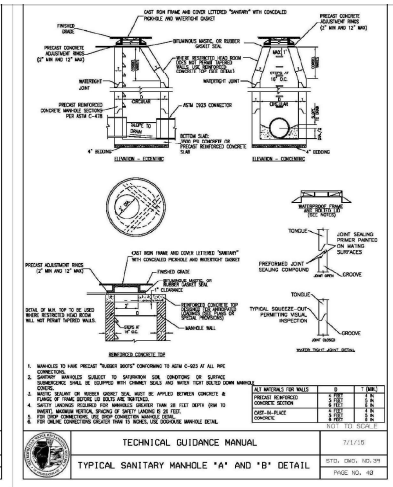
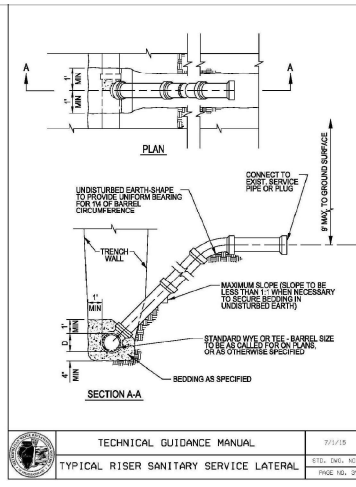
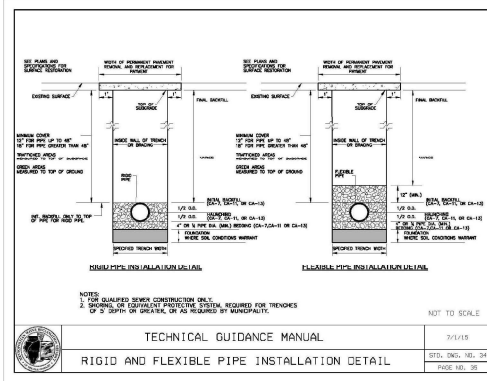
DETAIL SHEET
ESTATES AT ARCADIA

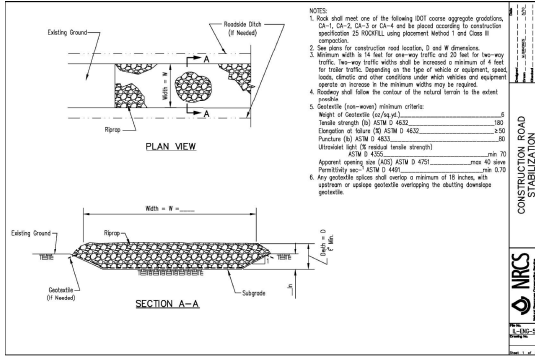
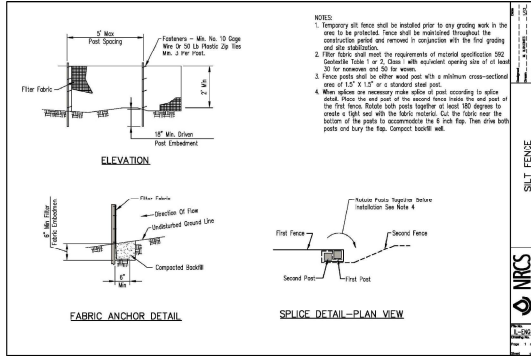
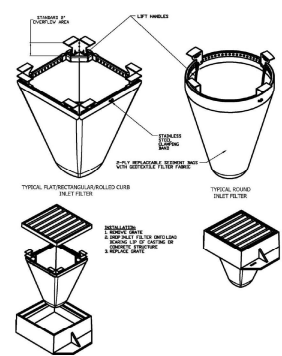
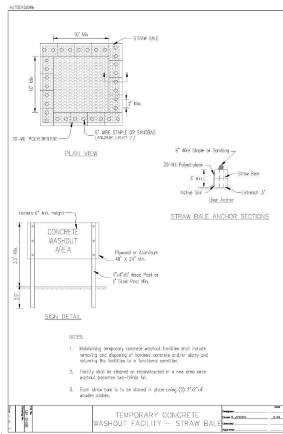
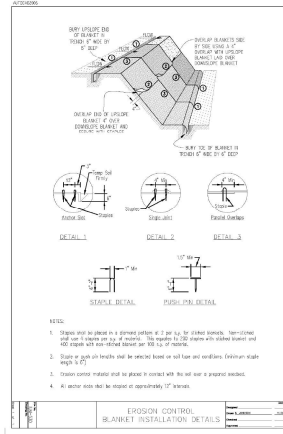
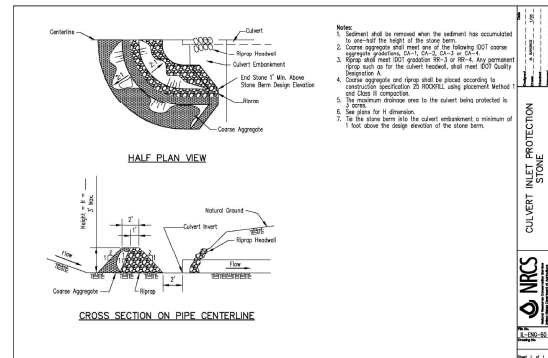
SHEET NO.
13
OF 16 SHEETS

Pg. 35



Packet Pg. 129



1 STABILIZED CONSTRUCTION ENTRANCE
NRS SCALE: 1/4" = 1'-0"2 SILT FENCE
NRS SCALE: 1/4" = 1'-0"3 INLET FILTER PROTECTION
NRS SCALE: 1/4" = 1'-0"4 CONCRETE WASHOUT
NRS SCALE: 1/4" = 1'-0"5 EROSION CONTROL BLANKET
NRS SCALE: 1/4" = 1'-0"6 CULVERT INLET PROTECTION
NRS SCALE: 1/4" = 1'-0"

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS.
CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND
COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

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. 5378

DESIGNED BY: TJS

SCALE:

CHECKED BY: TJS

DATE: 09-26-24

DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO.
16
OF 16 SHEETS

JOHNSEN RESIDENCE
502 N. PROSPECT MANOR
MOUNT PROSPECT, ILLINOIS 60056

BLAKE CZAR

847/877-3507

GWR BUILDERS

847/209-1214

ARCHITECT
CONTACT

BUILDER

DATE	PAGES REVISED
06/28/22	ISSUED FOR PERMIT
12/22/22	VILLAGE REVISIONS
01/22/23	COVERED PORCH FIREPLACE ADDITION

CODES

APPLICABLE BUILDING CODES

2021	INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS
2021	EXISTING BUILDINGS AND STRUCTURES, APPENDIX J
2021	INTERNATIONAL MECHANICAL CODE w/ AMENDMENTS
2021	INTERNATIONAL FUEL GAS CODE
2018	INTERNATIONAL ENERGY CONSERVATION CODE
2020	NATIONAL ELECTRICAL CODE w/ AMENDMENTS
2014	ILLINOIS PLUMBING CODE w/ AMENDMENTS

ZONING

R2-RESIDENTIAL

EXTERIOR WALL/GLAZING PERCENTAGE

<u>FRONT</u>	507 SQ.FT./69.6 SQ.FT. = 13.7%
<u>LEFT</u>	796 SQ.FT./26.0 SQ.FT. = 3.3%
<u>RIGHT</u>	1007 SQ.FT./40.4 SQ.FT. = 4.0%
<u>REAR</u>	734 SQ.FT./111.5 SQ.FT. = 15.2%
<u>TOTAL</u>	3044 SQ.FT./247.5 SQ.FT. = 8.9%

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

SHEET INDEX

- 1 COVER SHEET
- 2 ELEVATIONS/LIGHT & VENT SCHEDULE
- 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/RISERS
- 10 DETAILS
- 11 SPECIFICATIONS

SQUARE FOOTAGE DATA

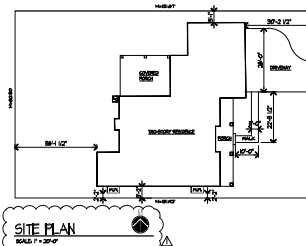
SITE AREA:	123456 SQ. FT.
ZONING:	R-4
BUILDING SQ. FT.:	FIRST FLOOR: 23456 SQ. SECOND FLOOR: 12345 SQ. GARAGE: 8765 SQ. TOTAL: 44666 SQ.
MAX. PAR.	30 = 12345 + 56789 SQ. FT.

ZONING DATA

FRONT YARD	NOT LESS THAN 30 FEET ACTUAL: 30'-0"
SIDE YARD	NOT LESS THAN 5 FEET ACTUAL: 5'-0" 5'-2"
REAR YARD	NOT LESS THAN 20 FEET ACTUAL: 20'-0"
BUILDING HEIGHT	MAXIMUM HEIGHT SHALL BE 35 FEET ACTUAL: 34'-0"

BUILDING HEIGHT

ACQUA 347



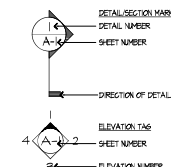
SITE PLAN

SCALE: 1" = 30'-0"

PLUMBING PICTURE COUNT			
PICTURE	# OF PICTURE	# OF SUPPLY TUBES PER PICTURE	TOTAL
WATER GLASSES	2	3	12
LAUNDRY	2	1	2
SEW/TOB	2	2	4
SEWER SINK	4	2	8
KITCHEN SINK	1	2	2
LAUNDRY TUB	1	1	1
DISPOSER	1	1	1
LAUNDRY MACHINE	1	2	2
BILL COOK	2	9	18
TOTAL			54

NSA - 54
 MAGPOT: 107 PM

SYMBOLS



- | | |
|---|-------------------------|
|  | FROST PROOF HOSE BIB |
|  | FLOOR DRAIN |
|  | DIMENSIONAL LUMBER |
|  | BATT INSULATION |
|  | LOAD BEARING STUD WALL |
|  | BRICK (SECTION) |
|  | DRYVIT/E.P.S. (SECTION) |
|  | CONCRETE (SECTION) |
|  | STEEL |
|  | EARTH |
|  | GRAVEL OR SAND FILL |

SPRINKLER SHOP DRAWINGS PREPARE
A QUALIFIED DESIGN PROFESSIONAL
SHALL BE SUBMITTED FOR REVIEW. THE
SUBMITTAL SHALL INCLUDE CALCULATI
AND MANUFACTURE'S CUT SHEETS.
DESIGNER'S NAME AND QUALIFICATION
SHALL BE NOTED ON THE PLANS.

ABBREVIATIONS

[illegible]

ISSUED FOR PERMIT
VILLAGE REVISIONS
POUCH FIREPLACE

Rick Gilmore, FA
Editor of the American

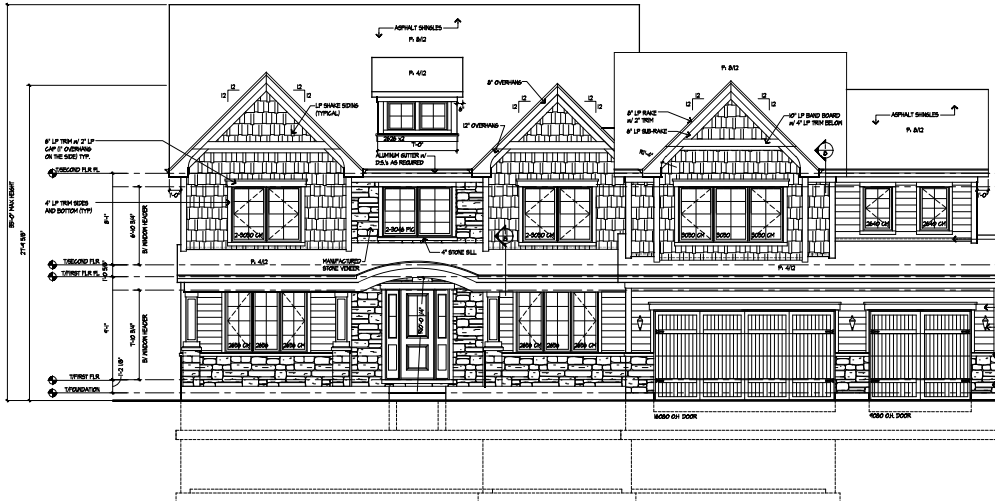
502 N. PROSPECT
MOUNT PROSPECT, IL

Gilm

FredeRick Gilmo
3489 Gallant Fox Drive
Eggen IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

The drawings are copyrighted ©

Attachment: October 22, 2024 - PCZ materials (274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



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

STANDARD ELEVATION NOTES

- | | |
|---|---|
| <ul style="list-style-type: none"> • 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES • ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA • ALUMINUM SIDING w/ INTERNAL VEE • SHEET METAL FLASHING OVER WINDOWS, DOORS AND ROOF TRIM • SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS • NO EXPOSE BOARD OVER • NO RAKE BOARD • ALL RAKE AND OVERHANGS ARE 1-0" UNLESS OTHERWISE NOTED |  <p>INDICATES MANUFACTURED FROM</p>  <p>INDICATES UP HORIZONTAL BOARDS</p> <p>HOODED GALVANIZED METAL FLASHING</p> <p>ALL WINDOW SIZES ARE</p> <p>MOOSEHORN - SERIES 300 SHINGLE HANG</p> |
|---|---|

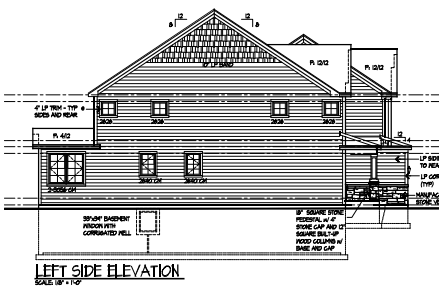
INDICATES MANUFACTURED STOP

INDICATES LP HORIZONTAL SIGN

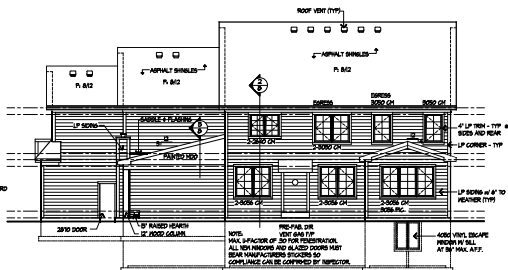
HIDDEN GALVANIZED METAL FLASHING

NOTES: ALL PERSON SIZES ARE ANDERSON - SERIES 100 SMALL HANG

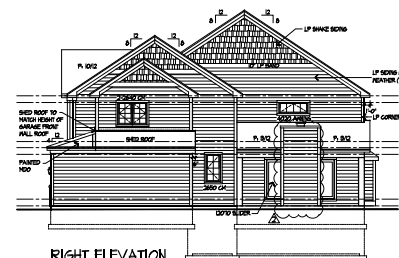
ROOM NAME	AREA	LIGHT		VENT		3
		REQD.	ACT.	REQD.	ACT.	
BASINMENT	581 SF.	912	450	912	450	
KITCHEN/DINING/PAV	457 SF.	504	604	302	302	
DINING ROOM	460 SF.	505	456	14	22.8	
OFFICE	850 SF.	128	302	85	85	
FAMILY ROOM	477 SF.	364	128	83	30.4	
PORCH	500 SF.	—	—	—	—	50
HANDICAP BATH	98 SF.	—	240	—	18	
HANDICAP BEDROOM	248 SF.	288	450	128	20.1	
BH-BATH	171 SF.	148	240	18	8.80	
BEDROOM #3	434 SF.	147	348	18	8.80	
BEDROOM #4	347 SF.	147	348	14	8.80	
BEDROOM #5	434 SF.	84	240	87	8.80	
CLACK & JILL	81 SF.	—	—	—	—	81
BATH	80 SF.	—	—	—	—	80
BATH #2	81 SF.	—	—	—	—	42



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



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



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



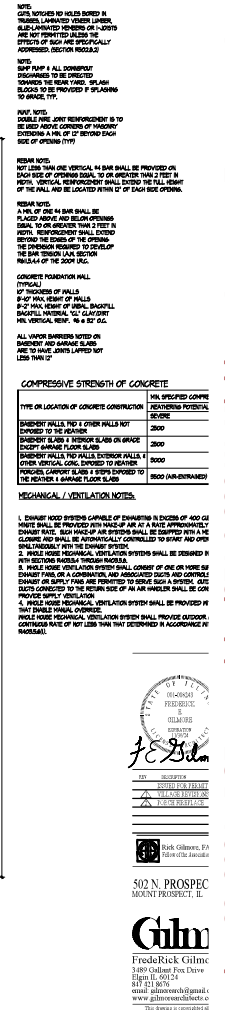
 Rick Gilmore, F.A.G.
Fellow of the Association of
Professional Genealogists

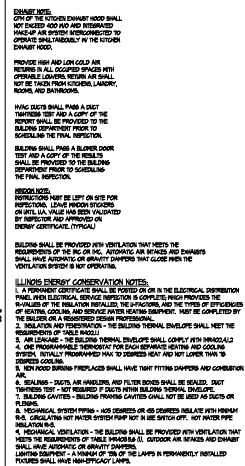
502 N. PROSPECT
MOUNT PROSPECT, IL

Gilmore

Frederick Gilmore
3489 Gallant Fox Drive
Evanston, IL 60124
847 421 9876
email: gilmoreerich@gmail.com
www.gilmoreerichlects.com

This document is copyrighted by the
Association of Professional Genealogists





SIZE OF OPENING FEET-INCHES	No. of JACK STUDS	No. of CHIEF STUDS
0'-0" TO 3'-0"	1	1
3'-0" TO 3'-6"	1	2
3'-6" TO 3'-9"	2	2
3'-9" TO 3'-12"	2	3
3'-12" TO 3'-6"	2	3
3'-6" TO 3'-9"	3	3
3'-9" TO 3'-12"	3	4
3'-12" TO 3'-6"	3	4
3'-6" TO 3'-9"	4	4

FLOOR PL
 1. ALL PERSONS NOT
 2. WALKS TO THE 2ND
 3. ALL PERSONS
 4. 1. ALL PERSONS
 5. 1. ALL PERSONS
 6. 1. ALL PERSONS
 7. 1. ALL PERSONS
 8. 1. ALL PERSONS
 9. 1. ALL PERSONS
 10. 1. ALL PERSONS
 11. 1. ALL PERSONS
 12. 1. ALL PERSONS
 13. 1. ALL PERSONS
 14. 1. ALL PERSONS
 15. 1. ALL PERSONS
 16. 1. ALL PERSONS
 17. 1. ALL PERSONS
 18. 1. ALL PERSONS
 19. 1. ALL PERSONS
 20. 1. ALL PERSONS
 21. 1. ALL PERSONS
 22. 1. ALL PERSONS
 23. 1. ALL PERSONS
 24. 1. ALL PERSONS
 25. 1. ALL PERSONS
 26. 1. ALL PERSONS
 27. 1. ALL PERSONS
 28. 1. ALL PERSONS
 29. 1. ALL PERSONS
 30. 1. ALL PERSONS
 31. 1. ALL PERSONS
 32. 1. ALL PERSONS
 33. 1. ALL PERSONS
 34. 1. ALL PERSONS
 35. 1. ALL PERSONS
 36. 1. ALL PERSONS
 37. 1. ALL PERSONS
 38. 1. ALL PERSONS
 39. 1. ALL PERSONS
 40. 1. ALL PERSONS
 41. 1. ALL PERSONS
 42. 1. ALL PERSONS
 43. 1. ALL PERSONS
 44. 1. ALL PERSONS
 45. 1. ALL PERSONS
 46. 1. ALL PERSONS
 47. 1. ALL PERSONS
 48. 1. ALL PERSONS
 49. 1. ALL PERSONS
 50. 1. ALL PERSONS
 51. 1. ALL PERSONS
 52. 1. ALL PERSONS
 53. 1. ALL PERSONS
 54. 1. ALL PERSONS
 55. 1. ALL PERSONS
 56. 1. ALL PERSONS
 57. 1. ALL PERSONS
 58. 1. ALL PERSONS
 59. 1. ALL PERSONS
 60. 1. ALL PERSONS
 61. 1. ALL PERSONS
 62. 1. ALL PERSONS
 63. 1. ALL PERSONS
 64. 1. ALL PERSONS
 65. 1. ALL PERSONS
 66. 1. ALL PERSONS
 67. 1. ALL PERSONS
 68. 1. ALL PERSONS
 69. 1. ALL PERSONS
 70. 1. ALL PERSONS
 71. 1. ALL PERSONS
 72. 1. ALL PERSONS
 73. 1. ALL PERSONS
 74. 1. ALL PERSONS
 75. 1. ALL PERSONS
 76. 1. ALL PERSONS
 77. 1. ALL PERSONS
 78. 1. ALL PERSONS
 79. 1. ALL PERSONS
 80. 1. ALL PERSONS
 81. 1. ALL PERSONS
 82. 1. ALL PERSONS
 83. 1. ALL PERSONS
 84. 1. ALL PERSONS
 85. 1. ALL PERSONS
 86. 1. ALL PERSONS
 87. 1. ALL PERSONS
 88. 1. ALL PERSONS
 89. 1. ALL PERSONS
 90. 1. ALL PERSONS
 91. 1. ALL PERSONS
 92. 1. ALL PERSONS
 93. 1. ALL PERSONS
 94. 1. ALL PERSONS
 95. 1. ALL PERSONS
 96. 1. ALL PERSONS
 97. 1. ALL PERSONS
 98. 1. ALL PERSONS
 99. 1. ALL PERSONS
 100. 1. ALL PERSONS


001-800-645
FREDERICK
E
GILMORE
ILLINOIS
F.R.Gilme

EST. 1913
PHONE 708.733.1100
FAX 708.733.1100
P.O. BOX 10230, JOLIA

 Rick Gilmore, FA
Editor at Large

502 N. PROSPECT
MOUNT PROSPECT, IL.

Gilme

FredeRick Gilme
3489 Gallant Fox Drive
Elgin II. 60124
Cell 421 8676
email: rgilme.rich@gmail.com
www.gilmorearchitects.com

This drawing is copyright © 2014

3

- DO NOT SCALE DOWNINGS
1. PROVIDE A BATTERY PACK TO THE
REQUIRED DETECT WORKHOOPS AND GUT
2. HIRE CONTRACTOR TO VERIFY THEIR
LOCATIONS
3. PROVIDE THE ELECTRICAL AND MECHANICAL
ARE SUBJECT TO REGULATION DUE TO
CONDITIONS
4. ALL SMOKE DETECTORS TO BE 10'
FROM THE BATTERY PACK TO THE
TO ALL OTHERS, MAX 50' FROM THE
BEDROOM DOORS, MIN 10' FROM THE
STAIRS
5. PROVIDE AND INSTALL LOCALIZE GAS
SMOKE DETECTORS AS REQUIRED BY
FIRE PROTECTION ASSOCIATION INFR
THE REQUIREMENTS OF ALL
GOVERNING CODES
6. PROVIDE AND INSTALL ORANGE TALL
CIGARETTE HEMPSTERS WITH A
REQUIREMENTS OF ALL
GOVERNING CODES
7. ORANGE TALL FOR SERVICE DISC
BE LOCATED ON STREET SIDE OF MAIN
FLOOR, 10' FROM THE STREET SIDE
TO STREET SIDE OF WATER METER IN
ACROSS STREET, WATER SOCIETY
SHOULD BE LOCATED
8. PROVIDE 1/2" COUPLER FROM WATER
THERMODYN OUTSIDE WALL/POLE
REPAIR. LOCATE NEW GAS METER
REQUIRE AN EXTENSION DISCONNECT
TO THE STREET SIDE
9. ALL NON-DECKED OUTLINES IN THE
BASEMENT SHALL BE 2" OR 3" OR
4" OR 5" OR 6" OR 7" OR 8" OR 9" OR 10" OR 11" OR 12" OR 13" OR 14" OR 15" OR 16" OR 17" OR 18" OR 19" OR 20" OR 21" OR 22" OR 23" OR 24" OR 25" OR 26" OR 27" OR 28" OR 29" OR 30" OR 31" OR 32" OR 33" OR 34" OR 35" OR 36" OR 37" OR 38" OR 39" OR 40" OR 41" OR 42" OR 43" OR 44" OR 45" OR 46" OR 47" OR 48" OR 49" OR 50" OR 51" OR 52" OR 53" OR 54" OR 55" OR 56" OR 57" OR 58" OR 59" OR 60" OR 61" OR 62" OR 63" OR 64" OR 65" OR 66" OR 67" OR 68" OR 69" OR 70" OR 71" OR 72" OR 73" OR 74" OR 75" OR 76" OR 77" OR 78" OR 79" OR 80" OR 81" OR 82" OR 83" OR 84" OR 85" OR 86" OR 87" OR 88" OR 89" OR 90" OR 91" OR 92" OR 93" OR 94" OR 95" OR 96" OR 97" OR 98" OR 99" OR 100" OR 101" OR 102" OR 103" OR 104" OR 105" OR 106" OR 107" OR 108" OR 109" OR 110" OR 111" OR 112" OR 113" OR 114" OR 115" OR 116" OR 117" OR 118" OR 119" OR 120" OR 121" OR 122" OR 123" OR 124" OR 125" OR 126" OR 127" OR 128" OR 129" OR 130" OR 131" OR 132" OR 133" OR 134" OR 135" OR 136" OR 137" OR 138" OR 139" OR 140" OR 141" OR 142" OR 143" OR 144" OR 145" OR 146" OR 147" OR 148" OR 149" OR 150" OR 151" OR 152" OR 153" OR 154" OR 155" OR 156" OR 157" OR 158" OR 159" OR 160" OR 161" OR 162" OR 163" OR 164" OR 165" OR 166" OR 167" OR 168" OR 169" OR 170" OR 171" OR 172" OR 173" OR 174" OR 175" OR 176" OR 177" OR 178" OR 179" OR 180" OR 181" OR 182" OR 183" OR 184" OR 185" OR 186" OR 187" OR 188" OR 189" OR 190" OR 191" OR 192" OR 193" OR 194" OR 195" OR 196" OR 197" OR 198" OR 199" OR 200" OR 201" OR 202" OR 203" OR 204" OR 205" OR 206" OR 207" OR 208" OR 209" OR 210" OR 211" OR 212" OR 213" OR 214" OR 215" OR 216" OR 217" OR 218" OR 219" OR 220" OR 221" OR 222" OR 223" OR 224" OR 225" OR 226" OR 227" OR 228" OR 229" OR 230" OR 231" OR 232" OR 233" OR 234" OR 235" OR 236" OR 237" OR 238" OR 239" OR 240" OR 241" OR 242" OR 243" OR 244" OR 245" OR 246" OR 247" OR 248" OR 249" OR 250" OR 251" OR 252" OR 253" OR 254" OR 255" OR 256" OR 257" OR 258" OR 259" OR 260" OR 261" OR 262" OR 263" OR 264" OR 265" OR 266" OR 267" OR 268" OR 269" OR 270" OR 271" OR 272" OR 273" OR 274" OR 275" OR 276" OR 277" OR 278" OR 279" OR 280" OR 281" OR 282" OR 283" OR 284" OR 285" OR 286" OR 287" OR 288" OR 289" OR 290" OR 291" OR 292" OR 293" OR 294" OR 295" OR 296" OR 297" OR 298" OR 299" OR 300" OR 301" OR 302" OR 303" OR 304" OR 305" OR 306" OR 307" OR 308" OR 309" OR 310" OR 311" OR 312" OR 313" OR 314" OR 315" OR 316" OR 317" OR 318" OR 319" OR 320" OR 321" OR 322" OR 323" OR 324" OR 325" OR 326" OR 327" OR 328" OR 329" OR 330" OR 331" OR 332" OR 333" OR 334" OR 335" OR 336" OR 337" OR 338" OR 339" OR 340" OR 341" OR 342" OR 343" OR 344" OR 345" OR 346" OR 347" OR 348" OR 349" OR 350" OR 351" OR 352" OR 353" OR 354" OR 355" OR 356" OR 357" OR 358" OR 359" OR 360" OR 361" OR 362" OR 363" OR 364" OR 365" OR 366" OR 367" OR 368" OR 369" OR 370" OR 371" OR 372" OR 373" OR 374" OR 375" OR 376" OR 377" OR 378" OR 379" OR 380" OR 381" OR 382" OR 383" OR 384" OR 385" OR 386" OR 387" OR 388" OR 389" OR 390" OR 391" OR 392" OR 393" OR 394" OR 395" OR 396" OR 397" OR 398" OR 399" OR 400" OR 401" OR 402" OR 403" OR 404" OR 405" OR 406" OR 407" OR 408" OR 409" OR 410" OR 411" OR 412" OR 413" OR 414" OR 415" OR 416" OR 417" OR 418" OR 419" OR 420" OR 421" OR 422" OR 423" OR 424" OR 425" OR 426" OR 427" OR 428" OR 429" OR 430" OR 431" OR 432" OR 433" OR 434" OR 435" OR 436" OR 437" OR 438" OR 439" OR 440" OR 441" OR 442" OR 443" OR 444" OR 445" OR 446" OR 447" OR 448" OR 449" OR 450" OR 451" OR 452" OR 453" OR 454" OR 455" OR 456" OR 457" OR 458" OR 459" OR 460" OR 461" OR 462" OR 463" OR 464" OR 465" OR 466" OR 467" OR 468" OR 469" OR 470" OR 471" OR 472" OR 473" OR 474" OR 475" OR 476" OR 477" OR 478" OR 479" OR 480" OR 481" OR 482" OR 483" OR 484" OR 485" OR 486" OR 487" OR 488" OR 489" OR 490" OR 491" OR 492" OR 493" OR 494" OR 495" OR 496" OR 497" OR 498" OR 499" OR 500" OR 501" OR 502" OR 503" OR 504" OR 505" OR 506" OR 507" OR 508" OR 509" OR 510" OR 511" OR 512" OR 513" OR 514" OR 515" OR 516" OR 517" OR 518" OR 519" OR 520" OR 521" OR 522" OR 523" OR 524" OR 525" OR 526" OR 527" OR 528" OR 529" OR 530" OR 531" OR 532" OR 533" OR 534" OR 535" OR 536" OR 537" OR 538" OR 539" OR 540" OR 541" OR 542" OR 543" OR 544" OR 545" OR 546" OR 547" OR 548" OR 549" OR 550" OR 551" OR 552" OR 553" OR 554" OR 555" OR 556" OR 557" OR 558" OR 559" OR 560" OR 561" OR 562" OR 563" OR 564" OR 565" OR 566" OR 567" OR 568" OR 569" OR 570" OR 571" OR 572" OR 573" OR 574" OR 575" OR 576" OR 577" OR 578" OR 579" OR 580" OR 581" OR 582" OR 583" OR 584" OR 585" OR 586" OR 587" OR 588" OR 589" OR 590" OR 591" OR 592" OR 593" OR 594" OR 595" OR 596" OR 597" OR 598" OR 599" OR 600" OR 601" OR 602" OR 603" OR 604" OR 605" OR 606" OR 607" OR 608" OR 609" OR 610" OR 611" OR 612" OR 613" OR 614" OR 615" OR 616" OR 617" OR 618" OR 619" OR 620" OR 621" OR 622" OR 623" OR 624" OR 625" OR 626" OR 627" OR 628" OR 629" OR 630" OR 631" OR 632" OR 633" OR 634" OR 635" OR 636" OR 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.

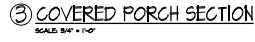
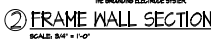
LIGHTSWITCH/FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

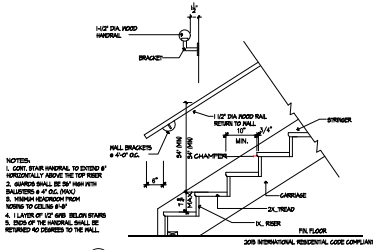
[illegible]

STATE OF ILLINOIS
JAN 10 1964
FREDERICK E
GILMORE
SPOKANE
IDAHO
J.E. Gilmore

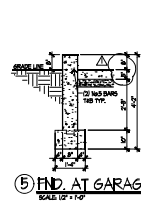
2003 PROGRESS

Gilm
Frederick Gilme
3489 Gallant Fox Drive
Evan IL 60124
847 421 8676
email: gilmcorarch@gmail.c
www.gilmcorarchitects.c
This drawing is copyrighted.

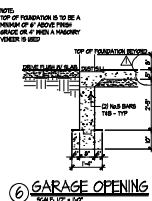




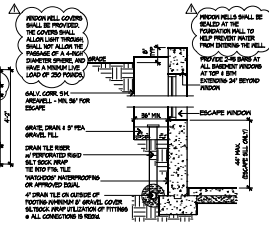
① STAIR DETAIL
SCALE: 3/4\"/>



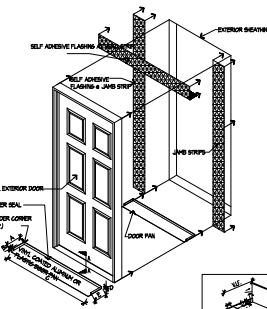
⑤ FIND AT GARAGE
SCALE: 1/2\"/>



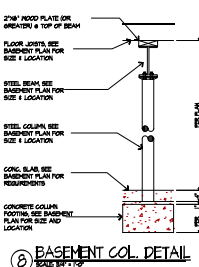
⑥ GARAGE OPENING
SCALE: 1/2\"/>



⑦ TYP. ESCAPE WINDOW
SCALE: 1/2\"/>

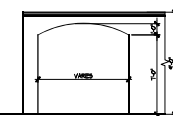


② TYP. DOOR FLASHING
SCALE: 1/2\"/>

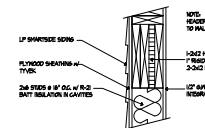


⑧ BASEMENT COL. DETAIL
SCALE: 1/2\"/>

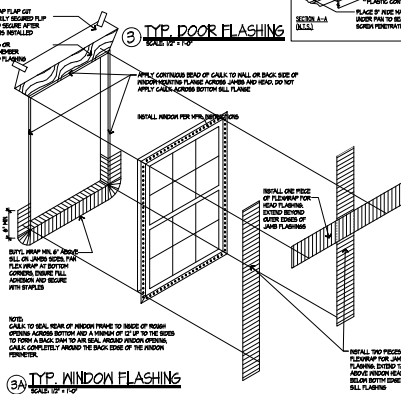
④ CORNER DETAIL
SCALE: 1/2\"/>



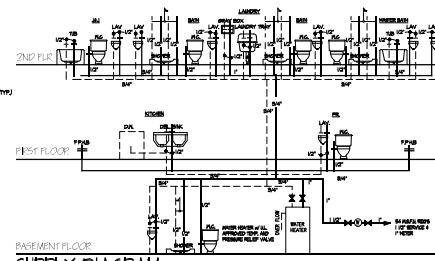
⑨ ELEVATION @ ARCHED OPENINGS
SCALE: 1/2\"/>



⑩ HEADER DETAIL
SCALE: 1/2\"/>



③ TYP. WINDOW FLASHING
SCALE: 1/2\"/>

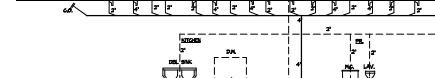


SUPPLY DIAGRAM
NO SCALE

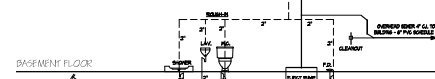
LEGEND:
HOT WATER
COLD WATER
PLUMBING MATERIALS
TYPE 1: 1/2\"/>



SECOND FLOOR
SCALE: 1/4\"/>



FIRST FLOOR
SCALE: 1/4\"/>



BASEMENT FLOOR
SCALE: 1/4\"/>



WASTE DIAGRAM
NO SCALE

LEGEND:
HOT WATER
COLD WATER
PLUMBING MATERIALS
TYPE 1: 1/2\"/>



POMIS RESIDENCE
1517 N. CHICAGO AVE.
ARLINGTON HEIGHTS, ILLINOIS 60004

ARCHITECT

FredeRick GILMORE, ARCHITECT

847/877-3501

BUILDER

GWR BUILDERS

847/209-1214

NOTE:
SOIL BEARING CAPACITY SHALL BE VERIFIED
AN ILLINOIS LICENSED SOILS ENGINEER AND A
COPY OF THE REPORT SHALL BE PROVIDED TO
THE INSPECTOR AT THE FOOTING INSPECTION.
FOOTINGS ARE POURED IN STAGES, A SOILS
REPORT IS REQUIRED FOR EACH SECTION/STA

DATE	PAGES REVISED
04/09/21	ISSUED FOR PERMIT
07/16/21	VILLAGE REVISIONS
09/17/22	FAMILY ROOM STEEL BEAM REVISIONS

CODES

APPLICABLE BUILDING CODES

2018 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED
2017 NATIONAL ELECTRIC CODE, AS AMENDED
2014 ILLINOIS STATE PLUMBING CODE, AS AMENDED
2018 INTERNATIONAL ENERGY CODE, OR AS ADOPTED BY THE STATE OF ILLINOIS

OCCUPANCY

GROUP R-E - RESIDENTIAL

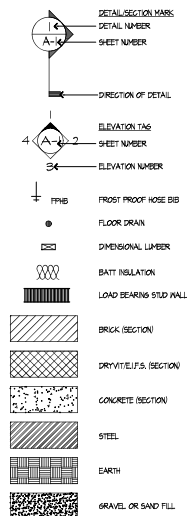
SHEET INDEX

- | | |
|----|---------------------------------------|
| C | COVER SHEET |
| 1 | STREETSCAPE DRAWING |
| 2 | ELEVATIONS / LIGHT & VENT SCHEDULES |
| 3 | FOUNDATION PLAN |
| 4 | FIRST FLOOR PLANNING/BRACINGS DETAILS |
| 5 | SECOND FLOOR PLAN/ROOF PLAN |
| 6 | FIRST FLOOR ELECTRICAL PLAN |
| 7 | SECOND FLOOR ELECTRICAL PLAN |
| 8 | WALL SECTIONS |
| 8A | WALL SECTION @ FAMILY ROOM |
| 9 | DETAILS/RISERS |
| 10 | AIR BARRIER DETAILS |
| 11 | SPECIFICATIONS |

ABBREVIATIONS

[illegible]

SYMBOLS



DESIGN LOADS

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 Beginning Capacity 1,500 PSF Minimum
Concrete:	Concrete Strength 3,000 PSI Minimum @ 28 Days w/ 5-7 % ENTRAINMENT

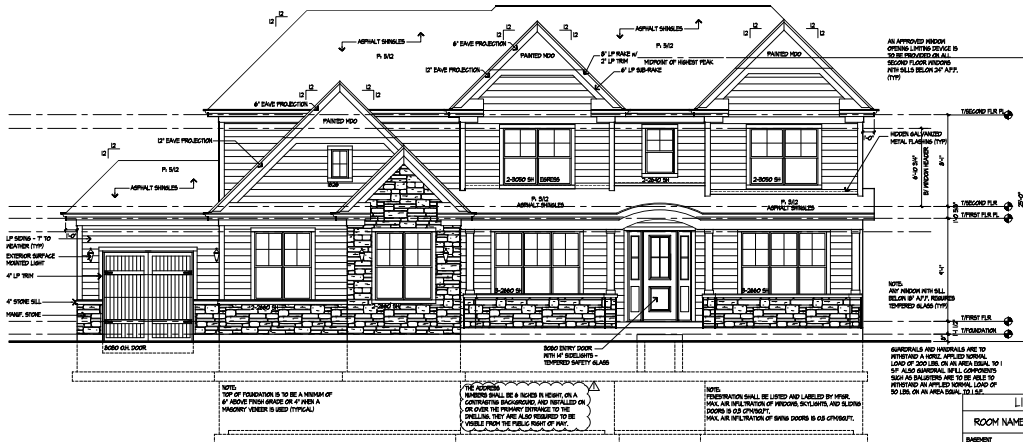
DISTRIBUTIVE LIVE LOADS

ATTICS w/ LIMITED STORAGE	20 P.S.F.
ATTICS w/o STORAGE	10 P.S.F.
ATTICS HANGABLE	30 P.S.F.
DECKS	40 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	30 P.S.F.
STAIRS	40 P.S.F.

FLOOR JOIST SPANS - TABLE RS02.3(2) RESIDENTIAL LIVING AREAS (LIVE LOAD = 40 PSF)			
JOIST SPACING	SPECIES & GRADE	MAX. LOAD = 12 PSF	MAX. SPAN
12"	HEM-FR #2	16'-10" MAX. SPAN	20'-4" MAX. SPAN
16"	HEM-FR #2	15'-2" MAX. SPAN	17'-7" MAX. SPAN

FLOOR JOIST SPANS - TABLE RS02.3(1) RESIDENTIAL SLEEPING AREAS (LIVE LOAD = 30 PSF)			
JOIST SPACING	SPECIES & GRADE	MAX. LOAD = 12 PSF	MAX. SPAN
12"	HEM-FR #2	18'-6" MAX. SPAN	22'-6" MAX. SPAN
16"	HEM-FR #2	16'-10" MAX. SPAN	19'-8" MAX. SPAN





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

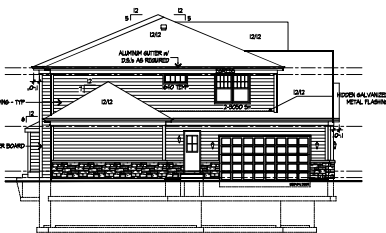
STANDARD ELEVATION NOTES

- | | |
|--|--|
| <ul style="list-style-type: none"> 35 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES ALUMINUM GUTTER AND DOWNSPOUT OVER ALUMINUM FASCIA ALUMINUM SOFFIT w/ INTERNAL VENT. SHEET METAL FLASHING OVER WINDOWS, DOORS AND ROOF TRIM. SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS. 1/2 EDGE BOARD OVER 1/4 RAKE BOARD ALL RAKE AND OVERHANGS ARE 1-4" UNLESS OTHERWISE NOTED |  INDICATES MANUFACTURED STONE
 INDICATES LP SIDING
 HIDDEN GALVANIZED METAL FLASHING
 SOLID, ALL NUDER SIDING ARE PELLA - MAY BE SUBSTITUTED IN APPROVED SIGNAL |
|--|--|

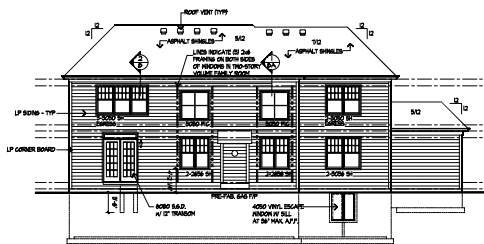
NOTE: ALL HINDON SIZES ARE FELLA -
MAY BE SUBSTITUTED W/ APPROVED EQUIV.

LIGHT & VENTILATION SCHEDULE

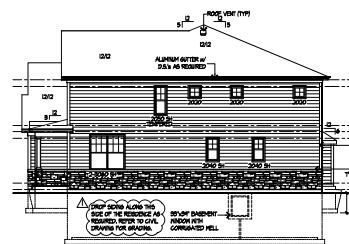
ROOM NAME	AREA	LIGHT		VENT		MECH G/H	
		REQD	ACTG	REQD	ACTG	REQD	ACTG
BATH#1	3206 SF	312	480	312	480	--	--
WATERCLOSET#1	3222 SF	312	480	--	--	--	--
STORAGE ROOM	2222 SF	216	480	81	224	--	--
STUDY	281 SF	174	360	81	224	--	--
FILES ROOM	261 SF	81	360	81	81	--	--
FAMILY ROOM	381 SF	288	360	81	224	--	--
RECREATION ROOM	381 SF	288	360	162	319	--	--
HALL	316 SF	--	312	--	--	24	24
HALLWAY BATH	181 SF	--	108	--	--	16.9	30.9
MASTER BEDROOM	361 SF	216	480	106	201	--	--
BEDROOM #2	171 SF	144	216	18	88	--	--
BEDROOM #3	209 SF	88	216	81	88	--	--
BEDROOM #4	212 SF	81	216	81	88	--	--
HALL	42 SF	--	--	--	--	48 SF	30 SF
BATH #2	35 SF	--	--	--	--	48 SF	30 SF



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

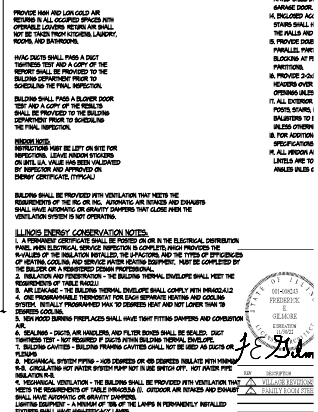


REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION





SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 6" IN DIAMETER AND GREATER AND 0.5" MINIMUM IF LESS THAN 6" IN DIAMETER.

SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 8" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 8" IN DIAMETER. SUPPLY/AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 8" IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 8" IN DIAMETER.

AND THE REST OF THE SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3" IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3" IN DIAMETER.



WATER PIPES AND GAS PIPES OF THE WATER HEATER SHALL BE PROPERLY BORED.

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE AFG-FACTORY GRGRT REINTERPRIER PROTECTED.

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

LIGHTWEIGHT FIVE COMBINATION FIREALARM SHALL HAVE A DESIGNATED SWITCH TO OPERATE THE FIVE.

FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DESIGNATED SWITCH:

- GAS FURNACE, GAS AIR CONDITIONER, GAS WATER HEATER, MORGUINE DISHWASHER, DISPOSAL, AND OVEN.

THE FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DISCONNECT SWITCH: GAS FURNACE, GAS AIR CONDITIONER, GAS WATER HEATER, AND DISHWASHER.

PROVIDE AND ROOM BEDROOM THE ON LOW SLEEP

[illegible]

1. ELECTRICAL CONTRACTOR TO SUPPLY REQUIRED CORNER HOOPS AND CROSSIES.
2. ALL CONTRACTORS TO MEET NEIGHBORHOOD ELECTRICAL.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE RELOCATED TO FIELD CONDITIONS.
4. ALL WORK DETECTIONS TO BE 10' IN ADVANCE OF ANY WORK. ALL WORKS CONTINGENT ON ALL OTHERS. MR. 30' FROM ALL BORDERS. CROSSIES 10' WORK DETECTION FOR PLANTING.
5. PROVIDE AND MAINTAIN LOGICALLY CERTIFIED SHIELDING AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND MAINTAIN GROUND FAULT CIRCUIT INTERRUPTER (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. PROVIDE AND MAINTAIN GROUNDING FOR SERVICE ENTRANCE AND ALL OTHERS TO BE DETECTED ON STREET SIDE OF MASTER METER.
8. GROUND IN FOR SERVICE DISTRIBUTION BOX AND ALL OTHERS TO BE DETECTED ON STREET SIDE OF MASTER METER.
9. PROVIDE AND MAINTAIN METER SOCKET SHALL HAVE DIVISION 40000.
10. PROVIDE AND MAINTAIN FROM MASTER METER THROUGH GROUND FAULT CIRCUIT INTERRUPTER (GFI) DETECTION NEAR GROUND.
11. PROVIDE AND MAINTAIN DETECTION FROM THE SLIDING SERVICE.
12. ALL WIRING DETECTIONS TO BE 10' IN ADVANCE OF ANY WORK. ALL WORKS CONTINGENT ON ALL OTHERS. MR. 30' FROM ALL BORDERS. CROSSIES 10' WORK DETECTION FOR PLANTING.
13. PROVIDE GROUND LAMPS ON ALL PLACEMENTS.

ELECTRICAL SYMBOLS

100	SMALL FUSE SWITCH		HEAT LAMP
101	THREE PHASE MOTOR		FAN
102	FUSE FOR BELL		FAN / LIGHT
103	WEATHER PROOF SWITCHBOARDS		FAN / LIGHT / HEAT LAMP
104	FIRE RESISTANT FLOOR		ETHERMATIC LIGHT WITH BATTERY BACKUP
105	WEATHER PROOF GLEET GROUND		
106	FIRE RESISTANT FLOOR		
107	SMALL GLEET		
108	ON/OFF AND SWITCH		
109	DUPLEX GLEET		
110	DUPLEX GLEET - ONE HALF		
111	300 VOLT GLEET		
112	TEMPERATURE		
113	TEMPERATURE		
114	JUNCTION BOX		
115	GASPROOF DISH		
116	10 VOLT SPARE DETECTOR		
117	NOTICEABLE IN BATTERY BACKUP		
118	CARBON MONOXIDE ALARM		
119	DOOR BELL BUTTON		
120	DOOR BELL GONGS		
121	TELEPHONE GLEET		
122	CABLE TELEVISION GLEET		
123	INTERCOM		
124	ELECTRICAL PANEL		
125	ELECTRICAL METER		
126	INDICATED INDUCTOR		
127	NOTICEABLE IN BATTERY BACKUP		
128	NOTICEABLE IN BATTERY BACKUP		
129	NOTICEABLE IN BATTERY BACKUP		
130	NOTICEABLE IN BATTERY BACKUP		
131	NOTICEABLE IN BATTERY BACKUP		
132	NOTICEABLE IN BATTERY BACKUP		
133	NOTICEABLE IN BATTERY BACKUP		
134	NOTICEABLE IN BATTERY BACKUP		
135	NOTICEABLE IN BATTERY BACKUP		
136	NOTICEABLE IN BATTERY BACKUP		
137	NOTICEABLE IN BATTERY BACKUP		
138	NOTICEABLE IN BATTERY BACKUP		
139	NOTICEABLE IN BATTERY BACKUP		
140	NOTICEABLE IN BATTERY BACKUP		
141	NOTICEABLE IN BATTERY BACKUP		

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

699

700

701

702

703

704

705

706

707

708

709

710

711

712

713

714

715

716

717

718

719

720

721

722

723

724

725

726

727

728

729

730

731

732

733

734

735

736

737

738

739

740

741

742

743

744

745

746

747

748

749

750

751

752

753

754

755

756

757

758

759

760

761

762

763

764

765

766

767

768

769

770

771

772

773

774

775

776

777

778

779

780

781

782

783

784

785

786

787

788

789

790

791

792

793

794

795

796

797

798

799

800

801

802

803

804

805

806

807

808

809

810

811

812

813

814

815

816

817

818

819

820

821

822

823

824

825

826

827

828

829

830

831

832

833

834

835

836

837

838

839

840

841

842

843

844

845

846

847

848

849

850

851

852

853

854

855

856

857

858

859

860

861

862

863

864

865

866

867

868

869

870

871

872

873

874

875

876

877

878

879

880

881

882

883

884

885

886

887

888

889

890

891

892

893

894

895

896

897

898

899

900

901

902

903

904

905

906

907

908

909

910

911

912

913

914

915

916

917

918

919

920

921

922

923

924

925

926

927

928

929

930

931

932

933

934

935

936

937

938

939

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

972

973

974

975

976

977

978

979

980

981

982

983

984

985

986

987

988

989

990

991

992

993

994

995

996

997

998

999

1000

1001

1002

1003

1004

1005

1006

1007

1008

1009

1010

1011

1012

1013

1014

1015

1016

1017

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1035

1036

1037

1038

1039

1040

1041

1042

1043

1044

1045

1046

1047

1048

1049

1050

1051

1052

1053

1054

1055

1056

1057

1058

1059

1060

1061

1062

1063

1064

1065

1066

1067

1068

1069

1070

1071

1072

1073

1074

1075

1076

1077

1078

1079

1080

1081

1082

1083

1084

1085

1086

1087

1088

1089

1090

1091

1092

1093

1094

1095

1096

1097

1098

1099

1100

1101

1102

1103

1104

1105

1106

1107

1108

1109

1110

1111

1112

1113

1114

1115

1116

1117

1118

1119

1120

1121

1122

1123

1124

1125

1126

1127

1128

1129

1130

1131

1132

1133

1134

1135

1136

1137

1138

1139

1140

1141

1142

1143

1144

1145

1146

1147

1148

1149

1150

1151

1152

1153

1154

1155

1156

1157

1158

1159

1160

1161

1162

1163

1164

1165

1166

1167

1168

1169

1170

1171

1172

1173

1174

1175

1176

1177

1178

1179

1180

1181

1182

1183

1184

1185

1186

1187

1188

1189

1190

1191

1192

1193

1194

1195

1196

1197

1198

1199

1200

1201

1202

1203

1204

1205

1206

1207

1208

1209

1210

1211

1212

1213

1214

1215

1216

1217

1218

1219

1220

1221

1222

1223

1224

1225

1226

1227

1228

1229

1230

1231

1232

1233

1234

1235

1236

1237

1238

1239

1240

1241

1242

1243

1244

1245

1246

1247

1248

1249

1250

1251

1252

1253

1254

1255

1256

1257

1258

1259

1260

1261

1262

1263

1264

1265

1266

1267

1268

1269

1270

1271

1272

1273

1274

1275

1276

1277

1278

1279</

STATE OF ILLINOIS
001-408243
FREDERICK
E
GLENN
BORN
11/06/52
FE Glenn

RR#	DESCRIPTION
	VILLAGE REVIEWS
	FAMILY ROOM FEE

 **Rock Gilmore, FA**
Fellow of the Association

**NEW SINGLE FAMILY RM
POMIS RESIDEN**

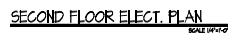
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, IL

Gilm

Frederick Gilme

3489 Gallant Fox Drive
Elgin IL 60124
847-421-9676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

The drawing is copyright © 2011

[illegible]

- 1. **DO NOT SCALE DRAWINGS**
- 2. **ELIMINATE CORROSION** BY APPLYING
SUFFICIENT DRY-POOLS AND COATINGS.
- 3. **SHANG CONDUCTOR** TO MEET THERMOSTAT
- 4. **ALL ELECTRICAL AND MECHANICAL EQUIPMENT**
ARE SUBJECT TO REGULATION DUE TO FIELD
- 5. **CONDUCTOR**
- 6. **ALL SPOKE DETECTORS TO BE 10 IN VARD IN**
SECTION OF BATTERY BACK OR INTERCONNECTED
- 7. **ALL ALL WPS OF 10 IN FROM ALL**
SECTION CODES. MIN. 1 SPOKE DETECTOR FOR
- 8. **FLOOR**
- 9. **PROTECT AND INSTALL LOCATED CERTIFIED**
BATTERY DETECTORS AS REQUIRED BY NATIONAL
- 10. **FIRE PROTECTION ASSOCIATION INFLAM**
MEETING THE REQUIREMENTS OF ALL
- 11. **APPROVED AND INSTALLED**
- 12. **PROTECT AND INSTALLED GROUND FAL**
CIRCUIT-INTERMEDIATE OR AS REQUIRED BY
- 13. **THE NATIONAL FIRE PROTECTION ASSOCIATION**
THE REQUIREMENTS OF ALL APPROVING CODES.
- 14. **GROUND FAL** FOR WARD INTERCONNECTED
- 15. **GROUND FAL** FOR WARD INTERCONNECTED
- 16. **GROUND FAL** FOR WARD INTERCONNECTED
- 17. **GROUND FAL** FOR WARD INTERCONNECTED
- 18. **GROUND FAL** FOR WARD INTERCONNECTED
- 19. **GROUND FAL** FOR WARD INTERCONNECTED
- 20. **GROUND FAL** FOR WARD INTERCONNECTED
- 21. **GROUND FAL** FOR WARD INTERCONNECTED
- 22. **GROUND FAL** FOR WARD INTERCONNECTED
- 23. **GROUND FAL** FOR WARD INTERCONNECTED
- 24. **GROUND FAL** FOR WARD INTERCONNECTED
- 25. **GROUND FAL** FOR WARD INTERCONNECTED
- 26. **GROUND FAL** FOR WARD INTERCONNECTED
- 27. **GROUND FAL** FOR WARD INTERCONNECTED
- 28. **GROUND FAL** FOR WARD INTERCONNECTED
- 29. **GROUND FAL** FOR WARD INTERCONNECTED
- 30. **GROUND FAL** FOR WARD INTERCONNECTED
- 31. **GROUND FAL** FOR WARD INTERCONNECTED
- 32. **GROUND FAL** FOR WARD INTERCONNECTED
- 33. **GROUND FAL** FOR WARD INTERCONNECTED
- 34. **GROUND FAL** FOR WARD INTERCONNECTED
- 35. **GROUND FAL** FOR WARD INTERCONNECTED
- 36. **GROUND FAL** FOR WARD INTERCONNECTED
- 37. **GROUND FAL** FOR WARD INTERCONNECTED
- 38. **GROUND FAL** FOR WARD INTERCONNECTED
- 39. **GROUND FAL** FOR WARD INTERCONNECTED
- 40. **GROUND FAL** FOR WARD INTERCONNECTED
- 41. **GROUND FAL** FOR WARD INTERCONNECTED
- 42. **GROUND FAL** FOR WARD INTERCONNECTED
- 43. **GROUND FAL** FOR WARD INTERCONNECTED
- 44. **GROUND FAL** FOR WARD INTERCONNECTED
- 45. **GROUND FAL** FOR WARD INTERCONNECTED
- 46. **GROUND FAL** FOR WARD INTERCONNECTED
- 47. **GROUND FAL** FOR WARD INTERCONNECTED
- 48. **GROUND FAL** FOR WARD INTERCONNECTED
- 49. **GROUND FAL** FOR WARD INTERCONNECTED
- 50. **GROUND FAL** FOR WARD INTERCONNECTED
- 51. **GROUND FAL** FOR WARD INTERCONNECTED
- 52. **GROUND FAL** FOR WARD INTERCONNECTED
- 53. **GROUND FAL** FOR WARD INTERCONNECTED
- 54. **GROUND FAL** FOR WARD INTERCONNECTED
- 55. **GROUND FAL** FOR WARD INTERCONNECTED
- 56. **GROUND FAL** FOR WARD INTERCONNECTED
- 57. **GROUND FAL** FOR WARD INTERCONNECTED
- 58. **GROUND FAL** FOR WARD INTERCONNECTED
- 59. **GROUND FAL** FOR WARD INTERCONNECTED
- 60. **GROUND FAL** FOR WARD INTERCONNECTED
- 61. **GROUND FAL** FOR WARD INTERCONNECTED
- 62. **GROUND FAL** FOR WARD INTERCONNECTED
- 63. **GROUND FAL** FOR WARD INTERCONNECTED
- 64. **GROUND FAL** FOR WARD INTERCONNECTED
- 65. **GROUND FAL** FOR WARD INTERCONNECTED
- 66. **GROUND FAL** FOR WARD INTERCONNECTED
- 67. **GROUND FAL** FOR WARD INTERCONNECTED
- 68. **GROUND FAL** FOR WARD INTERCONNECTED
- 69. **GROUND FAL** FOR WARD INTERCONNECTED
- 70. **GROUND FAL** FOR WARD INTERCONNECTED
- 71. **GROUND FAL** FOR WARD INTERCONNECTED
- 72. **GROUND FAL** FOR WARD INTERCONNECTED
- 73. **GROUND FAL** FOR WARD INTERCONNECTED
- 74. **GROUND FAL** FOR WARD INTERCONNECTED
- 75. **GROUND FAL** FOR WARD INTERCONNECTED
- 76. **GROUND FAL** FOR WARD INTERCONNECTED
- 77. **GROUND FAL** FOR WARD INTERCONNECTED
- 78. **GROUND FAL** FOR WARD INTERCONNECTED
- 79. **GROUND FAL** FOR WARD INTERCONNECTED
- 80. **GROUND FAL** FOR WARD INTERCONNECTED
- 81. **GROUND FAL** FOR WARD INTERCONNECTED
- 82. **GROUND FAL** FOR WARD INTERCONNECTED
- 83. **GROUND FAL** FOR WARD INTERCONNECTED
- 84. **GROUND FAL** FOR WARD INTERCONNECTED
- 85. **GROUND FAL** FOR WARD INTERCONNECTED
- 86. **GROUND FAL** FOR WARD INTERCONNECTED
- 87. **GROUND FAL** FOR WARD INTERCONNECTED
- 88. **GROUND FAL** FOR WARD INTERCONNECTED
- 89. **GROUND FAL** FOR WARD INTERCONNECTED
- 90. **GROUND FAL** FOR WARD INTERCONNECTED
- 91. **GROUND FAL** FOR WARD INTERCONNECTED
- 92. **GROUND FAL** FOR WARD INTERCONNECTED
- 93. **GROUND FAL** FOR WARD INTERCONNECTED
- 94. **GROUND FAL** FOR WARD INTERCONNECTED
- 95. **GROUND FAL** FOR WARD INTERCONNECTED
- 96. **GROUND FAL** FOR WARD INTERCONNECTED
- 97. **GROUND FAL** FOR WARD INTERCONNECTED
- 98. **GROUND FAL** FOR WARD INTERCONNECTED
- 99. **GROUND FAL** FOR WARD INTERCONNECTED
- 100. **GROUND FAL** FOR WARD INTERCONNECTED

ELECTRICAL SYMBOLS

100	SHIELD POLE SWITCH		HEAT LAMP
100	THREE POLE SWITCH		FAN
100	POLE SWITCH		FAN / LIGHT
100	HEAVY DUTY INTERRUPTOR PAUL INTERRUPTOR		FAN / LIGHT / HEAT LAMP
100	HEAVY DUTY POCKET SWITCH PAUL INTERRUPTOR		EMERGENCY LAMP WITH BATTERY BACKUP
100	OUTLET AND SWITCH		SURFACE MOUNTED FIXTURE
100	DOWNLIGHT		SURFACE MOUNTED FIXTURE WITH LIGHT GOWN
100	DOWNLIGHT (ONE HALF FOOT)		WALL MOUNTED FIXTURE
100	30 VOLT OUTLET		RECESSED FIXTURE
100	TERMINATOR		RECESSED INTERIOR FIXTURE
100	JACKSON BOX		2-STEP LAMP - UPPER INDICATES LOWER INDICATES
100	GARAGE SIGNAL		2-STEP LAMP - LOWER INDICATES LOWER INDICATES
100	10 VOLT DOWNSIDE DETECTOR INTERIOR DETECTOR IN BATTERY BACKUP		2-STEP LAMP - UPPER INDICATES LOWER INDICATES
100	CARBON MONOXIDE ALARM		2-STEP LAMP - UPPER INDICATES LOWER INDICATES
100	DOOR BELL BUZZER		2-STEP LAMP - UPPER INDICATES LOWER INDICATES
100	DOOR BELL CHimes		2-STEP LAMP - UPPER INDICATES LOWER INDICATES
100	TELEPHONE GLEET		2-STEP LAMP - UPPER INDICATES LOWER INDICATES
100	CABLE TELEVISION GLEET		2-STEP LAMP - UPPER INDICATES LOWER INDICATES
100	INTERCOM		2-STEP LAMP - UPPER INDICATES LOWER INDICATES
100	ELECTRICAL PANEL		2-STEP LAMP - UPPER INDICATES LOWER INDICATES
100	ELECTRICAL METER		2-STEP LAMP - UPPER INDICATES LOWER INDICATES

100 INDICATED INTERIOR

100 INDICATED ABOVE PAUL INTERRUPTOR

100 INDICATED INTERIOR

100 INDICATED ABOVE PAUL INTERRUPTOR

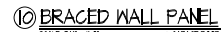
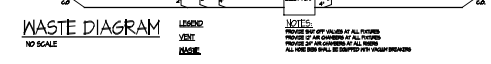
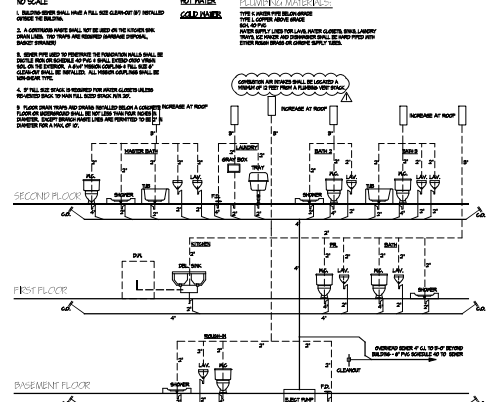
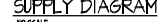
100 INDICATED INTERIOR

100 INDICATED ABOVE PAUL INTERRUPTOR

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



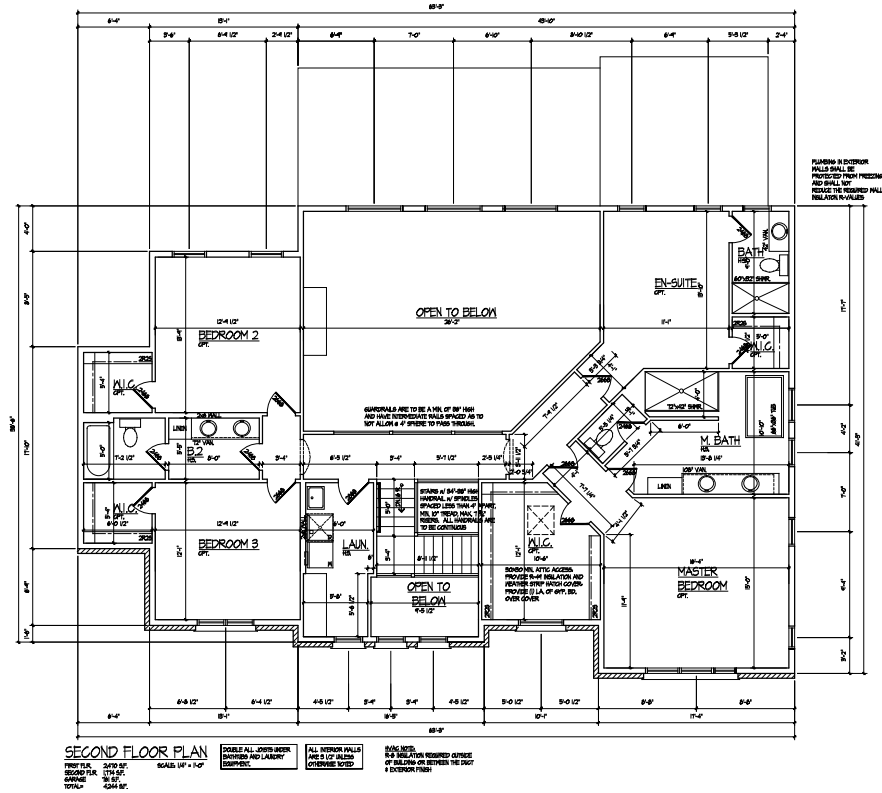
Packet Pg. 152

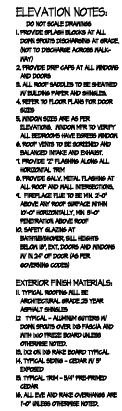


1

Packet Pq. 155

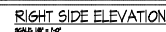






FRONT ELEVATION
SCALE 1/4" = 1'-0"

1. 18 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES 2. ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASGA. 3. ALUMINUM SUFFITS AT INTERNAL VENTS. 4. SHEET METAL FLASHING OVER WINDOWS, DOORS AND PITCH ROOF. 5. SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS. 6. 1/2" X 1/2" BOARD OVER 1/2" RAKE BOARD. 7. ALL RAKE AND OVERHANGS ARE 1-0" UNLESS OTHERWISE NOTED.	INDICATES MANUFACTURED STONE INDICATES LP BOARD HIDDEN GALVANIZED METAL FLASHING NOTE: ALL ROOF SIZES ARE TELLA - NOT BE SUBSTITUTED BY APPROVED DEAL.
--	--

[illegible]



ORDINANCE NO. O-19-22

**AN ORDINANCE GRANTING FINAL PLANNED
DEVELOPMENT APPROVAL FOR
274 & 286 W. MICHIGAN AVENUE (CARRAIG SUBDIVISION)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on March 7, 2022**

ORDINANCE NO. 0-19-22**AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR
274 & 286 W. MICHIGAN AVENUE (CARRAIG SUBDIVISION)**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on March 1, 2022 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Final Planned Development to permit the reinstatement of a 6-lot single-family residential development, on the following legally described property:

LOT 2 (EXCEPT THE EAST ½ THEREOF) AND LOT 3 (EXCEPT THE WEST ½ THEREOF) AND THE VACATED SOUTH ½ OF GILBERT ROAD AND THE VACATED PORTION OF W. MICHIGAN AVENUE, BOTH ADJOINING LOTS 2 AND 3, IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE FARMS BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 274 and 286 W. Michigan Avenue

PIN: #s 02-22-406-020-0000 and 02-22-406-025-0000

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:

SECTION 1: That Final Planned Development approval to permit a 6-lot single-family residential development, is hereby granted, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Groundwork LTD dated 10/03/16 and last revised 01/20/17 except as such plans may be changed to conform to Village Codes and Regulations.
2. All future residences shall follow the Village's R-1B zoning standards.
3. Within the Subject Property, no privacy fencing shall be permitted abutting the detention basin or the access easement to the detention basin. All fencing shall be of an open wrought iron style fencing in these areas.
4. A Homeowners Association shall be created for the maintenance of the detention outlot and the access easement. It shall include conditions

related to the fencing restrictions outlined in condition number 3 of this ordinance and maintenance of the landscape plan attached to the engineering plans. It shall also include a requirement to perform a maintenance inspection for the detention outlot the earlier of every 5 years or at an interval required by MWRD. The HOA Declarations must be approved by the Village Attorney prior to the recording of the Plat of Subdivision or the issuance of any permits.

5. The final engineering plans shall be revised in a manner acceptable to the Village Engineer. If it is determined that the basin at Arcadia West is sufficient for the needs of the neighborhood, conditions 3 and 4 could be stricken or revised to reflect the revised detention area and outlot to account for the necessary volume control.
6. If there are dimensional changes or revisions to the outlot, affecting Lots 1-4 in the Carraig Plat of Subdivision, said changes may be reviewed and administratively approved by the Village Manager and Village Attorney.
7. The Petitioner shall complete the demolition of the two existing homes, no later than August 31, 2022, unless otherwise agreed to by the Village Manager.
7. A Planned Development letter of credit in amount of \$60,000 (\$10,000 per lot, per Article 14 of the Zoning Ordinance) shall be submitted.
8. A Public Improvement letter of credit in the amount of \$385,983.40 (or other Village Engineer approved amount based upon any accepted changes to the EEOC) shall be submitted in a manner acceptable to the Village Engineer.
9. Review fees, based upon the finally accepted EEOC, shall be submitted in a manner acceptable to the Village Engineer shall be submitted.
10. A construction traffic management plan shall be submitted in a manner acceptable to the Directors of Public Works and Planning and Zoning. This traffic management plan shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, prior to the completion of Prestwick Street. A component of this plan shall also include an initial notification, by standard mail, to the residents on the south side of W. Michigan Avenue (263, 271, 285, 301, 325, 335, 351, and 357) once the initial site development schedule is known.
12. MWRD, NPDES, and IEPA permits shall be submitted.

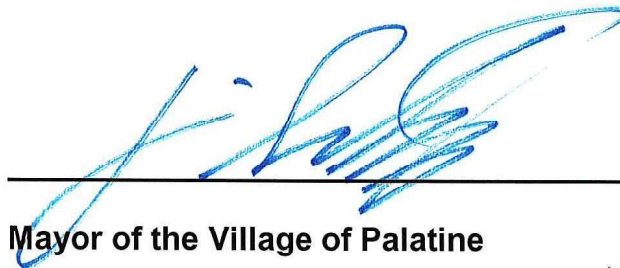
SECTION 2: That the petition for Final Planned Development, a copy of the public notice, be attached hereto and form a part of this ordinance.

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

PASSED: This 7 day of March 2022

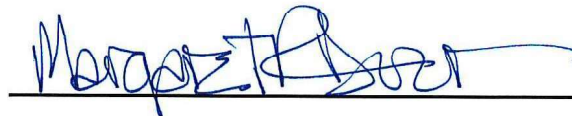
AYES: 5 **NAYS:** 0 **ABSENT:** 1 **PASS:** 0

APPROVED by me this 7 day of March 2022



Mayor of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this 7 day of
March 2022.



Village Clerk

Attachment: October 22, 2024 - PCZ materials (274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

OWNER:
BLACKWATER VALLEY DEVELOPMENT, INC
7510 ORCLE AVENUE
CHICAGO, ILLINOIS 60631



STANDARD LEGEND

[illegible]

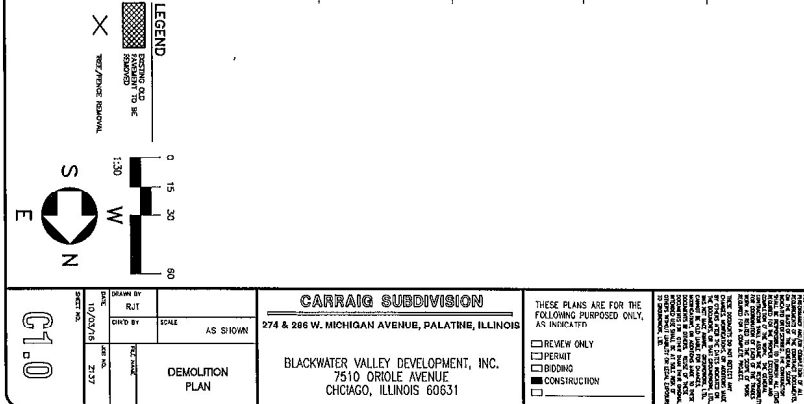
	- Physical Security Identification (PSI)
	- Typical Safety Sign-Security (TSSS)
GS # 1	= Grid Number # 1

PROJECT BENCHMARK

Provided by: per Plans by Site & Assessment, Inc.
Source & Job Benchmark:
Critical square on southeast corner of the benchmark approximately 75
feet from the Public Works Entrance.
USGS ID# = 19A011

[illegible][illegible]

C.C.O.	DRAWN BY RLT	SCALE AS SHOWN	CARRAIG SUBDIVISION 274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS BLACKWATER VALLEY DEVELOPMENT, INC. 7510 ORIOLE AVENUE CHICAGO, ILLINOIS 60631	THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED ☒ REVIEW ONLY ☐ PERMIT ☐ BIDDING ☐ CONSTRUCTION ☐ _____
	CHECKED BY JTB	DATE 02/02/16		
	DATE 2.27	COVER SHEET		



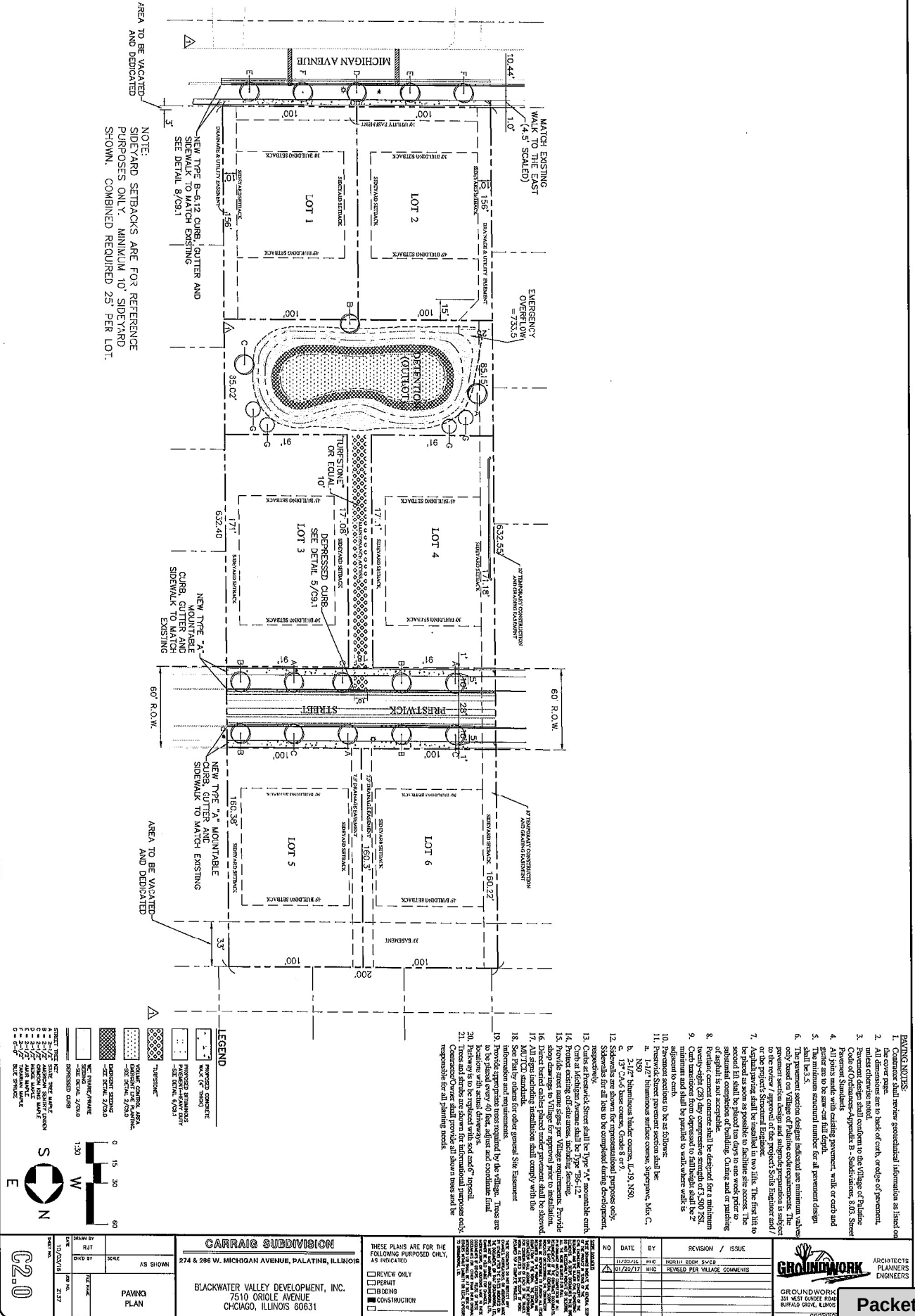
DISMANTLING NOTES

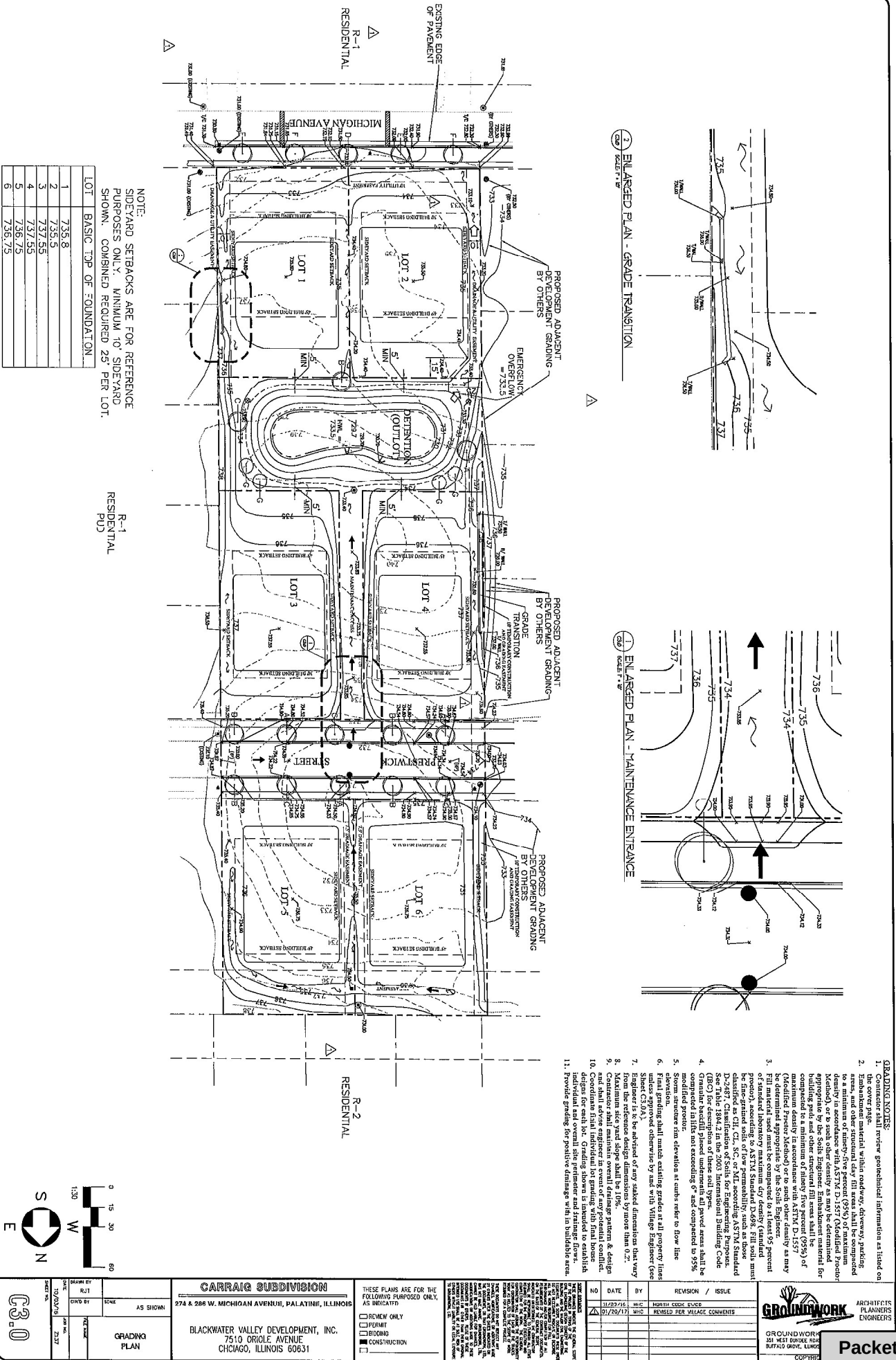
1. Remove and cast existing walls and/or septic fields, tanks, etc. in any, from site requirements to EPC and Cook County Department of Health requirements.
2. Remove all existing structures that are not to be reused from site.
3. Any abandoned or unused water mains, water service, sanitary sewer, or sanitary services shall be disconnected at the main, not capped. The disconnection and capping of the utility, shall be witnessed and approved by the Village Engineer.
4. Any abandoned storm or sanitary structure or water valve shall still be removed.
5. All existing building elements, including foundations, shall be removed from the site.
6. All existing septic structures, including septic tanks, septic fields, and/or septic lines, shall be removed. All existing septic structures shall be labeled at both ends with "SEPTIC" and "REMOVE".
7. All existing septic lines shall be labeled at both ends with "SEPTIC" and "REMOVE".
8. Engineer is not aware of any septic on site. Should any septic be found, attention must shall be taken with prompt removal or reuse well.

GROUNDWORK
ARCHITECTS
PLANNERS
ENGINEERS

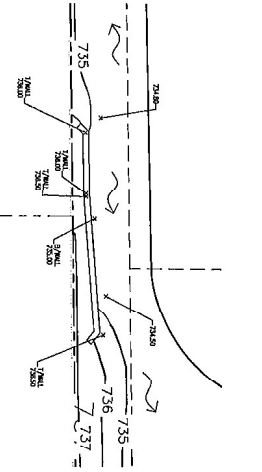
GROUNDWORK
351 WEST DUNDIE RD
BUFFALO GROVE, ILLINOIS
60089

Packet

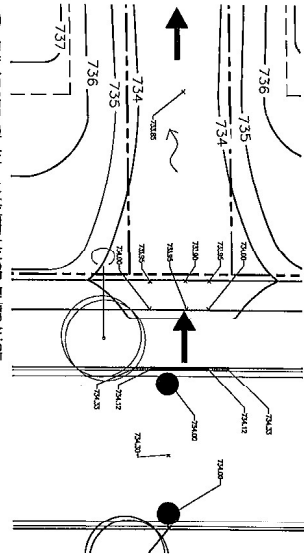




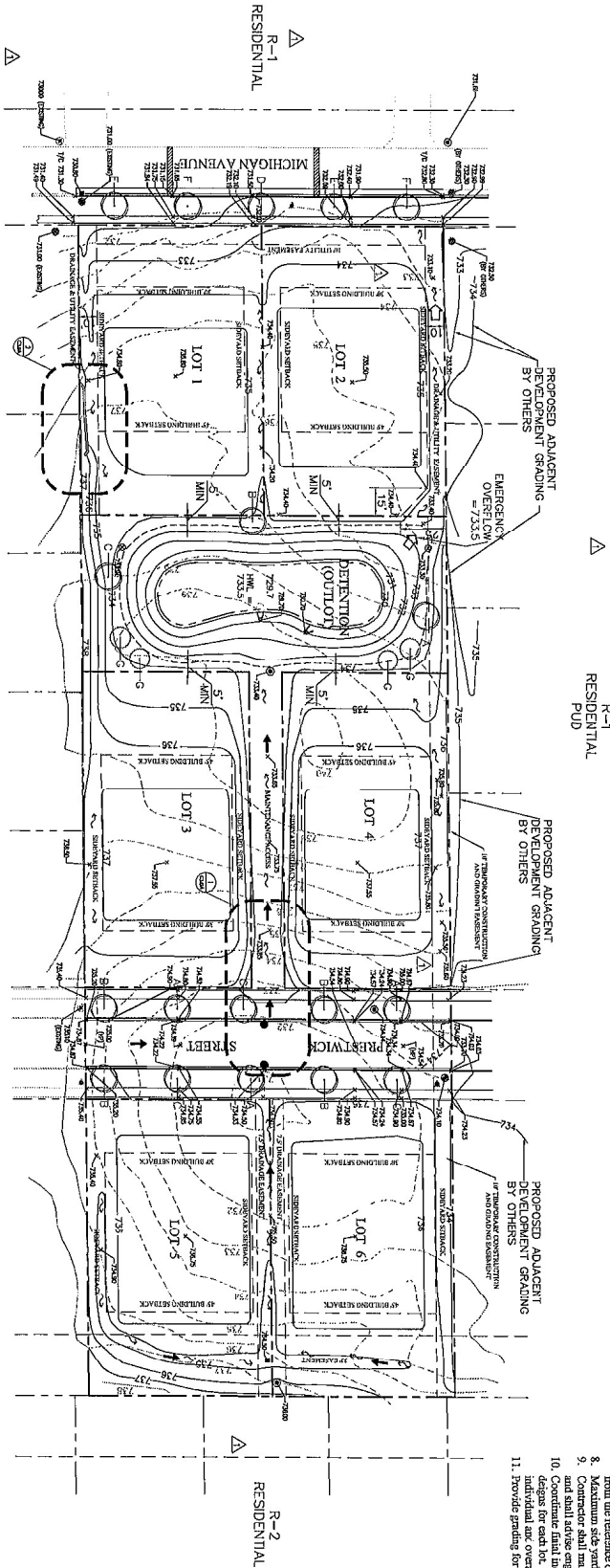
ALTERNATE



7. ENLARGED PLAN - GRADE TRANSITION

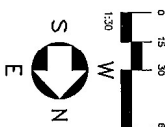


8. ENLARGED PLAN - MAINTENANCE ENTRANCE



NOTE:
SIDEYARD SETBACKS ARE FOR REFERENCE
PURPOSES ONLY. MINIMUM 10' SIDEYARD
SHOWN. COMBINED REQUIRED 25' PER LOT.

LOT	BASIC TOP OF FOUNDATION
1	735.8
2	735.5
3	737.55
4	737.55
5	736.75
6	736.75



- GRADING NOTES:
1. Contractor shall review geotechnical information as listed on the cover page.
 2. Grading shall be established within roadway delivery parking space and other adjacent clay fill areas shall be compacted to a minimum of ninety-five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method), or to such other density as may be determined appropriate by the soils engineer. Fill areas shall be compacted to a minimum of ninety-five percent (95%) of maximum density in accordance with ASTM D-1557 (Modified Proctor Method) or to such other density as may be determined appropriate by the soils engineer.
 3. Fill material used must be compacted to at least 95 percent of standard laboratory maximum dry density (standard proctor), according to ASTM Standard D-698. Fill soils must be fine-grained soils of low permeability, such as ASTM Standard D-2487 Classification of Soils for Engineering Purposes. See Table 1804.2 in the 2003 International Building Code (IBC) for description of these soil types.
 4. Granular backfill placed underneath all paved areas shall be compacted in lifts not exceeding 6" and compacted to 95% modified proctor.
 5. Storm structure rim elevation at curbs refer to flow line.
 6. Final grading shall match existing gradient at all property lines.
 7. Engineer is to be advised of any scaled dimensions that vary from the reference design dimensions by more than 0.2%.
 8. Maximum side yard slope shall be 10%.
 9. Contractor shall maintain overall drainage pattern & design.
 10. Coordinate final individual lot grading with final house designs for each lot. Grading shown is intended to establish individual lot overall site perimeter and drainage flows.
 11. Provide grading for positive drainage with in buildable area.

CARRAIG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

THESE PLANS ARE FOR THE
FOLLOWING PURPOSED ONLY,
AS INDICATED

☐ REVIEW ONLY
☐ PERMIT
☐ BIDDING
☐ CONSTRUCTION

NO. DATE BY

NO.	DATE	BY
1	10/26/17	MEC
2	10/26/17	MEC

REVISION / ISSUE

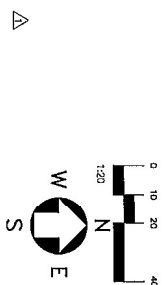
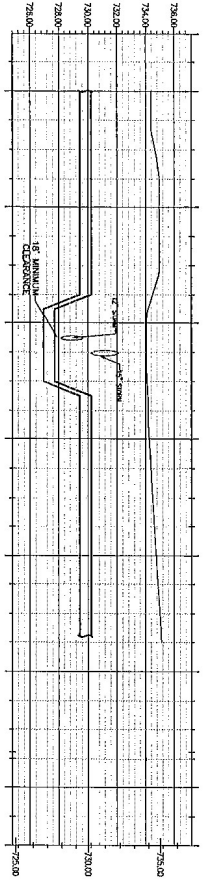
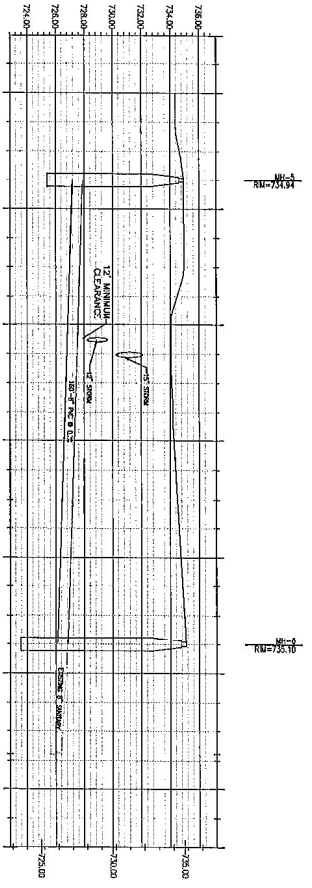
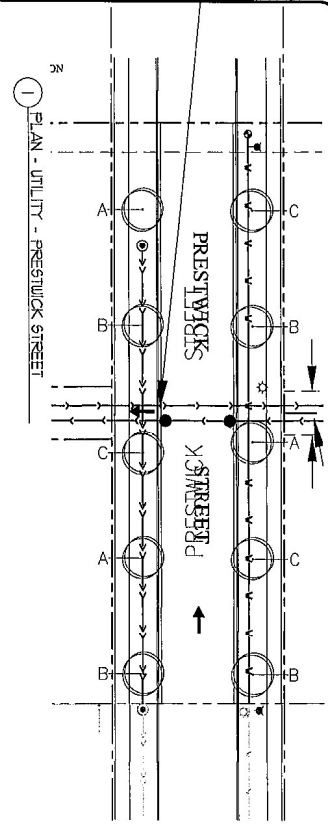
REVISION	ISSUE
1	NORTH ORIOLE AVENUE REVISED PER VILLAGE COMMENTS

GROUNDWORK
ARCHITECTS
PLANNERS
ENGINEERS

GROUNDWORK
351 WEST BUNKER ROAD
BATAVIA, ILLINOIS 60157
630.438.0000

Packet Pg. 170





CARRAIG SUBDIVISION

274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

THESE PLANS ARE FOR THE FOLLOWING PURPOSES ONLY, AS INDICATED:

☐ REVIEW ONLY

☐ PERMIT

☐ BIDDING

☐ CONSTRUCTION

DATE: 10/27/16

BY: ZIC

NO. DATE BY REVISION / ISSUE

1	10/27/16	WIC	INITIAL CITY SUE
2	01/26/17	WIC	REVISED PER VILLAGE COMMENTS
3	05/01/17	WIC	REVISED PER MWD COMMENTS

GROUNDWORK

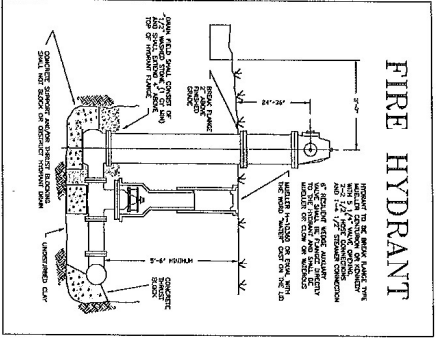
ARCHITECTS
PLANNERS
ENGINEERS

Packet Pg. 172

[illegible][illegible]

C8.0	PROJECT NO. 10/28/76 DRAWN BY RJT SCALE AS SHOWN	CARRAIG SUBDIVISION	THESE PLANS ARE FOR THE FOLLOWING PURPOSES ONLY, AS INDICATED: ☐ REVIEW ONLY ☐ PERMIT ☐ BIDDING ☒ CONSTRUCTION ☐	THE INFORMATION ON THESE PLANS WAS OBTAINED FROM THE FOLLOWING SOURCES: 1. FIELD SURVEY 2. AERIAL PHOTOGRAPHS 3. RECORD PLANS 4. OTHER SOURCES THE INFORMATION ON THESE PLANS WAS OBTAINED FROM THE FOLLOWING SOURCES: 1. FIELD SURVEY 2. AERIAL PHOTOGRAPHS 3. RECORD PLANS 4. OTHER SOURCES	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION / ISSUE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/22/76</td> <td>MR.</td> <td>NORTH EDDY SWAB</td> </tr> </tbody> </table>	NO.	DATE	BY	REVISION / ISSUE	1	11/22/76	MR.	NORTH EDDY SWAB	ARCHITECTS PLANNERS ENGINEERS
	NO.	DATE	BY	REVISION / ISSUE										
1	11/22/76	MR.	NORTH EDDY SWAB											
DATE 7/27/77	NOTES	274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS BLACKWATER VALLEY DEVELOPMENT, INC. 7510 ORIOLE AVENUE CHICAGO, ILLINOIS 60631			GROUNDWORK 216 WEST GENE STREET BUFFALO GROVE, ILLINOIS 60089									

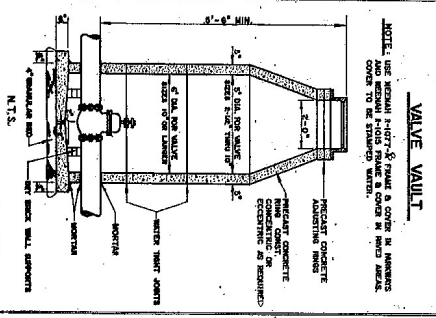
1. FIRE HYDRANT
SCALE: N/A



FIRE HYDRANT

NOTE: USE REINFORCED CONCRETE FOR THE HYDRANT BODY AND THE HYDRANT BASE. THE HYDRANT BODY SHALL BE CAST IN PLACE CONCRETE. THE HYDRANT BASE SHALL BE CAST IN PLACE CONCRETE. THE HYDRANT BODY SHALL BE CAST IN PLACE CONCRETE. THE HYDRANT BASE SHALL BE CAST IN PLACE CONCRETE.

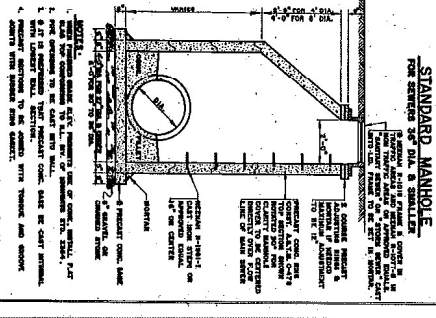
2. VALVE VAULT
SCALE: N/A



VALVE VAULT

NOTE: USE REINFORCED CONCRETE FOR THE VALVE VAULT BODY AND THE VALVE VAULT BASE. THE VALVE VAULT BODY SHALL BE CAST IN PLACE CONCRETE. THE VALVE VAULT BASE SHALL BE CAST IN PLACE CONCRETE. THE VALVE VAULT BODY SHALL BE CAST IN PLACE CONCRETE. THE VALVE VAULT BASE SHALL BE CAST IN PLACE CONCRETE.

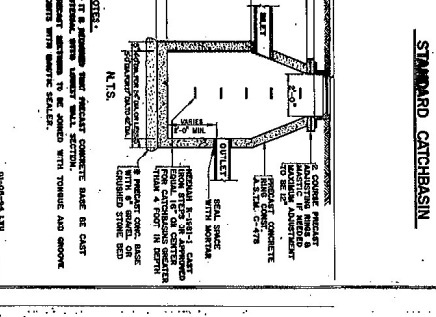
3. STANDARD MANHOLE
SCALE: N/A



STANDARD MANHOLE

NOTE: USE REINFORCED CONCRETE FOR THE STANDARD MANHOLE BODY AND THE STANDARD MANHOLE BASE. THE STANDARD MANHOLE BODY SHALL BE CAST IN PLACE CONCRETE. THE STANDARD MANHOLE BASE SHALL BE CAST IN PLACE CONCRETE. THE STANDARD MANHOLE BODY SHALL BE CAST IN PLACE CONCRETE. THE STANDARD MANHOLE BASE SHALL BE CAST IN PLACE CONCRETE.

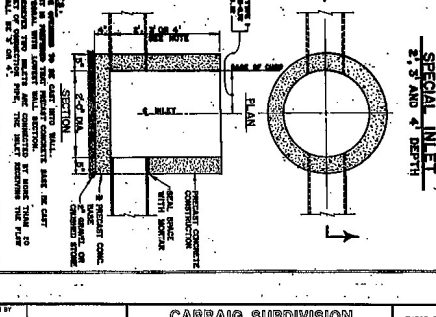
4. STANDARD CATCHBASIN
SCALE: N/A



STANDARD CATCHBASIN

NOTE: USE REINFORCED CONCRETE FOR THE STANDARD CATCHBASIN BODY AND THE STANDARD CATCHBASIN BASE. THE STANDARD CATCHBASIN BODY SHALL BE CAST IN PLACE CONCRETE. THE STANDARD CATCHBASIN BASE SHALL BE CAST IN PLACE CONCRETE. THE STANDARD CATCHBASIN BODY SHALL BE CAST IN PLACE CONCRETE. THE STANDARD CATCHBASIN BASE SHALL BE CAST IN PLACE CONCRETE.

5. SPECIAL INLET
SCALE: N/A



SPECIAL INLET

NOTE: USE REINFORCED CONCRETE FOR THE SPECIAL INLET BODY AND THE SPECIAL INLET BASE. THE SPECIAL INLET BODY SHALL BE CAST IN PLACE CONCRETE. THE SPECIAL INLET BASE SHALL BE CAST IN PLACE CONCRETE. THE SPECIAL INLET BODY SHALL BE CAST IN PLACE CONCRETE. THE SPECIAL INLET BASE SHALL BE CAST IN PLACE CONCRETE.

6. MUD NOTES
SCALE: N/A

1. MUD NOTES

2. MUD NOTES

3. MUD NOTES

4. MUD NOTES

5. MUD NOTES

6. MUD NOTES

7. MUD NOTES

8. MUD NOTES

9. MUD NOTES

10. MUD NOTES

11. MUD NOTES

12. MUD NOTES

13. MUD NOTES

14. MUD NOTES

15. MUD NOTES

16. MUD NOTES

17. MUD NOTES

18. MUD NOTES

19. MUD NOTES

20. MUD NOTES

21. MUD NOTES

22. MUD NOTES

23. MUD NOTES

24. MUD NOTES

25. MUD NOTES

26. MUD NOTES

27. MUD NOTES

28. MUD NOTES

29. MUD NOTES

30. MUD NOTES

31. MUD NOTES

32. MUD NOTES

33. MUD NOTES

34. MUD NOTES

35. MUD NOTES

36. MUD NOTES

37. MUD NOTES

38. MUD NOTES

39. MUD NOTES

40. MUD NOTES

41. MUD NOTES

42. MUD NOTES

43. MUD NOTES

44. MUD NOTES

45. MUD NOTES

46. MUD NOTES

47. MUD NOTES

48. MUD NOTES

49. MUD NOTES

50. MUD NOTES

51. MUD NOTES

52. MUD NOTES

53. MUD NOTES

54. MUD NOTES

55. MUD NOTES

56. MUD NOTES

57. MUD NOTES

58. MUD NOTES

59. MUD NOTES

60. MUD NOTES

61. MUD NOTES

62. MUD NOTES

63. MUD NOTES

64. MUD NOTES

65. MUD NOTES

66. MUD NOTES

67. MUD NOTES

68. MUD NOTES

69. MUD NOTES

70. MUD NOTES

71. MUD NOTES

72. MUD NOTES

73. MUD NOTES

74. MUD NOTES

75. MUD NOTES

76. MUD NOTES

77. MUD NOTES

78. MUD NOTES

79. MUD NOTES

80. MUD NOTES

81. MUD NOTES

82. MUD NOTES

83. MUD NOTES

84. MUD NOTES

85. MUD NOTES

86. MUD NOTES

87. MUD NOTES

88. MUD NOTES

89. MUD NOTES

90. MUD NOTES

91. MUD NOTES

92. MUD NOTES

93. MUD NOTES

94. MUD NOTES

95. MUD NOTES

96. MUD NOTES

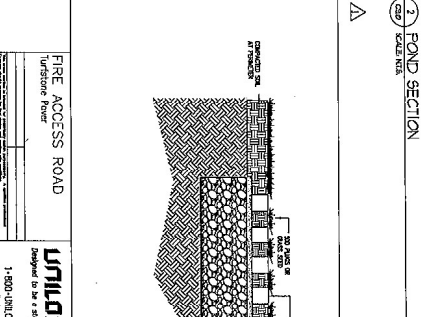
97. MUD NOTES

98. MUD NOTES

99. MUD NOTES

100. MUD NOTES

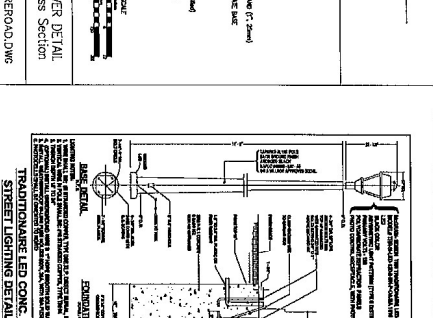
7. FOND SECTION
SCALE: N/A



FOND SECTION

NOTE: USE REINFORCED CONCRETE FOR THE FOND SECTION BODY AND THE FOND SECTION BASE. THE FOND SECTION BODY SHALL BE CAST IN PLACE CONCRETE. THE FOND SECTION BASE SHALL BE CAST IN PLACE CONCRETE. THE FOND SECTION BODY SHALL BE CAST IN PLACE CONCRETE. THE FOND SECTION BASE SHALL BE CAST IN PLACE CONCRETE.

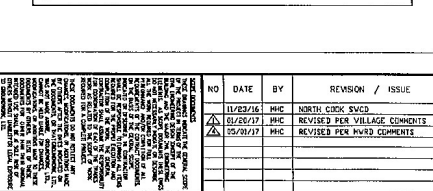
8. FIRE ACCESS ROAD
SCALE: N/A



FIRE ACCESS ROAD

NOTE: USE REINFORCED CONCRETE FOR THE FIRE ACCESS ROAD BODY AND THE FIRE ACCESS ROAD BASE. THE FIRE ACCESS ROAD BODY SHALL BE CAST IN PLACE CONCRETE. THE FIRE ACCESS ROAD BASE SHALL BE CAST IN PLACE CONCRETE. THE FIRE ACCESS ROAD BODY SHALL BE CAST IN PLACE CONCRETE. THE FIRE ACCESS ROAD BASE SHALL BE CAST IN PLACE CONCRETE.

9. STREET LIGHTING
SCALE: N/A



STREET LIGHTING

NOTE: USE REINFORCED CONCRETE FOR THE STREET LIGHTING BODY AND THE STREET LIGHTING BASE. THE STREET LIGHTING BODY SHALL BE CAST IN PLACE CONCRETE. THE STREET LIGHTING BASE SHALL BE CAST IN PLACE CONCRETE. THE STREET LIGHTING BODY SHALL BE CAST IN PLACE CONCRETE. THE STREET LIGHTING BASE SHALL BE CAST IN PLACE CONCRETE.

CARRAGE SUBDIVISION

274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

BLACKWATER VALLEY DEVELOPMENT, INC.

7510 ORIOLE AVENUE

CHICAGO, ILLINOIS 60631

THESE PLANS ARE FOR THE FOLLOWING PURPOSES ONLY:

☐ REVIEW ONLY

☐ PERMIT

☐ BIDDING

☐ CONSTRUCTION

9.0

DATE: 10/22/16

SCALE: N/A

AS SHOWN

DETAILS

REVISION / ISSUE

NO	DATE	BY	REVISION / ISSUE
1	11/22/16	PMC	NORTH CHOK RVD
2	11/22/16	PMC	REVISED PER VILLAGE COMMENTS
3	11/22/16	PMC	REVISED PER VILLAGE COMMENTS

GROUNDWORK

ARCHITECTS
PLANNERS
ENGINEERS

GROUNDWORK, LTD.

351 WEST DUNDEE ROAD, SUITE A

DEPT. OF PUBLIC WORKS

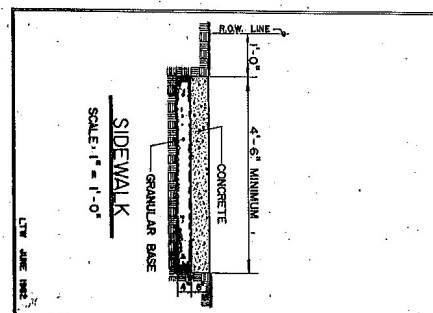
CHICAGO, ILLINOIS 60607

847.541.4151

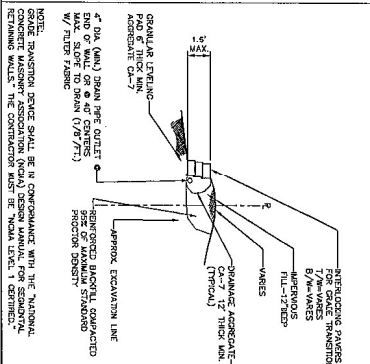
FAX 847.541.4065

www.groundworkllc.com

Packet Pg. 174



5 SIDEWALK DETAIL
C01 SCALE 1/4"



10 GRADE TRANSITION
CAL SCALE NTS

NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS.
CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND
COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

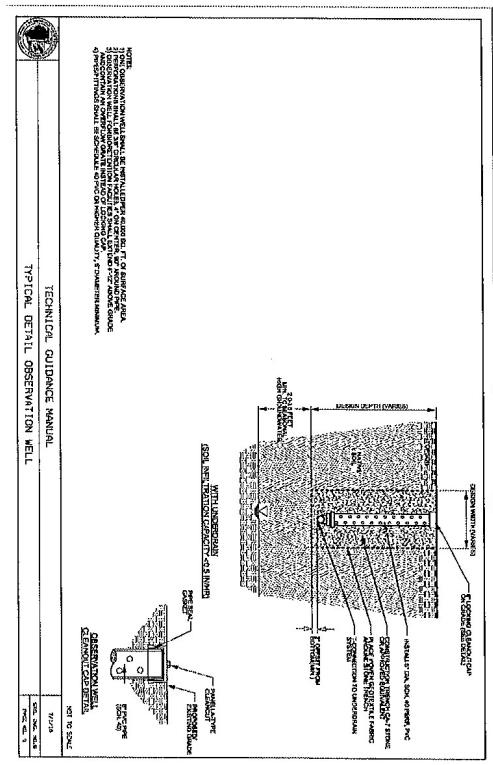
69 c 1	SHEET NO. 10/20/76	REVISION RT	SCALE AS SHOWN	CARRAIG SUBDIVISION 274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS	THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY AS INDICATED
		DATE 04/04/81			
				BLACKWATER VALLEY DEVELOPMENT, INC. 7510 ORIOLE AVENUE CHICAGO, ILLINOIS 60631	

[illegible]

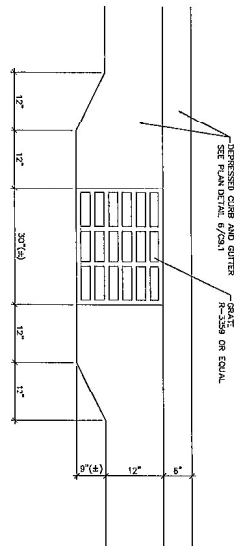
 **GROUNDWORK**
ARCHITECTS
PLANNERS
ENGINEERS

GROUNDWORK, LTD.
351 WEST DUNDAS ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089 team@groundworkltd.com 847.541.4151
FAX 847.541.4068

2 OBSERVATION WELL
C37 SCALE: NTS



4 DEPRESSED CLRB AND GAITER MODIFICATION
CSJ SCALE N/A



69.2

DATE 10/03/16	DRINK BY RUT	SCALE AS SHOWN
	COND BY	
DEPT NO.	TEST NO.	DETAILS
	JOB NO. 2137	

CARRAIG SUBDIVISION
274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS
BLACKWATER VALLEY DEVELOPMENT, INC.
7510 ORIOLE AVENUE
CHICAGO, ILLINOIS 60631

THESE PLANS ARE FOR THE
FOLLOWING PURPOSES ONLY,
AS INDICATED

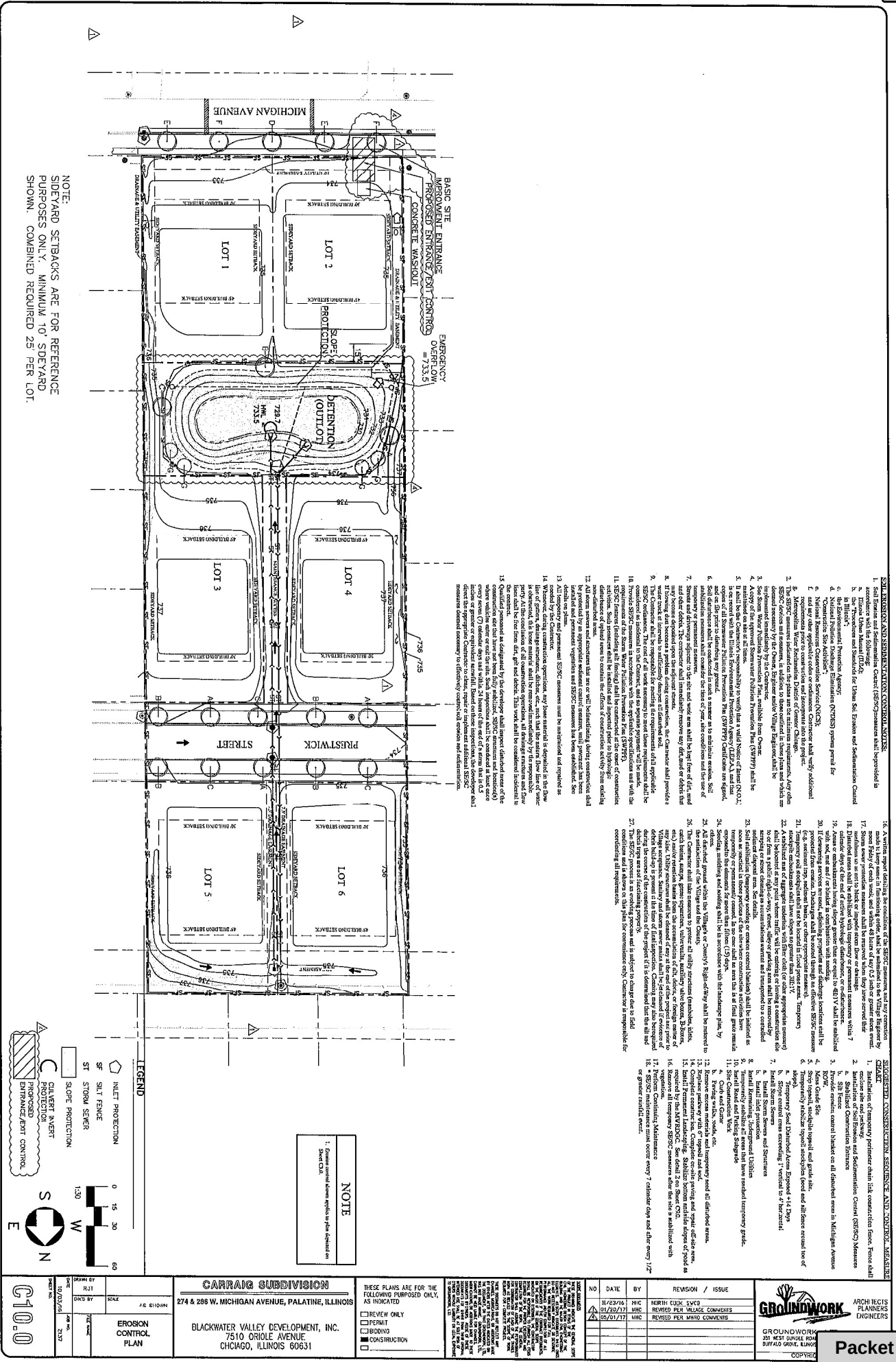
☐ REVIEW ONLY
☐ PERMIT
☐ BIDDING
☒ CONSTRUCTION
☐

NO	DATE	BY	REVISION / ISSUE
1	11/02/24	MHC	NORTH CDDC SUBC
2	01/02/27	MSC	REVISED FOR VILLAGE COMMENTS

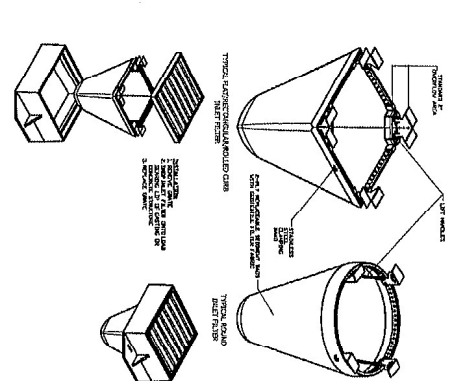
GROUNDWORK ARCHITECTS
PLANNERS
ENGINEERS

GROUNDWORK, LTD. 847.541.4151
351 WEST DUNDICK ROAD, SUITE A FAX 847.541.4066
BUFFALO GROVE, ILLINOIS 60089 team@groundworkllc.com

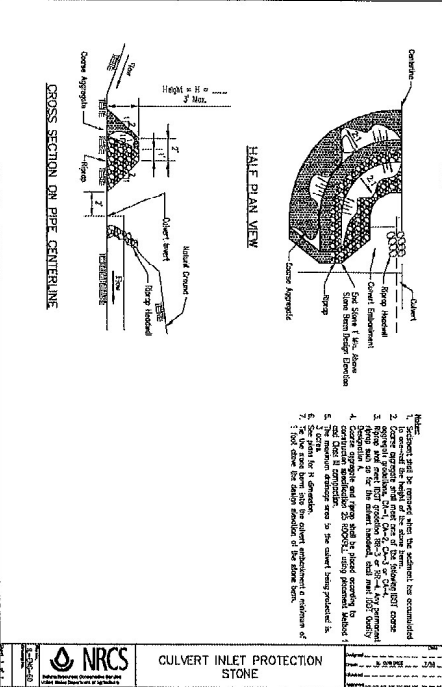
COPYRIGHT



INLET FILTER PROTECTION



6 CULVERT INLET PROTECTION
 C901 SCALE: N.T.S.



NOTE:
DETAILS SHOWN ARE TAKEN FROM VILLAGE STANDARDS.
CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING AND
COMPLYING WITH LATEST VILLAGE ORDINANCE STANDARDS.

G10.1	DRAWING NO.	DRAWN BY	R2.1	CARRAGE SUBDIVISION	THESE PLANS ARE FOR THE FOLLOWING PURPOSE ONLY, AS INDICATED ☐ REVIEW ONLY ☐ PERMIT ☐ BIDDING ☒ CONSTRUCTION	1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD. 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD. 4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD. 5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD. 6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD. 7. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD. 8. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD. 9. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD. 10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.	NO. DATE BY REVISION / ISSUE 11/23/16 JWC NORTH COOK SWCC	 ARCHITECTS PLANNERS ENGINEERS GROUNDWORK 201 WEST GROUNDWORK BUTLER GROVE, ILLINOIS 60012 COPYRIGHT © 2016
	SCALE	SHEET NO.	SHEET TOTAL					

CARRAIG SUBDIVISION

DECEMBER 05 2016

Packet Pg. 179



PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Village Council on Monday, December 13, 2021 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Final Planned Development to permit a 6-lot single-family residential development.

The property is commonly known as 274 and 286 W. Michigan Avenue, (PINs #: 02-22-406-020-0000 and 02-22-406-023-0000).

The Petitioner is requesting Final Planned Development approval to construct a 6-lot single family residential subdivision on W. Michigan Avenue. The property is commonly known Carrara Subdivision. The proposed Final Planned Development would reinstate the Carrara Subdivision Planned Development for the 6-lot subdivision and vacation of the south 33 feet of the Gilbert Road right-of-way abutting the property. The Planned Development was most recently approved in 2017, but expired in 2020.

The above petition has been filed by Willife Cronin, Blackwater Valley Development and is available for examination in the office of the Village Clerk at 200 E. Wood Street.

FILE #: 21-101 VILLAGE OF PALATINE
 Marg Duer, Village Clerk, Village Council
 DATED: This 28th day of November of 2021
 Published in Daily Herald November 28, 2021 (4574195)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of

Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/28/2021 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

Authorized Agent

Paula Baltz

Control # 4574195

Attachment: October 22, 2024 - PCZ materials - Estates at Arcadia PFPD PFS)

III. PUBLIC HEARING

1. 274 and 286 W. Michigan Avenue - **Recommend To Approve**
FPD-000132-2024 - Estates at Arcadia

Notice was published in the Journal & Topics on October 3rd, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- . **Exhibit - Estates at Arcadia Plat of Subdivision V1**
- . **Exhibit - Estates at Arcadia Engineering V1**
- . **Architectural Plans Example - Permit - Rev 7**
- . **Architectural Plans Example - Permit - Rev 8**
- . **Architectural Plans Example - Edwards 267**
- . **Architectural Plans Example - 356**
- . **Previous Planned Development approval (2022)**
- . **Public Notice**

Background:

Mr. Vyverberg provided the introduction and background for the proposed Planned Development, Subdivision, and Vacation, which are directly similar to the previously approved 6 single family residential subdivision.

Sworn in petitioner: Greg Rose - GWR builders 47 N. Bothwell Street, Palatine

Mr. Rose stated that the 2 current lots are 100 feet by 600 feet each and currently zoned R-1 single-family. 6 single-family residential lots are proposed for the subdivision, including extending Prestwick Street, with two lots on the north side, two on the south, and two facing Michigan Avenue. A detention basin area is planned on the north side of lots 1 & 2, with an access road to the detention pond.

Commissioner Cavanaugh asks if the HOA will be responsible for the drainage area.

Mr. Rose states they would be.

Commissioner Friedman inquired about the HOA's responsibility regarding the detention area.

Mr. Rose clarified that it will not be a typical HOA. All of the owners benefiting from the volume control will be responsible its maintenance and updates.

Chairman Wood asked if all 6 lots would be under the HOA, to which Mr. Rose confirmed.

Commissioner Fedota inquired about design differences compared to the previous plan, and Mr. Rose noted there are minor tweaks including the detention basin on the north side of lots 1 and 2, as opposed to an outlot in the previous approval.

Commissioner Kolososki asked if there would be sidewalks installed. Mr. Rose confirmed there would be.

Questions about fencing around the swale were discussed. Mr. Rose stated it would not be fenced except possibly on the north side of the depression.

Commissioner Friedman raised concerns about potential safety issues related to open areas without fencing.

Mr. Vyverberg provided additional information about fencing in the other subdivision in this area and that the open wrought-iron style fencing was previously required for areas around the detention basin from the Village Council approvals.

Commissioner Kolososki expressed questions about the traffic management plan, emphasizing it should be in place before development begins.

Chairman Wood asked if an HOA could inspect outlots and detention areas, to which Mr. Vyverberg confirmed that the village enforces maintenance plans and this would be a private improvement serving the subject 6 lots, pursuant to the engineering plans.

Commissioner Kolososki inquired about the potential for a pool on lot 5, to which Mr. Vyverberg clarified that it would depend on existing utilities and lot coverage. The Petitioner's engineer- Mr. Tim Spies confirmed that the vacated area is within an easement for all 33 feet of the vacated area.

STAFF RECOMMENDATION:

Mr. Vyverberg confirmed that the Subject property was approved on 2 separate occasions for a 6-lot subdivision and currently maintains a Planned Development zoning designation. The proposed 6-lot subdivision completes the recommendations of the Michigan Avenue Sub Area Plan and also connects the Subject Property with the 2 surrounding subdivisions - Arcadia and Arcadia West Subdivisions, in compliance with the previously approved Planned Developments. All 6 lots also comply with the R-1B zoning district requirements and bulk standards.

Therefore, Staff recommends approval of the proposed Preliminary and Final Plat of Subdivision, Preliminary and Final Planned Development, and Vacation, subject to the following conditions:

- 1. The development shall substantially conform to the engineering plans**

prepared by Spies and Associates Inc. dated 09/26/24, except as such plans may be changed to conform to Village Codes and Regulations.

2. All future residences shall follow the Village's R-1B zoning district standards.
3. Within the Subject Property, no privacy fencing shall be permitted abutting the detention basin or the access easement to the detention basin. All fencing shall be of an open wrought iron style fencing in these areas.
4. If required by the Village, a Homeowners Association shall be created for the maintenance of the detention area and the access easement. It shall include conditions related to the fencing restrictions outlined in condition number 3 of this ordinance and maintenance of the landscape plan attached to the engineering plans. It shall also include a requirement to perform a maintenance inspection for the detention outlot the earlier of every 5 years or at an interval required by MWRD. The HOA Declarations must be approved by the Village Attorney prior to the recording of the Plat of Subdivision or the issuance of any permits.
5. The final engineering plans and plat of subdivision and plat of vacation shall be revised in a manner acceptable to the Village Engineer and submitted on Mylar, with recording fees in the amount of \$500.
6. A Planned Development letter of credit in amount of \$60,000 (\$10,000 per lot, per Article 14 of the Zoning Ordinance) shall be submitted.
7. A Public Improvement letter of credit in the amount of \$571,325.75 (or other Village Engineer approved amount based upon any accepted changes to the EEOC) shall be submitted in a manner acceptable to the Village Engineer.
8. Review fees, based upon the finally accepted EEOC, shall be submitted in a manner acceptable to the Village Engineer.
9. A construction traffic management plan shall be submitted in a manner acceptable to the Directors of Public Works and Planning and Zoning. This traffic management plan shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, prior to the construction of Prestwick Street. A component of this plan shall also include an initial notification, by standard mail, to the residents on the south side of W. Michigan Avenue (263, 271, 285, 301, 325, 335, 351, and 357), once the initially proposed site development schedule is known.
10. All extra agency permits shall be submitted, in a manner acceptable to the Village Engineer.

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

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

DISCUSSION:

Commissioner Kolososki mentioned the subdivision is congested, but meets criteria for development.

Commissioner Friedman noted it is the last piece of the master plan and transitions zoning nicely.

Commissioner Fedota noted an omission in the packet regarding lot sizes.

Chairman Wood emphasized there are no special setbacks or conditions required.

Commissioner Roth-Wurster visited the site and expressed that it looks like it will fit well.

Commissioner Fedota raised concerns about subdividing large lots into six houses

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday November 4, 2024.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Tim Schubert, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert

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 274 & 286 W. MICHIGAN 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 3RD day of OCTOBER, A.D. 2024, and the last publication thereof was made on the 3RD day of OCTOBER, A.D. 2024.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 3RD day of OCTOBER, A.D., 2024.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of OCTOBER, A.D., 2024.

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

Consider an Ordinance Authorizing a Minor Amendment to the Slade Street Crossing Planned Development to Approve a Ranch-Style Home Design Option at 37 N. Plum Grove Road

BACKGROUND:

The Subject Property recently received Final Planned Development approval to allow for the development of five new single-family homes. Per the Final Planned Development approval, the architecture plans for the proposed homes contemplated all two-story homes, with varying architectural elements. In order to allow for flexibility in the design options of these homes, the Developer is requesting the ability to allow for a ranch-style design option within Slade Street Crossing and has therefore requested approval of the following:

A Minor Planned Development Amendment to allow for a single-story ranch design at Slade Street Crossing

KEY ISSUES:

- The Village Council approved the Final Planned Development at 37 N. Plum Grove Road on March 11, 2024. The architectural designs for all five homes were two-story, with differing architectural elements.
- The Developer is requesting a Minor Planned Development Amendment to allow a ranch-style design option as an alternative for potential customers. Other than a shorter height and design, all of the other architectural materials, building setbacks, and the underlying footprint of the home are consistent with the approved Planned Development. The revised plans include a 2nd bedroom in the basement level, along with a flex space and bathroom.

ALTERNATIVES:

1. Approve the Minor Planned Development Amendment to allow a ranch-style design option at Slade Street Crossing.
2. Do not approve a Minor Planned Development Amendment to allow a ranch-style design option at Slade Street Crossing.

RECOMMENDATION:

Staff recommends approval of the Minor Planned Development Amendment to the Slade Street Crossing Planned Development at 37 N. Plum Grove Road.

ACTION REQUIRED:

A motion to approve the Minor Planned Development Amendment to allow a ranch-style design option at Slade Street Crossing at 37 N. Plum Grove Road.

ATTACHMENTS:

- Aerial Map
- ORD Minor Planned Development Amendment
- EXHIBIT - Revised architectural plans ranch home
- Slade St Ranch Design Option Comparison
- #O-023-24 - 37 N. Plum Grove Road Final Planned Development

**Legend**

Attachment: Aerial Map (Minor Amendment Slade Street Crossing)

0 300 600
ft

Print Date: 9/12/2023

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.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING
A MINOR PLANNED DEVELOPMENT AMENDMENT TO ORDINANCE #O-23-24
FOR THE SLADE STREET STATION PLANNED DEVELOPMENT
AT 37 N. PLUM GROVE ROAD**

WHEREAS, pursuant to the Village Council review at the November 4, 2024 Village Council meeting, and in accordance with the applicable provisions of the Village Code, the Committee has reported their findings on a proposal for a Minor Planned Development Amendment to allow an architectural plan change to include a ranch-style home design, pursuant to Section 13.07 (d) of the Village of Palatine Zoning Ordinance, as more fully described in the architectural plans attached hereto, on the following legally described property, as also identified on the attached Plat of Survey:

**LOTS 6 AND 7 IN BLOCK "G" IN THE VILLAGE OF PALATINE, ILLINOIS
ACCORDING TO THE MAP OF JOEL WOOD'S SUBDIVISION IN SECTIONS 14,
15, 22, AND 23 IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, RECORDED ON
DECEMBER 7, 1855 IN BOOK 98 OF MAPS ON PAGE 28
in Cook County, Illinois**

Commonly known as 37 N. Plum Grove Road (PIN# 02-14-323-007-0000; 02-14-323-008-0000; and 02-14-323-011-0000).

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:

Attachment: ORD Minor Planned Development Amendment (Minor Amendment Slade Street Crossing)

SECTION 1: That a Minor Planned Development Amendment to allow an elevation change to include a ranch-style home design, pursuant to Section 13.07 (d) of the Village of Palatine Zoning Ordinance, as more fully described in the revisions to the architectural plans attached hereto is hereby granted, subject to the following conditions:

1. The Minor Planned Development Amendment shall substantially conform to the revised floor plan and elevations submitted prepared by architect Frederick Gilmore, attached hereto except as such plans shall be revised to conform to Village Codes and Ordinances.
2. All other required conditions and plans for Planned Development Ordinance #O-23-24 shall remain in effect.

SECTION 2: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This ____ day of _____, 2024

AYES:____ **NAYS:**____ **ABSENT:**____ **PASS:**____

APPROVED by me this ____ day of _____, 2024

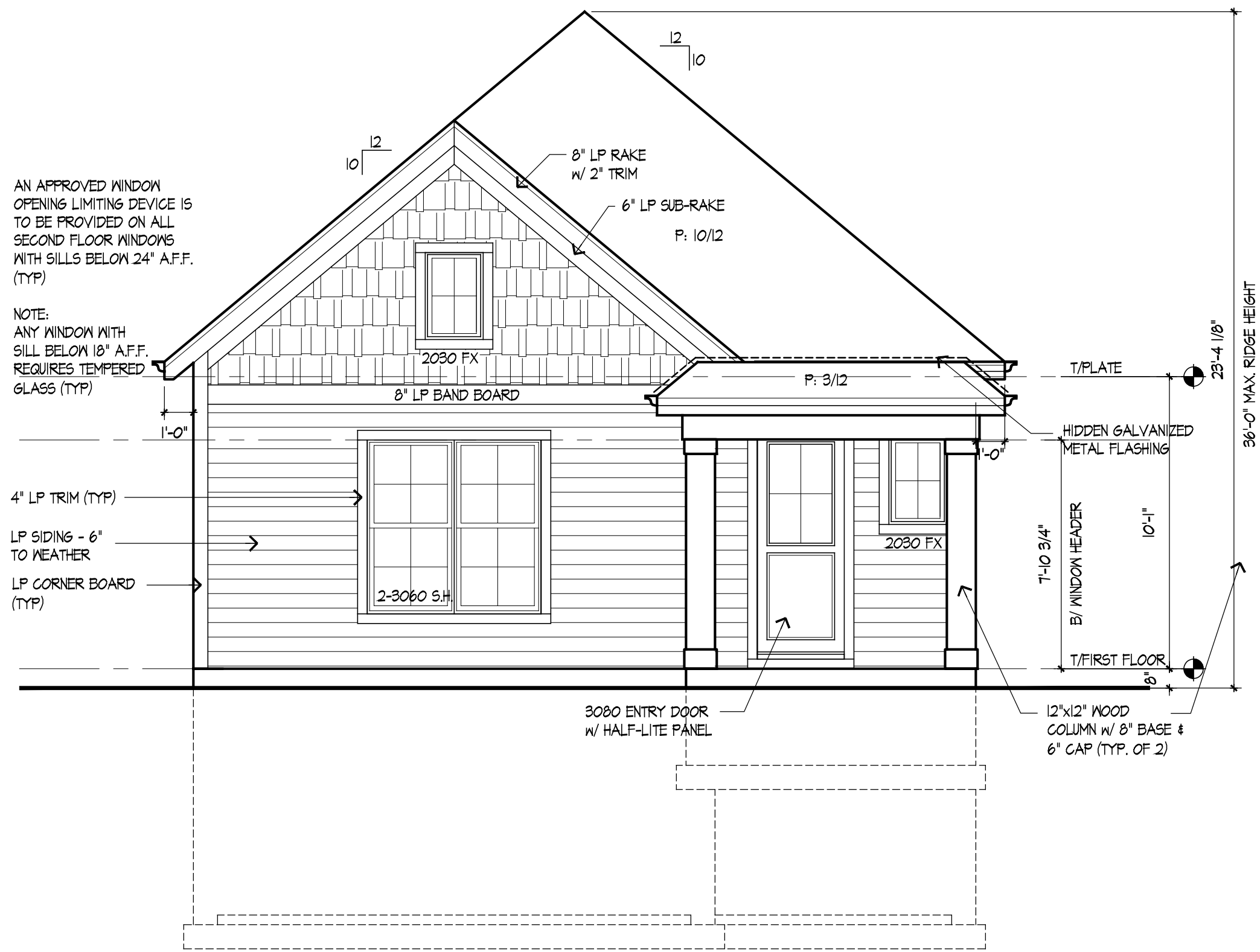
Mayor of the Village of Palatine

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

this ____ day of _____, 2024

Village Clerk

Attachment: ORD Minor Planned Development Amendment (Minor Amendment Slade Street Crossing)

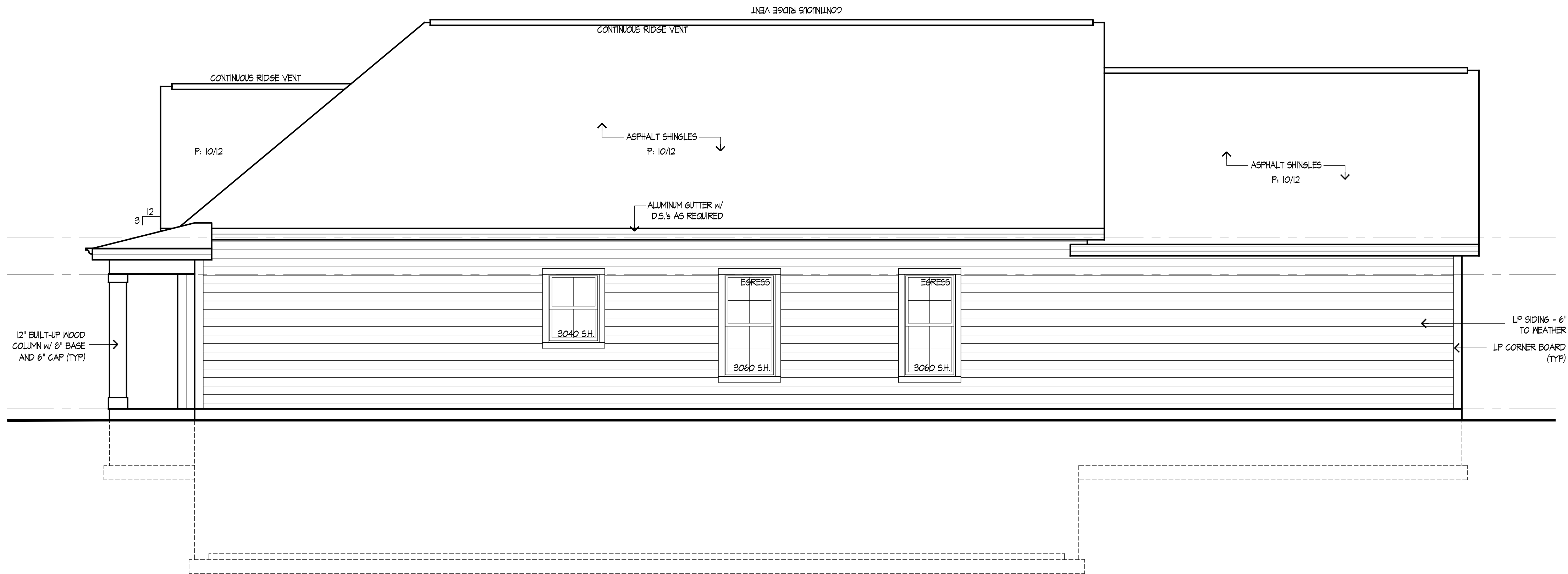


FRONT ELEVATION

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.

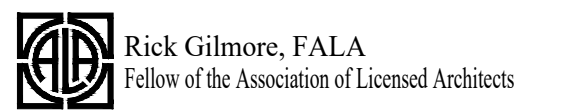
NOTE:
FENESTRATION SHALL BE LISTED AND
LABELED BY MFG. MAX. AIR INFILTRATION
OF WINDOWS, SKYLIGHTS, AND SLIDING DOORS
IS 0.3 CFM/SQ.FT. MAX. AIR INFILTRATION OF
SWINGING DOORS IS 0.5 CFM/SQ.FT.



RIGHT ELEVATION

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

REV	DESCRIPTION	DATE



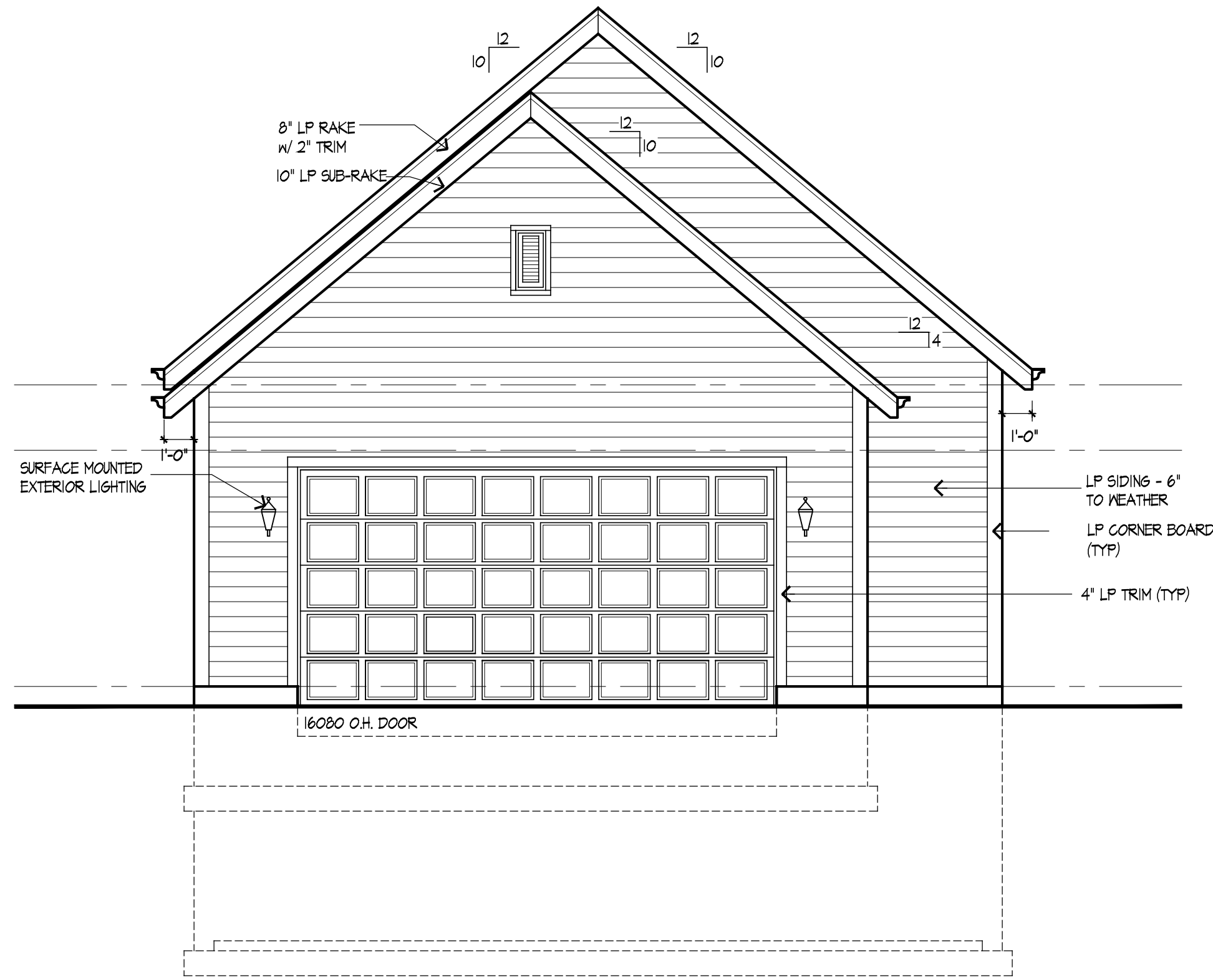
OLM'S CORNER
PLAN 519
PALATINE, IL 60067

Gilmore
Frederick Gilmore, Architect

3489 Gallant Fox Drive
Elgin IL 60124
847.421.8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

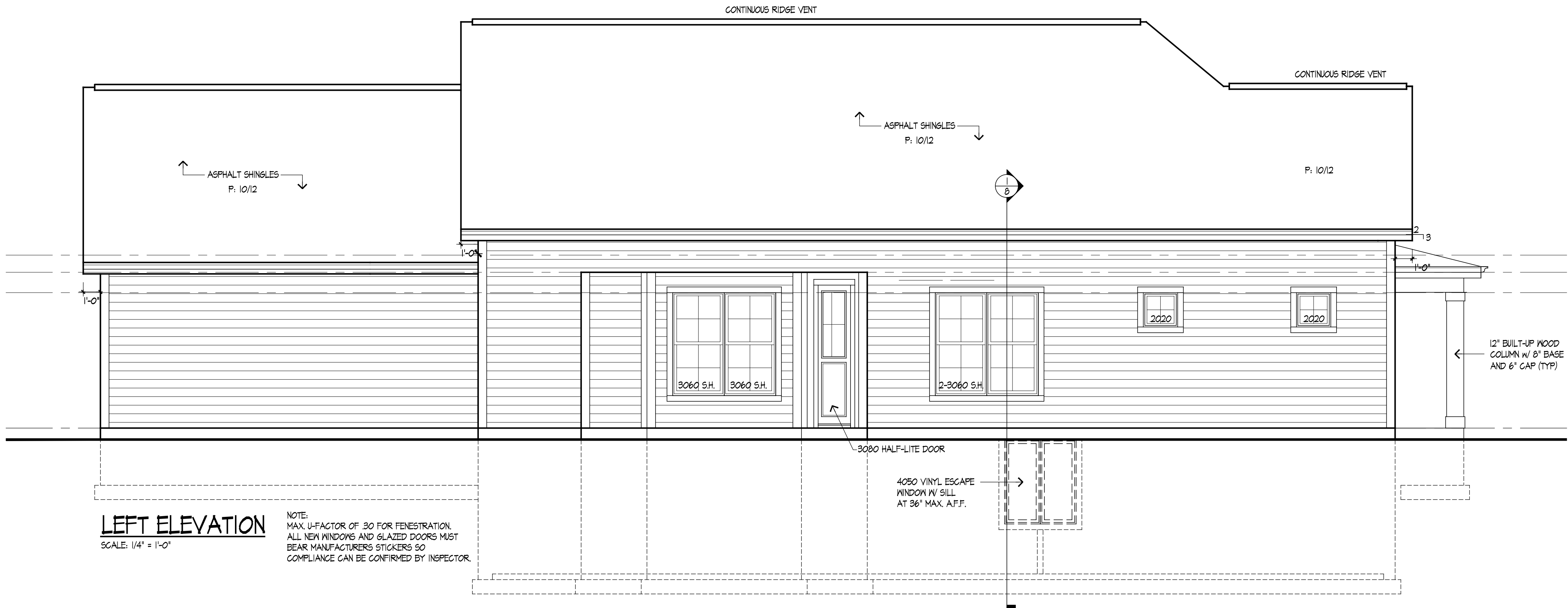
2

This drawing is copyrighted all rights reserved.



REAR ELEVATION

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

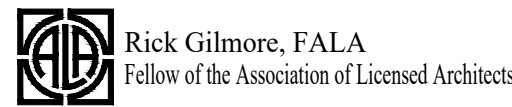


LEFT ELEVATION

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.

REV	DESCRIPTION	DATE



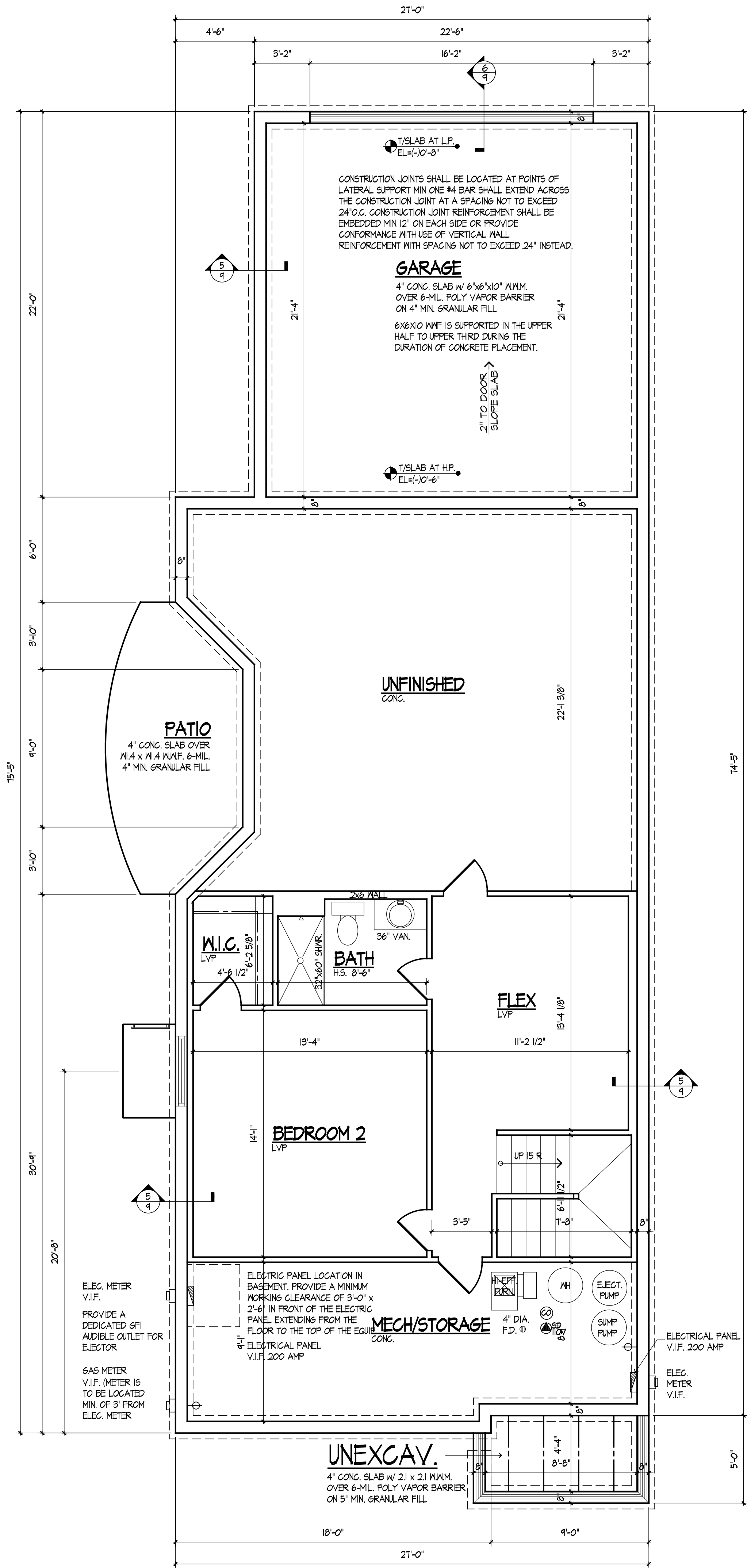
OLM'S CORNER
PLAN 519
PALATINE, IL 60067

Gilmore

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

2A

This drawing is copyrighted all rights reserved.



WVF 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 STRENGTH
BASEMENT WALLS, FND & OTHER WALLS NOT EXPOSED TO THE WEATHER	WEATHERING POTENTIAL SEVERE
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)

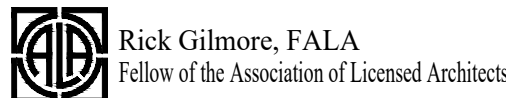
MECHANICAL / VENTILATION NOTES:

- 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.
- WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS R403.5.4 THROUGH R403.5.6.
- 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.
- 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

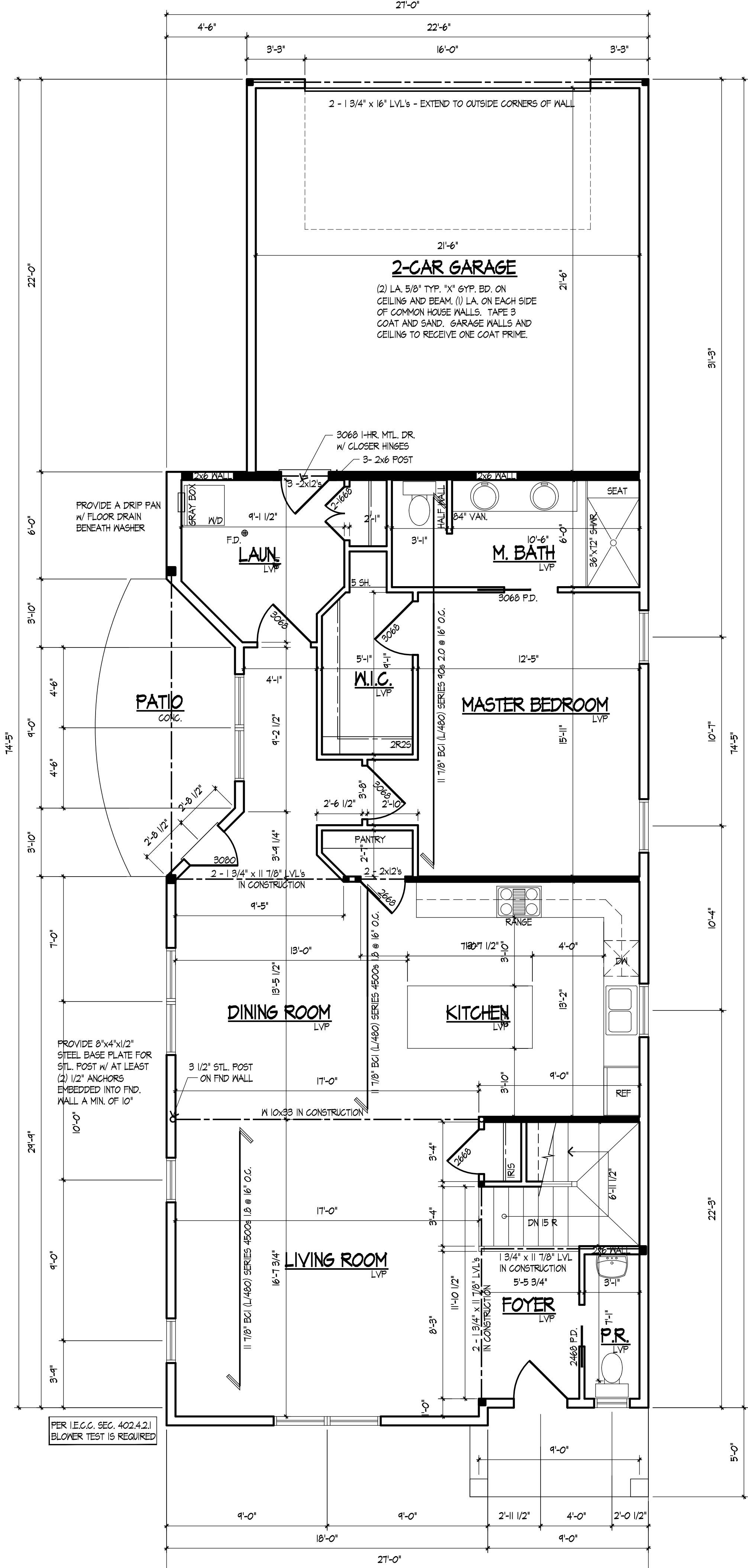
REV	DESCRIPTION	DATE



OLMS CORNER
PLAN 519
PALATINE, IL 60067

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

This drawing is copyrighted all rights reserved.



FIRST FLOOR PLAN

FIRST FLR = 1364 S.F.
SECOND FLR = 813 S.F.
TOTAL = 2177 S.F.
GARAGE = 520 S.F.
OPT. FLEX ROOM = 612 S.F.

DOUBLE ALL JOISTS UNDER
BATHROOMS 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

BEARING WALL

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.P.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 PENETRATION - 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 18
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 SHALL 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 IMR402.5.6 (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 SWINGS
DOORS NO MORE THAN 0.3 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

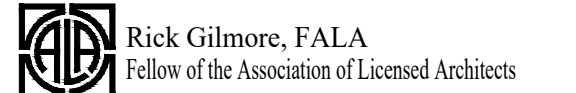
JACK STUD REQUIREMENTS FOR 16" STUD SPACING		
SIZE OF OPENINGS (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-6"		1
> 3'-6" TO 5'-0"	1	2
> 5'-0" TO 5'-6"	2	2
> 5'-6" TO 8'-0"	2	2
> 8'-0" TO 10'-6"	2	3
> 10'-6" TO 12'-0"	3	3
> 12'-0" TO 13'-0"	3	3
> 13'-0" TO 14'-0"	3	4
> 14'-0" TO 16'-0"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

REV	DESCRIPTION	DATE



OLM'S CORNER
PLAN 519
PALATINE, IL 60067

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

4

This drawing is copyrighted all rights reserved.



FRONT ELEVATION

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



RIGHT ELEVATION

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

REV	DESCRIPTION	DATE

 Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

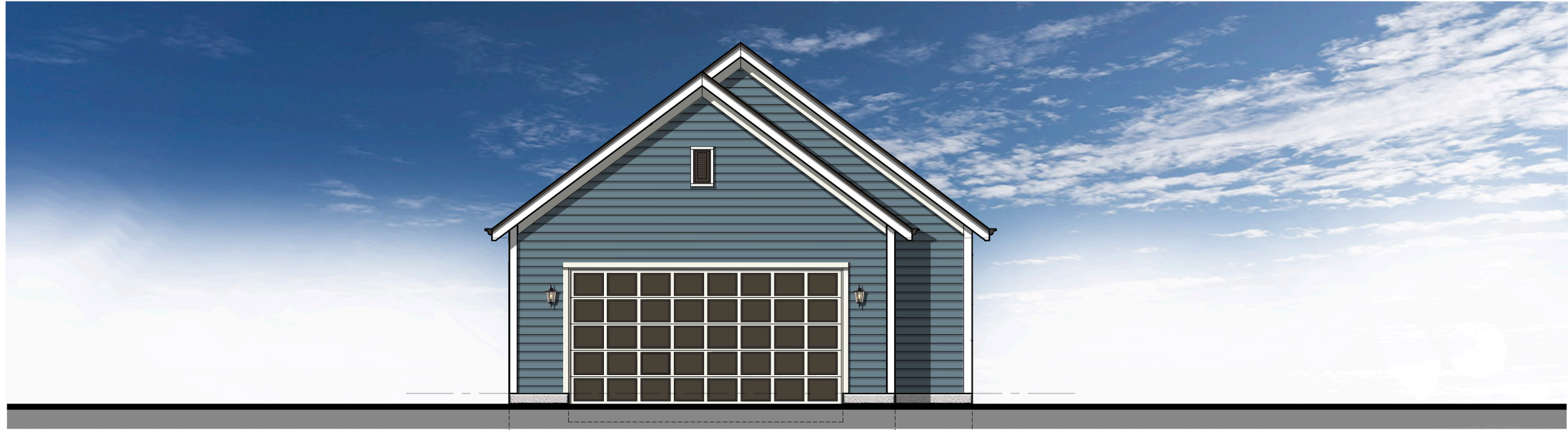
COLFAX STREET HOMES
724 RANCH PLAN
PALATINE, IL 60067



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

2

This drawing is copyrighted all rights reserved.



REAR ELEVATION

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



LEFT ELEVATION

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

REV	DESCRIPTION	DATE

 Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

COLFAX STREET HOMES
724 RANCH PLAN
PALATINE, IL 60067

Gilmore

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

2A

This drawing is copyrighted all rights reserved.

Previously Approved
Two-Story
Architectural Designs





**Proposed Ranch Style
Design Option**

Attachment: Slade St Ranch Design Option Comparison (Minor Amendment Slade Street



**Proposed Ranch Style
Design Option**



**Previously Approved Two-
Story Architectural Design**

**Previously Approved Two-
Story Architectural Design**



6.B.2.d

Attachment: Slade St Ranch Design Option Comparison (Minor Amendment Slade Street

**Proposed Ranch Style
Design Option**





**Proposed Ranch Style
Design Option**



ORDINANCE NO. O-23-24

**AN ORDINANCE GRANTING FINAL PLANNED
DEVELOPMENT APPROVAL FOR
37 N. PLUM GROVE ROAD**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on March 11, 2024**

ORDINANCE NO. 0-23-24AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR
37 N. PLUM GROVE ROAD

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Planning & Zoning Commission of the Village of Palatine on February 27, 2024, 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 5-lot single-family residential development, on the following legally described property:

LOTS 6 AND 7 IN BLOCK "G" IN THE VILLAGE OF PALATINE, ILLINOIS ACCORDING TO THE MAP OF JOEL WOOD'S SUBDIVISION IN SECTIONS 14, 15, 22 AND 23 IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, RECORDED ON DECEMBER 7, 1855 IN BOOK 98 OF MAPS ON PAGE 28.

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 5-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 acceptable to the Director of Planning and Zoning and shall include additional landscaping on the north side of the property.

4. The HOA declarations shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning.
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 \$50,000 Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer.

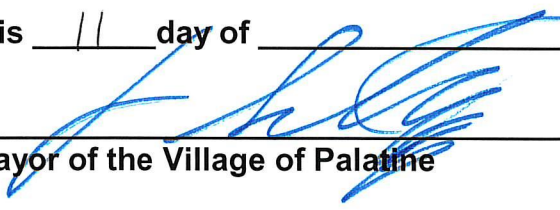
SECTION 2: That a copy of the public notice, be attached hereto and form a part of this ordinance.

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

PASSED: This 11 day of March, 2024

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

APPROVED by me this 11 day of March, 2024



Mayor of the Village of Palatine

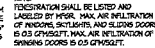
ATTESTED and FILED in the office of the Village Clerk

this 11 day of March, 2024

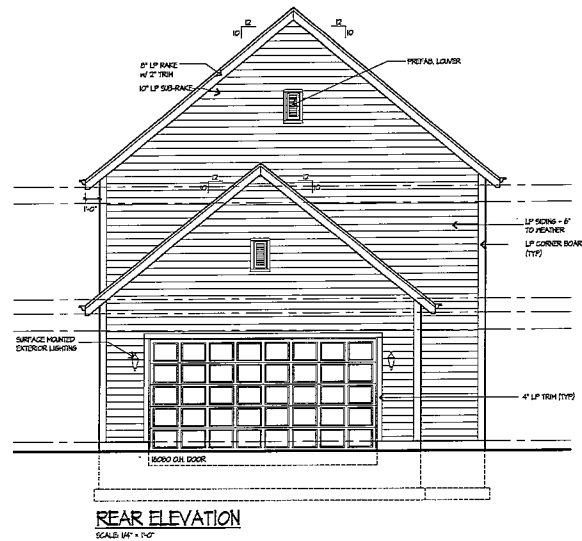


Village Clerk

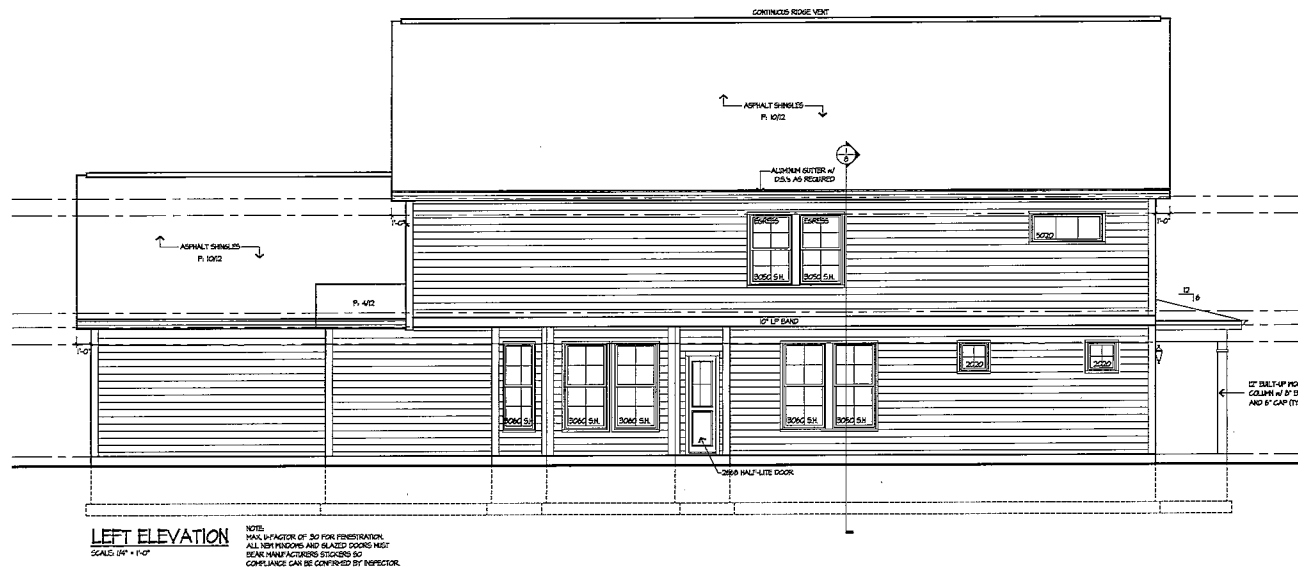
Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (Minor Amendment Slade



This drawing is copyrighted all rights reserved.

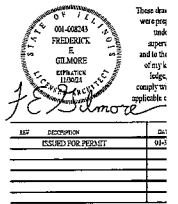


- ELEVATION NOTES:**
- DO NOT SCALE DRAWINGS
 - PROVIDE SPLASH BLEDGES AT ALL DOWN SPOTS DISCHARGING AT GRADE. DO NOT DISCHARGE AGAINST MAUFACT.
 - PROVIDE Drip COPS AT ALL WINDOWS AND DOORS.
 - ALL ROOF SHOOKLES TO BE SHEATHED W/ BUILDING PAPER AND SHINKLES.
 - REFER TO FLOOR PLANS FOR DOOR SIZES
 - WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW PER TO VOSTY ALL WINDOWS HAVE SHAKES PROOF
 - ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
 - PROVIDE 12\"/>
- EXTERIOR FINISH MATERIALS:**
- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
 - TYPICAL - ALUMINUM SIDINGS W/ DOWN SPOTS OVER JOB TRACIA AND WITH NO FREEZE BOARD UNLESS OTHERWISE NOTED.
 - 12\"/>



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

NOTE: MAX. IN-FACTOR OF 30 FOR PENETRATION. ALL NEW WINDOWS AND SLATED DOORS MUST BEAR MARK ACCORDING TO COMPLIANCE CAN BE CONFIRMED BY INSPECTOR.



Rock, Illinois, FALLA
Fellow of the Association of Licensed Architects

Gilmore
Frederick Gilmore, Architect
3489 Gilbert Fox Drive
Elgin, IL 60124
815-413-1626
email: gilmorearch@gmail.com
www.gilmorearchitects.com



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



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



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

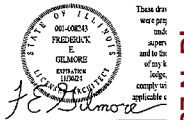


FRONT ELEVATION "D"
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

1. DO NOT SCALE DRAWINGS
2. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS PAVE-
MENT)
3. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
4. ALL ROOF SADDLES TO BE SHINGLED WITH BUILDING PAPER AND SHINGLES
5. REFER TO FLOOR PLANS FOR DOOR SIZES
6. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MEASUREMENTS TO VERIFY
7. ALL BEDROOMS HAVE EGRESS WINDOWS
8. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST
9. PROVIDE 12" FLASHING ALONG ALL HORIZONTAL VENT
10. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS
11. PROVIDE FLASHING TIE TO BE MIN. 2" OF ABOVE ANY ROOF SURFACE WITHIN 12" OF HORIZONTALLY. MIN. 5" OF PENETRATION ABOVE ROOF
12. SAFETY GLAZING AT SATURDAYMORNING SILL HEIGHTS BELOW 6'6" DOOR AND WINDOWS 1/4" IN 24" OF DOOR (AS PER GOVERNING CODES)

- EXTERIOR FINISH MATERIALS:
1. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
 2. TYPICAL - ALUMINUM GUTTERS WITH DOWN SPOTS OVER 18" PITCH AND WITH NO FREEZE BOARD UNLESS OTHERWISE NOTED
 3. DOOR AND WINDOW SIZES ARE TYPICAL
 4. TYPICAL SIDING - 1/2" X 6" EXPOSED
 5. TYPICAL TRIM - 1/2"
 6. ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED



REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/21/24

Fredrick Gilmore, P.A.
Fellow of the Association of Licensed Architects
SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmore
Fredrick Gilmore, Architect
3439 Gallant Fox Drive
Evanston, IL 60124
847.471.8676
email: gilmorearch@icloud.com
www.gilmorearchitects.com

This drawing is copyrighted and all rights reserved.

[illegible]

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

DEVELOP THE BAR TENSION

COMPRESSIVE STRENGTH OF CONCRETE	
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH 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, INTERIOR WALLS, EXCEPT CONC. EXPOSED TO WEATHER	3000
ROADS, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3500 (AIR-ENTRAINED)

D. DRAINAGE HOOD SYSTEMS CAPABLE OF EXHAUSTING IN QUANTITIES OF 400 GPM EACH FOR HOIST SYSTEMS PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY FIFTY PERCENT OF THE EXHAUST RATE SHALL BE PROVIDED WITH AN OVERPRESSURE PROTECTION SYSTEM. THE HOODS SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE INDEPENDENTLY FROM THE DRAINAGE SYSTEM.

E. SINGLE ZONE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS R402.5.4 THROUGH R402.5.5.

F. SINGLE ZONE MECHANICAL VENTILATION SYSTEMS SHALL CONSIST OF ONE OR MORE SUPPLY OR DRAINAGE FANS, EXHAUST FANS, CONTROLS, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL DRAINAGE OR SUPPLY FANS ARE PERMITTED TO SERVE SINGLE ZONE SYSTEMS. OUTDOOR AIR DUCTS CONNECTED TO THE NEUTRAL SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.

G. SINGLE ZONE MECHANICAL VENTILATION SYSTEMS SHALL PROVIDE CONTROLS THAT DOUBLE MANUAL OVERLOAD.

H. SINGLE ZONE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A MINIMUM HOSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE R402.5.6(3).

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

SHALL BE PROVIDED ON
GREATER THAN 2 FEET IN
ALL EXTEND THE FULL HEIGHT
12" OF EACH SIDE OPENING.

ED ABOVE AND BELOW
IN 2 FEET IN WIDTH
D THE EDGES OF THE



REF	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...
21	...
22	...
23	...
24	...
25	...
26	...
27	...
28	...
29	...
30	...
31	...
32	...
33	...
34	...
35	...
36	...
37	...
38	...
39	...
40	...
41	...
42	...
43	...
44	...
45	...
46	...
47	...
48	...
49	...
50	...
51	...
52	...
53	...
54	...
55	...
56	...
57	...
58	...
59	...
60	...
61	...
62	...
63	...
64	...
65	...
66	...
67	...
68	...
69	...
70	...
71	...
72	...
73	...
74	...
75	...
76	...
77	...
78	...
79	...
80	...
81	...
82	...
83	...
84	...
85	...
86	...
87	...
88	...
89	...
90	...
91	...
92	...
93	...
94	...
95	...
96	...
97	...
98	...
99	...
100	...

[illegible]

HA **PRICE** Obituary, *PALA*
Fellow of the Association of Librarians

SLADE STREET CROSSING

PLAN 519

PALATINE, IL 60067

21

Cinema

CMC

Frederick Gilmore, A

Elgin IL 60124
617-321-0676

email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted all rights reserved.

DO NOT SCALE DRAWINGS

1. TYPICAL BARRIER SLAB

2. 4" CONC. SLAB IN INFORMATION ON 6" H. POLY. FURF. BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED ASPHALT GRAVEL BASE

3. 1/4" H. REINFORCED CONC. FIF

4. TYPICAL CURB

5. 4" GRAVEL COVER OVER 1/4" BARRIER

6. TYPICAL PORCH SLAB

7. 4" CONC. REINFORCED SLAB IN REAR 24" OF CONC. COMPACTED FILL

8. 4" CONC. REINFORCED SLAB UNDER PORCH SLAB (DECAVATED LOCATION)

9. PROVIDE GRASS/GRASS BLOOTS AT STEEL CURB LOCATIONS

10. CONTROL JOINTS TO CORNER OF "ZIP STOP" OR TOOLED JOINTS AS SHOWN WITH MIN. 10' H. OF SLAB THICKNESS

11. ALL INLETD PAVLS AND FOOTINGS AND 45 DEGREE INLET AREAS NOTED

12. SLOPE CORNER SLAB TO FLOOR DRIVEWAY

13. MEDIAN TRAILS RESPONSIBLE FOR FLOWING AND LOCATING FLOWING

14. LOCATIONS OF FLOWING FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION AND LOCATED AS LOCAL CONDITIONS

15. PROVIDE 24" TREATED PLATES ON ALL STEEL INLETS AND NOTED

16. ALL DECAVATEDZED LAINS FROM BEAMS OR GRAVEL TRIGGERS TO TRANSFER TO FORMATION MAY POSTS BEAMS OR SILL BLOOMING

17. TOP OF FORMATION IS AT -0' UNLESS OTHERWISE NOTED

18. PROVIDE 12" H. AGRIC. BULBS 6" OF CONC. SLAB MAX. 12" FROM EA. END OF SILL PLATE MIN. 1" FILL SILL OF TRUCKS BUILT

19. PROVIDE 4" H. CONC. COVER AT BELLOM SLAB UTILITY LOCATION

20. PROVIDE CONC. INCREASING OF UTILITY LINES IS REQUIRED; UTILITIES SHALL BE PLACED SAFESTY BELLOM SLAB TO ALIGN CORNER

21. PROVIDE ALL MED. ROADWAYS FILL AS FILL TO ALIGN LOCATIONS OF FLOWED UTILITIES SLAB FOR WOODS TO KING EASHPH.

22. PROVIDE ALL VESST LOCATIONS AT ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL, AND SERVICE LINES TO BE FORMER CEMENT

23. ALL DESIGN REVISIONS

24. PROVIDE FOR THE INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNER USE TO PROVIDE FOR THE RESPONSIBILITY OF THE BUILDING DEVELOPER OR ITS SUBCONTRACTORS AND PROVIDE FOR THE INSTALLATION OF SIGN AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR INSTALLATION

25. LOCATION OF GAS SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL BE LOCATED IN REQUIRED SIDE TRAIL

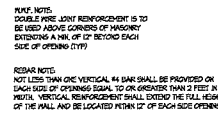
26. BOTTOM OF STEEL GOALING GROUND

27. SHALL HAVE A COAT OF ROSE IN WASTEFUL PLANT OR BEDD.

28. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE PROVIDED BASEMENT PLAN SHEET

29. PROVIDE 6" H. ALUM. HANG BAR 2" BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES

30. FOR INFORMATION NOTES AND SPECIFICATIONS AND DETAILS



COMPRESSION STRENGTH OF CONCRETE	
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSION STRENGTH WEATHERING POTENTIAL SEVERE
BASEMENT WALLS, FND & OTHER WALLS NOT EXPOSED TO THE WEATHER	2500
BASEMENT SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2800
BASEMENT WALLS, FND WALLS, EXTERIOR WALLS, & OTHER VERTICAL CONC. EXPOSED TO WEATHER	3000
FRONCHES, CARPORTS, SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3500 (AIR-ENRICHED)

MECHANICAL / VENTILATION NOTES

1. DOWNDRAFT HOOD SYSTEMS CAPABLE OF EXHAUSTING 100 CUBIC FEET PER HOUR/ SFT SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE DESIGNED WITH AN HEATING FAN, FAN MOTOR, AND DUCT SYSTEMS FULLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE DOWNDRAFT SYSTEM.
2. HOODS/ HOSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
 - a. HOODS/ HOSE MECHANICAL VENTILATION SYSTEMS SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE.
 - b. HOODS/ HOSE MECHANICAL VENTILATION SHALL CONSIST OF ONE OR MORE HOSE SUPPLY OR DOWNDRAFT FANS, OR A COMBINATION, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST FANS SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO EXHAUST RATE. EXHAUST FANS SHALL BE FULLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE DOWNDRAFT FANS.
 - c. DUCTS CONNECTED TO THE REAR SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
3. HOODS/ HOSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OPERATION.
4. HOODS/ HOSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS FLOW RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE 400.5.6.5.4.

PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN THE WATER HEATER FUE 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

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



REF	DESCRIPTION
	ISSUED FOR TRSMIT

 Rick Gilmore, FALA
Fellow of the Association of License

SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmo

FredeRick Gilmore, AIA
3489 Gallant Fox Drive
Elgin IL 60124
847.421.8676
email: gilmoraarch@aol.com
www.gilmoraarchitects.com

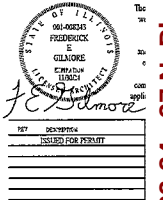
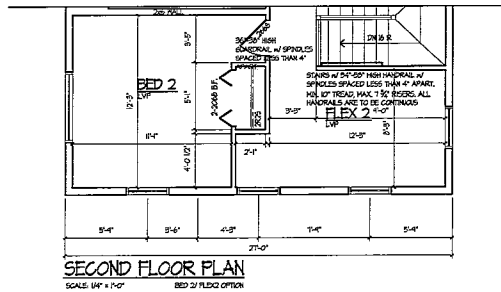
1. ALL INTERIOR NON-LOAD BE
HALLS TO BE 204 STD 0
UNLESS OTHERWISE NOTED
3 1/2" RUGH.

2. ALL ANGLED PARTITIONS ,
DEGRESS UNLESS OTHER-
WISE 30-204S MAX AT EACH END
BEAMS AND GARDER JOINTS
OTHERWISE NOTED. ALL SH
CONCENTRATED LOADS SH
REDUCTIONS TO FLOOR
BEAMS, POSTS OR SOLD B
UNLESS OTHERWISE NOTED.

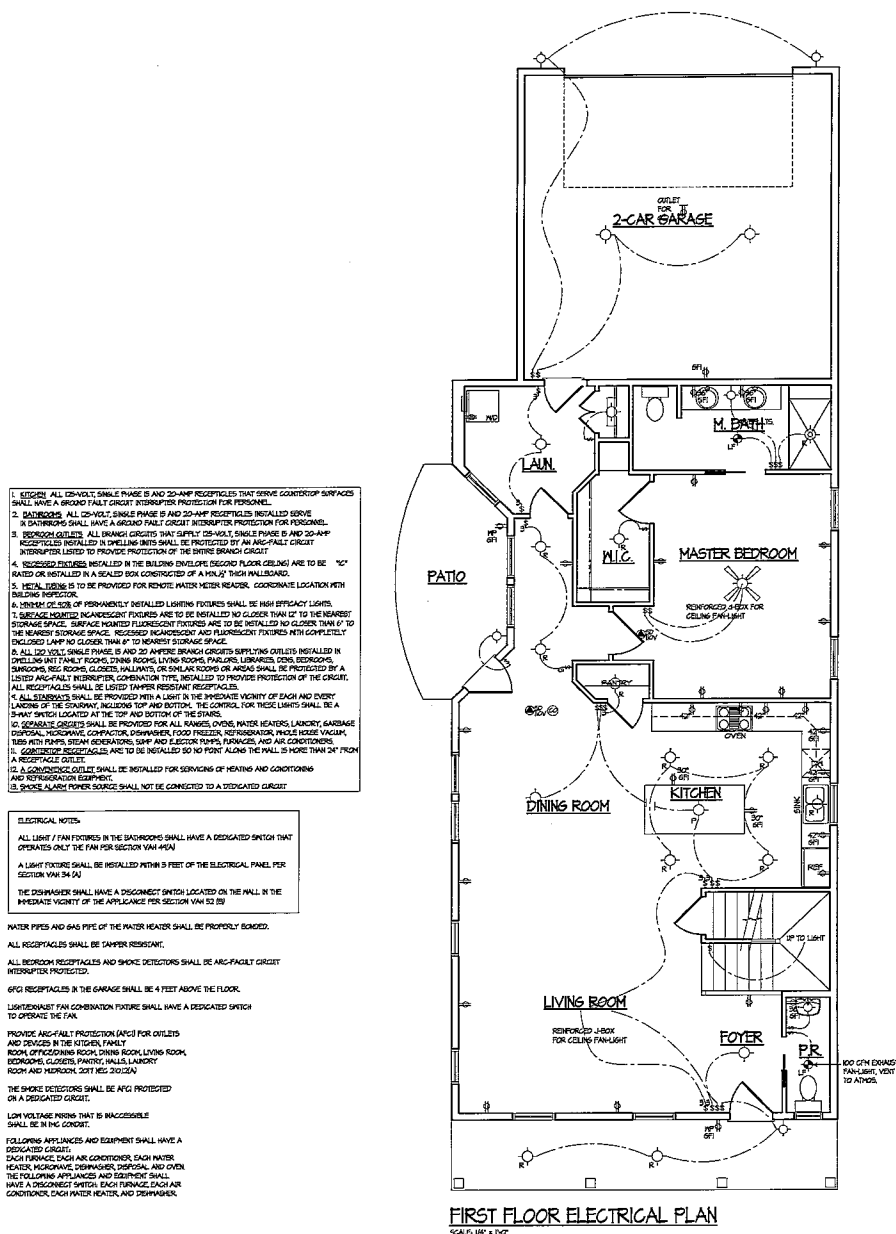
3. ALL EXTERIOR DOWNWARD
FACE OF SHEATHING UNLESS
OTHERWISE NOTED.

4. ALL TRUSSES TO BEAR ON
HALLS AND/OR GARDER OR
UNLESS OTHERWISE NOTED.

5. TRUSS HPS. TO SIZE MEM
FASTENERS, HANGERS AND
SPACERS FOR ALL TRUSSES
A HANGER SPACING TO USE
LEAST 6" ON EACH
TO HAVE A CLEAR TRUSS
5' 6G. FT. PER HUB DIMEN
24" IN HEIGHT AND 20" IN
SLIP. HEIGHT NO GREATER 7'
ABOVE FLOOR.



Gilmore
Frederick Gilmore, Arc
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmoreaarc@gmail.com
www.gilmoreaarchitects.com



FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS		ALL EXTERIOR 120V GFI OUTLETS SHALL BE EQUIPPED WITH 1/2" INCH CONDUIT	
1-P	SINGLE POLE SWITCH	□	HEAT LAMP
1-P-P	THREE POLE SWITCH	⊗	FAN
1-P-P-P	FOUR POLE SWITCH	⊗	FAN / LIGHT
1-P-P-P-P	WEATHER PROOF OUTLET/GROUND FAULT INTERRUPTER PROTECTED	⊗	FAN / LIGHT / HEAT LAMP
1-P-P-P-P-P	WEATHER PROOF OUTLET/GROUND FAULT INTERRUPTER 4" IN SIZE	⊗	EMERGENCY LIGHT WITH BATTERY BACKUP
1-P-P-P-P-P-P	220 VOLT OUTLET	⊗	SURFACE MOUNTED FIXTURE
1-P-P-P-P-P-P-P	DUPLEX OUTLET	⊗	SURFACE MOUNTED FIXTURE WITH PULL CHAIN
1-P-P-P-P-P-P-P-P	DUPLEX OUTLET - ONE HALF SPECIFIED	⊗	HALL MOUNTED FIXTURE
1-P-P-P-P-P-P-P-P-P	220 VOLT OUTLET	⊗	RECESSED FIXTURE
1-P-P-P-P-P-P-P-P-P-P	TERMINAL	⊗	RECESSED EYE BALL FIXTURE
1-P-P-P-P-P-P-P-P-P-P-P	JUNCTION BOX	⊗	LIGHT TRAIL - NUMBER INDICATES LENGTH OF TRAIL
1-P-P-P-P-P-P-P-P-P-P-P-P	GARBAGE DISPOSAL	⊗	STRIP LIGHT - NUMBER INDICATES LENGTH (DIM)
1-P-P-P-P-P-P-P-P-P-P-P-P-P	100 VOLT SMOKE DETECTOR NON-CONNECTED BY BATTERY BACKUP	⊗	1 x 4
1-P-P-P-P-P-P-P-P-P-P-P-P-P-P	CARBON MONOXIDE ALARM	⊗	2 x 4
1-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P	DOOR BELL BUTTON	⊗	2 x 2
1-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P	DOOR BELL CHIMES	⊗	4 x 4
1-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P	TELEPHONE OUTLET	⊗	
1-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P	CABLE TELEVISION OUTLET	⊗	
1-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P	INTERCOM	⊗	
1-P	ELECTRICAL PANEL	⊗	
1-P	ELECTRICAL METER	⊗	

ELECTRICAL PLAN NOTES:

1. DO NOT SCALE DRAWING
2. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CIRCUITS
3. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS
4. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
5. ALL SMOKE DETECTORS AND G.D. DETECTORS TO BE 10" V MOUNTED IN SERIES W/ BATTERY BACK-UP W/ DISCONNECTED TO ALL OTHERS. MIN 10" FROM ALL BEDROOM DOORS. MIN 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM
6. PROVIDE AND INSTALL LOGICALLY COORDINATED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
8. GROUND FAULT FOR SERVICE DISCONNECT TO BE LOCATED ON STREET SIDE OF METER.
9. GROUND WIRE FOR SERVICE DISCONNECT GO TO STREET SIDE OF WATER METER AND JAMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVER GROUND ROD.
10. PROVIDE KEY CLOSET FROM MAIN METER THROUGH OUTSIDE HALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER)
11. PROVIDE AN OUTDOOR DISCONNECT SWITCH ON THE ELECTRICAL SERVICE.
12. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 120 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
13. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.



1/1/2019

ISSUED FOR PROJECT

SLADE STREET CROSSING

PLAN 519

PALATKA, IL 60067

SLADE STREET CROSSING

PLAN 519

PALATKA, IL 60067

Gilmore

Fredrick Gilmore, P.E.

1430 Gilmore Drive

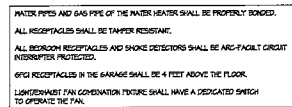
Elgin, IL 60124

630.431.3070

email: gilmore@gilmore.com

www.gilmoreengineering.com

This drawing is property of the engineer.



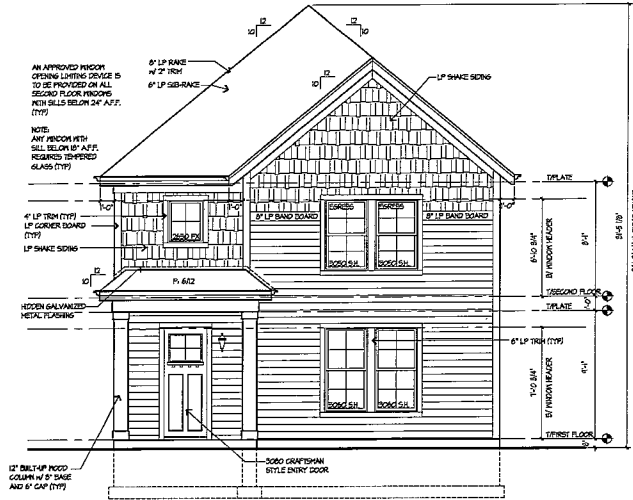
- [illegible]

Gilmore
Frederick Gilmore,
3489 Gallant Fox Drive
Elgin IL 60124
email: gilmorearchd@gmail.com
www.gilmorearchitects.com
This drawing is copyrighted all rights reserved.

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

This document is copyrighted by its owner.

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (Minor Amendment Slade



FRONT ELEVATION

SCALE: 1/4" = 1'-0"
NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM OF 6" ABOVE FINISH GRADE (TYPICAL)

INSTALL NUMBERS ON ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (DRG. RED). TYPICAL 4'-6" HIGH RECESSED, COLOR COORDINATING WITH A BACKGROUND.

NOTE:
PENETRATION SHALL BE DETAIL AND LABELED BY OWNER. MAX. AIR INFILTRATION OF WINDOWS, DOORS, AND SLIDING DOORS IS 0.3 CFM50/FT² MAX. AIR INFILTRATION OF SLIDING DOORS IS 0.5 CFM50/FT².

ROOM NAME	AREA	LIGHT		VENT		MECH CFM
		REQ.	ACT.	REQ.	ACT.	
KITCHEN/DINING	260	28.8	18.4	14.4	14.2	---
LIVING ROOM	258 S.F.	201	42.2	101	15.2	---
OFFICE	143 S.F.	11.4	30.4	5.1	15.2	---
PORCH/DOOR	371 S.F.	---	---	---	50 CFM	100 CFM
HALL	114 S.F.	4.1	26.4	4.6	15.2	---
MASTER BATH	145 S.F.	---	20.6	---	10.5	---
MASTER BEDROOM	250 S.F.	18.4	10.4	4.2	15.2	---
BEDROOM #2	144 S.F.	8.8	26.4	5.5	15.2	---
BEDROOM #3	144 S.F.	10.5	26.4	5.5	15.2	---
BATH #2	54 S.F.	---	---	---	15 CFM	100 CFM

ELEVATION NOTES

- DO NOT SCALE DRAWINGS
- PROVIDE SPLASH BLOCKS AT ALL DOWN SPOTS DISCHARGING AT A DRAIN TO DEGRADE ACROSS PAV. (TYP)
- PROVIDE Drip CAPS AT ALL WB AND DOORS
- ALL ROOF SADDLES TO BE SET BY THE BUILDING PAPER AND SHINGLED
- REFER TO FLOOR PLANS FOR SIZES
- PROVIDE SIZES ARE AS PER ELEVATIONS. PROVISION HERE TO VE ALL ROOMS HAVE EXPRESS ME
- ROOF VENTS TO BE SCREENED A BALANCED BRACE AND DOWNST.
- PROVIDE 2" FLASHING ALONG A HORIZONTAL JOINT
- PROVIDE GALV. METAL FLASHING ALL ROOF AND WALL INTERSECTIONS
- FLASHING FLUE TO BE MIN. 2'-4" ABOVE ANY ROOF SURFACE WITH 12" OF HORIZONTAL MIN. 3'-0" FOR ROOF SURFACE ABOVE ROOF.
- SAFETY GLAZING AT BATH/DOOR/BELL HEIGHTS BELOW 5' D.V. DOORS AND HINGE IN 4' D.V. OF DOORS AND HINGE GOVERN CODES

- EXTERIOR FINISH MATERIAL:
- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
 - TYPICAL - ALUMINUM BATTERED DOWN SPOTS OVER 100 PASCALS WITH AND PRESS BOARD UNLESS OTHERWISE NOTED.
 - DO ON DR DRAIN BOARD TYPICAL
 - TYPICAL SIDING - 1" IN 4" EXPOSED
 - TYPICAL TRIM - 1" IN 4" EXPOSED
 - ALL DIVE AND BRACE OVERHANGS 1'-0" UNLESS OTHERWISE NOTED.

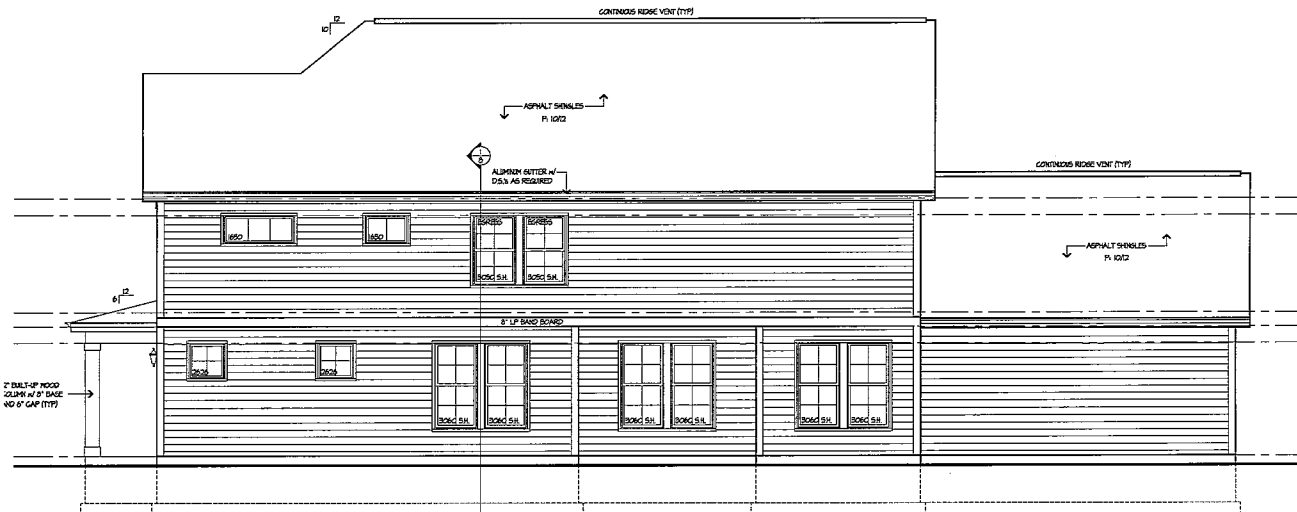
STANDARD ELEVATION NOTES

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM BATTERED AND DOWNSPOTS OVER ALUMINUM PASCAL
- 1" SAFETY IN INTERNAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND MOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS. NO BRACE BOARD OVER 100 BOARD BOARD
- ALL RAIN AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED. REFER TO ELEVATIONS AND ROOF PLAN FOR OVERHANGS

INDICATES 1" SHANTISIDE SIDING

HIDDEN GALVANIZED METAL FLASHING

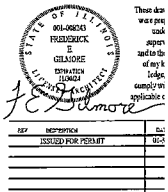
NOTE: ALL PERSON NEEDS ARE "WACKERS" SINGLE HANG - OR AN APPROVED EQUAL



RIGHT ELEVATION

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

NOTE:
MAX. U-FACTOR OF 30 FOR PENETRATION.
ALL NEW WINDOWS AND GLAZED DOORS MUST BEAR MANUFACTURER'S STICKING SO COMPLIANCE CAN BE CONFIRMED BY INSPECTOR.



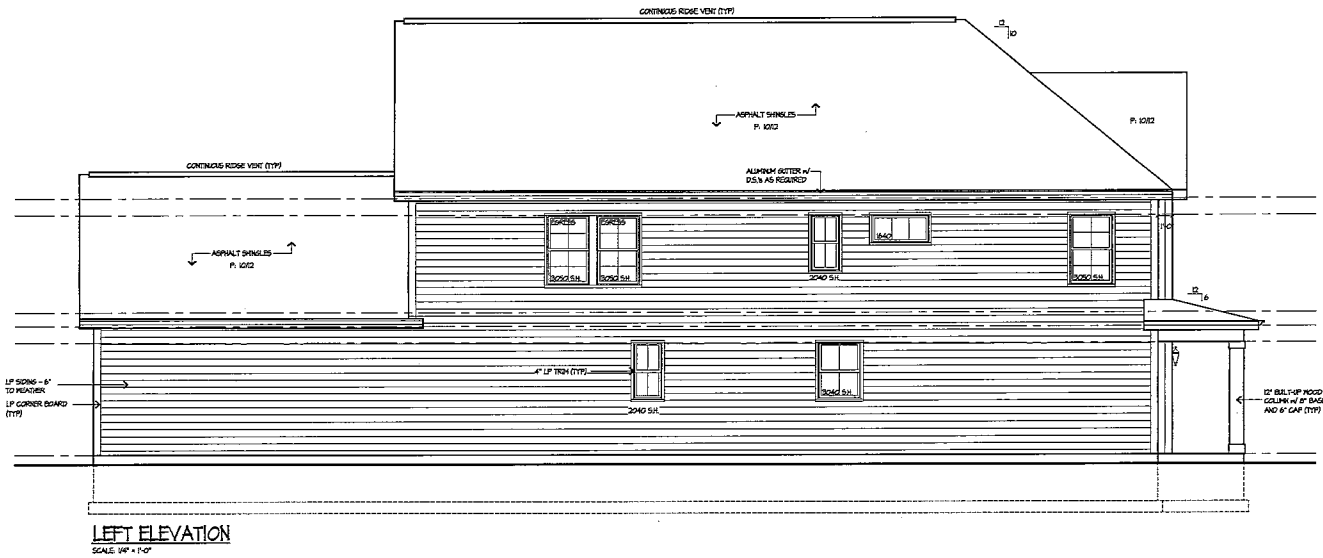
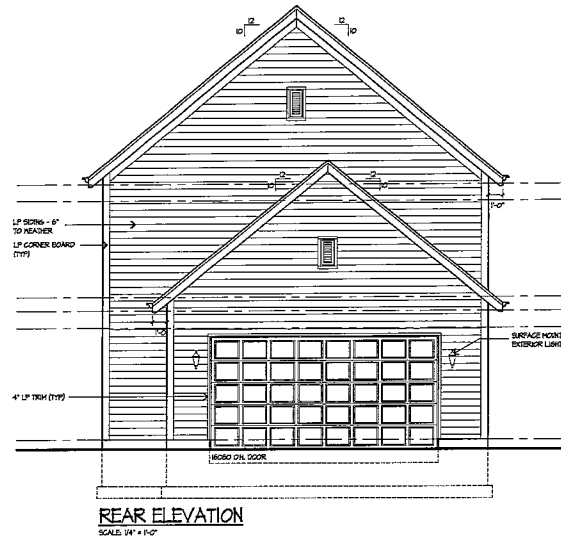
These drawings were prepared by me or under my direct supervision and I am a duly Licensed Professional Architect in the State of Illinois.

DATE: 10/1/2024
ISSUED FOR PERMIT: YES
SCALE: AS SHOWN

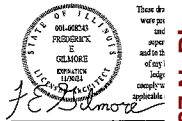
Rick Gilmore, F.A.S.A.
Fellow of the Association of Licensed Architects

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

Gilmore
Frederick Gilmore, Architect
3480 Gallant Fox Drive
Evanston, IL 60124
847.421.1676
email: gilmorearch@gmail.com
www.gilmorearchitects.com



- ELEVATION NOTES:**
- DO NOT SCALE DRAWINGS
 - PROVIDE SPLASH BLOODS AT ALL DOWN SPOTS DISCHARGING AT GRADE (NOT TO DISCHARGE ACROSS PAVEMENT)
 - PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
 - ALL ROOF SADDLES TO BE SHEARED IN BUILDING PAPER AND SHINGLES
 - REFER TO FLOOR PLANS FOR DOOR SIZES
 - WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW PIR TO VERIFY ALL WINDOWS HAVE EXPRESS WINDOW
 - ROOF VENTS TO BE SCHEDULED AND BALANCED INTAKE AND EXHAUST
 - PROVIDE 12" FLASHING ALONG ALL HORIZONTAL TEES
 - PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS
 - FLASHING FLUE TO BE MIN. 3" OF ABOVE ANY ROOF SURFACE WITHIN 12" OF HORIZONTALLY MIN. 3" OF PENETRATION ABOVE ROOF
 - SAFETY GLAZING AT BATHROOMS, ALL HEIGHTS BELOW 6' EXC. DOORS AND WINDOWS IN 24" OF DOOR JAG PER GOVERNING CODES
- EXTERIOR FINISH MATERIALS:**
- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
 - TYPICAL - ALUMINUM GUTTERS IN DOWN SPOTS OVER ROOFING AND WITH INS. TRICES DOWN SLOPES OTHERWISE NOTED
 - 12" ON 12" ROOF BOARD TYPICAL
 - TYPICAL ROOF - 12" W/ 8" EXPOSED
 - TYPICAL TRIM - 12"
 - ALL CUT AND MAKE OVERHANGS ARE 1-2" UNLESS OTHERWISE NOTED



REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/24
2		
3		
4		
5		

Frederick Gilmore, P.A.L.A.
 Fellow of the Association of Licensed Architects
 SLADE STREET CROSSING
 PLAN 544
 PALATINE, IL 60067

Gilmore
 Frederick Gilmore, Architect
 3489 Gallant Fox Drive
 Elgin, IL 60124
 847 471 3676
 email: gilmorearch@outlook.com
 www.gilmorearchitects.com
 This document is copyrighted and all rights reserved.



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



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

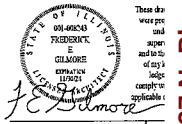


FRONT ELEVATION OPTION "C"
SCALE: 1/4" = 1'-0"



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

- ELEVATION NOTES:**
- DO NOT SCALE DRAWINGS
 - PROVIDE SPLASH BLOCKS AT ALL DOWN SPOTS DISCHARGING AT GRADE (NOT TO DISCHARGE ACROSS PUBLIC-PAV)
 - PROVIDE Drip CAPS AT ALL WINDOWS AND DOORS
 - ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES
 - REFER TO FLOOR PLANS FOR DOOR SIZES
 - WINDOW SIZES ARE AS PER ELEVATIONS. PROVIDE HERE TO VERIFY ALL BEDROOMS HAVE EXPOSED WINDOW
 - ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST
 - PROVIDE 1" FLASHING ALONG ALL HORIZONTAL TRIM
 - PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS
 - TRIM/FLASHING TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 12'-0" HORIZONTALLY MIN 3'-0" PENETRATION ABOVE ROOF
 - SAFETY GLAZING AT BATHROOMS, SILL HEIGHTS BELOW 12" EXC. 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 SPOTS OVER NO FASCIA AND WITH TWO THREE DOWN SPOUTS OTHERWISE NOTED
13. ICE ON NO RAKE BOARD TYPICAL
14. TYPICAL SIDING - 1/2" W/ 1/4" EXPOSED
15. TYPICAL TRIM - 1/2" W/ 1/4" EXPOSED
16. ALL DEC AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED



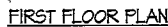
REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/1/24

Rich Gilmore, P.A.
Illinois is the Association of Licensed Architects

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

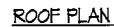
Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Evanston, IL 60124
847-231-8676
email: gilmorearch@icloud.com
www.gilmorearchitects.com
This document is copyrighted all rights reserved.

[illegible]



● GARAGE DOOR

This drawing is copyrighted all rights reserved.

[illegible]

TWO STORY HOUSE ROOF
HIS SQ. FT. OF ATTIC AREA TO BE VENTED
HIS X 1/300 = 3.27 SQ. FT. FREE AREA REQUIRED
3.27 X 144 = 470.88 SQ. IN. / 2 = 235.44
571/480 = 0.5 (7 ROOF VENTS REQUIRED)
571/424 = 1.35 (6 SOFFIT VENTS REQUIRED)

GARAGE ROOF:
520 SQ. FT. OF ATTIC AREA TO BE VENTED
 $520 \times 1/500 = 170$ SQ. FT. FREE AREA REQUIRED TOTAL
 $170 \times 1/44 = 244.5$ SQ. IN.
 $244.5/24 = 10.2$ (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

DOUBLE ALL DOORS UNDER GARMENTED AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 3/4" WELLS (DIMENSIONS NOTED)

SECOND FLOOR PLAN

SCALE: V4* = 1-6

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

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

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

ALL INTERIOR WALLS
ARE 5 1/2" UNLESS
OTHERWISE NOTED

ARE TO BE
STUD PLATES

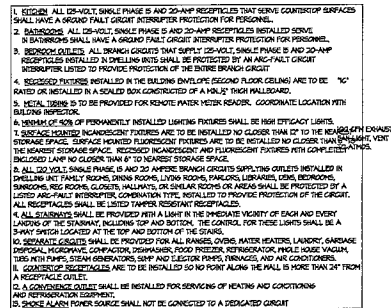


ISSUED FOR PERMIT

**SLADE STREET CROSSING
PLAN 544**
PALATINE, IL 60067

Gilmo

Frederick Gilmore, AIA
3489 Gallant Fox Drive
Evanston, IL 60124
847-421-8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

[illegible]

ELECTRICAL NOTES:

ALL LIGHT / FAN FIXTURES IN THE BATHROOMS SHALL HAVE A DEDICATED SWITCH THAT OPERATES ONLY THE FAN PER SECTION VAH 45(A)

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

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 FUTURE SHALL HAVE A DEDICATED SWITCH 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 210.13(A)

THE SMOKE DETECTORS SHALL BE AFGI 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 W/P & GFI OUTLETS SHD BE EQUIPPED WITH "W/SE" COVERS	
1~0	SINGLE POLE SWITCH		HEAT LAMP
1~0~0	1~0~0~0 SINGLE POLE SWITCH		FAN
1~0~0~0	FOUR POLE SWITCH		LIGHT / LIGHT
1~0~0~0~0	MEMBER PROOF SWITCHING/NO FAULT INTERRUPTOR		LIGHT / LIGHT / HEAT LAMP
1~0~0~0~0~0	INTERLOCK LIGHT WITH BATTERY DANGER		INTERLOCK LIGHT WITH BATTERY DANGER
	GROUND FAULT INTERRUPTER (GFI) IN THE MEMBER COVER		SURFACE MOUNTED FIXTURE
1~0~0~0~0~0	SINGLE OUTLET		SURFACE MOUNTED FIXTURE WITH FULL GLASS
1~0~0~0~0~0	OUTLET OUTLET		WALL MOUNTED FIXTURE
1~0~0~0~0~0	OUTLET OUTLET - ONE HALF SWITCHED		RECESSED FIXTURE
1~0~0~0~0~0	220 VOLT OUTLET		RECESSED DETAIL FIXTURE
1~0~0~0~0~0	INTERLOCK		LIGHT TRACE - NUMBER INDICATES LENGTHS (UNITS FEET)
1~0~0~0~0~0	JUNCTION BOX		
1~0~0~0~0~0	WALL MOUNTED, HARMLESS		
1~0~0~0~0~0	BY VOLT SOURCE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP		
1~0~0~0~0~0	CARBON MONOXIDE ALARM		
1~0~0~0~0~0	DOOR BELL BUTTON		1 x 4
1~0~0~0~0~0	DOOR BELL RINGS		2 x 4
1~0~0~0~0~0	TELEPHONE OUTLET		3 x 2
1~0~0~0~0~0	CABLE TELEVISION OUTLET		
1~0~0~0~0~0	INTERLOCK		
	ELECTRICAL PANEL		4 x 4
	ELECTRICAL METER		
HP	INDICATES WATERPROOF	DIMENSIONS WITH STROKE, INDICATES MOUNTING HOLE SPACING	
GFI	INDICATES GROUND FAULT INTERRUPTER	SEE 4	



7E25 Amor

ISSUED FOR PERMIT

100

507

 Rick Gilmore, F.A.I.A.
Editor of the Journal of

FELLOW OF THE AMERICAN PSYCHOLOGICAL ASSOCIATION

SLADE STREET CROSSING

PLAN 544

PALATINE, IL 60067

—

Clear

Time

100

Frederick Gilmore
2480 Colfax Ave. Drive

3489 Gallant Fox Drive
Elgin IL 60124

847 421 8676
email: gilmorearch@gmail.com

www.gilmorearchitects.com

Bucket Bag 3

SECRET Pg. 4



SCALE 1/4"=1'-0"

- [illegible]

[illegible]

Gilmore
Frederick Gilmore, Jr.
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@jgmail.com
www.gilmorearchitects.com

This drawing is copyrighted and all rights reserved.

Gilmore
Frederick Gilmore.
3489 Gallant Fox Drive
Elgin IL 60124
847-421-5676
email: gilmorearch@gmail.com
www.gilmorearchitects.com
This sharing is copyrighted all rights reserved



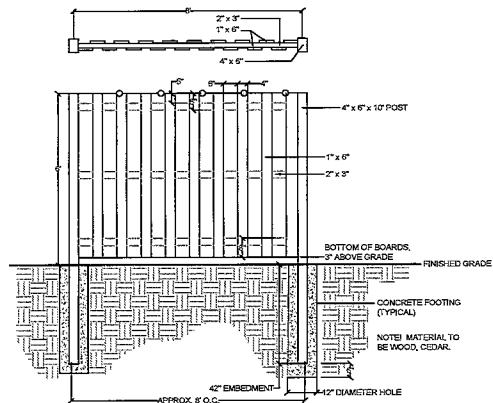
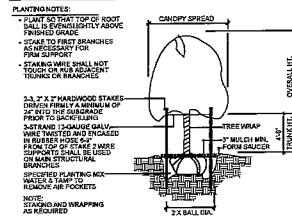
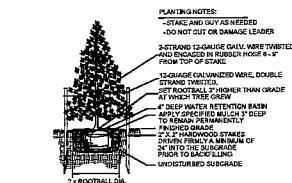
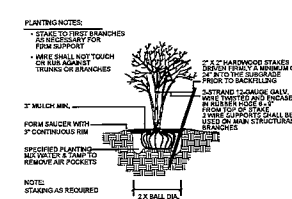
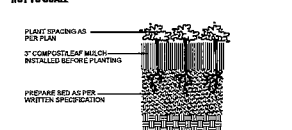
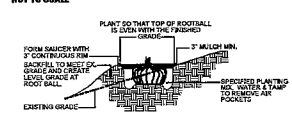
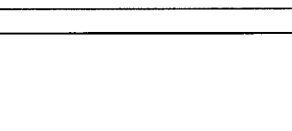
29

PLANT & MATERIALS LIST

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
Shade Trees				
ISS	1	2.5" caliper	Tilia tomentosa 'Storling Silver'	Storling Silver Linden
Columnar Shade Trees				
QRP	2	2.5" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Evergreen Trees				
PGD	1	8' high	Picea glauca 'Densata'	Black Hills Spruce
Ornamental Trees				
AC	1	6' high	Amygdalchier canadensis	Shadblow Serviceberry
BFV	1	6' high	Betula nigra 'Fox Valley'	Fox Valley Dwarf River Birch
IV	1	6' high	Hamelia vernalis	Vernal Witchhazel
MC	1	6' high	Malus x 'Camelot'	Camelot Crab
MRJ	1	6' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
Evergreen Shrubs				
BGG	29	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BGM	3	30" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
MD	3	24" wide	Microbiota decussata	Siberian Cypress
PME	2	30" wide	Pinus mugo 'Einz'	Ernst Dwarf Mugo Pine
Large & Medium Deciduous Shrubs				
AMB	1	7 Gal./36"	Amelanchier canadensis 'Jocelys Beauty'	Jocelys Beauty Black Chokeberry
CAH	3	7 Gal./36"	Comus alba 'Balthus'	May Holo Tartarian Dogwood
FG	3	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
HFL	1	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea
SMP	1	7 Gal./36"	Syringa meyeri 'Palibet'	Dwarf Korean Lilac
SXP	2	7 Gal./36"	Syringa x 'Penda'	Bloomerang Lilac
VCC	7	7 Gal./36"	Viburnum coccineum 'Compactum'	Dwarf Kousaopsis Viburnum
Small Deciduous Shrubs				
ALSM	14	5 Gal./24"	Aster melanocarpus 'UConnAM105'	Low Shrub Mound Black Chokeberry
BSC	1	5 Gal./24"	Buddleia 'Blue Chip'	Lo & Behold Butterfly Bush
DYC	2	5 Gal./24"	Deutzia x 'NICOZ'	Yuki Cherry Blossom Deutzia
SOF	14	5 Gal./24"	Spirea bushlandia 'Goldflame'	Goldflame Spirea
WMW	9	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
CKF	15	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
FEB	21	1 Gal.	Festuca ovina glauca 'Taj Mahal Blue'	Elfin Blue Fescue Grass
SA	14	1 Gal.	Sedum autumnale	Autumn Moor Grass
Perennials & Groundcovers				
ABJ	25	1 Gal.	Amorpha montana 'Blue Ice'	Blue Ice Blue Star
ARCG	32	1 Gal.	Agave repectans 'Cattin's Giant'	Cattin's Giant Agave
CNSN	29	1 Gal.	Calamintha nepeta s. nepeta	Calamintha
GSB	17	1 Gal.	Germium x 'Brookside'	Brookside Cranesbill
NKK	19	1 Gal.	Nepeta sibirica 'Noli Cal'	Kil Cal Catmint
Materials				
-	5	C.Y.	-	Soil Amendments (1" deep)
-	15	C.Y.	-	Shaded Hardwood Mulch (3" deep)
-	TBD	S.F.	-	Kentucky Bluegrass Blend Sod (parrurey)
-	4,085	S.F.	-	Kentucky Bluegrass Blend Sod
-	4,215	S.F.	-	Kentucky Bluegrass Blend Seed & Blanket
-	20	EACH	-	Splash Blocks (for downspout exits)
-	189	L.F.	-	Board on Board Wood Fence (6' high)

DETAIL: FENCE

SCALE: 1/2" = 1'-0"

**DETAILS: PLANTING****TREE PLANTING & STAKING****EVERGREEN TREE PLANTING****MULTI-TRUNK TREE STAKING****SHRUB PLANTING****PERENNIAL PLANTING****HILLSIDE PLANTING****NOTES - GENERAL LANDSCAPE**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL J.L.L.I.E. UTILITY LOCATING SERVICE (TEL. 600.662.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
 - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
 - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
 - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/REDOED UNLESS ABSOLUTELY NECESSARY DUE TO VISIBILITY OR HAZARD OBSTRUCTIONS.
 - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (8"-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.
- 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.
- ALL 18-RUB, GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX OF TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE NOTED/TAILED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPACED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SPREADS HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH OVN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/IMPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DETECT 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.
- IF IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-UPS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- 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.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARPING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF DAIRY SPOTS, INDENTATIONS, AND WEEDS.
- 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.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
- (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. BOWHILL
PALATINE, IL
TEL (847) 209-1214

CONTACT: GREG ROSE

SURVEYOR:
MORRISON SURVEYING CO., INC.
534 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 60004
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



dickson des
STUDIO
9 CRYSTAL LAKE RD
SUITE 110
LAKE IN THE HILLS, IL
(224) 241 8181

CLIENT NAME AND ADDRESS

GWR BUILDERS

PALATINE, IL

PLAN DATE

JANUARY 2, 2024

REVISIONS

NO.	DESCRIPTION
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

SLADE STREET CRO:
PALATINE, IL

LANDSCAPE PLAN - COV1

SHEET NUMBER

L0.1

dickson desi
STUDIO
9 CRYSTAL LAKE RD
SUITE 110
LAKE IN THE HILLS, IL
(224) 241 8181

CLIENT NAME AND ADDRESS

GWR BUILDERS

PALATINE, IL

PLAN DATE
JANUARY 2, 2024

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

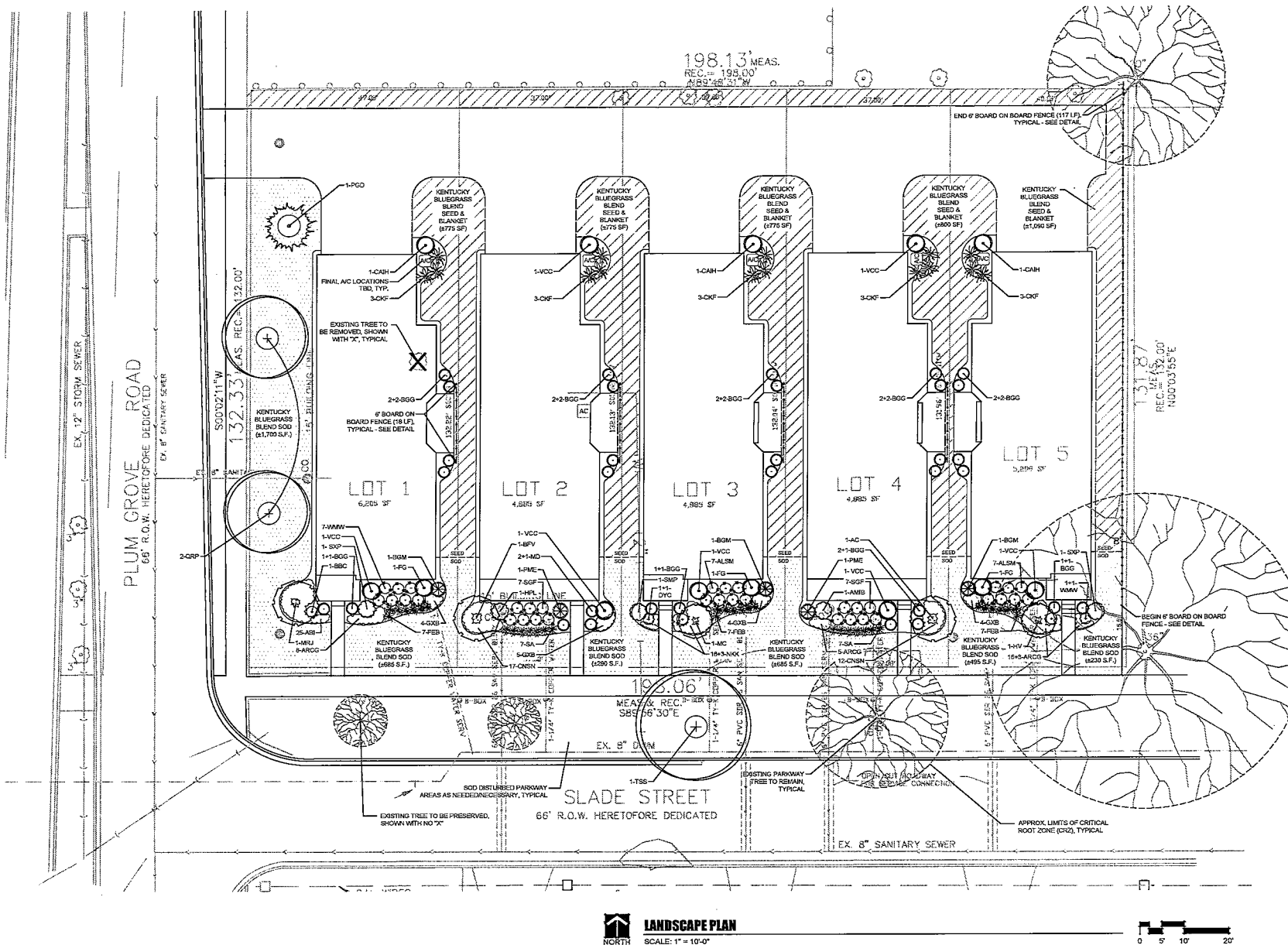
PROJECT NAME AND SHEET TITLE

SLADE STREET CROSSING
PALATINE, IL

LANDSCAPE PLAN - OVER

SHEET NUMBER

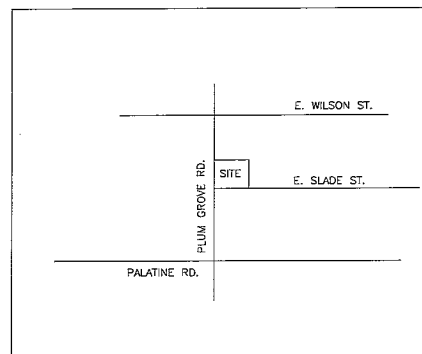
11.1



PUBLIC IMPROVEMENT PLANS FOR SLADE STREET CROSSING SUBDIVISION PALATINE, IL BY GWR BUILDERS, INC.

INDEX OF SHEETS

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



LOCATION MAP

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.

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'

REGISTERED PROFESSIONAL ENGINEER 62-42874

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



LEGEND		
DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	—	—
STORM SEWER	—	—
UNDERGROUND WATERWAY	—	—
GRASS	—	—
BIT	—	—
CHALK	—	—
ELECTRIC	—	—
MANHOLE, INLET, OR FIRE HYDRANT VALVE	—	—
ELEVATIONS	(XXX.XX)	XXX.XX
TOP OF CURB	XXX.XX	XXX.XX
EDGE OF PAVEMENT	XXX.XX	XXX.XX
GEOMETRIC CENTERLINE	—	—
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.	—	—
MAINTENANCE	—	N/A

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

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 VILL 02-01-24

DRAWN BY: L.T.S. JOB NO. 5351
DESIGNED BY: T.J.S.
CHECKED BY: T.J.S. DATE: 10-10-23

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO.
1
OF 7 SHEETS

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 SLADE.
2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE VILLAGE OF SLADE. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE VILLAGE OF SLADE REQUIREMENTS.
3. THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF SLADE SUPERVISION CONTROL ORDINANCE SHALL GOVERN OVER ALL.
4. THE VILLAGE OF SLADE 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 MEASUREMENTS, RECORDS, DRAWINGS AND COPIES MUST BE FURNISHED TO THE VILLAGE BY THE DEVELOPER.
6. 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 TWENTY (20) INCHES ABOVE GRADE.
7. THE CONTRACTOR SHALL MARK THE LOCATION OF EACH SANITARY SERVICE 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 TWENTY (20) INCHES ABOVE GRADE.
8. THE CONTRACTOR SHALL MARK THE LOCATION OF EACH SANITARY SERVICE 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 TWENTY (20) INCHES ABOVE GRADE.
9. THE CONTRACTOR SHALL MARK THE LOCATION OF EACH SANITARY SERVICE 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 TWENTY (20) INCHES ABOVE GRADE.
10. THE CONTRACTOR SHALL MARK THE LOCATION OF EACH SANITARY SERVICE 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 TWENTY (20) INCHES ABOVE GRADE.
11. THE CONTRACTOR SHALL MARK THE LOCATION OF EACH SANITARY SERVICE 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 TWENTY (20) INCHES ABOVE GRADE.
12. THE CONTRACTOR SHALL MARK THE LOCATION OF EACH SANITARY SERVICE 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 TWENTY (20) INCHES ABOVE GRADE.

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, SEEDING, SOILED, 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 SEDIMENT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT AND SEDIMENT.
4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE PERIMETER TO PREVENT SEDIMENT FROM ENTERING ADJACENT AREAS.
5. STRIP DRAINS FINELY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SWALES, AND ADJACENT LANDS THAT RECEIVE SILTY RUNOFF DURING CONSTRUCTION.
6. ALL STORM STRUCTURES SHALL HAVE FILTER FABRIC PLACED UNDER THE COVER AS ADDED PROTECTION AGAINST WEEDS AS DIRECTED BY THE VILLAGE ENGINEER.
7. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.
8. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.
9. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.
10. REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
11. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE WILL BE PLACED AROUND THE RETENTION POND AND EITHER RAY WALLS OR SILT FENCE WILL BE STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.
12. PERMANENT PLY GRASS SHALL BE SEEDING 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 NOT GRADATION CA-7 OR APPROVED EQUAL (FIVE 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 SLADE. LOCATION, SIZE & DEPTH OF FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.
5. FLOODING 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 SEWER 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 CONSIDERED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE FOR A DISTANCE OF 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
3. THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE FOR A DISTANCE OF 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

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 SAME.
2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
3. ALL DOWNSPUTS 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" MAX. SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA-11/13, 100% CRUSHED PER ASTM D-2321, EQUIVALENT TO CLASS 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 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, NEARLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRM IN PLACE. C) INSTALL A NEW MANHOLE.
7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR DESTROYED. 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 CONSIDERED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE FOR A DISTANCE OF 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM HOSE DRAINAGE OF 48 INCHES. THE MANHOLE 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 SEWER 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 CONSIDERED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE OF 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
10. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM HOSE DRAINAGE OF 48 INCHES. THE MANHOLE SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.
11. ALL MANHOLES, CATCHBASINS & WALK VAULTS IN STREET SHALL BE SET IN A FULL MOTOR BOLL.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSATURABLE MATERIAL, AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
2. THE SUBGRADE SHALL BE FREE OF ALL UNSATURABLE 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 SPILL MATERIAL FROM THE UNDERGROUND CONSTRUCTION, 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, DRIVER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
9. THE PROPOSED CURBS 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 SLADE.
10. THE COMBINATION CURBS AND GUTTER SHALL BE CONSTRUCTED OF 12" CLASS II CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS, CURRENT EDITION. ALL CURBS AND GUTTER SHALL BE BROOM FINISHED.
11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 700.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.
12. THE CURBS AND GUTTER SHALL HAVE TWO (2) 3/4"-THICK PRECASTED FIBER EXPANSION JOINTS WITH 3/4"-THICK BARS BY 18" LONG PLAN, ROUND STEEL DONUT BASES AT 100-FOOT INTERVALS. AT ALL P.C.'S AND P.T.'S, AND AT CURB RETURNS, CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.
13. DEPRESSURES CURBS SHALL BE PROVIDED FOR HANDICAPPED RAMP AT ALL SIDEWALKS ADJUTING THE CURB AND GUTTER.

NOTES ON

SEQUENCES 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 SOIL 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 MATING DURING THE EARLIEST 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.

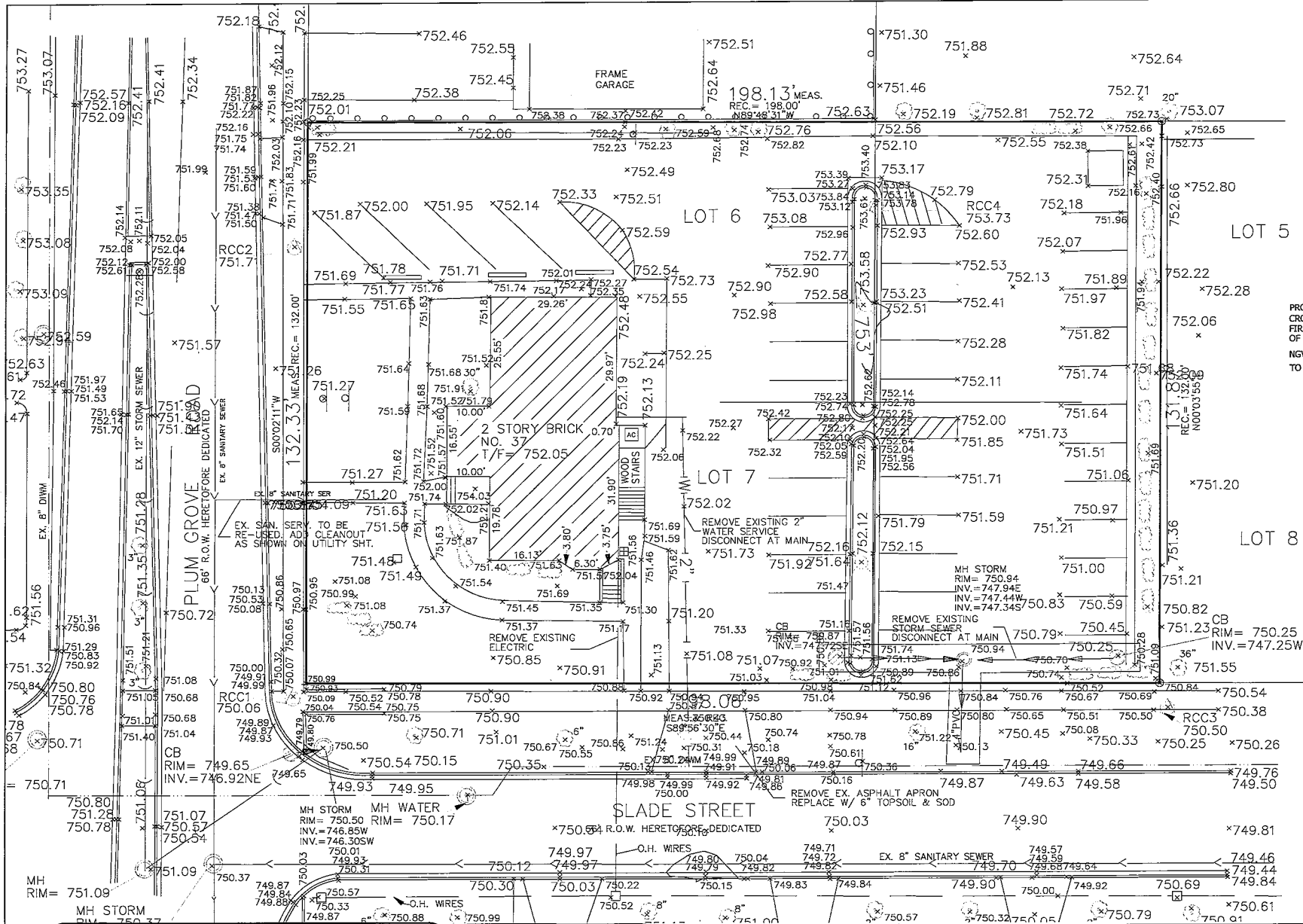
NOTES:

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

SCHEDULE OF CASTINGS			
CASTING NO.	LOCATION	PIPING AREA	IMPRINT
WATER MAIN	R-1712-C	R-1712-C	"WATER"
STORM	R-4340-B	R-4340-B	"STORM"
SANITARY	R-1712-C	R-1712-C	"SANITARY"
SANITARY	R-1712-C	R-1712-C	"SANITARY"
SANITARY	R-1712-C	R-1712-C	"SANITARY"

TABLE OF PIPE & JOINT SPECIFICATIONS			
USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	N C-76	S-ROW JOINT C-443
SANITARY SERVICE	P.V.C.	SDR-26	SDR-26
SANITARY SEWER	P.V.C.	SDR-26	SDR-26
WATER MAIN	D.P.	ASTM D-3034	ASTM D-3034

NOTE: MINIMUM REQUIREMENT ALL SEWER PIPES BE LINED WITH 1/2" THICK POLYETHYLENE GLASS FIBER REINFORCED PLASTIC (FRP) OR EQUIVALENT FOR WATER MAINS THE CURB AND GUTTER IS CLASS II



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

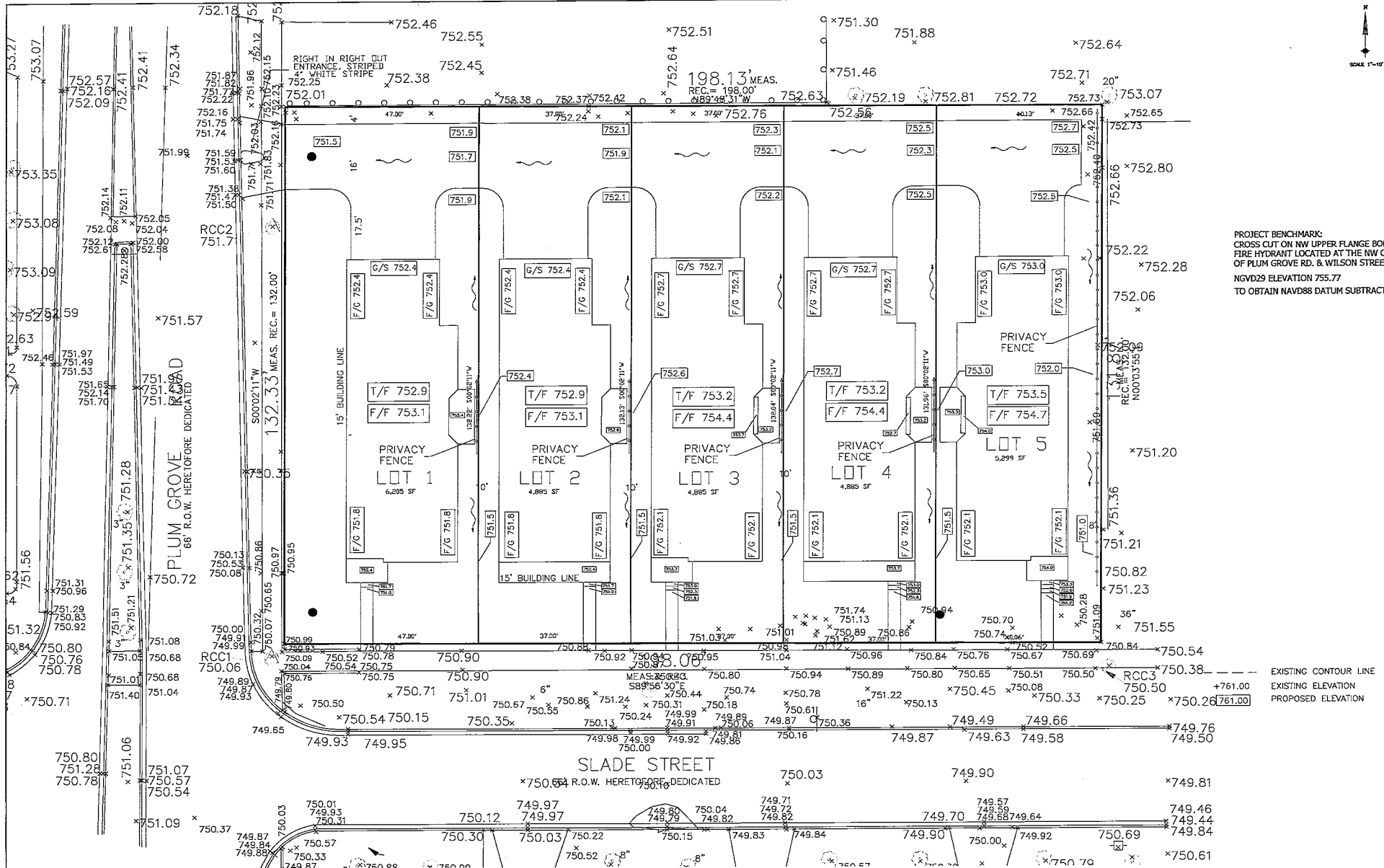
PER VILL 02-01-24

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

JOB NO. 5351
SCALE: 1"=10'
DATE: 10-10-23

EXISTING CONDITIONS
SLADE STREET CROSSING SUBDIVISION

SHEET NO.
3
OF 7 SHEETS



PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT (FIRE HYDRANT LOCATED AT THE NW COR OF PLUM GROVE RD. & WILSON STREET)
NGVD29 ELEVATION 755.77
TO OBTAIN NAVD83 DATUM SUBTRACT 0.

EXISTING CONTOUR LINE
EXISTING ELEVATION
PROPOSED ELEVATION

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 VILL 02-01-24

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS
JOB NO. 5351
SCALE: 1"=10'
DATE: 10-10-23

GRADING PLAN
SLADE STREET CROSSING SUBDIVISION

SHEET NO.
4
OF 7 SHEETS



Consider a Motion Authorizing the Mayor to Execute a Water Service Agreement with 783 Lake Cook Enterprises, LLC d/b/a Persin and Robbin

BACKGROUND:

The property at the southeast corner of Lake Cook and Quentin Roads was located in both Deer Park and Palatine. The split jurisdiction had long been an issue when parties were interested in acquiring a portion of the property for redevelopment purposes.

A Development Agreement was negotiated and approved that initiated the Palatine parcels being disconnected and subsequently annexed to Deer Park as part of facilitating the construction of a Persin and Robbin jewelers.

All sales taxes generated will be shared equally between Palatine and Deer Park. The property owner will make a payment to Palatine each year equivalent to what property taxes they would have otherwise paid had the property remained in Palatine. Additionally, this development will extend sanitary sewer service from its existing termination at Hilltop Animal Hospital to the east to the subject property.

KEY ISSUES:

- 783 Lake Cook Enterprises, LLC d/b/a Persin and Robbin is the owner of the property at 783 West Lake Cook Road and plans to develop the property as a retail use.
- The customer will pay to Palatine the water rate at the standard amount for properties outside of the Village's corporate limits.

ALTERNATIVES:

1. Authorize the Mayor to execute the Water Service Agreement.
2. Do not authorize execution and refer back to Staff.

RECOMMENDATION:

Staff recommends approval of a motion authorizing the Mayor to execute a Water Service Agreement with 783 Lake Cook Enterprises, LLC.

ACTION REQUIRED:

A motion authorizing the Mayor to execute the assignment, subject to review by the Village Attorney.

ATTACHMENTS:

- Water Service Agreement 783 Lake Cook

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

Patrick T. Brankin
Schain, Banks, Kenny & Schwartz, Ltd.
70 West Madison
Suite 5400
Chicago, Illinois 60602

THE ABOVE SPACE FOR RECORDER'S USE.

**WATER SERVICE AGREEMENT BETWEEN THE VILLAGE OF PALATINE AND
783 LAKE COOK ENTERPRISES LLC**

THIS WATER SERVICE AGREEMENT ("Water Service Agreement") is entered into this 10th day of October, 2024 by and among the Village of Palatine, an Illinois municipal corporation in Cook County, State of Illinois and 783 LAKE COOK ENTERPRISES LLC, ("Customer"), the owner of a retail building located in Cook County, State of Illinois.

RECITALS:

WHEREAS, the Village of Palatine ("Palatine") is a municipality as provided in the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.* and is a home rule unit as provided in the 1970 Illinois Constitution (Article VII, Sec. 6);

WHEREAS, Customer is the owner of certain property, which property is legally described on **Exhibit 1** ("Customer's Property"); and

WHEREAS, Customer, as owner, is responsible for the usage and payment of the water bill for Customer's Property.

NOW, THEREFORE, in consideration of the mutual agreements contained in this Water Service Agreement, Palatine and Customer agree as follows:

1. **Recitals.** The terms and conditions of the aforesaid Recitals are incorporated in this Water Service Agreement as if fully set forth in this Paragraph 1.

2. **Conditions to Palatine's Supply of Water to Customers.** Palatine agrees to provide and Customer agrees to purchase at retail from Palatine a public water supply for potable use and for fire protection to service Customer's Property pursuant to the following terms and conditions set forth herein.

(a) **Standard Rate.** Customer shall pay to Palatine the water rate at the standard rate as established therein, including the penalty for overuse. The Standard Rate shall increase or decrease from time-to-time in an amount prorated to the increase or decrease in water rates established under the Code of Ordinances of the Village of Palatine for properties outside of Palatine's corporate limits.

(b) **Application for Water Connection; Future Connections.** Customer has made application to Palatine for a tap-on connection for water service to be provided by Palatine to Customer's Property. Customer certifies herein that it is the owner of Customer's Property, that its use of water is for purposes of its retail facility. Customer and Palatine agree that only those connections and meters set out below, and as illustrated on **Exhibit 2** shall be permitted, the respective building or portion of a building being serviced by each meter being hereinafter referred to as a "Meter Service Area":

783 W. Lake Cook Road - 1 meter

If Customer intends to request future connections and Meter Service Areas for additional buildings to be developed on Customer's Property. Customer acknowledges that, in the absence of written consent by Palatine, such connections shall not be made.

(c) **Security Deposit.** Customer shall pay to Palatine, in advance as a Security Deposit, a sum equal to the estimated costs for water supply during a period of ninety (90) days at the prevailing metered rate. That amount is Three Thousand Three Hundred Thirty-Six Dollars and Seventy Five Cents (\$3,336.75). The Security Deposit shall be refunded to Customer upon expiration or termination of this Agreement, and at such other times, as is provided in accordance with the procedures, rules and regulations of Palatine, as applied to all Customers or as otherwise established under the Code of Ordinances of the Village of Palatine for properties outside of Palatine's corporate limits. However, the Village shall be allowed to deposit this sum in its Water Fund.

(d) **Invoices/Billing.** Palatine shall read the water meters located on Customer's Property on a regular basis. After each reading, Palatine shall deliver to Customer monthly invoice(s) showing water usage for each of the meters referenced above and the charge therefor. Customer shall, within the time specified on such statement (in accordance with the procedures, rules and regulations of Palatine, as applied to all customers), make payment to Palatine for such amount. If Customer does not pay within said specific time, it shall be charged any penalties for late payment as are provided in the procedures, rules and regulations of Palatine, as applied to all water service customers.

(e) **Termination of Service for Default or Non-Payment.** If Customer shall refuse, neglect or fail within the due date to make the required payments or if Customer shall fail to perform any of the conditions or obligations herein, and if after such failure

Palatine shall deliver to Customer a notice, in writing, addressed to Customer at the address listed in Paragraph 5 herein of its intention to shut off the supply of water on account of such failure or default to the Meter Service Area for which such payment has not been made, Customer acknowledges that Palatine shall have the right to shut off the water supply to the Meter Service Area for which such payment has not been made at the expiration of fifteen (15) days after giving of such notice unless, within such fifteen (15) day period, Customer shall cure such failure or default. The shutting off of a supply of water for any such cause shall not release Customer from its obligation to make payment of any amount due, or to become due, in accordance with the terms of this Water Service Agreement. As a condition to reconnect, Customer shall pay to Palatine a reconnection fee as well as all outstanding amounts due and owing including any penalty fees and interest. Said reconnection fee shall be at the prevailing rate charged by Palatine at the time of reconnection (in accordance with the procedures, rules and regulations of Palatine, as applied to all customers).

(f) **Maintenance; Inspection; Water Quality.** Palatine reserves the right to inspect Customer's Property, at Palatine's sole cost and expense, to ensure that the occupancy is consistent with Palatine's plumbing code, that there are no cross connections that threaten potential contamination of Palatine's water system and to ensure that the system is otherwise fully in accordance with state and federal law. If the inspection discloses any code violations or threats to the water supply system, and Palatine shall deliver to Customer a notice, in writing, addressed to Customer at the address listed in Paragraph 5 herein of its intention to shut off the supply of water to the affected Meter Service Area on account of such failure or default, Customer acknowledges that Palatine shall have the right to shut off the water supply to the affected Meter Service Area at the expiration of ten (10) days after giving of such notice unless, within such ten (10) day period, Customer shall cure such code violations or threats to the water supply system. The foregoing notwithstanding, however, in the event such code violations or threats to the water supply system constitute an emergency, the notice required of Palatine shall be no more than is reasonable under the circumstances. Palatine bears no degree of responsibility for the water quality at any point beyond the meter vault, Customer bears the responsibility for maintaining the water quality at any point beyond the meter vault. Palatine reserves the right, at its sole cost and expense, to inspect Customer's Property and to test, repair and replace the water meters (which are the subject of this Water Service Agreement) as required by Palatine.

(g) **Supply of Water Subject to Rules and Regulations and to Certain Limitations.** Palatine's obligation to provide water to Customer is subject to the requirements, procedures and policies applied to all unincorporated water customers of Palatine. Further, Customer expressly acknowledges that this Water Service Agreement and Palatine's ability to resell water may be limited by Palatine's agreements with the Northwest Water Commission (copies of which may be obtained by Customer from the Village of Palatine and constructive notice of which is hereby acknowledged by Customer) and by any water conservation measures imposed by Palatine, the United States of America, the State of Illinois, or any governmental body or agency having jurisdiction thereof.

3. **Indemnity.** Customer agrees to waive any claims of its own and, as to its own claims only, to indemnify, defend and hold harmless Palatine and its Corporate Authorities including its respective officers, agents, and employees from all damages, liabilities, costs, judgments, expert witness expenses and fees, attorneys' fees and any and all other costs, expenses, and fees of any kind or nature whatsoever arising out of or as a result of Palatine's supply of water pursuant to this Water Service Agreement, unless Palatine's officials have

engaged in fraudulent or intentional misconduct material to such claim. Nothing herein shall be construed to require the indemnifying party to indemnify or make any payments in connection with any claim for which the indemnified party otherwise would not be liable, nor shall it be construed to waive any defenses that the indemnified party may otherwise have to any such claim. Customer agrees that Palatine will not be responsible in damages for any interruption or failure to supply water and shall be saved and held harmless by Customer from all damage of any kind, nature and description which may arise as a result of this Water Service Agreement, and the operation of the water facilities furnishing water hereunder including the quality of the water unless Palatine or its officials have engaged in fraudulent or intentional misconduct relevant to the claim. Nothing contained in this Agreement shall constitute a waiver of Palatine of any right, privilege or defense available to Palatine under statutory or common law, including, but not limited to, the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/-101 et seq., as amended.

4. **Force Majeure.** In case by reason of Force Majeure any party hereto shall be rendered unable wholly or in part to carry out any of its obligations under this Water Service Agreement, then if such party shall give notice and full particulars of such Force Majeure in writing to the other parties within a reasonable time after occurrence of the event or cause relied on, the obligation of the party giving such notice, so far as it is affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, but for no longer period, and any such party shall endeavor to remove or overcome such inability with all reasonable dispatch. The term "Force Majeure" as employed herein shall mean acts of God, strikes, lockouts or other industrial disturbances, acts of public enemy, orders of any kind of the Government of the United States, of the State of Illinois, or of any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines, canals, or tunnels, partial or entire failure of water supply, and inability on the part of Palatine to deliver water hereunder or of Customer to receive water hereunder, on account of any other causes not reasonably within the control of the party claiming such inability. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unreasonably unfavorable to it in the judgment of the party having the difficulty.

5. **Notice.** Except in cases of emergency, all notices or communications provided for herein shall be in writing and shall be delivered to Palatine or Customer either in person or by United States mail, via registered mail, return receipt requested, postage prepaid, addressed to the parties as follows:

If to Palatine:	Village of Palatine 200 East Wood Street Palatine, Illinois 60067 Attention: Village Manager
If to Customer:	783 Lake Cook Enterprises LLC 24 S. Dunton Avenue Arlington Heights, IL 60005 Attention: Bradley Robbin

until and unless other addresses are specified by notice given in accordance herewith. Notices and communications shall be deemed to be given or delivered (i) on the date of actual delivery, if in person, (ii) on the next business day after being deposited with a national overnight courier

service, (iii) two days (excluding Saturdays, Sundays and holidays) after deposit in the mail, properly addressed as provided herein if by United States mail. Notice, which is reasonable in view of the circumstances, shall be given in cases of emergency.

6. **Responsible Party.** Customer shall notify and keep Palatine informed of the responsible individual(s) in charge of water operations for Customer's Property. Initially, Customer designate Bradley Robbin said responsible individual until such time as notice is given to Palatine as provided in Section 5 hereof.

7. **Non-Assignability.** Customer shall not assign or transfer this Water Service Agreement or any rights, obligations or interests herein without the written consent of Palatine, which consent will not be unreasonably withheld or delayed.

8. **Regulatory Bodies.** This Water Service Agreement shall be subject to all valid rules, regulations, and laws applicable hereto passed or promulgated by the United States of America, the State of Illinois, or any governmental body or agency having lawful jurisdiction, or any authorized representative or agency of any of them; provided, however, that this Paragraph shall not be construed as waiving the right of any party to challenge such jurisdiction or the validity of any such rule, regulation, or law on any basis, including the impairment of this Water Service Agreement.

9. **Effective Date and Term.** This Water Service Agreement shall become effective at such time as the corporate authorities of Palatine have authorized its Mayor/Village President to execute the Water Service Agreement and shall continue in force and effect for a period of twenty-five (25) years from the date of execution, but in no event longer than the term of the Agreement with the Northwest Water Commission.

NOTWITHSTANDING ANY PROVISION CONTAINED HEREIN, THIS WATER SERVICE AGREEMENT SHALL AUTOMATICALLY TERMINATE UPON THE TERMINATION OF PALATINE'S AGREEMENT WITH THE NORTHWEST WATER COMMISSION.

10. **Default, Cure and Remedies.**

(a) **Default by Palatine.** If Palatine defaults hereunder and fails to cure said default within thirty (30) days following written notice from Customer, Customer shall have, as Customer's sole and exclusive remedies, either (i) the right to terminate this Water Service Agreement by written notice to Palatine, or (ii) the right to file suit against Palatine in a court of law, in the jurisdiction and venue designated herein to compel specific performance by Palatine.

(b) **Default by Customer.** In the event Customer defaults hereunder, Palatine may terminate this Agreement and Palatine may assert and seek any and all remedies at law or in equity; provided, however, that Palatine's exercise of one or more remedies shall not preclude it from the alternate subsequent exercise of another remedy.

(c) **Costs and Attorneys' Fees.** In the event of any litigation over the meaning, legality, or performance of this Water Service Agreement, the prevailing party shall be entitled to recover, as part of the judgment, its reasonable costs of litigation, including but not limited to its reasonable attorney's fees.

11. **Jurisdiction; Venue.** By execution of this Agreement, the parties consent to the exclusive jurisdiction and venue of the Third Municipal District of the Circuit Court of Cook County with respect to any legal action, proceeding, or controversy between them. The parties hereto

acknowledge that Palatine's principal office is located in Cook County, Illinois, and that Palatine may be irreparably harmed if required to institute or defend any action in any jurisdiction or venue other than Cook County, Illinois. Customer further acknowledges and agrees that its consent to such jurisdiction and venue as set forth in this Paragraph is additional consideration for Palatine's willingness to enter into this Agreement and that, therefore, adequate and sufficient consideration exists for the consent to jurisdiction and venue set forth herein. Therefore, Customer irrevocably (a) agrees that any suit, action or other legal proceeding relating to this Agreement may be brought only in the Circuit Court of Cook County; (b) consents to the jurisdiction of such court in any such suit, action or proceeding; (c) waives any objection which any party may have to the laying of venue in any such suit, action or proceeding in such court; and (d) agrees to join Palatine in opposition to any petition for removal from such court.

12. **Severability; Conflicts.** Should any part, term or provision of this Water Service Agreement be determined by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining portions or provisions shall not be affected thereby. The parties agree to cooperate and take any actions or make such amendments of this Water Service Agreement which effectuate the intent of the parties and may be necessary to maintain or preserve the legality of this Agreement.

13. **Applicable Law.** This Water Service Agreement shall be construed in accordance with the laws and Constitution of the State of Illinois.

14. **Counterparts.** This Water Service Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Water Service Agreement.

15. **Construction.** This Water Service Agreement, except where the context by clear implication shall otherwise require, shall be construed and applied as follows:

- (a) Definitions include both singular and plural.
- (b) Pronouns include both singular and plural and cover all genders.
- (c) Headings of sections herein are solely for convenience of reference and do not constitute a part hereof and shall not affect the meaning, construction or effect hereof.
- (d) All exhibits attached to this Water Service Agreement shall be and are operative provisions of this Water Service Agreement and shall be and are incorporated by reference in the context of use where mentioned and referenced in this Water Service Agreement. In the event of a conflict between any exhibit and the terms of this Water Service Agreement, the exhibit shall control.
- (e) Any certificate, letter or opinion required to be given pursuant to this Water Service Agreement means a signed document attesting to or acknowledging the circumstances, representations, opinions of law or other matters therein stated or set forth. Reference herein to supplemental agreements, certificates, demands, requests, approvals, consents, notices and the like means that such shall be only written whether or not a writing is specifically mentioned in the context of use.

16. **Pending Lawsuits.** There are no lawsuits pending or, to the best of either Palatine's or Customer's knowledge, threatened, that would materially and adversely affect the ability of either Palatine or the Customer to proceed with the fulfillment of the terms of this Water Service Agreement.

17. **Entire Agreement/Modifications.** It is further agreed that this instrument contains the entire agreement between Palatine and Customer, and the parties acknowledge that all provisions contained herein may only be amended in writing, with the consent of the corporate authorities of Palatine and Customer, their successors or assigns. No officer, official or agent of Palatine has the power to amend, modify or alter this Water Service Agreement, or waive any of its conditions as to bind Palatine by making a promise or representation not contained herein.

[THE BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES APPEAR ON THE NEXT PAGE]

18. **Recordation; Binding Effect.** This Water Service Agreement shall be filed of record with the Office of the Recorder of Deeds of Cook County, Illinois and shall be construed as a covenant running with title to the Customer's Property and shall inure to the benefit and be binding upon Palatine, the Customer and its respective successors and permitted assigns, including but not limited to any entity acquiring a financial interest in Customer's Property.

IN WITNESS WHEREOF, the parties hereto, acting under authority of their respective governing bodies have cause this Agreement to be duly executed, in counterparts, each of which shall constitute an original, all as of the day and year first written above.

**VILLAGE OF PALATINE, an Illinois
municipal corporation**

By: _____
Its: Mayor

ATTEST:

By: _____
Village Clerk

[SEAL]

783 LAKE COOK ENTERPRISES LLC

By:  _____
Its: Managing Member

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jim Schwantz**, Mayor and **Margaret R. Duer**, Village Clerk of the Village of Palatine, personally known to me to be the same persons whose names are subscribed to the foregoing **Water Service Agreement**, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, on behalf of the Palatine and as their free and voluntary act, for the uses and purposes therein set forth.

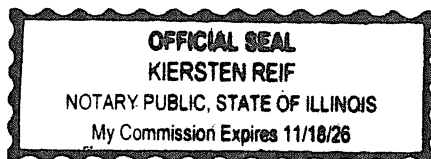
GIVEN under my hand and seal, this _____ day of _____, 2024.

 Notary Public

STATE OF ILLINOIS)
)
 COUNTY OF LAKE) SS

I, Kiersten Reif, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robbin Bradley of the **783 LAKE COOK ENTERPRISES, LLC D/B/A PERSIN ROBBINS**, is personally known to me to be the same person whose name is subscribed to the foregoing **Water Service Agreement**, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, on behalf of said limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 10 day of October, 2024.



Kiersten Reif
 Notary Public

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>EXHIBIT NO.</u>
Legal Description of Customer's Property	1
Site Plan of Customer's Property	2

**EXHIBIT 1
TO
WATER SERVICE AGREEMENT**

LEGAL DESCRIPTION OF CUSTOMER'S PROPERTY

DEER PARK PARCEL:

THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH , RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 376.0 FEET; THENCE SOUTH ALONG A LINE RUNNING PARALLEL WITH THE WEST LINE OF SAID LOT, 231.75 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 14 ACRES OF THE WEST 1/2 OF SAID LOT 2; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE TO THE PLACE OF BEGINNING, (EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS , DEPARTMENT OF TRANSPORTATION, BY TRUSTEES DEEDS RECORDED AS DOCUMENTS 0020841708 AND 0020841709).

Address: 783 Lake Cook Road, Deer Park, Illinois PIN 02-03-100-020

PALATINE PARCELS:

Parcel 1: THE NORTH HALF (1/2) (EXCEPT THE EAST 2 ACRES AND EXCEPT THE EAST 423 FEET OF THE WEST FIVE (5) ACRES THEREOF AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF LOT TWO (2) HEREINAFTER DESCRIBED: THENCE EAST ALONG THE NORTH LINE OF SAID LOT 376.0 FEET; THENCE SOUTH ALONG A LINE RUNNING PARALLEL WITH THE WEST LINE OF SAID LOT 231.75 FEET TO THE SOUTH LINE OF THE NORTH HALF (1/2) OF THE NORTH FOURTEEN (14) ACRES OF THE WEST HALF (1/2) OF SAID LOT TWO (2); THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE TO THE PLACE OF BEGINNING) OF THE NORTH FOURTEEN (14) ACRES OF THE PREMISES AS DESCRIBED AS THE WEST HALF (1/2) (EXCEPT THE SOUTH TWELVE (12) ACRES THEREOF) OF LOT TWO (2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN 02-03-100-022

Parcel 2: THE WEST 141 FEET OF THE EAST 423 FEET OF THE WEST 5 ACRES OF THE NORTH 1/2 OF THE NORTH 14 ACRES OF THE WEST 1/2 OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 02-03-100-023

INCLUDING ALL HIGHWAYS ADJACENT TO PARCELS 1 AND 2.

Common Street Address: 719 and 735 W. Lake Cook Road, Palatine, Illinois.

Consider an Ordinance Granting a Variance from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow Commonwealth Edison to Install a New Utility Pole in the Right-of-Way in Front of 1557-1585 N. Quentin Road

BACKGROUND:

Commonwealth Edison (ComEd) has applied for a permit to install a new utility pole in the Quentin Road right-of-way within the Village of Palatine. This installation was requested by ComEd in order to provide power to the new four-lot subdivision on Haven Drive (Dundee Park).

KEY ISSUES:

- As a utility company, ComEd is subject to the requirements of Chapter 16 and may not place any above ground structures within the right-of-way unless approved by the Village Council. The new pole requires that a variance be granted.
- The proposed work is for the installation of one new utility pole on Quentin Road, north of Dundee Road, in front of Ellen Plaza (1557-1585 North Quentin Road).
- The new pole is being requested and is needed to supply power to the new Dundee Park subdivision to the east on Haven Drive.

ALTERNATIVES:

1. Approve the ordinance granting a variation to ComEd for the installation of one new utility pole in the Quentin Road right-of-way.
2. Do not approve the variation.

RECOMMENDATION:

Staff recommends approval of the ordinance granting ComEd a variation from the Village Code to allow the installation of a new utility pole in the Quentin Road right-of-way.

ACTION REQUIRED:

Motion to approve the ordinance granting ComEd a variation from Chapter 16 of the Village's Code of Ordinances to allow the installation of a new utility pole in the Quentin Road right-of-way.

ATTACHMENTS:

- 21514 Ordinance
- 1544 N HAVEN DR PALATINE-VILLAGE OF PALATINE SUBMITTAL_v1

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A VARIANCE TO ALLOW COMMONWEALTH EDISON
TO INSTALL ONE NEW UTILITY POLE TO BE
LOCATED IN THE RIGHT-OF-WAY IN FRONT OF
1557-1585 NORTH QUENTIN ROAD WITHIN THE VILLAGE OF PALATINE**

Attachment: 21514 Ordinance (ROW Variance for Additional Utility Pole Installation)

**Published in pamphlet form by authority of the
Mayor and Council of the Village of Palatine
on November 4, 2024
ORDINANCE NO. _____**

**AN ORDINANCE GRANTING A VARIANCE TO ALLOW COMMONWEALTH EDISON
TO INSTALL ONE NEW UTILITY POLE TO BE
LOCATED IN THE RIGHT-OF-WAY IN FRONT OF
1557-1585 NORTH QUENTIN ROAD WITHIN THE VILLAGE OF PALATINE**

WHEREAS, pursuant to the Right-of-Way Ordinance (Chapter 16 Section 16-16) of the Village of Palatine Code of Ordinances, prohibits the installation of any above ground facilities within the right-of-way; and

WHEREAS, the Village has received a request by Commonwealth Edison (ComEd) for authorization to install one new utility pole to be located in the Quentin Road right-of-way in front of 1557-1585 North Quentin Road to supply power to the Dundee Park subdivision on Haven Drive; and

WHEREAS, the new utility pole, located in the right-of-way within the Village limits, requires that a Variance be granted by the Village Council; and

WHEREAS, pursuant to Chapter 16 Section 16-16 of the Code of Ordinances provides that the Mayor and Village Council can approve a Variance for said above ground facility.

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 ONE: A Variation to allow Commonwealth Edison (ComEd) to install one new utility pole in the Quentin Road right-of-way in front of 1557-1585 North Quentin Road is hereby granted.

SECTION TWO: 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 _____, 2024

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

APPROVED by me this _____ day of _____, 2024

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2024

Village Clerk

Attachment: 21514 Ordinance (ROW Variance for Additional Utility Pole Installation)



CookViewer
Cook County Map Application

☐ 10 digit PIN ☒ Address ☐ I



Proposed pole location: 75ft south of existing pole located north of entrance drive...

Consider a Motion to Approve and Authorize the Mayor to Execute a Local Public Agency Agreement for Participation in the Illinois Department of Transportation's Illinois Route 53 Improvement from Kirchoff Road to Anderson Road

BACKGROUND:

The State of Illinois plans to contract for improvements to over 19,000 lineal feet of IL 53 with work including: Bridge superstructure replacement of IL 53 over Kirchoff Road, deck replacement of IL 53 over Industrial Avenue, deck replacement of IL 53 over US 14, superstructure replacement of IL 53 over Palatine Road, and substructure and culvert repairs. Additional major improvements include resurfacing of IL 53 within project limits, ramp repairs, drainage, Americans with Disabilities Act (ADA) ramp improvements, lighting, and aesthetic bridge enhancements and all other work necessary to complete the improvements in accordance with the approved plans and specifications.

KEY ISSUES:

- Ramp improvements will include adjustments to the existing traffic signals at the IL-53 entrance and exit ramps with US-14.
- Each of the traffic signals at these ramps have emergency vehicle pre-emption which will need to be removed and reinstalled.
- All costs associated with emergency vehicle pre-emption are the responsibility of the Village. In this project, design and construction costs for pre-emption are \$4,543.

ALTERNATIVES:

1. Approve the Local Public Agency Agreement with IDOT.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the Local Public Agency Agreement with IDOT be approved.

BUDGET IMPACT:

Capital improvement dollars will be used to cover the \$4,543 required participation.

ACTION REQUIRED:

Motion to approve the Local Public Agency Agreement with IDOT for the Illinois Route 53 improvements between Kirchoff to Anderson Roads.

ATTACHMENTS:

- Contract 62W38 Village of Palatine IGA 08062024 (002)
- Ex A 62W38

FAP 342 IL 53
 Kirchoff Road to Anderson Road
 State Section No.: (531) BR 23
 Contract No.: 62W38
 State Job No.: C-91-144-21
 Agreement Number: JN-125-009
 County: Cook

AGREEMENT

This Agreement entered into this _____ day of _____, 20__ A.D.,
 by and between the STATE OF ILLINOIS, acting by and through its DEPARTMENT
 OF TRANSPORTATION, hereinafter called the STATE, and the VILLAGE OF
 PALATINE of the State of Illinois, hereinafter called the VILLAGE.

WITNESSETH:

WHEREAS, the STATE, in order to facilitate the free flow of traffic and ensure safety
 to the motoring public, is desirous of improving approximately 19,800 lineal feet of
 FAP 342 IL 53 from Kirchoff Road to Anderson Road, as STATE Job No.: C-91-144-
 21, Contract Number 62W38, STATE Section No. (531) BR 23, as follows:

Bridge superstructure replacement of IL 53 over Kirchoff Road, deck replacement of
 IL 53 over Industrial Avenue, deck replacement of IL 53 over US 14, superstructure
 replacement of IL 53 over Palatine Road, and substructure and culvert repairs.
 Additional major improvements include resurfacing of IL 53 within project limits, ramp
 repairs, drainage, Americans with Disabilities Act (ADA) ramp improvements,
 lighting, and aesthetic bridge enhancements and all other work necessary to
 complete the improvements in accordance with the approved plans and
 specifications.

WHEREAS, the VILLAGE has requested that the STATE include in its contract emergency vehicle pre-emption equipment, and

WHEREAS, the STATE has agreed to the VILLAGE's request, and

WHEREAS, the VILLAGE is desirous of said improvement in that same will be of immediate benefit to the VILLAGE residents and permanent in nature.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The STATE agrees to make the surveys, obtain all necessary rights of way, prepare plans and specifications, receive bids and award the contract, furnish engineering inspection during construction and cause the improvement to be built in accordance with the approved plans, specifications and contract.
2. The STATE agrees to pay for all right of way, construction and engineering cost subject to partial reimbursement by the VILLAGE, as hereinafter stipulated.
3. It is mutually agreed by and between the parties hereto that the estimated cost and cost proration for this improvement is as shown on Exhibit A attached hereto and made a part hereof.
4. The VILLAGE has passed a resolution appropriating sufficient funds to pay its share of the cost for this improvement, a copy of which is attached hereto as Exhibit B and made a part hereof.

5. The VILLAGE agrees to pass a supplemental resolution to provide necessary funds for its share of the cost of this improvement if the amount appropriated in Exhibit B proves to be insufficient to cover said cost.
6. The VILLAGE further agrees that, upon award of the contract for this improvement, the VILLAGE will pay to the STATE, in a lump sum from any funds allotted to the VILLAGE, an amount equal to 80% of its obligation incurred under this AGREEMENT, and will pay to said STATE the remainder of the obligation (including any non-participating costs on FA Projects) in a lump sum, upon completion of the project, based upon final costs.
7. The VILLAGE has adopted a resolution, will send a letter, or sign the Plan Approval page which is part of this document, prior to the STATE advertising for the work to be performed hereunder, approving the plans and specifications as prepared.
8. The VILLAGE agrees not to permit driveway entrance openings to be made in the curb, as constructed, or the construction of additional entrances, private or commercial, along US 14 without the consent of the STATE.
9. The VILLAGE shall exercise its franchise rights to cause private utilities to be relocated, if required, at no expense to the STATE.
10. The VILLAGE agrees to cause its utilities installed on right of way after said right of way was acquired by the STATE or installed within the limits of a roadway

after the said roadway's jurisdiction was assumed by the STATE, to be relocated and/or adjusted, if required, at no expense to the STATE.

11. All VILLAGE owned utilities, on STATE right of way within the limits of this improvement, which are to be relocated/adjusted under the terms of this Agreement, will be relocated/adjusted in accordance with the applicable portions of the "Accommodation of Utilities of Right of Way of the Illinois State Highway System." (92 Ill. Adm. Code 530).
12. The VILLAGE agrees to obtain from the STATE an approved permit for any VILLAGE owned utility relocated/adjusted as part of this improvement, and shall abide by all conditions set forth therein.
13. Upon final field inspection of the improvement and so long as IL 53 is used as a STATE Highway, the STATE agrees to maintain or cause to be maintained the through traffic lanes, the left-turn lanes and right turn lanes, ramps and the curb and gutter or stabilized shoulders and ditches adjacent to those traffic lanes and turn lanes.
14. Upon final field inspection of the improvement, the VILLAGE agrees to maintain or cause to be maintained those portions of the improvement which are not maintained by the STATE, including new and existing sidewalks, crosswalk and stopline markings, VILLAGE owned utilities including appurtenances thereto and shall maintain the storm sewers and appurtenances by performing those functions necessary to keep the sewer in a serviceable condition including cleaning sewer lines, inlets, manholes, and catch basins along with the repair or

replacement of inlet, manhole and catch basins' frames, grates or lids. The maintenance, repair and/or reconstruction of storm sewers constructed as part of this improvement beyond the aforescribed responsibilities shall be that of the STATE. The VILLAGE agrees to inspect stopline markings, symbols, special pavement treatments, crosswalks and replace as necessary to insure proper motorist and pedestrian guidance.

15. The VILLAGE further agrees to continue its existing maintenance responsibilities on all side road approaches under its jurisdiction within the limits of the improvement, including all left and right turn lanes on said side road approaches, up to the through edge of pavement of US 14. Drainage facilities, if any, at the aforementioned side roads located within the STATE right-of-way shall be the joint maintenance responsibility of the STATE and the VILLAGE unless there is an agreement specifying different responsibilities.

16. It is mutually agreed that the actual traffic signal maintenance will be performed by the STATE either with its own forces or through an ongoing contractual agreement.

The parties hereto agree that the traffic signal maintenance and energy provisions of this Agreement shall remain in effect for a period of ten (10) years from the date of its Agreement or any Amendment hereto remain in place either in their current or some modified configuration, whichever is the shorter period of time. Such an effective term shall apply unless otherwise agreed in writing by the parties hereto.

The STATE retains the right to control the sequence of timing on the traffic signals.

17. Although the Department of Transportation's electrical contractor ("State's contractor") will inspect, make note, and keep inventory of the local owned EMERGENCY VEHICLE PRE-EMPTION ("EVP") system to support the maintenance of the "EMERGENCY VEHICLE PRE-EMPTION" system, responsibility for maintenance of the EVP System shall be assumed by the VILLAGE. Maintenance of the EVP system shall include the light detector amplifier, field wiring, light detectors and cabinet appurtenances. The VILLAGE will be invoiced for all such maintenance costs directly by the State's contractor. When repair is necessary, the State's contractor shall notify the VILLAGE that its EVP system is not operating or requiring maintenance. When the repair of maintenance activity has been approved by the VILLAGE, the maintenance will be provided by the State's contractor.

The VILLAGE may require end users of the emitters within its jurisdiction to enter into Separate agreements with the State's contractor to have the emergency vehicle emitters tested in accordance with the recommendation of the Manufacturer of such equipment.

18. It is mutually agreed, if, in the future, the STATE adopts a roadway or traffic signal improvement passing through the traffic signal included herein which requires modernization or reconstruction to said traffic signal then the VILLAGE agrees to be financially responsible for its proportionate share in accordance with STATE policy to modernize or reconstruct said installation and will be responsible for all costs to relocate or reconstruct the Emergency Preemption equipment in conjunction with the STATE's proposed improvement.

19. Under penalties of perjury, the VILLAGE certifies that its correct Federal Tax Identification number is _____ and it is doing business as a GOVERNMENTAL ENTITY, whose mailing address is:

Village of Palatine
200 East Wood Street
Palatine, IL 60067

REMAINDER OF PAGE REMAINS BLANK

Obligations of the STATE and the VILLAGE will cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or Federal funding source fails to appropriate or otherwise make available funds for this contract.

This AGREEMENT and the covenants contained herein shall be null and void in the event the contract covering the construction work contemplated herein is not awarded within the three years subsequent to execution of the agreement.

This Agreement shall be binding upon and to the benefit of the parties hereto, their successors and assigns.

VILLAGE OF PALATINE

By: _____
(Signature)

Attest:

By: _____
(Print or Type)

Clerk

Title: _____

Date: _____

(SEAL)

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

By: _____
Jose Rios, P.E.
Region One Engineer

Date: _____

Job No. : C-91-144-21
Agreement No.: JN-125-009

Attachment: Contract 62W38 Village of Palatine IGA 08062024 (002) (Illinois 53 Improvement Local Agency Agreement)

PLAN APPROVAL

WHEREAS, in order to facilitate the improvement of FAP 342, IL 53 from Kirchoff Road to Anderson Road, State Section No: (531)BR 23, State Job No: C-91-144-21, the VILLAGE agrees to that portion of the plans and specifications relative to the VILLAGE's financial and maintenance obligations described herein, prior to the STATE's advertising for the aforescribed proposed improvement.

Approved _____

Title _____

Date _____

Exhibit B
FUNDING RESOLUTION

WHEREAS, the VILLAGE OF PALATINE (VILLAGE) has entered into an AGREEMENT with the STATE OF ILLINOIS (STATE) for the improvement of IL 53 from Kirchoff Road to Anderson Road, known as Contract No. 62W38, STATE Section No.: (531)BR 23; and

WHEREAS, in compliance with the aforementioned AGREEMENT, it is necessary for the VILLAGE to appropriate sufficient funds to pay its share of the cost of said improvement.

NOW THEREFORE, BE IT RESOLVED, that there is hereby appropriated the sum of Four Thousand Five Hundred Forty Three Dollars (\$4,543) or so much thereof as may be necessary, from any money now or hereinafter allotted to the VILLAGE, to pay its share of the cost of this improvement as provided in the AGREEMENT; and

BE IT FURTHER RESOLVED, that upon award of the contract for this improvement, the VILLAGE will pay to the STATE in a lump sum from any funds allotted to the VILLAGE, an amount equal to 80% of its obligation incurred under this AGREEMENT, and, upon completion of the project, will pay to said STATE the remainder of its obligation, based on final costs; and

BE IT FURTHER RESOLVED, that the VILLAGE agrees to pass a supplemental resolution to provide any necessary funds for its share of the cost of this improvement if the amount appropriated herein proves to be insufficient, to cover said cost.

STATE OF ILLINOIS)

COUNTY OF COOK)

I, _____, Village Clerk in and for the Village of Palatine, hereby certify the foregoing to be a true perfect and complete copy of the resolution adopted by the Village Board at a meeting on _____, 20__ A.D.

IN TESTIMONY WHEREOF, I have hereunto set my hand seal this _____ day of _____, 20__ A.D.

Village Clerk

(SEAL)

EXHIBIT A ESTIMATE OF COST Contract 62W38									
Type of Work	FEDERAL		STATE		Village of Palatine		City of Rolling Meadows		TOTAL
	\$	%	\$	%	\$	%	\$	%	\$
All roadway work excluding the following:	\$65,070,000	90%	\$7,230,000	10%					\$72,300,000
P&C Engineering (15%)	\$10,411,200	90%	\$1,156,800	10%					\$11,568,000
TRAFFIC SIGNALS									
Kirchoff Ave at IL 53 NB Exit Ramp	\$182,129	90%	\$20,237	10%					\$202,365
P&C Engineering (15%)	\$27,319	90%	\$3,035	10%					\$30,355
Emergency Vehicle Pre-emption							\$800	100%	\$800
P&C Engineering (15%)							\$120	100%	\$120
US 14 (NW Hwy) at IL 53 West Ramp	\$194,157	90%	\$21,573	10%					\$215,730
P&C Engineering (15%)	\$29,124	90%	\$3,236	10%					\$32,360
Emergency Vehicle Pre-emption					\$1,975	100%			\$1,975
P&C Engineering (15%)					\$296	100%			\$296
US 14 (NW Hwy) at IL 53 East Ramp	\$154,731	90%	\$17,192	10%					\$171,923
P&C Engineering (15%)	\$23,210	90%	\$2,579	10%					\$25,788
Emergency Vehicle Pre-emption					\$1,975	100%			\$1,975
P&C Engineering (15%)					\$296	100%			\$296
BRIDGE AND ROADWAY KIRCHOFF ROAD									
New pole/Lighting fixture							\$15,000	100%	\$15,000
P&C Engineering (15%)							\$2,250	100%	\$2,250
Bridge Aesthetics for IL 53 Bridge at Kirchoff Road							\$136,000	100%	\$136,000
P&C Engineering (15%)							\$20,400	100%	\$20,400
Ornamental Fence							\$20,000	100%	\$20,000
P&C Engineering (15%)							\$3,000	100%	\$3,000
INDUSTRIAL AVENUE									
Bridge Aesthetics for IL 53 Bridge at Industrial Avenue							\$103,230	100%	\$103,230
P&C Engineering (15%)							\$15,485	100%	\$15,485
TOTAL	\$76,091,869		\$8,454,652		\$4,543		\$316,285		\$84,867,348
NOTE: Local participation shall be predicated upon the percentages shown above for the specified work. Local Agency cost shall be determined by multiplying the final quantities times contract unit price plus the percentage shown for construction and/or preliminary engineering unless otherwise noted.									

Consider a Discussion of the CY 2025 Proposed Budget & Capital Investment Plan

BACKGROUND:

Staff is pleased to begin public discussion and review of the CY 2025 Proposed Budget and Capital Investment Plan.

KEY ISSUES:

The CY 2025 Proposed Annual Budget and Capital Investment Plan totals \$158,737,230. Of this total, \$90,806,468 represents the Operations Budget while the remaining \$67,930,762 represents our Capital Budget, TIF Districts, Debt Service, Transfers, Casualty/Liability Insurance Program, and Pension Administration requirements. In total, this represents an increase of 11.21% over the CY 2024 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 Proposed Budget includes no change to the property tax levy and no new taxes or fees.

A full copy of the budget is available on the Village's website.

The Business, Finance and Budget Committee has a follow-up discussion scheduled on November 11, if needed. The required Public Hearing is scheduled for November 18, with the final budget adoption on December 2.

Today's proposed schedule is as follows:

General Overview and Revenues

Operating Budget Review

Capital Investment Plan

Other Non-Operating Expenses

Insurance

Pensions

Economic Development

Debt Service

Questions/Follow-Up

RECOMMENDATION:

Staff recommends commencement of the public budget review process.

ACTION REQUIRED:

Action is at the discretion of the Village Council.

ATTACHMENTS:

- Budget Message
- Budget Overview



VILLAGE MANAGER'S OFFICE
 200 E. Wood Street · Palatine, IL 60067-5339
 Telephone (847) 359-9050 · Fax (847) 359-9040
www.palatine.il.us

October, 2024

Honorable Mayor and Village Council:

It is again my privilege to present the Proposed 2025 Annual Budget and Capital Investment Plan for the Village of Palatine.

The 2025 Budget is a milestone for the Village as it is the first budget in over a century that does not include any property tax levy for debt service. Through the efforts of the Village Council and staff over the past decade, we lived within our means and maintained a focus on eliminating the debt that has impacted our financial flexibility for decades. The Budget also continues the transformation of leadership within the organization. This past year saw the retirement of our Police Chief and Human Resources Director and the 2025 Budget adoption will mark the end of a 20-year run with our Finance Director who retires at the end of 2024. The planned retirement of another Director in 2025 will mark a 50% turnover in the leadership team of the Village. Through all this change, the focus has remained on exceptional delivery of our core services and our fiscal conservatism.

The Budget will make significant investments in our water, sewer and flood control infrastructure as well as record spending on our road program. The Budget prioritizes public safety with a restructuring in our Police Department providing a renewed focus on Neighborhood Based Policing and an integration of our social services and emergency management functions. Our downtown will see the beginning of a revival in public infrastructure and aesthetic improvements. Our economic development efforts will continue with a focus on the newly created TIF District on Dundee Road as well as the beginning phases to close out the Rand and Dundee TIF District. These efforts continue to prioritize sales tax generation as that provides direct relief to property tax dependency.

All of this is being accomplished with no increase to the Village property tax levy. We continue to live within our means and expand on our service delivery commitments. 2025 will mark the sixth consecutive year of a stable or decreasing property tax levy.

The 2025 Proposed Budget and Capital Investment Plan totals \$158,737,230.



CY 2025 Proposed Budget

Budget Message

\$90,806,468 represents the Operations Budget and the remaining \$67,930,762 represents the Capital Budget, TIF Development, Debt Service, Transfers, Casualty/Liability Insurance Program, and Pension Administration requirements.

While this represents an 11.21% increase over the 2024 Budget, it contains several unique or preplanned items including:

Amount	Item or Program
\$2 million	Transfer to Combined Service Facility Renovation Fund
\$5 million	Harper College Water Standpipe
\$7.5 million	Downtown TIF District Surplus Declaration/Payment

But for these three items, the Budget would be increasing by only 1.05% while still meeting our mandated obligations including all pension contributions and other employee benefits. Again, all funded with no increase to the property tax rate.

Budget Development and Parameters

The development of a budget is a balance between existing resources (revenues) and demand for those resources (expenditures). Maintaining a balance between these competing interests can be challenging – whether in times of economic growth or decline. Over the past five years, we have seen both scenarios, coupled with a global pandemic, and the impact that has had on our revenue sources and expenditure requirements. We also must contend with the annual threats to our financial wellbeing created by the General Assembly in Springfield.

While we hope that the challenges created by the State are minimal and pandemic impacts are in our past, we now face the economic uncertainty with a pending Presidential election and the ongoing inflationary pressures. Fortunately, the actions the Village has taken in the past have addressed structural shortfalls and focused on long-term financial

**CY 2025 Proposed Budget****Budget Message**

planning. This allows us to approach 2025 with some level optimism as well as ongoing caution.

The 2025 Budget continues to live within the existing revenue streams. Any increase in tax rates or other fees was to be a last resort authorized by the Village Council after weighing service and personnel reductions. The Operating budget guidelines we have traditionally used have allowed us to financially perform at a level few have achieved. The guidelines have served us well in both times of growth and contraction. Once again, guidelines were established as part of the budget development process. These guidelines were as follows:

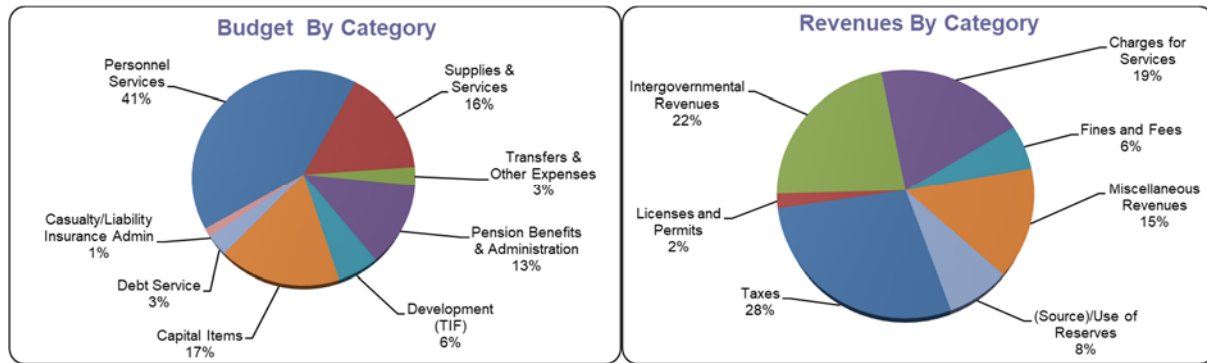
- All budgets would be predicated upon providing all our core services.
- Ensure the continued safety of our residents and businesses to receive timely responses to all public safety, public works, and community service needs.
- All non-personnel operating expenditures, including commodities and contractual services be allotted an increase of 2%. As this was approximately half of the current rate of inflation, reallocation between programs would be required to stay within the limits.
- Benefit related expenditures would meet all statutory requirements for funding.
- The Capital Investment Plan must continue to address the needs of our residents and a systematic replacement of our aging infrastructure, roads, and facilities.
- All employees should be treated equitably, and compensation and benefit levels should be sustainable, and market driven across all job classifications. Investment in our human capital is critical to long-term success.

As many of our costs are fixed or cannot be reduced without significant service delivery impacts or direct impacts on public safety, we are fortunate to have a diverse set of revenues that provides stability to the organization. The following provides an overview of the diverse expenditures and broad revenue base.



CY 2025 Proposed Budget

Budget Message

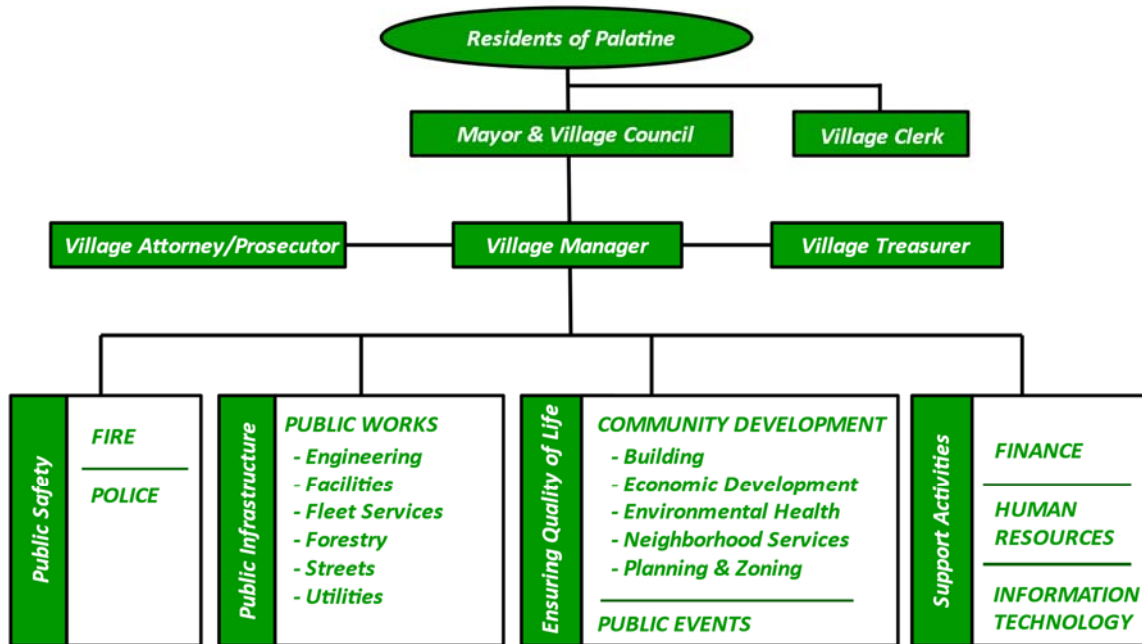


	2024	2025	2025
	Adopted Budget	Proposed Budget	% of Total
Personnel Services	\$ 63,435,960	\$ 65,467,045	41.2%
Supplies	2,937,165	2,784,798	1.8%
Services & Charges	22,871,788	22,527,125	14.2%
Other Expenses	27,500	27,500	0.0%
Sub-Total Operations	89,272,413	90,806,468	57.2%
Transfers Out	2,337,000	4,337,000	2.7%
Pension Benefits & Administration	18,691,000	19,917,000	12.6%
Development (TIF)	3,741,860	9,262,283	5.8%
Capital Items	21,526,834	27,283,928	17.2%
Debt Service	4,953,736	4,941,676	3.1%
Casualty/Liability Insurance Administration	2,213,000	2,188,875	1.4%
All Expenditures Total	\$ 142,735,843	\$ 158,737,230	100.00%

As an organization we exist to ensure the public health, safety, and welfare of our residents and businesses. This is a service delivery business and one that requires people. As such, our operating budget is the largest single component of the budget. We are structured and funded to deliver on this commitment. The following chart reflects the structural organization of the Village workforce.



VILLAGE OF PALATINE - ORGANIZATIONAL CHART



Revenues

Our annual budget process commences with a detailed review of our existing revenue sources in July. For the past 20 years, staff has utilized a model that examines the previous three years of receipts and weighted factors are assigned to the more recent years to develop estimates for the upcoming calendar year. The estimates are then adjusted based upon known factors such as new or closed businesses. This model has proven to be dependable in both prosperous and declining economic conditions, including the past three pandemic years. The past year is tracking towards stable revenue performance. This said, concerns remain over a softening economy and the unknown impacts of the 2024 Presidential elections and a continuing shift in State policies and curtailment of municipal revenue streams, coupled with additional mandates. These factors have led to some caution in the upcoming revenue estimates.



CY 2025 Proposed Budget

Budget Message

Additionally, in 2025 we will experience a full year of revenues from the adult use dispensary as well as the onset of sales tax sharing from Deer Park. These revenues are not well known as to their impact and thus, have not played a prominent role in the development of our revenue projections.

Highlighted revenues are:

- Property Tax** – 2025 continues our commitment to maintaining a stable property tax rate. In 2018, the Village Council approved a policy to raise property taxes by 1% per year to help fund the unfunded liability of the police and fire pension plans. This was to be in place through 2028 and then revisited. Based upon our strong financial controls and fiduciary responsibility, I am pleased to report that once again, the Budget foregoes any increase in our property tax levy. Over the past fourteen years, our property tax levy has grown by a mere 2.45%, an average of 0.175% per year. The increased pension costs and other rising expenses continue to be absorbed through other revenue growth and our ongoing control of costs. More importantly, we have maintained our property tax levy despite historically high inflationary pressures.

Additionally, staff has always maintained a commitment to decreasing our overall dependency on the property tax revenues. To this end, property taxes comprised 48% of general fund revenues in 2015. Now, ten years later, property taxes comprise only 30% of general fund revenues. Our commitment to sales tax growth and reducing the dependency on property taxes has been outstanding.

- Sales Tax** – Our sales tax receipts are performing within budget expectations. Based upon our current receipts and projections, the 2025 Budget includes \$20.3 million in combined state and home rule sales tax receipts. Our economic growth has been very strong which, coupled with the reporting of online sales, has really started to move sales tax up as a major revenue source. As referenced earlier,



CY 2025 Proposed Budget

Budget Message

these projections have not factored in our sales tax sharing with Deer Park. Anticipation of the Persin and Robbins store midway through 2025 should help boost this projection. In 2025, sales tax revenues will account for over 27% of our operating budget revenues, the highest level experienced.

- **State Income Tax** – This revenue has been very cyclical with multi-million fluctuations from year to year with no rhyme or reason. This is our most difficult revenue to project. The volatility has settled down over the past several years and for 2025, we are anticipating \$11,203,600 which represents an increase of \$852,800 or 8.2%. This revenue will be monitored very closely throughout the year due to the past history of collections.
- **Food and Beverage Tax Receipts** – We continue to have strong food and beverage sales tax receipts. Based upon current collections and our forecast model, we are projecting an increase of 6.25% bringing the total to \$1.7 million.
- **Building Permit/Inspection/Review Fees** – Building permit activity continues to be a strong performing revenue. These revenues are projected to increase by \$270,000 representing a 14% increase.
- **Local Use Tax** – This revenue is the state remittance that covers online sales taxes that are received. The Local Use Tax distributions from the State continues to fall on a monthly basis despite e-commerce continuing to grow. The Illinois Municipal League (IML) has attempted on numerous occasions to get more information and clarification from the State regarding this decrease and get no information. Some of the decline could be through sales tax receipts being reported through the traditional State sales tax line for online retailers that also have an Illinois presence. However, that would not account for such a large decrease. Rather than using our model for revenue projection discussed earlier, we are defaulting to what the IML has developed as a revenue estimate based upon trends and new legislative changes. The result is a \$1 million decrease in our revenue line item.



CY 2025 Proposed Budget

Budget Message

- **Ambulance Fees** – In 2022 the Village entered into an agreement that allows for increased payments for Medicaid transports. Under the arrangement, the Village collects the revenues and is then invoiced by the State of Illinois and must remit 50% of the revenues to the State. As discussed earlier, the State can run over a year behind in their invoicing and it has been difficult to determine a reasonable projection for this revenue. Now having over two years of experience, staff is more confident in the projections and thus are reflecting a drop of \$1 million in revenue with a reduction in the expenditures (payment to the State).
- **Red Light Fines** – The Village has been waiting over two years for IDOT to issue the permits for the installation of our red-light cameras from the switch to the new vendor with no indication that they will be even considering the application. Thus, we have been left with no choice but to eliminate this revenue source from the budget. It is too large of a source to have to absorb elsewhere. With the elimination, we also will be dropping the fees that would be paid to the vendor. The net impact of this is a reduction of \$500,000 in revenue.

Our Code of Ordinances provides for all other Village fees to increase in an amount equal to the Municipal Cost Index (MCI). This cost index is a representation of the costs for goods and services incurred by municipal government. For 2025, this represents an increase of 1.31%.

Reserves

A multi-year view is necessary when considering the existence of reserves and the year-to-year surpluses or deficits that create or deplete them. Particularly in capital funds, a surplus or deficit is merely a timing difference between receiving revenues and paying expenditures. In these funds we try to maintain level funding each year knowing that the expenses will vary from year to year. Thus, establishing a surplus for several years or spending down reserves is completely appropriate and, in fact, planned.

As recognized by the bond rating agencies, sound and conservative financial management over the years has positioned Palatine to withstand economic downturns and maintain financial strength.



CY 2025 Proposed Budget

Budget Message

The Budget anticipates 2025 will mark the 21st consecutive year that the General Fund will end within or above our targeted reserve range of three to four months operating costs. We should finish 2025 in that same position as well. This meaningful accomplishment demonstrates the commitment of the Council and Village leadership to fiscal constraint. These reserve levels have had a significant impact on the ability of the Village to maintain our outstanding bond rating over the past several years. Our conservative approach to finance, and the strong fund balance coupled with untapped revenue resources, continues to place us in high stature with the rating agencies.

The targeted operating reserves set by the Reserve Policy are at levels considered prudent to provide uninterrupted municipal services and preferred bond ratings. These reserves serve as a stabilizer during reduced revenue collections, which in turn allows for a consistent delivery of our most important services.

The General Fund operating reserves are approximately \$24.4 million, which falls at the upper end of the three to four-month policy range. This does not include the Economic Stabilization Reserve which is \$2.5 million. The Economic Stabilization Reserve is fully funded and available at the discretion of the Council.

In the case of capital-related reserves, these funds are considered sinking funds. It would not be fiscally prudent or responsible to fund current capital expenditures with current dollars nor to issue bonds for all capital purchases. In this case, these reserves can be likened to a savings account to pre-fund expected purchases. Additionally, these funds can be used to fund one-time emergency purchases. These fund balance levels will fluctuate from year to year based upon our capital project needs. All are within or more than our fund balance targets.

Annual Operating Budget

The entire Village organization is committed to delivering on our core services in the most cost effective and efficient manner. The pandemic posed plenty of challenges in providing and paying for these services and now we navigate the potential onset of a recession. Despite the challenges, the budget demonstrates a real commitment to efficiency and living within our means. The total operating budget increase is a mere 1.72%.

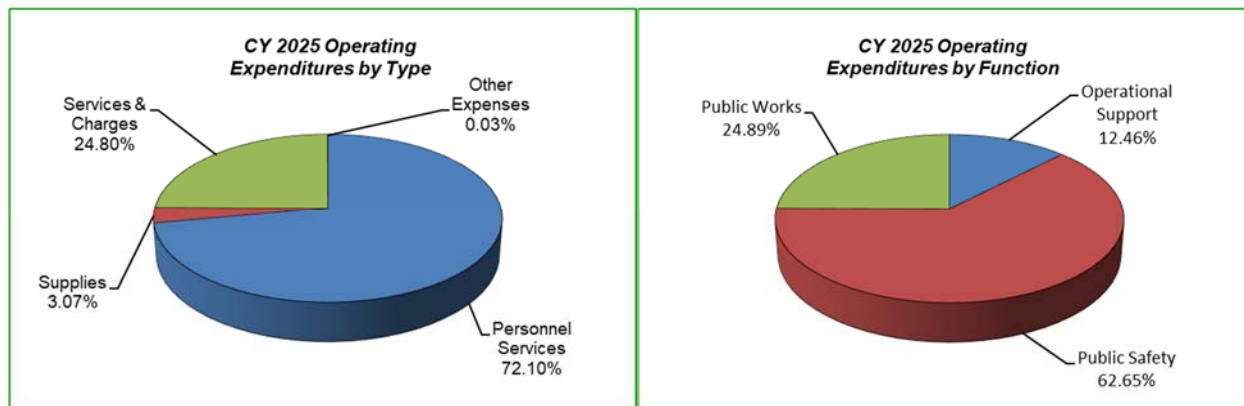


CY 2025 Proposed Budget

Budget Message

Our operating expenditures are summarized as follows:

Expenditures by Category	Adopted 2024	Proposed 2025	% Change
Personnel	\$63,435,960	\$65,467,045	3.20%
Supplies	2,937,165	2,784,798	-5.19%
Services & Charges/Other	22,899,288	22,554,625	-1.51%
Total Operations	\$89,272,413	\$90,806,468	1.72%



As mentioned, we are a service business, and the services continue to grow and demand increases. Protecting the public safety, maintaining the infrastructure, and ensuring a high quality of life takes a dedicated workforce and with people come costs. Over 90% of our employees work directly in our field services (Police, Fire, Public Works, and Community Development).

Personnel costs represent nearly 75% of our operating expenses. This is the largest cost component of the entire budget especially when factoring in pension and insurance related costs. As such, it is paramount that we focus on always controlling our personnel costs and balancing any increase or decrease in positions with the needs of the residents. Over the past 25 years, the Village has maintained one of the lowest per capita staffing levels found in the suburban area. As benefit costs continue to rise through outside influences, the low head count has allowed the Village to live within our means and limit tax adjustments.



CY 2025 Proposed Budget

Budget Message

While the 2025 Budget reflects an increase in our workforce, it is still 6 positions below our staffing levels of 10 years ago and is reflective of our staffing levels 25 years ago despite an increase in population (and land area) of 25%.

PERSONNEL CHANGES OVER PAST 25 YEARS

Date	Full-Time Employees	PT/Seasonal Employees
January 1, 1999	333	72
January 1, 2004	354	50
January 1, 2009	366	67
January 1, 2014	339	59
January 1, 2019	330	63
January 1, 2024	330	52
January 1, 2025	333	46

Departmental Budgets and New Initiatives

Following a decade of increasing State mandates and funding cuts followed by a global pandemic impacting our revenues and service demands, last year was the first year that we began to feel some stability in our operating revenues and programs. This is continuing into 2025 as we further our efforts of aligning our organization with the service delivery needs of the public.

Some of the more notable initiatives and realignments for CY 2025 include:



- Police Department Restructuring*** – The Police Department continues to evolve and adapt to the service demands and public expectations. Over the past decade, the administrative responsibilities of a police department have increased at a rapid pace. This comes through mandates from other governmental bodies such as the SAFE T Act at the state level to reporting requirements. The administrative duties have reduced the ability for supervisors to be on the street and interacting with our officers and the public. Through a restructuring that creates a Deputy Chief for Planning and Community Engagement as well as an administrative Sergeant in the new division, we will be able to once again allow our patrol sergeants to focus on the street. The new division will better integrate our social workers into the various aspects of law enforcement programming and bring an increased focus on emergency management, grant planning and community involvement. The new positions and realignment have a cost of \$376,295 which is included in the Budget.
- Community Development Plan Review Process*** – While the 2024 Budget included the new Zoning and Code Compliance Officer to help expand on our proactive code enforcement as well as free up the time of zoning officials and neighborhood services/health inspectors, the 2025 Budget will bring back more in-house building permit reviews and enhance the customer service side of this function. While we will still have access to an outside consultant for plan review, the Budget includes the funds to hire a full-time plan review professional to also serve as the Building Official. A portion of this cost will be through a reduction in outside services funding.
- Electricity Impact*** – The electrical rates for our facilities, streetlights and pumping stations are significantly outpacing our anticipated expenditures. This is not due to the price of the actual energy (which is fixed per our contract pricing) but is due to ComEd raising its metering, administrative, and distribution facility charges. The largest distribution charge is the Carbon-Free Resource Adjustment which was created by the 2021 Climate and Equitable Jobs Act. The CEJA was created to give a subsidy to Illinois nuclear power plants (Byron, Dresden, and Braidwood) when market prices are below a certain level and results in approximately 25% being added to the competitive energy prices we secure. In 2025, we will need to increase our electricity expenditure by \$566,100 across all funds. While the utility funds account for over 80% of this increase and will be reflective in our water and sewer rates, the general fund will be absorbing \$83,500 of this increase. Fortunately, our annual salt purchase is anticipated to be decreasing which will offset a large part of the general fund increase. Another example of the budget having to absorb outside impacts.



- Tree Removal Program** – Following a prolonged process to remove the Ash trees in the Village to combat the Emerald Ash Borer Disease, the 2025 Budget will begin a targeted effort to systematically remove and replace of many of our Silver Maple trees. These trees were very popular to plant in the 1960's and 1970's and, unfortunately, are nearing the end of their life cycle. Additionally, these trees tend to pose a nuisance in the Spring with their droppings and the impact that has on our storm water management system. The Village has expanded tree species offerings over the past 30 years and has a much more diversified urban forestry which will hopefully avoid the need to address other overplanted species. In total, \$75,000 is included in the Budget to begin this program which is expected to be completed in 2029.
- Ground Emergency Medical Transportation (GEMT) Program** – GEMT is a federally funded program that allows municipalities an opportunity to collect a Medicaid reimbursement for ambulance transportation services. 50% of the revenue collected must be remitted to the State of Illinois. The Village began participating in this program in 2022 and, based upon the State's significant delay in processing reimbursement requests, it has taken several years to develop enough history to make a reasonable budget projection. As such, the 2025 Budget reflects a reduction in revenues of \$1 million, with a corresponding 50% reduction in expenses (reimbursement) to the State. We anticipate that this will become much more predictable moving forward.
- Information Technology** – The Budget includes funds to move our vacant part-time database administrator position to full-time. Over the years, the needs in database work have continued to expand and outpace what could be done with a part-time position. Prior to filling the position, a review will be conducted to determine whether a full-time staff person or an outside contractor will best meet the needs of the organization. Additionally, the Village will undertake a more comprehensive review of other outsourcing opportunities within Information Technology which could, in turn, impact the total employee count.



CY 2025 Proposed Budget

Budget Message

- ***Personnel Changes*** – Wages are scheduled to adjust based upon contractual obligations and market conditions. The Village has expiring contracts in December 2024 with the Fire Union and Public Works Union. Upon ratification of those contracts, the salary schedule will be adjusted to reflect the final wages. Funds are included in the 2025 budget to cover these anticipated adjustments. Our non-represented employees will have their ranges adjusted based upon market conditions and the funds appropriated in the budget. Management employees are all subject to performance-based increases. The Village Manager will make any necessary equity adjustments and reclassifications within the budgeted funds.

Pensions

Aside from Health Insurance, our pension contribution obligations are one of the largest drivers in the development of our budget and unfortunately, not something that we can directly control. By State statute, the Village is mandated to fund pension benefits for all municipal employees. The Illinois General Assembly determines the benefits afforded to our employees as well as the employee contributions. Five years ago, the State moved forward with a plan to consolidate the police and fire pensions throughout the State. In the long term (10+ years), this should drive smaller increases in funding requirements due to economies of scale. It will now take several years to begin seeing the operational efficiencies of consolidation and hopefully stronger returns matching those of the Illinois Municipal Retirement Fund (IMRF).

The 2025 Budget includes \$13,450,545 to meet the statutorily required contributions we face for our three pension systems. This represents a slight decrease of \$145,660 over last year. Of this amount, the Fire contribution decreases by \$34,000, Police decreases by \$71,000 and IMRF decreases by \$40,660. The decrease is largely due to the extensive supplemental contributions made over the past 10 years by the Village. While the Council approved plan included supplemental contributions through 2026, the Village fulfilled this commitment in 2024 utilizing surplus revenues, which resulted in a small decrease in contributions in 2025.



Insurance

The Budget continues to fund the Village's self-insurance program for our liability insurance. While we see strong performance in our liability program with actual claims coming in under expected claims, we do not see any corresponding pricing relief. Unfortunately, the natural disasters throughout the country (hurricanes, flooding, wildfires), civil unrest, and a generally negative view by insurance companies of the courts (particularly Cook County) have led to yet another year of significant rate increases. We will not have final rates until December after the budget adoption is completed, but early indications are an increase of \$59,810 or 3.4% for our self-insured liability program.

In 2020, the Village joined the Intergovernmental Personnel Benefits Cooperative (IPBC) for our health insurance coverage. Our review of performance in IPBC compared to the general market trends indicate we continue to save money with this change. Through our first four years, I estimate our savings to be over \$1 million. For the coming year, the Village contribution to health insurance coverages will increase by 4.8% which is an outstanding accomplishment. The Public Works union employees remain in a separate plan through the Operating Engineers Union, and we anticipate those costs will be increasing. Our past Public Works collective bargaining agreement requires the employees to cover the difference of their insurance plan that exceeds that of other employees and thus, any increased costs will be offset by employee contributions.

Annual Capital Investment Plan

The 2025 Capital Investment Plan continues our aggressive plan to take a proactive approach to maintaining and investing in our roads, underground utilities, facilities, and equipment. The Capital Investment Plan for 2025 totals \$27,283,928. This represents an increase of \$5,757,094 or 26.74%. Of that increase, \$5 million is for the proposed elevated water storage near Harper College which will complete our conversion to a three-zone water system.

Our capital program operates as a sinking fund where it is planned that some years the expenditures will exceed revenues and other years the revenues exceed the expenditures. This is the nature of capital investments. Thus, you can't just look at fund



CY 2025 Proposed Budget

Budget Message

balance levels and defer the need for permanent funding sources. Fortunately, the sinking fund process has allowed us to not only maintain our annual capital investment, but establish adequate reserves to address unforeseen situations or emergency repairs and replacements as well as aggressively pursue grant opportunities – many of which have matching funds requirements.

Further helping the health of our capital reserves is our commitment to identify grant monies for capital projects. In the past several years, we have been successful with the award of \$12.5 million in funding for capital budget related projects. Additionally, the Village was the recipient of \$12 million in American Rescue Plan Act (ARPA) funds from the Federal government. These dollars have gone to capital and public safety projects that otherwise would have been competing with other existing capital funds. The funds were allocated for the following projects:

American Rescue Plan Act Allocation

PROJECT	ALLOCATION
Police Body Cameras	\$3.50 million
Fire Station 82 Addition	\$3.25 million
Fire Tower Truck	\$1.35 million
Sidewalk Expansion/Replacement	\$1.04 million
Watermain Extension	\$1.02 million
Creek Stabilization	\$1.00 million
Fire Ambulance	\$ 385,000
Public Safety Field Laptops	\$ 255,000
Outdoor Warning Sirens	\$ 240,000
Chest Compression Devices	\$ 33,200
TOTAL	\$12.00 million

Many units of government allocated these dollars to fund ongoing operations. These are now the agencies facing multi-million-dollar structural deficits.



CY 2025 Proposed Budget

Budget Message

While the nearly \$25 million in grants and ARPA have allowed us to not only maintain but be proactive in our capital programming, we cannot always be dependent or hopeful on additional grant opportunities. Unfortunately, our primary capital revenue is almost non-existent. The Telecommunications Tax is projected to generate only \$675,000 in 2025. This annual decline has reached near crisis level. As recently as 2010, the Telecommunications Tax generated \$2,796,000. This decrease has caused the Village to redirect \$2 million in electric utility tax receipts to the capital budget to allow programs to continue. These were dollars that were established to help fund operations.

While the five-year capital plan remains intact, as you begin to take a longer look (6-10 years), there will be the need for a new funding source. Capital expenses have risen 4% to 5% annually over the past decade. The current funding model is not sustainable but for the grant funds we have received. Over the next several years, the Village Council will need to make some decisions related to the long-term funding of our capital program. Fortunately, there are many revenue sources that are commonly used in other communities to fund capital improvements that have never been utilized in Palatine and could provide some options.

The following sections highlight the Capital Investment Plan for 2025.

Street Maintenance Programs

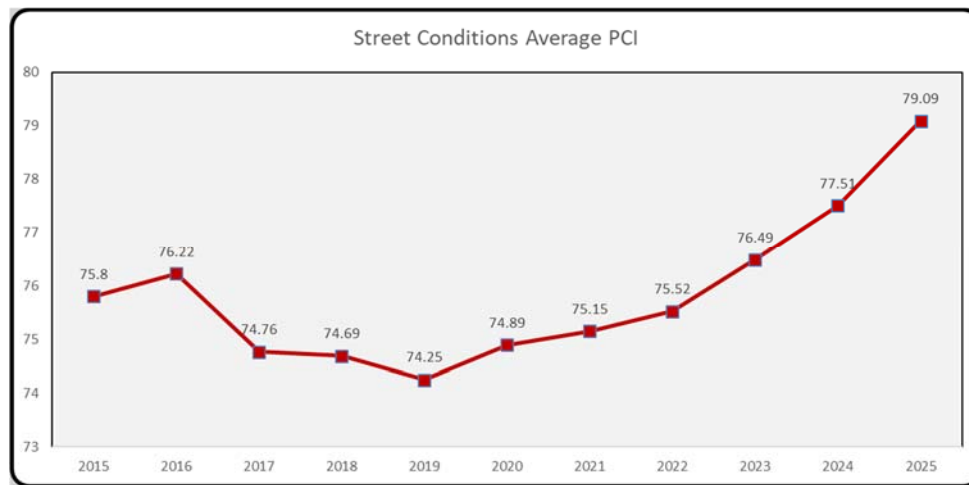
The Village has the responsibility for maintaining 436 lane miles of streets throughout the community. On an annual basis, half the streets are physically evaluated/inspected and assigned a numeric rating (1 to 100) utilizing a computer model. When streets fall below 60, they generally begin to enter the five-year capital plan for resurfacing. Historic and present funding levels for street maintenance have been designed to provide a street system throughout the Village that carries an average rating in the lower "very good" range (70-75 PCI). The projected PCI value for 2025 is 79.09 which represents the highest rating in 20 years. This is a result of the 10 Year Street Improvement Plan approved by the Village Council in 2020.

The following graph illustrates the current average Pavement Condition Index (PCI) for the Village.



CY 2025 Proposed Budget

Budget Message



Five years ago, the Village Council established goals for our street maintenance program which are:

- Eliminate all resurfacing backlog (streets below a 50 PCI)
- Establish a system-wide average PCI of 75-80
- Increase resurfacing to over 6 miles and expand reconstruction
- Resurface main/collector roads at or before PCI of 60 (was 50) and residential roads at or before PCI of 55 (was 50)
- Complete concrete edging and integral curb program in 10 years or less
- Expand in-house programs to include resurfacing of concrete edging streets and add a third round of milling and paving

We have been successful in achieving many of these goals and the 2025 Capital Investment Program will completed the concrete edging with only 11 segments of street remaining for the integral curb. We are well ahead of schedule in this program.

The annual resurfacing program for 2025 includes funds for the following streets to be resurfaced through a contractual basis:



CY 2025 Proposed Budget

Budget Message

2025 PROPOSED CONTRACTUAL STREET RESURFACING PROGRAM

Street Name	From	To
ABBEY HILL LANE	DORSET AVENUE	KELLY ANN DRIVE
NORTH BALDWIN ROAD	NICHOLS ROAD	GARDENIA LANE
BENTON STREET	HERON DRIVE	CHEWINK COURT
BENTON STREET	CHEWINK COURT	NORTHWEST HIGHWAY
BENTON STREET	NORTHWEST HIGHWAY	COMFORT LANE
BENTON STREET	COMFORT LANE	COLFAX STREET
BENTON STREET	COLFAX STREET	PALATINE ROAD
BOTHWELL STREET	SHERMAN STREET	COLFAX STREET
BRANDON COURT	SMITH STREET (NORTH)	SMITH STREET (SOUTH)
CARDINAL COURT	CARDINAL DRIVE	CUL-DE-SAC
CARDINAL DRIVE	CUNNINGHAM DRIVE	OLDE VIRGINIA DRIVE
CASTLE COURT	NEWKIRK LANE	CUL-DE-SAC EAST
COMFORT LANE	PLUM GROVE ROAD	BENTON STREET
CORNELL AVENUE	QUENTIN ROAD	DEAD END WEST
CUNNINGHAM DRIVE	HICKS ROAD	ELMWOOD AVENUE
CUNNINGHAM DRIVE	ELMWOOD AVENUE	ROHLWING ROAD
DANIELS ROAD	ELM STREET	CEDAR STREET
DEER RUN DRIVE	NORTHWEST HIGHWAY	WALDEN DRIVE
DREW COURT	DREW LANE	CUL-DE-SAC
ELM STREET	KENILWORTH AVENUE	HELEN ROAD
GREELEY STREET	WASHINGTON STREET	DANIELS ROAD
GREELEY STREET	DANIELS ROAD	BROCKWAY STREET
HALE STREET	HELEN ROAD	GILBERT ROAD
HAVEN DRIVE	DUNDEE ROAD	CUL-DE-SAC NORTH
HERON DRIVE	DEAD END WEST	DEAD END EAST
S. LEONARD ROAD	PALATINE ROAD	STONEBRIDGE COURT
LILLY COURT	LILLY LANE	CUL-DE-SAC
OLDE VIRGINIA COURT	OLDE VIRGINIA DRIVE	CUL-DE-SAC
RICHARDS DRIVE	ANDERSON DRIVE	NORMAN DRIVE
ROBERTSON STREET	SMITH STREET	PLUM GROVE ROAD
ROSE STREET	HELEN ROAD	PLEASANT HILL BOULEVARD
RUHL ROAD	ROSILAND DRIVE	FALKIRK PLACE
SANDPIPER COURT	QUENTIN ROAD	CUL-DE-SAC
SHERMAN STREET	BROCKWAY STREET	PLUM GROVE ROAD
SPRING WILLOW BAY	PEEBLES ROAD	CUL-DE-SAC
STONEBRIDGE COURT	LEONARD ROAD	CUL-DE-SAC
TROON'S CROSSING	ROSILAND DRIVE	FALKIRK PLACE
WEST CENTER ROAD	QUENTIN ROAD	CUL-DE-SAC EAST
WILLOW WALK DRIVE	SPRING WILLOW BAY	ILLINOIS AVENUE
WILMETTE AVENUE	PLUM GROVE ROAD	VILLAGE LIMITS EAST
WILSON STREET	PLUM GROVE ROAD	BENTON STREET

Attachment: Budget Message (Proposed CY 2025 Budget Review)



CY 2025 Proposed Budget

Budget Message

Additionally, our in-house efforts will resurface the following streets.

Street Name	From	To
ASHLAND AVENUE	ROBERTSON STREET	LINCOLN STREET
BRYANT AVENUE	BROCKWAY STREET	VILLAGE LIMITS EAST
CARMEL DRIVE	MILL VALLEY ROAD	MONTEREY ROAD
COLFAX STREET	LINDEN AVENUE	MARION STREET
COOPER DRIVE	CLARK DRIVE	WILLIAMS DRIVE
DEE LANE	LAKE COOK ROAD	BRENTWOOD DRIVE
DENISE DRIVE	LYNDA DRIVE	DUNDEE ROAD
DIANE DRIVE	RAND ROAD	418 E DIANE DRIVE
ERIC DRIVE	FAIRVIEW WAY	CORNELL AVENUE
FAIRVIEW WAY	SMITH STREET	ERIC STREET
GLENN DRIVE	CARPENTER DRIVE	SAYLES DRIVE
GLENN DRIVE	SAYLES DRIVE	ANDERSON DRIVE
JANE ADDAMS DRIVE	CLARK DRIVE	WILLIAMS DRIVE
KING HENRY COURT	SMITH STREET	KING CHARLES COURT
KIMBALL AVENUE	QUENTIN ROAD	ELM STREET
MORRIS DRIVE	MAC ARTHUR DRIVE	ROHLWING ROAD
PADDOCK DRIVE	GLENN DRIVE	CLARK DRIVE
PADDOCK DRIVE	ROBINSON DRIVE	WILLIAMS DRIVE
PLATE DRIVE	GLENN DRIVE	CLARK DRIVE
PRATT DRIVE	ROBINSON DRIVE	WILLIAMS DRIVE
ROBERTSON STREET	NORTHWEST HIGHWAY	MARION STREET
TIMBERLANE DRIVE	OLD BRIDGE ROAD	CEDAR WOOD COURT
WAINWRIGHT COURT	OLD HICKS ROAD	CUL-DE-SAC SOUTH
WESTMINISTER DRIVE	CORNELL AVENUE	WILLOW STREET

Attachment: Budget Message (Proposed CY 2025 Budget Review)

2025 will also continue investment in our in-house resurfacing program (carried as an operating expense). Over the past five years, we have developed the ability to perform curb-to-curb resurfacing utilizing in-house crews and some limited rental equipment. The 2025 Budget provides over \$3.5 million for our resurfacing program and milling program.

Resurfacing is just one activity in a much larger effort of maintaining our road network. In addition to resurfacing, our comprehensive road maintenance program will again include the following activities:



CY 2025 Proposed Budget

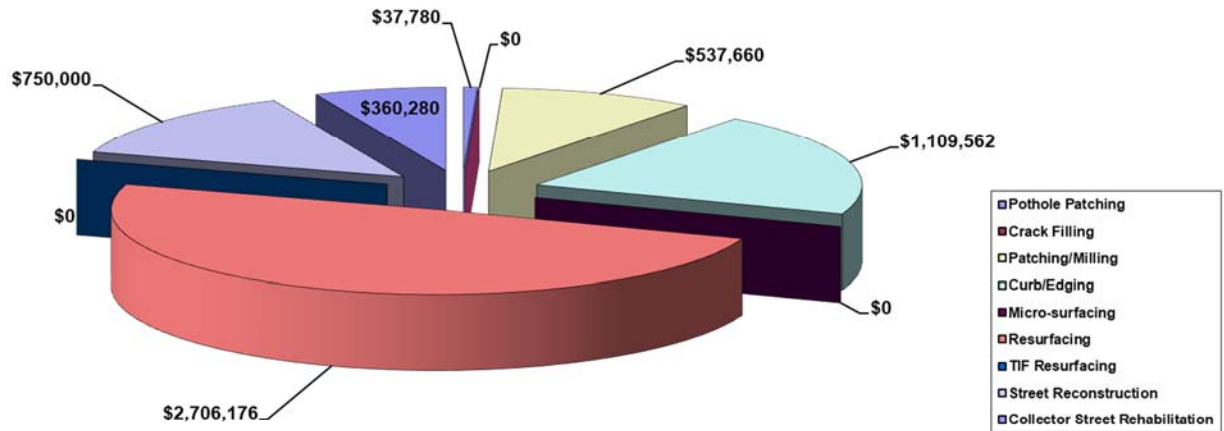
Budget Message

- **Crack-filling:** This activity is normally performed in the first three to four years after a street is constructed or resurfaced. As we have largely stayed current with this activity through a contracted effort, we will likely redirect these funds to expand support growth in our in-house resurfacing plans in 2025.
- **Milling & Patching:** This activity has significantly expanded over the past 12 years. Historically, patching of streets precedes resurfacing by two or three years and in other cases, it will address isolated problems. To better manage the growing number of streets in the lower end of acceptable limits (PCI of 50-69), an expansion of this program has occurred over the past decade.
- **Curb and Gutter:** There are multiple programs designed to extend, repair, and upgrade curb and gutters throughout the Village. These programs include spot curb repair, 50/50 curb replacement, concrete edging, as well as repairs to curbing under the street resurfacing program.
- **Street Rehabilitation/Reconstruction Program:** This effort will vary from year to year and started in 2010. The program has evolved to include rehabilitating pavement, improving drainage, and installing concrete curb on roadways serving as the primary entry point into a neighborhood as well as reconstruction of roads when resurfacing no longer makes economic sense. In 2025, this program is targeting the rehabilitation of Benton Street, from Palatine Road to Northwest Highway. The reconstruction program will focus on Michigan Avenue from Cedar to Plum Grove and Brockway from Gilbert to Illinois.

The dollars budgeted for the comprehensive street program are allocated as follows:



Distribution of Maintenance Dollars
Chart D



Capital Equipment and Improvements

Separate from our road system, the Village maintains a long-range plan for the systematic maintenance, replacement, and new investment in our equipment and other improvements and facilities throughout the Village. While these investments are all discussed in detail in the budget document, some highlights and higher cost or new items include:

- Equipment/Vehicles, Facility Upgrades and Capital Improvements*** – The Budget continues with implementation of the Vehicle Equipment and Optimization Plan as well as our other structured replacement programs. Maintaining our front-line equipment, computer networks and facilities is critical to delivering on our core services.



The 2025 Budget includes funds to adhere to our plan. Highlights of the equipment, vehicle and facility projects include:

- \$2,000,000 PW facility fuel tanks and exterior masonry wall replacement
- \$1,100,000 Fire Squad replacement with equipment
- \$922,980 PW vehicles – sweeper/plow truck/heavy duty pick-ups
- \$626,850 PW equipment – backhoe and three generators
- \$220,000 Cardiac monitor replacement
- \$175,000 Fire training tower repairs

Water and Sewer Funds

One of the easiest investments to overlook is our water and sewer infrastructure. What is out of sight is often out of mind. Fortunately, we have a very robust program to continue our investment in our below-ground infrastructure. The 2025 Capital Investment Plan continues to invest in storm water management, sanitary sewers, and our water system. \$12,847,821 in improvements are proposed for the water and sewer systems.

In order to fund these programs into the future, the Budget recommends an increase of 6.5% to our water rate. This is larger than was anticipated last year when preparing budget projections. In large part, our decreasing consumption is leading to smaller growth in revenues while the cost of maintaining and operating the water system continues to increase. Even with this increase, we remain one of the lowest rates in Chicago.

Highlights of our upcoming underground improvements include:

- ***Ditch Analysis and Rehabilitation (\$200,000)*** – These funds will be used on Leonard Street from Palatine Road to Glencoe.
- ***Elevated Water Storage (\$5,000,000)*** – Identified in the master water system plan was the need for increased elevated storage in the southeast portion of the community. This will improve fire flows and allow for blended emergency interconnections, as well as complete our three-zone water system conversion.



CY 2025 Proposed Budget

Budget Message

- **Water Main Replacement/Extensions/Looping (\$4,843,260)** – This infrastructure improvement continues to increase as the Village aggressively moves forward with more water main replacements and eliminating dead ends in the system to improve system performance and redundancy.

TIF Districts

The Village continues to promote development within our various TIF Districts to further expand our sales tax revenues and increase shopping, dining, and convenience options for our residents.

The Downtown TIF District was due to expire on December 31, 2022. With the support of the local taxing agencies, the Village successfully received an extension of the TIF District through the Illinois General Assembly in 2022. With the extension as well as the commitments made to our local partners, the Village captured the increment in 2023 and 2024 and will rebate all the increment in 2025. The rebate of increment is carried as a cost of \$7.5 million in the Budget. This, coupled with the existing fund balance, will allow us to complete all infrastructure improvements that were identified for the District. This will result in over \$20 million of additional investment.

The Rand and Lake Cook TIF Districts continue to perform within expectations.

The Village approved a new TIF District at Dundee and Kennedy Drive that will be in place in 2025.

Refuse Fund

Based upon our current contract with Groot and the volume of refuse being collected, there is no increase in the refuse rate for 2025.

Debt Service

The Village maintains an AA+ bond rating from Standard & Poor's. This strong rating helps drive lower interest rates for any borrowing done by the Village, although there is no intention to go to the bond market in the coming year. In fact, based upon action taken by the Village Council in June 2024, the Village is now debt-free. That is to say that the



CY 2025 Proposed Budget

Budget Message

Village has a fully funded Debt Service Reserve. This Debt Service Reserve will have the amount necessary to pay all debt as it comes due with a final payment on December 31, 2029 (five years ahead of schedule).

As for current debt service, the budget includes an appropriation of \$4,937,930 for the annual principal and interest on the Village's outstanding general obligation debt. As just noted, there is a debt service reserve for the property tax supported debt. The sources of the debt service payments are listed in the chart below.

Sources of Debt 2025

Source of Payment	Principal & Interest	Percent of Debt
Debt Service Reserve	\$2,450,010	49.6%
TIF Revenues	1,585,170	32.1%
Water & Sewer Revenues	902,750	18.3%
Total	\$4,937,930	100.0%

These sources reduce the property tax burden on our stakeholders by a total of \$4,937,930. 100% of our 2025 debt will be paid through sources other than Village-wide property taxes.

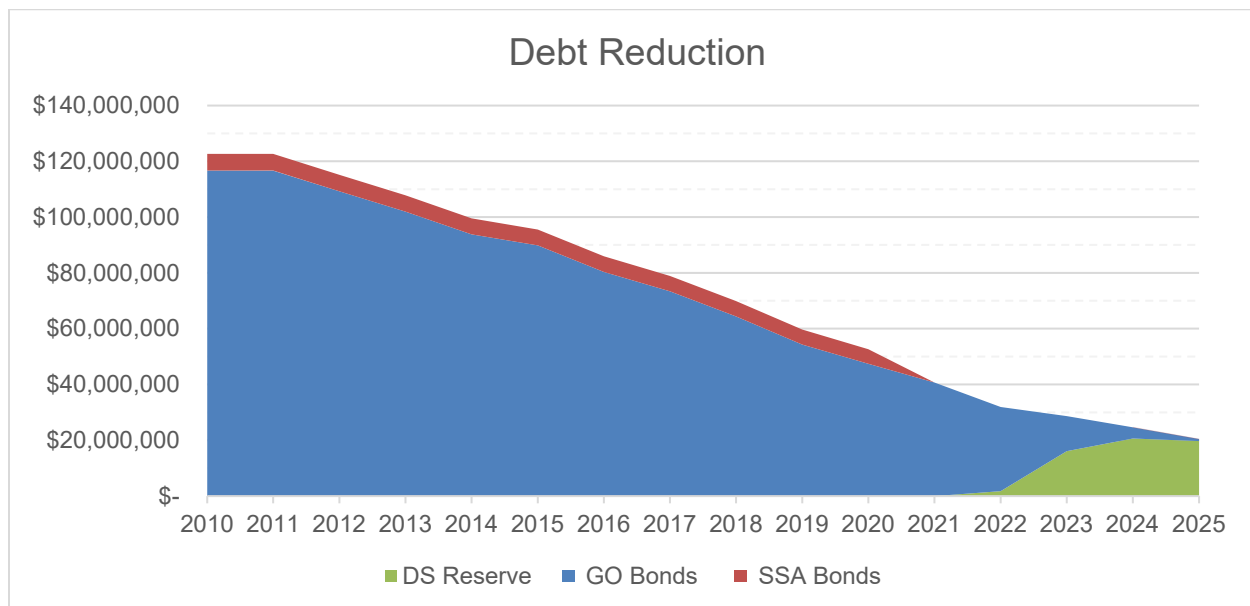
Understanding our total outstanding debt is also important as we assess the long-term financial stability of the Village. At the end of 2025, the Village will have \$20,440,000 in outstanding bond principal. Several sources outside of the property tax are responsible for guaranteeing these bonds. The following table represents the breakdown of all outstanding debt.



Total Outstanding Debt
(Principal Balance as of December 31, 2025)

Source of Payment	Outstanding Principal	Percent of Total Debt
Property Tax/Debt Service Reserve	\$19,695,000	96.4%
TIF Districts	745,000	3.6%
Total	\$20,440,000	100.0%

Over the past 14 years, the Village has made great strides in reducing its debt burden. The chart below illustrates the outstanding debt as of December 31st of each year. Calendar year 2010 ended with \$122,657,469 of outstanding debt and we are projecting an outstanding balance of \$24,635,000 at the end of calendar year 2025. This represents a reduction of approximately \$98 million.



The Future

The fiscally conservative approach to Village finances demonstrated by both the Village Manager and Finance Director, and supported by the Village Council, has set us up for a successful future. We are on very solid financial ground as we move into 2025. The actions taken by the Council in June 2024 to move the Village towards being debt free

**CY 2025 Proposed Budget****Budget Message**

will maintain the solid financial foundation well beyond my tenure as Village Manager and Paul Mehring's tenure as Finance Director.

The Operating Budget is on solid ground with dependable revenues to support the delivery of our core services. The Council has approved plans to address our critical infrastructure – roads, water, sanitary sewers, and storm water management. Our capital equipment and facilities are all part of a robust maintenance and replacement program, and we are making meaningful progress in addressing our last major facility – the Combined Service Facility. The coming years will address long-term financing for our capital which will push Palatine well into the future from a financially stable unit of government that meets the core service demands of the residents.

As I have said throughout my tenure as Village Manager, nothing in this budget would be possible without the dedication and commitment of our employees. They serve 24 hours a day, 7 days a week, 365 days a year. You will not find a more committed and efficient Staff anywhere. I could not do my job without all their effort. This Budget demonstrates our commitment to the Village Council, the community, and to all that serve the public.

Thank you for the opportunity to continue to serve and lead this organization.

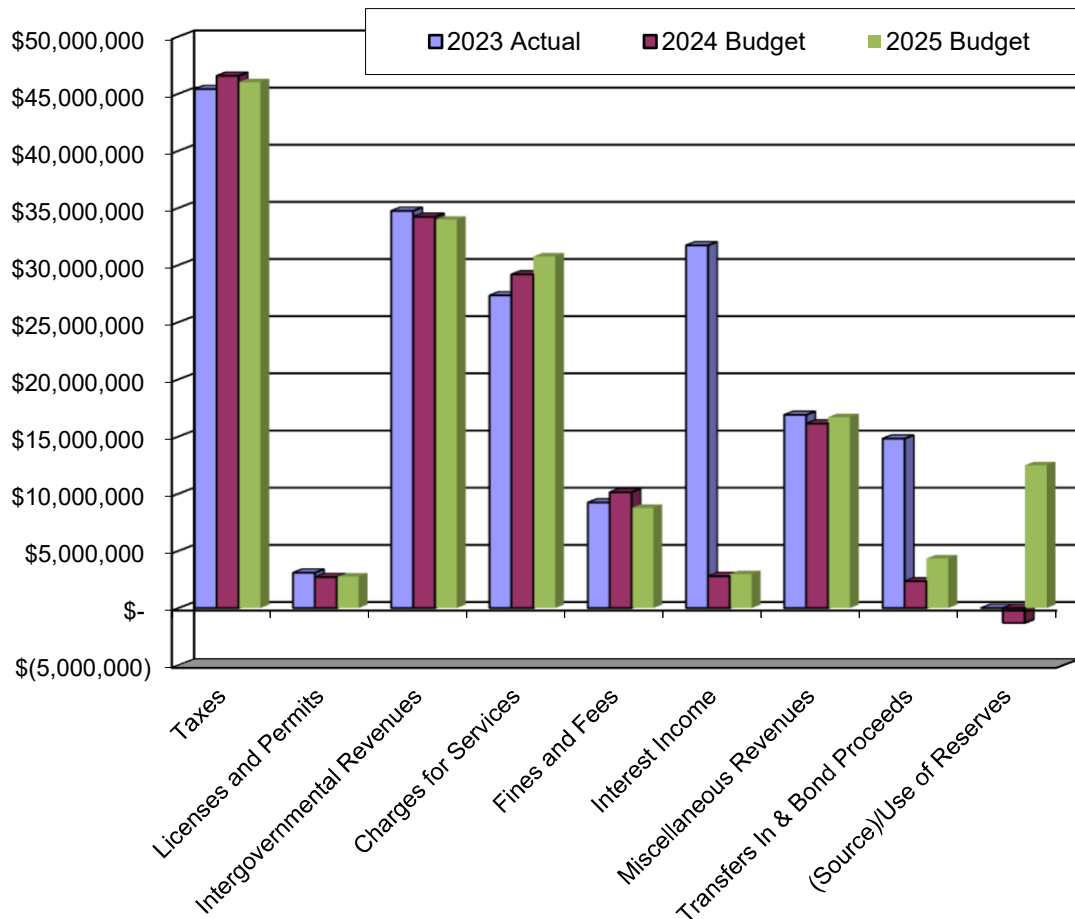
Respectfully submitted,

Reid T. Ottesen
Village Manager

Village of Palatine
CY 2025 Proposed Budget - Budget Overview

All Funds Revenues

	2023 Actual	2024 Adopted Budget	2025 Proposed Budget	% Change
Taxes	\$ 45,400,316	\$ 46,559,334	\$ 46,007,634	-1.18%
Licenses and Permits	3,089,523	2,698,000	2,750,800	1.96%
Intergovernmental Revenues	34,741,981	34,221,422	33,975,261	-0.72%
Charges for Services	27,339,875	29,177,493	30,755,366	5.41%
Fines and Fees	9,226,188	10,122,800	8,762,100	-13.44%
Interest Income	31,718,884	2,785,330	2,972,568	6.72%
Miscellaneous Revenues	16,892,922	16,139,430	16,696,380	3.45%
Transfers In & Bond Proceeds	14,814,532	2,337,000	4,337,000	85.58%
(Source)/Use of Reserves	-	(1,304,966)	12,480,121	1056.36%
All Revenues Total	\$ 183,224,221	\$ 142,735,843	\$ 158,737,230	11.21%



Attachment: Budget Overview (Proposed CY 2025 Budget Review)

Village of Palatine
CY 2025 Proposed Budget - Budget Overview

Fund Revenue Summary

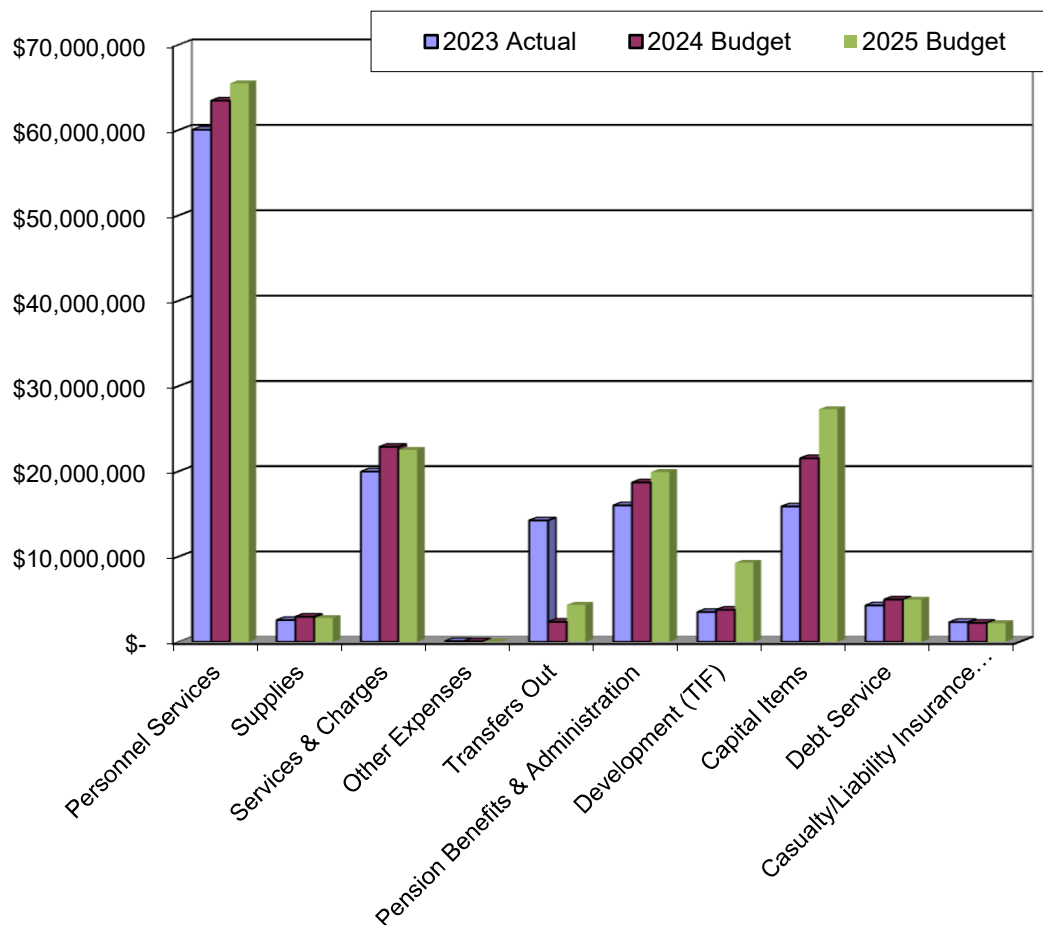
		2023 Actual	2024 Adopted Budget	2025 Proposed Budget	% Change
100	General	\$ 75,223,120	\$ 73,060,105	\$ 73,765,700	0.97%
205	Motor Fuel Tax	3,094,760	3,614,045	2,931,073	-18.90%
210	CDBG	783,851	497,467	480,133	-3.48%
221	Federal Equitable Sharing	36,812	132,020	110,250	-16.49%
222	State Equitable Sharing	62,332	82,000	65,750	-19.82%
224	Foreign Fire Insurance Tax	152,370	100,000	100,000	0.00%
233	Downtown TIF (TIF #3)	8,201,302	4,290,000	10,080,000	134.97%
234	Rand Corridor TIF (TIF #4)	3,730,651	3,910,740	2,273,678	-41.86%
235	Rand/Lake Cook TIF (TIF #5)	1,046,475	1,505,000	1,155,000	-23.26%
236	53/Dundee TIF (TIF #6)	-	-	60,000	100.00%
300	Debt Service	15,613,535	2,474,381	2,451,431	-0.93%
401	Capital Equipment	2,855,114	1,994,640	3,341,120	67.50%
402	Capital Improvements	2,174,424	2,646,070	3,074,076	16.18%
435	CSF Renovation Fund	-	-	2,000,000	100.00%
605	Waterworks	15,096,433	15,233,930	22,247,789	46.04%
610	Sewerage	4,716,647	4,623,035	4,881,995	5.60%
615	Refuse	4,865,882	4,861,755	4,876,445	0.30%
620	Parking System	490,221	611,915	550,205	-10.08%
702	Liability Insurance	1,880,976	2,213,000	2,188,875	-1.09%
710	Fleet Services	2,115,951	2,194,740	2,186,710	-0.37%
801	Police Pension	20,559,802	9,483,250	10,298,750	8.60%
802	Fire Pension	20,523,563	9,207,750	9,618,250	4.46%
All Funds Revenue Total		\$ 183,224,221	\$ 142,735,843	\$ 158,737,230	11.21%

Attachment: Budget Overview (Proposed CY 2025 Budget Review)

Village of Palatine
CY 2025 Proposed Budget - Budget Overview

All Funds Expenditures

	2023 Actual	2024 Adopted Budget	2025 Proposed Budget	% Change
Personnel Services	\$ 60,026,035	\$ 63,435,960	\$ 65,467,045	3.20%
Supplies	2,543,297	2,937,165	2,784,798	-5.19%
Services & Charges	19,960,523	22,871,788	22,527,125	-1.51%
Other Expenses	67,136	27,500	27,500	0.00%
Sub-Total Operations	\$ 82,596,991	\$ 89,272,413	\$ 90,806,468	1.72%
Transfers Out	14,238,000	2,337,000	4,337,000	85.58%
Pension Benefits & Administration	16,002,146	18,691,000	19,917,000	6.56%
Development (TIF)	3,490,168	3,741,860	9,262,283	147.53%
Capital Items	15,870,675	21,526,834	27,283,928	26.74%
Debt Service	4,269,254	4,953,736	4,941,676	-0.24%
Casualty/Liability Insurance Administration	2,306,290	2,213,000	2,188,875	-1.09%
All Expenditures Total	\$ 138,773,524	\$ 142,735,843	\$ 158,737,230	11.21%



Village of Palatine
CY 2025 Proposed Budget - Budget Overview

Fund Expenditure Summary

		2023 Actual	2024 Adopted Budget	2025 Proposed Budget	% Change
100	General	\$ 79,864,200	\$ 73,060,105	\$ 73,765,700	0.97%
205	Motor Fuel Tax	3,785,007	3,614,045	2,931,073	-18.90%
210	CDBG	783,852	497,467	480,133	-3.48%
221	Federal Equitable Sharing	162,649	132,020	110,250	-16.49%
222	State Equitable Sharing	64,702	82,000	65,750	-19.82%
224	Foreign Fire Insurance Tax	103,533	100,000	100,000	0.00%
233	Downtown TIF (TIF #3)	505,262	4,290,000	10,080,000	134.97%
234	Rand Corridor TIF (TIF #4)	3,434,274	3,910,740	2,273,678	-41.86%
235	Rand/Lake Cook TIF (TIF #5)	1,501,060	1,505,000	1,155,000	-23.26%
236	53/Dundee TIF (TIF #6)	-		60,000	100.00%
300	Debt Service	1,780,581	2,474,381	2,451,431	-0.93%
401	Capital Equipment	2,104,598	1,994,640	3,341,120	67.50%
402	Capital Improvements	1,905,183	2,646,070	3,074,076	16.18%
435	CSF Renovation Fund			2,000,000	100.00%
605	Waterworks	13,198,044	15,233,930	22,247,789	46.04%
610	Sewerage	4,299,783	4,623,035	4,881,995	5.60%
615	Refuse	4,633,706	4,861,755	4,876,445	0.30%
620	Parking System	435,790	611,915	550,205	-10.08%
702	Liability Insurance	2,306,290	2,213,000	2,188,875	-1.09%
710	Fleet Services	1,902,864	2,194,740	2,186,710	-0.37%
801	Police Pension	8,241,274	9,483,250	10,298,750	8.60%
802	Fire Pension	7,760,872	9,207,750	9,618,250	4.46%
All Funds Expenditure Total		\$ 138,773,524	\$ 142,735,843	\$ 158,737,230	11.21%

Attachment: Budget Overview (Proposed CY 2025 Budget Review)

Village of Palatine
CY 2025 Proposed Budget - Budget Overview

Fund Balance Summary

		Estimated Beginning Fund Balance	2025 Projected (Source)/Use of Reserves	Estimated Ending Fund Balance
100	General (Includes Economic Stabilization Reserve)	\$ 27,440,997	\$ (253,763)	\$ 27,694,760
205	Motor Fuel Tax	1,545,412	(47,927)	1,593,339
210	CDBG	-	-	-
221	Federal Equitable Sharing	281,911	10,250	271,661
222	State Equitable Sharing	531,867	45,750	486,117
224	Foreign Fire Insurance Tax	306,232	-	306,232
233	Downtown TIF (TIF #3)	21,808,403	2,579,000	19,229,403
234	Rand Corridor TIF (TIF #4)	3,339,805	(728,822)	4,068,627
235	Rand/Lake Cook TIF (TIF #5)	1,825,887	(45,500)	1,871,387
236	53/Dundee TIF (TIF #6)	(40,000)	-	(40,000)
255	CDBG - CV Fund	-	-	-
256	ARPA Fund	-	-	-
300	Debt Service	20,783,601	1,695,363	19,088,238
401	Capital Equipment	7,151,137	995,720	6,155,417
402	Capital Improvements	4,624,036	794,076	3,829,960
435	CSF Renovation Fund	2,040,000	(2,642,000)	4,682,000
605	Waterworks	6,494,458	6,456,754	37,704
610	Sewerage	2,312,867	474,615	1,838,252
615	Refuse	351,491	(187,815)	539,306
620	Parking System	1,082,445	71,605	1,010,840
702	Liability Insurance	3,887,378	379,875	3,507,503
710	Fleet Services	836,400	54,925	781,475
801	Police Pension	114,528,505	1,757,765	112,770,740
802	Fire Pension	103,600,892	1,070,250	102,530,642
All Funds Total		\$ 324,733,724	\$ 12,480,121	\$ 312,253,603

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

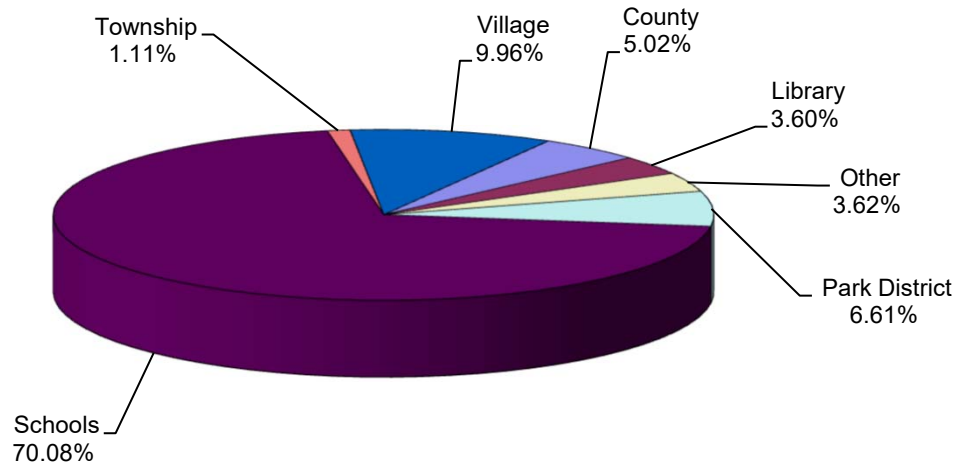
In many cases, one of the main purposes of a fund is to accumulate funds today for a known or planned future outlay. Pension funds and funds that provide for capital outlay (Capital Projects and Enterprise Funds) are a good example of this accumulation of funds today for future outlays.

Attachment: Budget Overview (Proposed CY 2025 Budget Review)

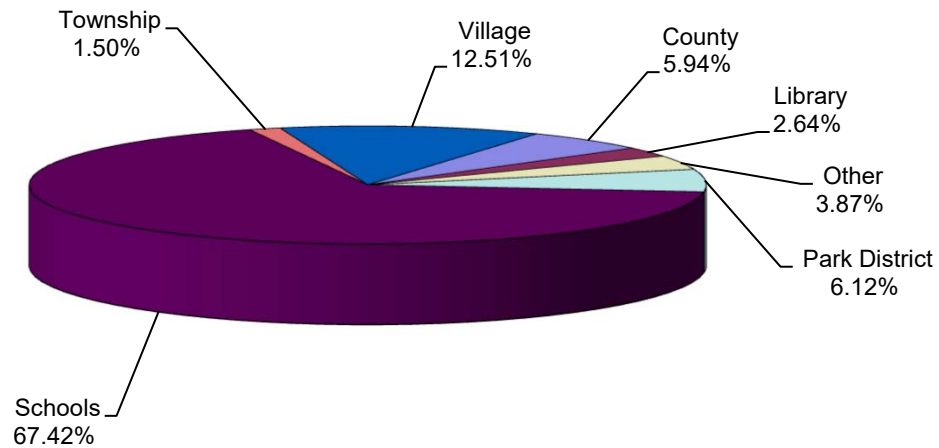
Village of Palatine
CY 2025 Proposed Budget - Budget Overview

Property Taxes

2023 Property Taxes (Payable in 2024)



2013 Property Taxes (Payable in 2014)



Village of Palatine CY 2025 Proposed Budget - Budget Overview

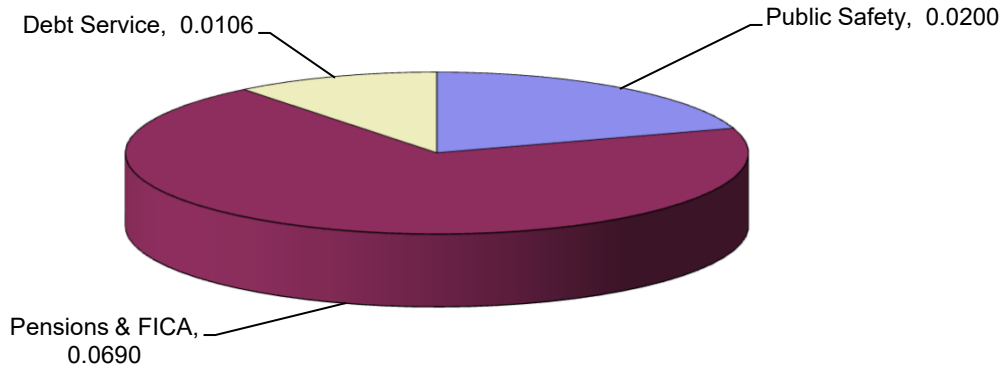
Property Taxes

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

The Village has been diligent in monitoring its use of property taxes; the level of the Village's EAV; and the resultant tax rate. It has been the policy of the Village to be cognizant of the impact that the use of property taxes has upon its citizenry. We are pleased to say that this year's budget again includes no increase in our property tax levy. 2025 will mark the sixth consecutive year of a stable or decreasing property tax levy. Additionally, as can be seen from the graphs on the previous page, as compared to the other taxing districts within the Village, the Village's portion of the tax bill has remained fairly constant and relatively minor in relation to the total tax bill.

For 2025, the Village is proposing No increase to the property tax levy.

Where Does the Village's 9.96 Cents of a Property Tax Dollar Go



Village of Palatine CY 2025 Proposed Budget - Budget Overview

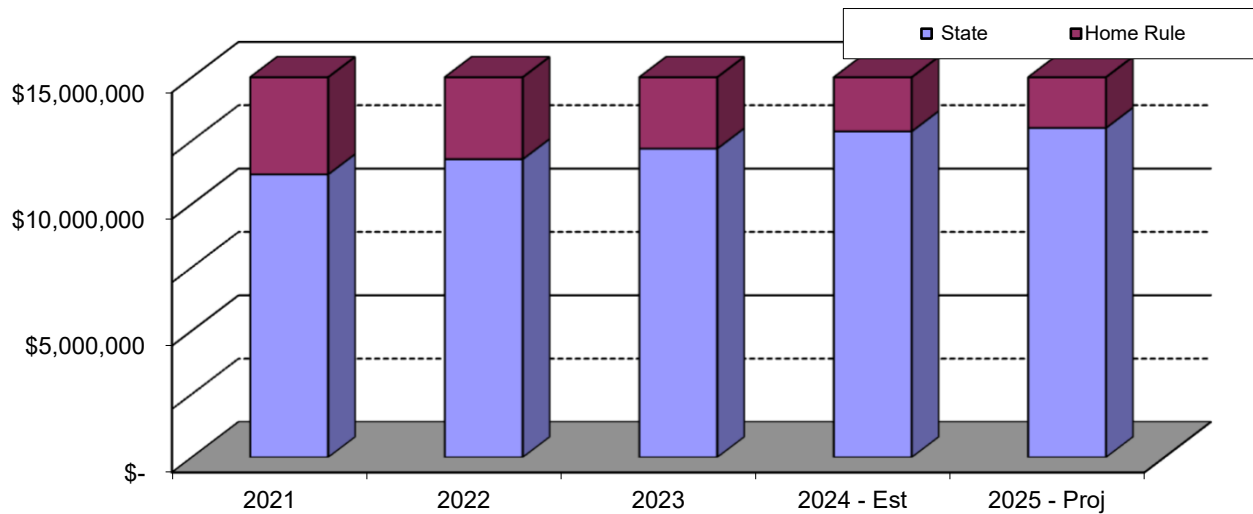
Sales Tax

The CY 2025 projection is based upon the current trend of receipts. This revenue source is very dependent on the strength of the economy and is a significant source of revenue to the general fund. The first graph below illustrates the trend of total collections.

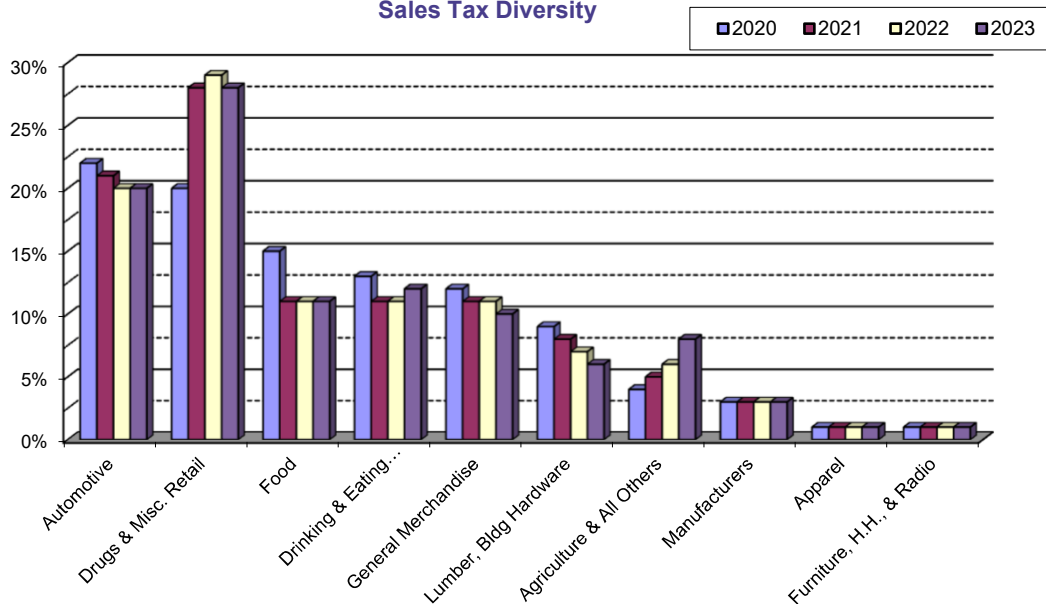
The major strength in this revenue source for the Village of Palatine is the relative diversity in our sales tax generators. As can be seen in the second chart on this page, Palatine does not rely solely on one main sector of the local economy.

The diversity of the sales tax generators means that if one sector were to experience a downturn, the other sectors would compensate for it. As can be seen, four of the top five producers, excluding automotive, account for 61% of sales tax dollars and are for sectors that are not generally discretionary in nature.

Sales Tax Trends



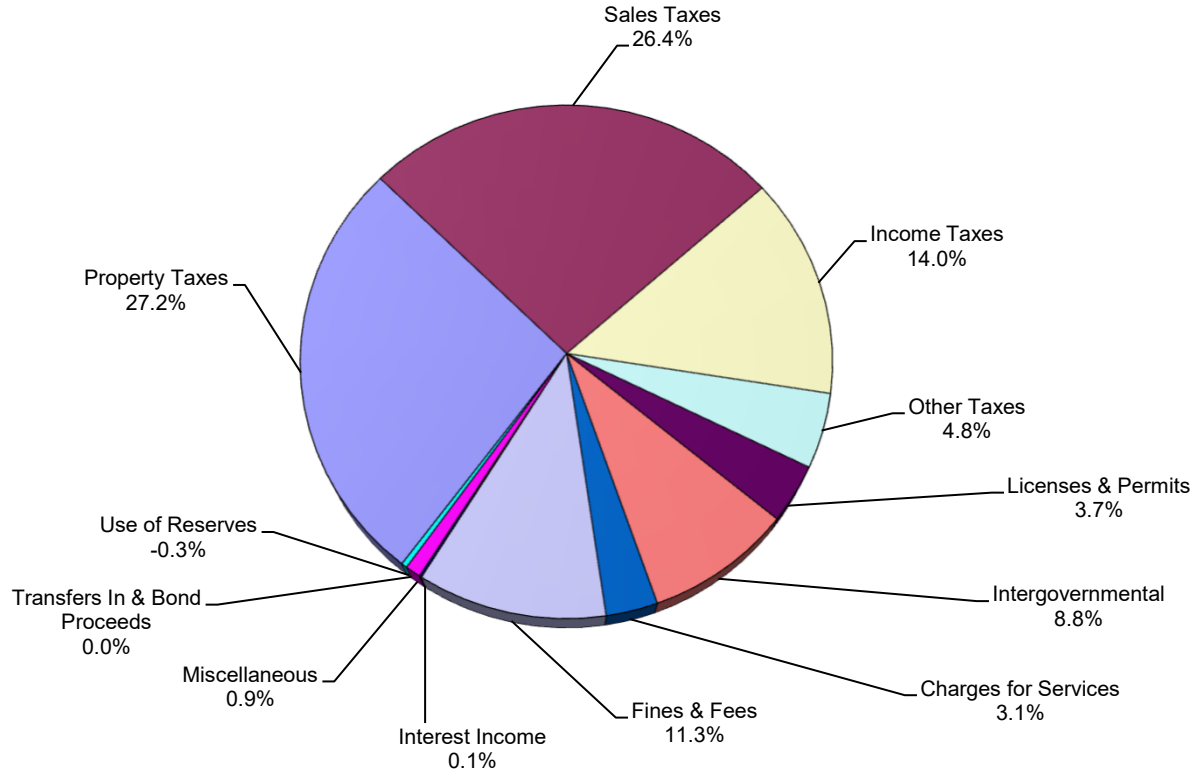
Sales Tax Diversity



Village of Palatine
CY 2025 Proposed Budget - Budget Overview

General Fund Revenue

Where The Money Comes From CY 2025



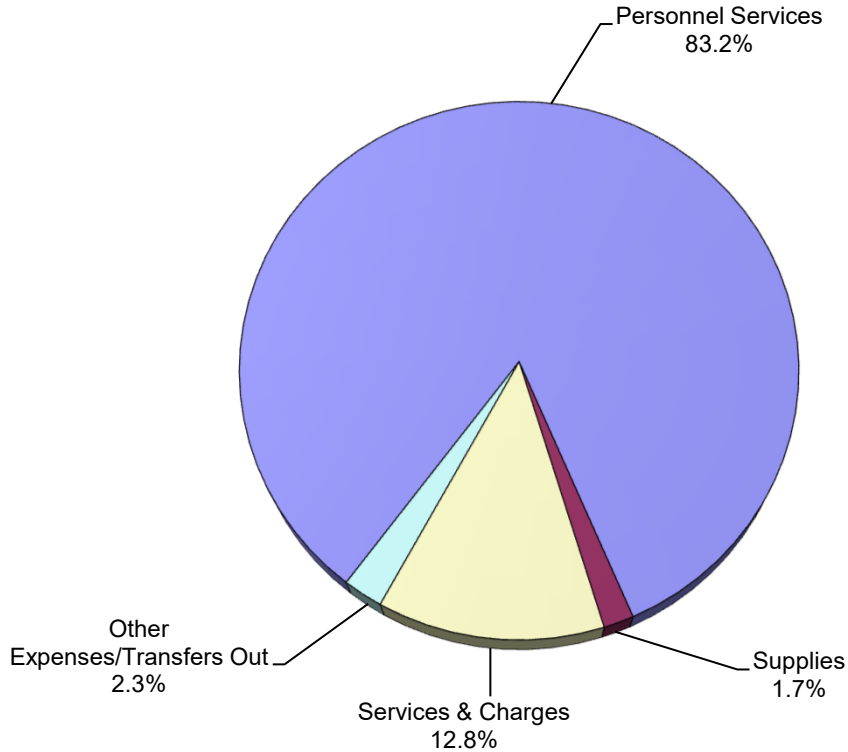
Revenues By Type	2023 Actual	2024 Adopted Budget	2025 Proposed Budget	% Change
Taxes	\$ 29,185,089	\$ 28,753,878	\$ 30,572,634	6.33%
Licenses & Permits	3,076,218	2,685,000	2,737,300	1.95%
Intergovernmental	29,570,122	28,906,855	29,343,258	1.51%
Charges for Services	1,521,962	2,153,493	2,276,026	5.69%
Fines & Fees	8,618,332	9,792,800	8,307,100	-15.17%
Interest Income	1,636,918	100,000	100,000	0.00%
Miscellaneous	1,037,947	770,600	683,145	-11.35%
Transfers In & Bond Proceeds	576,532	-	-	-
Use of Reserves	-	(102,521)	(253,763)	147.52%
Total Revenues	\$ 75,223,120	\$ 73,060,105	\$ 73,765,700	0.97%

Attachment: Budget Overview (Proposed CY 2025 Budget Review)

Village of Palatine
CY 2025 Proposed Budget - Budget Overview

General Fund Expenditures

Where The Money Goes in CY 2024



Attachment: Budget Overview (Proposed CY 2025 Budget Review)

Expenditures by Type	2023 Actual	2024 Adopted Budget	2025 Proposed Budget	% Change
Personnel Services	\$ 56,258,285	\$ 59,464,100	\$ 61,415,465	3.28%
Supplies	1,324,711	1,388,350	1,255,955	-9.54%
Services & Charges	8,672,068	10,538,155	9,424,780	-10.57%
Other Expenses/Transfers Out	13,609,136	1,669,500	1,669,500	0.00%
Total Expenditures	\$ 79,864,200	\$ 73,060,105	\$ 73,765,700	0.97%

Consider a Motion to Approve 2024 Warrant #21

Village of Palatine Warrant approval

Village Clerk

Mayor

Warrant #21, having been approved by the Village Council on 11/04/2024, authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual/Reissue Checks	UB Refunds Processed	Fund Expense
General Fund	100	88,116.54	3,000.00	905.01	-	92,021.55
CDBG Fund	210	12,900.00	-	-	-	12,900.00
Federal Equitable Sharing Fund	221	48,288.00	-	-	-	48,288.00
Downtown TIF Fund	233	163,244.92	-	-	-	163,244.92
ARPA Fund	256	10,726.60	-	-	-	10,726.60
Capital Equipment Fund	401	91,790.40	-	-	-	91,790.40
Capital Improvements Fund	402	141,573.23	-	-	-	141,573.23
Water Fund	605	37,556.56	-	-	-	37,556.56
Sewer Fund	610	16,869.31	-	-	-	16,869.31
Refuse Fund	615	-	-	-	34.84	34.84
Parking Fund	620	188.30	-	-	-	188.30
Liability Insurance Fund	702	9,676.25	-	-	-	9,676.25
Fleet Services Fund	710	29,508.44	-	-	-	29,508.44
Total Report		650,438.55	3,000.00	905.01	34.84	654,378.40

ATTACHMENTS:

- Warrant #21



Invoice Due Date Range 10/01/24 - 11/19/24
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 1553 - Acme Truck & Brake Supply									
01_428835	Parts - T-379	Open		10/15/2024	11/14/2024	10/03/2024			817.61
Vendor 1553 - Acme Truck & Brake Supply Totals						Invoices	1		\$817.61
Vendor 5416 - Advance Auto Parts									
6432427564944	Parts - Stock	Open		10/01/2024	10/31/2024	10/22/2024			889.36
6432428265211	Credit Memo	Open		10/08/2024	10/31/2024	10/22/2024			(93.32)
Vendor 5416 - Advance Auto Parts Totals						Invoices	2		\$796.04
Vendor 1437 - Ahlgrim Family Funeral Services									
2024-00000910	Body Transport to Cook County Medical Examiners Ofc (24-006715)	Open		08/22/2024	11/04/2024	10/24/2024			550.00
2024-00000911	Body Transport to Cook County Medical Examiners Ofc (24-007122)	Open		09/06/2024	10/06/2024	10/24/2024			550.00
2024-00000907	Body Transport to Funeral Home (24-003260)	Open		09/24/2024	10/24/2024	10/24/2024			550.00
2024-00000908	Body Transport to Funeral Home (24-004435)	Open		09/24/2024	10/24/2024	10/24/2024			550.00
2024-00000909	Body Transport to Cook County Medical Examiners Ofc (24-005641)	Open		09/24/2024	10/24/2024	10/24/2024			550.00
Vendor 1437 - Ahlgrim Family Funeral Services Totals						Invoices	5		\$2,750.00
Vendor 1759 - Air One Equipment, Inc.									
212495	Cleaner- Decon Washer	Open		10/10/2024	11/09/2024	10/15/2024			110.00
Vendor 1759 - Air One Equipment, Inc. Totals						Invoices	1		\$110.00
Vendor 5462 - AKA Comp Solutions Inc									
7916	HP Desktops and Dell Laptops	Open		09/11/2024	10/22/2024	10/21/2024			41,907.40
Vendor 5462 - AKA Comp Solutions Inc Totals						Invoices	1		\$41,907.40
Vendor 2611 - Al Warren Oil Co									
W1694144	Motor Fuel	Open		10/18/2024	11/17/2024	10/22/2024			14,748.00
W1694145	Motor Fuel	Open		10/18/2024	11/17/2024	10/22/2024			2,358.40
Vendor 2611 - Al Warren Oil Co Totals						Invoices	2		\$17,106.40
Vendor 2496 - Altorfer Industries, Inc									
P54C0166359	Parts - E-211	Open		10/12/2024	11/11/2024	10/22/2024			346.20
P54c0166360	Parts - Stock	Open		10/12/2024	11/11/2024	10/22/2024			98.63
Vendor 2496 - Altorfer Industries, Inc Totals						Invoices	2		\$444.83
Vendor 2491 - Anderson Pest Solutions									
69563317	wasp 548 W Peregrine	Open		10/18/2024	11/17/2024	10/22/2024			137.00



Invoice Due Date Range 10/01/24 - 11/19/24
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 2491 - Anderson Pest Solutions Totals						Invoices	1		\$137.00
Vendor 4450 - Approved Tree Care & Landscape Service Inc									
20681	Tree Removal-651 S. Benton	Open		09/12/2024	10/24/2024	10/21/2024			980.00
Vendor 4450 - Approved Tree Care & Landscape Service Inc Totals						Invoices	1		\$980.00
Vendor 5021 - Arlington Heights Ford LLC									
148684H	Parts - T-460	Open		10/07/2024	11/06/2024	10/22/2024			1,079.05
Vendor 5021 - Arlington Heights Ford LLC Totals						Invoices	1		\$1,079.05
Vendor 3520 - Axon Enterprise, Inc.									
INUS289112	Body Camera Uniform Mounts	Open		10/15/2024	11/14/2024	10/24/2024			121.40
Vendor 3520 - Axon Enterprise, Inc. Totals						Invoices	1		\$121.40
Vendor 5502 - Big Byrd LLC									
2024-00000930	Downtown TIF District Façade Improvement - Pizza Bella	Open		10/30/2024	10/30/2024	10/30/2024			122,950.00
Vendor 5502 - Big Byrd LLC Totals						Invoices	1		\$122,950.00
Vendor 1722 - BLA, Inc									
23580-17	Palatine Road Reconstruction Phase II Engineering Services	Open		09/30/2024	10/30/2024	10/28/2024			2,096.06
Vendor 1722 - BLA, Inc Totals						Invoices	1		\$2,096.06
Vendor 5229 - Bob Ridings Chrysler-Dodge-Jeep-Ram									
FL2956	(1) 2024 Ford F-150 Pickup Truck-T-544	Open		10/03/2024	11/02/2024	10/30/2024			48,983.00
FL5021	(1) 2025 Ford Police Interceptor Utility Hybrid-T-543	Open		10/03/2024	11/02/2024	10/30/2024			48,288.00
Vendor 5229 - Bob Ridings Chrysler-Dodge-Jeep-Ram Totals						Invoices	2		\$97,271.00
Vendor 4850 - Builders Asphalt, Llc									
154414	Binder and Surface for Hot Paving	Open		10/09/2024	11/08/2024	10/24/2024			1,117.36
154973	Binder and Surface for Hot Paving	Open		10/16/2024	11/15/2024	10/24/2024			17.00
155110	Binder and Surface for Hot Paving	Open		10/17/2024	11/16/2024	10/24/2024			198.56
155232	Binder and Surface for Fire Station 83 and Louise Lane	Open		10/18/2024	11/17/2024	10/24/2024			4,832.36
154126	Binder and Surface for Hot Paving	Open		10/07/2024	11/06/2024	10/08/2024			136.00



Invoice Due Date Range 10/01/24 - 11/19/24
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
154296	Binder and Surface for Hot Paving	Open		10/08/2024	11/07/2024	10/08/2024			135.96
154680	Binder and Surface for Hot Paving	Open		10/11/2024	11/10/2024	10/08/2024			131.92
154929	Binder and Surface for Hot Paving	Open		10/15/2024	11/14/2024	10/08/2024			70.72
			Vendor 4850 - Builders Asphalt, Llc Totals				Invoices	8	\$6,639.88
Vendor 2095 - Cannon Cochran Mgmnt Services Inc									
0162225	2024 Services Claims Administration	Open		10/22/2024	10/22/2024	10/23/2024			9,676.25
			Vendor 2095 - Cannon Cochran Mgmnt Services Inc Totals				Invoices	1	\$9,676.25
Vendor 5218 - Casey Automotive									
30561702	Repairs & Maintenance - T-475	Open		10/15/2024	11/14/2024	10/03/2024			112.17
415598	Repairs & Maintenance - C-360	Open		10/16/2024	11/15/2024	10/22/2024			408.61
			Vendor 5218 - Casey Automotive Totals				Invoices	2	\$520.78
Vendor 2732 - CDW Government Inc									
AA8HG8K	Wifi 6 Equipment	Open		09/28/2024	10/28/2024	10/15/2024			504.68
			Vendor 2732 - CDW Government Inc Totals				Invoices	1	\$504.68
Vendor 5453 - CertaPro Painters of Palatine									
6136	Train Station Interior and Exterior Painting	Open		09/23/2024	10/23/2024	10/23/2024			36,513.00
			Vendor 5453 - CertaPro Painters of Palatine Totals				Invoices	1	\$36,513.00
Vendor 5503 - Everett L Charlier									
2024-00000952	Lead Water Service Line Replacement Program Reimbursement	Open		10/24/2024	10/31/2024	10/24/2024			11,631.00
			Vendor 5503 - Everett L Charlier Totals				Invoices	1	\$11,631.00
Vendor 2560 - Childrens Advocacy Center									
2024-00000901	CDBG - CAC	Open		10/22/2024	10/22/2024	10/22/2024			1,250.00
			Vendor 2560 - Childrens Advocacy Center Totals				Invoices	1	\$1,250.00
Vendor 3050 - Cintas #22									
4207507056	Village Hall Carpets	Open		10/07/2024	11/06/2024	10/08/2024			151.55
4208017699	Shop Rags	Open		10/11/2024	11/10/2024	10/08/2024			17.60
4208017718	Uniform Cleaning	Open		10/11/2024	11/10/2024	10/08/2024			130.15
4208730380	Shop Rags	Open		10/18/2024	11/17/2024	10/24/2024			17.60
4208730412	CSF Carpets	Open		10/18/2024	11/17/2024	10/24/2024			155.65
4208730507	Uniform Cleaning	Open		10/18/2024	11/17/2024	10/24/2024			157.03



Invoice Due Date Range 10/01/24 - 11/19/24
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	3050 - Cintas #22 Totals			Invoices	6	\$629.58
Vendor	2605 - Contech-MSI Co								
202109	5 Year Elevator FAID Testing-595 N. Hicks Rd	Open		10/17/2024	11/16/2024	10/31/2024			695.00
			Vendor	2605 - Contech-MSI Co Totals			Invoices	1	\$695.00
Vendor	5150 - COPS and FIRE Personnel Testing Service								
109462	2024 COPS & FIRE - PD (NH) Pre-employment Polygraph	Open		10/17/2024	10/22/2024	10/22/2024			175.00
			Vendor	5150 - COPS and FIRE Personnel Testing Service Totals			Invoices	1	\$175.00
Vendor	2773 - Core & Main LP								
V746023	Wright 90076 Penta Socket 1/2 Drive & Gaskets STF08	Open		10/09/2024	11/08/2024	10/08/2024			205.00
V785204	Meters-OMNI+ 4 C2 Reg Retrofit Kit	Open		10/09/2024	11/08/2024	10/24/2024			405.00
			Vendor	2773 - Core & Main LP Totals			Invoices	2	\$610.00
Vendor	5389 - Deux Frenchies LLC								
NS1688	Food for K-9 "Hondo" (Contreras)	Open		10/24/2024	11/07/2024	10/24/2024			84.17
NS1886	Food for K-9 "Jax" (Wagner)	Open		10/24/2024	11/07/2024	10/24/2024			74.97
			Vendor	5389 - Deux Frenchies LLC Totals			Invoices	2	\$159.14
Vendor	5225 - DVBC Inc DBA Terrazon Group								
2239	2023 Fiber Optic Link Project DPW-2242	Open		10/10/2024	11/09/2024	10/08/2024			18,946.88
			Vendor	5225 - DVBC Inc DBA Terrazon Group Totals			Invoices	1	\$18,946.88
Vendor	5398 - EMS Management & Consultants, Inc.								
EMS-008284	Ambulance Billing Charges - Sep	Open		09/30/2024	11/09/2024	10/10/2024			8,146.98
			Vendor	5398 - EMS Management & Consultants, Inc. Totals			Invoices	1	\$8,146.98
Vendor	5271 - FamilyForward								
2024-00000902	CDBG - Family Forward	Open		10/22/2024	10/22/2024	10/22/2024			750.00
			Vendor	5271 - FamilyForward Totals			Invoices	1	\$750.00
Vendor	3182 - Chad D Felde								
2024-00000912	Lunch Provided for Joint Truck Roadblock Participants	Open		10/24/2024	11/04/2024	10/24/2024			78.02
			Vendor	3182 - Chad D Felde Totals			Invoices	1	\$78.02
Vendor	3563 - FGM Architects								

Attachment: Warrant #21 (Warrant 2024 # 21)



Invoice Due Date Range 10/01/24 - 11/19/24
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
23-3804.02-8	Fire Stations 82 and 85 Renovations Phase 2 Services	Open		10/11/2024	11/10/2024	10/17/2024			10,726.60
			Vendor 3563 - FGM Architects Totals			Invoices	1		\$10,726.60
Vendor 2195 - FMP									
162-189813	Parts - Stock	Open		09/30/2024	10/31/2024	10/22/2024			861.01
162-190653	Lubricants & Additives - Stock	Open		10/09/2024	11/08/2024	10/22/2024			104.04
50-5639991	Lubricants & Additives - Stock	Open		10/09/2024	11/08/2024	10/22/2024			104.04
162-190828	Parts - Stock	Open		10/10/2024	11/09/2024	10/22/2024			59.88
			Vendor 2195 - FMP Totals			Invoices	4		\$1,128.97
Vendor 5073 - FullLife Safety LLC									
71022	Harness-Meehan	Open		10/16/2024	11/15/2024	10/24/2024			135.80
			Vendor 5073 - FullLife Safety LLC Totals			Invoices	1		\$135.80
Vendor 3400 - Gewalt Hamilton Associates Inc									
4510.010-2	Village Hall and Police HQ Building Assessment	Open		10/14/2024	11/13/2024	10/28/2024			5,175.00
			Vendor 3400 - Gewalt Hamilton Associates Inc Totals			Invoices	1		\$5,175.00
Vendor 1667 - Gilio Landscape Contractors									
9893	grass 1325 N Grove 10/5/24	Open		10/07/2024	11/06/2024	10/14/2024			80.00
			Vendor 1667 - Gilio Landscape Contractors Totals			Invoices	1		\$80.00
Vendor 2442 - Goodmark Nurseries Llc									
ARINV-008281	Replacement Parkway Trees and 50/50 Parkway Tree Purchases	Open		10/18/2024	11/17/2024	10/21/2024			15,670.00
			Vendor 2442 - Goodmark Nurseries Llc Totals			Invoices	1		\$15,670.00
Vendor 5494 - Joshua K Grogan									
PWBRJG10042024	Boot Reimbursement	Open		10/07/2024	11/06/2024	10/08/2024			118.10
			Vendor 5494 - Joshua K Grogan Totals			Invoices	1		\$118.10
Vendor 2905 - Group Link Corp									
2024-02-28-25729	eHelp Desk Renewal	Open		10/15/2024	11/15/2024	10/08/2024			4,162.95
			Vendor 2905 - Group Link Corp Totals			Invoices	1		\$4,162.95
Vendor 5092 - Hard Rock Concrete Cutters Inc									
206333	2024 Sidewalk Saw Cutting Program DPW-2414	Open		07/01/2024	10/31/2024	10/28/2024			121,887.92
			Vendor 5092 - Hard Rock Concrete Cutters Inc Totals			Invoices	1		\$121,887.92



Invoice Due Date Range 10/01/24 - 11/19/24
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 2141 - Hastings Air Energy Control									
PS-10003063	Parts - T-467	Open		08/18/2024	10/31/2024	10/30/2024			406.00
		Vendor 2141 - Hastings Air Energy Control Totals				Invoices	1		\$406.00
Vendor 2976 - Huffman Landscape									
HUFF10-16-24	Replacement and 50/50 Parkway Tree Installations	Open		10/16/2024	11/15/2024	10/21/2024			4,200.00
		Vendor 2976 - Huffman Landscape Totals				Invoices	1		\$4,200.00
Vendor 3687 - Illinois Homicide Investigators Association									
2024A-0081	2024 Conference Registration (Bill Leyden)	Open		10/13/2024	11/12/2024	10/24/2024			295.00
		Vendor 3687 - Illinois Homicide Investigators Association Totals				Invoices	1		\$295.00
Vendor 1604 - Illinois State Police									
20240903601	Fingerprinting for Employment (3601-Sept)	Open		10/01/2024	11/15/2024	10/24/2024			113.00
		Vendor 1604 - Illinois State Police Totals				Invoices	1		\$113.00
Vendor 2598 - Illinois Tactical Officers Assoc									
08199	2024 Annual Conference Registration (x11)	Open		09/19/2024	11/04/2024	10/24/2024			4,010.00
		Vendor 2598 - Illinois Tactical Officers Assoc Totals				Invoices	1		\$4,010.00
Vendor 4951 - Interstate Batteries of North Chicago									
8405677	Parts - Stock	Open		10/09/2024	11/08/2024	10/29/2024			386.25
		Vendor 4951 - Interstate Batteries of North Chicago Totals				Invoices	1		\$386.25
Vendor 4165 - J.M.L. Overhead Door Inc									
3839	Station 82 Overhead Door	Open		10/18/2024	11/17/2024	10/17/2024			11,900.00
		Vendor 4165 - J.M.L. Overhead Door Inc Totals				Invoices	1		\$11,900.00
Vendor 2992 - James Messineo									
JMessineo 103024	Administrative Adjudication	Open		10/30/2024	11/13/2024	10/30/2024			1,687.50
		Vendor 2992 - James Messineo Totals				Invoices	1		\$1,687.50
Vendor 3869 - John Nelson Architect Inc									
JN 10/28/24	Plan Review/ Consultation Services 10/16-10/25	Open		10/30/2024	10/30/2024	10/22/2024			1,890.00
		Vendor 3869 - John Nelson Architect Inc Totals				Invoices	1		\$1,890.00
Vendor 3631 - Johnson Controls Security Solutions LLC									
40653020	Alarm Monitoring 137 W. Wood St.-11/1/24-1/31/25	Open		10/12/2024	11/11/2024	10/31/2024			188.30
		Vendor 3631 - Johnson Controls Security Solutions LLC Totals				Invoices	1		\$188.30
Vendor 4055 - James R Keats									



Invoice Due Date Range 10/01/24 - 11/19/24
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
PWCDLJK10302024	CDL Renewal Reimbursement	Open		10/30/2024	11/06/2024	10/30/2024			60.00
Vendor 4055 - James R Keats Totals									Invoices 1 \$60.00
Vendor 2075 - Kimball Midwest									
102675762	Parts - Black Cable Tie - Park District	Open		10/07/2024	11/06/2024	10/30/2024			549.00
Vendor 2075 - Kimball Midwest Totals									Invoices 1 \$549.00
Vendor 5196 - Knapheide Equipment Co - Chicago									
068F154816	Repairs & Maintenance - E-479	Open		10/12/2024	11/11/2024	10/22/2024			157.50
Vendor 5196 - Knapheide Equipment Co - Chicago Totals									Invoices 1 \$157.50
Vendor 4201 - Koziol Reporting Service									
2480-184	2024 Koziol Reporting Service (Legal Expenses, services for PD)	Open		10/18/2024	10/23/2024	10/23/2024			220.00
Vendor 4201 - Koziol Reporting Service Totals									Invoices 1 \$220.00
Vendor 5128 - M.J. Taylor Law, LLC									
MJTAYLOR 10-28	Village Prosecution Legal	Open		10/28/2024	11/13/2024	10/30/2024			3,450.00
Vendor 5128 - M.J. Taylor Law, LLC Totals									Invoices 1 \$3,450.00
Vendor 4957 - MacQueen Equipment, LLC									
P30578	Parts - Stock	Open		10/07/2024	11/06/2024	10/03/2024			683.43
Vendor 4957 - MacQueen Equipment, LLC Totals									Invoices 1 \$683.43
Vendor 5392 - Many Paws Global Rescue, Inc									
INV002	Vaccine's for PPD Strays Rescue Program	Open		10/19/2024	11/04/2024	10/24/2024			252.52
Vendor 5392 - Many Paws Global Rescue, Inc Totals									Invoices 1 \$252.52
Vendor 5066 - Marco Technologies LLC									
540375482	Copier Maintenance Agreement	Open		10/16/2024	11/09/2024	10/15/2024			1,157.88
Vendor 5066 - Marco Technologies LLC Totals									Invoices 1 \$1,157.88
Vendor 2737 - Mes Inc/Global									
IN2128421	Calibration Gas	Open		10/02/2024	11/01/2024	10/17/2024			176.83
IN2134982	SCBA Equipment Parts	Open		10/16/2024	11/15/2024	10/24/2024			2,258.19
Vendor 2737 - Mes Inc/Global Totals									Invoices 2 \$2,435.02
Vendor 2421 - Mikes Towing/Auto & Truck Repair									
1073570	Safety Lane T-425, T-461, T-518	Open		10/04/2024	11/03/2024	10/22/2024			140.00
1073575	Safety Lane T-396	Open		10/04/2024	11/03/2024	10/22/2024			40.00

Attachment: Warrant #21 (Warrant 2024 # 21)



Invoice Due Date Range 10/01/24 - 11/19/24
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
1073609	Safety Lane - E-618, E-479, T-513	Open		10/11/2024	11/10/2024	10/22/2024			118.00
Vendor 2421 - Mikes Towing/Auto & Truck Repair Totals									Invoices 3
									\$298.00
Vendor 5430 - Modaxo Traffic Management									
1733086	Red Light Camera Vendor Fees (August)	Open		09/25/2024	11/09/2024	10/24/2024			3,500.95
Vendor 5430 - Modaxo Traffic Management Totals									Invoices 1
									\$3,500.95
Vendor 5099 - NAPA Auto Parts									
451399	Parts - STOCK	Open		10/07/2024	11/06/2024	10/14/2024			25.92
451456	Parts - STOCK	Open		10/07/2024	11/06/2024	10/14/2024			10.46
451810	Parts - Stock	Open		10/09/2024	11/08/2024	10/29/2024			10.92
452380	Parts - Stock	Open		10/15/2024	11/14/2024	10/29/2024			94.32
452566	Parts - C-375	Open		10/16/2024	11/15/2024	10/29/2024			225.92
Vendor 5099 - NAPA Auto Parts Totals									Invoices 5
									\$367.54
Vendor 1541 - NIPSTA									
77942105	Structural Collapse Tech (Learch)	Open		10/12/2024	11/11/2024	10/10/2024			2,200.00
77947576	Structural Collapse Tech (Wolthausen)	Open		10/12/2024	11/11/2024	10/10/2024			2,200.00
64324734	Vehicle Machinery Technician Class (Grenier, Loverher)	Open		10/19/2024	11/18/2024	10/25/2024			2,600.00
Vendor 1541 - NIPSTA Totals									Invoices 3
									\$7,000.00
Vendor 2432 - Northern Ill Police Alarm System									
15481	Language Line Usage (August)	Open		10/15/2024	11/14/2024	10/24/2024			107.50
Vendor 2432 - Northern Ill Police Alarm System Totals									Invoices 1
									\$107.50
Vendor 3002 - Northwest Community Hospital-OEHS									
34970	September Physicals	Open		10/02/2024	11/01/2024	10/17/2024			4,050.00
Vendor 3002 - Northwest Community Hospital-OEHS Totals									Invoices 1
									\$4,050.00
Vendor 1214 - On Time Embroidery Inc.									
127501	Clothing	Open		10/14/2024	11/13/2024	10/15/2024			70.00
127674	Clothing	Open		10/14/2024	11/13/2024	10/15/2024			172.00
127705	Clothing	Open		10/14/2024	11/13/2024	10/15/2024			76.00
128090	Clothing	Open		10/14/2024	11/13/2024	10/15/2024			89.00
128389	Clothing	Open		10/14/2024	11/13/2024	10/15/2024			44.00
128442	Clothing	Open		10/14/2024	11/13/2024	10/15/2024			98.00
130140	Clothing	Open		10/14/2024	11/13/2024	10/15/2024			60.00
Vendor 1214 - On Time Embroidery Inc. Totals									Invoices 7
									\$609.00



Invoice Due Date Range 10/01/24 - 11/19/24
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 3147 - Reid T Ottesen									
InsurReimburs24	Insurance Reimbursement Reid 2024	Open		10/21/2024	10/21/2024	10/21/2024			553.00
Vendor 3147 - Reid T Ottesen Totals							Invoices	1	\$553.00
Vendor 5151 - Pace Analytical Services, LLC									
247220491	Water Sample Testing	Open		10/09/2024	11/08/2024	10/08/2024			535.00
247221094	Water Sample Testing	Open		10/16/2024	11/15/2024	10/24/2024			460.00
Vendor 5151 - Pace Analytical Services, LLC Totals							Invoices	2	\$995.00
Vendor 2357 - Palatine Township									
2024-00000903	CDBG - Township	Open		10/22/2024	10/22/2024	10/22/2024			1,150.00
Vendor 2357 - Palatine Township Totals							Invoices	1	\$1,150.00
Vendor 2376 - Palatine Township Senior Citizens									
2024-00000905	CDBG - PTSCC	Open		10/22/2024	10/22/2024	10/22/2024			3,750.00
Vendor 2376 - Palatine Township Senior Citizens Totals							Invoices	1	\$3,750.00
Vendor 1784 - Parent Petroleum									
1712144RB	Lubricants and Additives - Stock	Open		10/07/2024	11/06/2024	10/29/2024			1,625.40
1713115	Lubricants and Additives - Stock	Open		10/10/2024	11/09/2024	10/29/2024			895.16
Vendor 1784 - Parent Petroleum Totals							Invoices	2	\$2,520.56
Vendor 5403 - Park Consulting Group, Inc									
685_2	Post Go-Live Support	Open		09/16/2024	10/16/2024	10/21/2024			900.00
Vendor 5403 - Park Consulting Group, Inc Totals							Invoices	1	\$900.00
Vendor 1310 - Partners for Our Communities									
2024-00000904	CDBG - POC	Open		10/22/2024	10/22/2024	10/22/2024			6,000.00
Vendor 1310 - Partners for Our Communities Totals							Invoices	1	\$6,000.00
Vendor 4703 - Peralte-Clark Llc									
12	Smith and Colfax Drainage Improvements Feasibility Study	Open		10/08/2024	11/07/2024	10/08/2024			3,781.92
Vendor 4703 - Peralte-Clark Llc Totals							Invoices	1	\$3,781.92
Vendor 1276 - Pirtek O'Hare									
OH-T00033807	Repairs & Maintenance - Streets Post Pounder Hose	Open		10/16/2024	11/15/2024	10/29/2024			180.89
Vendor 1276 - Pirtek O'Hare Totals							Invoices	1	\$180.89
Vendor 2167 - Pomp's Tire Service, Inc.									
280166075	Parts - E-211	Open		10/11/2024	11/10/2024	10/29/2024			548.85



Invoice Due Date Range 10/01/24 - 11/19/24
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 2167 - Pomp's Tire Service, Inc. Totals									
							Invoices	1	\$548.85
Vendor 1944 - Quill LLC									
41153280	office supplies- paper	Open		10/18/2024	11/17/2024	10/22/2024			157.97
							Vendor 1944 - Quill LLC Totals		
							Invoices	1	\$157.97
Vendor 2480 - Record Information Services Inc									
55510	Cook County Records Lookup	Open		09/04/2024	10/03/2024	10/23/2024			959.00
							Vendor 2480 - Record Information Services Inc Totals		
							Invoices	1	\$959.00
Vendor 4545 - Robinson Engineering Ltd									
24100051	Public Works Utilities Division Phase 2 Assistance	Open		10/03/2024	11/02/2024	10/28/2024			1,194.00
							Vendor 4545 - Robinson Engineering Ltd Totals		
							Invoices	1	\$1,194.00
Vendor 3207 - Spaceco, Inc									
98655	Kasuba Lift Station Review	Open		10/11/2024	11/10/2024	10/28/2024			3,705.00
							Vendor 3207 - Spaceco, Inc Totals		
							Invoices	1	\$3,705.00
Vendor 4965 - START Group									
S024-10-82	Confined Space Entry & Non-Entry Rescue	Open		10/09/2024	11/08/2024	10/25/2024			650.00
S024-10-85	Classroom/Skills Trench Compliance & Competent Person Classroom/Skills	Open		10/17/2024	11/16/2024	10/25/2024			650.00
							Vendor 4965 - START Group Totals		
							Invoices	2	\$1,300.00
Vendor 4966 - T-Mobile									
9583910952	Cellular Phone Tracking/Tower Dump (24-005399)	Open		10/22/2024	11/04/2024	10/24/2024			150.00
							Vendor 4966 - T-Mobile Totals		
							Invoices	1	\$150.00
Vendor 1199 - Thompson Elevator Inspection Service Inc									
24-2058	50 elevator insp & 2 reinspect	Open		10/10/2024	11/09/2024	10/14/2024			1,978.00
24-2066	1 elevator plan review- 24 S Plum Grove	Open		10/14/2024	11/13/2024	10/14/2024			75.00
							Vendor 1199 - Thompson Elevator Inspection Service Inc Totals		
							Invoices	2	\$2,053.00
Vendor 2593 - TKB Associates Inc									
15468	Laserfiche Forms Development & Training	Open		10/15/2024	11/15/2024	10/15/2024			3,500.00
							Vendor 2593 - TKB Associates Inc Totals		
							Invoices	1	\$3,500.00



Invoice Due Date Range 10/01/24 - 11/19/24
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 4058 - TransUnion Risk and Alternative Data Solutions Inc									
71751-202409-1	Online Investigative Search Engine (09/01/24 - 09/30/24)	Open		10/01/2024	11/15/2024	10/24/2024			180.60
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc Totals						Invoices	1		\$180.60
Vendor 4037 - True North Consultants Inc									
INV6381	Soil Assessments for Various Water Main Locations	Open		10/18/2024	11/17/2024	10/24/2024			585.00
Vendor 4037 - True North Consultants Inc Totals						Invoices	1		\$585.00
Vendor 3709 - Verizon Wireless									
9976198807	Cellular Usage	Open		10/12/2024	11/04/2024	10/30/2024			4,671.01
Vendor 3709 - Verizon Wireless Totals						Invoices	1		\$4,671.01
Vendor 2258 - Wickstrom Auto Group									
179463	Parts - C-371	Open		10/15/2024	11/14/2024	10/29/2024			121.54
Vendor 2258 - Wickstrom Auto Group Totals						Invoices	1		\$121.54
Vendor 3476 - Wirfs Industries Inc									
33875	Fire Engine Aerial Testing-T-412	Open		10/16/2024	11/15/2024	10/22/2024			1,360.00
Vendor 3476 - Wirfs Industries Inc Totals						Invoices	1		\$1,360.00
Vendor 3185 - Ziebell Water Service Products Inc									
267314-000	Deer Grove Lift Station Bypass	Open		10/04/2024	11/03/2024	10/24/2024			1,735.00
267362-000	Deer Grove Lift Station Bypass	Open		10/10/2024	11/09/2024	10/24/2024			207.40
267377-000	Ford SS Repair Sleeves	Open		10/11/2024	11/10/2024	10/24/2024			625.58
267388-000	Shires Lift Station Bypass	Open		10/14/2024	11/13/2024	10/24/2024			3,874.68
267389-000	Deer Grove Lift Station Bypass	Open		10/14/2024	11/13/2024	10/24/2024			3,874.68
267390-000	Lube & Belt Pipe Scraper	Open		10/14/2024	11/13/2024	10/24/2024			183.00
267391-000	Deer Grove Lift Station Bypass	Open		10/14/2024	11/13/2024	10/24/2024			1,188.00
267403-000	Deer Grove Lift Station Bypass	Open		10/15/2024	11/14/2024	10/24/2024			260.00
267418-000	Ford SS Repair Sleeves	Open		10/16/2024	11/15/2024	10/24/2024			1,006.82
267419-000	Deer Grove Lift Station Bypass	Open		10/16/2024	11/15/2024	10/24/2024			1,705.75
Vendor 3185 - Ziebell Water Service Products Inc Totals						Invoices	10		\$14,660.91
Vendor 4699 - Eric Zimmerman									
2024-00000900	clothing reimbursement-shoes	Open		10/22/2024	10/22/2024	10/22/2024			143.34



Invoice Due Date Range 10/01/24 - 11/19/24
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	4699 - Eric Zimmerman Totals		Invoices		1	\$143.34
Vendor James Balogh									
2024-00000906	sign refund /1311 W Hill/ PFSUB-7-2024	Open		10/24/2024	10/24/2024	10/24/2024			125.00
			Vendor	James Balogh Totals		Invoices		1	\$125.00
Vendor Jennifer Miramonti									
2024-00000899	50/50 Apron Program Refund	Open		10/11/2024	10/17/2024	10/17/2024			514.25
			Vendor	Jennifer Miramonti Totals		Invoices		1	\$514.25
Vendor Fred Yancey									
2024-00000914	sign refund/ 1101 E Dundee/ SU118-2024	Open		10/28/2024	10/28/2024	10/28/2024			125.00
			Vendor	Fred Yancey Totals		Invoices		1	\$125.00
			Grand Totals		Invoices		147	\$650,438.55	

Attachment: Warrant #21 (Warrant 2024 # 21)



Payment Date Range 10/22/24 - 10/22/24
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 2048 - Quadient Finance USA, Inc BH3786020334	Village Wide Postage Machine	Paid by EFT #12708		10/22/2024	10/22/2024	10/22/2024		10/22/2024	3,000.00
Vendor 2048 - Quadient Finance USA, Inc Totals						Invoices	1		\$3,000.00
Grand Totals						Invoices	1		\$3,000.00

Attachment: Warrant #21 (Warrant 2024 # 21)



Payment Date Range 10/21/24 - 10/21/24
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 3091 - Cook County Treasurer Electrical & Mechanical Item 2024-2	Traffic Signal Maintenance- Quarterly	Paid by Check #266061		07/03/2024	08/02/2024	08/13/2024		10/21/2024	905.01
Vendor 3091 - Cook County Treasurer Electrical & Mechanical Item Totals						Invoices	1		\$905.01
Grand Totals						Invoices	1		\$905.01

Attachment: Warrant #21 (Warrant 2024 # 21)

Village of Palatine
Payment Batch Register
Bank Account: AP - Accounts Payable ZBA
Batch Date: 10/18/2024

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	10/18/2024	266060	Utility Management Refund	WEBER , MARIAN		6.77
		Account Type	Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:				Transactions: 1		\$6.77
Checks:		1		\$6.77		

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 10/31/2024

8.1.a

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	10/31/2024	266062	Utility Management Refund	FARLEY , CHI		28.07
		Account Type	Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:				Transactions: 1		\$28.07
Checks:		1	\$28.07			

Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Carry-Out Restaurant at 450-452 E. Dundee Road

The Petitioner, R&T PZA Corporation (DBA Domino's Pizza), is requesting the transfer of the existing Special Use to permit the continued operation of a carry-out restaurant at this location. Therefore, the Petitioners are requesting approval of the following:

Transfer of Special Use #O-75-01 to permit the continued operation of a restaurant (Domino's Pizza) at 450-452 E. Dundee Road

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, currently contains Domino's Pizza (which received a Special Use in 2001).
- The Petitioner is requesting to continue the operations as a Domino's Pizza and is requesting a Special Use Transfer. Other than the ownership change, the general operations remain the same. As the restaurant operates after midnight (open until 1 AM on Fridays & Saturdays), the need for a Special Use remains.
- Any changes to the floor plan or business operations would require additional Village review.

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 450-452 E. Dundee Road.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance #O-75-01 to R&T PZA Corporation to permit the continued operation of a carry-out restaurant at 450-452 E. Dundee Road.

Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Laundromat at 1550 N. Rand Road

The Subject Property contains a laundromat operating under an existing Special Use. Tithya Laundry Services LLC is requesting to transfer the existing Special Use to allow the continued operation of the existing business at 1550 N. Rand Road. Therefore, the Petitioner is requesting approval of the following:

Special Use Transfer of Ordinance #O-252-04 to Tithya Laundry Services LLC (DBA Rock & Roll Laundry) to permit the continued operation of a laundromat at 1550 N. Rand Road

KEY ISSUES:

- A Special Use for the existing laundromat business was approved for the Subject Tenant Space in 2004, and was subsequently transferred in 2020.
- The original laundromat had a separate Special Use, which allowed food service in a café. However, the previous transfer removed this use and the current Petitioner is not intending to provide food service with this transfer. The Petitioner is not requesting any other changes to the business operations or floor plan.
- Any future changes to the floor plan or business operations will require additional Village review.

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 to Tithya Laundry Services LLC (DBA Rock & Roll Laundry) at 1550 N. Rand Road.

ACTION REQUIRED:

A motion transferring Special Use Ordinance #O-252-04 to Tithya Laundry Services LLC (DBA Rock & Roll Laundry) for the continued operation of a laundromat at 1550 N. Rand Road.

Consider an Ordinance Decreasing the Number of Class G (Restaurant with Beer & Wine) Liquor Licenses by One for Rep's Burgers Located at 139 N. Northwest Highway

BACKGROUND:

Rep's notified Staff that their restaurant Rep's Burgers, located at 139 N. Northwest Highway, will no longer be serving alcohol and, therefore, did not renew their Illinois State Liquor License upon its expiration on October 31, 2024. Without a valid state license, the Palatine Liquor License is no longer valid.

It is appropriate to remove the Class G license from the Liquor Code, reducing the number of licenses to 11.

KEY ISSUES:

- Decrease Class G (Restaurant with Beer & Wine) Liquor License by one.

ALTERNATIVES:

1. Approve the Ordinance decreasing the number of Class G Liquor Licenses by one.
2. Do not approve the Ordinance decreasing the number of Class G Liquor Licenses by one.

RECOMMENDATION:

Action is at the discretion of the Committee.

ACTION REQUIRED:

Action is at the discretion of the Committee.

Consider Ordinances Approving a Preliminary & Final Planned Development and Amending the Vacation of the Abutting Unimproved Gilbert Street and Michigan Avenue Right-of-Way, and a Resolution Granting a Preliminary & Final Plat of Subdivision to Permit a Six Lot Single-Family Subdivision (Estates at Arcadia) at 274 & 286 W. Michigan Avenue

BACKGROUND:

The Subject Property contains two now vacant lots on Michigan Avenue, between the Arcadia and Arcadia West subdivisions. The property is zoned Planned Development and was previously approved (in both 2017 and 2022) for a 6-lot single-family subdivision. Ultimately, the Planned Development did not meet the required conditions and thus was never effectuated. Nevertheless, the property maintains a Planned Development zoning designation, without an active Planned Development in place. Therefore, the Petitioner is requesting approval of the following:

- 1) Preliminary & Final Planned Development;**
- 2) Amending the Vacation of the southern 33 feet of W. Gilbert Road Unimproved Right-of-Way; and**
- 3) Preliminary & Final Plat of Subdivision for the Estates at Arcadia Subdivision (six single-family residential lots).**

KEY ISSUES:

- The proposed subdivision includes 6 single-family residential lots, with 4 lots connecting through Arcadia and Arcadia West Subdivisions (extension of Prestwick Street) and the southernmost lots (Lots 1 and 2) deriving access from Michigan Avenue.
- As was previously approved, the proposed subdivision aligns with the R-1B zoning requirements, which was also a recommended condition of the Michigan Avenue Sub Area Plan (adopted as a Comprehensive Plan Amendment in 2007). This provides a transition from the smaller lots to the north and the larger R-1 lots to the south along Michigan Avenue.
- The vacation of the abutting south half of the W. Gilbert Road right-of-way and northern 3 feet of the W. Michigan Avenue right-of-way was previously approved by the Village and will align with the similar vacations that were completed in conjunction with the Arcadia and Arcadia West Subdivisions. The approval documents being considered in conjunction with the proposed Estates at Arcadia Subdivision includes an ordinance amending the Village's previous vacation to make reference to the proposed Estates at Arcadia Subdivision.
- The proposed lots comply with the R-1B bulk standards, including, as noted on the engineering plans, the minimum interior side yard setbacks (minimum 10 feet and a minimum combined total of 25 feet for both interior side yards).
- The engineering plans provide stormwater detention and volume control within a detention basin and easement area on the northern portions of Lots 1 and 2. The previously approved plans contemplated an outlot for the detention basin. As proposed, the stormwater is captured in the basin and discharged through a restrictor into the storm sewer, with ultimate controlled outfall into the creek

system to the south of the subdivision. The base of the detention pond has an elevation of 729.7, with the highwater line of 733.5.

- Prestwick Street will be completed to Village Standards, including the sidewalks and ROW dedication. Maintenance/access to the detention basin is provided through a 15-foot public utility easement from W. Michigan Avenue (turfstone/equal material is proposed, which compares to the maintenance/access for Arcadia Subdivision). Parkway trees would be installed along both Michigan Avenue and Prestwick Street.
- The proposed architectural plans contemplate several combination options of LP siding, stone and brick veneers, and the proposed homes provide 3-car garages.

ALTERNATIVES:

1. Approve the Planned Development, Amendment to the previous Vacation of the abutting unimproved Gilbert Road and Michigan Avenue right-of-way, and the Subdivision.
2. Do not approve the Planned Development, Amendment to the previous Vacation of the abutting unimproved Gilbert Road and Michigan Avenue right-of-way, and Subdivision.

RECOMMENDATION:

Public Hearing: PZC meeting on October 22, 2024.

Residents testifying: None.

Vote: The PZC voted unanimously to approve the Planned Development, amended right-of-way Vacation, and Subdivision.

ACTION REQUIRED:

A motion to approve the Preliminary & Final Planned Development at 274 & 286 W. Michigan Avenue for the Estates at Arcadia Subdivision, amending the previous Vacation of the abutting Gilbert Road and Michigan Avenue right-of-way, and the Preliminary and Final Plat of Subdivision.

Consider an Ordinance Authorizing a Minor Amendment to the Slade Street Crossing Planned Development to Approve a Ranch-Style Home Design Option at 37 N. Plum Grove Road

BACKGROUND:

The Subject Property recently received Final Planned Development approval to allow for the development of five new single-family homes. Per the Final Planned Development approval, the architecture plans for the proposed homes contemplated all two-story homes, with varying architectural elements. In order to allow for flexibility in the design options of these homes, the Developer is requesting the ability to allow for a ranch-style design option within Slade Street Crossing and has therefore requested approval of the following:

A Minor Planned Development Amendment to allow for a single-story ranch design at Slade Street Crossing

KEY ISSUES:

- The Village Council approved the Final Planned Development at 37 N. Plum Grove Road on March 11, 2024. The architectural designs for all five homes were two-story, with differing architectural elements.
- The Developer is requesting a Minor Planned Development Amendment to allow a ranch-style design option as an alternative for potential customers. Other than a shorter height and design, all of the other architectural materials, building setbacks, and the underlying footprint of the home are consistent with the approved Planned Development. The revised plans include a 2nd bedroom in the basement level, along with a flex space and bathroom.

ALTERNATIVES:

1. Approve the Minor Planned Development Amendment to allow a ranch-style design option at Slade Street Crossing.
2. Do not approve a Minor Planned Development Amendment to allow a ranch-style design option at Slade Street Crossing.

RECOMMENDATION:

Staff recommends approval of the Minor Planned Development Amendment to the Slade Street Crossing Planned Development at 37 N. Plum Grove Road.

ACTION REQUIRED:

A motion to approve the Minor Planned Development Amendment to allow a ranch-style design option at Slade Street Crossing at 37 N. Plum Grove Road.

Consider a Motion Authorizing the Mayor to Execute a Water Service Agreement with 783 Lake Cook Enterprises, LLC d/b/a Persin and Robbin

BACKGROUND:

The property at the southeast corner of Lake Cook and Quentin Roads was located in both Deer Park and Palatine. The split jurisdiction had long been an issue when parties were interested in acquiring a portion of the property for redevelopment purposes.

A Development Agreement was negotiated and approved that initiated the Palatine parcels being disconnected and subsequently annexed to Deer Park as part of facilitating the construction of a Persin and Robbin jewelers.

All sales taxes generated will be shared equally between Palatine and Deer Park. The property owner will make a payment to Palatine each year equivalent to what property taxes they would have otherwise paid had the property remained in Palatine. Additionally, this development will extend sanitary sewer service from its existing termination at Hilltop Animal Hospital to the east to the subject property.

KEY ISSUES:

- 783 Lake Cook Enterprises, LLC d/b/a Persin and Robbin is the owner of the property at 783 West Lake Cook Road and plans to develop the property as a retail use.
- The customer will pay to Palatine the water rate at the standard amount for properties outside of the Village's corporate limits.

ALTERNATIVES:

1. Authorize the Mayor to execute the Water Service Agreement.
2. Do not authorize execution and refer back to Staff.

RECOMMENDATION:

Staff recommends approval of a motion authorizing the Mayor to execute a Water Service Agreement with 783 Lake Cook Enterprises, LLC.

ACTION REQUIRED:

A motion authorizing the Mayor to execute the assignment, subject to review by the Village Attorney.

Consider an Ordinance Granting a Variance from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow Commonwealth Edison to Install a New Utility Pole in the Right-of-Way in Front of 1557-1585 N. Quentin Road

BACKGROUND:

Commonwealth Edison (ComEd) has applied for a permit to install a new utility pole in the Quentin Road right-of-way within the Village of Palatine. This installation was requested by ComEd in order to provide power to the new four-lot subdivision on Haven Drive (Dundee Park).

KEY ISSUES:

- As a utility company, ComEd is subject to the requirements of Chapter 16 and may not place any above ground structures within the right-of-way unless approved by the Village Council. The new pole requires that a variance be granted.
- The proposed work is for the installation of one new utility pole on Quentin Road, north of Dundee Road, in front of Ellen Plaza (1557-1585 North Quentin Road).
- The new pole is being requested and is needed to supply power to the new Dundee Park subdivision to the east on Haven Drive.

ALTERNATIVES:

1. Approve the ordinance granting a variation to ComEd for the installation of one new utility pole in the Quentin Road right-of-way.
2. Do not approve the variation.

RECOMMENDATION:

Staff recommends approval of the ordinance granting ComEd a variation from the Village Code to allow the installation of a new utility pole in the Quentin Road right-of-way.

ACTION REQUIRED:

Motion to approve the ordinance granting ComEd a variation from Chapter 16 of the Village's Code of Ordinances to allow the installation of a new utility pole in the Quentin Road right-of-way.

Consider a Motion to Approve and Authorize the Mayor to Execute a Local Public Agency Agreement for Participation in the Illinois Department of Transportation's Illinois Route 53 Improvement from Kirchoff Road to Anderson Road

BACKGROUND:

The State of Illinois plans to contract for improvements to over 19,000 lineal feet of IL 53 with work including: Bridge superstructure replacement of IL 53 over Kirchoff Road, deck replacement of IL 53 over Industrial Avenue, deck replacement of IL 53 over US 14, superstructure replacement of IL 53 over Palatine Road, and substructure and culvert repairs. Additional major improvements include resurfacing of IL 53 within project limits, ramp repairs, drainage, Americans with Disabilities Act (ADA) ramp improvements, lighting, and aesthetic bridge enhancements and all other work necessary to complete the improvements in accordance with the approved plans and specifications.

KEY ISSUES:

- Ramp improvements will include adjustments to the existing traffic signals at the IL-53 entrance and exit ramps with US-14.
- Each of the traffic signals at these ramps have emergency vehicle pre-emption which will need to be removed and reinstalled.
- All costs associated with emergency vehicle pre-emption are the responsibility of the Village. In this project, design and construction costs for pre-emption are \$4,543.

ALTERNATIVES:

1. Approve the Local Public Agency Agreement with IDOT.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the Local Public Agency Agreement with IDOT be approved.

BUDGET IMPACT:

Capital improvement dollars will be used to cover the \$4,543 required participation.

ACTION REQUIRED:

Motion to approve the Local Public Agency Agreement with IDOT for the Illinois Route 53 improvements between Kirchoff to Anderson Roads.

Consider a Resolution Reducing the Olms Corner Public Improvement Security Deposit

BACKGROUND:

The Subject Property includes the 3-lot residential subdivision at the northeast corner of Brockway and Colfax Streets. On May 7, 2024, the Village accepted a public improvement security deposit in the amount of \$103,010.96 to ensure the completion of the required public improvements for the Olms Corner Subdivision. The initial security deposit was reduced down to its current amount of \$46,710.56 in June 2024. The developer has completed additional portions of the required public improvements and has requested a commensurate reduction to the corresponding security deposit. Therefore, the developer is seeking approval of the following:

Authorization for a reduction of the public improvement security deposit

KEY ISSUES:

- The Petitioner has completed additional public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Olms Corner Subdivision. The Village Engineer has inspected the improvements and approved the reduction request.
- The \$8,996.40 reduction request includes the required water service and sidewalk work. The remaining funds will ensure the completion for all the remaining public improvements for the subdivision.

ALTERNATIVES:

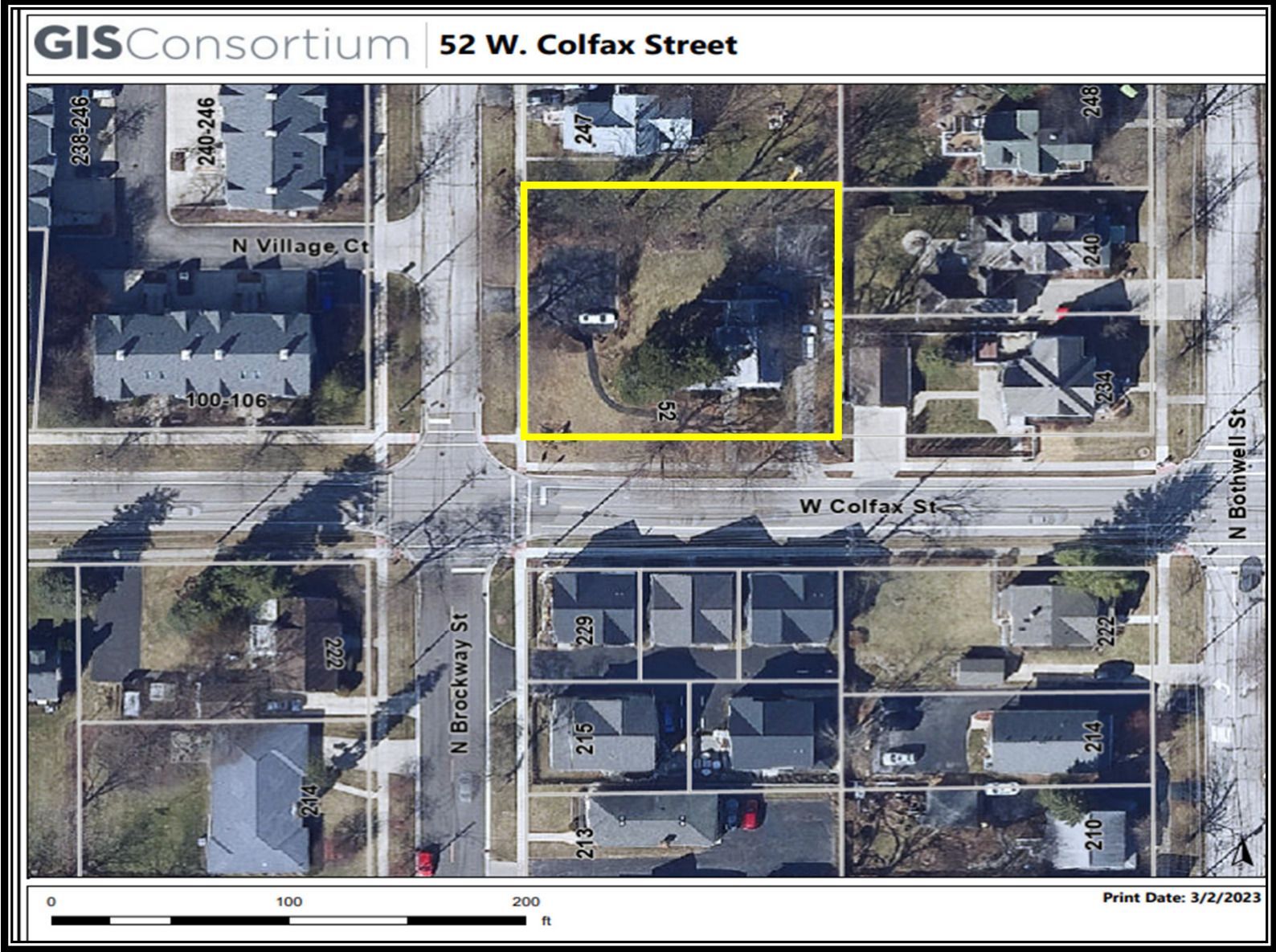
1. Authorize the reduction of the public improvement security deposit.
2. Do not authorize the reduction of the public improvement security deposit.

RECOMMENDATION:

A motion to approve a resolution granting a reduction of the security deposit for Olms Corner Subdivision.

ATTACHMENTS:

- Aerial Map
- RES - Security Deposit reduction



Attachment: Aerial Map (Olms Corner - Security Deposit Reduction (CA))

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A REDUCTION OF SECURITY DEPOSIT FOR
OLMS CORNER SUBDIVISION, PURSUANT TO THE VILLAGE OF PALATINE
MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02**

WHEREAS, on the 6th day of May, 2024, GWR Enterprises LLC for good and valuable consideration agreed to install certain public improvements in the Olms Corner Subdivision; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the Olms Corner Subdivision, located at 52 W. Colfax Street, a Security Deposit in the amount of \$103,010.96 was deposited with the Village of Palatine on the 6th day of May 2024 to ensure the completion of the project improvements; and said security deposit was reduced down to its current amount of \$47,710.56 in June 2024.

WHEREAS, GWR Enterprises LLC has completed the required public improvements, which were inspected and accepted by the Village Engineer and has therefore applied for another reduction of the letter of credit in the amount of \$8,996.40; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed.

Attachment: RES - Security Deposit reduction (Olms Corner - Security Deposit Reduction (CA))

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the
Village of Palatine that:

SECTION 1: Approval pursuant to the Palatine Municipal
Code, Appendix B Section 9.02 be and is hereby granted for the public
improvements having a value of \$8,996.40 and the letter of credit is hereby
reduced to \$37,714.16.

PASSED: This _____ day of _____, 2024.

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

Mayor

ATTESTED and FILED in the Office
of the Village Clerk this _____
day of _____, 2024.

Village Clerk

Consider a Resolution Reducing the SMT Subdivision Public Improvement Security Deposit

BACKGROUND:

The Subject Property includes the 2-lot residential subdivision at the northwest corner of Clyde Avenue and Wood Street. On May 17, 2024, the Village accepted a public improvement security deposit in the amount of \$59,650.50 to ensure the completion of the required public improvements for the SMT Subdivision. On August 5, 2024 the Village approved a reduction in the amount of \$20,475, with \$39,175.50 remaining for the security deposit. The developer completed an additional portion of the required public improvements and has requested a security deposit reduction. Therefore, the developer is seeking approval of the following:

Authorization for a reduction of the public improvement security deposit

KEY ISSUES:

- The Petitioner completed additional required public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans. The Village Engineer inspected the improvements and approved the reduction request.
- The \$12,636 reduction request includes the required parkway infrastructure work and sidewalk installation. The remaining \$26,539.50 will ensure completion for all the remaining public improvements within the subdivision.

ALTERNATIVES:

1. Authorize the reduction of the public improvement security deposit.
2. Do not authorize the reduction of the public improvement security deposit.

RECOMMENDATION:

A motion to approve a resolution granting a security deposit reduction for SMT Subdivision.

ATTACHMENTS:

- Aerial Map
- RES - Security Deposit Reduction



0 300 600
ft

Print Date: 3/5/2024

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 (SMT Subdivision - Security Deposit Reduction (CA))

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A REDUCTION OF SECURITY DEPOSIT FOR
SMT SUBDIVISION, PURSUANT TO THE VILLAGE OF PALATINE
MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02**

WHEREAS, on the 17th day of May, 2024, the developer for good and valuable consideration agreed to install certain public improvements in the SMT Subdivision; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the SMT Subdivision, located at 228 N. Clyde Ave, a Security Deposit in the amount of \$ 59,650.50 was deposited with the Village of Palatine on the 17th day of May 2024 to ensure the completion of the project improvements and was subsequently reduced to \$39,175.50 on the 5th day of August 2024; and

WHEREAS, the developer has completed a portion of the required public improvements, which were inspected and accepted by the Village Engineer and has therefore applied for a reduction of the letter of credit in the amount of \$12,636; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the
Village of Palatine that:

SECTION 1: Approval pursuant to the Palatine Municipal
Code, Appendix B Section 9.02 be and is hereby granted for the public
improvements having a value of \$12,636 and the letter of credit is hereby
reduced to \$26,539.50.

PASSED: This _____ day of _____, 2024.

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

Mayor

ATTESTED and FILED in the Office
of the Village Clerk this _____
day of _____, 2024.

Village Clerk

Consider an Ordinance Amending Chapter 18 - Traffic of the Village of Palatine's Code of Ordinances

BACKGROUND:

Staff continually reviews the Village's Code of Ordinances to ensure it remains accurate and relevant. At the October 14th meeting, the Council approved changes to Chapter 18 regarding the Village's Vehicle Impoundment Ordinance, 18-33, as it relates to administrative fees and the types of violations that apply.

KEY ISSUES:

- Staff missed an edit needed in 18.33 B (4) to add the reference to (6):
 - 4. For situations involving an impoundment pursuant to Section 18.33 A (4), (5) or **(6)** above, a vehicle may be released prior to an impoundment to an unimpaired passenger with the consent of the owner of record on scene and proof of valid motor vehicle insurance.
- The original change from October 14th was needed to add the updated Criminal Code of 2012 and specify certain misdemeanor and felony offenses when administrative fees can be imposed when a motor vehicle is used in the commission of, or in the attempt to commit, those offenses.

ALTERNATIVES:

- . Recommend approval of the text amendments to Chapter 18.
- . Do not recommend approval of the text amendments to Chapter 18.

RECOMMENDATION:

Staff recommends approval of the text amendments to Chapter 18.

ACTION REQUIRED:

Motion to approve the ordinance amending Chapter 18 of the Village's Code of Ordinances.

ATTACHMENTS:

- Ordinance Amending Ch 18
- Amendments to Ch 18_Nov4 (Redline)

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 18 – TRAFFIC, OF THE
CODE OF ORDINANCES OF THE VILLAGE OF PALATINE**

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its streets and the manner in which motor vehicles are operated thereon; and

WHEREAS, the Village of Palatine finds it in the best interest of public safety to amend Chapter 18 - Traffic of the Village Code to incorporate the updated Criminal Code of 2012 as it relates to impoundment;

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: The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2: ARTICLE I, titled "IN GENERAL", Section 18-33, Titled "Vehicle Impoundment", of Chapter 18, titled "Traffic," of the Village Code is hereby amended to read as follows:

Sec. 18-33. Vehicle Impoundment.

B. *General Regulations*

1. This section shall not replace or otherwise abrogate any existing state or federal laws or Village ordinances pertaining to vehicle impoundment, and these fees and penalties shall be in addition to any penalties that may be assessed by a court for any criminal charges. (Ord. O-86-19, 10/7/19)
2. This section shall not apply if the vehicle used in the violation was stolen at that time and the theft was reported to the appropriate police authorities within 24 hours after the theft was discovered.
3. Fees for towing and storage of a vehicle under this section shall be those approved by the Chief of Police for a tower authorized to tow for the Police Department.

4. For situations involving an impoundment pursuant to Section 18.33A(4), (5) **and (6)** above, a vehicle may be released prior to impoundment to an unimpaired passenger with the consent of the owner of record on scene and proof of valid motor vehicle insurance. (Ord. O-86-19, 10/7/19)

SECTION 3: If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 4: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This _____ of _____, 2024

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

APPROVED by me this _____ of _____, 2024

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2024

Village Clerk

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

TRAFFIC

- Art. I. In General, §§ 18-1 - 18-~~40~~60
- Art. II. Designation of Intersections and Streets, §§ 18-61 - 18-80
- Art. III. Parking, §§ 18-81 - 18-120
Div. 1. Generally, §§ 18-81 - 18-100
Div. 2. Meters, §§ 18-101 - 18-120
- Art. IV. Inoperable Motor Vehicles, §§18-121 - 18-140
- Art. V. Bicycles, §§ 18-141 - 18-170
- Art. VI. Violations, §§ 18-171 - 18-175
- Art. VII. Overweight and Oversized Vehicle §§ 18-176 - 18-~~184~~183
- Art. VIII. Reserved.
- Art. IX. Motor Driven Scooters §§ 18-184 – 18-~~188~~199
- Art. X. Automated Traffic Enforcement System §§18-200 – 18-18-~~212~~213

Editor's Note: Article VII Overweight and Oversized Vehicles was added by Ordinance #-0-3-01, passed January 8, 2001.

Editor's Note: Article IX Automated Traffic Enforcement System was added by Ordinance 0-122-07, passed July 16, 2007

Editor's Note: Article II Traffic – Vehicle Licenses was deleted in its entirety by Ordinance #O-87-22, September 6, 2022

Editor's Note: Chapter 18 Revised in its entirety by Ordinance #O-142-23, December 4, 2023

ARTICLE I. IN GENERAL

Sec. 18-1. Illinois vehicle code.

The provisions of the Illinois Vehicle Code, 625ILCS5/1-100 through 5/20-402, inclusive, as in effect on January 1, 1994, and as may thereafter be amended, except where applicable to matters not within the jurisdiction of the village, are hereby adopted by reference pursuant to the authority granted in 625ILCS5/20-204. Any section of the Illinois Vehicle Code adopted pursuant to this section 18-1 may be cited by placing "18-1" before the appropriate Illinois Vehicle Code number. (Ord. No. O-4-82, §1, 1-11-82)

Sec. 18-2. Definitions.

All terms used in this chapter shall have the meanings ascribed to them in the Illinois Vehicle Code, unless otherwise provided.

Sec. 18-3. Classification of vehicles.

For the purpose of this chapter, motor vehicles shall be divided into two (2) divisions, to wit: first and second division vehicles as defined in 625 ILCS 5/1-217. (Code 1961, §19.102; Ord. No. 0-86-13, §1, 7/8/13)

Sec. 18-4. Obedience to police.

Members of the Police Department are hereby authorized to direct all traffic in accordance with the provisions of this chapter, or in emergencies as public safety or convenience may require, and it shall be unlawful for any person to fail or refuse to comply with any lawful order, signal or direction of a police officer. Except in case of emergency, it shall be unlawful for any person not authorized by the Chief of Police to direct or attempt to direct traffic on a highway within the Village. (Code 1961, §19.103)

Sec. 18-5. Scene of fire.

The Fire Department officer in command, or any fireman designated by him or her, may exercise the powers and authority of a police officer in directing traffic at the scene of any fire or where the Fire Department has responded to any emergency call for so long as Fire Department equipment is on the scene, in the absence of or in assisting the police. (Code 1961, §19.104)

Sec. 18-6. Signs and signals.

It shall be unlawful for the driver of any vehicle to disobey the instructions of any traffic sign or signal placed in view by the authority of the board or in accordance with the laws of the state. All signs established by direction of the governing body shall conform to the United States Department of Transportation Manual on Uniform Traffic Control Devices. (Code 1961, §19.105; Ord. No. 0-86-13, §1, 7/8/13)

Sec. 18-7. Light signals.

Whenever traffic at an intersection is regulated by the type of signal commonly known as a stop and go signal, the following colors shall indicate the following:

Red requires that the traffic faced by this color shall stop and remain standing.

Green requires that the traffic faced by this color shall move and continue in motion, except when stopped for the purpose of avoiding an accident or when stopped at the command of a police officer.

Amber or yellow indicates preparation for a change in direction of traffic movement.

When a red lens is illuminated by rapid intermittent flashes, drivers of vehicles shall stop before entering the intersection.

When a yellow lens is illuminated with rapid intermittent flashes, drivers of vehicles may proceed into the intersection only with extra caution. (Code 1961, §19.106)

Sec. 18-8. Unauthorized signs; interference with signs.

It shall be unlawful for any person to place, maintain or display any device other than an official warning or direction sign or signal authorized by statute or ordinance, upon or in view of any street, if such device purports to be, or is in imitation of, an official warning or direction sign or signal, or directs or purports to direct the movement of traffic. Any such unauthorized device is hereby declared to be a nuisance and may be removed by any police officer.

It shall be unlawful for any person to deface, injure, move or interfere with any official traffic sign or signal. (Code 1961, §19.107)

Sec. 18-8.1. Unlawful possession of traffic-control signs, signals and markers.

Evidence of ownership shall be clearly marked on the back of all traffic-control signs, signals and markers owned by the Village of Palatine in letters not less than three-eighth (3/8) inches nor more than three-fourth (3/4) inches in height by use of a metal stamp, etching or other permanent means. It shall be unlawful for any person, except employees of the Village, police officers, or contractors and their employees engaged in a highway construction contract or work on a highway approved by the Village, to possess such sign, signal or marker so identified. (Ord. No. O-66-76, §1, 7-26-76)

Editor's note--Ord. No. O-66-76, §1, amended the 1961 Code by adding the provisions included herein as §18-8.1.

Sec. 18-9. Animals or bicycles.

Every person riding a bicycle or an animal, or driving any animal drawing a vehicle upon any street, shall be subject to the provisions of this article applicable to the driver of the vehicle, except those provisions which can have no application to one riding a bicycle or driving or riding an animal; provided that, except in business districts, bicycles may be ridden on sidewalks. (Code 1961, §19.108)

Sec. 18-10. Clear vision.

It shall be unlawful to operate any vehicle which is so loaded or in such a condition that the operator does not have a clear vision of all parts of the roadway essential to the safe operation of the vehicle. If view of the roadway to the rear is obstructed, said vehicle shall be equipped with a mirror so attached as to give him or her a view of the roadway behind him or her. (Code 1961, §19.701)

Sec. 18-11. Unnecessary noise.

It shall be unlawful to operate a vehicle which makes unusually loud or unnecessary noise. (Code 1961, §19.702)

Sec. 18-12. Horn.

Every motor vehicle shall be equipped with a good and sufficient audible signaling device in efficient working condition. Such signaling device shall be sounded when necessary to give timely warning of the approach of a vehicle, but such horn or other signaling device shall not be sounded for any purpose other than as a warning of impending danger.

No motor vehicle other than an emergency vehicle shall be equipped with a siren or gong signaling device. (Code 1961, §19.703)

Sec. 18-13. Gas and smoke.

It shall be unlawful to operate any vehicle which emits dense smoke or such an amount of smoke or fumes as to be dangerous to the health of persons or as to endanger the drivers of other vehicles. (Code 1961, §19.704)

Sec. 18-14. Projecting loads

No part of the load of a vehicle shall project from the extreme front portion of the vehicle or from the extreme rear of the vehicle except as provided in the Illinois Vehicle Code. (Code 1961, §19.705, Ord. No. O-142-23, 12/4/23)

Sec. 18-15. Reserved. (Ord. No. 0-86-13, §1, 7/8/13)

Sec. 18-16. Brakes.

It shall be unlawful to drive any motor vehicle upon any street unless such vehicle is equipped with good and sufficient brakes in good working condition, as required by the state traffic law, or to operate any vehicle, which is so loaded that the operator does not have ready access to the mechanism operating the brakes of the vehicle. (Code 1961, §19.707)

Sec. 18-17. Muffler.

No motor vehicle shall be operated on any street unless such vehicle is provided with a muffler in efficient actual working condition; and the use of a cutout is prohibited. (Code 1961, §19.708)

Sec. 18-18. Lights.

It shall be unlawful to operate or park on any street any vehicle not equipped with adequate lights conforming to the requirements of the state law. (Code 1961, §19.709)

Sec. 18-19. Reserved.

Sec. 18-20. Non-skid devices.

It shall be unlawful to operate any motor vehicle upon any street equipped with any non-skid device so constructed that any rigid or non-flexible portion thereof comes into contact with the pavement of the roadway. (Code 1961, §19.711)

Sec. 18-21. Tires.

It shall be unlawful to operate on any street any motor vehicle which is not equipped with tires conforming to the requirements of the state traffic law. (Code 1961, § 19.712)

Sec. 18-22. Reserved.

Sec. 18-23. Local weight restricted highways.

Pursuant to the authority granted on 625 ILCS 5/15-316, it shall be unlawful to operate any vehicle or combinations of vehicles which exceed then thousand (10,000) pounds in actual weight, registered weight, manufacturer suggested gross vehicle rating (GVWR), or the gross combined manufacturer suggested weight rating (GCWR) on any Village highway or portion thereof. These highways shall be known as local weight restricted highways and enforceable when properly signed as a “no truck route”. “No Truck Routes” may be designated from time to time by Village Ordinance, a complete listing shall be maintained at all times by the Police Department and at the Village Hall in the custody of the Village Clerk. Any vehicle(s) may exceed this weight restriction provided the vehicle(s) are using the highway as a direct route for access to a point of loading or unloading, and there is no other access available. At no time may any vehicle(s) exceed this weight restriction use the highway as a thoroughfare between other non-restricted highways. (Code 1961, §19.714; Ord. No. O-64-86, §1, 6/23/86; Ord. No. O-147-88, §1, 11/14/88; Ord. 0-102-05, §1, 6/6/06; Ord. No. 0-86-13, §1, 7/8/13)

Sec. 18-24. Spilling loads.

No vehicle shall be so loaded that any part of its load spills or drops on any street or alley in the Village. (Code 1961, §19.715)

Sec. 18-25. Reserved.

Sec. 18-26. Signal device.

Any motor vehicle in use on a highway shall be equipped with, and required signal shall be given by, a signal lamp or lamps or mechanical signal device when the distance from the center of the top of the steering post to the left outside limit of the body, cab, or load of such motor vehicle exceeds twenty-four (24) inches, or when the distance from the center of the top of the steering post to the rear limit of the body or load thereof exceeds fourteen (14) feet. The latter measurement shall apply to any single vehicle, also to any combination of vehicles. (Code 1961, §19.717)

Sec. 18-27. Reserved.

Sec. 18-27.1 Speed restrictions – parking decks.

It shall be unlawful to drive any motor vehicle in any Parking Deck at a speed in excess of 5 mph. (Ord. No. 0-197-02, §1, 11/11/02)

Sec. 18-28. Reserved.

Sec. 18-29. Reserved.

Sec. 18-30. Exemptions.

The provisions of this chapter regulating the movement or parking of vehicles shall not apply to authorized emergency vehicles while the driver thereof is engaged in the performance of emergency duties. (Code 1961, §19.109; Ord. No. O-53-79, §1, 5/29/79)

Sec. 18-31. Painting, decorating vehicle to resemble police car or other official vehicle prohibited.

It shall be unlawful for any owner or operator of a motor vehicle in the Village of Palatine to cause or knowingly permit such vehicle to be painted or otherwise decorated in a manner identical to a Palatine police car or other official vehicle of the Village of Palatine, or to so closely resemble a Palatine police car or other official vehicle that in the normal course of events such vehicle would reasonably appear to be a Palatine police car or other official vehicle of the Village of Palatine. (Ord. No. O-25-80, §1, 3/10/80)

Sec. 18-32. Penalties for violation of Chapter 18.

Unless otherwise specified, any person violating any of the provisions of this Chapter 18 shall be subject to a penalty of not less than twenty-five dollars (\$25.00) nor more than seven hundred fifty dollars (\$750.00), exclusive of costs. (Ord. No. O-32-82, §2, 4/12/82; Ord. No. O-5-98)

Sec. 18-33. Vehicle impoundment.

[Editor's Note: New Section 18-33 was added by Ordinance # 0-182-08, approved December 8, 2008]
[Editor's Note: Ordinance #0-31-12, approved March 12, 2012, replaced Sec. 18-33 in its entirety.]

A. *Violations authorizing impoundment.* A motor vehicle, operated with the permission, express or implied, of the owner of record, that is used in connection with the following violations, shall be subject to

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

impoundment by the Village, and the owner of record of said vehicle shall be liable to the Village for an administrative fee of five hundred (\$500) dollars in addition to any towing and storage fees as hereinafter provided.

1. Driving under the influence, 625 ILCS 5/11-501(a) (Ord. #0137-09, §1, 12/14/09, effect. 1/1/10; Ord O-79-20, 10/5/2020)
2. Drug offenses: Violations of the Cannabis Control Act, 720 ILCS 550 (Ord. #0137-09, §1, 12/14/09, effect. 1/1/10; Ord. O-47-17, 4/10/17; Ord. O-86-19, 10/7/19; Ord O-79-20, 10/5/2020)
3. Drug offenses: Unauthorized possession of controlled substances, 720 ILCS 570/402 (except if the suspension for an unpaid citation (parking or moving) or due to failure to comply with emission testing). (Ord. #0137-09, §1, 12/14/09, effect. 1/1/10; Ord O-79-20, 10/5/2020)
4. Suspended/Revoked Driver's License, Driving with a suspended or revoked driver's license, 625 ILCS 5/6-303 et seq., except if the suspension is for unpaid citations or failure to comply with emissions testing. (Ord. No. 0-33-10, §1, 4/12/10; Ord O-79-20, 10/5/2020; Ord. No O-142-23, 12/4/23)
5. No Valid Driver's License, Driving without a valid driver's license (no license ever issued), 625 ILCS 5/6-101 (Ord. No. 0-33-10, §1, 4/12/10; Ord O-79-20, 10/5/2020)
6. No Valid Driver's License, driver's license expired more than one year, 625 ILCS 5/6-101.
7. Operation or use of a motor vehicle by a person against whom a warrant has been issued by a circuit clerk in Illinois for failing to answer charges that the driver violated, Section 6-101, 6-303 or 11-501 of the Illinois Vehicle Code.
8. Leaving the Scene of a Motor Vehicle Crash Involving Death or Personal Injury, 625 ILCS 5/11-401.
9. Aggravated Fleeing or Attempting to Elude a Peace Officer, 625 ILCS 5/11-204.1.
10. Operation or use of a motor vehicle in the commission of, or in the attempt to commit, any misdemeanor or felony offense in violation of the Criminal Code of 2012.
11. The use of a motor vehicle as part of the commission of a felony not otherwise expressly listed herein shall be subject to seizure and impoundment under this section.
12. The operation of a motor vehicle used in the commission or furtherance of a violation of any provision of this code when such provision expressly authorizes the seizure, impoundment, or forfeiture of such vehicle pursuant to this section.

B. *General Regulations*

1. This section shall not replace or otherwise abrogate any existing state or federal laws or Village ordinances pertaining to vehicle impoundment, and these fees and penalties shall be in addition to any penalties that may be assessed by a court for any criminal charges. (Ord. O-86-19, 10/7/19)

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

2. This section shall not apply if the vehicle used in the violation was stolen at that time and the theft was reported to the appropriate police authorities within 24 hours after the theft was discovered.
3. Fees for towing and storage of a vehicle under this section shall be those approved by the Chief of Police for a tower authorized to tow for the Police Department.
4. For situations involving an impoundment pursuant to Section 18.33A(4), ~~and (5)~~ and (6) above, a vehicle may be released prior to impoundment to an unimpaired passenger with the consent of the owner of record on scene and proof of valid motor vehicle insurance. (Ord. O-86-19, 10/7/19)

C. *Notice.* Whenever a police officer has probable cause to believe that a vehicle is subject to impoundment pursuant to this section, the police officer shall provide for the towing of the vehicle to a facility authorized by the Village. The police officer shall notify any person, identifying himself/herself as the owner of the vehicle or any person who is found to be in control of the vehicle at the time of the alleged violation, of the fact of the impoundment and of the vehicle and of owner's right to request a preliminary vehicle impoundment hearing to be conducted under this section. Said vehicle shall be impounded pending the completion of the hearings provided for in subsection (D) herein, unless the owner of the vehicle posts with the Village a cash bond in the amount of \$500.00 and pays the towing and storage charges. (Ord. No. 0-33-10, §2, 4/12/10; Ord. O-86-19, 10/7/19)

D. *Preliminary hearing.* If the owner of record of a vehicle impoundment pursuant to this section desires to appeal the impoundment, said owner must make a request for said hearing within 24 hours of the impoundment. Said request shall be in writing and filed with the Chief of Police or his or her designee who shall conduct such preliminary hearing within 24 hours after receipt of the request excluding Saturdays, Sundays, or Village holidays. All interested persons shall be given a reasonable opportunity to be heard at the preliminary vehicle impoundment hearing. The formal rules of evidence will not apply at the hearing and hearsay evidence shall be admissible only if it is the type commonly relied upon by reasonably prudent persons in the conduct of their affairs. If, after the hearing, the Chief of Police or his or her designee determines there is probable cause to believe that the vehicle is subject to impoundment pursuant to this section, he or she shall order the continued impoundment of the vehicle as provided in this section, unless the owner of the vehicle posts with the Village a cash bond in the amount of \$500.00, and pays the tower any applicable towing and storage fees. If the Chief of Police or his or her designee determines that there is no such probable cause, the vehicle will be returned without penalty or other fees. (Ord. No. 0-33-10, §2, 4/12/10) Ord. O-86-19, 10/7/19)

E. *Hearing*

1. The owner of a vehicle towed by or pursuant to the authority of the Palatine Police Department as set forth in this Section shall be provided the opportunity for a post-tow hearing to determine the validity of such tow and any tow or storage charges. This hearing will not be determinative of, or adjudicate, any citation issued relative to any towed vehicle.
2. The Village Manager shall designate one or more hearing officers to conduct post-tow hearings. The hearing officer shall have the authority to require the presence of the enforcement officer issuing the citation or any other Village personnel or witnesses at such hearing. The hearing officer shall be an attorney licensed to practice law in the State of Illinois for a minimum of three years.
3. After a vehicle is impounded pursuant to this section, the Village shall notify the owner of record by personal service or by first class mail, of a right to a hearing that will be

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

conducted as soon as practicable but no later than 45 days after the vehicle was impounded. All interested persons shall be given a reasonable opportunity to be heard at the hearing. At any time prior to the hearing date, the hearing officer may, at the request of either party, direct witnesses to appear and give testimony at the hearing. The formal rules of evidence will not apply at the hearing and hearsay evidence shall be admissible only if it is the type commonly relied upon by reasonably-prudent persons in the conduct of their affairs. (Ord. No. 0-33-10, §3, 4/12/10 Ord. O-86-19, 10/7/19)

4. The hearing officer shall review all evidence presented and make a written finding as to whether there was lawful authority for the tow and storage of the vehicle. The Village must establish said authority by the preponderance of the evidence. The Village shall establish a prima facie case upon a showing of the documents related to the tow; i.e. the police citation or the police report and/or the tow report. The Chief of Police, through special order, shall establish procedures to authenticate and present the above documents at a tow hearing.
5. The hearing officer shall advise the owner of his or her findings at the conclusion of the hearing:
 - a. If the tow and storage is determined to be lawfully under authority pursuant to this Section and the owner shall be so informed and further advised of the amount owed, if any, for tow and storage.
 - b. If the tow and storage is determined to be not pursuant to this Section, the hearing officer shall so inform the owner; and
 - 1) If the vehicle is impounded at the time of hearing, shall order the vehicle be immediately released;
 - 2) If the vehicle has been released, advise the owner that a refund of the cash bond will be made within seven (7) days.

F. *Administrative fee.* The imposition of an administrative fee is relative to the administrative and processing costs associated with the investigation, arrest, and detention of an offender, or the removal, impoundment, storage, and release of the vehicle. If an administrative fee is imposed pursuant to this section, such fee shall constitute a debt due and owing to the Village. If a cash bond has been posted pursuant to this section, the bond shall be applied to the fee. If a vehicle has been impounded when such a fee is imposed, the Village may seek to obtain a judgment on the debt and enforce such judgment against the vehicle as provided by law. Except as provided otherwise in this section, a vehicle shall continue to be impounded until the fee is paid to the Village and any applicable towing and storage fees are paid to the tower, in which case possession of the vehicle shall be given to the person who is legally entitled to possess the vehicle or the vehicle is sold or otherwise disposed of to satisfy a judgment to enforce a lien as provided by law. If the administrative fee and other applicable fees are not paid within 45 days after, an administrative-fee-is imposed against an owner of record who defaults by failing to appear at the hearing, the vehicle shall be deemed unclaimed and shall be disposed of in the manner provided by law for the disposition of unclaimed vehicles. In all other cases, if the administrative fee and applicable fees are not paid within 35 days after the expiration of time at which administrative review of the hearing officer's determination may be sought, or within 35 days after an action seeking administrative review has been resolved in favor of the Village, whichever is applicable, the vehicle shall be deemed unclaimed and shall be disposed of in the manner provided by law for the disposition of unclaimed vehicles under the Illinois Vehicle Code. (Ord O-79-20, 10/5/2020)

G. *Vehicle possession.*

1. Except as otherwise specifically provided by law, no owner, lien holder, or other person

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

shall be legally entitled to take possession of a vehicle impounded under this section until the administrative penalty and fees applicable under this section have been paid.

2. For purposes of this section, the “owner of record” of a vehicle is the record title holder as registered with the Secretary of State, State of Illinois.

(Ord. No. 0-182-08, §1, 12/8/08)

Secs. 18-34--18-60. Reserved.

ARTICLE II. DESIGNATION OF INTERSECTIONS AND STREETS**Sec. 18-61. Posting signs.**

The Public Works Director shall post or cause to be posted suitable signs for all such through streets, one-way streets or alleys, and stop intersections. (Code 1961, § 19.204)

Sec. 18-62. Controlled intersections.

(a) Streets and intersections wherein stop signs shall be erected shall be designated from time to time by Village ordinance, as follows:

- (1) All-way stops;
- (2) Other stop intersections;

a complete listing of which shall be maintained at all times by the Village Clerk at the Village Hall.

(b) Nothing in this Code or the ordinance adopting this Code shall affect any ordinance referred to in subsections (a) and (b) above and all such ordinances are hereby recognized as continuing in full force and effect to the same extent as if set out at length in this Code.

(Ord. No. O-86-76, §1, 9-27-76; Ord. No. 0-25-11, §§1-5, 3/7/11)

Sec. 18-63. One-way streets.

One-way streets shall be designated from time to time by Village ordinance, a complete listing of which shall be maintained at all times at the Village Hall in the custody of the Village Clerk. Nothing in this Code or the ordinance adopting this Code shall affect any such ordinance and all such ordinances are hereby recognized as continuing in full force and effect to the same extent as if set out at length in this Code.

Sec. 18-64. Reserved. (Ord. No. 0-56-10, §1, 5/17/10)

Sec. 18-65. Reserved. (Ord. No. 0-56-10, §1, 5/17/10)

Sec. 18-66. Reserved.

Secs. 18-67--18-80. Reserved.

ARTICLE III. PARKING**DIVISION 1. GENERALLY****Sec. 18-81. Prohibited places.**

At any time it shall be unlawful to permit any vehicle to stand in any of the following places, except when necessary to avoid conflict with other traffic or in compliance with the direction of a police officer or traffic signal:

- (1) In any intersection;
- (2) In any crosswalk;
- (3) Upon any bridge or viaduct, or any approach thereto; (Ord. No. 0-56-10, §2, 5/17/10)
- (4) Between a safety zone and the adjacent curb or within thirty (30) feet of a point on the curb immediately opposite the end of a safety zone;
- (5) Within thirty (30) feet of a traffic signal or a through street sign on the approaching side;
- (6) Within twenty (20) feet of any intersection;
- (7) At any place where the standing of a vehicle will reduce the usable width of the roadway for moving traffic to less than eighteen (18) feet;
- (8) At any curb within fifteen (15) feet of a fire hydrant;
- (9) Within five (5) feet of the sideline of a driveway or at any place where the vehicle would block the use of a driveway;
- (10) Within fifty (50) feet of the nearest rail of a railroad crossing;
- (11) Within twenty (20) feet of the driveway entrance to any fire department station and on the side of the street opposite the entrance to any such station within seventy-five (75) feet of such entrance, when properly sign posted;
- (12) On any sidewalk, except that vehicles parked on private driveways will be permitted to overhang a sidewalk between the hours of 10:00 p.m. and 7:00 a.m. and on those days when the snow removal ordinance is in effect, provided both axles of any such vehicle are located on private property;
- (13) On any parkway;
- (14) At any place where official signs prohibit parking;
- (15) In addition, it shall be unlawful to permit any vehicle to stand in any place designated from time to time as a no parking place or zone by Village ordinance, a complete listing of which

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

shall be maintained at all times at the Village Hall in the custody of the Village Clerk. Nothing in this Code or the ordinance adopting this Code shall affect any such ordinance and all such ordinances are hereby recognized as continuing in full force and effect to the same extent as if set out at length in this Code.

- (16) It shall be unlawful for any person, excepting a handicapped person or a person transporting a handicapped person with limited mobility, to park a motor vehicle in any public parking lot where there is posted a sign reading "Handicapped Parking Only," or "No Parking Except Handicapped Persons," or bearing the international symbol indicating a handicapped parking restriction. Any vehicle used by a handicapped person shall, when parked in a handicapped parking zone, at all times display a handicapped parking identification card which shall be available upon request from the township clerk, or state registration plates issued to the physically handicapped.
- (17) It shall be unlawful to park any vehicle other than a compact car in places designated as parking for compact cars only.
- (18) At any place where signs or other official notices provided or confirmed by the Village, limit parking to vehicles displaying a parking permit issued by the Village or other units of government, unless such vehicle displays the required permit or otherwise demonstrates said permit. Permit parking areas may be designated from time to time by Village ordinance or by the direction of the Village Manager and/or Chief of Police.
- (19) On any driveway apron parallel to the street centerline between the hours of 7:00 AM and 10:00 PM.

(Code 1961, § 19.501; Ord. No. O-107-79, §1, 10/8/79; Ord. No. O-14-81, § 1, 2, 2/9/81; Ord. No. O-83-86, §1, 8/11/86; Ord. No. O-80-87, § 1, 7/13/87, Ord. No. O-23-22, 3/7/22; Ord. No. O-141-23, 12/4/23)

Editor's note--Ord. No. O-80-87, §1, adopted July 13, 1987, purported to amend the Code by adding provisions designated as §18-81(17). Inasmuch as there already exists provisions so designated, the provisions of Ord. No. O-80-87 have been renumbered as §18-81(18) at the discretion of the editor.

Sec. 18-82. At curb.

Except on one-way streets where specifically authorized, no vehicle shall be parked with the left side of such vehicle next to the curb, and it shall be unlawful to stand or park any vehicle on a street other than parallel with the curb and with the two (2) right wheels of the vehicle within twelve (12) inches of the regularly established curb line, except that upon those streets that have been marked for angle parking, vehicles shall be parked at the angle to the curb indicated by such marks. (Code 1961, §19.502; Ord. No. 0-56-10, §3, 5/17/10)

Sec. 18-83. Marked parking areas.

Markings shall be painted or placed on the ground for the purposes of designating a parking space. It shall be unlawful for any person to park any vehicle in an area marked for parking in any manner or position other than designated by such markings. (Code 1961, §19.503; Ord. No. O-70-82, §1, 8-9-82; Ord. No. 0-56-10, §4, 5/17/10)

Sec. 18-84. Vehicles for sale.

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

It shall be unlawful to park any vehicle upon any street for the purpose of displaying it for sale. (Code 1961, 19.504; Ord. No. 0-56-10, §5, 5/17/10)

Sec. 18-85. Loading zone.

During the times specified herein it shall be unlawful for the driver of a vehicle to stand a passenger vehicle for a period of time longer than is necessary for the loading or unloading of passengers, not to exceed three (3) minutes, and for the driver to stand any freight carrying vehicle for a period of time longer than is necessary to load, unload, and deliver materials, not to exceed thirty (30) minutes, in any of the following places:

- (1) In any public alley, during any hour of the day or night.
- (2) At any place not to exceed seventy-five (75) feet along the curb before the entrance to any hospital or hotel at any time.
- (3) At any place not to exceed seventy-five (75) feet along the curb before the entrance to a public building between 8:00 a.m. and 6:00 p.m., except on Sunday.
- (4) Directly in front of the entrance to any theater at any time the theater is open for business.
- (5) Truck deliveries to any retail or food establishment use when made at any designated on-site loading zone, loading dock or loading area (except for a grocery store) shall be between 7:00 a.m. and 8:00 p.m. No trucks, except those making deliveries to a grocery store, shall be present in the rear loading areas during hours when deliveries are not permitted. Trucks making deliveries to the grocery store shall not be allowed to run their engines while unloading or waiting to be unloaded, except between 7:00 a.m. and 8:00 p.m. and except for air conditioning units where food may spoil, in which case such unloading shall be done in an expeditious manner. Additional sound proofing shall be provided at these loading docks. Signs regarding this prohibition shall be posted in the rear delivery area to the satisfaction of the Village administration, prior to the issuance of occupancy permits and business licenses.

(Ord. No. O-12-20, 2/18/20)

It also shall be unlawful for the driver of the vehicle to stand a passenger vehicle for a period of time longer than is necessary for the loading or unloading of passengers, not to exceed three (3) minutes, and for the driver to stand any freight carrying vehicle for a period of time longer than is necessary to load, unload and deliver materials, not to exceed thirty (30) minutes, in any place designated from time to time by Village ordinance, a complete listing of which shall be maintained at all times at the Village Hall in the custody of the Village Clerk. Nothing in this Code or the ordinance adopting this Code shall affect any such ordinance and all such ordinances are hereby recognized as continuing in full force and effect to the same extent as if set out at length in this Code. (Code 1961, § 19.505; Ord. No. 0-178-98, §1, 11-9-98)

Sec. 18-86. All-night.

Except as permitted within Section 18-81 and 18-109, or authorized by the Village Manager or his or her designee, it shall be unlawful for any person to park a vehicle on any street, alley, driveway apron between the street and sidewalk or parkway for a period of time longer than fifteen (15) minutes between the hours of 1:00 a.m. and 6:00 a.m. (Ord. No. 0-56-10, §6, 5/17/10)

Provided further that any police officer may move or cause to be moved any vehicle left standing in violation of this section. (Code 1961, § 19.506; Ord. No. 0-174-07, §1, 10/8/07; Ord. O-49-18, 5/7/18)

Sec. 18-87. Time limit.

It shall be unlawful to park any vehicle for a longer period than the posted time restrictions on any day except Sundays and holidays in any of the places designated from time to time by Village ordinance, a complete listing of which shall be maintained at all times at the Village Hall in the custody of the Village Clerk. Nothing in this Code or the ordinance adopting this Code shall affect any such ordinance and all such ordinances are hereby recognized as continuing in full force and effect to the same extent as if set out at length in this Code. (Code 1961, 19.507; Ord. No. O-72-78, §1, 8-28-78; Ord. No. 0-56-10, §7. 5/17/10))

Sec. 18-88. Designated passenger pick-up areas.

No vehicle other than a licensed taxicab or designated ride-share vehicle shall be parked in any area designated by ordinance as a taxicab stand or ride-share stand; and no vehicle other than a bus shall be parked in a place so designated as a bus loading zone. A complete record of such Designated Passenger Pick-Up Areas shall be maintained at all times by the Village Clerk at the Village Hall. (Code 1961, §19.509; Ord. No. 0-21-11, §1, 3/7/11; Ord. No. O-12-20, 2/18/20)

Sec. 18-89. Signs.

The Director of Public Works shall cause signs to be posted in all areas where parking is limited or prohibited, indicating such limitations or prohibitions, including tow-away zones. (Code 1961, 19.510; Ord. No. O-99-87, §1, 8-24-87)

Sec. 18-90. Towing.

Any vehicle parked in such a manner or under such conditions as to be in violation of sections 18-81 through 18-89, both inclusive, or section 18-105 of this Code may be towed from the illegal parking place upon the issuance of a citation by the Police Department. Vehicles so towed away, shall be taken to an impounding area to be designated by the Village Manager. Vehicles shall not be released from the impounding area except to the owner of said vehicle or his or her authorized representative upon the payment of the total towing cost incurred in addition to the fine due for the illegal parking. (Code 1961, §19.511; Ord. No. O-71-78, §1, 8-28-78)

Sec. 18-91. Snow removal.

(a) *Unlawful to park.* It shall be unlawful for any person, firm or corporation to park or cause to be parked any vehicle on any public street within the corporate limits of the Village at any time within a twenty-four-hour period after an accumulation of two (2) inches or more of snow.

(b) *Emergency towing.* It shall be deemed an emergency for any car or other vehicle to be in violation of paragraph (a) above or for any parked vehicle to otherwise prevent or obstruct the plowing or removal of snow from public streets and the Village Manager, or Chief of Police, is hereby authorized to remove and tow away or cause the removal and towing by a commercial towing service of any such car or other vehicle. Cars or vehicles so towed shall be taken to and stored in designated locations and shall be restored to the owner or operator upon the payment of all towage and storage fees in such amounts as hereinafter provided. The Police Department shall notify the owner of any such vehicle removed of its location as soon as is reasonably possible in accordance with Police Department procedures established therefor.

(c) *Fees.* The towage fee for the removal of cars or vehicles whether by commercial service or by Village-operated vehicles shall be for the total costs incurred. In addition thereto, the owner or operator may be subject to an additional charges as established in the Fee Schedule Supplement to the Palatine Code of Ordinances. Such fees shall be in addition to any fines, penalties or court costs which may be assessed for the violations of any of the provisions of this section 18-91 or any other ordinance violation.

Payment of towing, preparation and storage fees shall be paid directly to the commercial establishment, which rendered the service, or in the case of the Village's operated vehicles, directly to the Village.

The Village shall not be liable for any damages which may occur to any car or vehicle as a result of any towing, preparation or storage as provided herein.

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

(d) *Unlawful removal.* It shall be unlawful for any person, firm or corporation to remove, cause the removal of, or be in the possession of any car or vehicle taken from a designated storage location without first having paid all towing, preparation and storage fees as above provided. Any person, firm or corporation violating this paragraph (d) shall be subject to an additional penalty as established in the Fee Schedule Supplement to the Palatine Code of Ordinances. (Ord.No. O-5-98;§18;1-26-98)

(e) *Obstruction of snow removal.* It shall be unlawful for any person, firm or corporation and/or for any agent of any person, firm or corporation to:

- (1) Plow or otherwise remove accumulated snow from a private parking lot and deposit same on a Village street or right-of-way.
- (2) Plow or otherwise remove accumulated snow from a private driveway and deposit same on a Village street in such a manner so as to decrease the drivable width of any such street, or to impede the drainage of any such street or right-of-way.
- (3) Plow or otherwise remove accumulated snow from a private driveway and deposit same on a Village right-of-way not adjacent to the property where said snow was removed.
- (4) Obstruct, harass, prevent or otherwise interfere with any employee or agent of the Village engaged in snow removal service or to obstruct, cause damage to or otherwise interfere with any Village-owned or leased vehicles used in conjunction with snow removal services.

Any person, firm and/or corporation violating any of the provisions of this paragraph (e) shall be subject to a fine as established in the Fee Schedule Supplement to the Palatine Code of Ordinances. Citations for violations of this section may be issued to the owner of the property involved and also to any industry or firm which acts as an agent for any such owner. (Ord.No. O-5-98;§18;1-26-98)

(f) *Penalty.* Unless otherwise specifically provided, any person, firm or corporation violating any of the provisions of this section shall be subject to a penalty as established in the Fee Schedule Supplement to the Palatine Code of Ordinances. (Ord. No. O-17-79, § 1, 3-12-79; Ord. No. O-5-98;§ 19;1-26-98; Ord. No. O-142-23, 12-4-23)

Sec. 18-92. Reserved. (Ord. No. 0-197-02, § 2, 11-11-02; Ord. No. 0-56-10 §8, 5/17/10)

Sec. 18-93. Reserved. (Ord. No. 0-174-07, §2, 10/8/07, Ord. No. 0-56-10 §8, 5/17/10)

Secs. 18-94--18-100. Reserved.

DIVISION 2. VILLAGE PARKING AREAS (Ord. No. 0-56-10, §9, 5/17/10)

Sec. 18-101. Definitions.

The following terms shall be given the meaning designated:

Parking payment device means a device located upon a public street, sidewalk, parking lot, or parking area which shall accept payment for the applicable parking fee. (Ord. No. 0-56-10, §12, 5/17/10)

Sec. 18-102. Public parking areas

Public parking areas, including but not limited to on-street, off-street, Daily Fee, Commuter Permit, Downtown Business Employee Permit, and Neighborhood Permit parking areas, may be established from time to time in designated areas by Village Ordinance, except as set forth in Sec. 18-109, a complete record of which shall be maintained at all times at the Village Hall in the custody of the Village Clerk. (Ord. No. 0-141-11, §1, 11/21/11; Ord. No. 0-66-14, §1, 05/19/14)

Daily Fee: The cost for the Daily Fee parking spaces shall be two dollars (\$2), not including any associated transaction fees, for each 12-hour period, from 5:00 AM to 5:00 PM on any weekday. Payment of the daily fee shall not be required on Memorial Day, Labor Day, Thanksgiving Day, the day following Thanksgiving Day, as well as New Year's Day, July 4th Independence Day, and Christmas Day when they fall on a weekday. Any vehicle parked in any Daily Fee parking space without paying the required fee shall be in violation of this Article. The Village Manager shall cause to be erected parking payment devices for the payment of the required fee for parking in such area. (Ord. No. O-102-19, 12/02/19)

Commuter Permit: The cost for a Commuter Permit shall be forty dollars (\$40) per month. Monthly, quarterly, and/or annual Commuter Permits shall be sold only to residents of the Village of Palatine up to the fifteenth of each month, at which time if space is available, the Village Manager may grant permission to sell monthly permits for that month to nonresidents of the Village of Palatine. All Commuter Permit parking fees shall be payable in advance to the Village of Palatine.

Downtown Business Employee Permit: The cost for a Downtown Business Employee Permit shall be thirty dollars (\$30) per year and may be issued only to actual employees of businesses located within the downtown area as defined in Section 18-109. All Downtown Business Employee Permit fees shall be payable in advance to the Village of Palatine. Upon receipt of payment, the Village shall issue a Downtown Business Employee Permit which shall be properly displayed in the vehicle while parked in a designated Downtown Business Employee parking area and any vehicle parked in a designated Downtown Business Employee Permit area which does not properly display such permit shall be in violation of this Article and subject to the applicable parking regulations.

The number of Commuter Permits and Downtown Business Employee Permits issued shall not exceed the number of parking spaces actually available for parking, unless the Village Manager determines, on a basis of surveys of parking space vacancy rates and other relevant criteria, that the sale of an additional number of permits is justified, in which event, an additional number of permits may be sold at the direction of the Village Manager.
(Ord. No. 0-56-10, §13, 5/17/10)

Sec. 18-103. Time limits.

It shall be unlawful to park any vehicle or permit a vehicle to remain parked in any on-street or off-street public parking space, for a period of more than that designated for the area, or to park any vehicle without the fee hereinafter provided for in the manner herein designated, or to permit a vehicle to be parked therein for a period longer than that for which the fee was paid. It shall also be unlawful to park any vehicle or permit any vehicle to remain in any on-street or off-street public parking space continually for a period longer than seven (7) consecutive days regardless if the applicable fee has been paid or permit obtained. (Code 1961, _ 19.603; Ord. No. 0-56-10, §14, 5/17/10; Ord. No. O-102-19, 12/02/10; Ord. No. O-102-19, 12/2/19))

Sec. 18-104. Reserved.

(Code 1961, § 19.604; Ord. No. 0-56-10, §15, 5/17/10)

Sec. 18-105. Marking public parking places.

The Village shall have markings painted or placed upon public streets and parking lots for the purpose of designating a parking space. It shall be unlawful to park any vehicle across any such marking, to park any vehicle in such position that the same shall not be entirely within the area so designated by such marking, or in a manner or position other than designated by such marking. Obliteration or obscuring of such lines shall not invalidate the provisions of this section. (Code 1961, _19.605; Ord. No. 0-56-10, §16, 5/17/10)

Sec. 18-106. Reserved.

(Code 1961, § 19.606; Ord. No. O-46-81, §1, 5-11-81; Ord. No. O-97-82, §1, 10-11-82; Ord. No. O-53-88, § 1, 5-9-88; Ord. No. 0-134-96, §1, 7-22-96; Ord.No.0-106-98, §1, 7-27-98, Ord. No. 0-238-02, §1, 12-16-02, and Ord. 0-1-03, §1, 1-13-03, effect. Jan.1, 2003; Ord. No. 0-56-10, §17, 5/17/10)

Sec. 18-107. Tampering with parking payment devices.

It shall be unlawful for any person not authorized by the Village Manager to deface, injure, tamper with, open or willfully break, destroy, or impair the usefulness of any parking payment device installed under the provisions of this article. (Code 1961, _ 19.607, Ord. No. 0-56-10, §18, 5/17/10)

Sec. 18-108. Depositing slugs.

It shall be unlawful to deposit or cause to be deposited in any parking payment device any slug, device or metallic substitute, or any other substitute for any coin except authorized substitutes. (Code 1961, _ 19.608; Ord. No. 0-56-10, §19, 5/17/10)

Sec. 18-109. Downtown parking restrictions.

The Village Manager shall be authorized to assign applicable restrictions for all public parking spaces, both on-street and off-street, within the downtown area. For the purposes of this Section, the downtown area shall include all public parking spaces and lots that are located adjacent to, lie within, or are bordered by the area bound by Johnson Street, Smith Street, Wood Street, and Plum Grove Road and their corresponding right-of-ways, as well as the parking deck located within the Gateway Center (southwest corner of Smith Street and Colfax Street) and Wood Street, between Smith Street and Quentin Road. The parking restrictions that may be applied under this Section shall include time limitations (15 minute, 1 hour, 2 hour, 3 hour, and 4 hour) and usage (public, employee, and commuter). All restrictions shall be properly posted and a complete listing shall be maintained at all times by the Village Clerk. (Ord. No. 0-66-14, §2, 5/19/14; Ord. No. 0-56-15, §1, 6/1/15; Ord. No. O-142-23, 12/4/23)

Within the downtown area, as defined above, it shall be unlawful for any person to park a vehicle on any street, alley or parkway for a period of time longer than fifteen (15) minutes between the hours of 1:30 a.m. and 6:00 a.m. on Monday through Thursday, and between the hours of 2:30 a.m. and 6:00 a.m. on Friday through Sunday.

Within the downtown area, as defined above, it shall be unlawful for any person to park any vehicle other than passenger vehicles, trucks 8,000 pounds or less (B or B truck license plates), motorcycles, motor bikes, or mopeds within any on-street or off-street public parking space, including those areas designated as Daily Fee, Commuter Permit, and Downtown Business Employee Permit parking areas, except when temporarily authorized by the Village Manager. (Code 1961, § 19.609; Ord. No. O-55-74, 7-8-74; Ord. No. O-27-75, §1, 3-24-75; Ord. No. O-42-80, § 1, 5-12-80; Ord. No. O-46-81, § 2, 5-11-81; Ord. No. O-53-88, § 2, 5-9-88; Ord. No. 0-134-96, §2, 7-22-96; Ord.No.O-106-98, §2, 7-27-98, Ord. No. 0-36-04, §1, 3-1-04; Ord. No. 0-56-10, §20, 5/17/10)

Sec. 18-110. Parking deck restrictions.

It shall be unlawful to back in vehicles into any parking spaces in the Gateway Center Parking Deck. (Ord. No. 0-56-10, §21, 5/17/10)

Secs. 18-111--18-120. Reserved.**ARTICLE IV. INOPERABLE MOTOR VEHICLES****Sec. 18-121. Definition.**

Inoperable motor vehicle means any motor vehicle from which, for a period of at least seven (7) days, the engine, wheels, or other parts have been removed, or on which the engine, wheels, or other parts have been altered, damaged, or otherwise so treated that the vehicle is incapable of being driven under its own motor power. “Inoperable motor vehicle” shall not include a motor vehicle which has been rendered temporarily incapable of being driven under its own motor power in order to perform ordinary service or repair operations. (Code 1961, § 19.1001; Ord. No. O-55-87, § 1, 5-26-87)

Sec. 18-122. Declared a nuisance.

Every inoperable motor vehicle, whether public or private property, found within the Village hereby is declared to be a nuisance, excepting any motor vehicle that is kept within a building when not in use, historic vehicles over twenty-five (25) years of age, or motor vehicles on the premises of a place of business engaged in wrecking or junking motor vehicles. (Code 1961, § 19.1002)

Sec. 18-123. Notice.

The Village shall send a notice, to be personally delivered or mailed by certified or registered mail, to any person having under his or her control an inoperable motor vehicle declared hereinabove to be a nuisance, directing that such person dispose of said vehicle within fifteen (15) days from the date of said such notice and further notifying such person of the penalty authorized hereunder. (Code 1961, § 19.1003)

Sec. 18-124. Abatement.

All inoperable motor vehicles which constitute a nuisance hereunder and which are not disposed of in accordance with the terms of any notice given pursuant to section 18-123, shall be abated in accordance with section 18-126 of this Code. (Code 1961, § 19.1004)

Sec. 18-125. Penalty.

Any person violating any provision of this article shall be fined as established in the Fee Schedule Supplement to the Palatine Code of Ordinances. (Code 1961, § 19. 1005;(Ord.No. O-5-98;§20;1-26-98)

Sec. 18-126. Disposition of inoperable motor vehicles.

Any inoperable motor vehicle which is not disposed of pursuant to the provisions of this article may be disposed of by the Police Department pursuant to the provisions of 625 ILCS 5/4-201, 625 ILCS 5/4-214, both inclusive. (Code 1961, § 19.1005)

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

Secs. 18-127--18-140. Reserved.

ARTICLE V. BICYCLES*

***Editor's note**--Ord. No. O-57-77, § 1, adopted June 13, 1977, repealed former Art. VI, §§ 18-141--18-157, relative to bicycles, and enacted in lieu thereof a new Art. VI, §§ 18-141--18-147, as herein set out. Formerly Art. VI was derived from Code 1961, §§ 19.901--19.917.

Sec. 18-141. "Bicycle" defined.

A "bicycle" is hereby defined as a two-wheeled vehicle propelled by human power, having tandem arrangement of wheels equipped with tires either of which is over eighteen (18) inches in diameter. (Ord. No. O-57-77, § 1, 6-13-77)

Sec. 18-142. Reserved.

Sec. 18-143. Regulations for the operation of bicycles.

(a) Any person operating a bicycle shall obey all official traffic-control signals, signs and other control devices applicable to vehicles unless otherwise directed by a police officer.

(b) No person shall ride a bicycle upon a sidewalk, street, business plaza, or upon any public way on which official signs have been erected by the authority of the Village Council prohibiting such bicycle riding

(c) Persons riding bicycles upon a street or sidewalk shall ride in a single file and not abreast.

(d) When a bicycle is operated on a street, it shall be operated as near to the right hand curb or edge of the roadway as conditions will permit, so as not to interfere with motor vehicle traffic. The operator shall exercise due care when passing a standing or parked vehicle or other obstruction in the path of a bicycle.

(e) Persons operating bicycles shall exercise due caution at intersections, and shall be required to yield to motor vehicle traffic turning right.

(f) When a bicycle is operated on a street, the operator shall give hand signals before turning, changing lanes, or stopping. All signals herein required by hand and arm shall be given from the left side of the bicycle in the following manner, and such signals shall indicate:

- (1) Left turn. Hand and arm extended horizontally.
- (2) Right turn. Hand and arm extended upward.
- (3) Stop or decrease in speed. Hand and arm extended downward.

(g) Any person operating a bicycle shall exercise due care to avoid colliding with any person or vehicle on any roadway, sidewalk, or other public way, or endangering the life, limb or property of any person.

(h) Whenever a person operating a bicycle upon a sidewalk approaches a pedestrian carrying a white cane, the operator shall dismount the bicycle and overtake and pass the pedestrian on foot.

(i) Whenever a person is operating a bicycle upon a sidewalk or street, that person shall yield the

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

right-of-way to any pedestrian and shall give an audible signal before attempting to overtake and pass a pedestrian or other bicycle.

(j) A person operating a bicycle shall not ride other than astride a permanent seat attached thereto, nor carry any other person upon such bicycle other than upon a permanently attached seat thereon, nor shall any person ride a bicycle other than upon such a firmly attached and regular seat.

(k) No bicycle shall be used to carry more persons at one time than the number for which it is designed and equipped.

(l) No person operating a bicycle shall carry any package, bundle, or article in such a manner as to take either hand from the handlebars.

(m) No person shall operate a bicycle under the influence of intoxicating liquor or drugs.

(n) No minor bicyclist shall practice or perform any stunt, trick, or fancy or acrobatic riding on any street, sidewalk or public way, except under the supervision of his or her parents or legal guardian and shall do so in a safe and reasonable manner.

(o) No person shall operate a bicycle at a speed greater than is reasonable and proper under the conditions then existing.

(p) The operator of a bicycle emerging from an alley, driveway, or building shall, upon approaching a sidewalk or the sidewalk area extending across any alley or driveway, yield the right-of-way to all pedestrians approaching upon such sidewalk area and upon entering the street shall yield the right-of-way to all vehicles approaching on such street.

(q) Every bicyclist attempting to cross a street shall dismount and walk his or her bicycle across the street.

(r) No person operating any bicycle shall attach the same or himself/herself to any vehicle upon a street, sidewalk, or public way, nor shall any person operating a bicycle tow or draw any coaster, sled, or other vehicle, or person on roller skates, a skateboard, or other similar vehicle, upon any street, sidewalk, or public way.

(s) Every bicycle, when operated during the period from sunset to sunrise, shall be equipped with the following:

- (1) At least one lighted lamp exhibiting a white light or light of an amber tint, visible from a distance of five hundred (500) feet to the front of the bicycle.
- (2) At least one red reflector visible from a distance of one hundred (100) feet to the rear.
- (3) Side reflectors which are essentially colorless or red to the rear of the center of the bicycle and essentially colorless or amber to the front of the center of the bicycle and which are visible from each side of the bicycle from a distance of five hundred (500) feet.

(t) No bicycle shall be equipped with a siren or whistle.

(u) No bicycle shall be parked other than against a curb or upon a sidewalk in an upright manner,

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

supported by a kickstand or rack, provided that such parking does not interfere with vehicular or pedestrian traffic or damage the property of another. (Ord. No. O-57-77, § 1, 6-13-77)

Sec. 18-144. Impoundment of bicycles.

Members of the Police Department shall have the authority to impound all bicycles parked other than as provided in this article, or which have been abandoned for more than twenty-four (24) hours, or which have been located in such a place as to reasonably assume they have been abandoned. (Ord. No. O-57-77, § 1, 6-13-77)

Sec. 18-145. Operation of bicycle without consent of owner; buying, concealing stolen bicycle or parts of bicycles.

No person shall knowingly operate any bicycle without the consent of the owner, or buy or conceal any bicycle or parts of bicycles known by him or her to have been stolen. (Ord. No. O-57-77, § 1, 6-13-77)

Sec. 18-146. Duty of parents or guardians.

The parent of any child and the guardian of any ward shall not authorize or knowingly permit any such child or ward to violate any provision of this article. (Ord. No. O-57-77, § 1, 6-13-77)

Sec. 18-147. Penalties.

(a) Any person convicted of a violation of any provision of this article shall be punished by a fine as established in the Fee Schedule Supplement to the Palatine Code of Ordinances; or shall

(b) Attend a lecture, bicycle safety class, view a safety film, or fulfill any other penalty imposed by the Chief of Police or person(s) so designated by him or her. (Ord. No. O-57-77, § 1, 6-13-77)

Secs. 18-148—18-170. Reserved.

ARTICLE VI. VIOLATIONS

Sec. 18-171. Reserved.

Sec. 18-172. Tickets.

For offenses other than driving while intoxicated or reckless driving, police officers after making note of the license number of the vehicle (and the name of the offender where possible), may issue a traffic violation ticket notifying the offender to appear in court at the time designated for hearing such cases. (Code 1961, § 19.1103)

Sec. 18-173. Minor violations.

(a) Any person accused of the violation of a provision of this chapter prohibiting parking of a vehicle in a “no parking zone,” prohibiting parking of a vehicle in a metered area without paying to cover the period of time the vehicle is parked, restricting the length of time the vehicle may be parked in a given area, or otherwise violating the parking regulations of this chapter, may settle and compromise the claim against him or her for such illegal parking by paying to the municipality the amount reflected in the Fee Schedule Supplement to the Palatine Code of Ordinances. (Ord. No. 0-160-10, §1, 12/13/10; Ord. No. O-

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

92-20, 12/07/2020)

Provided, however, that if any vehicle stands at any curb within fifteen (15) feet of a fire hydrant, except when necessary to avoid conflict with other traffic or in compliance with the direction of a police officer or traffic signal, then the Fee Schedule Supplement to the Palatine Code of Ordinances shall be in effect. (Ord. No. 0-160-10, §1, 12/13/10)

This provision shall not apply to persons parking a vehicle so as to obstruct the entrance or exit of any place where Police or Fire Department apparatus are kept or housed, or so as to block an emergency entrance to a hospital. Nor shall this provision apply to any person charged with parking a vehicle so as to entirely obstruct traffic in any street, or alley, or parking in such a way as to reduce traffic on an arterial street to one-way traffic only; nor to any person who refused to move a vehicle illegally parked at the request of any member of the Police Department.

The fines as detailed in this sub-paragraph (a) shall not apply to vehicles with a manufacturer's gross vehicle weight rating, or the registered weight, of 16,001 pounds or more. (Ord. No. 0-20-93 3-8-93, Ord. 0-213-99 § 1 12/13/99; Ord. No. O-142-23, 12/4/23)

(b) Any person, pursuant to the issuance of a compliance citation, who is accused of violating certain sections of the Illinois Vehicle Code, as adopted in its entirety by section 18-1 of this chapter, hereinafter described in paragraph (d), may settle and compromise the claim against him or her by paying to the Village the amount reflected in the Fee Schedule Supplement to the Palatine Code of Ordinances. (. (Ord. 0-92-03, §1, 4/21/03); Ord. No. 0-160-10, §2, 12/13/10)

(c) A receipt shall be issued for all money received in compromise and settlement of a claim, and such money shall be promptly turned over to the Village Treasurer to be used in the manner provided for the disposition of fines for traffic violations. The members of the Police Department are hereby authorized to refrain from instituting a court action for the alleged offense involved.

(d) The following violations of 625 ILCS 5, of the Illinois Vehicle Code, already adopted in its entirety by section 18-1 of this chapter, shall be subject to the procedures described herein:

(Ord. No. O-92-20, 12-07-2020)

(1) Chapter 3:

Article I. Certificate of Title.

Sec. 5/3-112 Failure to transfer title.

Article IV. Registration.

Sec. 5/3-401 No valid registration.

Sec. 5/3-404 No bill of lading, manifest or dispatch record.

Sec. 5/3-411 Failure to carry registration card or reciprocity permit.

Sec. 5/3-413(a) Only one license plate displayed. (Ord. 0-92-03, §2, 4/21/03)

Sec. 5/3-413(b) Improper display of license plates.

Sec. 5/3-413(f) Operation of vehicle with expired registration plates or registration sticker.

Sec. 5/3-416 Failure to ratify Secretary of State of change of address/name.

Sec. 5/3-417 Failure to apply for lost, stolen or damaged card, plates or registration sticker.

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

Article VII. Other Offenses Against Registration.

- Sec. 5/3-701 No valid registration.
- Sec. 5/3-701(1) No reciprocity, prorate or apportionment registration.
- Sec. 5/3-701(2) Inoperable odometer--Mileage tax plates.
- Sec. 5/3-706 Failure to surrender canceled suspended or revoked registration.

(2) Chapter 5:

Article II. Transporters.

- Sec. 5/5-202(e) Failure to display 3rd tow truck plate on towed vehicle.

(3) Chapter 6:

Article I. Issuance of Licenses--Expiration and Renewal.

- Sec. 5/6-101 No valid driver's license, expired less than six months.
- Sec. 5/6-112 No valid driver's license on person
- Sec. 5/6-116 Failure to notify Secretary of State of change of address.

(4) Chapter 11:

Article XIV. Miscellaneous.

- Sec. 5/11-1003 Failure to Yield – Pedestrian crossing, other than crosswalks.
(Ord. No. 0-135-10, §1, 11/8/10)
- Sec. 5/11-1011 Disobeying railroad signals when activated (pedestrians) (Ord.
No. 0-11-07, §1, 2/5/07)
- Sec. 5/11-1304.5 Valid registration required for vehicle parked on public highways
(Ord. No. O-92-20, 12-07-2020)
- Sec. 5/11-1401 Unattended motor vehicle left illegally.
- Sec. 5/11-1403 Improper riding on motorcycle.
- Sec. 5/11-1403(c) Illegal handlebars on motorcycle.
- Sec. 5/11-1403.1 Improper riding on motorized pedal cycle.
- Sec. 5/11-1404 Riding motorcycle without special equipment.
- Sec. 5/11-1405 No passenger footrests on motorcycle.
- Sec. 5/11-1406 Driver's view or driving mechanism obstructed.
- Sec. 5/11-1413 Depositing injurious material on highway.
- Sec. 5/11-1419.01 Failure to display motor fuel tax identification card. (IFTA)
- Sec. 5/11-1419.02 Failure to display external motor fuel tax identification. (IFTA)
- Sec. 5/11-1429 Excessive idling- diesel engine

Article XV. Bicycles.

- Sec. 5/11-1507.1 Operation of bicycles without light and reflector.

(5) Chapter 12:

Article II. Lights and Lamps.

- Sec. 5/12-201(a) Driving without lighted lamp--Motorcycle.
- Sec. 5/12-201(b) Driving without lights when required.
- Sec. 5/12-201(b) Taillights--Less than two (2) taillights when required.
- Sec. 5/12-201(c) No rear registration plate light.
- Sec. 5/12-202 Insufficient clearance, identification or side marker lamps.
- Sec. 5/12-203 Insufficient lighting on parked vehicle.
- Sec. 5/12-204 Improper lamp or flag on projected load.

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

- Sec. 5/12-205.1 No amber signal on implements of husbandry or slow moving vehicle.
- Sec. 5/12-207(a) Improper use of more than one spot lamp.
- Sec. 5/12-207(b) Improper use of more than three auxiliary driving lamps.
- Sec. 5/12-208 No signal lamp or signal device--No stop lamp.
- Sec. 5/12-209(c) Defective backup lights.
- Sec. 5/12-210 Failure to dim headlights.
- Sec. 5/12-211 Improper lighting--One headlamp.
- Sec. 5/12-212 Illegal lights--Red or flashing.
- Sec. 5/12-212 Any lighting with smoked or tinted lens or cover
- Sec. 5/12-215(a) Illegal use of oscillating, rotating or flashing red lights.
- Sec. 5/12-215(c) Illegal use of oscillating, rotating or flashing blue lights.

Article III. Brakes.

- Sec. 5/12-301 Defective or no brakes.

Article IV. Tires.

- Sec. 5/12-401 Use of illegal tires (studs).
- Sec. 5/12-405(c) Use of unsafe tire.

Article V. Glass, Windshields and Mirrors.

- Sec. 5/12-501 No safety glass.
- Sec. 5/12-502 Mirrors.
- Sec. 5/12-503(a) Obstructed windshield or front side windows.
- Sec. 5/12-503(a)(5) Illegal Window Tint.
- Sec. 5/12-503(c) Obstructed windshield and/or rear window.
- Sec. 5/12-503(d) No windshield-cleaning device.
- Sec. 5/12-503(e) Defective windshield, side and/or rear window.

Article VI. Miscellaneous Requirements.

- Sec. 5/12-601 Defective horn.
- Sec. 5/12-601(b) Unlawful possession or use of siren.
- Sec. 5/12-602 Muffler--Loud, excessive noise, no muffler.
- Sec. 5/12-603 No seat belts.
- Sec. 5/12-603.1 Failure to wear a properly adjusted and fastened seat safety belt (driver/ front seat passenger) specifically excludes violations of the Child Restraint Act.
- Sec. 5/12-604.1 Unlawful Operation of a Vehicle with Video Devices.
- Sec. 5/12-606 Tow trucks--Identification--Equipment--insurance.
- Sec. 5/12-606(a) No sign/name attached on each side.
- Sec. 5/12-606(b) Required equipment--Broom, shovel, trashcan, fire extinguisher.
- Sec. 5/12-606(c) Removing debris, spreading dirt or oil absorbing material on roadway.
- Sec. 5/12-607 Vehicle suspension system.
- Sec. 5/12-607.1 Unlawful frame or floor height.
- Sec. 5/12-608(a) No bumper.
- Sec. 5/12-608(a) Unlawful bumper height.
- Sec. 5/12-610 Wearing headset receiver while driving.
- Sec. 5/12-611 Illegal operation of sound amplification system.

Article VII. Special Requirements for Vehicles of the Second Division.

- Sec. 5/12-702(a) No flags, flares or warning device carried.

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

Sec. 5/12-702(c)	No flags, flares or warning devices used.
Sec. 5/12-703	Dripping road oil on roadway.
Sec. 5/12-707	Overloaded--School bus, commuter van or passenger vehicle.
Sec. 5/12-709	Slow-moving vehicle emblem--Violation.
Sec. 5/12-710	Inadequate or no splash guards.

Article VIII. Special Requirements for School Buses.

Sec. 5/12-806	Failure to cover "School Bus" sign.
Sec. 5/12-807	No seat belt for school bus driver.
Sec. 5/12-808	No fire extinguisher.
Sec. 5/12-809	No first aid kit on school bus.
Sec. 5/12-810	No restraining device for handicapped passengers.

(6) Chapter 13:

Sec. 5/13-111	No valid safety test.
---------------	-----------------------

(7) Chapter 15:

Article I. Size, Weight and Load.

Sec. 5/15-105	Improper projecting load.
Sec. 5/15-106	Loose protruding member--All vehicles.
Sec. 5/15-109	Spilling load on highway or load not secure.
Sec. 5/15-109.1	Failure to cover load when required.
Sec. 5/15-110(b)	No safety chains or illegal hitch.
Sec. 5/15-316	Violating a local weight restricted highway. (Ord No. 0-86-13,

7/8/13)

(8) 625ILCS40, Snowmobile Registration and Safety Act:

Article III. Registration of Snowmobiles.

Sec. 40/3-1.	Operation of unnumbered snowmobiles.
--------------	--------------------------------------

Article IV. Snowmobiles Equipment.

Sec. 40/4-1.	Equipment--Lights, etc.
--------------	-------------------------

Article V. Control Provisions.

Sec. 40/5-1(D).	No lighted headlamp or lighted tail lamp.
Sec. 40/5-1(H).	On private property without permission--Failure to stop and identify.
Sec. 40/5-1(K).	On frozen surface of public waters within 100 feet of a person not on a snowmobile or within 100 feet of a person engaged in fishing.
Sec. 40/5-1(L).	Within 100 feet of a dwelling between midnight and 6:00 a.m. at a speed greater than the minimum to maintain forward movement.
Sec. 40/5-2.	Illegal operation on a roadway.
Sec. 40/5-3.	Operation without a valid safety certificate.

(9) 625 ILCS 5/11 All-Terrain Vehicles:

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

- Sec. 5/11-1426.1 Operation of non-highway vehicles on streets, roads and highways.
- Sec. 5/11-1427 Illegal driving or operation of all-terrain vehicle or off-highway motorcycle.

(e) The issuance of a compliance citation shall be a courtesy in lieu of instituting a prosecution in court for the alleged offense. Any compliance citation which remains unpaid or in which the alleged violator has not appeared within a thirty-day period from the date of issuance to request a court date will be converted to a uniform traffic complaint and a court date will be issued for the alleged offense or the citation will be processed to accordingly for civil action. (Code 1961, §19.1104; Ord. No. O-76-80, §1, 9-22-80; Ord. No. O-115-82, §2, 12-13-82; Ord. No. O-43-83, §1, 6-27-83; Ord. No. O-44-87, §1, 2, 5-11-87; Ord. No. O-102-91, §1, 3, 7-8-91; Ord. No. O-20-93, 3-8-93; Ord. No. O-46-96, §1, 4-8-96; Ord. No. O-92-20, 12/07/2020)

***Editor's Note:** Ch.95.5, Secs. 1203-1 through 1206-1, All--Terrain vehicles, of the State Statutes was repealed and replaced with 625 ILCS 5/11-1426 and 1427)

Sec. 18-173.1 Minor Violations - Class "C" and above vehicles.

Vehicles with a manufacturer's gross vehicle weight rating or registered weight of 16,001 pounds or more shall be known as Class "C" vehicles. Any Class "C" vehicle violating the parking regulations of this Chapter may settle and compromise the claim against him or her for such illegal parking by paying the municipality a fine as established in the Fee Schedule Supplement to the Palatine Code of Ordinances. (Ord. No. O-20-93 3-8-93; Ord. No. O-86-13, §1, 7/8/13)

Sec. 18-174. Liability for parking violations.

Whenever any vehicle shall have been parked in violation of the provisions of any ordinance prohibiting or restricting parking, the person in whose name such vehicle is registered shall be prima facie responsible for such violation and subject to the penalty therefor.

For the purposes of this section, it is the intent of the Mayor and Village Council of the Village of Palatine that vicarious liability shall be imposed upon the registered owner of the vehicle and it shall not be a defense that someone other than the registered owner was in control of the vehicle when the violation occurred. (Code 1961, §19.1105; Ord. No. O-27-78, §1, 5-8-78)

Sec. 18-175. Impoundment of vehicles.

(a) *Violation.* Any vehicle, the owner or owners of which have a total of three (3) or more unpaid citations for parking violations, issued within an eighteen-month period, charging that such vehicle was parked or stopped in violation of any ordinance of the Village, shall be deemed a public nuisance, and the Police Department or any other agents of the Village assigned to traffic duty are hereby authorized to remove, cause to be removed or impound in place the offending vehicle at the sole cost and expense of the owner or owners.

(b) *Disposition of removed vehicle.* The disposition of removed vehicles shall be according to section 13-9 of this Code, entitled "Abandoned Property."

(c) *Owner's responsibility.* The registered owner of the vehicle having against it three (3) or more citations for parking violations shall be presumed to be the owner at the time the citations were issued and

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

shall be severally responsible for the offense and the impoundment except where the use of the vehicle was secured by the operator without the owner's consent.

(d) *Release of vehicle.* Any vehicle removed or impounded in place pursuant to this section will be released to its lawful owner upon the showing of adequate evidence of the right to possession and upon the payment of all accrued fines and costs for each outstanding unpaid citizen and judgment against a person or persons registered as the owner of the vehicle, and upon payment of an additional administrative fee as established in the Fee Schedule Supplement to the Palatine Code of Ordinances. In lieu of payment of the amount due on any unpaid citation, the person may deposit a bond in the amount as established in the Fee Schedule Supplement to the Palatine Code of Ordinances per violation for his or her appearance in the circuit court of Cook County to answer said violation. A release must be signed by an officer of the Police Department of the Village. (Ord. No. O-17-80, §1, 2-11-80; Ord. No. O-81-84, §1, 9-10-84; Ord. No. 0-142-98, §1, 9-28-98; Ord. 0-147-00 §1, 11-13-00)

ARTICLE VII. OVERWEIGHT AND OVERSIZED VEHICLE ORDINANCE

[Editor's Note: Art. VIII was replaced in its entirety by Ord. No. 0-151-09, 12/21/09]

Sec. 18-176. Definitions.

For purposes of this article, the following definitions apply:

- (a) *One-way or single trip permit:* One move from the point of origin to the point of destination. Any additional stops between the point of origin and the point of destination are expressly prohibited. Single trip permits are valid for 5 consecutive days from the effective date of the permit.
- (b) *Round-trip movement:* Two trips over the same route in opposite directions. Round-trip permits are valid for 10 consecutive days from the effective date of the permit.
- (c) *Non-divisible:* As defined in 625 ILCS 5.0/1-148.
- (d) *Police Department:* The Village of Palatine Police Department
- (e) *Village:* The Village of Palatine Ord. No. O-92-20, 12-07-20

Sec. 18-177. Permits.

(a) A permit shall be required for the movement of any vehicle or combinations of vehicles that is non-divisible or is carrying a load that is non-divisible, while operating on roadways and bridges within the jurisdiction of the Village, which exceeds the following limits:

- (1) Weight, as defined in 625 ILCS 5.0/15-111
- (2) Width, as defined in 625 ILCS 5.0/15-102
- (3) Height, as defined in 625 ILCS 5.0/15-103
- (4) Length, as defined in 625 ILCS 5.0/15-107

Exempt from permits are the following:

- (1) Fire Department vehicles;
 - (2) Those vehicles operating under an emergency declaration;
 - (3) Village owned vehicles engaged in emergency utility repair;
 - (4) Equipment used for snow and ice removal, owned or operated by any governmental body.
- (b) Permits are non-transferable and apply only to the permittee.

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

(c) The Village may issue revisions to permits. The Chief of Police or his or her designee may assign a fee for a revision as his discretion in the following circumstances:

- (1) To correct an error attributed to the Village;
- (2) To correct an error attributed to the applicant;
- (3) To adjust weights, dimension or routes as issued on the permit, before the move is made.

(d) The permit, when issued, constitutes an agreement between the permittee and the Village that the move described in the application will take place only as described. The permittee has the responsibility to report to the Police Department any inaccuracies or errors on the part of either the Village or the permittee before starting any move. Undertaking the move is prima facie evidence of acceptance of the permit as issued and its terms.

(e) The routing prescribed in the permit constitutes the sole extent of the authority granted by the permit for the use of roads within the jurisdiction of the Village, and any vehicle and/or load found to be off route will be considered off route and without a permit. Permits, whether in paper or electronic form, shall be in the driver's possession at all times unless otherwise directed by the Police Department and presented upon demand to any and all police officers for the purpose of inspection.

(f) Any vehicle(s) and/or load found to be divisible will render the permit null and void. The entire gross weight and axles weights of the vehicle(s) with the load are subject to legal weights. It is the duty of the applicant to verify the non-divisibility of the vehicle(s) before making application for the permit. The permit application itself is prima facie evidence that the applicant confirmed the vehicle(s) and/or load were non-divisible.

(g) If required, arrangement shall be made by the permittee to have the proper utilities notified, property moved, bridge or highway analysis performed and completed in advance of any permit movement.

(h) All movements under the permit shall be made in accordance with all applicable federal, State and local laws, ordinances, rules and regulations.

(i) Permits are null and void if altered for the purpose of deception. The permits issued under this section constitute the grant of a privilege by the Village and may be denied or suspended for such reasons as the Village may deem rationally related to its governmental interests including, but not limited to:

- (1) A permittee knowingly providing incorrect information in an application for a permit;
- (2) A permittee, its agents, or employees operating on a permit which has been altered for purposes of deception;
- (3) Non-compliance by permittee, its agents or employees with federal, State, or local ordinances pertaining to the transport of goods or operation of a vehicle engaged in the transport of goods;
- (4) Moving on Village streets without a valid permit as required under this section.

(j) All single-trip or round-trip permits are limited to movements on assigned routes only.

Ord. No. O-92-20, 12-07-20

Sec. 18-178. Applications for Permit.

(a) All applications for permits shall be given full consideration. Permits for proposed moves may be issued:

- (1) When the Village roadways and bridges will not be unduly damaged; and
- (2) When the safety of the traveling public will be adequately protected.

(b) Applications for a permit to move an oversize and/or overweight vehicle, and/or load, must be made to the Police Department. The Chief of Police or his or her designee will determine the appropriate fields of information which should be required on the permit application.

Sec. 18-179. Police escorts.

Police escorts are required for certain vehicles and loads as determined by the Chief of Police or his or her designee. The total number of officers necessary to provide for a safe move shall be determined by the Police Department, based upon the size and weight of the permit move. Fees for escorts shall be in addition to the permit fees set forth herein. Escort fees shall provide for a minimum of two (2) hours of service calculated by the most current overtime rate established by the Police Department.

Sec. 18-180. Indemnification.

(a) The permittee shall assume total liability for any and all damages to streets, bridges, Village owned appurtenances and private or public property while engaged in a permit move. The measure of liability is the cost for all repairs or replacement of property damaged by the permittee.

(b) The permittee shall indemnify and hold harmless the Village or members of the Police Department from any costs, judgments or settlements, including attorney's fees, arising from physical injuries, including loss of life, or damage to or loss of property related to acts or omissions by permittee, its officers, agents, or employees pursuant to the permit.

Ord. No. O-92-20, 12-07-20

Sec. 18-181. Suspension and reinstatement.

- (a) Suspension of a current permit shall be for the time determined appropriate by the Police Department; however, reinstatement may be made upon conditions determined by the Village and payment of all outstanding settlements or judgments.
- (b) The Chief of Police or his or her designee shall administer and enforce this section and shall have the authority to grant, deny, suspend, or reinstate Permits. Any applicant or permittee denied a permit or who has had a permit suspended, upon request, shall be given a hearing before the Chief of Police first, then the Village Manager if the permittee is still unsatisfied.
- (c) No permits shall be issued an applicant or company who has outstanding fees or payments due to the Village.

Sec. 18-182. Permit fee schedules.

(a) The Village, with respect to highways under its jurisdiction, shall collect a permit fee as described in the Village Fee schedule. Any axle weight, gross weight or dimension requiring a route study and investigation are subject to special assessment by the Chief of Police or his or her designee to determine appropriate fees.

(b) The Village Finance Department is responsible for the billing, invoicing, and collection of permit fees. The Finance Department, in their discretion, may make rules and regulations as to acceptable methods of payment and due dates. Any unpaid permit fees will be turned over to a collection agency under contract of the Village. The Village may choose to employ an electronic internet service for the administration of the Article, including fee collection.

Ord. No. O-92-20, 12-07-20

Sec. 18-183. Reserved**ARTICLE IX MOTOR DRIVEN SCOOTERS**

[Editor's Note: A New Article IX was added by Ordinance 0-95-05, passed on May 9, 2005]

Sec. 18-184. Definitions:

For the purposes of this Article, a “motor driven scooter, minibike, pocket bike, go-cart, golf cart” are defined as any electric or gas driven wheeled scooter, cycle or other vehicle which is operated by a rider in either a sitting or standing position, propelled without physical peddling, for which the State of Illinois does not issue a title document or issue license plates or registration documents.

Sec. 18-185. Operation of motor driven scooters restricted.

No person shall operate a motor driven scooter upon any public street, sidewalk, public parking lot, bike path, park, reservoir or any other public property.

Sec. 18-186. Exemptions.

The following shall be exempt from the prohibitions contained in this Article:

1. Any police vehicle, fire vehicle, special district vehicle, County vehicle or Forest Preserve District vehicle operated by an employee in the course of his or her duties.
2. Motorized wheelchairs. For the purpose of this Article, a Motorized Wheelchair means any motorized vehicle designated for and used by a person with disabilities.
3. Electric personal assistance mobility devices, as defined in section 5/1-117.7 of the Illinois Vehicle Code (625 ILCS 5-100 et. Seq.).

Sec. 18-187. Applicability of this article.

Without limitation, this Article applies to all public property in the Village of Palatine.

Sec. 18-188. Violations.

Any person found guilty of violating any provision of Sections 18-184 through 18-187 shall be fined as established in the Fee Schedule Supplement to the Palatine Code of Ordinances. An offense committed by a minor under the direct control or with the consent of a parent or guardian may be subject the parent or guardian to the penalties provided in this Section. The Police Department shall have the authority to either impound or immediately release the motor driven scooter to a parent or guardian.

Sec. 18-189—18-199. Reserved.**ARTICLE X - AUTOMATED TRAFFIC LAW ENFORCEMENT SYSTEM**

[Editor's Note: A New Article X was added by Ordinance 0-122-07, passed on July 16, 2007]

[Editor's Note: Article X was replaced in its entirety by Ordinance #0-14-08, passed on January 21, 2008]

Sec. 18-200. Definitions.

Automated traffic law enforcement system means a device within the Village with one or more motor vehicle sensors working in conjunction with a red-light signal to produce recorded images of motor vehicles entering an intersection against a steady or flashing red signal indication in violation of Section 11-306 of the Illinois Vehicle Code ("Code"), 625 ILCS 5/11-306, or similar violation of the Village Code of Ordinances.

Disregarding a traffic control device means failure to stop and remain stopped before an intersection that is controlled by a red signal as provided for in Section 11-306 of the Code or Section 18-7 of the Village Code of Ordinances.

No turn on red means failure to come to a complete stop and does not enter the intersection, as defined by Section 1-132 of the Code, during the cycle of the red signal indication unless one or more pedestrians or bicyclists are present, even if the motor vehicle stops at a point past a stop line or crosswalk where a driver is required to stop, as specified in subsection (c) of Section 11-306 of the Code or the Village Code of Ordinances. (Ord. 0-161-10, §1, 12/13/10)

Recorded images mean images produced by the automated traffic law enforcement system, which consist of either 2 or more photographs; 2 or more microphotographs; 2 or more electronic images; or, a video recording showing the motor vehicle and, on at least one image or portion of the recording, clearly identifying the registration plate number of the motor vehicle.

Traffic Compliance Administrator means the person appointed as such through Article 25 of the Code and shall have the following additional powers: adopt, distribute and process automated traffic law violation notices and other notices required by this Article, collect money paid as fines and penalties, operate the automated traffic law enforcement system, and make certified reports to the Secretary of State as required by this Article.

Sec. 18-201. Violations.

It shall be a violation of this Article for a vehicle to disregard a traffic control device or turn on red in violation of Section 11-306 of the Code or Section 18-7 of the Village Code of Ordinances.

Sec. 18-202. Defenses.

The following may be considered defenses by the Hearing Officer for a violation of Section 18-201:

1. That the motor vehicle or registration plates of the motor vehicle were stolen before the violation occurred, and not under the control of or in the possession of the owner at the time of the violation;
2. That the driver of the vehicle passed through the intersection when the light was red either (i) in order to yield the right-of-way to an emergency vehicle or (ii) as part of a funeral procession.
3. Any other evidence or issues deemed as a defense by the Hearing Officer. (Ord. 0-161-10, §2, 12/13/10)

To demonstrate that the motor vehicle or the registration plates were stolen before the violation occurred and were not under the control or possession of the owner at the time of the violation, the owner must submit proof that a report concerning the stolen motor vehicle or registration plates was filed with a law enforcement agency in a timely manner.

Sec. 18-203. Notice of Violation.

When the automated traffic law enforcement system records a motor vehicle entering an intersection in violation of Section 18-201, the Village shall issue a written Notice of Violation to the registered owner or lessee of the vehicle, which shall be delivered by U.S. mail within 30 days after the Illinois Secretary of State notifies the Village of the identity of the registered owner or lessee of the vehicle, and in no event later than 90 days following the violation. The Village shall only be required to notify a lessee if the leasing company/lessor provides the lessee's name by an affidavit and a copy of the lease within 60 days of the notice's issuance. If the driver information is not provided within 60 days, the leasing company/lessor may be found liable. If any notice to an address is returned as undeliverable, a second notice shall be sent to the last known address recorded in a United States Post Office approved database of the owner or lessee of the cited vehicle. The second notice shall be made by first class mail postage prepaid.

A Notice of Violation associated with an automated traffic law violation shall require a review of the associated recorded image by a law enforcement officer or retired law enforcement of the municipality or county issuing the violation, who shall inspect the image and determine whether the motor vehicle was being operated in violation of Section 18-201, or whether one of the defenses enumerated in Section 18-202 is visibly applicable upon inspection. Upon determination that the recorded image captures a violation and that no defense applies, the notice of violation shall be served upon the registered vehicle owner in the manner provided for above. The Traffic Compliance Administrator shall retain a copy of all violation notices, recorded images and other correspondence mailed to the owner of the vehicle. Each Notice of Violation shall constitute evidence of the facts contained in the notice and is admissible in any proceeding alleging a violation of the above-noted statutory and local provisions and shall be *prima facie* evidence of a violation, subject to rebuttal on the basis of the defenses established in this Article. (Ord. No. 0-161-10, §3, 12/13/10)

The Notice of Violation shall include the following information:

1. The name and address of the registered owner or lessee of the vehicle, as indicated by the records

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

of the Secretary of State, or, if such information is outdated or unattainable, then the last known address recorded in a United States Post Office approved database;

2. The make (only if discernable) and registration number of the motor vehicle involved in the violation;
3. The violation charged;
4. The location where the violation occurred;
5. The date and time of the violation;
6. A copy of the recorded images;
7. The amount of the civil penalty and the date by which the penalty should be paid (21 days from the date of issuance), if a hearing is not requested, and a statement that the payment of the fine shall operate as a final disposition of the violation;
8. A statement that a failure to pay the civil penalty by the date noted may result in an additional late fee being assessed against the owner or lessee;
9. The amount of the late fee;
10. A statement that the failure to pay by the date specified will result in a final determination of liability and may result in the suspension of driving privileges for the registered owner of the vehicle;
11. A statement that the recorded images constitute *prima facie* evidence of a violation;
12. A statement that the person may elect to proceed by paying the fine or challenging the charge in court, by mail or by administrative hearing; and
13. A statement of how an administrative hearing may be requested.

Sec. 18-204. Hearing.

The owner of a vehicle being operated in violation of Section 18-201 may request a hearing by the respond-by date on the Notice of Violation (14 days from the date of issuance), to challenge the evidence or set forth an applicable defense. The Notice of Violation shall constitute evidence of the facts contained in the notice and is admissible in any proceeding alleging a violation of Section 18-201. The Notice of Violation shall be *prima facie* evidence of a violation, subject to rebuttal on the basis of the defenses established in Section 18-202. (Or. No. 0161-10, §4, 12/13/10)

The owner's failure to appear at the hearing will result in a finding of liability. In the event of a failure to appear, a "Findings, Decision and Order" letter will be sent to the owner. The owner's failure to pay the amount by the date specified in that letter will result in a final determination.

No additional fee shall be charged for the request for a hearing. (Ord. No. 0-161-10, §5, 12/13/10)

Sec. 18-205. Mail-In Hearing.

Where the registered owner or lessee of the cited vehicle seeks to contest the merits of the alleged violation, such person may contest the charges using the same available defenses as stated above, but rather than attend the administrative hearing, they may submit any and all documentary evidence to the Traffic Compliance Administrator no later than the respond-by-date on the Notice of Violation (14 days from the date of issuance). The Traffic Compliance Administrator shall forward all timely-submitted materials to the Hearing Officer for review and determination.

No additional fee shall be charged for the request for a Mail-In Hearing.
(Ord. No. 0-161-10, §6, 12/13/10)

Sec. 18-206. Final determination.

A Final Determination of violation liability shall occur following failure to pay the fine, a failure to request a hearing by the respond-by date, after a hearing officer's determination of violation liability and the exhaustion of or failure to exhaust any administrative review procedures provided by the Village Code of Ordinances. Where a person fails to appear at a hearing to contest the alleged violation in the time and manner specified in a prior mailed notice, the Hearing Officer's determination shall become final upon a failure to pay the amount owed on date provided in the "Findings, Decision and Order" letter. Appeal may be made to the Circuit Court of Cook County on any final determination as provided for by the Administrative Review Act.

Sec. 18-207. Notice of determination of liability.

If the registered owner fails to pay or contest the Notice of Violation within 14 days a Notice of Determination of Liability will be sent to the owner indicating that a fine in the amount of \$100 is due to the Village. The notice will also state that the owner can petition the Village to set aside the determination of liability before it becomes final. If the owner does not pay the \$100 as specified in the notice or petition the Village to set aside the determination, within 35 days, a Notice of Final Determination will be sent to the owner indicating that the owner has exhausted all challenge options and the \$100 fine is a debt due and owing to the Village and must be paid within 14 days. The owner will also be notified that the failure to pay the \$100 fine within 14 days will result in a late fee of \$100 added to the original fine. (Ord. No. 0-161-10, §7, 12/13/10)

Sec. 18-208. Notice of final determination.

A Notice of Final Determination shall be sent following the final determination of automated traffic law violation liability and the conclusion of judicial review. The Notice of Final Determination shall include the following information:

1. A statement that the unpaid fine is a debt due and owing to the Village.
2. A warning that a failure to pay any fine due and owing to the Village of Palatine within 14 days may result in a petition to the Circuit Court of Cook County to have the unpaid fine rendered as a judgment or may result in the suspension of the person's drivers license for failure to pay fines or penalties for 5 or more violation under this Article.

Sec. 18-209. Petitions to set aside determination.

A Petition to Set Aside Determination of an automated traffic law violation must be filed with or mailed to the Traffic Control Administrator within 14 days of the date of mailing of the Notice of Determination of Liability. The grounds for the petition are limited to:

1. The person was not the owner or lessee of the cited vehicle on the date of the violation notice was issued;
2. The person having already paid the fine for the violation in question; and
3. Excusable failure to appear at or request a new date for a hearing.

Upon receipt of a timely petition to set aside the determination of liability, the Hearing Officer shall review the petition to determine if cause has been shown to set aside the determination. If cause has been shown, the Village shall forward the petitioner a new hearing date on which the petitioner must appear to present his or her case. The Village shall notify the petitioner of the Hearing Officer's decision to grant a hearing or deny the petition within 14 days of the Village's receipt.

Sec. 18-210. Notice of impending driver's license suspension.

A Notice of Impending Drivers License Suspension shall be sent to the person liable for any fine or penalty that remains due and owing on 5 or more violations of this Article. The Notice of Impending Drivers License Suspension shall state the following information:

1. The failure to pay the fine owing within 45 days of the notice's date will result in the Village notifying the Secretary of State that the person is eligible for initiation of suspension proceedings under Section 6-306.5 of the Code;
2. A statement that the person may obtain a copy of the original ticket imposing a fine by sending a self-addressed, stamped envelope to the Village along with a request for the copy.

The Notice of Impending Drivers License Suspension shall be sent by first class mail, postage prepaid, to the address recorded with the Secretary of State or, if any notice to that address is returned as undeliverable, to the last known address recorded in a United States Post Office approved database.

Sec. 18-211. Drivers license suspension.

The Traffic Compliance Administrator, by certified report, may request that the Secretary of State suspend the driving privileges of an owner of a registered vehicle who has failed to pay any fine or penalty due and owing as a result of 5 automated traffic violations. The report shall be certified and contain the following:

1. The name, last known address as recorded with the Secretary of State, as provided by the lessor of the cited vehicle at the time of lease, or as recorded in a United States post office approved database if any notice sent under this Article is returned as undeliverable, and driver's license number of the person who failed to pay the fine or penalty and the registration number of any vehicle known to be registered to such person in a state;

PALATINE CODE OF ORDINANCES – CHAPTER 18 - TRAFFIC

2. The name of the municipality making the report pursuant to this section; and
3. A statement that a Notice of Impending Driver's License Suspension has been sent to the person named in the report at the address recorded with the Secretary of State or at the last address known to the lessor of the cited vehicle at the time of the lease or, if any notice sent under this Article is returned as undeliverable at the last known address recorded at a United States Post office approved database; the date on which such notice was sent; and address to which such notice was sent.

The Traffic Compliance Administrator shall notify the Secretary of State whenever a person named in the certified report has paid the previously recorded fine or penalty or whenever the municipality determines that the original report was in error. A certified copy of such notification shall also be given upon request and at no additional charge to the person named therein.

Any person receiving notice from the Secretary of State that their driving privileges may be suspended at the end of a specified period may challenge the accuracy of the certified report prepared by the Traffic Compliance Administrator. The person shall, within 7 days after having received notice from the Secretary of State, request an opportunity to speak with the Traffic Compliance Administrator to challenge the accuracy of the certified report. If the Traffic Compliance Administrator determines that the original report was in error due to the fact that the person challenging the report was not the owner or lessee of the vehicle or that the person has already paid their fine for the 5 or more automated traffic violations, the Traffic Compliance Administrator shall immediately notify the Secretary of State of such error in a subsequent certified report.

Sec. 18-212. Penalty.

Any person violating Section 18-201 shall be fined \$100 for each offense. Failure to pay the original fine within 14 days of the issuance of the Notice of Final Determination shall result in an additional \$100 late payment fine.

Sec. 18-213. Distracted Driving

It shall be unlawful to operate a vehicle in a distracted manner. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

DISTRACTED: To disregard road conditions and other vehicular and pedestrian traffic by not paying full attention to the operation of a motor vehicle while operating on a public highway. This shall include driving without due care and caution, or without due regard to the width, grade, curves, corners, traffic, and other attendant conditions of streets, highways, roads, or other ways used for vehicular traffic within the Village limits.