VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

NOVEMBER 4, 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 Rick Veenstra, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Fire Chief Patrick Gratzianna, Deputy Fire Chiefs Scott Mackeben & Anthony Lavacchi, IT Director Larry Schroth, Finance Director Paul Mehring, Assistant Finance Directors Sue Conn & Sara Sadoski, and Human Resources Director 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

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

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

IV. MAYOR'S REPORT

1. As Submitted **-**

Mayor Schwantz announced upcoming events:

Palatine Winter Farmer's Market
1st & 3rd Saturday, November through April, 9 AM - 12 PM
Palatine Train Station Parking Lot

People Helping People (PHP) Comfort Closet Donation Drive
People Helping People, a Palatine-based charity organization, is currently collecting household essentials such as clothing, hygiene items, and non-perishable snacks to benefit at need students now through November 7. A list of collection boxes located throughout the community can be found on php-palatine.com.

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:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Kozlowski, Helms

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 **- Motion Carried by Voice Vote** (Council District: Three)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request to transfer the existing Special Use to permit the continued operation of Domino's Pizza carry-out restaurant at this location to accommodate the ownership change.

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

2. Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Laundromat at 1550 N. Rand Road **- Motion Carried by Voice Vote** (Council District: Five)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use Transfer to permit the continued operation of a laundromat at 1550 N. Rand Road.

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

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 **- Motion Carried by Voice Vote** (Council District: Six)

   Village Manager Reid Ottesen recommended decreasing the number of Class G Liquor Licenses by one at the request of Rep's Burgers who are relinquishing their license.

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

4. As Submitted **-**

   Nothing was 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 **- Motion Carried by Voice Vote** (Council District: Two)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for Preliminary & Final Planned Development approval, amending the Vacation right of way and a 6-lot single-family subdivision with 4 lots connecting through two subdivisions on either side through Prestwick Street and the southern two lots accessing from Michigan Avenue. The stormwater detention basin will be on the northern portions of Lots 1 and 2. Planning & Zoning Commission voted unanimously to approve and staff concurs.

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

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 **- Motion Carried by Voice Vote** (Council District: Six)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Minor Amendment to the Slade Street Crossing Planned Development to approve a ranch style option.

   In response to Councilman Helms, the petitioner Greg Rose, 47 N. Bothwell, stated that lots 1 ,2 and 3 are available, 4 and 5 are already spoken for. There will be a few more ranch homes in future plans.

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. As Submitted **-**

   Nothing was 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 **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended authorizing the Mayor to execute a Water Service Agreement with 783 Lake Cook Enterprises, LLC D/B/A Persin and Robbin. Wherein the customer will pay to Palatine the standard water rate for properties outside the Village's corporate limits and will make an annual payment to Palatine equivalent to property taxes as if they were in the Village.

RESULT:	**APPROVED 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

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 **- Motion Carried by Voice Vote** (Council District: One)

   In accordance with Palatine Code of Ordinances, Chapter 16, Public Works Director Matt Barry recommended granting a Variance for Com-Ed to install a new utility pole in the Quentin Road right-of-way to provide power to the new 4-lot subdivision on Haven Drive.

   Kim Hoffman, of Libertyville, was available for questions.

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

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 **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended authorizing the Mayor to execute the Local Public Agency Agreement with IDOT. The IDOT plans to improve Route 53 include:

   - bridge superstructure replacement over Kirchoff Road
   - deck replacement over Industrial Avenue
   - deck replacement over US 14
   - superstructure replacement over Palatine Road
   - substructure and culvert repairs
   - resurfacing of IL 53 within project limits
   - ramp repairs, including adjustments to the existing traffic signals at the IL-53 entrance and exit ramps at US-14
   - ADA ramp improvements, lighting, and aesthetic bridge enhancements

Each of the traffic signals at these ramps have emergency vehicle pre-emption to be removed and reinstalled at the Village expense of $4,543.

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

3. As Submitted **-**

   Nothing was submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Discussion of the CY 2025 Proposed Budget & Capital Investment Plan **-**

   Chairman of the Business Finance & Budget Committee, Councilman Myslinski introduced the finance overview, expressing his appreciation of staff for creating a transcendent debt-free budget--transcending or going beyond what would normally be thought possible.

   Village Manager Reid Ottesen presented the CY 2025 Proposed Annual Budget and Capital Investment Plan which totals $158,737,230. Of this, $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 includes no change to the property tax levy and no new taxes or fees.

   Ottesen proudly announced that property taxes have increased only 2.45% over the last 15 years, less than 10% of the Property Tax bill. He noted that the state, by eliminating the Food Tax, has eliminated $1.5 million per year to Palatine, ignoring local needs. Palatine will work to reinstate the Illinois Grocery Tax.

   While the Operating Budget totals $90,806,468, Ottesen noted that the staffing levels are the same as they were in 1999, even with an additional 23 employees to police and fire.

Police Chief William Nord reported on the new Community Engagement and Planning Division, Neighborhood Based Policing and Community Services which includes enhanced social service coordination, renewed emergency management, and proactive grant activity. Nord also stressed the initiatives of on-line reporting and maintaining full staffing of specialty units and flexible hiring practices including lateral hiring of experienced officers.

Fire Chief Patrick Gratzianna reported a decrease of 1% in the Fire Department proposed budget while initiatives move forward improving facilities including a new administration office, repurposing Colfax station, improving shared services with Inverness and Rolling Meadows and planning for leadership transition.

Public Works Director Matt Barry reported a 3.36% increase in expenditures to cover Smith & Colfax stormwater improvements, silver maple replacement with variety species, monitor electrical usage and costs, complete concrete edging, and continue lead service replacement funding through Village cost-sharing programs and grants.

Ottesen noted that Police, Fire and Public Works account for 84% of the budget.

In response to Councilman Millar, Ottesen addressed the Motor Fuel Tax reductions under Governor Pritzker, which in part are due to electric vehicles that do not contribute to Motor Fuel Tax, but cause equal wear and tear on roads.

Ottesen continued with a brief overview of the other departments.

Regarding the non-operating and capital investment budget, Ottesen referenced the 10-20-year long term planning, with flexibility and grant seeking efforts, highlighting the $12.43 million received this year. The ARPA funds went to capital projects and public safety. Ottesen noted since its inception in 2010, telecommunication tax has decreased 75%. Compared to neighboring communities, Palatine continues to do more with less.

Finance Director Paul Mehring presented an overview of other expenses, noting 6% increase in pension benefits and administration. Mehring continued with praising the way Palatine manages TIF projects, giving back to the other governing bodies annually, noting that surplus rebates since 2010 total over $36 million, and concluding that Palatine has met the goal of being fully funded by 2025.

Ottesen announced 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.

2. As Submitted **-**

   Nothing was submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, 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 a Motion to Approve 2024 Warrant #21 **- Approved**

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 **- Approved** (Council District: Three)

   Ordinance #O-95-24

3. Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Laundromat at 1550 N. Rand Road **- Approved** (Council District: Five)

   Ordinance #O-96-24

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 **- Approved** (Council District: Six)

   Ordinance #O-97-24

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 **- Approved** (Council District: Two)

   Ordinance #O-98-24
   Resolution #R-39-24
   Ordinance #O-99-24

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 **- Approved** (Council District: Six)

   Ordinance #O-100-24

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 **- Approved**

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 **- Approved** (Council District: One)

   Ordinance #O-101-24

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 **- Approved**

10. Consider a Resolution Reducing the Olms Corner Public Improvement Security Deposit **- Approved** (Council District: Six)

    Resolution #R-40-24

11. Consider a Resolution Reducing the SMT Subdivision Public Improvement Security Deposit **- Adopted by Roll Call** (Council District: One)

    Resolution #R-41-24

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

    Ordinance #O-102-24

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. As Submitted **-**

No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

No Report

1. As Submitted **-**

B. VILLAGE CLERK

Clerk Duer reported that at 5:00 PM today, election officials reported between 14,000 and 15,000 votes were cast during early voting in Palatine.

Tomorrow is Election Day. Voters will vote at their precinct polling places from 6 AM to 7 PM.

For more election information or to find your polling place, contact Cookcountyclerkil.gov or Illinois State Board of Elections.

1. As Submitted **-**

C. VILLAGE ATTORNEY

No Report

1. As Submitted **-**

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 8:27 PM

Jim Sandgathe, 122 King Arthur Court, referenced an unscheduled bus that dropped off people, and expressed his appreciation to Palatine for an ordinance that was passed shortly thereafter.

He went on to say that the financial condition of the Village is impressive, and thanked staff for fiscal management, stressing that the services in Palatine are outstanding.

He also described a squatting problem on vacant properties, noting lost rights to the homeowner or property owner. Several states have acted to protect property owners, and asked if there is something similar to be done on the Village or city level.

XIII.ADJOURNMENT – Time: 8:30 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

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**

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

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
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

1. 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

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)

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

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).

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

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.

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

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**

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

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**

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

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.

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

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 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	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

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

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

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

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

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

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

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

GISConsortium

450-452 E. Dundee Road

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.

Attachment: Aerial Map (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

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

Attachment: ORD 450-452 E Dundee Road SU Trans (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

Department of Planning & Zoning
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	**Business Name (If applicable)**
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 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

Department of Planning & Zoning
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247

Required Materials

- □ Application Form
- □ Business Plan (including but not limited to nature of business, hours or operation, number of employees, floor plan, menu, and any proposed changes to the business
- □ Proof of Ownership

Business Owner(s):

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 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

VILLAGE OF PALATINE

Signature Page

Petitioner's Signature

I affirm that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Robert Hudrick — Name

10/14/2024 — 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 — Name

10/14/2024 — Date

Signature

Attachment: Application (2024-88 : 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

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

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

ORDINANCE NO. O-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 (2024-88 : 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

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

6.A.1.d

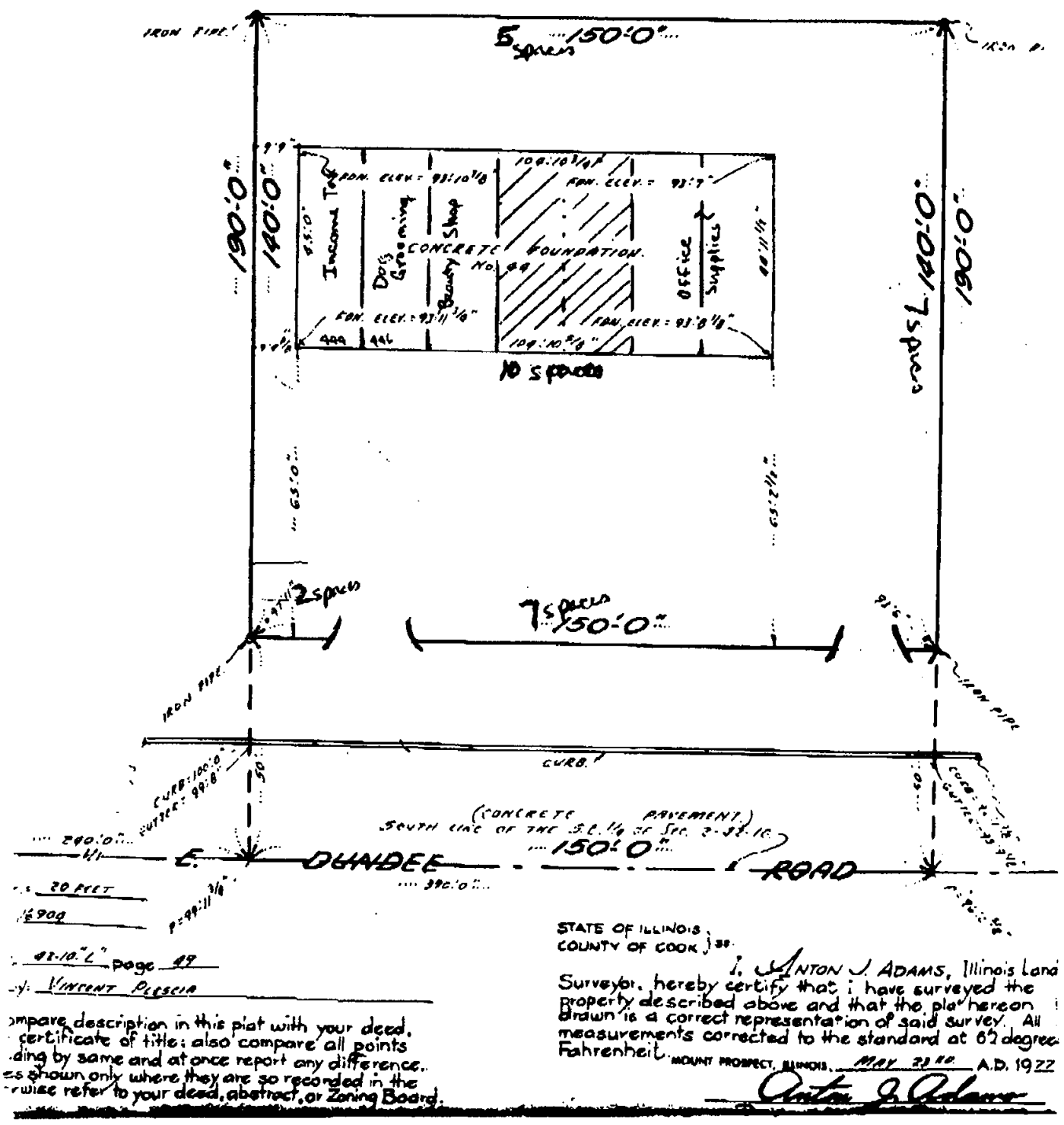
ANTON J. ADAMS

CIRTH MILLE STREET, MOUNT PROSPECT, ILLINOIS 60056
Registered Land Surveyor
Phone CLEARBROOK 5 3512

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 11 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.



42-10-"L" page 99

By: VINCENT PESCELLA

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 A.D. 1977

Anton J. Adams

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

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

ANTON J. ADAMS

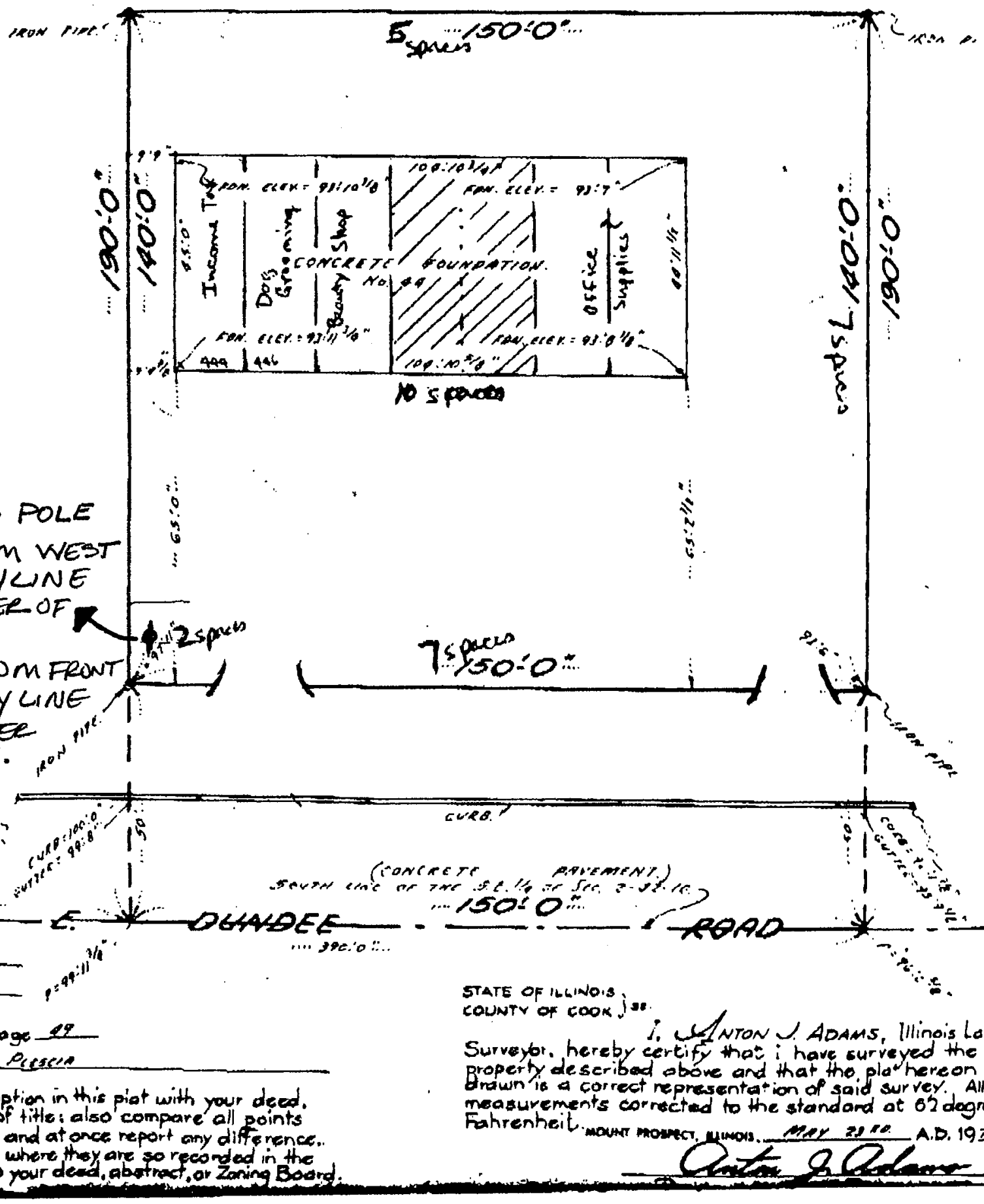
Registered Land Surveyor

ITH WILLE STREET, MOUNT PROSPECT, ILLINOIS 60056 — Phone CLEARBROOK 5 3512

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.



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

STATE OF ILLINOIS, COUNTY OF COOK } ss.

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 rd A.D. 1977

Anton J. Adams

Exhibit

PETITIONER'S EXHIBIT

4

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

GENERAL CONDITIONS

1. CENTER WALL TO BE 2HR FIREWALL: (2) 5/8" FIRECODE EACH SIDE ON 2"X4" WOODEN OR 35S METAL STUDS @ 16" O.C. WITH MINIMUM 2 COATS TAPE, PRIME & SAND.
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 ART DESK SHALL BE LOCATED 2'6" FROM FRONT OF DESK WITH FLOOR PLAN 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 1¾" HALO METAL DOORS TO REMAIN.
5. RELOCATION OF SIGN TO BE HANDLED BY ACME WILEY CORP
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.

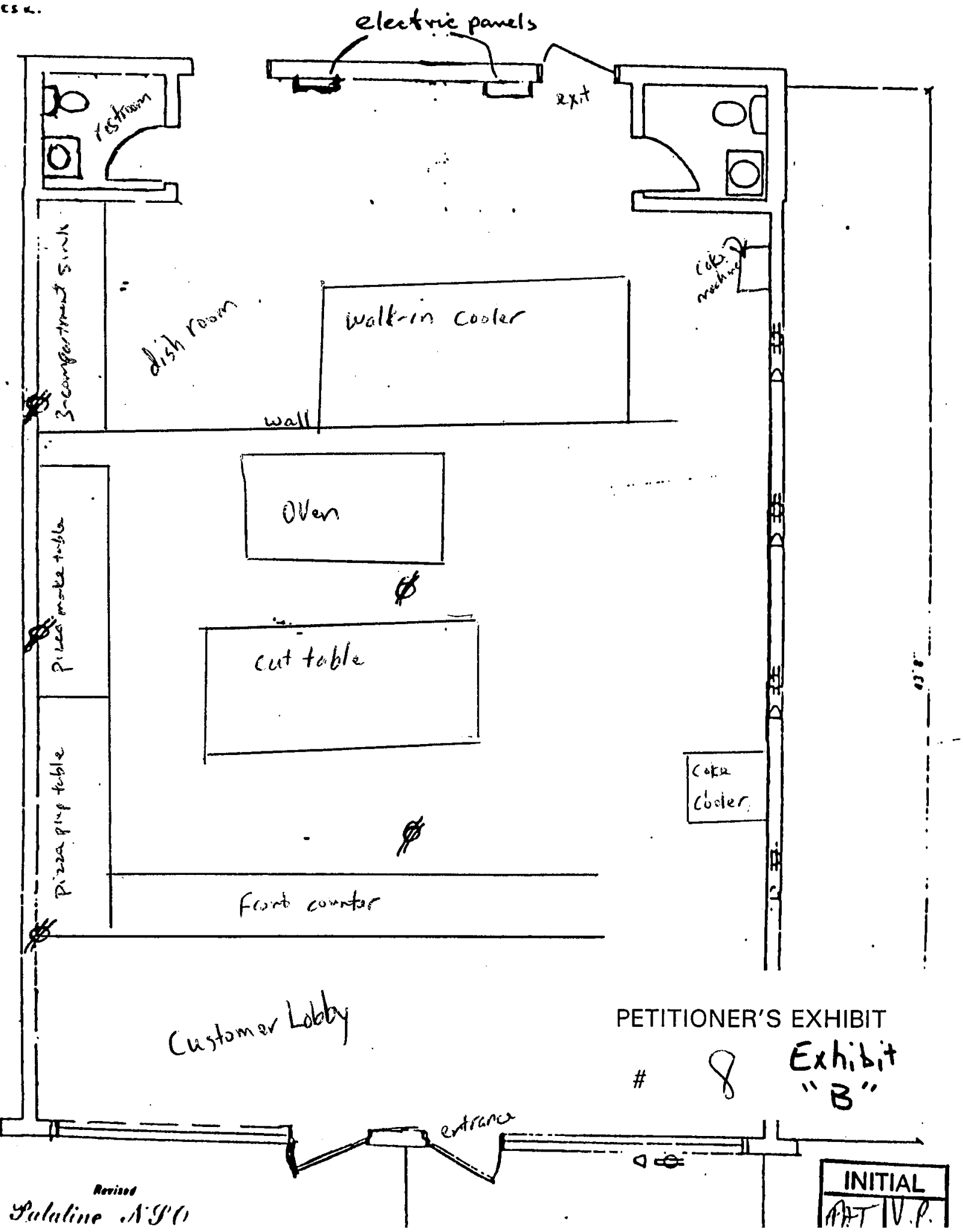


EXHIBIT "B"

Revised
Palatine, IL

PETITIONER'S EXHIBIT
8
Exhibit "B"

INITIAL
AFT V.P.

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

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

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

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.

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

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)

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

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.

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

FOR OFFICE USE ONLY

Zoning Docket # 2-01-38

Property recorded in Torrens _____

Filing Fee $ 493.30 Date Filed 3-1-01

PETITION FOR HEARING

SPECIAL USE

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Paul Heatherly (Speedy Pizza, Inc.) dba Dominos Pizza

   Address: 450 E. Dundee Rd. Palatine IL. 60067
   (City, State, Zip)

   Telephone No. 847-359-4180 Business Telephone No. 847-776-0658

2. Authorized Agent of Petitioner (if different):

   Name: _____

   Address: _____
   (City, State, Zip)

   Telephone No. _____ Relationship to Petitioner: _____

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~~ a Special Use to Continue Operation of restaurant.

PETITIONER'S EXHIBIT

1

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 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)

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

PUBLIC NOTICE

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 Appealt

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

RTIFICATE 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.**

HERALD is a secular newspaper and has been circulated daily in th

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 firs publication of the notice hereinafter referred to and is of general circulation throughout sai Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revis the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 71 Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, wa 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 agenct, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Kathleen Ebelson
Authorized Agent

Control # T2579568

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 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:

X	*Financially Stable Government*		*Safe Place to Live*
	Cost Effective Services Responsive to Citizens		*Downtown as a Community Focal Point*
X	*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).

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

Area Map
450-452 E Dundee

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 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

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

DATE: May 22, 2001

TO: Mayor and Village Council

FROM: Joel Goldman, Chairman, Zoning Board of Appeals

RE: Findings of Fact

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.

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

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.

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

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.

Attachment: Special Use Ordinance - #O-75-01 (2024-88 : 450-452 E Dundee Rd - SU Transfer Dominos)

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.

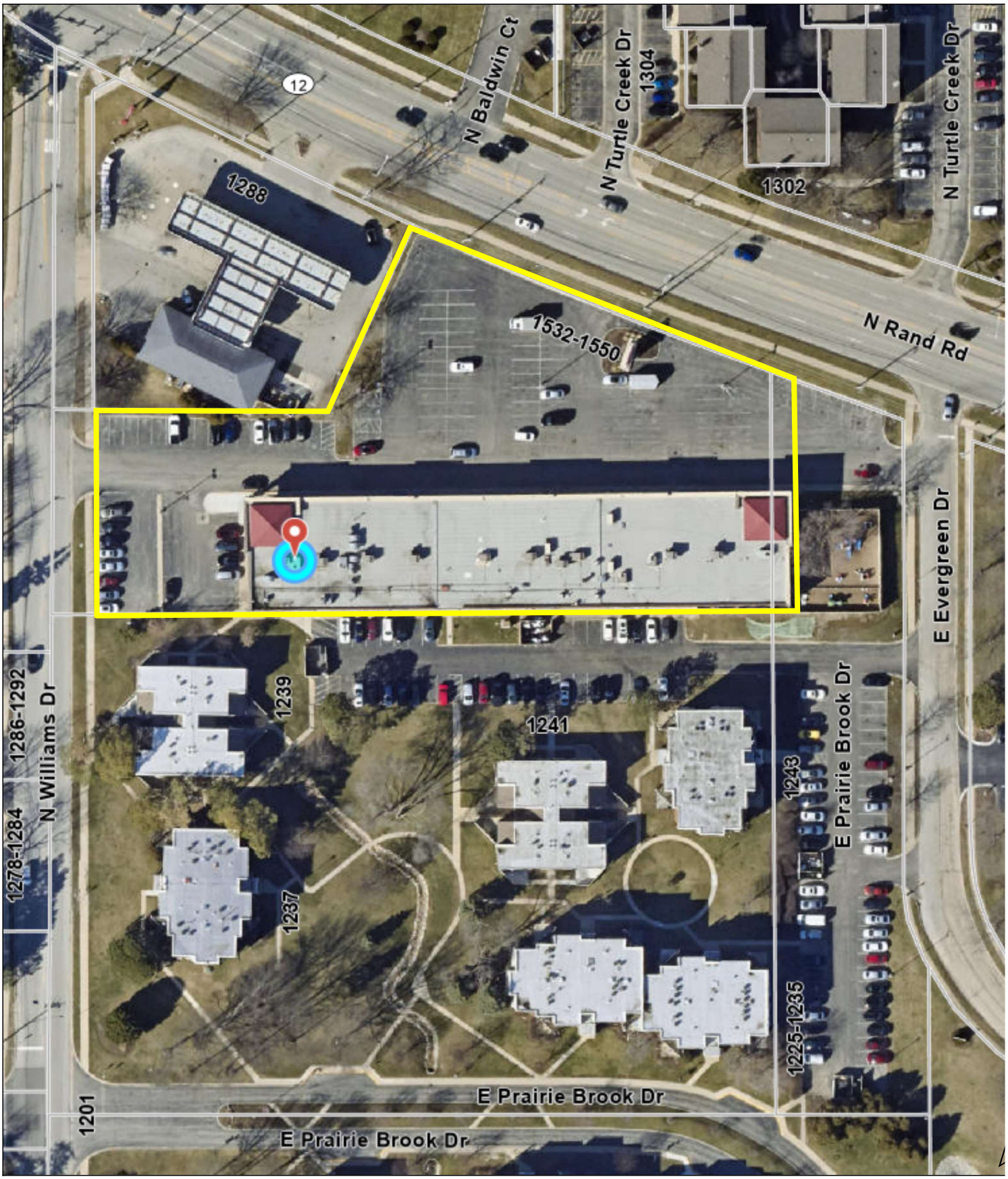
ATTACHMENTS:

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

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

GISConsortium

1550 N Rand Road



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.

Attachment: Aerial Map (2024-89 : 1550 N Rand Road - SU Transfer Laundromat)

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 (2024-89 : 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 # O-252-04 be transferred from Robert Naccio 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 7:00AM – 10:00PM on Mondays 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.

Attachment: Application (2024-89 : 1550 N Rand Road - SU Transfer Laundromat)

ORDINANCE NO. O-78-20

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

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

Attachment: SU Trans. #O-78-20 (2024-89 : 1550 N Rand Road - SU Transfer Laundromat)

ORDINANCE NO. O-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 (2024-89 : 1550 N Rand Road - SU Transfer Laundrom

ORDINANCE NO. 0-252-04

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

Attachment: SU ORD. #O-252-04 (2024-89 : 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 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,

Attachment: SU ORD. #O-252-04 (2024-89 : 1550 N Rand Road - SU Transfer Laundromat)

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

Attachment: SU ORD. #O-252-04 (2024-89 : 1550 N Rand Road - SU Transfer Laundromat)

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:

Attachment: SU ORD. #O-252-04 (2024-89 : 1550 N Rand Road - SU Transfer Laundromat)

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

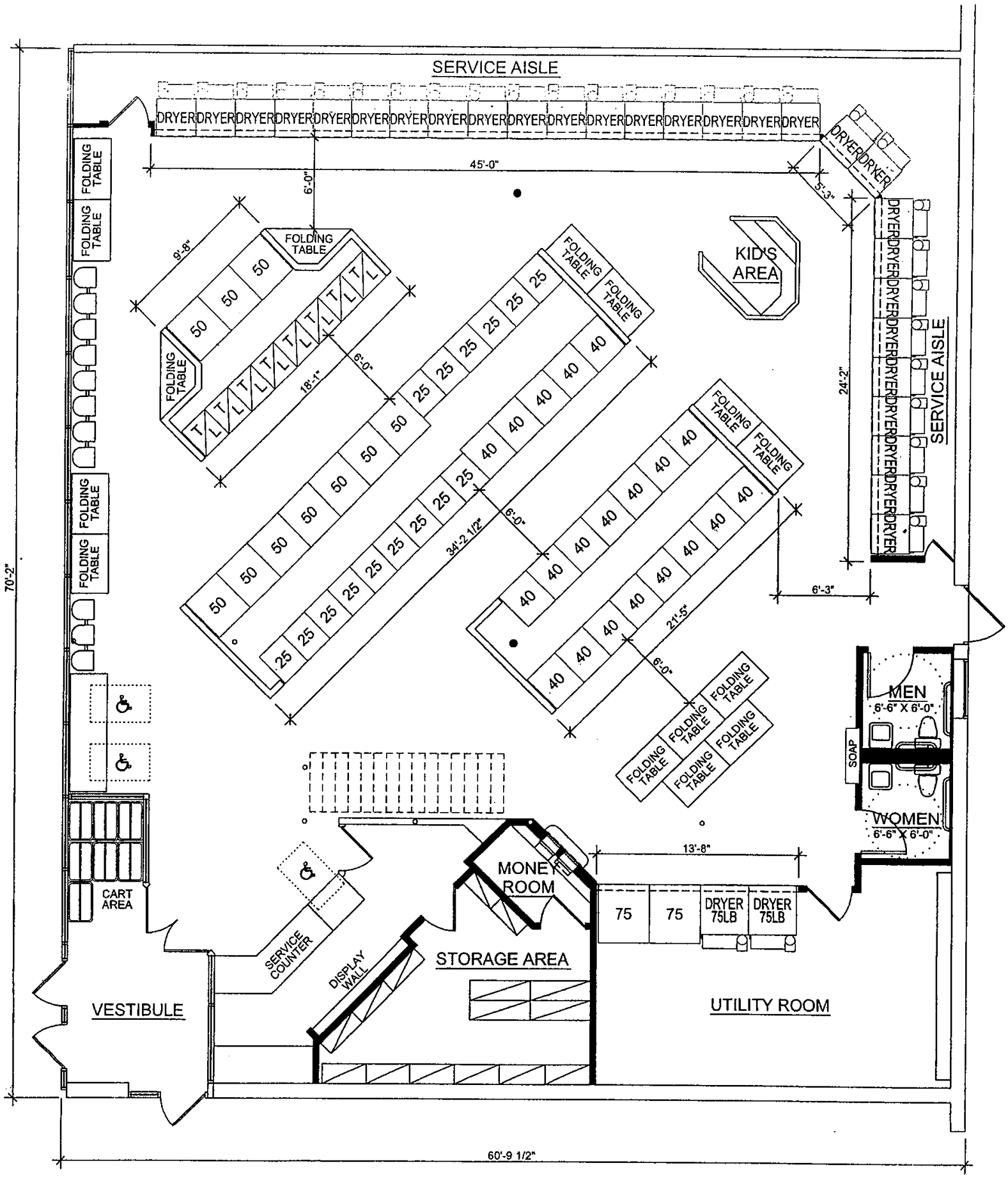
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

6 day of December, 2004

Village Clerk

Attachment: SU ORD. #O-252-04 (2024-89 : 1550 N Rand Road - SU Transfer Laundromat)



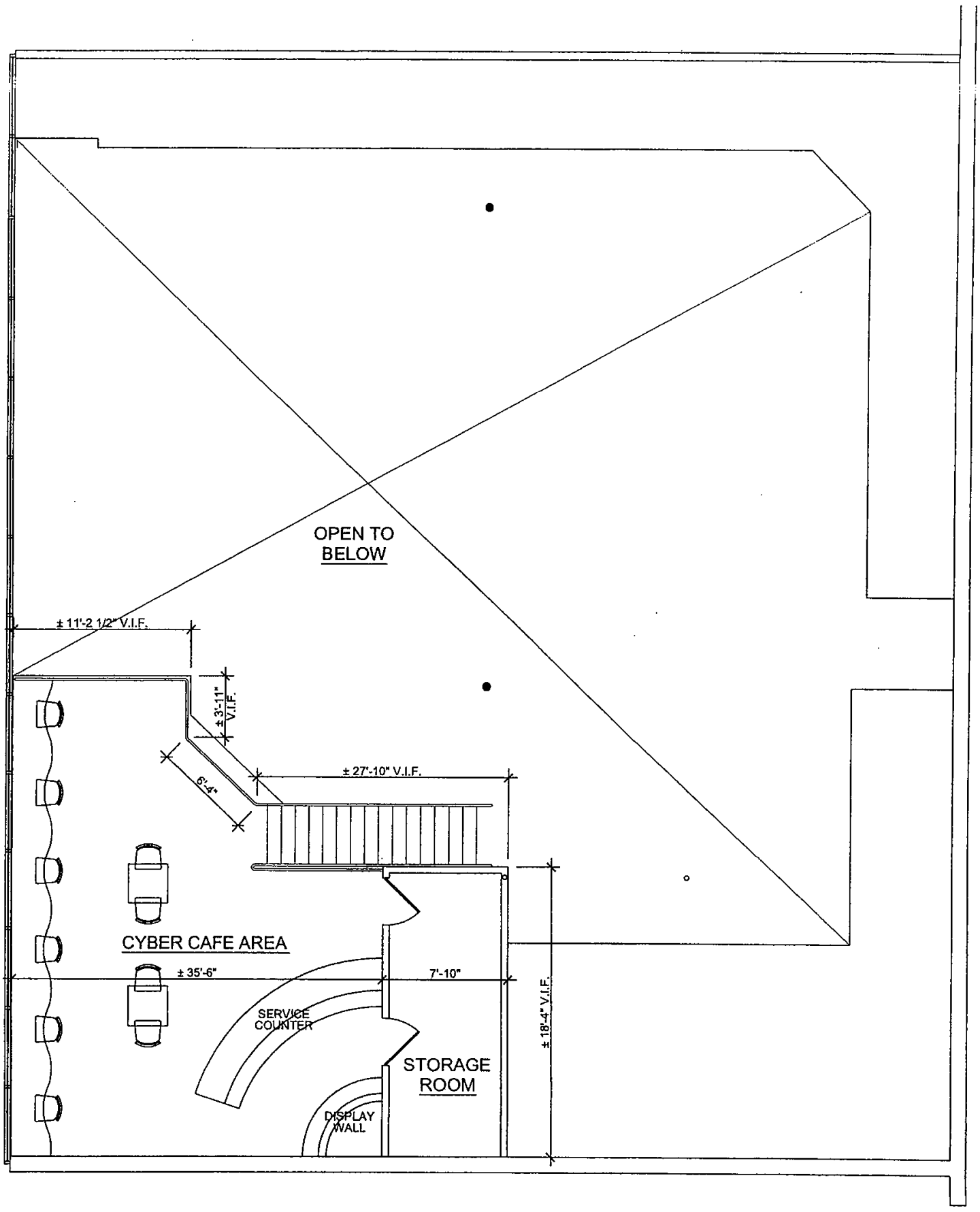
PROPOSED FLOOR PLAN

SCALE: ~~1/8"~~ 3/32 = 1'-0"

WASHPRO · PALATINE 10/25/04

EXHIBIT "A"
(1 of 2)

Attachment: SU ORD. #O-252-04 (2024-89 : 1550 N Rand Road - SU Transfer Laundromat)



PROPOSED MEZZANINE PLAN

SCALE: ~~1/8~~ 3/32" = 1'-0"

WASHARO - PRATIVA · 10/25/04

EXHIBIT "A"
(2 of 2)

Attachment: SU ORD. #O-252-04 (2024-89 : 1550 N Rand Road - SU Transfer Laundromat)

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

10 ft

Signage for building face

Material: Plastic

Color: White with blue font

PETITIONER'S EXHIBIT

#

EXHIBIT "B" (1 of 4)

Attachment: SU ORD. #O-252-04 (2024-89 : 1550 N Rand Road - SU Transfer Laundromat)

Attachment: SU ORD. #O-252-04 (2024-89 : 150 N Rand Road - SU Transfer Laundromat)

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

Zoning Docket #
Property recorded in Torrens
Filing Fee: $ Date Filed:

PETITION FOR HEARING

SPECIAL USE

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): JOHN VASSILIADES ; 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 VASSILIADES
Address: 10330 West. Roosevelt Rd Suite 200 Westchester, IL 60154
City, State, Zip
Telephone No. 773-844-5360 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 (2024-89 : 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 operations[1]. Our team has experience building 450 laundries throughout the United States and overseas. While some laundry builders are only into the quick profit of

Attachment: SU ORD. #O-252-04 (2024-89 : 1550 N Rand Road - SU Transfer Laundromat)

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 Cohen[4]

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

Attachment: SU ORD. #O-252-04 (2024-89 : 1550 N Rand Road - SU Transfer Laundromat)

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

FOR OFFICE USE ONLY

Zoning Docket #: Z-04-09

Property recorded in Torrens

Filing Fee: $ 250.00 Date Filed: 9-23-09

PETITION FOR HEARING

VARIATION

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): JOHN VASSILIADES ; ROBERT RENTERIA

   Address: WASHRO USA 10330 W. ROOSEVELT RD. SUITE 200, WESTCHESTER, IL 601
   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.

Attachment: SU ORD. #O-252-04 (2024-89 : 1550 N Rand Road - SU Transfer Laundrom at)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

PUBLIC NOTICE

Attachment: SU ORD. #O-252-04 (2024-89 : 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 luxuary, 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 (2024-89 : 1550 N Rand Road - SU Transfer Laundromat)

WASHPRO USA.
Commercial Laundries

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

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

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 (2024-90 : 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

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

GISConsortium | Estates at Arcadia Subdivision

Legend

0 300 600 ft

Print Date: 10/8/2024

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 (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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 AVENUNE, 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 (2024-91 : 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 at 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 the 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.**

Attachment: ORD - PFPD (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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

_____

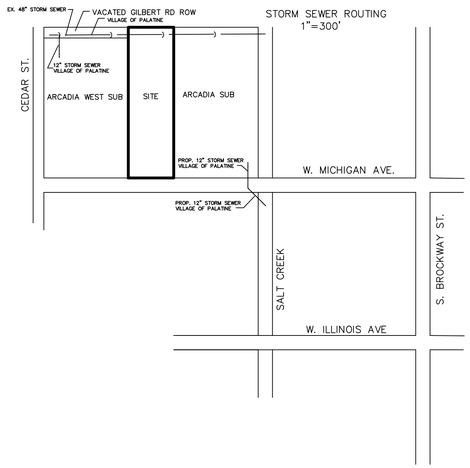
Mayor of the Village of Palatine

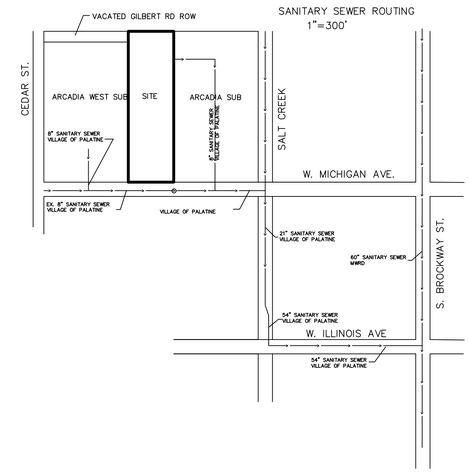
ATTESTED and FILED in the office of the Village Clerk this _____day of November 2024.

_____

Village Clerk

Attachment: ORD - PFPD (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



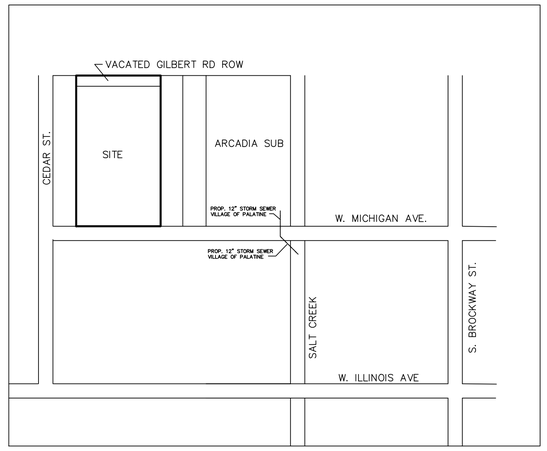


PUBLIC IMPROVEMENT PLANS
FOR
ESTATES AT ARCADIA
PALATINE, IL
BY
GWR BUILDERS, INC.

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

THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE X AS SHOWN ON FIRM 17031C181J DATED AUGUST 8, 2009 AND DOES NOT CONTAIN ANY FEDERALLY REGULATED FLOOD HAZARD AREAS.

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

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

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

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

REGISTERED PROFESSIONAL ENGINEER 62-42874

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

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

CALL JULIE TOLL FREE
1(800)892-0123
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
WARNING
CALL BEFORE YOU DIG
CALL
1(800)892-0123
48 HOURS BEFORE YOU DIG

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

REVISIONS

DRAWN BY:	L.T.S.	JOB NO.	5873
DESIGNED BY:	TJS		
CHECKED BY:	T.J.S.	DATE:	09-26-24

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 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) INCES ABOVE GRADE. THE TOP EIGHTEEN (18) INCES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.

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

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

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

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

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

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

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

12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

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

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

3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND OR DEBRIS BY SWEEPING.

4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED. STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.

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

6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.

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

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

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

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

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

STORM SEWER

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

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

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

4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE 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. /1000 FT. 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 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 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 "CETURION" 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. CLASS SI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS .., CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.

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

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

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

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

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

1. STRIPPING & STOCKPILING OF TOPSOIL AND ROUGH GRADING.
2. PLACEMENT OF ALL SILT FENCE AS SOON AS BASINS ARE COMPLETED.
3. FINAL GRADING AND CONSTRUCTION.
4. ESTABLISH PERMANENT VEGETATION OR EROSION CONTROL MATTING DUIRRING 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 FERTILZER 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–F or R–3010 W/ R–6.16 CURB R–3170 W/ R–6.12 CURB R–3501–F W/ M–3.12 CURB	NONE
STORM MANHOLE TYPE A	R–1712–C	R–1712–C	"STORM"
SANITARY MANHOLE TYPE A	R–1712–C	R–1712–C	"SANITARY"
SANITARY MANHOLE STEPS	PS–1 PLASTIC COATED BY MA INDUSTRIES, OR APPROVED EQUAL	PS–1 PLASTIC COATED BY MA INDUSTRIES, OR APPROVED EQUAL	NONE

ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL
ALL GRATES SHALL BE BICYCLE–SAFE, AS APPLICABLE
ALL SANITARY MANHOLE LIDS SHALL BE SELF–SEALING, GASKETED WITH CONCEALED PICKHOLE.

TABLE OF PIPE & JOINT SPECIFICATIONS

USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C–76	O–RING JOINT C–443
SANITARY SERVICE	P.V.C.	SDR–26 ASTM D–3034	JOINT ASTM D–3212 GASKET F–477
SANITARY SEWER	P.V.C.	SDR–26 ASTM D–3034	JOINT ASTM D–3212 GASKET F–477
WATER MAIN	D.I.P.	CL 52 ANSI/AWWA C151/A21.4	ANSI/AWWA C407 ASTM D–3139

NOTE: MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE WITH THE APPLICABLE ASTM STANDARD AND THE LATEST VERSION OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS

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

REVISIONS

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

GENERAL NOTES
ESTATES AT ARCADIA

SHEET NO. 2 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL 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 ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

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.

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

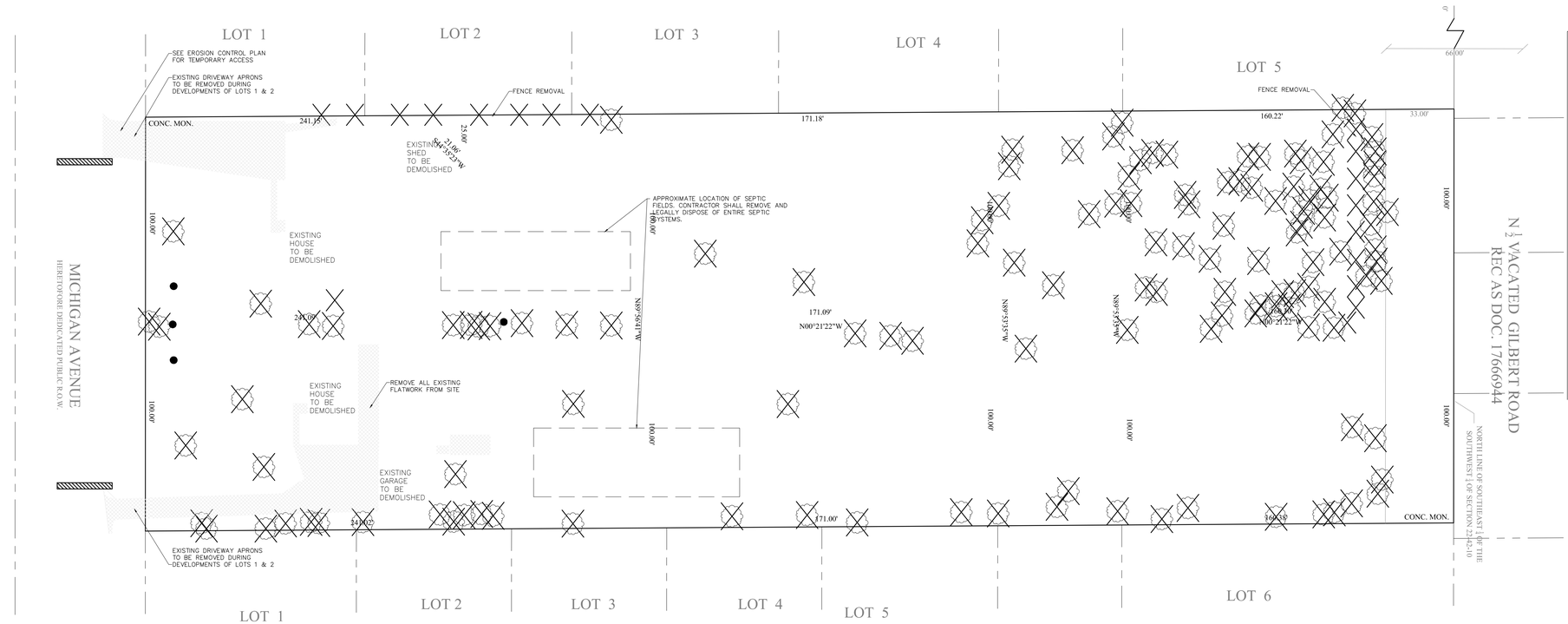
REVISIONS

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

MWRD GENERAL NOTES
ESTATES AT ARCADIA

SHEET NO. 3 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



DEMOLITION NOTES

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.

0 15 30 60
1:30
W S N E

LEGEND

EXISTING OLD PAVEMENT TO BE REMOVED

TREE/FENCE REMOVAL

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

DEMOLITION PLAN
ESTATES AT ARCADIA

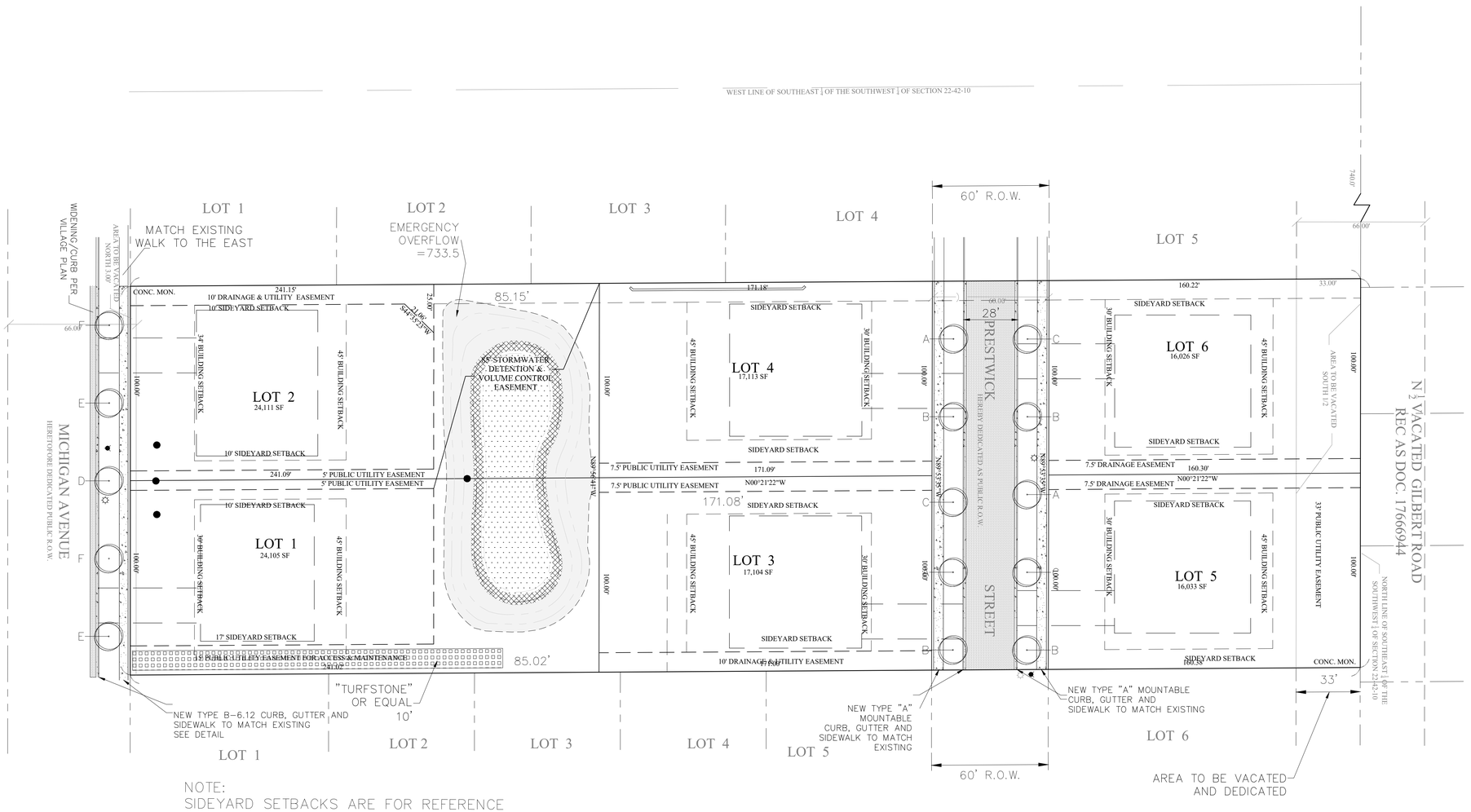
SHEET NO. 4 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

0 15 30 60

1:30

W S N E



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

PAVING NOTES:

1. Contractor shall review geotechnical information as listed on the cover page.
2. All dimensions are to back of curb, or edge of pavement, unless otherwise noted.
3. Pavement design shall conform to the Village of Palatine Code of Ordinances-Appendix B - Subdivisions, 8.03. Street Pavement Standards
4. All joints made with existing pavement, walk or curb and gutter are to be saw-cut full depth.
5. The minimum structural number for all pavement design shall be 3.5.
6. The pavement section designs indicated are minimum valves 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.
7. 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.
8. Portland cement concrete shall be designed for a minimum twenty-eight (28) day compressive strength of 3,500 PSI.
9. Curb transitions from depressed to full height shall be 2' minimum and shall be parallel to walk where walk is adjacent to curb.
10. Pavement sections to be as follows:
11. Prestwick Street pavement section shall be:
    a. 1-1/2" bituminous surface course, Superpave, Mix C, N50
    b. 2-1/2" bituminous binder course, IL-19, N50.
    c. 13" CA-6 base course, Grade 8 or 9.
12. Sidewalks are shown for representational purposes only. Sidewalks for all lots to be completed during development, respectively.
13. Curbs at Prestwick Street shall be Type "A" mountable curb. Curb at Michigan Avenue shall be Type "B6-12."
14. Protect existing off-site areas, including fencing.
15. Provide street name signs per Village requirements. Provide shop drawings to Village for approval prior to installation.
16. Direct buried cables placed under pavement shall be sleeved.
17. All signs including installation shall comply with the MUTCD standards.
18. See Plat by others for other general Site Easement information and requirements.
19. Provide appropriate trees required by the village. Trees are to be placed every 40 feet, adjust and coordinate final locations with actual driveways.
20. Parkway is to be replaced with sod and 6" topsoil.
21. 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 PRARIE/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 LINDEN
C = 2-1/2" CRIMSON KING MAPLE
D = 2-1/2" HEDGE MAPLE
E = 2-1/2" AMUR MAPLE
F = 2-1/2" TARARIAN MAPLE
G = 6'-0" BLUE SPRUCE

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

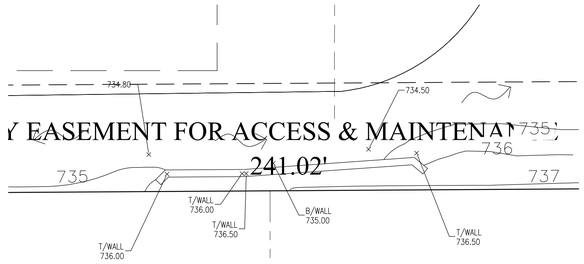
REVISIONS

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

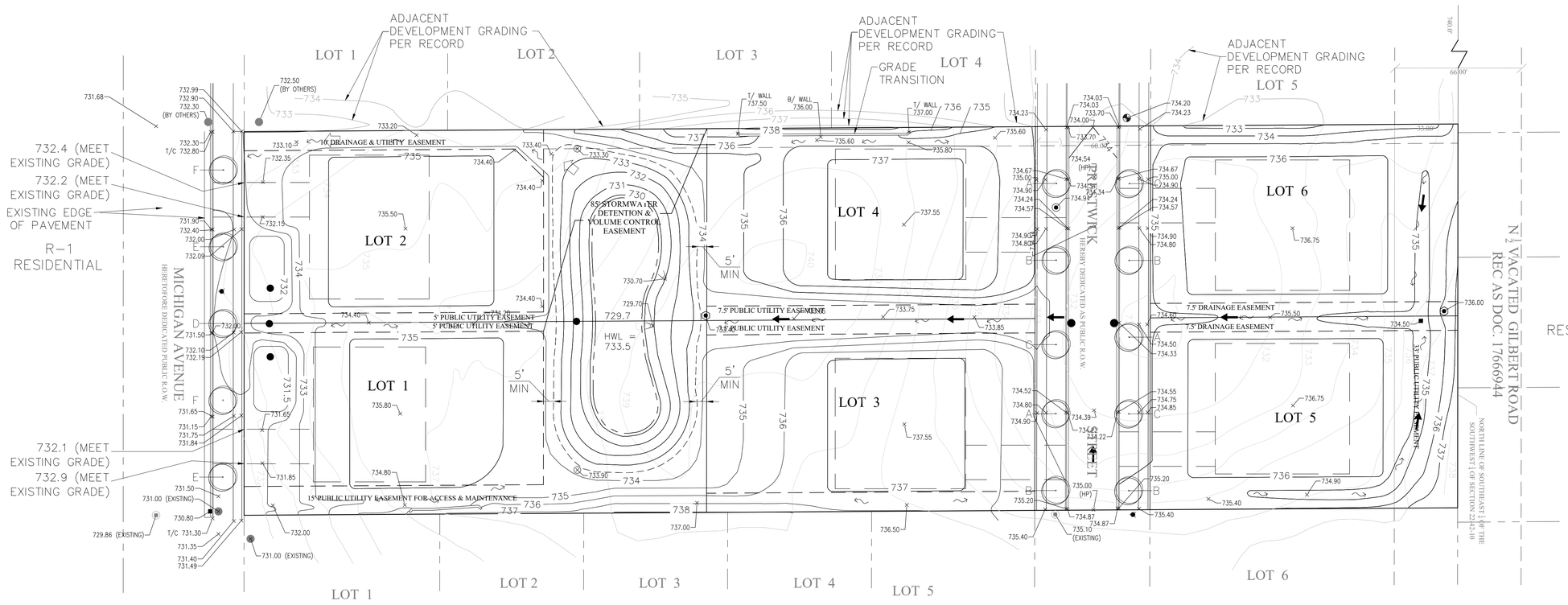
PAVING PLAN
ESTATES AT ARCADIA

SHEET NO. 5 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



2 ENLARGED PLAN – GRADE TRANSITION
SCALE: 1" = 10'



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

0 15 30 60
1:30

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 finial individual lot grading with final house deigns 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.

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

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

UTILITY SERVICE INVERT SCHEDULE

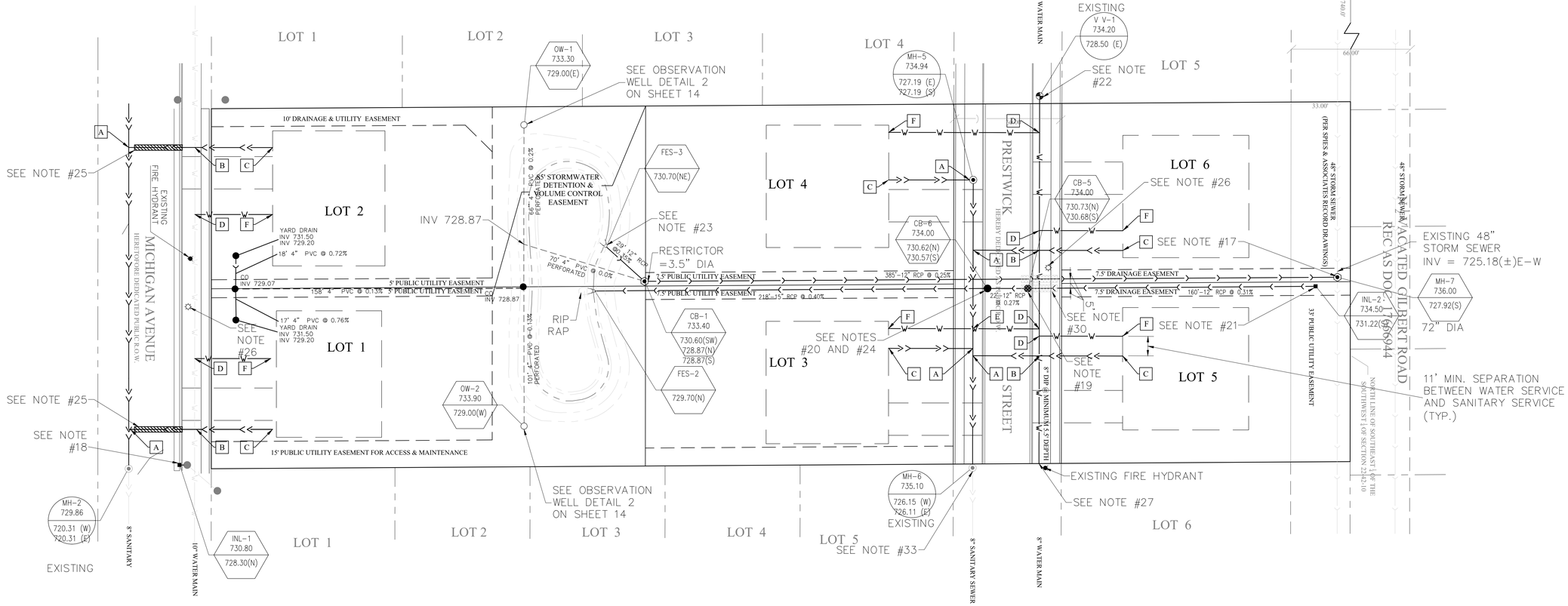
Lot	A Sanitary Inv. at Service	B Sanitary Inv. at Crossing	C Sanitary Inv. at House	D Water T/P at Service	E Water T/P at Crossing	F Water T/P at House
1	720.41	723.82	728.00	727.01	N/A	728.50
2	721.20	724.49	728.50	727.41	N/A	729.00
3	726.58	N/A	731.00	729.50	730.36	731.50
4	727.19	N/A	731.00	728.73	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 have 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 "Neenah" R-3278-A with a sinusoidal grate or equal.
19. Catch basin (CB-5) is to have a "Neenah" 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 "Neenah" 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. (Neenah R1713 self-sealing)

0 15 30 60
1:30



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

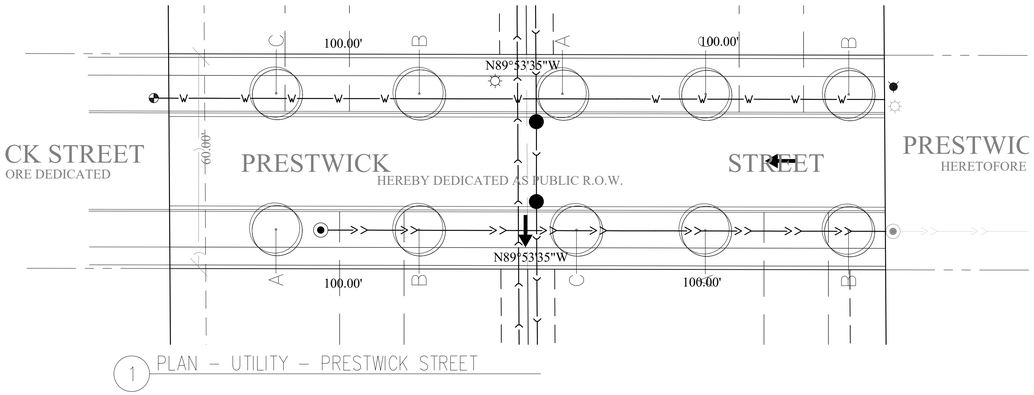
REVISIONS

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

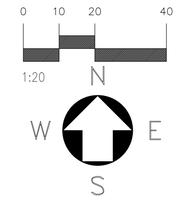
UTILITY PLAN
ESTATES AT ARCADIA

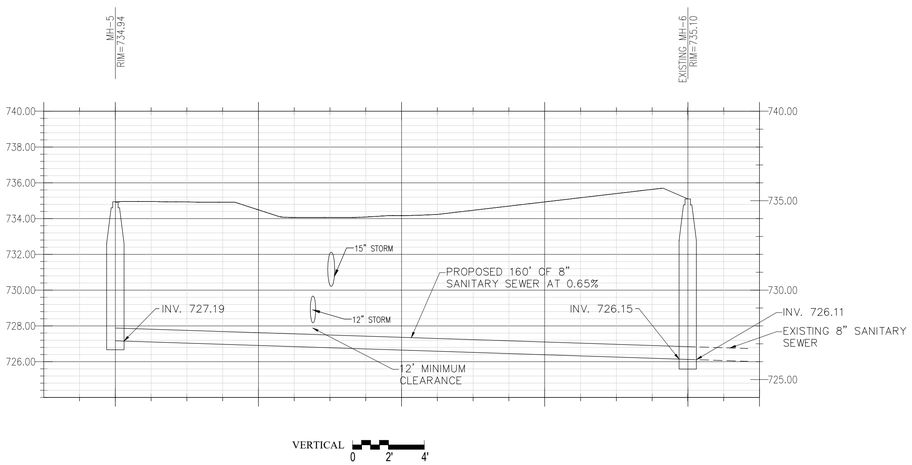
SHEET NO. 7 OF 16 SHEETS

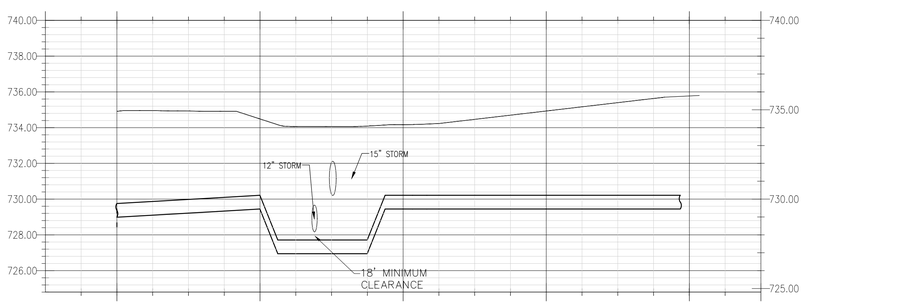
Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



1 PLAN – UTILITY – PRESTWICK STREET







5 PROFILE – WATER – PRESTWICK STREET

HORIZONTAL 0 10' 20'

VERTICAL 0 2' 4'

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

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

0 15 30 60

1:30

W S N E

BASIC SITE IMPROVMENT ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE MINIMUM 24 FEET WIDE, MINIMUM 50 FEET LONG

CONCRETE WASHOUT

ABUTTING LOT LINE TO BE VACATED NORTH 3.00'

MICHIGAN AVENUE
HERETOFORE DEDICATED PUBLIC R.O.W.

LOT 1
24,105 SF

LOT 2
24,111 SF

LOT 3
17,104 SF

LOT 4
17,113 SF

LOT 5
16,033 SF

LOT 6
16,026 SF

SLOPE PROTECTION

85' STORMWATER DETENTION & VOLUME CONTROL EASEMENT

HWL 733.5

729.7

PRESTWICK
HEREBY DEDICATED PUBLIC R.O.W.

STREET

AREA TO BE VACATED SOUTH 1/2

N 1/2 VACATED GILBERT ROAD REC AS DOC. 17666944

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

66.00'

60.00'

PROVIDE DOUBLE ROW OF SILT FENCE TO PROTECT VOLUME CONTROL FACILITY

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6

LEGEND

- INLET PROTECTION
- SF — SILT FENCE
- ST — STORM SEWER
- SLOPE PROTECTION
- C — 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

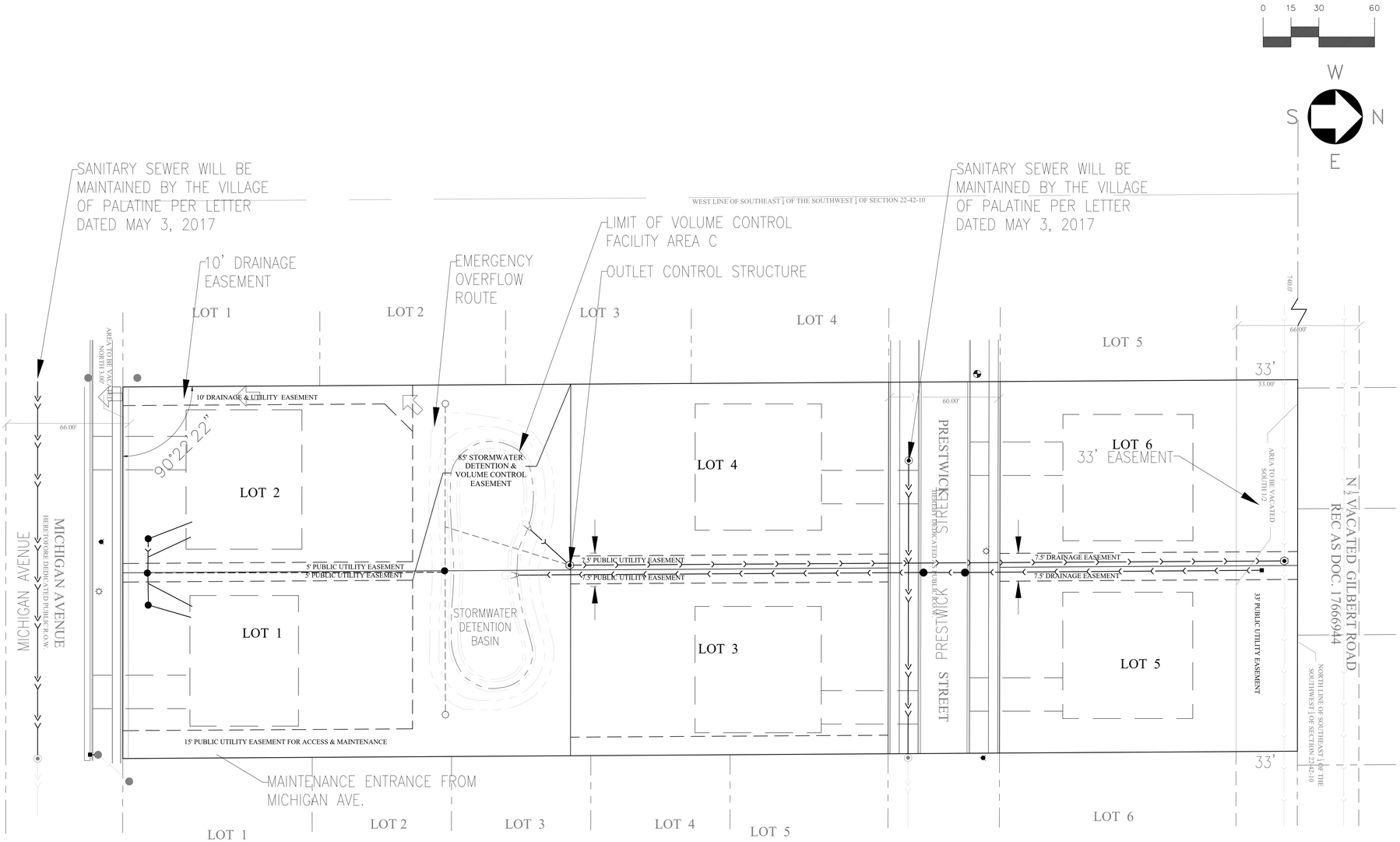
REVISIONS

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

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



STORM SEWER

EASEMENT AREA

PROPERTY LINE

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.

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

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

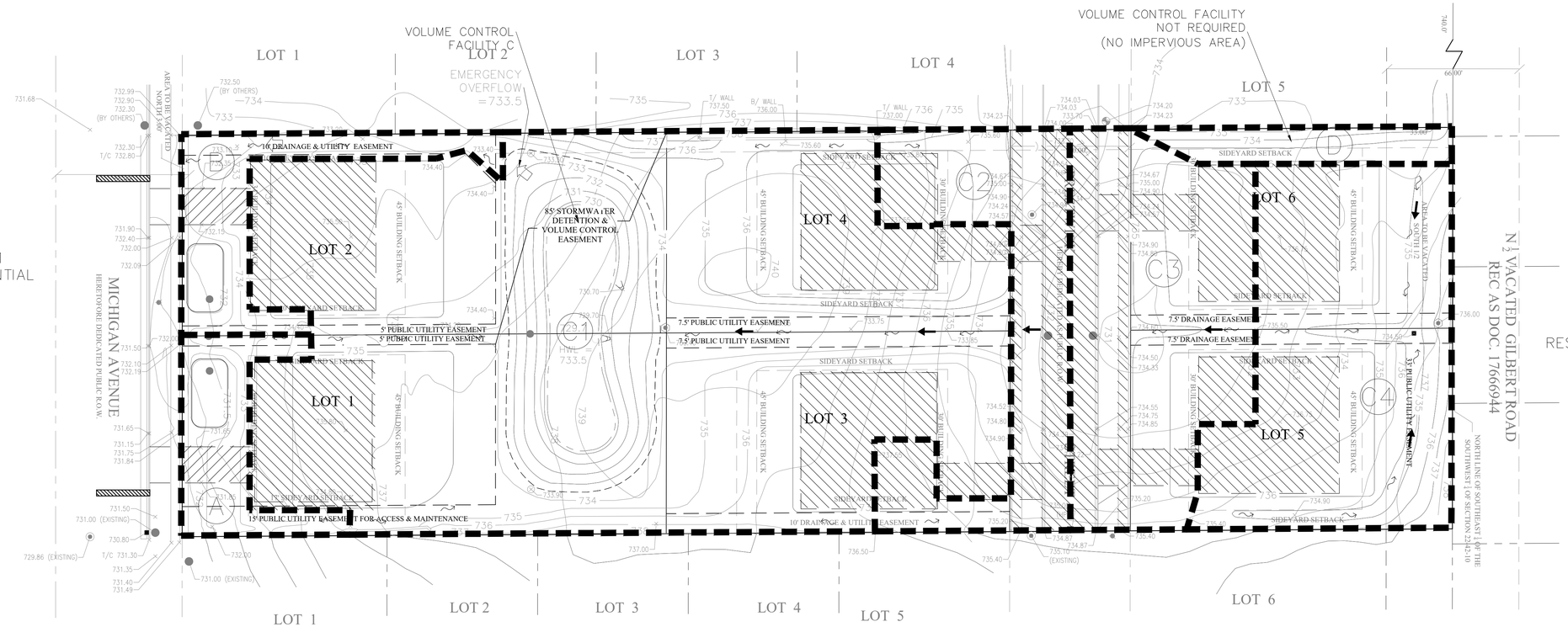
REVISIONS

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

EXHIBIT R
ESTATES AT ARCADIA

SHEET NO. 10 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



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

R-1
RESIDENTIAL
PUD

LEGEND

- C2 — 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

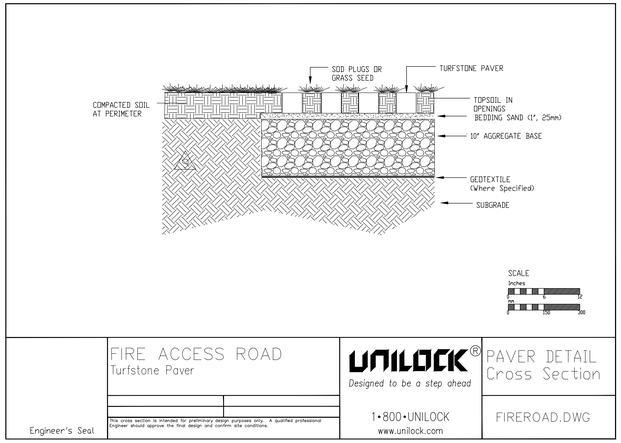
REVISIONS

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

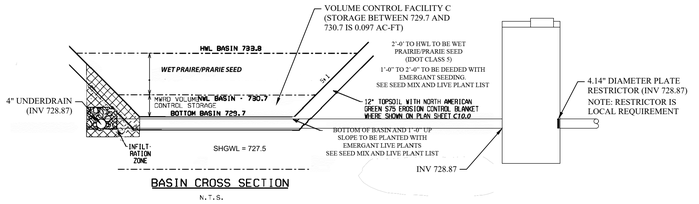
DRAINAGE EXHIBIT
ESTATES AT ARCADIA

SHEET NO. 11 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

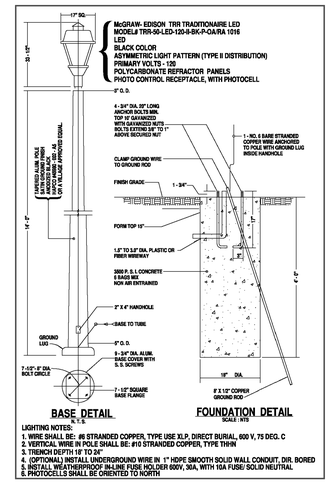


3 TURFSTONE
SCALE: N.T.S.
NOTE: "TURFSTONE" OR APPROVED EQUAL



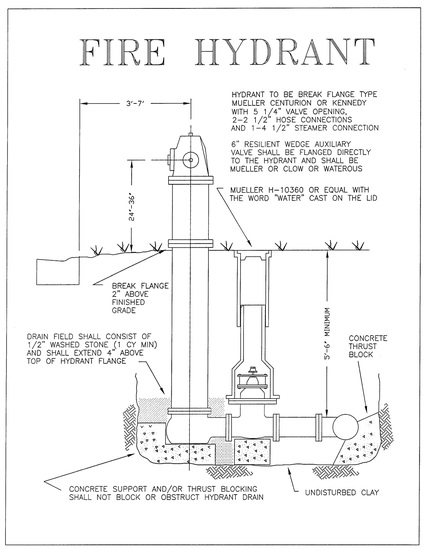
BASIN CROSS SECTION
N.T.S.

2 POND SECTION
SCALE: N.T.S.

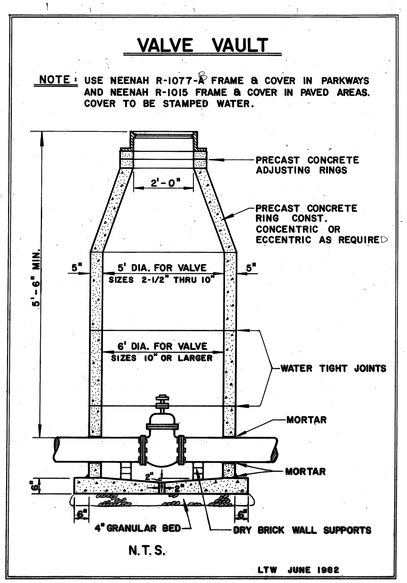


TRADITIONAIRE LED CONC. BASE STREET LIGHTING DETAIL

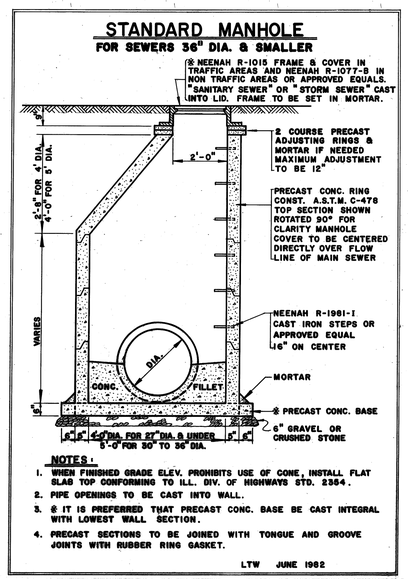
4 STREET LIGHTING
SCALE: N.T.S.



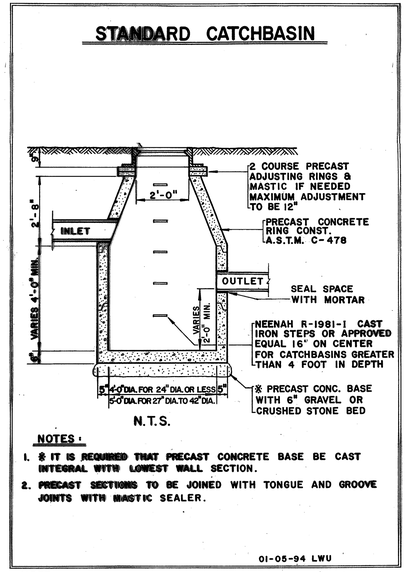
5 FIRE HYDRANT
SCALE: N.T.S.



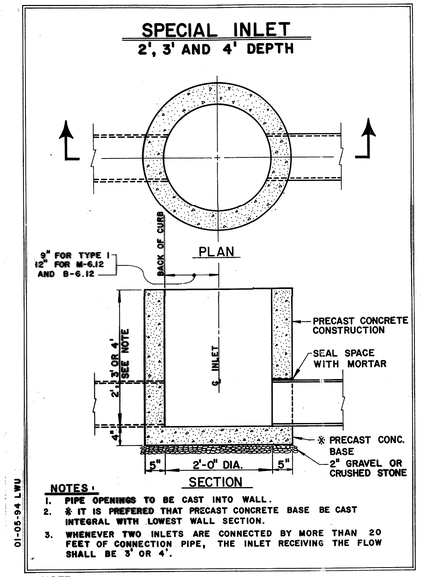
6 VALVE VAULT
SCALE: N.T.S.



7 STANDARD MANHOLE
SCALE: N.T.S.
NOTE:
RUBBER BOOTS THAT MEET ASTM C923 CONNECTORS SHALL BE USED FOR PIPE PENETRATIONS.



NOTE:
SEE SHEET C4.0 FOR GRATE SPECIFICATIONS
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.

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

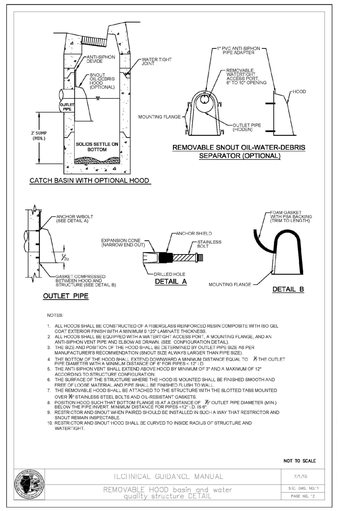
REVISIONS

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

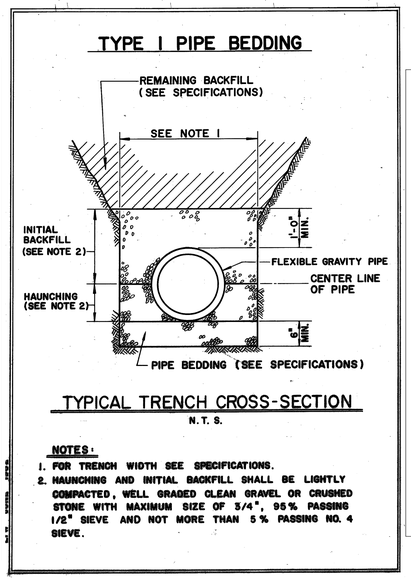
DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO. 12 OF 16 SHEETS

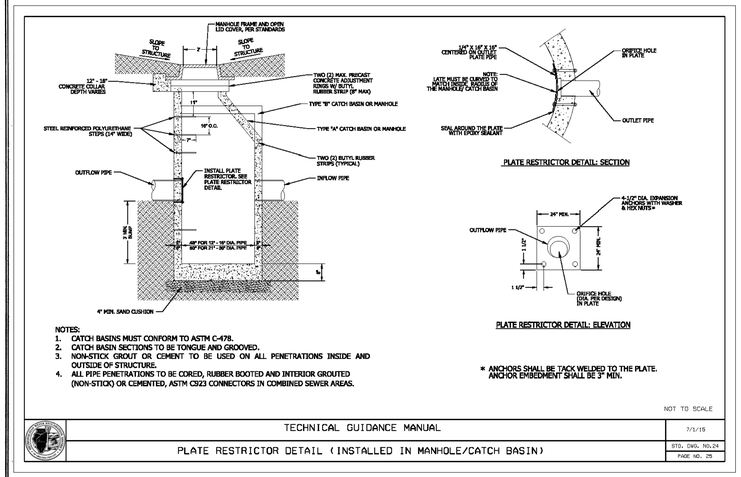
Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



1 REMOVABLE HOOD BASIN
SCALE: N.T.S.



2 TYPE I PIPE BEDDING
SCALE: N.T.S.



3 RESTRICTOR DETAIL
SCALE: N.T.S.
NOTE: RESTRICTOR IS A LOCAL REQUIREMENT.

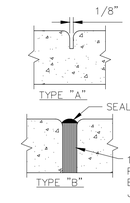
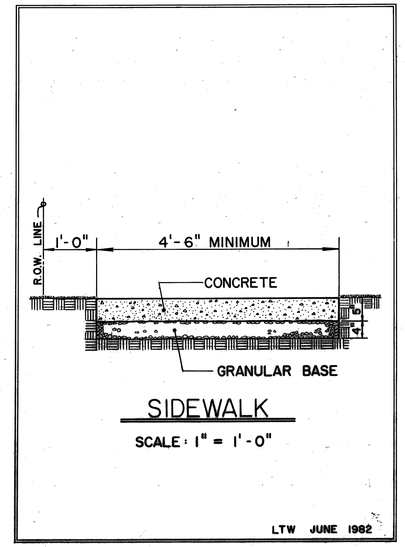
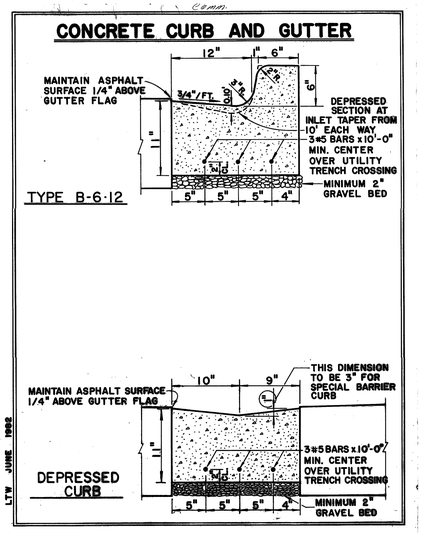


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
A	5'-0" CENTER TO CENTER ON SIDEWALK AND PARALLEL TO CURBS.
B	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, SIMILAR STRUCTURES, AND AT 50' INTERVALS.

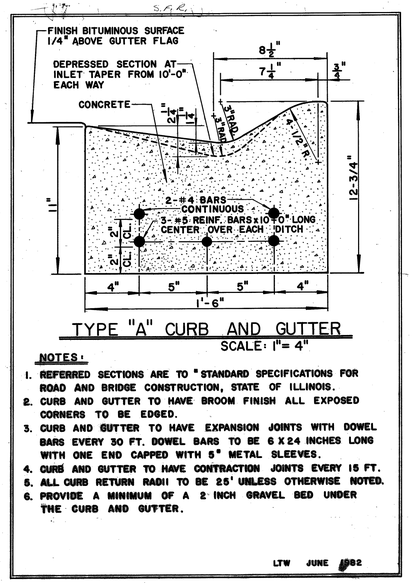


NOTES:
1. CONCRETE SHALL BE CLASS SI WITH A COMPRESSIVE STRENGTH OF NOT LESS THAN 3,500 PSI.
2. SLAB OR PANEL CONTRACTION (CONTROL) JOINTS SHALL BE AS FOLLOWS: 5' ON-CENTER JOINT SPACING UNLESS NOTED OR SHOWN OTHERWISE ON PLAN.
3. TRANSVERSE EXPANSION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER OF A THICKNESS AS FOLLOWS:
   1/2" BETWEEN SIDEWALK AND STRUCTURES, STANDARDS AND POLES AND ABUTTING CONCRETE CURBING OR PAVEMENT.
   3/4" AT SIDEWALK INTERVALS OF NOT MORE THAN 50'
4. EXPANSION JOINTS SHALL BE USED TO ISOLATE PCC PANEL SLABS WHEN FRAME CASTINGS OF UTILITY STRUCTURES FALL WITHIN THE LIMITS OF THE SIDEWALK.

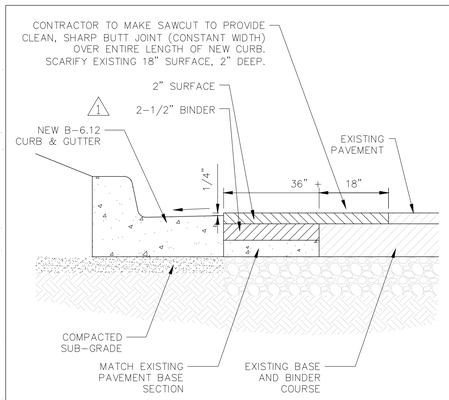
5 SIDEWALK DETAIL
SCALE: N.T.S.



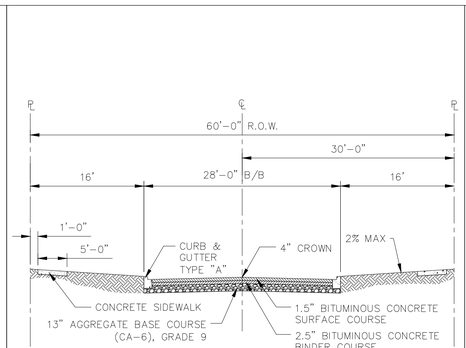
6 CONCRETE CURB AND GUTTER
SCALE: N.T.S.



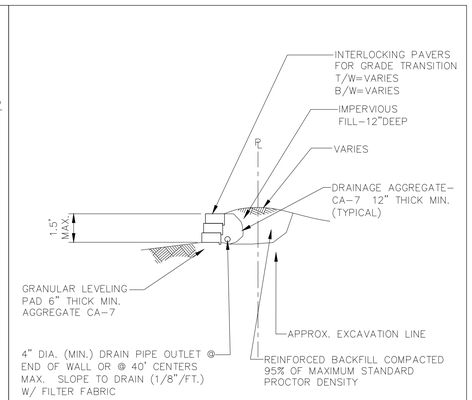
7 TYPE "A" CURB AND GUTTER
SCALE: N.T.S.



8 PAVEMENT PATCHING AT CURB & GUTTER PLACEMENT
C9.1
SCALE: N.T.S.
NOTE: AT MICHIGAN AVENUE



9 ROAD CROSSING CONNECTION
SCALE: N.T.S.



NOTE:
GRADE TRANSITION DEVICE SHALL BE IN CONFORMANCE WITH THE "NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS." THE CONTRACTOR MUST BE "NCMA LEVEL 1 CERTIFIED."

10 GRADE TRANSITION
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.

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

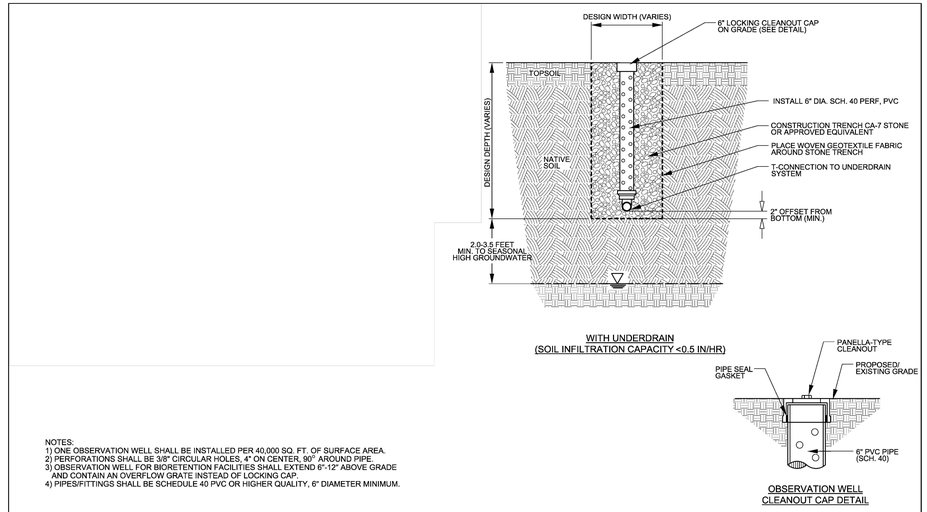
REVISIONS

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

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



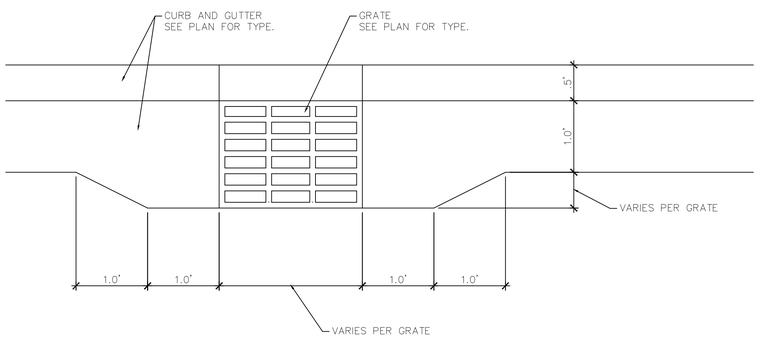
NOTES:
1) ONE OBSERVATION WELL SHALL BE INSTALLED PER 40,000 SQ. FT. OF SURFACE AREA.
2) PERFORATIONS SHALL BE 3/8" CIRCULAR HOLES, 4" ON CENTER, 90° AROUND PIPE.
3) OBSERVATION WELL FOR BIORETENTION FACILITIES SHALL EXTEND 6"-12" ABOVE GRADE AND CONTAIN AN OVERFLOW GRATE INSTEAD OF LOCKING CAP.
4) PIPES/PITTINGS SHALL BE SCHEDULE 40 PVC OR HIGHER QUALITY, 6" DIAMETER MINIMUM.

OBSERVATION WELL CLEANOUT CAP DETAIL

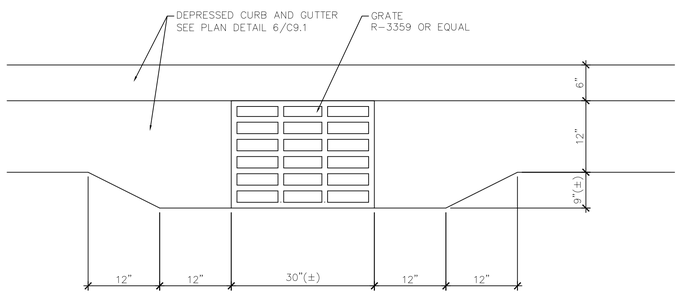
NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL DETAIL OBSERVATION WELL	STD. DWG. NO.8
	PAGE NO. 9

2 OBSERVATION WELL
SCALE: N.T.S.



3 CURB AND GUTTER MODIFICATION
SCALE: N.T.S.



4 DEPRESSED CURB AND GUTTER MODIFICATION
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.

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

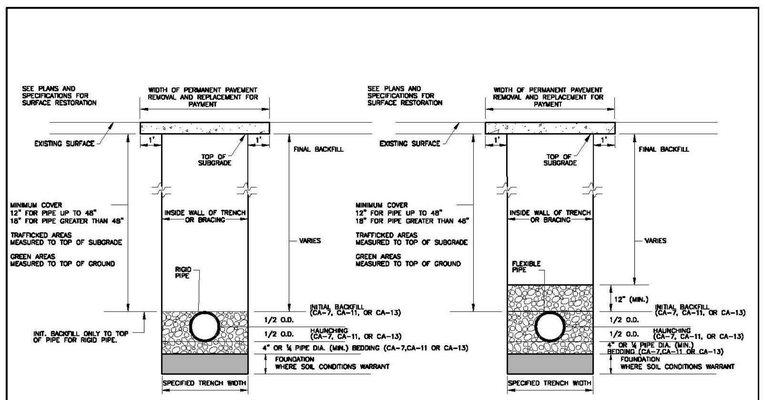
REVISIONS

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

DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO. 14 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



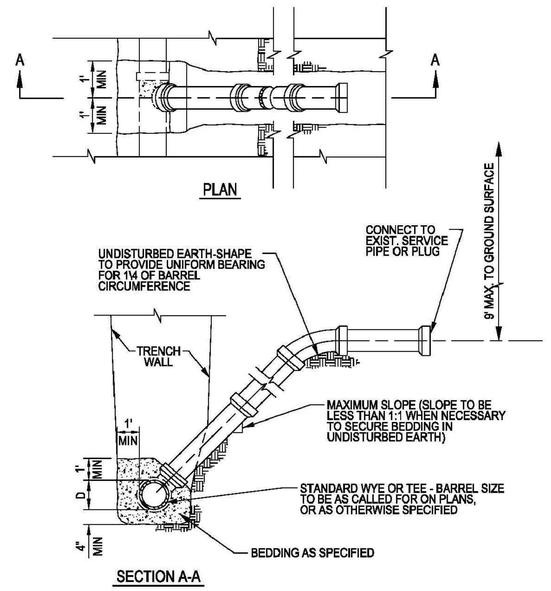
RIGID PIPE INSTALLATION DETAIL

FLEXIBLE PIPE INSTALLATION DETAIL

NOTES:
1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

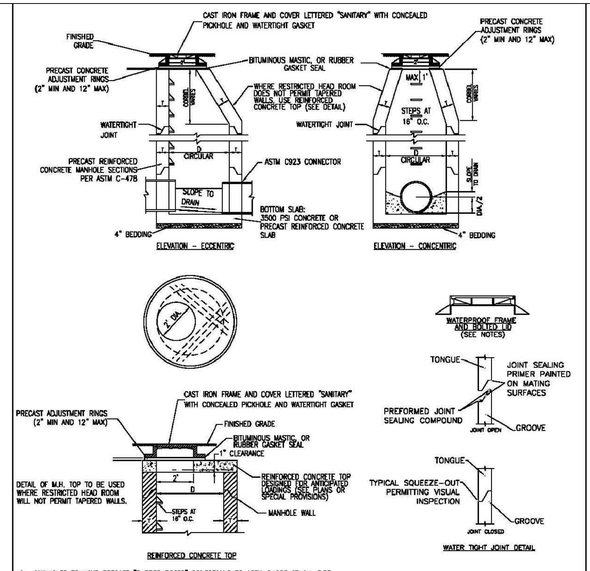
NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34
	PAGE NO. 35



SECTION A-A

TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL RISER SANITARY SERVICE LATERAL	STD. DWG. NO.38
	PAGE NO. 39

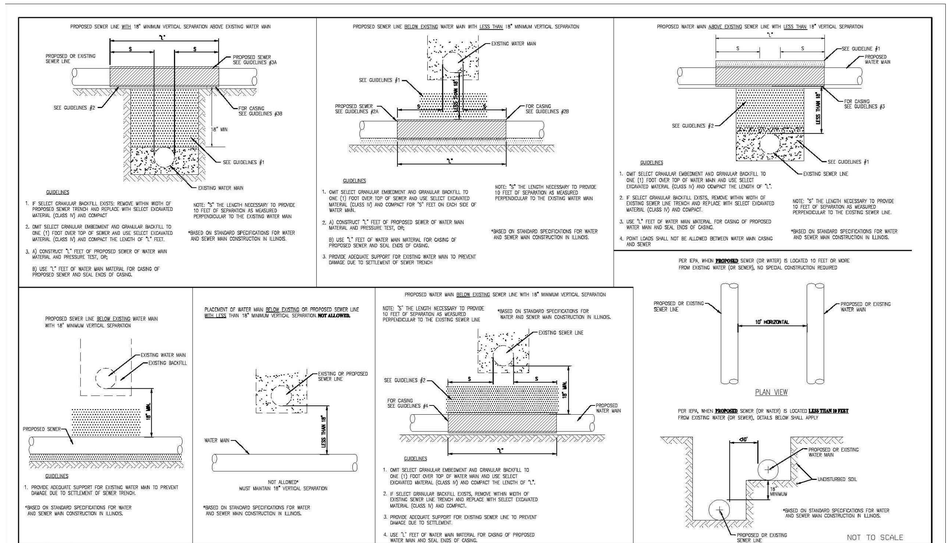


1. MANHOLES TO HAVE PRECAST "RUBBER BOOTS" CONFORMING TO ASTM C-923 AT ALL PIPE CONNECTIONS.
2. SANITARY MANHOLES SUBJECT TO SATURATION SOIL CONDITIONS OR SURFACE SUBMERGENCE SHALL BE EQUIPPED WITH CHIMNEY SEALS AND WATER TIGHT BOLTED DOWN MANHOLE COVERS.
3. MASTIC SEALANT OR RUBBER GASKET SEAL MUST BE APPLIED BETWEEN CONCRETE & FLANGE OF FRAME BEFORE LID BOLTS ARE TIGHTENED.
4. SAFETY LANDINGS REQUIRED FOR MANHOLES GREATER THAN 28 FEET DEPTH (RIM TO INVERT), MAXIMUM VERTICAL SPACING OF SAFETY LANDING IS 20 FEET.
5. FOR DROP CONNECTIONS, USE DROP CONNECTION MANHOLE DETAIL.
6. FOR ONLINE CONNECTIONS GREATER THAN 15 INCHES, USE DOGHOUSE MANHOLE DETAIL.

ALT MATERIALS FOR WALLS	D	T (MIN.)
PRECAST REINFORCED CONCRETE SECTION	4 FEET	4 IN
	5 FEET	5 IN
	6 FEET	5 IN
CAST-IN-PLACE CONCRETE	4 FEET	4 IN
	5 FEET	5 IN
	6 FEET	5 IN

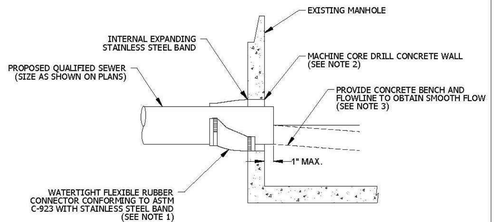
NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL SANITARY MANHOLE "A" AND "B" DETAIL	STD. DWG. NO.39
	PAGE NO. 40



NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA)	STD. DWG. NO. 41
	PAGE NO. 42



SECTION

NOTES:
1. RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. MACHINE CORE/DRILL CIRCULAR OPENING IN STRUCTURE WALL. OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
3. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
6. REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/02/18
PIPE TO EXISTING MANHOLE CONNECTION DETAIL	STD. DWG. NO. 42
	PAGE NO. 43

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

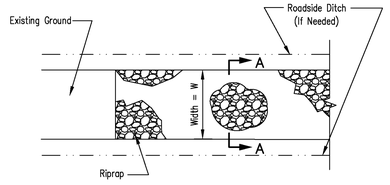
REVISIONS

DRAWN BY: TJS	JOB NO. 5378
DESIGNED BY: TJS	SCALE: 1"=40'
CHECKED BY: TJS	DATE: 09-26-24

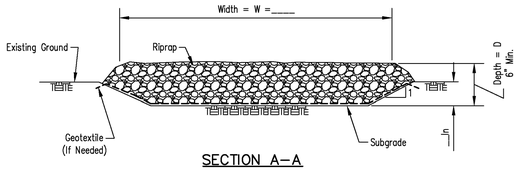
DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO. 15 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



PLAN VIEW



SECTION A–A

NOTES:
1. Rock shall meet one of the following IDOT coarse aggregate gradations, CA–1, CA–2, CA–3 or CA–4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
2. See plans for construction road location, D and W dimensions.
3. Minimum width is 14 feet for one–way traffic and 20 feet for two–way traffic. Two–way traffic widths shall be increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required.
4. Roadway shall follow the contour of the natural terrain to the extent possible.
5. Geotextile (non–woven) minimum criteria:
   Weight of Geotextile (oz/sq.yd.)_____6
   Tensile strength (lb) ASTM D 4632_____180
   Elongation at failure (%) ASTM D 4632_____≥ 50
   Puncture (lb) ASTM D 4833_____80
   Ultraviolet light (% residual tensile strength)
   ASTM D 4355_____min 70
   Apparent opening size (AOS) ASTM D 4751_____max 40 sieve
   Permittivity sec^{-1} ASTM D 4491_____min 0.70
6. Any geotextile splices shall overlap a minimum of 18 inches, with upstream or upslope geotextile overlapping the abutting downslope geotextile.

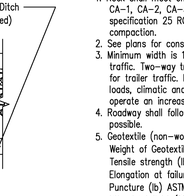
Date
Designed _____ 10/1
Drawn S. JOHNSON 10/1
Checked _____
Approved _____

CONSTRUCTION ROAD STABILIZATION

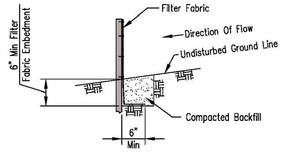
NRCS Natural Resources Conservation Service United States Department of Agriculture

File No. IL–ENG–58
Drawing No.
Sheet 1 of 1

1 STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.

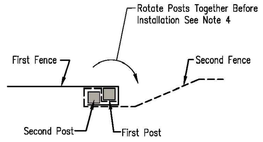


ELEVATION



FABRIC ANCHOR DETAIL

NOTES:
1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either wood post with a minimum cross–sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.



SPLICE DETAIL–PLAN VIEW

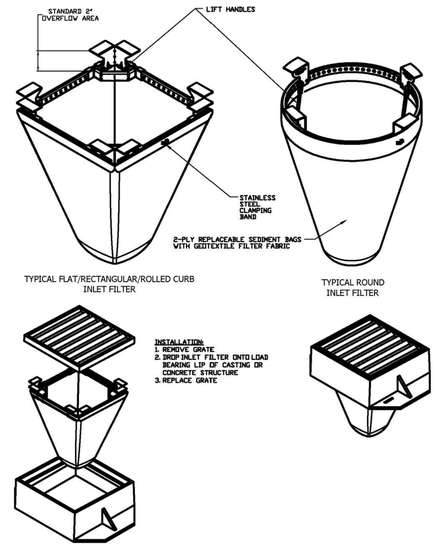
Date
Designed _____ 10/1
Drawn S. JOHNSON 10/1
Checked _____
Approved _____

SILT FENCE

NRCS Natural Resources Conservation Service United States Department of Agriculture

File No. IL–ENG–49
Drawing No.
Page 1 of 1
Sheet of

2 SILT FENCE
SCALE: N.T.S.

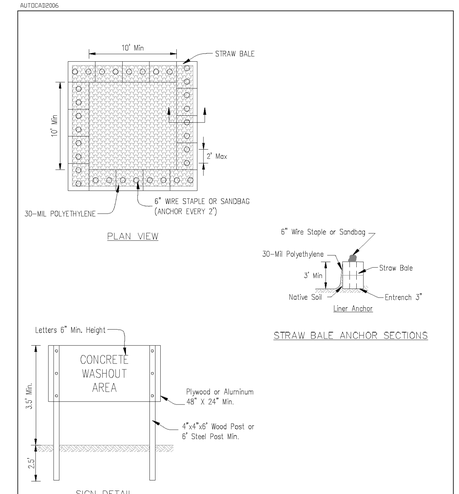


TYPICAL FLAT/RECTANGULAR/ROLLED CURB INLET FILTER

TYPICAL ROUND INLET FILTER

INSTALLATION:
1. REMOVE GRATE
2. DROP INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

3 INLET FILTER PROTECTION
SCALE: N.T.S.



PLAN VIEW

STRAW BALE ANCHOR SECTIONS

SIGN DETAIL

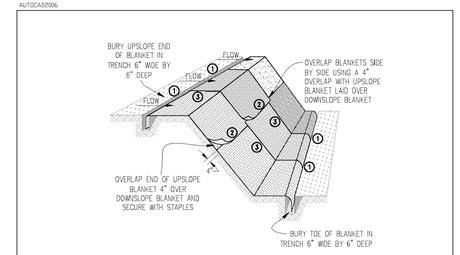
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.
3. Each straw bale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

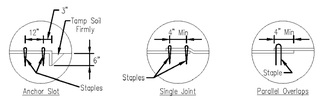
No.	Revision	Date
1	IDOT Review	10/1/24

TEMPORARY CONCRETE WASHOUT FACILITY – STRAW BALE

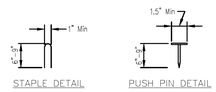
Designed _____
Drawn S. JOHNSON 9/26
Checked _____
Approved _____

4 CONCRETE WASHOUT
SCALE: N.T.S.





DETAIL 1 DETAIL 2 DETAIL 3



STAPLE DETAIL PUSH PIN DETAIL

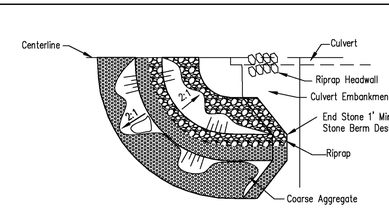
NOTES:
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non–stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 staples with non–stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

No.	Revision	Date
1	IDOT Review	10/1/24

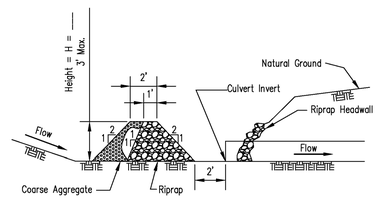
EROSION CONTROL BLANKET INSTALLATION DETAILS

Designed _____
Drawn S. JOHNSON 11/08
Checked _____
Approved _____

5 EROSION CONTROL BLANKET
SCALE: N.T.S.



HALF PLAN VIEW



CROSS SECTION ON PIPE CENTERLINE

Notes:
1. Sediment shall be removed when the sediment has accumulated to one–half the height of the stone berm.
2. Coarse aggregate shall meet one of the following IDOT coarse aggregate gradations, CA–1, CA–2, CA–3 or CA–4.
3. Riprap shall meet IDOT gradation RR–3 or RR–4. Any permanent riprap such as for the culvert headwall, shall meet IDOT Quality Designation A.
4. Coarse aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
5. The maximum drainage area to the culvert being protected is. 3 acres.
6. See plans for H dimension.
7. Tie the stone berm into the culvert embankment a minimum of 1 foot above the design elevation of the stone berm.

Date
Designed _____ 7/25
Drawn S. JOHNSON 7/25
Checked _____
Approved _____

CULVERT INLET PROTECTION STONE

NRCS Natural Resources Conservation Service United States Department of Agriculture

File No. IL–ENG–60
Drawing No.
Sheet 1 of 1

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.

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

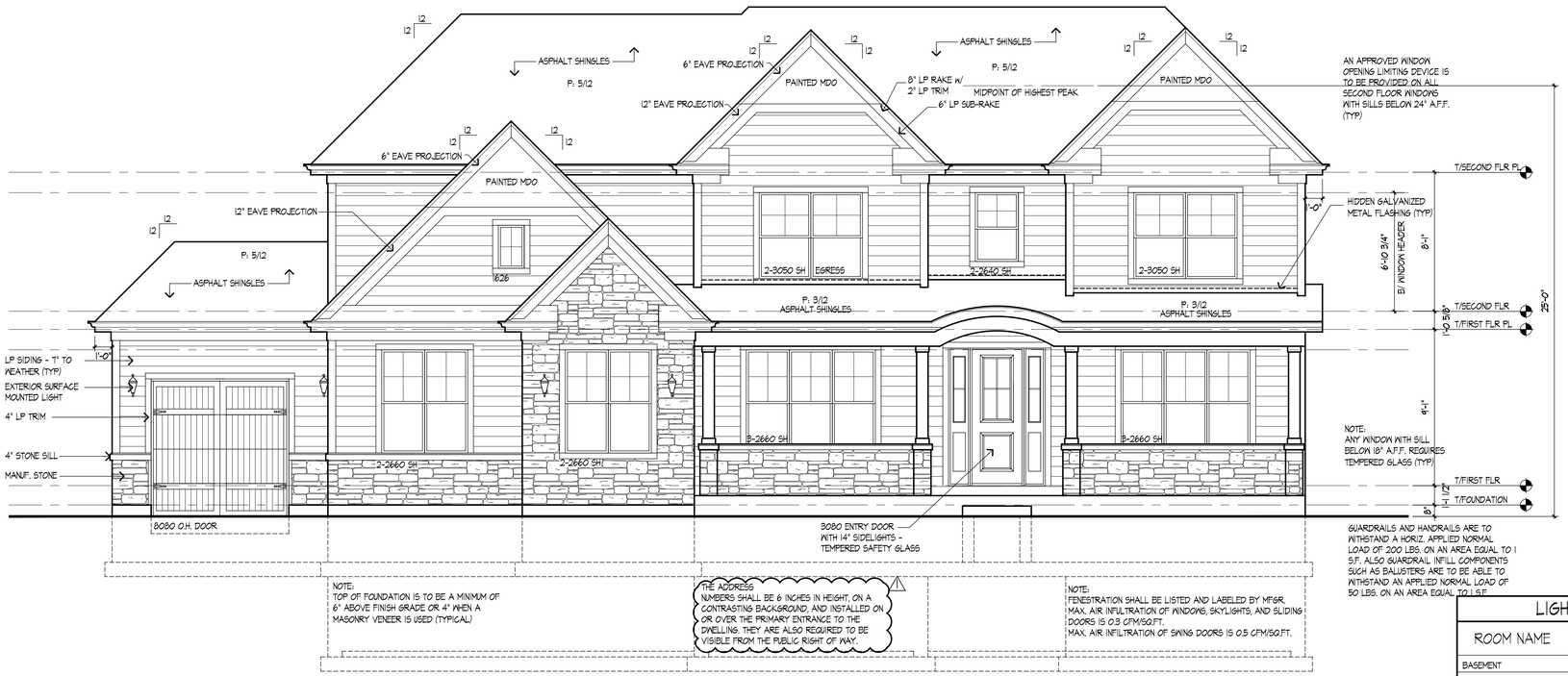
REVISIONS

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

DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO. 16 OF 16 SHEETS

Attachment: EXHIBIT - Estates at Arcadia Engineering Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



FRONT ELEVATION

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

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

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 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 EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT REQ.	LIGHT ACT.	VENT REQ.	VENT ACT.	MECH CFM REQ.	MECH CFM ACT.
BASEMENT	2095 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	--	--
PWDR.	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	177 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	81 S.F.	--		--		46 CFM	100 CFM

STANDARD ELEVATION NOTES

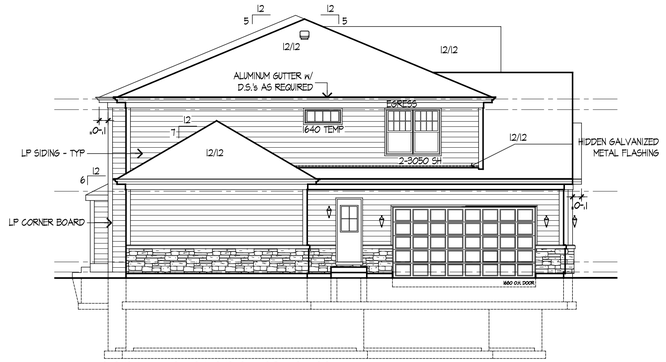
- 35 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- ALUMINUM SOFFIT W/ INTERSAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
  - 1X2 EDGE BOARD OVER
  - 1X8 RAKE BOARD
-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

INDICATES MANUFACTURED STONE

INDICATES LP SIDING

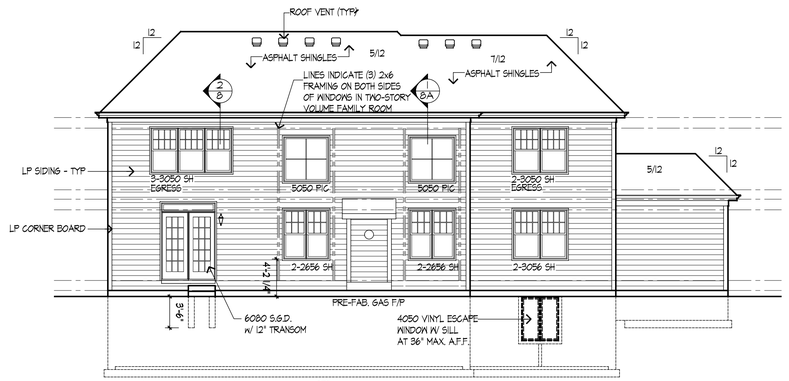
HIDDEN GALVANIZED METAL FLASHING

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



LEFT SIDE ELEVATION

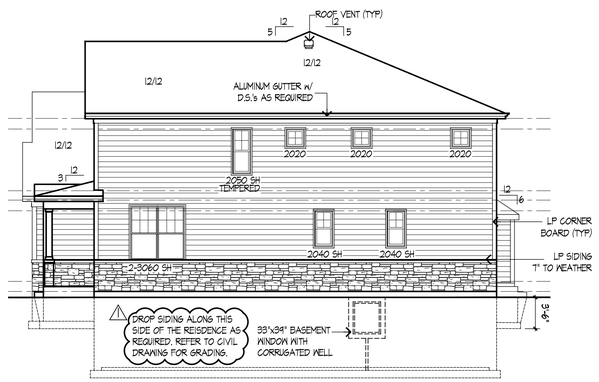
SCALE: 1/8" = 1'-0"



REAR ELEVATION

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.



RIGHT SIDE ELEVATION

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.

001-008243 FREDERICK E. GILMORE EXPIRATION 11/30/22 LICENSED ARCHITECT STATE OF ILLINOIS

07-14-21

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

2

This drawing is copyrighted all rights reserved.

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

NOTES:

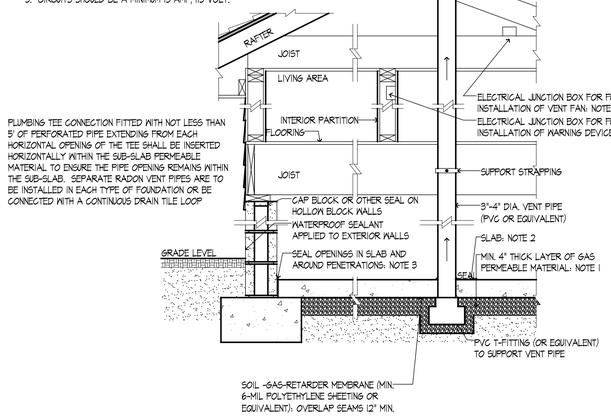
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL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

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

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

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

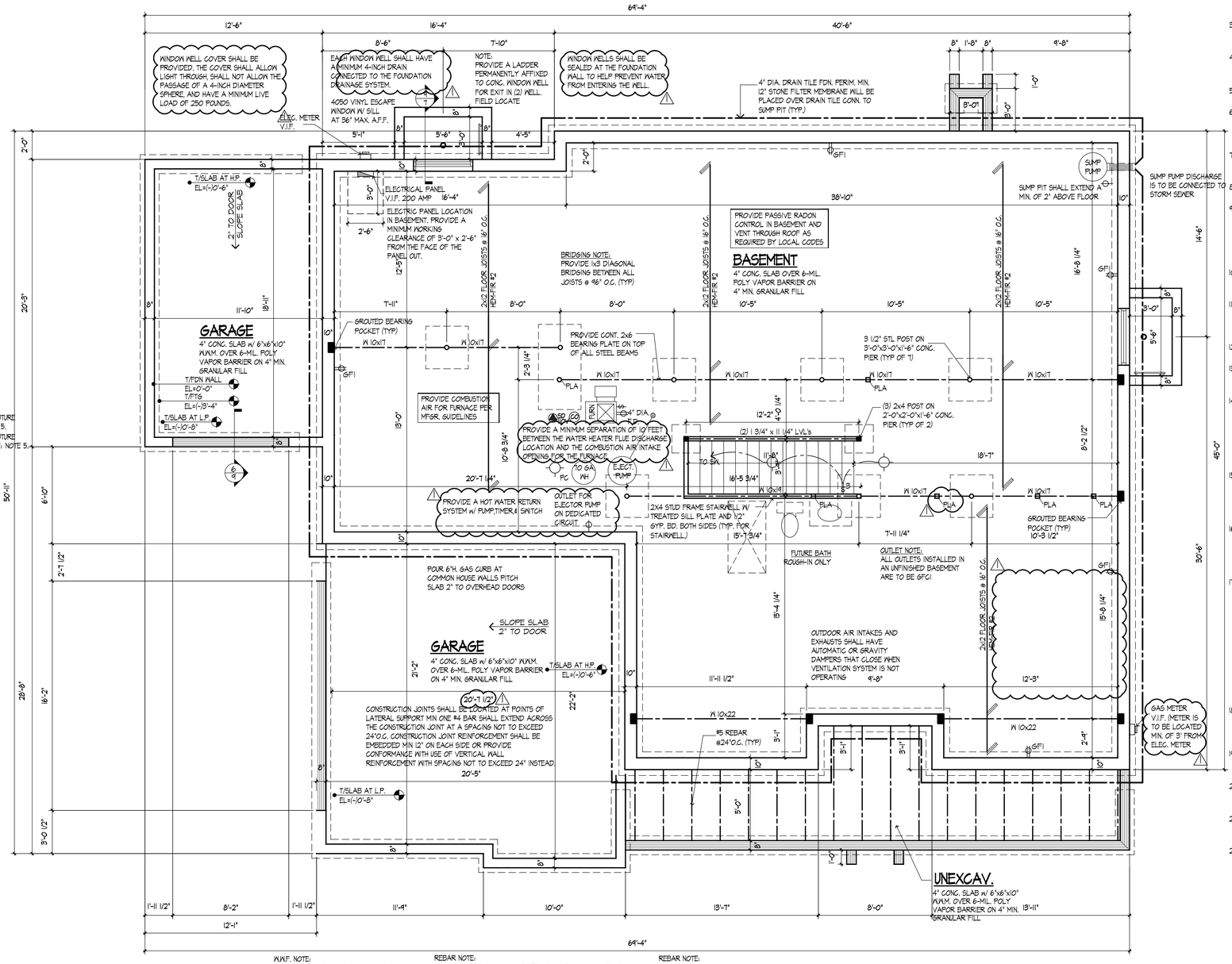
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



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 SQ.FT.
PLA = POINT LOAD ABOVE

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

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

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.W. SECTION R611.5.4.4 OF THE 2009 I.R.C.

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT/GARAGE SLAB: 4" CONC. SLAB W/ 6"x6"x#10/10WM 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 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 TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/22
LICENSED ARCHITECT

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

07-14-21

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

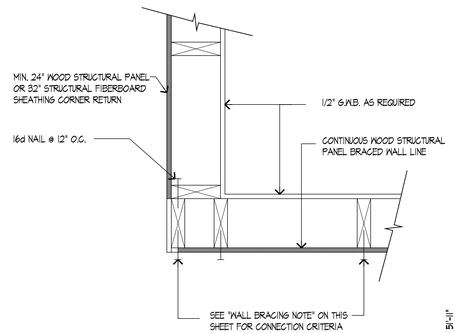
NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

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

3

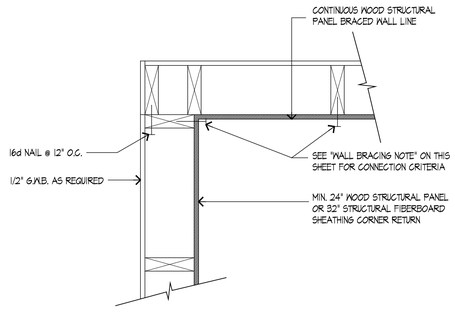
This drawing is copyrighted all rights reserved

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



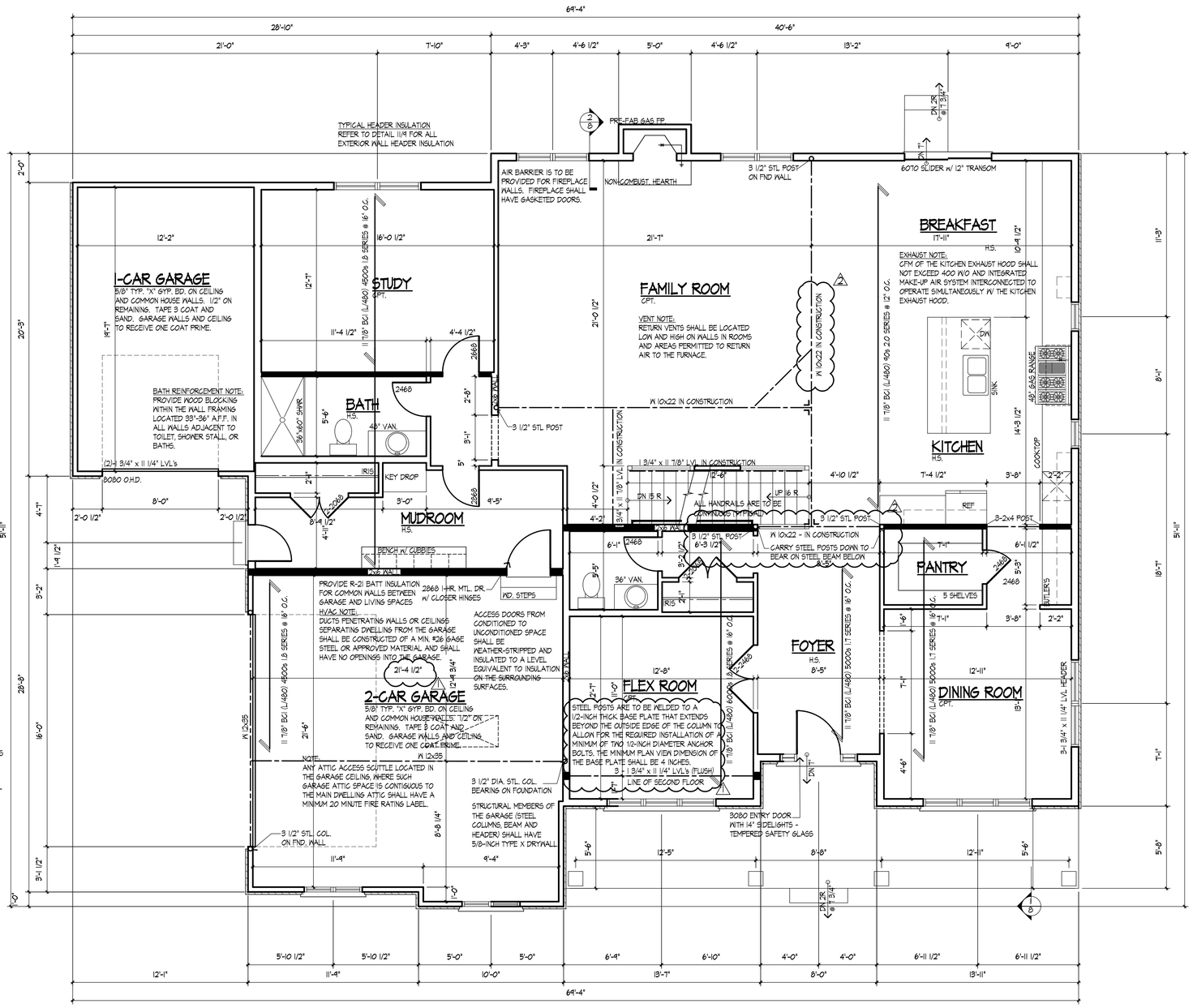
OUTSIDE CORNER DETAIL

SCALE: 1 1/2" = 1'-0" EXTERIOR CONDITION



INSIDE CORNER DETAIL

SCALE: 1 1/2" = 1'-0" EXTERIOR CONDITION



FIRST FLOOR PLAN

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

FIRST FLR.	2,161	S.F.
SECOND FLR.	2,003	S.F.
TOTAL=	4,163	S.F.
GARAGE	721	S.F.

INDICATES A BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS 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

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

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.

JACK STUD REQUIREMENTS FOR 16" STUD SPACING

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

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 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 CEILINGS SEPARATING DWELLINS FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. #26 GAGE STEEL OR APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3" IN DIAMETER. SUPPLYAND 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.

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. 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 & 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 1/2"x4"x5/16" ANGLES UNLES 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:

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

STATE OF ILLINOIS — 001-008243 — FREDERICK E. GILMORE — EXPIRATION 11/30/22 — LICENSED ARCHITECT

07-14-21

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

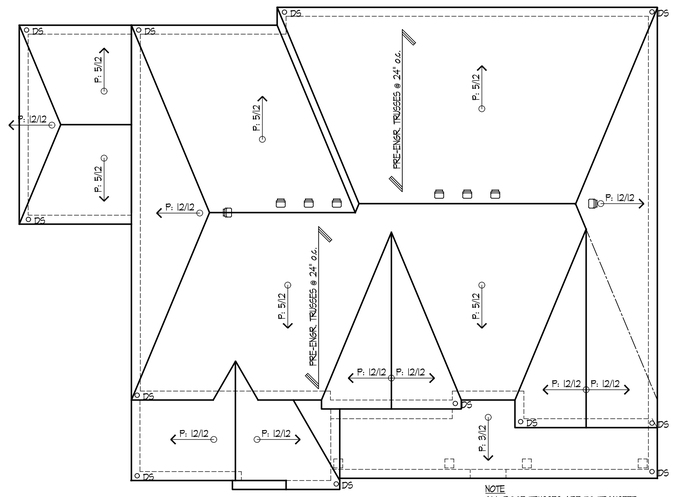
NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

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

4

This drawing is copyrighted all rights reserved.

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



ROOF PLAN

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

TWO STORY HOUSE ROOF
2003 SQ. FT. OF ATTIC AREA TO BE VENTED
2003 X 1/300 = 6.67 SQ. FT. FREE AREA REQUIRED TOTAL
6.67 X 144 = 960.48 SQ. IN. /2 = 480.24
480.24/60 = 8.00 (8 ROOF VENTS REQUIRED)
480.24/24 = 20.01 (21 SOFFIT VENTS REQUIRED)

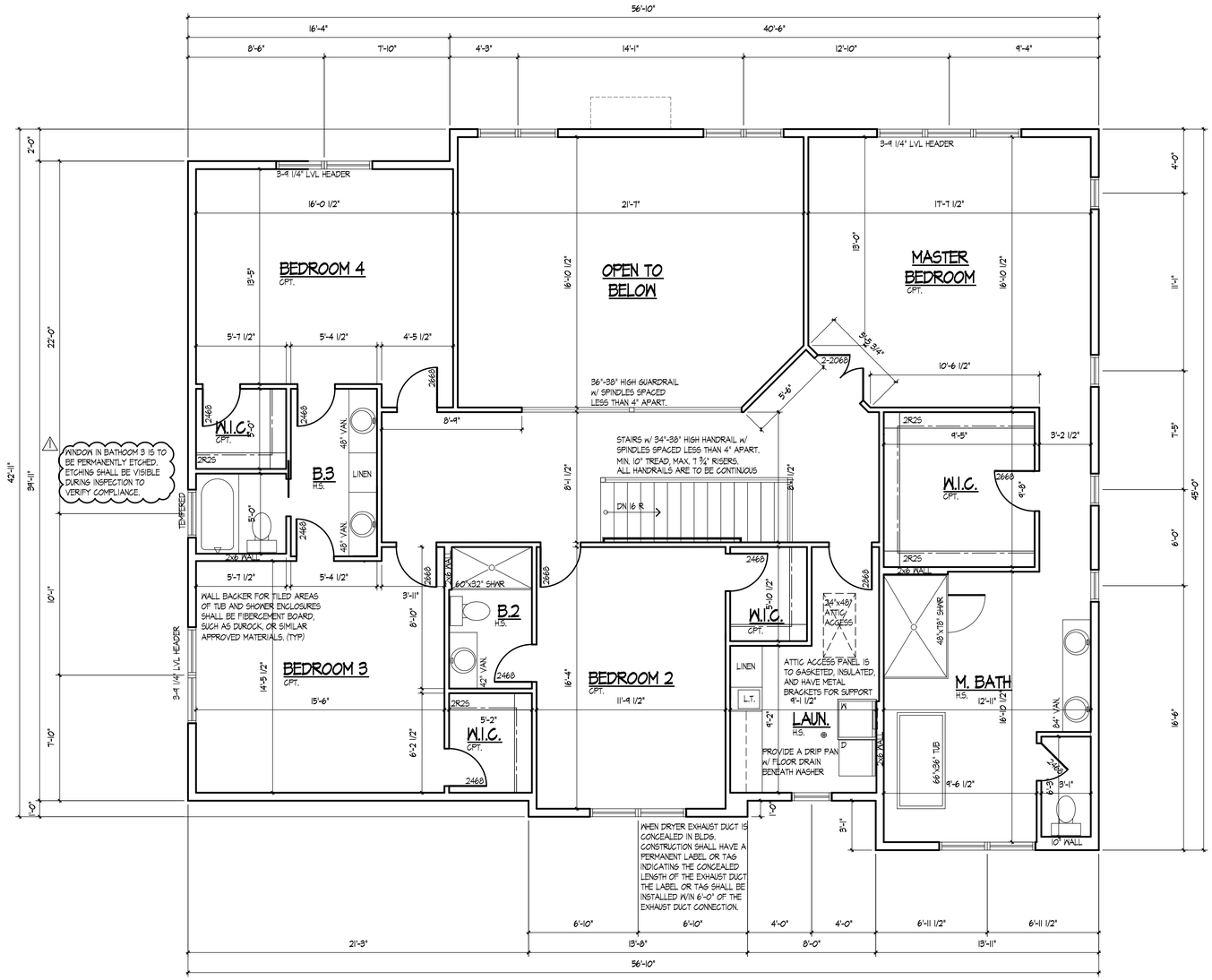
GARAGE ROOF - FRONT LOAD AREA
201 SQ. FT. OF ATTIC AREA TO BE VENTED
201 X 1/300 = .67 SQ. FT. FREE AREA REQUIRED TOTAL
.67 X 144 = 96.48 SQ. IN.
96.48/24 = 4.02 (5 SOFFITS VENT REQUIRED)

OVERFRAMING

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

NOTE
ALL ROOF OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

GARAGE ROOF - SINGLE BAY AREA
219 SQ. FT. OF ATTIC AREA TO BE VENTED
219 X 1/300 = .93 SQ. FT. FREE AREA REQUIRED TOTAL
.93 X 144 = 133.9 SQ. IN. /2 = 67.0
67.0/60 = 1.1 (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-8 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

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. 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 & 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 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/22
STATE OF ILLINOIS
LICENSED ARCHITECT

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

07-14-21

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

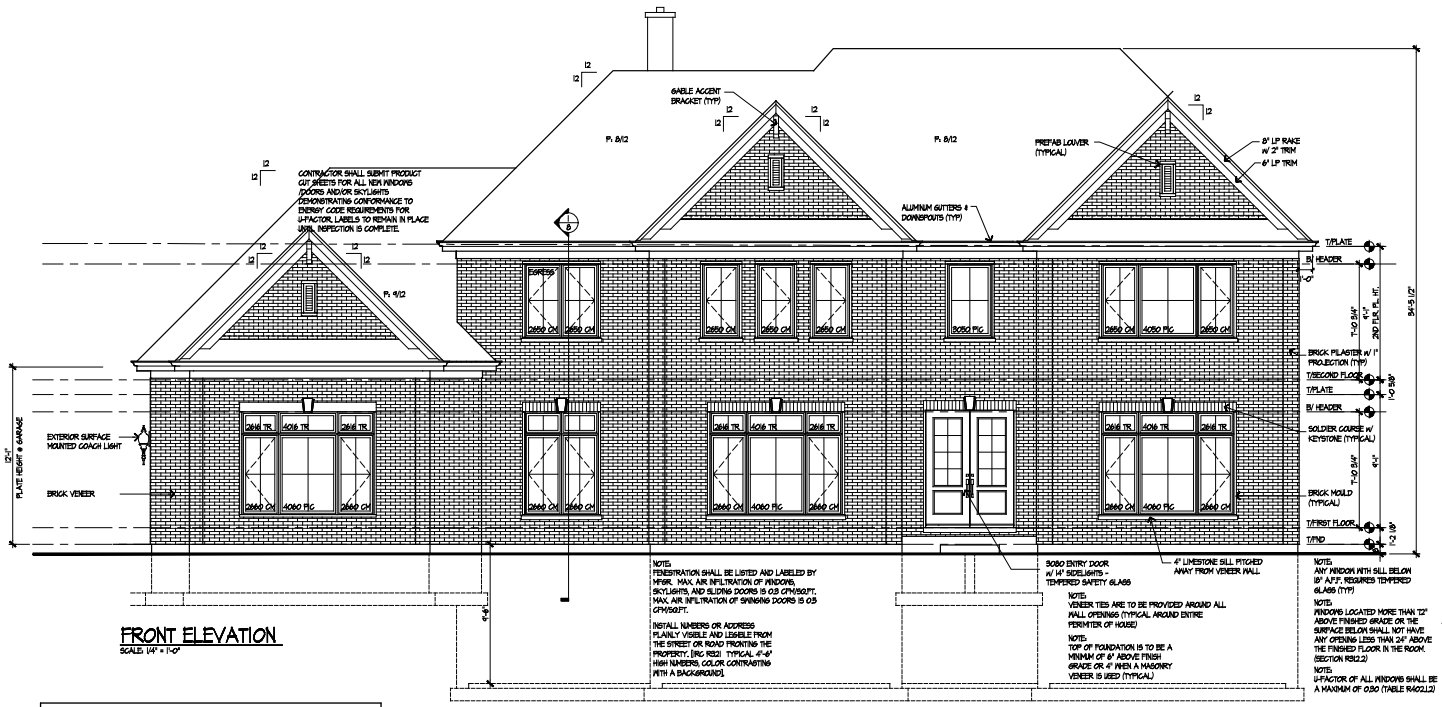
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

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.

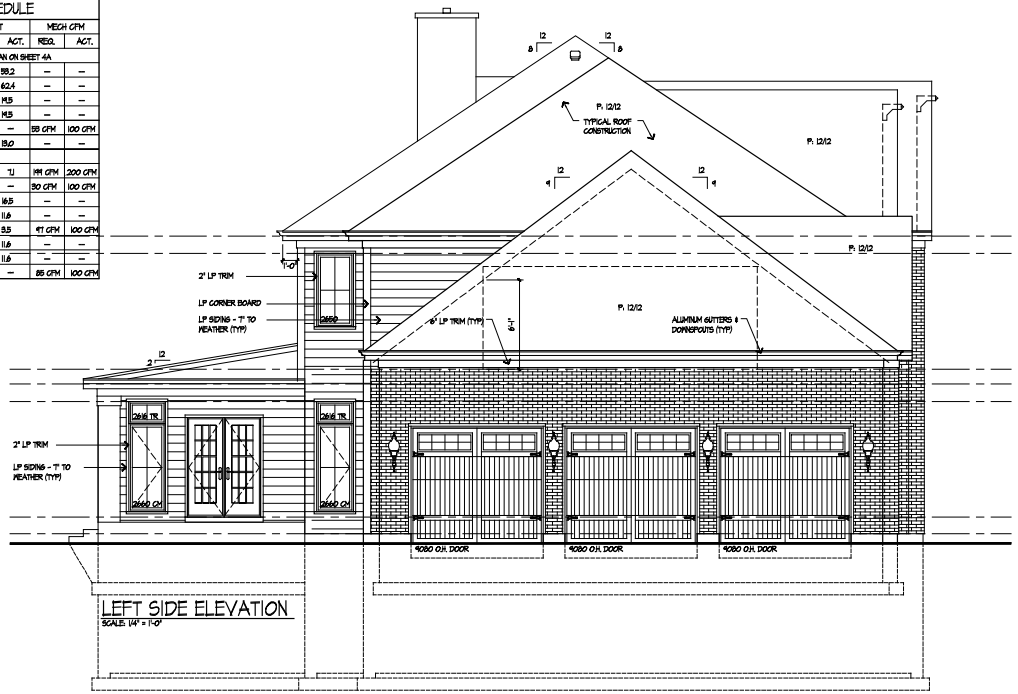


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT REQ.	LIGHT ACT.	VENT REQ.	VENT ACT.	MECH CFM REQ.	MECH CFM ACT.
BASEMENT	REFER TO FINISHED BASEMENT PLAN ON SHEET 4A						
KITCHEN/BREAKFAST	827 S.F.	42.2	108.4	21.1	59.2	--	--
FAMILY ROOM	514 S.F.	41.2	112.8	20.6	62.4	--	--
DINING ROOM	257 S.F.	20.6	94.0	10.3	11.5	--	--
OFFICE	141 S.F.	11.3	94.0	5.7	11.5	--	--
POWDER	85 S.F.	--	--	--	--	85 CFM	100 CFM
MEDIA ROOM	184 S.F.	10.35	26.0	5.26	13.0	--	--
MASTER BATH	136 S.F.	11.0	14.2	5.5	7.1	191 CFM	200 CFM
MASTER BATH PC	20 S.F.	--	--	--	--	50 CFM	100 CFM
MASTER BEDROOM	258 S.F.	20.3	45.6	10.2	16.5	--	--
EN-SUITE	169 S.F.	13.1	24.3	6.6	11.6	--	--
BATH	64 S.F.	5.2	7.1	2.6	3.5	97 CFM	100 CFM
BEDROOM 2	189 S.F.	14.6	24.4	7.3	11.6	--	--
BEDROOM 3	158 S.F.	12.6	24.4	6.3	11.6	--	--
BATH 2	97 S.F.	--	--	--	--	85 CFM	100 CFM

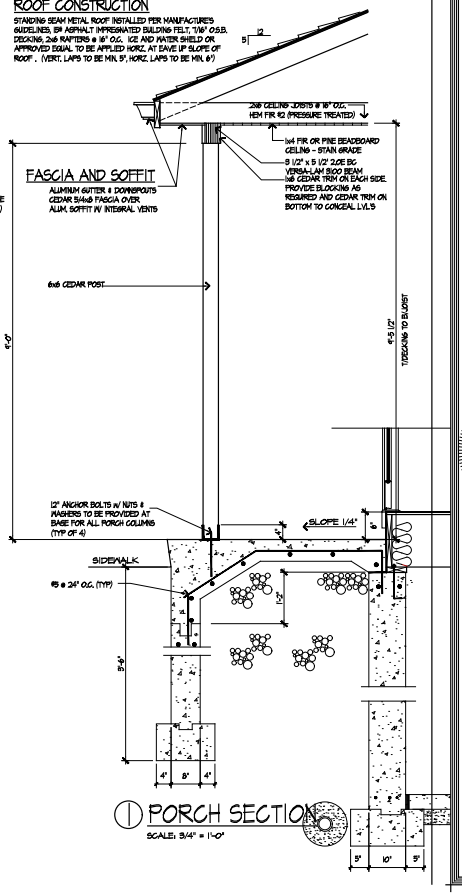
* BALANCE OF LIGHT AND/OR VENT TO BE BY ARTIFICIAL MEANS.



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

ROOF CONSTRUCTION

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



① PORCH SECTION
SCALE: 3/4" = 1'-0"

COPYRIGHT © 2020 MATTHIAS JANS ARCHITECT ALL RIGHTS RESERVED

MATTHIAS JANS ARCHITECT
602 ACADEMY DR. NORTHBROOK, IL 60062

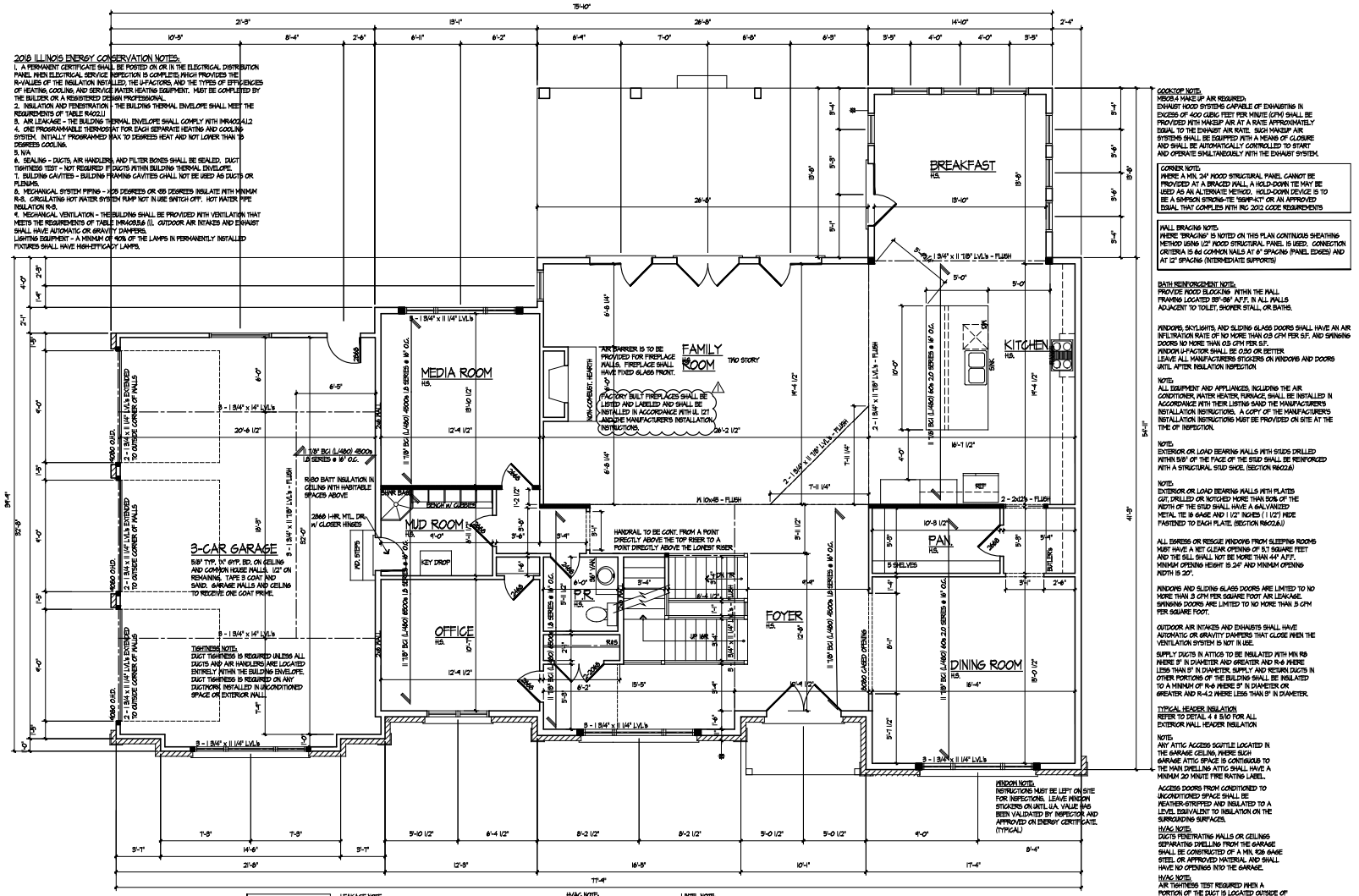
EDWARDS RESIDENCE
1834 STUART LANE
INVERNESS, ILLINOIS 60067

MATTHIAS JAN 85-18859 exp 11/30/20

REVISION DA
DATE
1 04/28/21

PROJ. STAR 09/21/20
REC
JOB # 200XX
2

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates



FIRST FLOOR PLAN

FIRST FLR.	2380 S.F.	SCALE: 1/4" = 1'-0"
SECOND FLR.	1694 S.F.	
GARAGE	729 S.F.	
TOTAL=	4074 S.F.	
		BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED

PER IECC SEC. 402.4.2.1 BLOWER TEST IS REQUIRED

2018 ILLINOIS ENERGY CONSERVATION NOTES:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETED, WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER, OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH NRA402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO 78DEGREES HEAT AND NOT LOWER THAN 70 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 455 DEGREES INSULATE WITH MINIMUM R-8. 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 NRA403.5.6 (I). 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.

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 CITY OF ELMHURST PRIOR TO CALLING FOR FINAL INSPECTION.

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

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.

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

JACK STUD REQUIREMENTS FOR 16" STUD SPACING

SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 5'-6"	1	1
> 5'-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

COOKTOP NOTE.
450.8.4 MAKE UP AIR REQUIRED.
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (CFM) SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.

CORNER NOTE.
WHERE A MIN. 24" HOOD 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 "S6PP-KT" OR AN APPROVED EQUAL THAT COMPLIES WITH IRC 2012 CODE REQUIREMENTS

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

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

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

NOTE:
ALL EQUIPMENT AND APPLIANCES, INCLUDING THE AIR CONDITIONER, WATER HEATER, FURNACE, SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE AT THE TIME OF INSPECTION.

NOTE:
EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. (SECTION R602.6)

NOTE:
EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1 1/2" INCHES (1 1/2") WIDE FASTENED TO EACH PLATE. (SECTION R602.6)

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET AND THE SILL MUST BE MORE THAN 44" A.F.F.. MINIMUM OPENING HEIGHT IS 24" AND MINIMUM OPENING WIDTH IS 20".

WINDOWS AND SLIDING GLASS DOORS ARE LIMITED TO NO MORE THAN 3 CFM PER SQUARE FOOT AIR LEAKAGE. SWINGING DOORS ARE LIMITED TO NO MORE THAN 5 CFM PER SQUARE FOOT.

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

SUPPLY IN ATTICS TO BE INSULATED WITH MIN R8 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.

TYPICAL HEADER INSULATION
REFER TO DETAIL 4 & 5/A0 FOR ALL EXTERIOR WALL HEADER INSULATION

NOTE:
ANY ATTIC ACCESS SCUTTLE LOCATED IN THE GARAGE CEILING, WHERE SUCH GARAGE ATTIC SPACE IS CONTIGUOUS TO THE MAIN DWELLING ATTIC SHALL HAVE A MINIMUM 20 MINUTE FIRE RATING LABEL.

ACCESS DOORS FROM CONDITIONED TO UNCONDITIONED SPACE SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING SURFACES.

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

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

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.

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)

COPYRIGHT © 2020 MATTHIAS JANS ARCHITECT ALL RIGHTS RESERVED

MATTHIAS JANS ARCHITECT
607 ACADEMY DR NORTHBROOK IL 60062

EDWARDS RESIDENCE
1834 STUART LANE
INVERNESS, ILLINOIS 60067

MATTHIAS JAN
01-02859
exp 11/30/21

REVISION DA
DATE
04/28/21

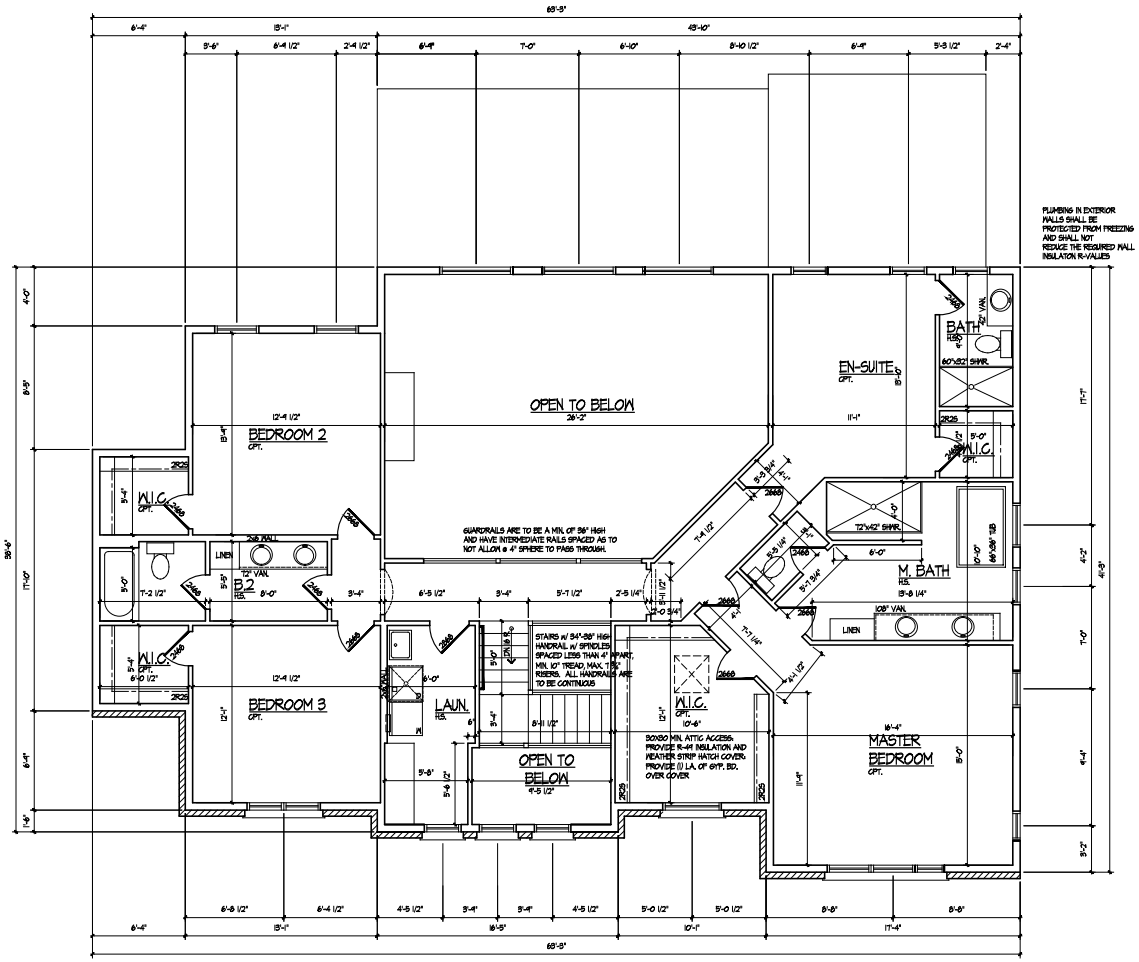
PROJ. STAR
04/21/20

RBC

JOB #
200XX

5

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates



SECOND FLOOR PLAN

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

FIRST FLR.	2,470 S.F.
SECOND FLR.	1,774 S.F.
GARAGE	761 S.F.
TOTAL=	4,244 S.F.

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED

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

COPYRIGHT © 2020 MATTHIAS JANS ARCHITECT ALL RIGHTS RESERVED

MATTHIAS JANS ARCHITECT
607 ACADEMY DR NORTHBROOK IL 60062

EDWARDS RESIDENCE
1834 STUART LANE
INVERNESS, ILLINOIS 60067

MATTHIAS JAN
01-02659
exp 11/30/21

REVISION DA
DATE
04/28/2

PROJ. STAR
04/21/20

REC

JOB #
200XX

6

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates

FRONT ELEVATION

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

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

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 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 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	1851 S.F.	37.2	43.0	37.2	43.0	--	--
KITCHEN/BREAKFAST	455 S.F.	36.4	60.4	18.2	30.2	--	--
DINING ROOM	198 S.F.	15.8	45.6	7.9	22.8	--	--
OFFICE	158 S.F.	12.6	30.2	6.3	15.1	--	--
FAMILY ROOM	457 S.F.	36.6	126.8	18.3	63.4	--	--
FNDR.	34 S.F.	--	--	--	--	51 CFM	100 CFM
MASTER BATH	183 S.F.	--	21.60	--	11.6		200 CFM 100 CFM
MASTER BEDROOM	246 S.F.	23.6	49.40	12.8	20.7	--	--
EN-SUITE	177 S.F.	14.6	27.60	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	27.60	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

STANDARD ELEVATION NOTES

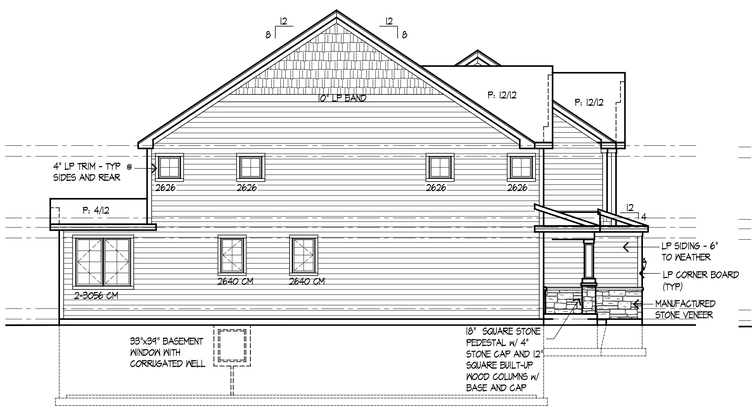
- 35 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- ALUMINUM SOFFIT w/ INTERGAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
  - 1x2 EDGE BOARD OVER
  - 1x8 RAKE BOARD
-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

INDICATES MANUFACTURED STONE

INDICATES LP HORIZONTAL SIDING

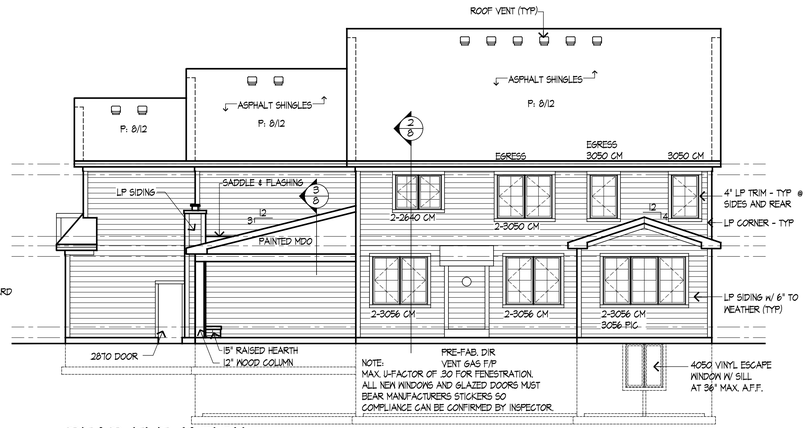
HIDDEN GALVANIZED METAL FLASHING

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



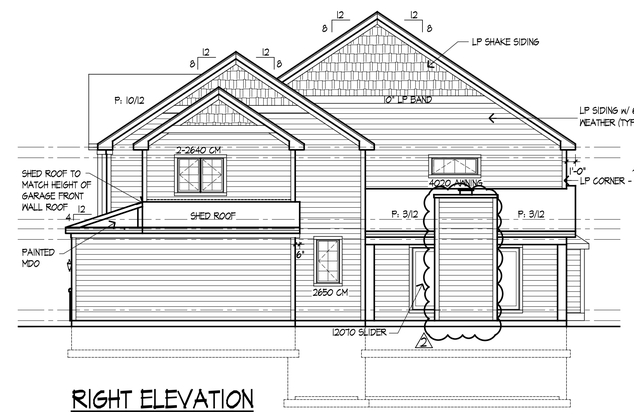
LEFT SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

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

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

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-28-22
1	VILLAGE REVISIONS	12-22-22
2	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

2

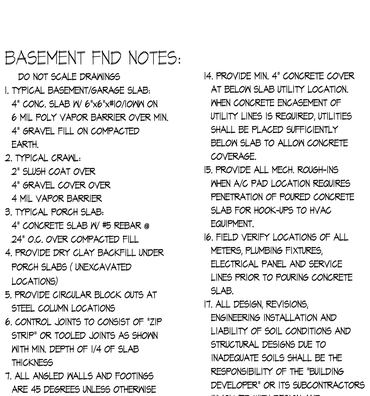
This drawing is copyrighted all rights reserved.

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

BASEMENT FND NOTES:

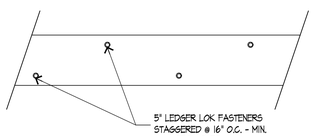
DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT/GARAGE SLAB:
4" CONC. SLAB W/ 6"x6"x#10/10MM 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 OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL.
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. ELECTRIGAL 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



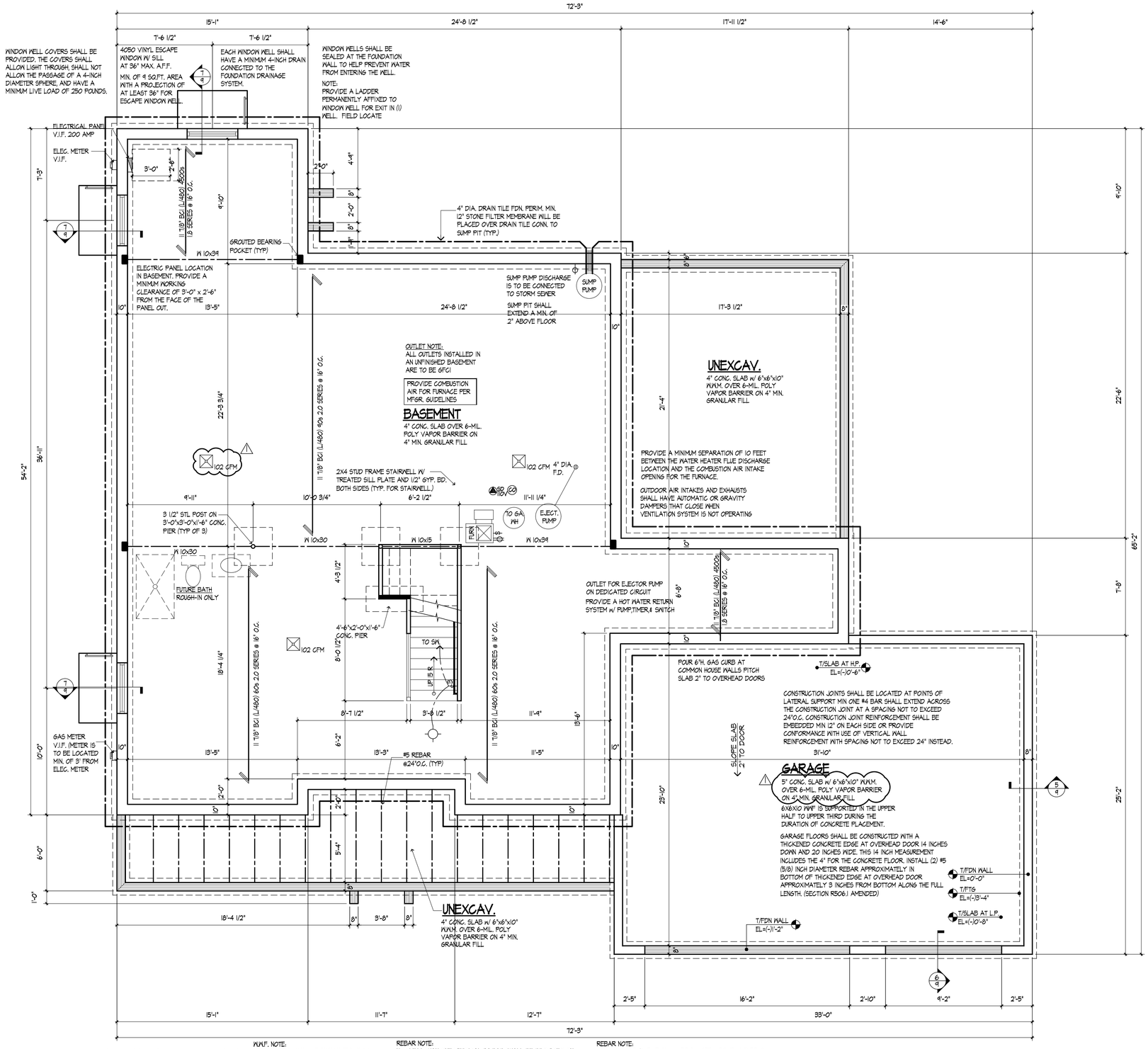
1 GARAGE COL. DETAIL

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

W.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.W. SECTION R611.5.4.4 OF THE 2018 I.R.C.

NOTE:
CUTS, NOTCHES ND 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.

W.W.F. NOTE:
DOUBLE WIRE JOINT REINFORCEMENT IS TO BE USED ABOVE CORNERS OF MASONRY EXTENDING A MIN. OF 12" BEYOND EACH SIDE OF OPENINGS (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.W. SECTION R611.5.4.4 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 "GL" CLAY/DIRT
MIN. VERTICAL REINF. #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 STRENTGH
	WEATHERING POTENTIAL
	SEVERE
BASEMENT WALLS, FND & OTHER WALLS NOT EXPOSED TO THE WEATHER	2500
BASEMENT SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2500
BASEMENT WALLS, FND WALLS, EXTERIOR WALLS, & OTHER VERTICAL CONC. EXPOSED TO WEATHER	3000
PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3500 (AIR-ENTRAINED)

MECHANICAL / VENTILATION NOTES:

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

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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

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

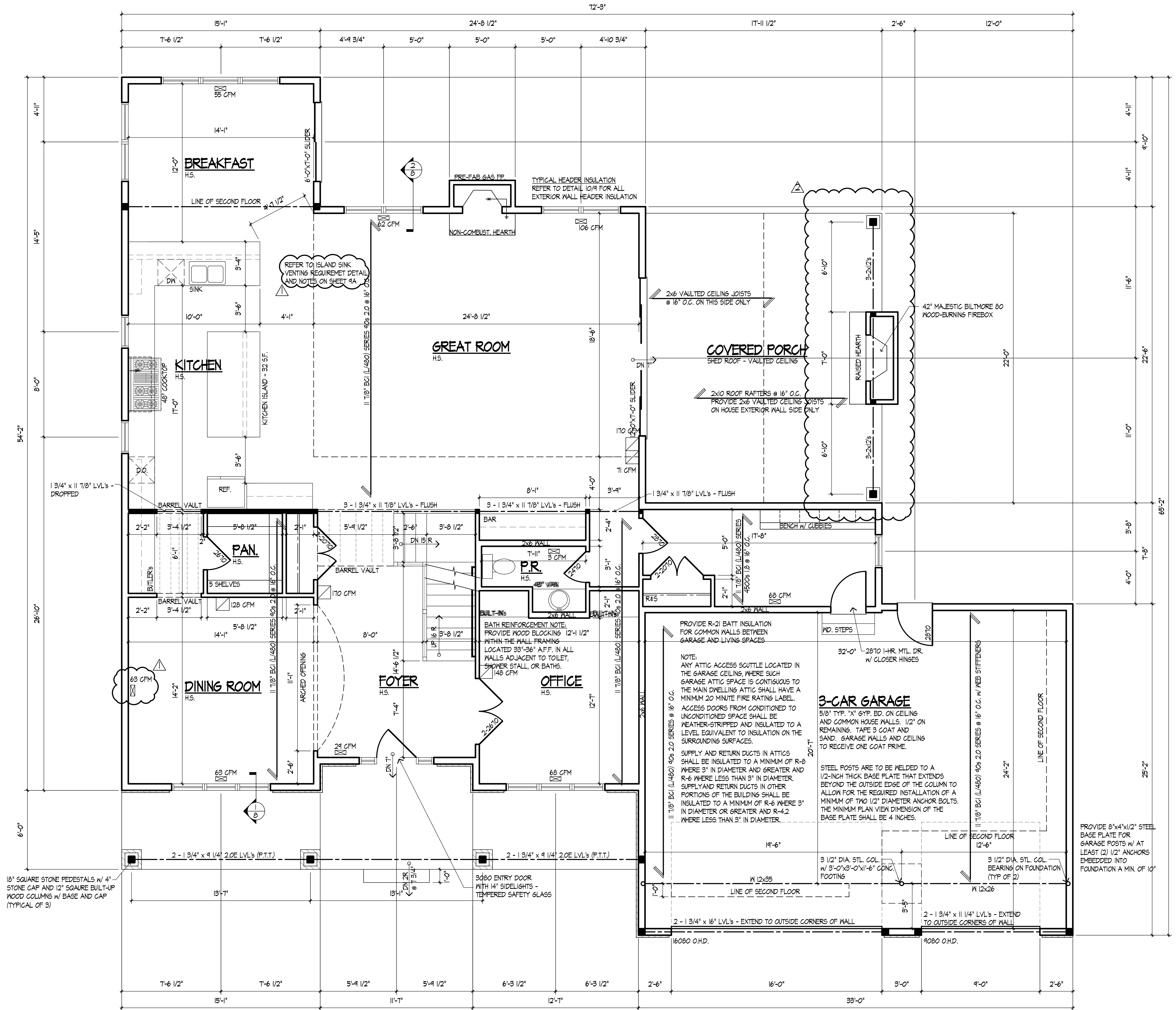
REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	08-28-22
1	VILLAGE REVISIONS	12-22-22
2	PORCH FIREPLACE	07-22-23

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. 2038 S.F.
SECOND FLR. 2284 S.F.
TOTAL= 4322 S.F.
GARAGE 811 S.F.

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

▬ = BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS 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-8 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.

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:
DUCTS PENETRATING WALLS OR CEILINGS 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.

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

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.

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 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:
1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETE; WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX 70 DEGREES HEAT AND NOT LOWER THAN 78 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 CHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - >105 DEGREES OR <55 DEGREES INSULATE WITH MINIMUM R-3. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE IMR403.5.6 (1). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. 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 & 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 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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

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

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

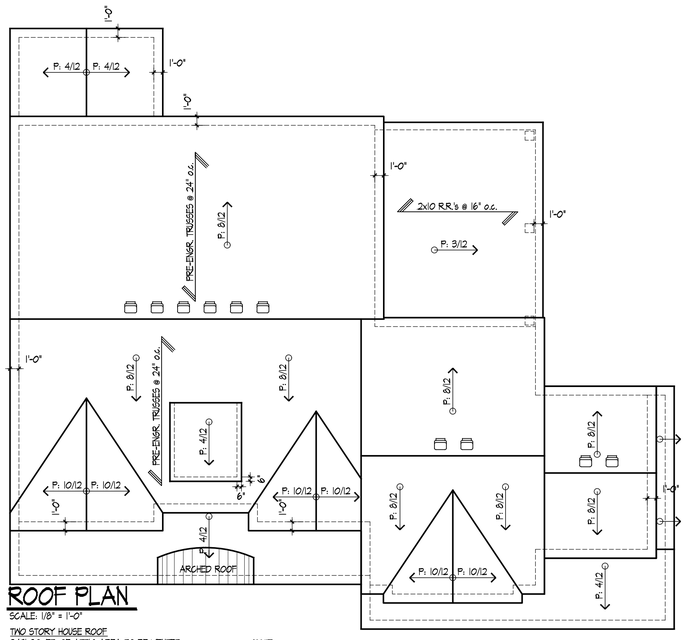
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

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.



ROOF PLAN

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

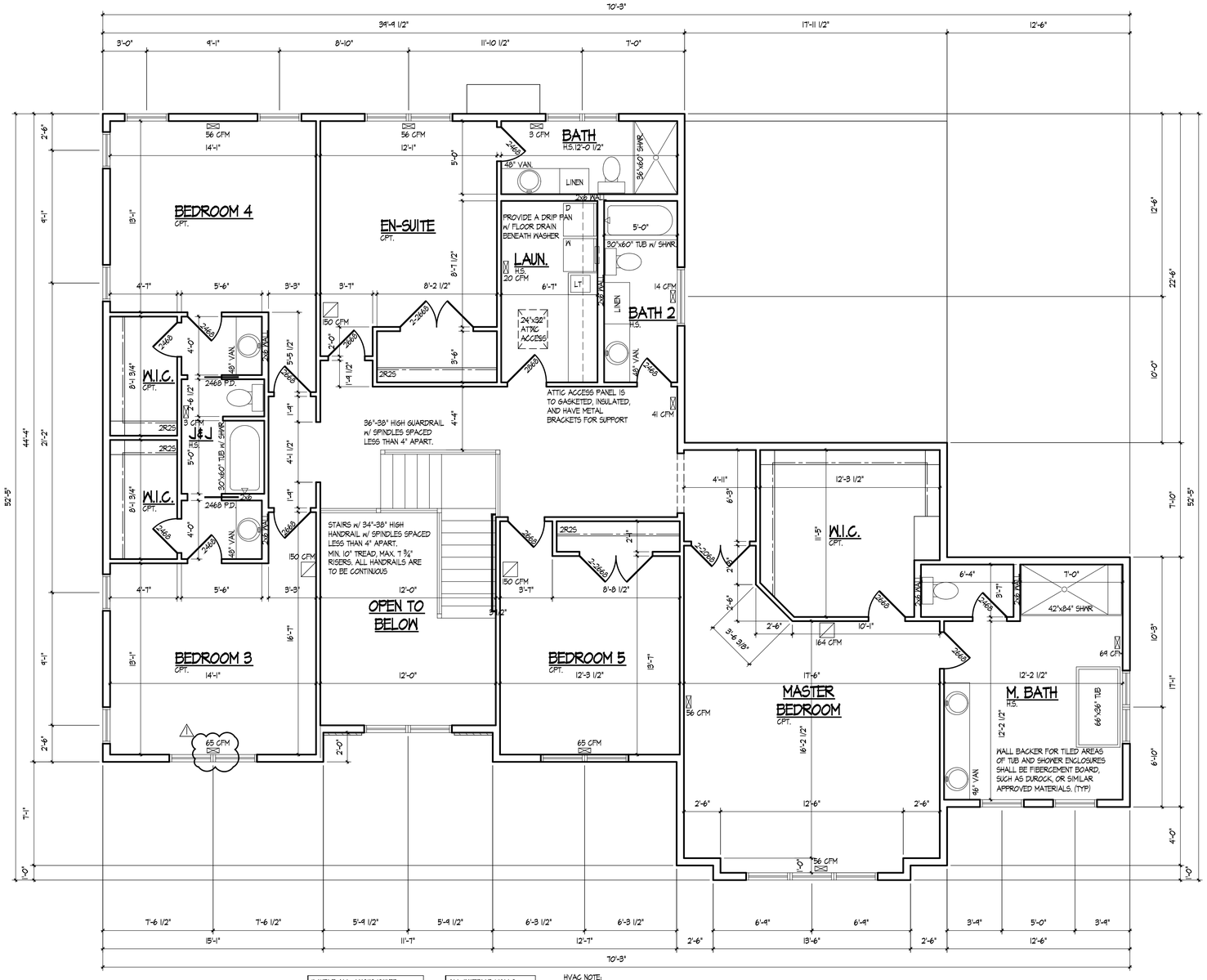
TWO STORY HOUSE ROOF
2441 SQ. FT. OF ATTIC AREA TO BE VENTED
2441 X 1/300 = 8.30 SQ. FT. FREE AREA REQUIRED TOTAL
8.30 X 144 = 1195.2 SQ. IN. /2 = 597.6
597.6/60 = 9.96 (10 ROOF VENTS REQUIRED)
597.6/24 = 24.9 (25 SOFFIT VENTS REQUIRED)

GARAGE ROOF
228 SQ. FT. OF ATTIC AREA TO BE VENTED
228 X 1/300 = .76 SQ. FT. FREE AREA REQUIRED TOTAL
.76 X 144 = 109.4 SQ. IN.
109.4/24 = 4.6 (5 SOFFITS VENT REQUIRED)

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

ROOFS WITH SLOPE EQUAL TO OR GREATER TO 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING

ALL RAKE OVERHANGS ON GABLES ARE 8" ON THE TOP PORTION AND 12" ON THE BOTTOM - SEE FRONT ELEVATION - SHEET 2



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

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.

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

WHEN DRYER EXHAUST DUCT IS CONCEALED IN BLDG. CONSTRUCTION SHALL HAVE A PERMANENT LABEL OR TAG INDICATING THE CONCEALED LENGTH OF THE EXHAUST DUCT. THE LABEL OR TAG SHALL BE INSTALLED WITHIN 6'-0" OF THE EXHAUST DUCT CONNECTION.

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. 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 & 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 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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

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

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

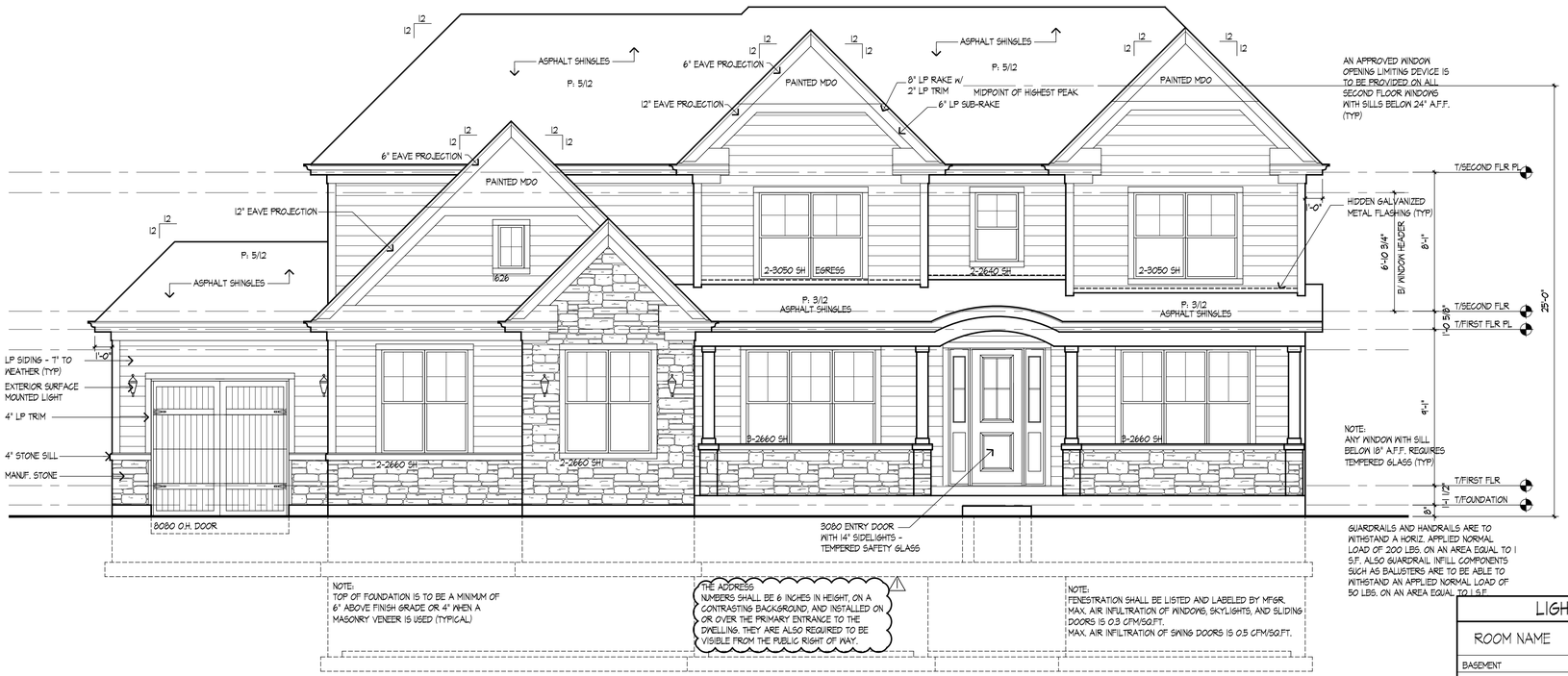
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

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

5

This drawing is copyrighted all rights reserved.



FRONT ELEVATION

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

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

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 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 EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT REQ.	LIGHT ACT.	VENT REQ.	VENT ACT.	MECH CFM REQ.	MECH CFM ACT.
BASEMENT	2095 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	--	--
PWDR.	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	177 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	81 S.F.	--		--		46 CFM	100 CFM

STANDARD ELEVATION NOTES

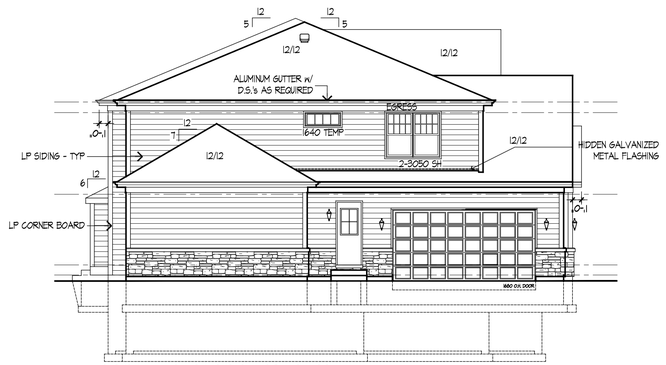
- 35 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- ALUMINUM SOFFIT W/ INTERSAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
  - 1X2 EDGE BOARD OVER
  - 1X8 RAKE BOARD
-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

INDICATES MANUFACTURED STONE

INDICATES LP SIDING

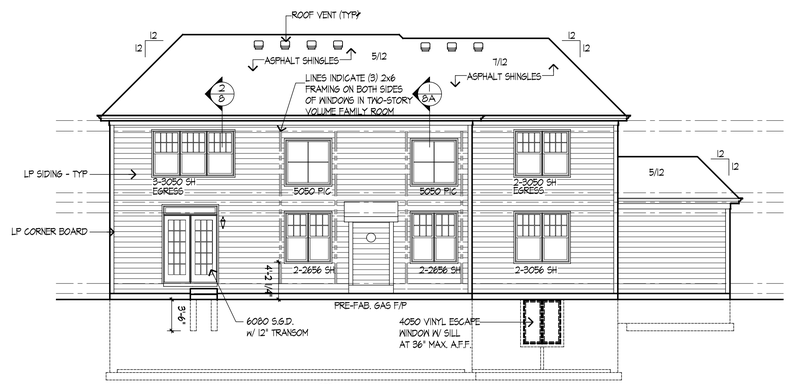
HIDDEN GALVANIZED METAL FLASHING

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



LEFT SIDE ELEVATION

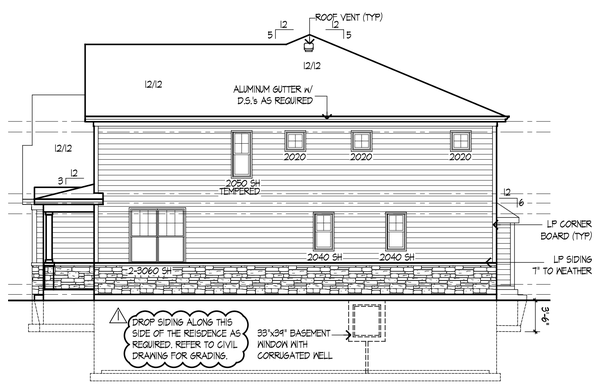
SCALE: 1/8" = 1'-0"



REAR ELEVATION

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.



RIGHT SIDE ELEVATION

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.

001-008243 FREDERICK E. GILMORE EXPIRATION 11/30/22 LICENSED ARCHITECT STATE OF ILLINOIS

07-14-21

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

2

This drawing is copyrighted all rights reserved.

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

NOTES:

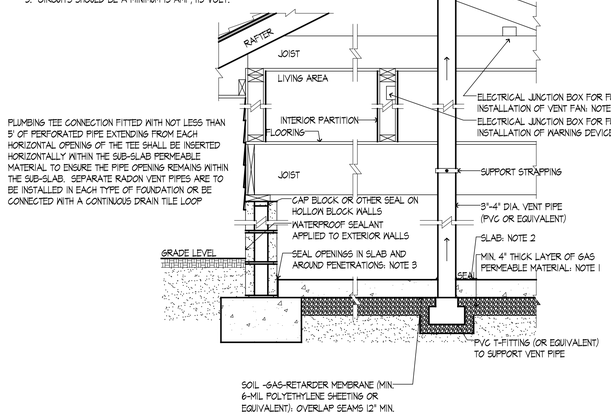
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL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

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

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

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

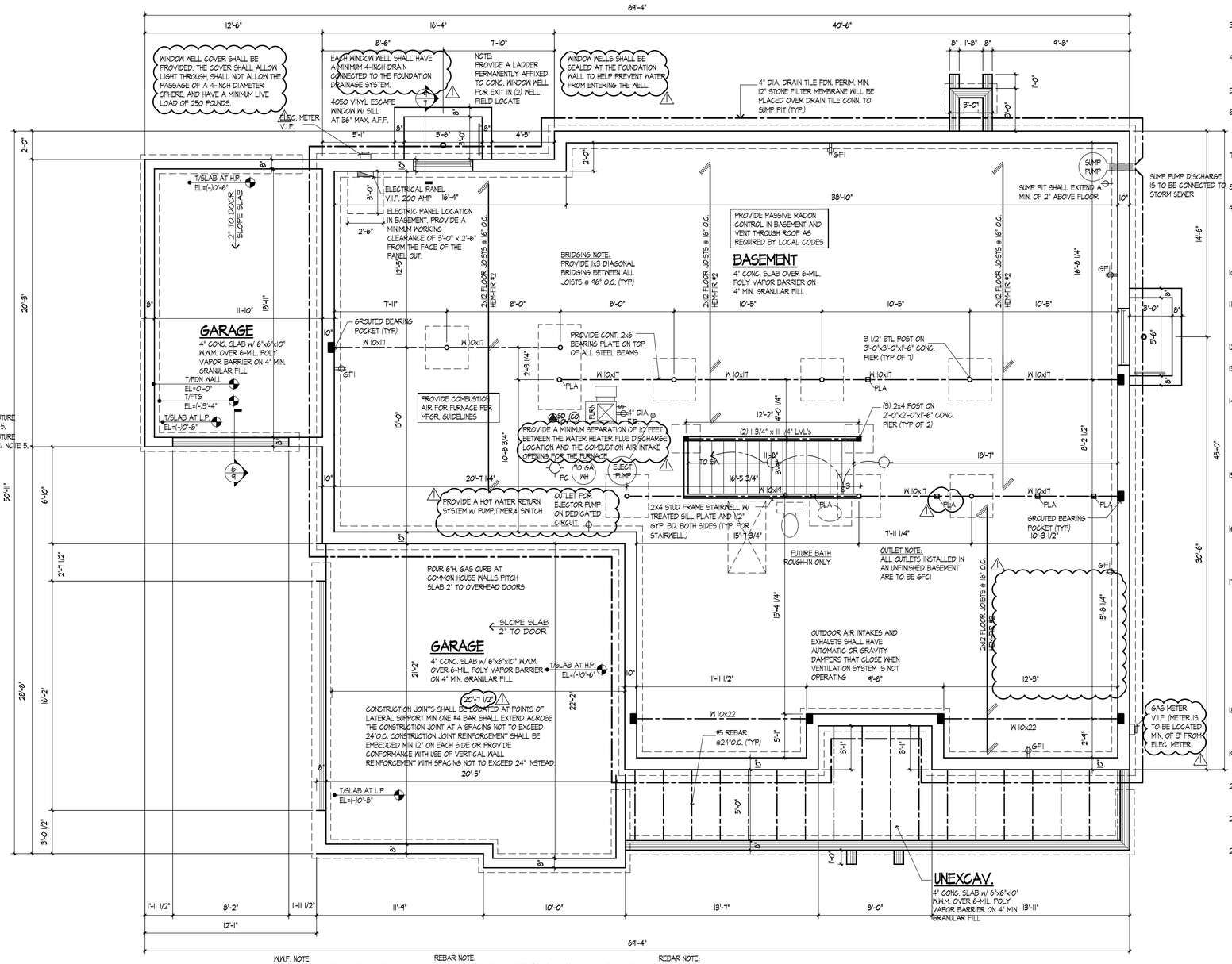
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



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 SQ.FT.
PLA = POINT LOAD ABOVE

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

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

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.W. SECTION R611.5.4.4 OF THE 2009 I.R.C.

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT/GARAGE SLAB: 4" CONC. SLAB W/ 6"x6"x#10/10WM 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 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) #8" LONG #4 REBAR TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/22
LICENSED ARCHITECT

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

07-14-21

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

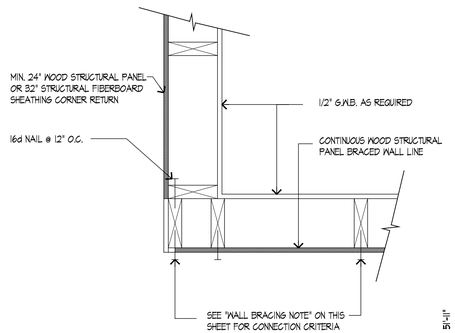
NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

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

3

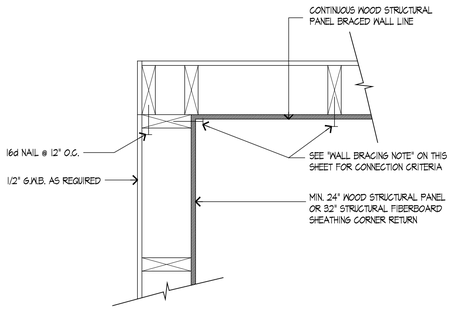
This drawing is copyrighted all rights reserved

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



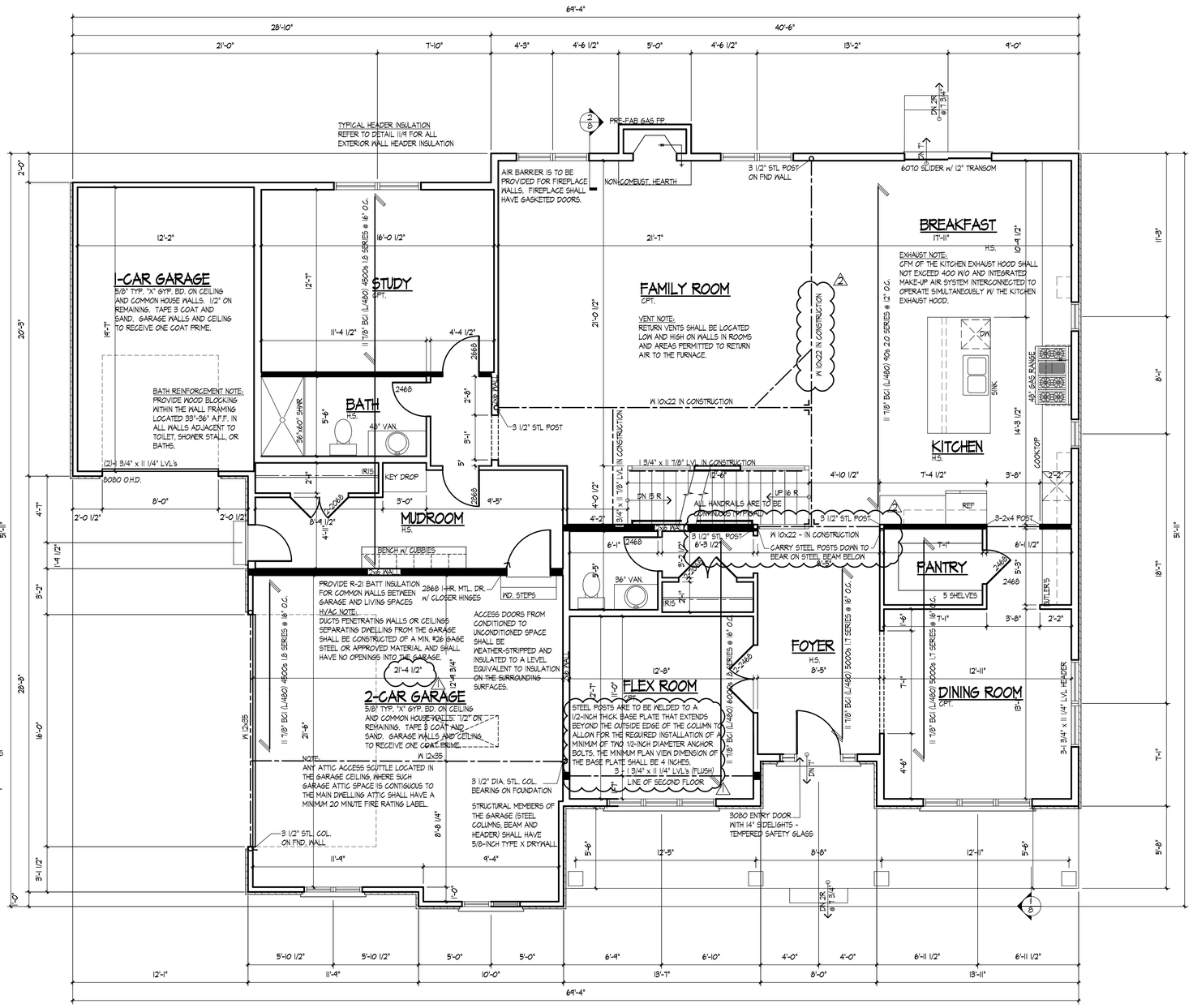
OUTSIDE CORNER DETAIL

SCALE: 1 1/2" = 1'-0" EXTERIOR CONDITION



INSIDE CORNER DETAIL

SCALE: 1 1/2" = 1'-0" EXTERIOR CONDITION



FIRST FLOOR PLAN

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

FIRST FLR.	2,161	S.F.
SECOND FLR.	2,003	S.F.
TOTAL=	4,163	S.F.
GARAGE	721	S.F.

INDICATES A BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS 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

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUNS OF DRAIN, WASTE AND VENT PIPE SHALL BE FRAMED WITH 2X8 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

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.

JACK STUD REQUIREMENTS FOR 16" STUD SPACING

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

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 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 CEILINGS SEPARATING DWELLINS FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. #26 GAGE STEEL OR APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3" IN DIAMETER. SUPPLYAND 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.

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. 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 & 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 1/2"x4"x5/16" ANGLES UNLES 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:

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

STATE OF ILLINOIS — 001-008243 — FREDERICK E. GILMORE — EXPIRATION 11/30/22 — LICENSED ARCHITECT

07-14-21

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

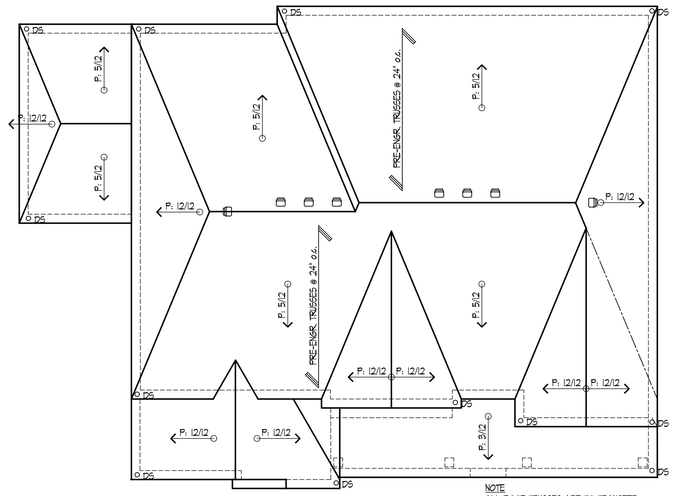
NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

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

4

This drawing is copyrighted all rights reserved.

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



ROOF PLAN

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

TWO STORY HOUSE ROOF
2003 SQ. FT. OF ATTIC AREA TO BE VENTED
2003 X 1/300 = 6.67 SQ. FT. FREE AREA REQUIRED TOTAL
6.67 X 144 = 960.48 SQ. IN. /2 = 480.24
480.24/60 = 8.00 (8 ROOF VENTS REQUIRED)
480.24/24 = 20.01 (21 SOFFIT VENTS REQUIRED)

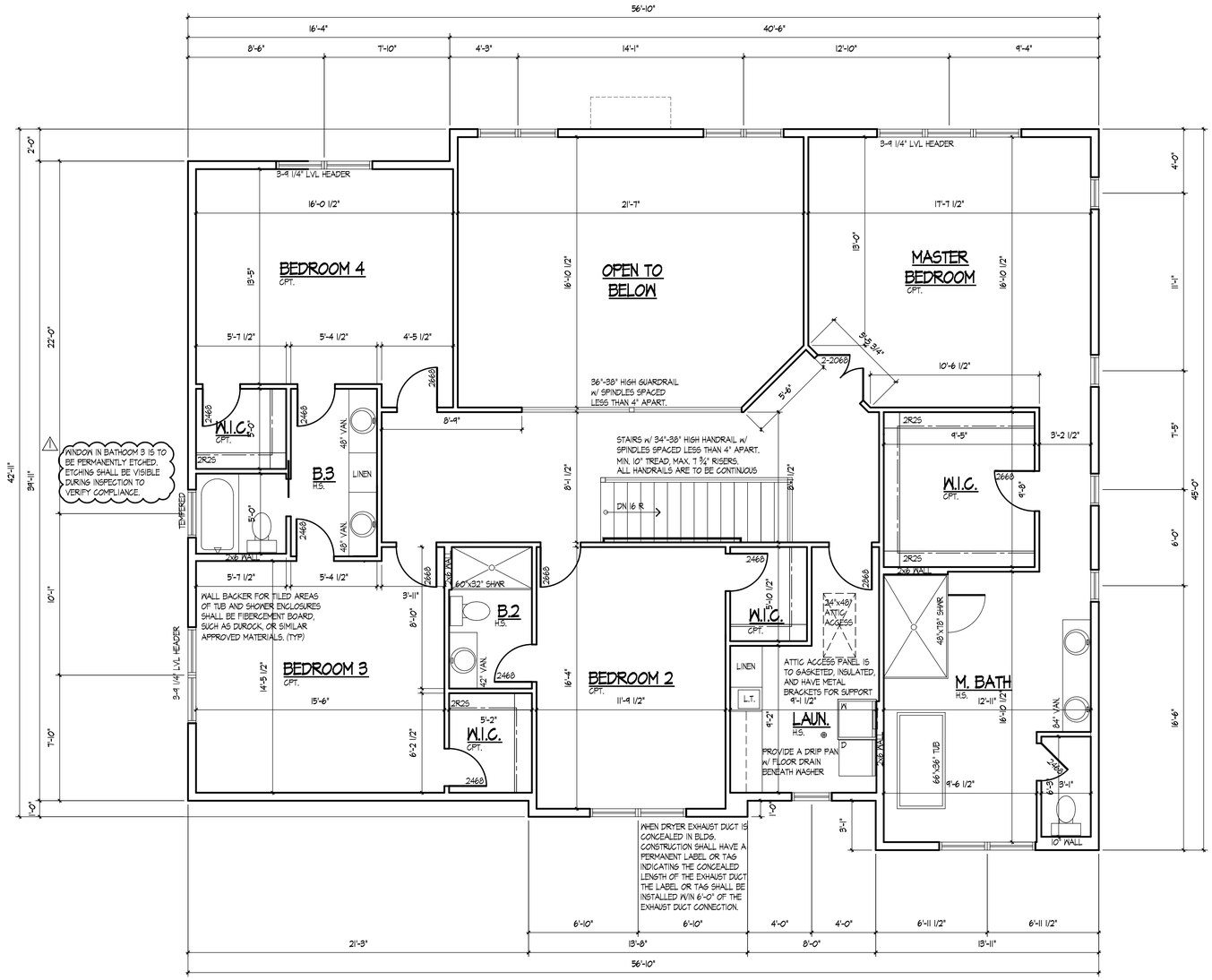
GARAGE ROOF - FRONT LOAD AREA
201 SQ. FT. OF ATTIC AREA TO BE VENTED
201 X 1/300 = .67 SQ. FT. FREE AREA REQUIRED TOTAL
.67 X 144 = 96.48 SQ. IN.
96.48/24 = 4.02 (5 SOFFITS VENT REQUIRED)

OVERFRAMING

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

NOTE
ALL ROOF OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

GARAGE ROOF - SINGLE BAY AREA
219 SQ. FT. OF ATTIC AREA TO BE VENTED
219 X 1/300 = .93 SQ. FT. FREE AREA REQUIRED TOTAL
.93 X 144 = 133.9 SQ. IN. /2 = 67.0
67.0/60 = 1.1 (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-8 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

1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. 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 & 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 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.

Attachment: EXHIBIT - Preliminary Architecture Plans (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/22
LICENSED ARCHITECT
07-14-21

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

5

This drawing is copyrighted all rights reserved.

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 ½ thereof) and Lot 3 (except the west ½ thereof) and the south ½ of Gilbert Road lying north and adjoining Lot 2 (except the east ½ thereof) and Lot 3 (except the west ½ thereof) in Arthur T. Mcintosh & Co.'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, and all in Cook County, Illinois.**

Attachment: Ordinance Amending Vacation of Portions of Michigan Ave and Gilbert Road ROW (2024-91 : 274 & 286 W. Michigan Avenue -

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

Attachment: Ordinance Amending Vacation of Portions of Michigan Ave and Gilbert Road ROW (2024-91 : 274 & 286 W. Michigan Avenue -

PLAT OF VACATION

OF

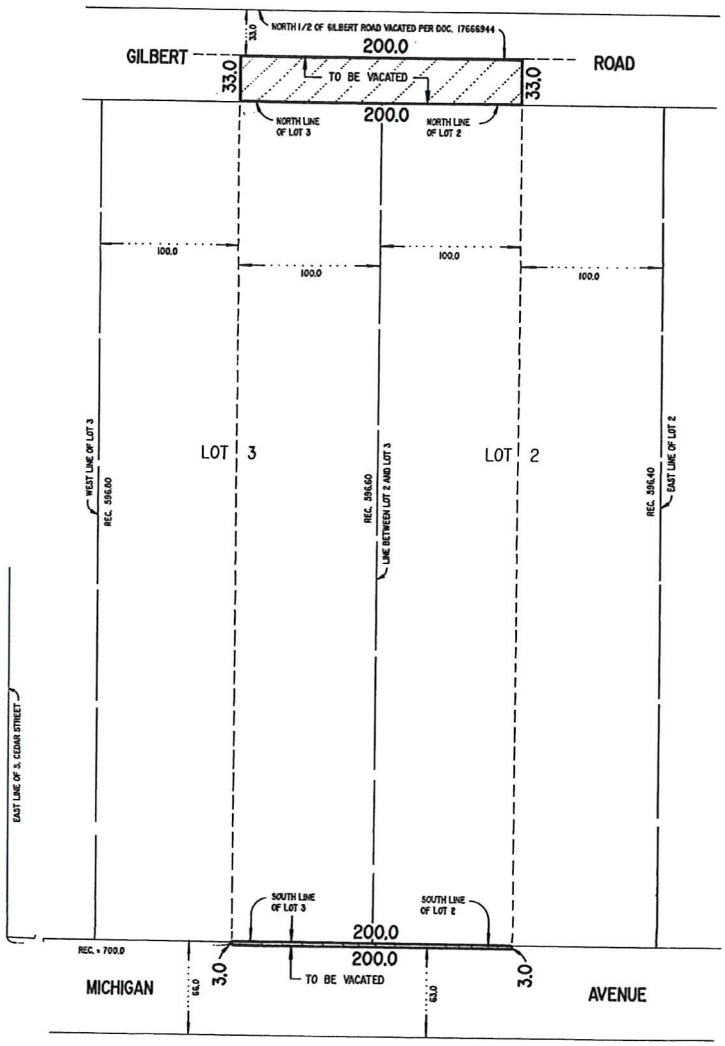
THE SOUTH 1/2 OF GILBERT ROAD LYING NORTH OF AND ADJOINING LOT 2 (EXCEPT THE EAST 1/2 THEREOF) AND LOT 3 (EXCEPT THE WEST 1/2 THEREOF) IN ARTHUR T. McINTOSH AND COMPANY'S PLUM GROVE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF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

N
W E
S

60 0 20 40 60 120
GRAPHIC SCALE IN FEET



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

JOHN M. HENRIKSEN 2668 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ARLINGTON HEIGHTS, IL

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

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

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

Attachment: EXHIBIT - Michigan Ave & Gilbert Rd Unimproved ROW Plat of Vacation (2024-91 : 274 & 286 W. Michigan Avenue - Estates at

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.**

Attachment: RES PFSUB (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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

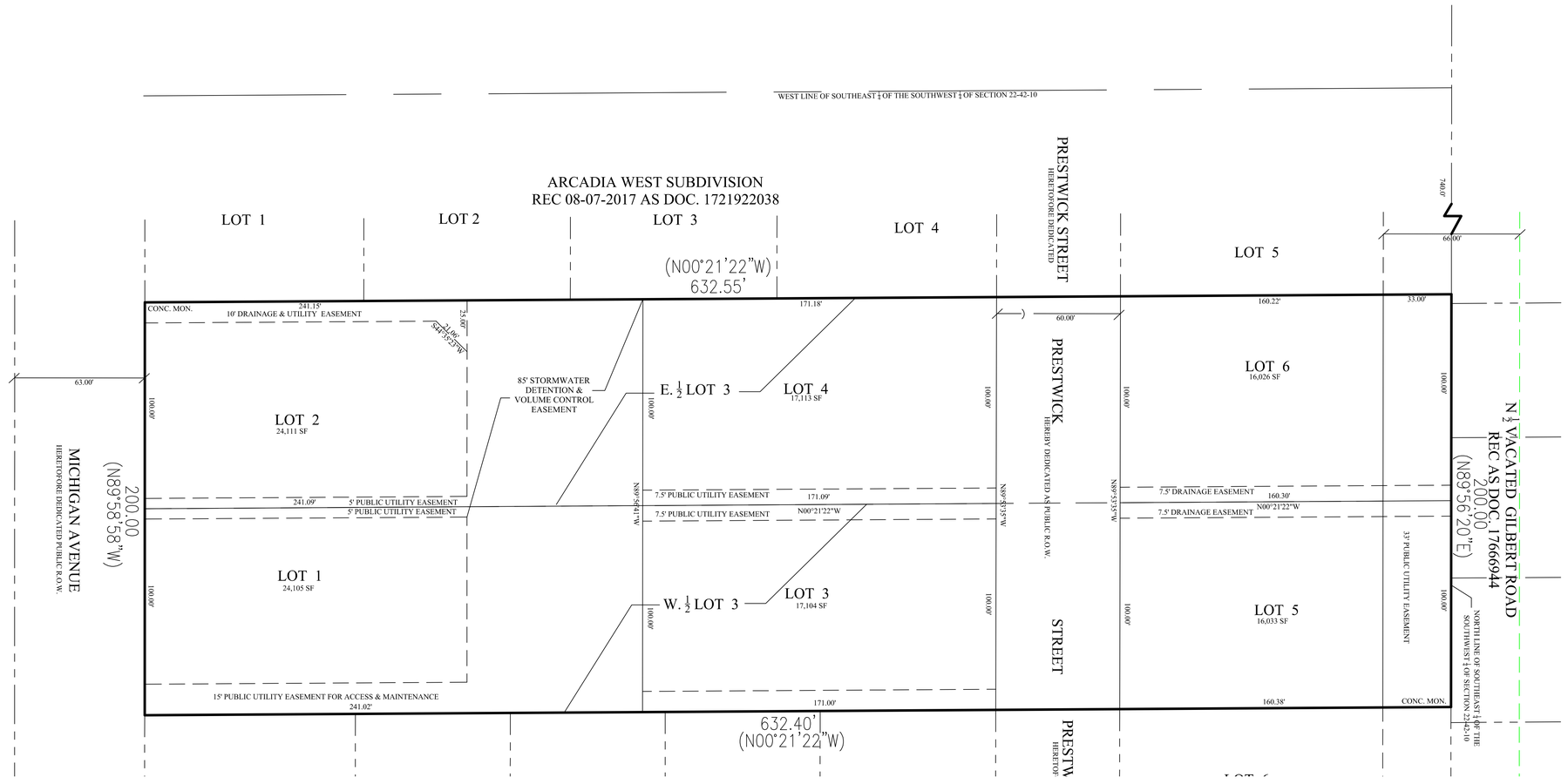
Attachment: RES PFSUB (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 inch = 30 ft.

CARRAIG SUBDIVISION, BEING A SUBDIVISION OF LOT 2 (EXCEPT THE EAST ½ 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,



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

Attachment: EXHIBIT - Estates at Arcadia Plat of Subdivision_v1 (1) (2024-91 : 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 ½ 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,M AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER MAINS (INCLUDING "B" BOXES), SEWAGE MAINS AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE SUCH OBSTRUCTIONS AT THIER SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGEMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ELECTRIC AND TELEPHONE

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

CABLE TELEVISION

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

GAS EASEMENT

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

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

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

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AMERITECH ILLINOIS:

BY:_____ DATE:_____

TITLE:_____

AT&T COMCAST:

BY:_____ DATE:_____

TITLE:_____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:_____ DATE:_____

TITLE:_____

Permission to record the plat is hereby granted to:

_____
(NAME)

_____
(ADDRESS)

_____

_____

Permanent Index Number:
02-22-406-020-0000
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 or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E.'(or similar designation), the property designated in the Declaration of Condominium and/or on this plat as 'Common Elements', and the property designated on the plat as 'common area or areas', and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E.'(or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

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

The term 'common area or areas' is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated 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 commision expires on _____

OWNER'S CERTIFICATE

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

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

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

_____
OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

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

_____ _____
Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

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

By _____ Dated _____
Owner

By _____ Dated 09-01-24
Illinois Professional Engineer #62-42874

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

PLAN COMMISION

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

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

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR

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

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

By: _____
Village Collector

VILLAGE COUNCIL

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

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

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

SURVEYOR'S CERTIFICATE

State of Illinois)
County of 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 ½ THEREOF) AND LOT 3 (EXCEPT THE WEST ½ 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.P.L.S No. 35-3735

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

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

REVISIONS

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

Attachment: EXHIBIT - Estates at Arcadia Plat of Subdivsion_v1 (1) (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

VILLAGE OF PALATINE

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

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

(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:

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

- 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.**

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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**

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

GISConsortium

274 and 286 W. Michigan Avenue

Legend

0 300 600 ft

Print Date: 10/2/2024

Notes

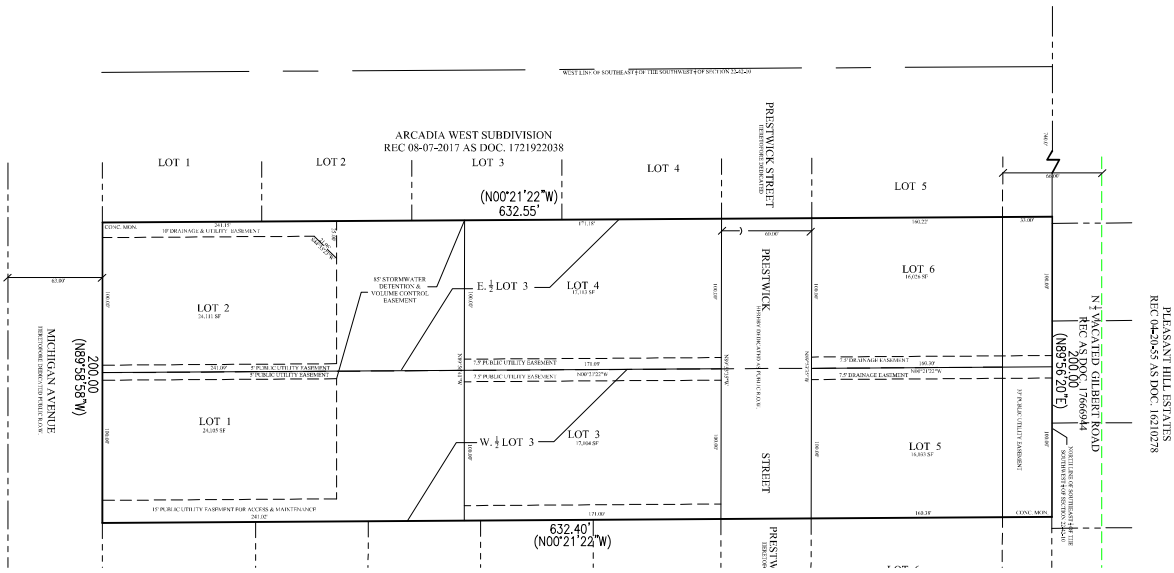
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently 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: October 22, 2024 - PCZ materials (2024-91 : 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. 815-941-3000 Fax 815-941-3000

CARRIAG SUBDIVISION, BEING A SUBDIVISION OF LOT 2 (EXCEPT THE EAST ½ 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.



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

Attachment: October 22, 2024 - PCZ materials (2024-91 : 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 ½ 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,M AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER MAINS (INCLUDING "B" BOXES), SEWAGE MAINS AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE SUCH OBSTRUCTIONS AT THIER SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGEMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ELECTRIC AND TELEPHONE

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

CABLE TELEVISION

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

GAS EASEMENT

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

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

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

COMMONWEALTH EDISON COMPANY

BY:______________________________ DATE:_________

TITLE:______________________

AMERITECH ILLINOIS:

BY:______________________________ DATE:__________

TITLE:______________________

AT&T COMCAST:

BY:______________________________ DATE:__________

TITLE:__________________________

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:______________________________ DATE:__________

TITLE:__________________________

Permission to record the plat is hereby granted to:

____
(NAME)
____
(ADDRESS)
____
____

Permanent Index Number:
02-22-406-020-0000
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 or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

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

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated 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 commision expires on ______________________________

OWNER'S CERTIFICATE

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

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

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

____
OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

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

_________________________ _________
Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

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

By ________________________________ Dated ______________
Owner

By ________________________________ Dated 09-01-24
Illinois Professional Engineer #62-42874

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

PLAN COMMISION

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

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

Signed: ____
Chairman

Attest: ____
Secretary

VILLAGE COLLECTOR

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

Dated this _______ day of _______________________, A.D., _______.

By: ____
Village Collector

VILLAGE COUNCIL

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

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

this_______ day of __________________________, A.D., ______

Signed: ____
Mayor

Attest: ____
Clerk

SURVEYOR'S CERTIFICATE

State of Illinois)
County of 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 ½ THEREOF) AND LOT 3 (EXCEPT THE WEST ½ 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.P.L.S No. 35-3735

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

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

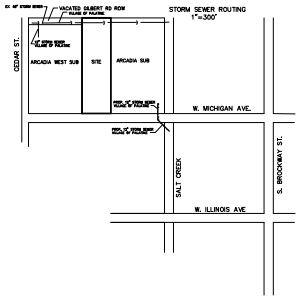
REVISIONS	

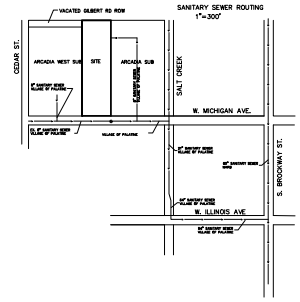
DRAWN BY: TJS	JOB NO. 5378	PLAT OF SUBDIVISION ESTATES AT ARCADIA
DESIGNED BY: TJS	SCALE:	
CHECKED BY: TJS	DATE: 09-26-24	

SHEET NO. 2 OF 2 SHEETS

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

Attachment: EXHIBIT - Estates at Arcadia Plat of Subdivision_v1 (1) (274 and 286 W. Michigan Avenue - Estates at Arcadia)



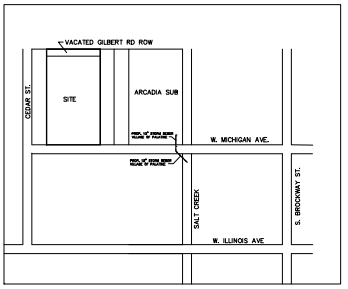


PUBLIC IMPROVEMENT PLANS
FOR
ESTATES AT ARCADIA
PALATINE, IL
BY
GWR BUILDERS, INC.

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

THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE X AS SHOWN ON FIRM 17031C181J DATED AUGUST 8, 2009 AND DOES NOT CONTAIN ANY FEDERALLY REGULATED FLOOD HAZARD AREAS.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER		
STORM SEWER		
UNDERDRAIN		
WATERMAIN		
GAS		
BBT		
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		N/A
MARSH		N/A

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

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

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

REGISTERED PROFESSIONAL ENGINEER 62-42874

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

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

REVISIONS

DRAWN BY:	L.T.S.	JOB NO. 5873
DESIGNED BY:	TJS	
CHECKED BY:	T.J.S.	DATE: 09-26-24

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO 1 OF 16 SHEETS

Attachment: October 22, 2024 - PCZ materials (2024-91 : 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) INCES ABOVE GRADE. THE TOP EIGHTEEN (18) INCES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.

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

SOIL EROSION AND SEDIMENT CONTROL

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

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS IV OR THICKER CONFORMING TO ASTM C-76, WITH PREFORMED JOINTS (ASTM C-433).
2. ALL INLETS, CATCHBASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.
3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION CA-7 OR APPROVED EQUAL. (100% CRUSHED)
4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE 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. /1000 FT. 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 "CETURION" 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. CLASS SI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS..., CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.
11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.
12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3/4"-THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4"-DIAMETER BY 18-INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.
13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.

SCHEDULE OF CASTINGS			
	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R-1712-C	R-1712-C	"WATER"
CATCHBASIN TYPE A	R-4340-B	R-3501-P R-3010 IN 6-6.18 CURB R-3170 IN 6-6.12 CURB R-3501-P IN B-3.12 CURB	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM"
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY"
SANITARY MANHOLE STEPS	PS-I PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	PS-I PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	NONE
ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL ALL GRATES SHALL BE BICYCLE-SAFE, AS APPLICABLE ALL SANITARY MANHOLE LIDS SHALL BE SELF-SEALING, GASKETED WITH CONCEALED PICKHOLE.			

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

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

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

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

NOTES ON SILT FENCE MAINTENANCE

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

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

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 FERTILZER 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.

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:
DATE: 09-26-24

GENERAL NOTES
ESTATES AT ARCADIA

SHEET NO. 2 OF 16 SHEETS

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)
Attachment: EXHIBIT - Estates at Arcadia Engineering_v1Origin (274 and 286 W. Michigan Avenue - Estates at Arcadia)
3.1.c
Packet Pg. 23

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	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261,F-2620 (HEAT FUSION)
	ASTM D-3035	ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL 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 ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
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.

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

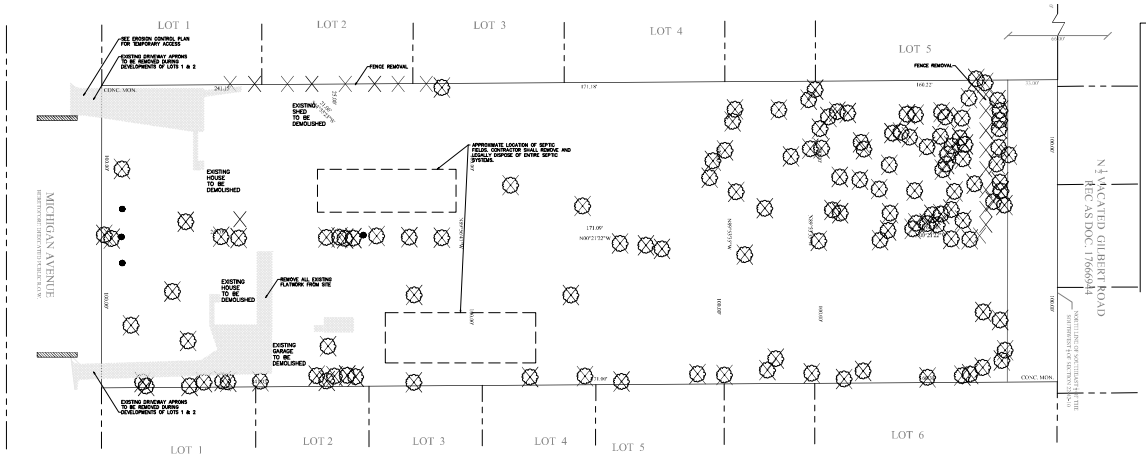
REVISIONS

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

MWRD GENERAL NOTES
ESTATES AT ARCADIA

SHEET NO. 3 OF 16 SHEETS

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)
Attachment: EXHIBIT - Estates at Arcadia Engineering_v1Origin (274 and 286 W. Michican Avenue - Estates at Arcadia)
3.1.c
Pg. 24



DEMOLITION NOTES

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 specifica.ly 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.

LEGEND

EXISTING OLD PAVEMENT TO BE REMOVED

TREE/FENCE REMOVAL

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

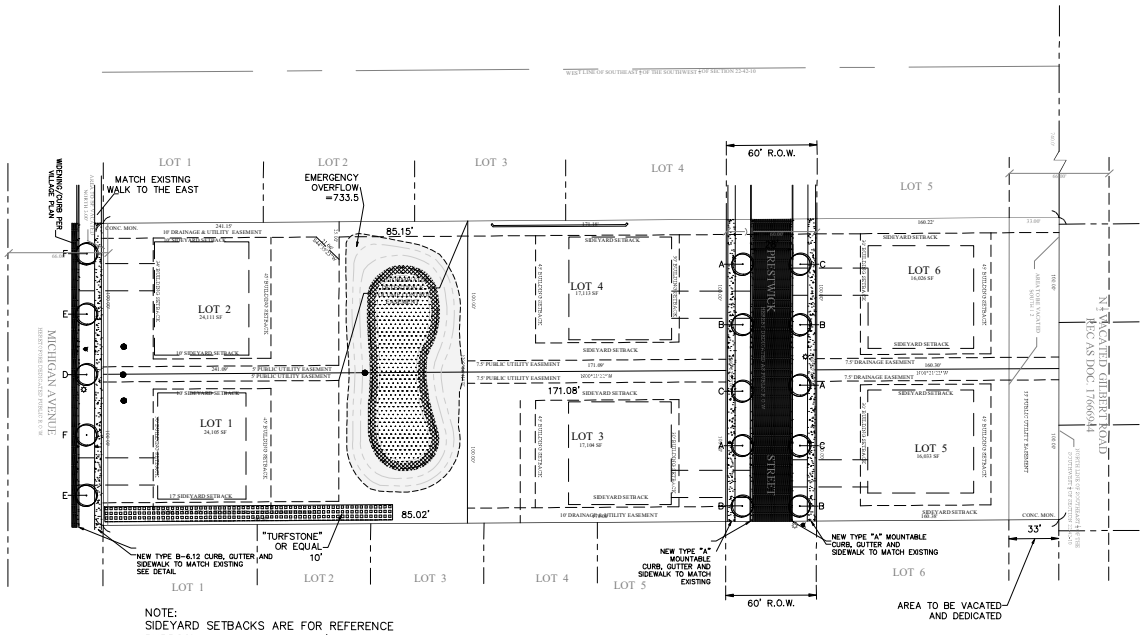
REVISIONS

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

DEMOLITION PLAN
ESTATES AT ARCADIA

SHEET NO. 4 OF 16 SHEETS

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



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

0 15 30 60
1:30
W
S N
E

PAVING NOTES:
1. Contractor shall review geotechnical information as listed on the cover page.
2. All dimensions are to back of curb, or edge of pavement, unless otherwise noted.
3. Pavement design shall conform to the Village of Palatine Code of Ordinances-Appendix B - Subdivisions, 8.03. Street Pavement Standards
4. All joints made with existing pavement, walk or curb and gutter are to be saw-cut full depth.
5. The minimum structural number for all pavement design shall be 3.5.
6. 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 SoilsEngineer and / or the project's Structural Engineer.
7. Asphalt paving shall be installed in two lifts. The first lift to be placed as soon as possible to facilitate siteaccess. 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.
8. Portland cement concrete shall be designed for a minimum twenty-eight (28) day compressive strength of 3,500 PSI.
9. Curb transitions from depressed to full heigh shall be 2' minimum and shall be parallel to walk wherewalk is adjacent to curb.
10. Pavement sectionsto be as follows:
11. Prestwick Street pavement section shall be:
    a. 1-1/2" bituminous surface course, Superjave, Mix C, N50
    b. 2-1/2" bituminous binder course, IL-19, N50.
    c. 13" CA-6 base course, Grade B or 9.
12. Sidewalks are shown for representational purposes only. Sidewalks for all lots to be completed duringdevelopment, respectively.
13. Curbs at Prestwick Street shall be Type "A" mountable curb. Curb at Michigan Avenue shall be Type "B6-12."
14. Protect existing of-site areas, including fencing.
15. Provide street name signs per Village requirements. Provide shop drawings to Village for approval prior to installation.
16. Direct buried cables placed under pavement shall be sleeved.
17. All signs including installation shall comply with the MUTCD standards.
18. See Plat by others for other general Site Easement information and requirements.
19. Provide appropriate trees required by the village. Trees are to be placed every 40 feet, adjust and coordinate final locations with actual driveways.
20. Parkway is to be replaced with sod and 6" topsoil.
21. 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 BITUMINUS 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 LINDEN
C = 2-1/2" CRIMSON KING MAPLE
D = 2-1/2" HEDGE MAPLE
E = 2-1/2" AMUR MAPLE
F = 2-1/2" TARARIAN MAPLE
G = 6'-0" BLUE SPRUCE

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

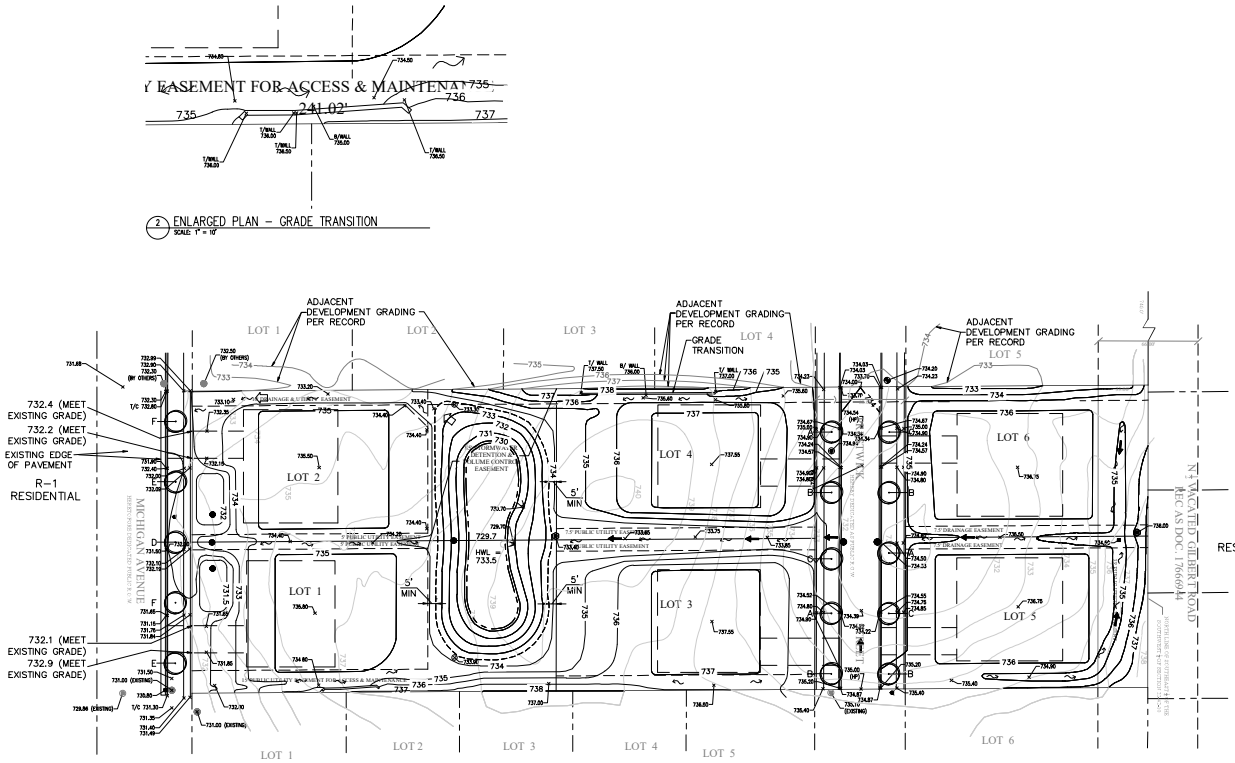
REVISIONS

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

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



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

0 15 30 60
1:30
W
S N
E

GRADING NOTES:

1. Contractor shall review geotechnical information i the cover page.
2. Embankment material within roadway, driveway, areas, and other structural clay fill areas shall be c to a minimum of ninety-five percent (95%) of max density in accordance with ASTM D-1557 (Modi Method), or to such other density as may be deter appropriate by the Soils Engineer. Embankment m building pads and other structural fill areas shall b compacted to a minimum of ninety five percent (9 maximum density in accordance with ASTM D-1 (Modified Proctor Method) or to such other densit be determined appropriate by the Soils Engineer.
3. Fill material used must be compacted to at least 9 of standard laboratory maximum dry density (sta proctor), according to ASTM Standard D-698. Fill be fine-grained soils of low permeability, such as classified as CH, CL, SC, or ML according ASTM D-2487, Classification of Soils for Engineering Pu See Table 1804.2 in the 2003 International Buildi (IBC) for description of these soil types.
4. Granular backfill placed underneath all paved area compacted in lifts not exceeding 6" and compacte modified proctor.
5. Storm structure rim elevation at curbs refer to flow elevation.
6. Final grading shall match existing grades at all pe unless approved otherwise by and with Village En Sheet C3.0A).
7. Engineer is to be advised of any staked dimension from the reference design dimensions by more tha
8. Maximum side yard slope shall be 10%.
9. Contractor shall maintain overall drainage pattern and shall advise engineer in event of any potential
10. Coordinate finial individual lot grading with finai designs for each lot. Grading shown is intended to individual and overall site perimeter and drainage
11. Provide grading for positive drainage with in buil

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

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

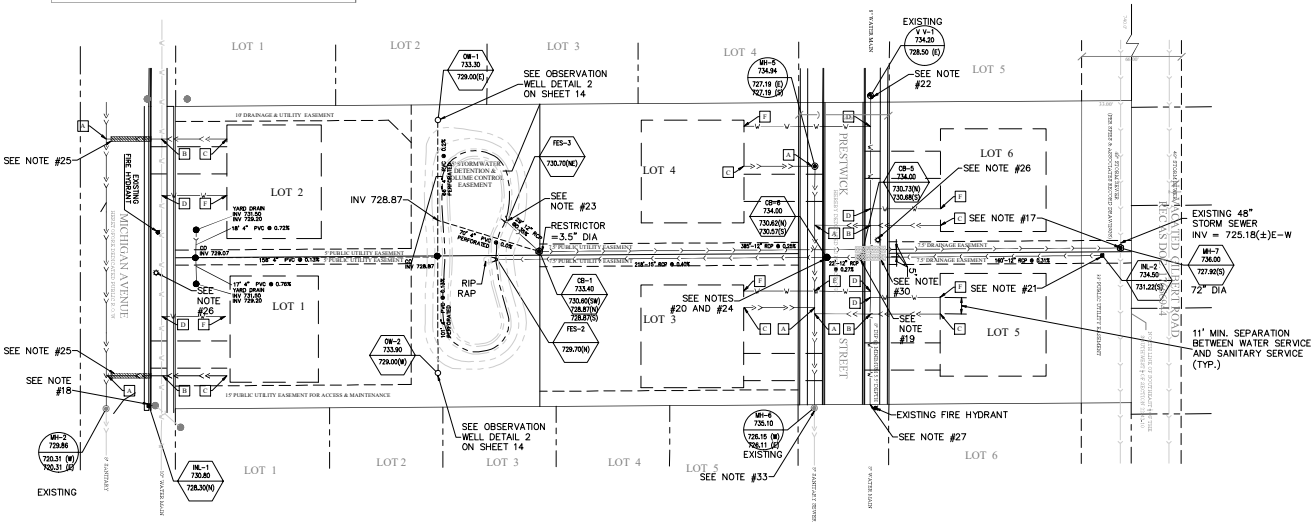
UTILITY SERVICE INVERT SCHEDULE

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 have 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" indiameter.
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 be proposed storm drainage system.
11. Prior to construction, Contractor shall verify in field invert elevations of all existing sanitarymanholes 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 sanitarymanholes 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 andinformation 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 "Neenah" R-3278-A with a sinusoidal grate or equal.
19. Catch basin (CB-5) is to have a "Neenah" 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 "Neenah" R-4340-B grate or equal.
22. Connect to existing watermain.
23. Install a trash and safetygrate on flared end section (FES-3).
24. Catch basin (CB-6) is required to have a removable hood. See Detail 1 on Sheet C1.1.
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 Stadard Specification for Water and Sewer Main Construction in Illinois.
30. Owner shall comply will 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 2', 2016, item 2.
    "Certain precautionswill be required if a basement construction is contemplated with respect to surface water seepage which could later result in hydrostaticup 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 system."
32. Detention and restrictor s for local detention.
33. Watertight rubber boots conforming to ASTM C923 shal be used where S 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 ha ve a Type 1 Gasket CL, frame and grate. (Neenah R1710 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

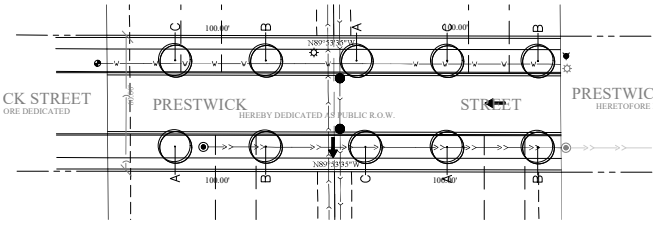
REVISIONS

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

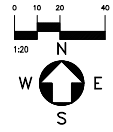
UTILITY PLAN
ESTATES AT ARCADIA

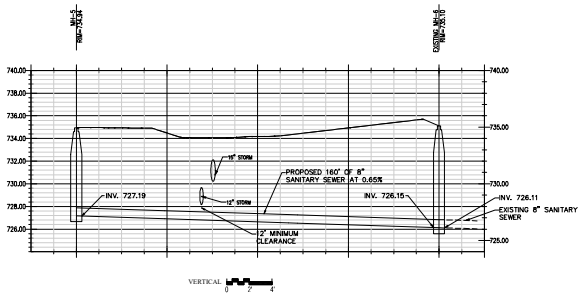
SHEET NO. 7 OF 16 SHEETS

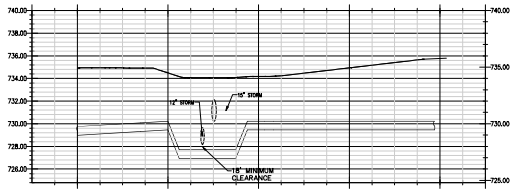
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



1 PLAN – UTILITY – PRESTWICK STREET







5 PROFILE – WATER – PRESTWICK STREET

HORIZONTAL 0 10 20
VERTICAL 0 2 4

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

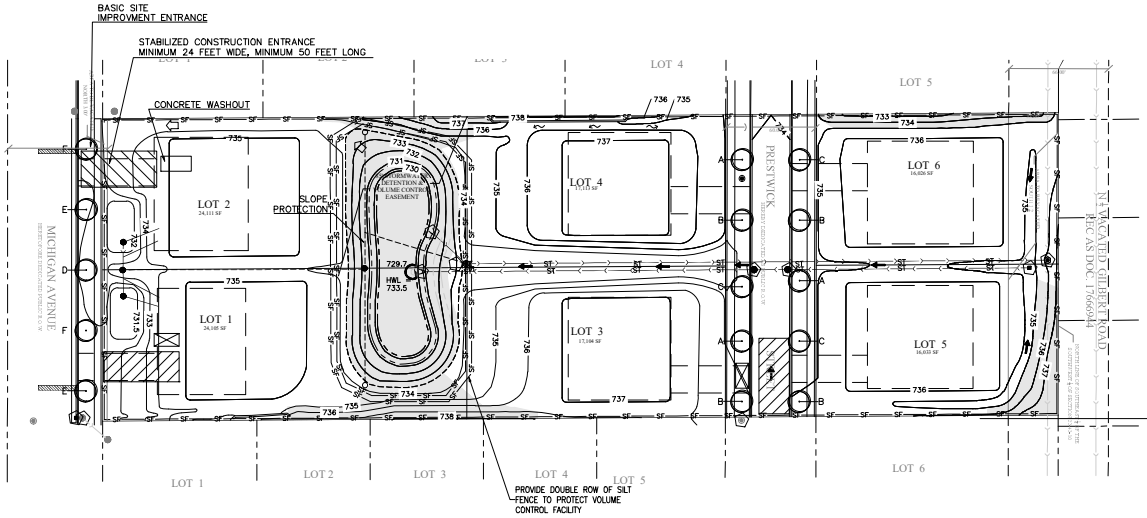
REVISIONS

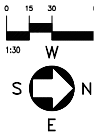
DRAWN BY:	TJS	JOB NO.	5378
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	09-26-24

WATERMAIN/SANITARY SEWER PROFILE
ESTATES AT ARCADIA

SHEET NO. 8 OF 16 SHEETS

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)





LEGEND

- INLET PROTECTION
- SF 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

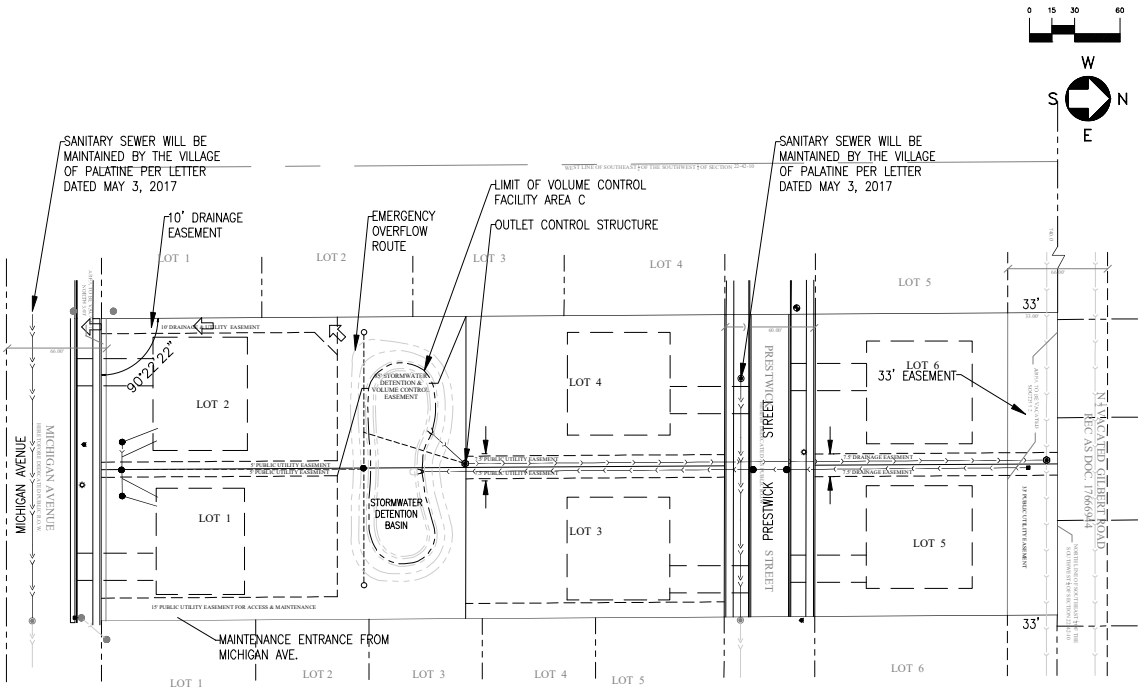
REVISIONS

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

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



STORM SEWER

EASEMENT AREA

PROPERTY LINE

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

MAINTENANCE PLAN FOR CARRAIG SUBDI

The Owner of the Carraig Subdivision, with facilities as shown on this exhibi shall assume responsibility for the following perpetual maintenance activities:

I. General

Regular inspections and routine maintenance of general areas shall be per 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 r appropriate seeding/vegetation as necessary
- Accumulated sediment shall be disposed of properly, along with generated during maintenance operations
- Riprap areas shall be repaired with the addition of new riprap, as n 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 r facilities shall be checked monthly between March and November and m necessary to ensure proper performance. It is critical that all inflows and ou detention facility are clean and performing as designed. In addition, the desi the detention facility shall also be maintained. Inspections for the following s 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 w significant portion has not established (50% of the surface area). I alternative grass species if original grass cover has not successfully estal
- 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 constructe detention is maintained. No sediment, topsoil, or other dumping into the be allowed. Specific locations in the stormwater management system, accumulate sediment, shall be dredged as necessary to prevent se reaching the invert of any gravity outlet pipe.

3. Volume Control Facility

Routine inspections and maintenance of volume control facilities shall be p 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 th functioning properly.
- Surface of permeable pavement shall be cleaned with low-pressure powe
- Accumulated sediment from surface shall be vacuumed out and disposec
- 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 collection system. The monthly inspection shall occur between March and N 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

Sewer Conduit Culverts

- Visually inspect pipes by removing manhole lids, make repairs as necess
- Storm sewers and culverts shall be checked for siltation deposits at in 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 ca overland flow routes is maintained. The slope and cross-sectional 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 a significant portion has not established (50% of the surface area growing season). Reseed with alternative native grass species if original 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 nativ remain uncut.
- Dead or damaged non-native grassy areas - repair with seeding with f seeding with mulch.
- Compensatory storage area shall be reseeded with appropriate vegetati to the approved planting plan.

6. Qualified Sewer Construction

- Perform manhole inspections once every five years, make repairs as nec
- Perform sewer inspections once every five years, make repairs as necess
- Perform regular cleaning so that each sewer segment is cleaned once ev
- Remove any obstructions placed in maintenance easements that r maintenance equipment access.

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

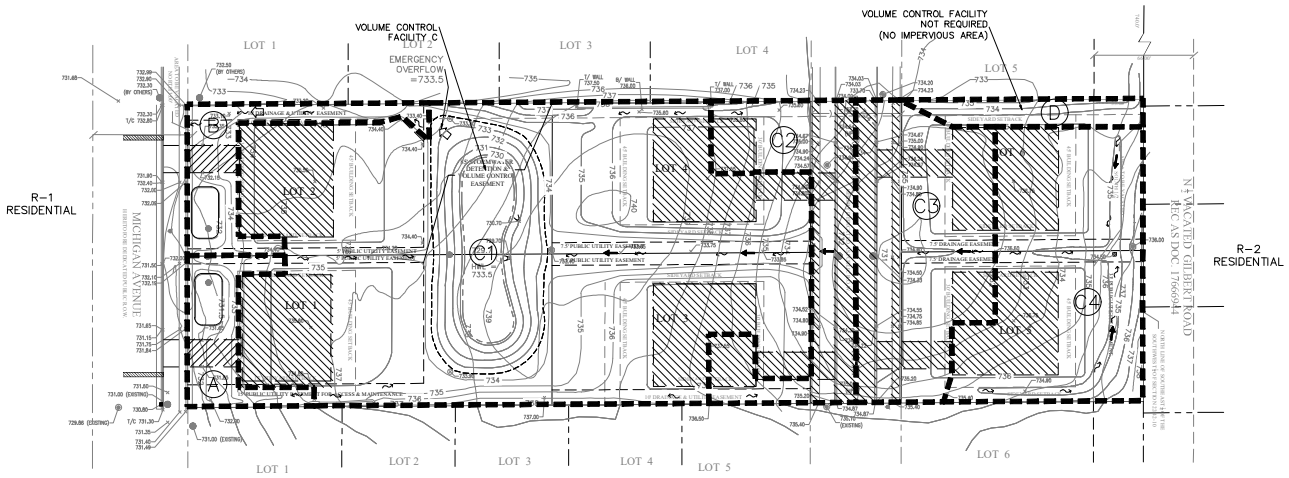
REVISIONS

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

EXHIBIT R
ESTATES AT ARCADIA

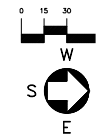
SHEET NO. 10 OF 16 SHEETS

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michican Avenue - Estates at Arcadia PFPD PFS)
Attachment EXHIBIT - Estates at Arcadia Engineering_v7(Origin. (274 and 286 W. Michican Avenue - Estates at Arcadia)



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

R-1 RESIDENTIAL PUD



LEGEND

C2 DRAINAGE ARE
IMPERVIOUS AI TRIBUTARY TO CONTROL FAC A OR B
IMPERVIOUS AI TRIBUTARY TO CONTROL FAC
DRAINAGE DIV

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

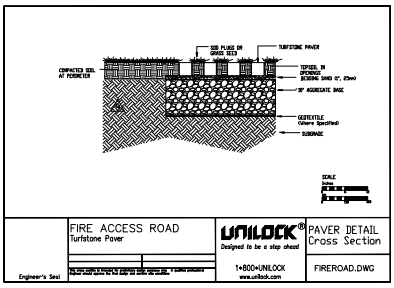
REVISIONS

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

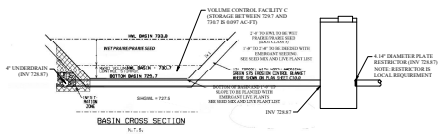
DRAINAGE EXHIBIT
ESTATES AT ARCADIA

SHEET NO. 11 OF 16 SHEETS

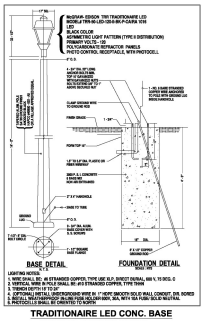
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



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

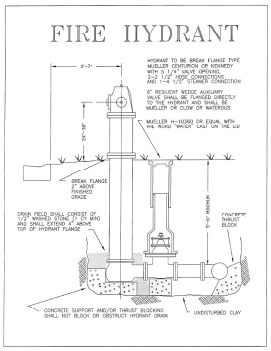


2 POND SECTION
SCALE: N.T.S.

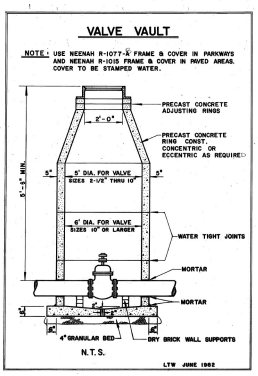


TRADITIONAIRE LED CONC. BASE
STREET LIGHTING DETAIL

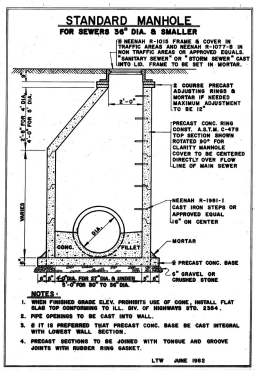
4 STREET LIGHTING
SCALE: N.T.S.



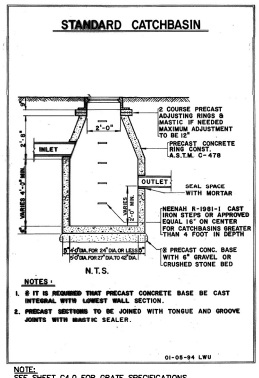
5 FIRE HYDRANT
SCALE: N.T.S.



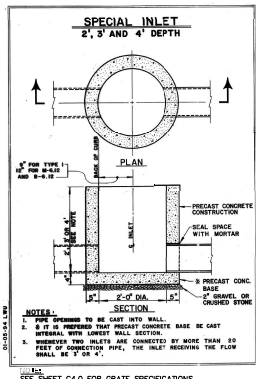
6 VALVE VAULT
SCALE: N.T.S.



7 STANDARD MANHOLE
SCALE: N.T.S.
NOTE:
RUBBER BOOTS THAT MEET ASTM C923 CONNECTORS SHALL BE USED FOR PIPE PENETRATIONS.



NOTE:
SEE SHEET C4.0 FOR GRATE SPECIFICATIONS
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.

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

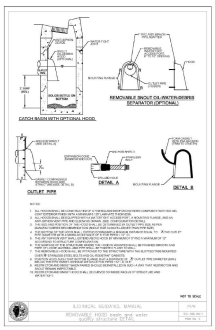
REVISIONS

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

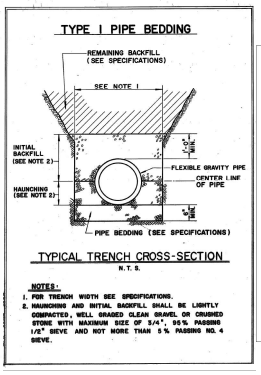
DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO. 12 OF 16 SHEETS

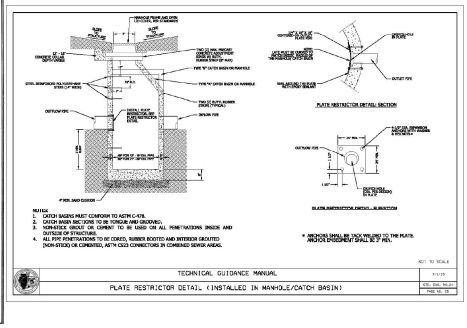
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)
3.1.c
Attachment: EXHIBIT - Estates of Arcadia Engineering_1Origin (274 and 286 W. Michigan Avenue - Estates at Arcadia)
Pg. 33



1 REMOVABLE HOOD BASIN
SCALE: N.T.S.



2 TYPE I PIPE BEDDING
SCALE: N.T.S.



3 RESTRICTOR DETAIL
SCALE: N.T.S.
NOTE: RESTRICTOR IS A LOCAL REQUIREMENT.

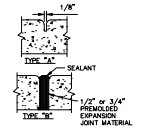
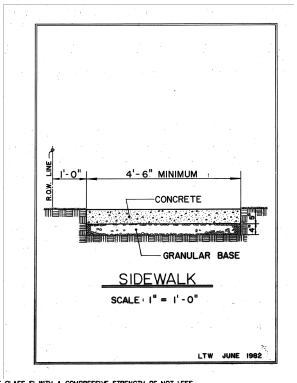
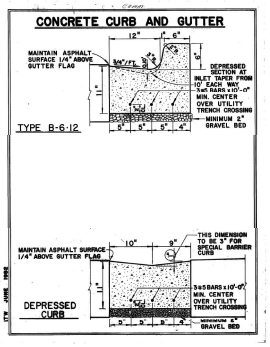


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
A	5'-0" CENTER TO CENTER ON SIDEWALK AND PARALLEL TO CURBS.
B	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, SIMILAR STRUCTURES, AND AT 50' INTERVALS.

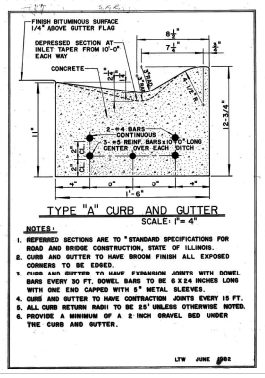


NOTES:
1. CONCRETE SHALL BE CLASS SI WITH A COMPRESSIVE STRENGTH OF NOT LESS THAN 3,500 PSI.
2. SLAB OR PANEL CONTRACTION (CONTROL) JOINTS SHALL BE AS FOLLOWS: 5' ON-CENTER JOINT SPACING UNLESS NOTED OR SHOWN OTHERWISE ON PLAN.
3. TRANSVERSE EXPANSION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER OF A THICKNESS AS FOLLOWS: 1/2" BETWEEN SIDEWALK AND STRUCTURES, STANDARDS AND POLES AND ABUTTING CONCRETE CURBING OR PAVEMENT. 3/4" AT SIDEWALK INTERVALS OF NOT MORE THAN 50'
4. EXPANSION JOINTS SHALL BE USED TO ISOLATE POC PANEL SLABS WHEN FRAME CASTINGS OF UTILITY STRUCTURES FALL WITHIN THE LIMITS OF THE SIDEWALK.

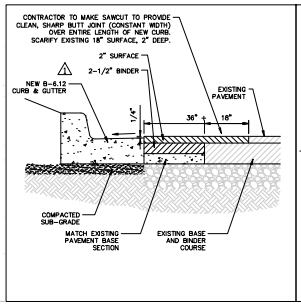
5 SIDEWALK DETAIL
SCALE: N.T.S.



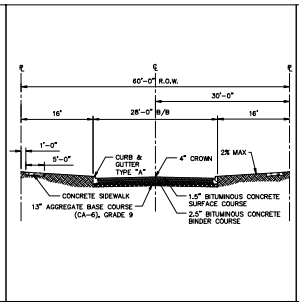
6 CONCRETE CURB AND GUTTER
SCALE: N.T.S.



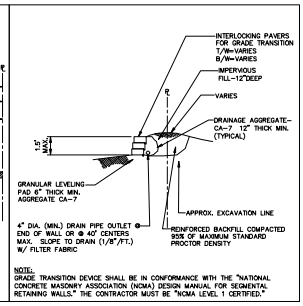
7 TYPE "A" CURB AND GUTTER
SCALE: N.T.S.



8 (8.1) PAVEMENT PATCHING AT CURB & GUTTER PLACEMENT
SCALE: N.T.S.
NOTE: AT MICHIGAN AVENUE



9 ROAD CROSSING CONNECTION
SCALE: N.T.S.



10 GRADE TRANSITION
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.

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

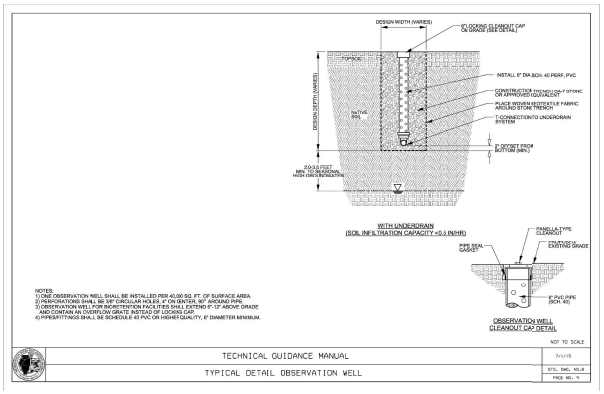
REVISIONS

DRAWN BY:	TJS	JOB NO.	5378
DESIGNED BY:	TJS	SCALE:	1"=40'
CHECKED BY:	TJS	DATE:	09-26-24

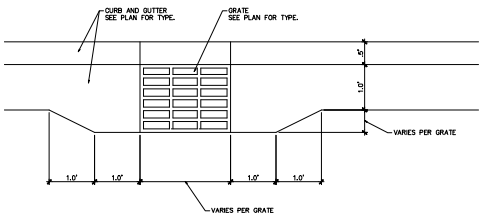
DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO. 13 OF 16 SHEETS

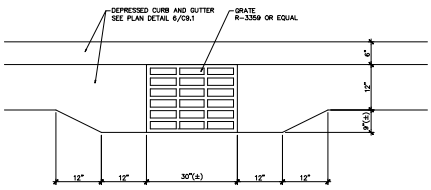
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)
3.1.c
Attachment EXHIBIT - Estates at Arcadia Engineering_v7(Origin (274 and 286 W. Michigan Avenue - Estates at Arcadia)
Pg. 34



2 OBSERVATION WELL
SCALE: N.T.S.



3 CURB AND GUTTER MODIFICATION
SCALE: N.T.S.



4 DEPRESSED CURB AND GUTTER MODIFICATION
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.

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

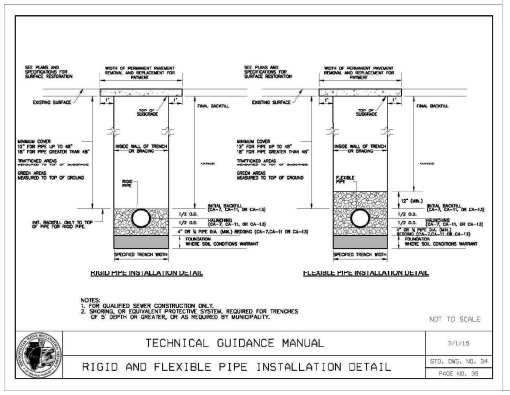
REVISIONS

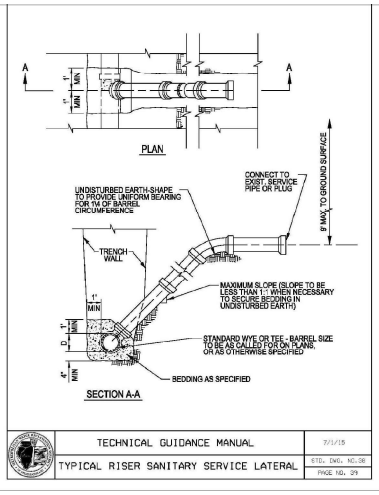
DRAWN BY:	TJS	JOB NO.	5378
DESIGNED BY:	TJS	SCALE:	
CHECKED BY:	TJS	DATE:	09-26-24

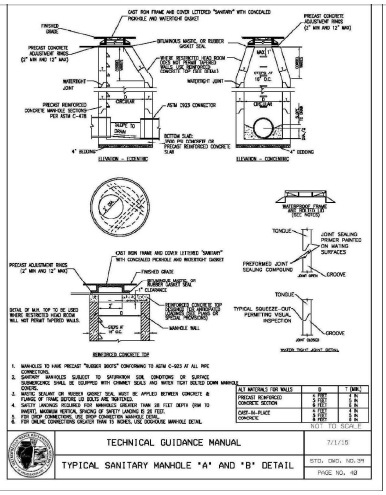
DETAIL SHEET
ESTATES AT ARCADIA

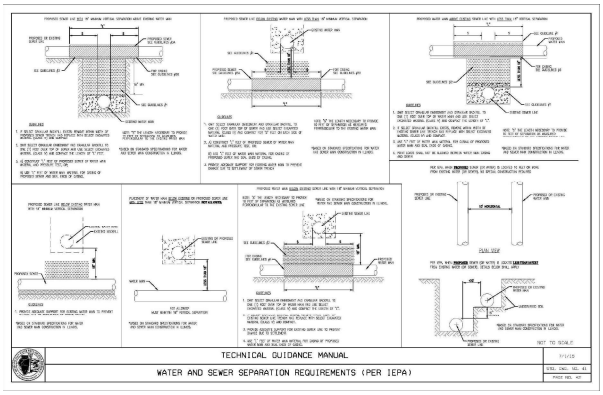
SHEET NO. 14 OF 16 SHEETS

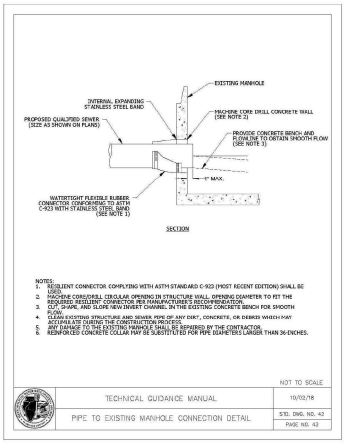
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)











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

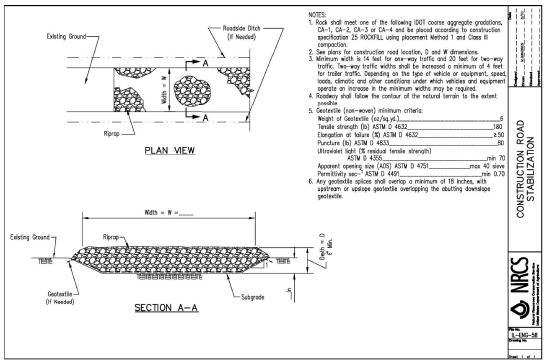
REVISIONS

DRAWN BY:	TJS	JOB NO.	5378
DESIGNED BY:	TJS	SCALE:	1"=40'
CHECKED BY:	TJS	DATE:	09-26-24

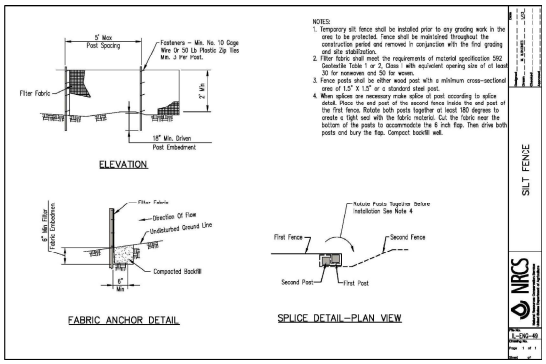
DETAIL SHEET
ESTATES AT ARCADIA

SHEET NO. 15 OF 16 SHEETS

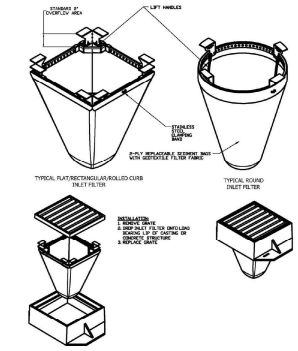
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)
3.1.c
Attachment EXHIBIT - Estates at Arcadia Engineering_v7(Origin (274 and 286 W. Michigan Avenue - Estates at Arcadia)
Pg. 38



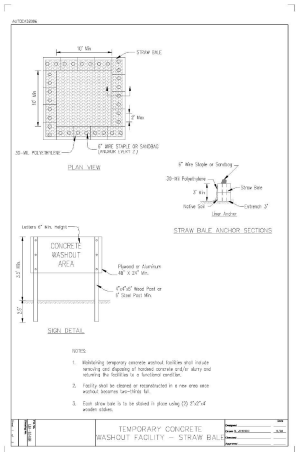
1 STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.



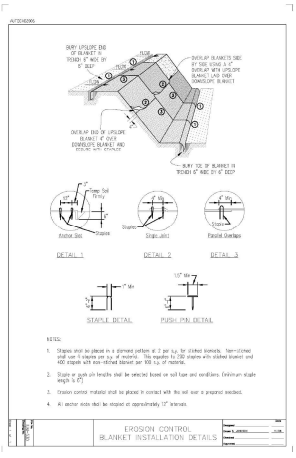
2 SILT FENCE
SCALE: N.T.S.



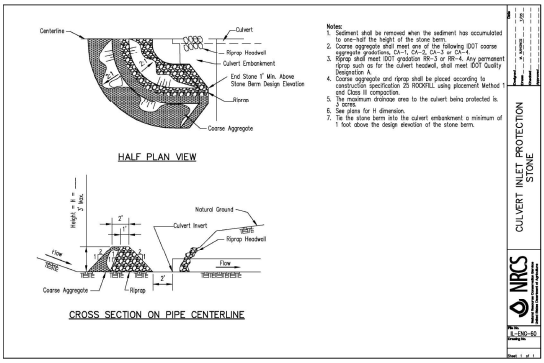
3 INLET FILTER PROTECTION
SCALE: N.T.S.



4 CONCRETE WASHOUT
SCALE: N.T.S.



5 EROSION CONTROL BLANKET
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.

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

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)
Attachment EXHIBIT - Estates at Arcadia Engineering_v7(Origin. (274 and 286 W. Michigan Avenue - Estates at Arcadia))

JOHNSEN RESIDENCE

502 N. PROSPECT MANOR

MOUNT PROSPECT, ILLINOIS 60056

ARCHITECT CONTACT

BLAKE CZAR

847/877-3507

BUILDER

GWR BUILDERS

847/209-1214

DATE	PAGES REVISED
08/26/22	ISSUED FOR PERMIT
12/22/23	VILLAGE REVISIONS
01/22/25	COVERED PORCH FIREPLACE ADDITION

CODES

APPLICABLE BUILDING CODES

2021 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS
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

FRONT	507 SQ.FT./1846 SQ.FT. = 13.7%
LEFT	796 SQ.FT./26.0 SQ.FT. = 3.3%
RIGHT	1007 SQ.FT./40.4 SQ.FT. = 4.0%
REAR	734 SQ.FT./111.5 SQ.FT. = 15.2%
TOTAL	3044 SQ.FT./247.5 SQ.FT. = 8.1%

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

C 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
9A DETAILS
S SPECIFICATIONS

SQUARE FOOTAGE DATA

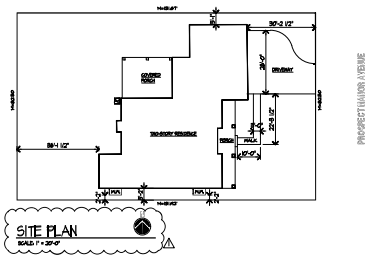
SITE AREA:	N/A SQ. FT.
ZONING:	R-2
BUILDING SQ. FT.:	FIRST FLOOR: 2,058 SQ. FT. SECOND FLOOR: 2,284 SQ. FT. GARAGE: 511 SQ. FT. TOTAL: 5,853 SQ. FT.
MAX. F.A.R.	30 + 1500 = 5,625 SQ. FT.
M. LOT COVERAGE SQ. FT.:	30 + 1500 = 5,625 SQ. FT.
ACTUAL LOT COVERAGE:	

ZONING DATA

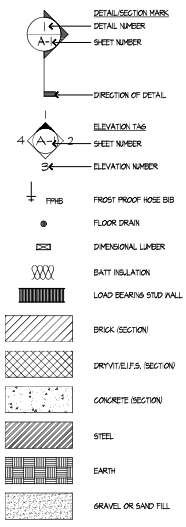
FRONT YARD:	NOT LESS THAN 30 FEET ACTUAL: 30'-0"
SIDE YARD:	NOT LESS THAN 9 FEET ACTUAL: 9'-0" & 9'-0"
REAR YARD:	NOT LESS THAN 30 FEET ACTUAL: 30'-0"
BUILDING HEIGHT:	MAXIMUM HEIGHT SHALL BE 35'-0" ACTUAL: 34'-0"

PLUMBING FIXTURE COUNT

FIXTURE	NUMBER OF FIXTURES	NUMBER OF SUPPLY FIXTURE UNITS	TOTAL
WATER CLOSETS	3	3	9
LAUNDRY	1	1	2
BATH TUBS	2	2	4
SHOWER STALL	4	2	8
KITCHEN SINK	1	2	2
LAUNDRY TRAY	1	1	1
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
WALL SINK	2	2	12
		TOTAL	84



SYMBOLS



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

ABBREVIATIONS

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

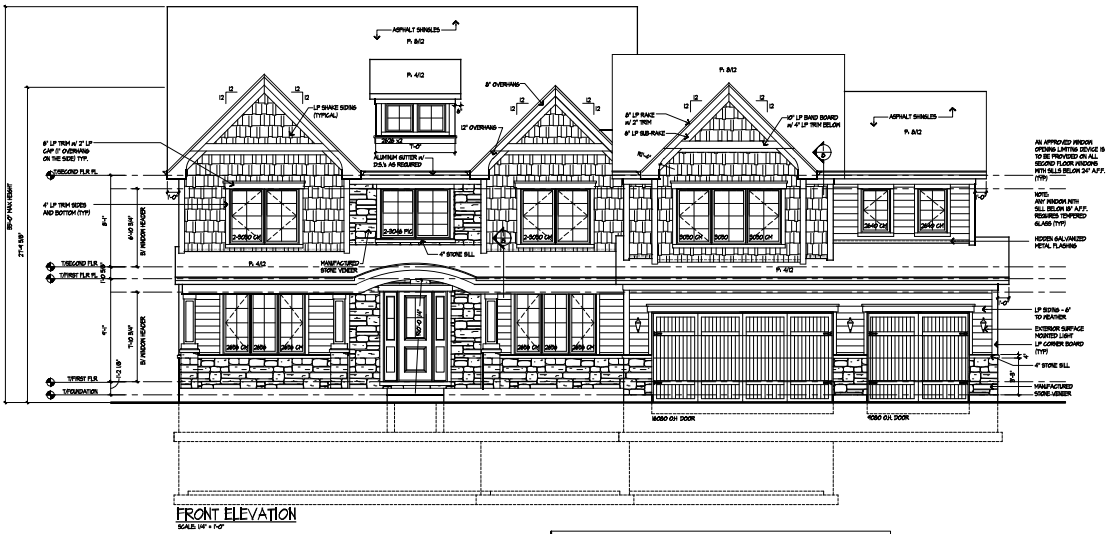
Rick Gilmore, FA
Fellow of the American

502 N. PROSPEC
MOUNT PROSPECT, IL

FrederRick Gilmo
3489 Gullani Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.c
www.gilmorearchitects.c

This drawing is copyrighted d

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



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

STANDARD ELEVATION NOTES

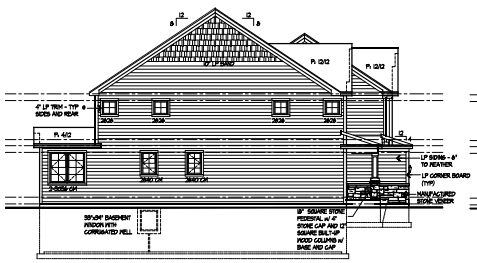
- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA
- ALUMINUM SOFFIT w/ INTERNAL VENT
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS. 1x2 SKINS BOARD OVER 1x8 RAKE BOARD
- ALL RAKE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

INDICATES MANUFACTURED STONE
INDICATES LP HORIZONTAL SIDING
HIDDEN GALVANIZED METAL FLASHING

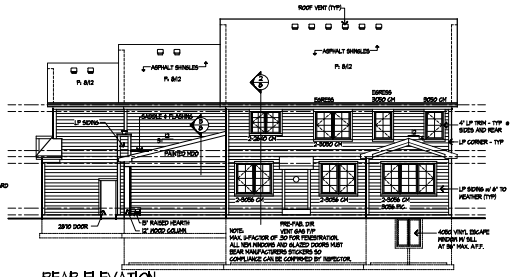
NOTE: ALL WINDOW SIZES ARE ANDERSEN - SERIES 100 SINGLE HUNG

LIGHT & VENTILATION SCHEDULE

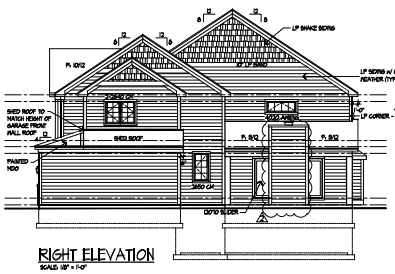
ROOM NAME	AREA	LIGHT REQ.	LIGHT ACT.	VENT REQ.	VENT ACT.	RE
BASEMENT	1851 S.F.	37.2	48.0	37.2	48.0	-
KITCHEN/BREAKFAST	455 S.F.	36.4	60.4	18.2	50.2	-
DINING ROOM	165 S.F.	8.3	45.6	7.4	22.8	-
OFFICE	188 S.F.	12.6	50.2	6.3	8.0	-
FAMILY ROOM	421 S.F.	39.6	126.0	9.5	66.4	-
FNDR.	84 S.F.	--	--	--	--	8 CF
MASTER BATH	108 S.F.	--	21.60	--	1.8	-
MASTER BEDROOM	249 S.F.	23.6	49.40	12.8	20.1	-
EN-SUITE	177 S.F.	14.6	21.60	1.9	8.60	-
BEDROOM 11	194 S.F.	14.7	34.60	7.4	8.60	-
BEDROOM 14	194 S.F.	14.7	34.60	7.4	8.60	-
BEDROOM 15	161 S.F.	15.4	21.60	6.7	8.60	-
JACK & JILL	42 S.F.	--	--	--	--	8
BATH	80 S.F.	--	--	--	--	4
BATH 12	8 S.F.	--	--	--	--	4



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



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



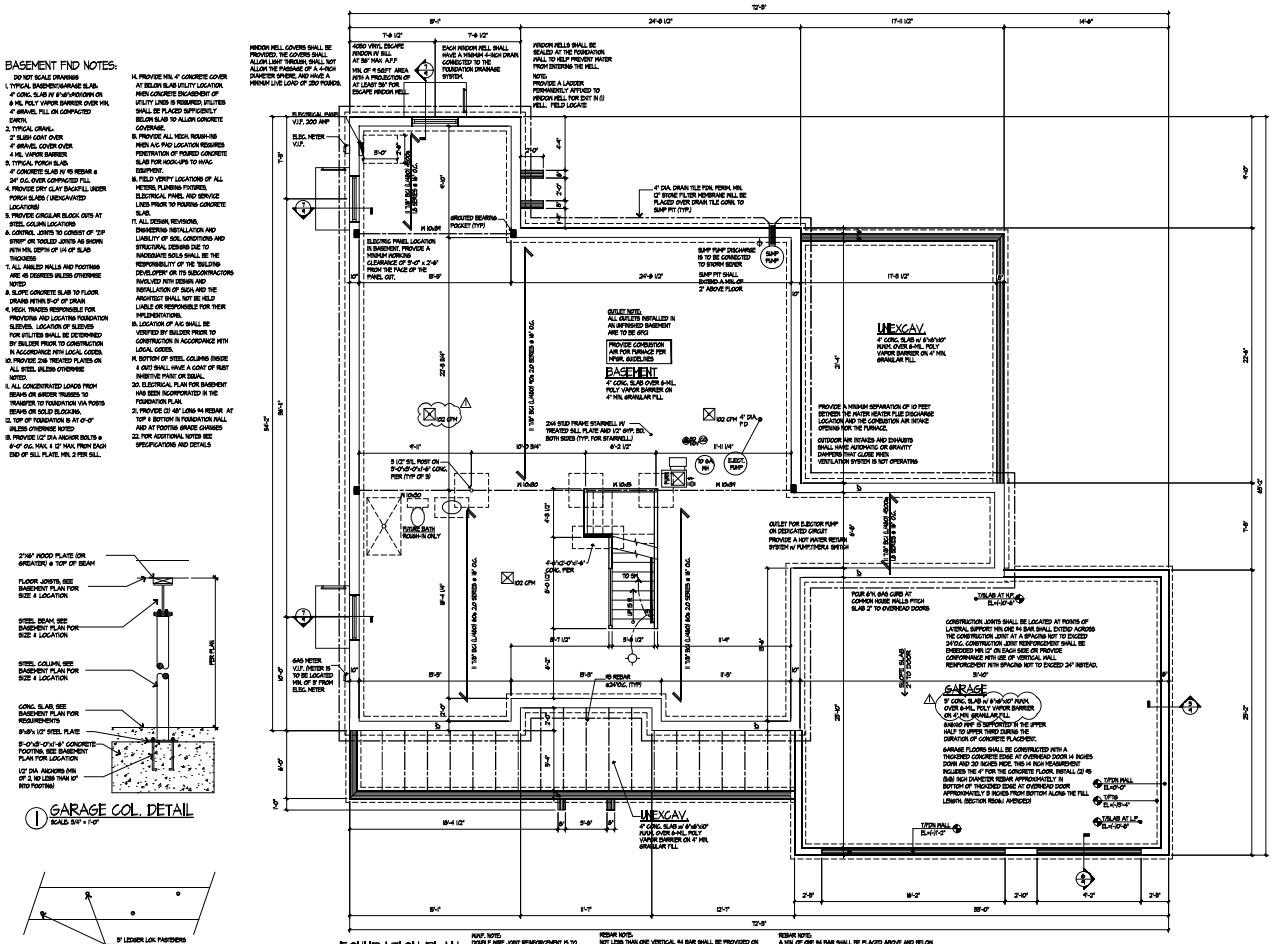
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

502 N. PROSPECT
MOUNT PROSPECT, IL

FredeRick Gilmore
3489 Gallant Fox Drive
Elgin IL, 60124
847 621 8676
email: gilmoreardv@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted and p

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)
Attachment: Architectural plans example - PERMIT - rev1 (274 and 286 W. Michican Avenue - Estates at Arcadia)



BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT/GARAGE SLAB:
4" CONC. SLAB W/ 6"x6"xW/DOWN ON 6 MIL POLY VAPOR BARRIER OVER MIN. 4" GRAVEL FILL ON COMPACTED EARTH.

2. TYPICAL CRAWL:
3" SLUSH COAT OVER 4" GRAVEL COVER OVER 4 MIL VAPOR BARRIER.

3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL

4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)

5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS

6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS

7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED

8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN

9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.

10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.

11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.

12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED

13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. 1 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL.

14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. MAIN 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.

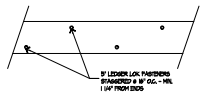
19. BOTTOM OF STEEL COLUMNS INSIDE 6 (6") SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.

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"
= BEARING WALL

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 F SPLASHING TO GRADE, TYP.

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

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

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.W. SECTION R404.1.4 OF THE 2009 I.R.C.

CONCRETE FOUNDATION WALL
(TYPICAL)
10" THICKNESS OF WALLS
8'-0" MAX. HEIGHT OF WALLS
8'-0" MAX. HEIGHT OF UNBAL. BACKFILL
BACKFILL MATERIAL TO CONSIST OF CLASS GW, GP, SW, SP, SM OR SC AS PER U.S.C.S. MIN. VERTICAL REINF. #5 @ 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 f'c AT 28 DAYS, PSI	
	WEATHERING POTENTIAL	
	SEVERE	
BASEMENT WALLS, PIER & OTHER WALLS NOT EXPOSED TO THE WEATHER	2500	
BASEMENT SLABS & INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2500	
BASEMENT WALLS, PIER WALLS, EXTERIOR WALLS & OTHER VERTICAL CONC. EXPOSED TO WEATHER	5000	
PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3500 (AIR-ENTRAINED)	

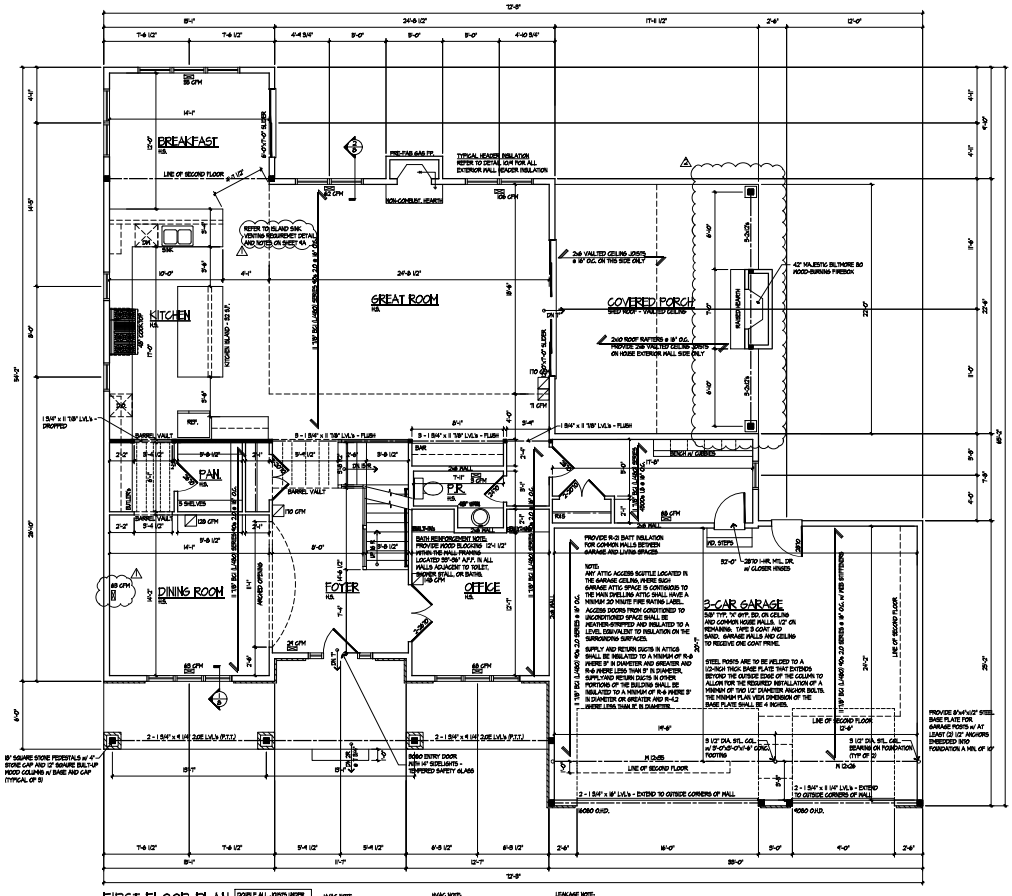
MECHANICAL / VENTILATION NOTES:

1. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CU
MIN SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY
EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A ME
SHALL AUTOMATICALLY START AND OPER
SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN
SECTION M1507.3.3 (WHOLE - HOUSE MECHANICAL VENTILATION SYSTEMS).
3. WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SU
EXHAUST FANS, OR A COMBINATION, AND ASSOCIATED DUCTS AND CONTROLS
EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. DUC
DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CON
PROVIDE SUPPLY VENTILATION.
4. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED W
THAT ENABLE MANUAL OVERRIDE.
WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR
CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE W
SECTION M1507.3.3(1).

Rick Gilmore, PA
Fellow of the Associate
502 N. PROSPEC
MOUNT PROSPECT, IL
Gilm
FredeRick Gilmo
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorerch@gmail.c
www.gilmorearchitects.c

This drawing is copyrighted m

Attachment: Architectural plans example - PERMIT - rev1 (274 and 286 W. Michican Avenue - Estates at Arcadia) (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)
Attachment: October 22, 2024 - PCZ materials



FIRST FLOOR PLAN

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

FIRST FLR	2059 S.F.
SECOND FLR	2284 S.F.
TOTAL=	4522 S.F.
GARAGE	861 S.F.

= BEARING WALL

DOUBLE ALL JOISTS UNDER PARTITIONS AND LAUNDRY EQUIPMENT.

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

PER I.E.C.C. SEC. 402.4.3 BLOWER TEST IS REQUIRED

HVAC NOTE:
R-8 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 RIM JOIST REINFORCEMENT EXTENDING 12" BEYOND EACH SIDE OF OPENING.

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:
DUCTS PENETRATING WALLS OR CEILINGS 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.

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

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.

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, 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.

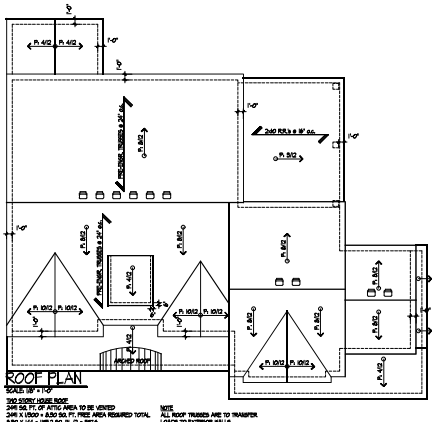
JACK STUD REQUIREMENTS FOR 16" STUD SPACING		
SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-0"	1	1
3'-1" TO 5'-0"	1	2
5'-1" TO 7'-0"	2	2
7'-1" TO 9'-0"	2	3
9'-1" TO 10'-6"	2	3
10'-7" TO 12'-0"	3	3
12'-1" TO 15'-0"	3	3
15'-1" TO 16'-0"	3	4
16'-1" TO 16'-0"	3	4
16'-1" TO 18'-0"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

FLOOR PL
DO NOT SCALE
1. ALL INTERIOR NO
WALLS TO BE 2x4
UNLESS OTHERWIS
2. ALL BROKEN/O
9 1/2" ROUGH.
3. ALL ANGLED PAN
DRAWING UNLESS
4. 9-2x4's PER AT E
BEAMS AND GIRD
OTHERWISE NOTE
CONCENTRATED L
TRANSFERRED TO
BEAMS, POSTS OR
5. ALL EXTERIOR D
FACE OF SHEATHI
OTHERWISE NOTE
6. ALL TRUSSES TO
WALLS AND/OR B
UNLESS OTHERWIS
7. TRUSS MFR. TO S
FASTENERS, HANG
SPACING FOR ALL
8. PROVIDE SUPPLE
LEAST ONE WINDO
TO HAVE A CLEAR
5.7 SQ. FT. WITH N
24" IN HEIGHT AN
SILL HEIGHT NO G
ABOVE FLOOR.
9. ALL BALLOON FRA
FIRE STOPPED A
BRACED AT MID
10. ALL HANDRAIL S
SPACED SUCH TH
NOT PASS BETWE
11. ALL ELECTRICAL
EQUIPMENT & MET
RELOCATION DUE
CONDITIONS. CON
12. ALL WINDOW HEI
3'-4" UNLESS OTHE
13. PROVIDE 1 3/4"
RATED STEEL DOO
GARAGE DOOR.
14. ENCLOSED ACCE
STAIRS SHALL HA
THE WALLS AND C
15. PROVIDE DOUBLE
PARALLEL PARTIT
BLOCKING AT PER
PARTITIONS.
16. PROVIDE 2-2x12
HEADERS OVER A
OPENINGS UNLESS
17. ALL EXTERIOR 2
POSTS, STAIRS, R
BALUSTERS TO BE
UNLESS OTHERWIS
18. FOR ADDITIONAL
SPECIFICATIONS A
19. ALL WINDOW AND
LINTELS ARE TO E
ANGLES UNLESS OT

Rick Gilmore, PA
Gilmore Architectural
502 N. PROSPEC
MOUNT PROSPECT, IL
Gilm
FredeRick Gilmo
5480 Galligan Ave. Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.c
www.gilmorearchitects.c

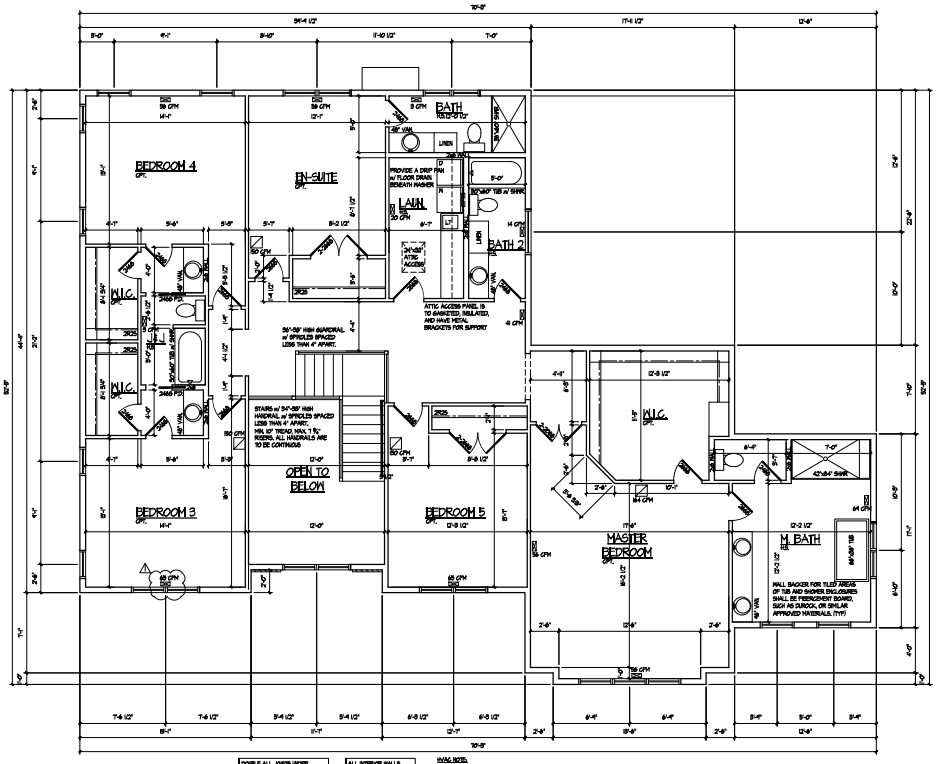
The drawings copyrighted

Attachment: Architectural plans example - PERMIT - rev1 (274 and 286 W. Michican Avenue - Estates at Arcadia) 3.1.d
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



ROOF PLAN

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



SECOND FLOOR PLAN

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

FLOOR PLAN

Rick Gilmore, FAI
Fellow of the Association

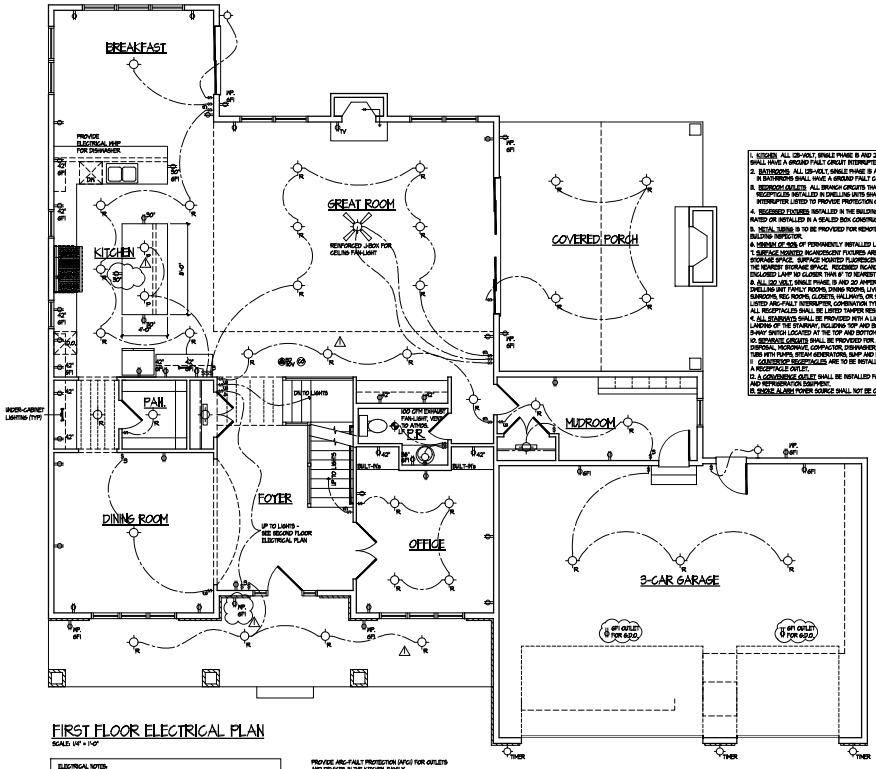
502 N. PROSPECT
MOUNT PROSPECT, IL

Gilm

FredeRick Gilmor
3489 Gallant Fox Drive
Elgin IL 60124
847-371-8676
email: gilmorearch@gmail.co
www.gilmorearchitects.co

This drawing is copyrighted all r

Attachment: Architectural plans example - PERMIT - rev1 (2024-91 : 274 & 286 W. Michican Avenue - Estates at Arcadia PFPD PFS)
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL NOTES:

ALL LIGHT / FAN FIXTURES IN THE BATHROOMS SHALL HAVE A DEDICATED SWITCH THAT OPERATES ONLY THE FAN FOR SECTION V141.4(A)

A LIGHT FIXTURE SHALL BE INSTALLED WITHIN 3 FEET OF THE ELECTRICAL PANEL PER SECTION V141.5A (A)

THE DISHWASHER SHALL HAVE A DISCONNECT SWITCH LOCATED ON THE WALL IN THE IMMEDIATE VICINITY OF THE APPLIANCE PER SECTION V141.52 (B)

WATER PIPES AND 6AB PIPE OF THE WATER HEATER SHALL BE PROPERLY BONDED.

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

6FCI RECEPTACLES IN THE GARAGE SHALL BE 4 FEET ABOVE THE FLOOR.

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

PROVIDE ARC-FAULT PROTECTION (AFCI) FOR OUTLETS AND DEVICES IN THE KITCHEN, FAMILY ROOM, OFFICE/DENNIS ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, PANTRY, HALLS, LAUNDRY ROOM AND MUDROOM. 2011 NEC 210.12(A)

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

LOW VOLTAGE WIRING THAT IS INACCESSIBLE SHALL BE IN PVC 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.

1. KITCHEN: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES: INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN ½" THICH PLASTERBOARD.
5. METAL WIRING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. WIRING OF 100% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
12. A CONVENIENCE OUTLET SHALL BE INSTALLED FOR SERVICING OF HEATING AND CONDITIONING AND REFRIGERATION EQUIPMENT.
13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CIRCUIT

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWING
1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND GRIFFS.
2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
4. ALL SMOKE DETECTORS TO BE 120 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10.PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER
- SINGLE OUTLET
- OUTLET AND SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- SD VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- INTERCOMM
- ELECTRICAL PANEL
- ELECTRICAL METER
- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP

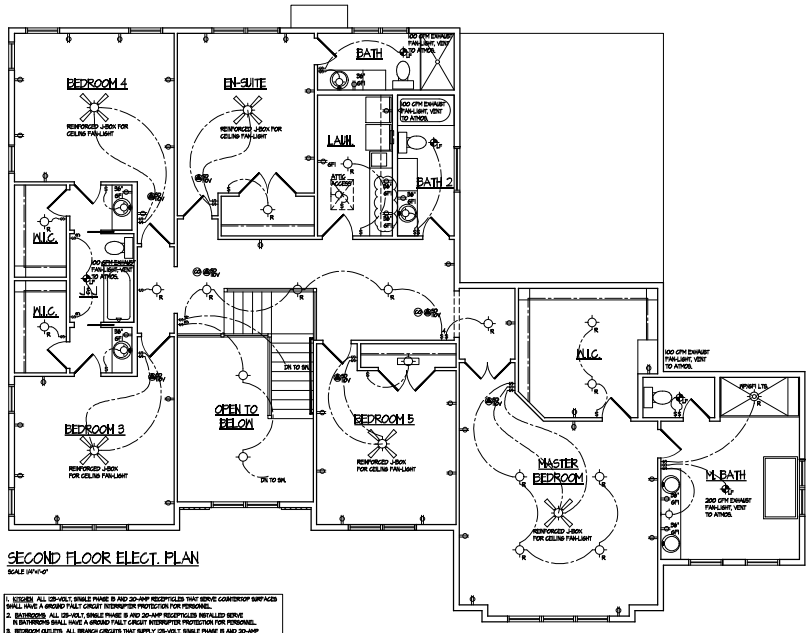
FLUORESCENT LIGHT FIXTURES:
- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH PULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSED EYEBALL FIXTURE
- 2 LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)
- 24 STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
- 1 x 4
- 2 x 4
- 2 x 2
- 4 x 4

- WP INDICATES WATERPROOF
- GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

Rick Gilmore, PA
rick@fredrickarcadia.com
502 N. PROSPEC
MOUNT PROSPECT, IL
Gilm
FredeRick Gilmc
5480 Gulnar Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.c
www.gilmorearchitects.c
This drawing is copyrighted

Attachment: Architectural plans example - PERMIT - rev1 (274 and 286 W. Michican Avenue - Estates at Arcadia)
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



SECOND FLOOR ELECT. PLAN

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

1. KITCHEN. ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS. ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN. ½" THICK WALLBOARD.
5. METAL YARDS IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.
7. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. CONVENIENCE RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
12. A CONVENIENCE OUTLET SHALL BE INSTALLED FOR SERVICING OF HEATING AND CONDITIONING AND REFRIGERATION EQUIPMENT.
13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CIRCUIT

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

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

ELECTRICAL SYMBOLS

SINGLE POLE SWITCH
THREE POLE SWITCH
FOUR POLE SWITCH
WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER
PHOTOCELL
WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER
SINGLE OUTLET
OUTLET AND SWITCH
DUPLEX OUTLET
DUPLEX OUTLET - ONE HALF SWITCHED
230 VOLT OUTLET
THERMOSTAT
JUNCTION BOX
GARBAGE DISPOSAL
SD VOLT SMOKE DETECTOR HARD-CONNECTED W/ BATTERY BACKUP
CARBON MONOXIDE ALARM
DOOR BELL BUTTON
DOOR BELL CHIMES
TELEPHONE OUTLET
CABLE TELEVISION OUTLET
INTERCOMM
ELECTRICAL PANEL
ELECTRICAL METER

WP INDICATES WATERPROOF
GFI INDICATES GROUND FAULT INTERRUPT

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

FLUORESCENT LAMP FIXTURES
SURFACE MOUNTED FIXTURE
SURFACE MOUNTED FIXTURE WITH PULL CHAIN
WALL MOUNTED FIXTURE
RECESSED FIXTURE
RECESSED EYEBALL FIXTURE
2, LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)
24, STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
1 x 4
2 x 4
2 x 2
4 x 4

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR.
42

ELECTRICAL PLAN N

DO NOT SCALE DRAWINGS

1. ELECTRICAL CONTRACTOR IS TO SUPP
REQUIRED DIRECT HOOK-UPS AND CL
2. HVAC CONTRACTOR TO VERIFY THER
LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL E
ARE SUBJECT TO RELOCATION DUE TO
CONDITIONS.
4. ALL SMOKE DETECTORS TO BE 110 V
SERIES W/ BATTERY BACK UP INTERCO
TO ALL OTHERS. WILL BE=0" FROM AL
BEDROOM DOORS, MIN. 1 SMOKE DET
FLOOR.
5. PROVIDE AND INSTALL LOCALLY CO
SMOKE DETECTORS AS REQUIRED BY
FIRE PROTECTION ASSOCIATION (NFP
MEETING THE REQUIREMENTS OF ALL
GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAU
CIRCUIT-INTERRUPTERS (GFI) AS REQUIR
NATIONAL ELECTRIC CODE (NEC) AND
THE REQUIREMENTS OF AL GOVERNIN
7. GROUND FAULT FOR SERVICE DISTRIB
BE LOCATED ON STREET SIDE OF MA
8. GROUND WIRE FOR SERVICE DISTRIB
TO STREET SIDE OF WATER METER AN
ACROSS METER. METER SOCKET SHA
DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM METER
THROUGH OUTSIDE WALL FOR REMOTE
READER. (LOCATE NEAR G-48 METER
10. PROVIDE AN EXTERIOR DISCONNECT
THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE
BASEMENT SHALL BE 125 VOLT, 15 OR
GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL
FLUORESCENT FIXTURES.

3.1.d

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

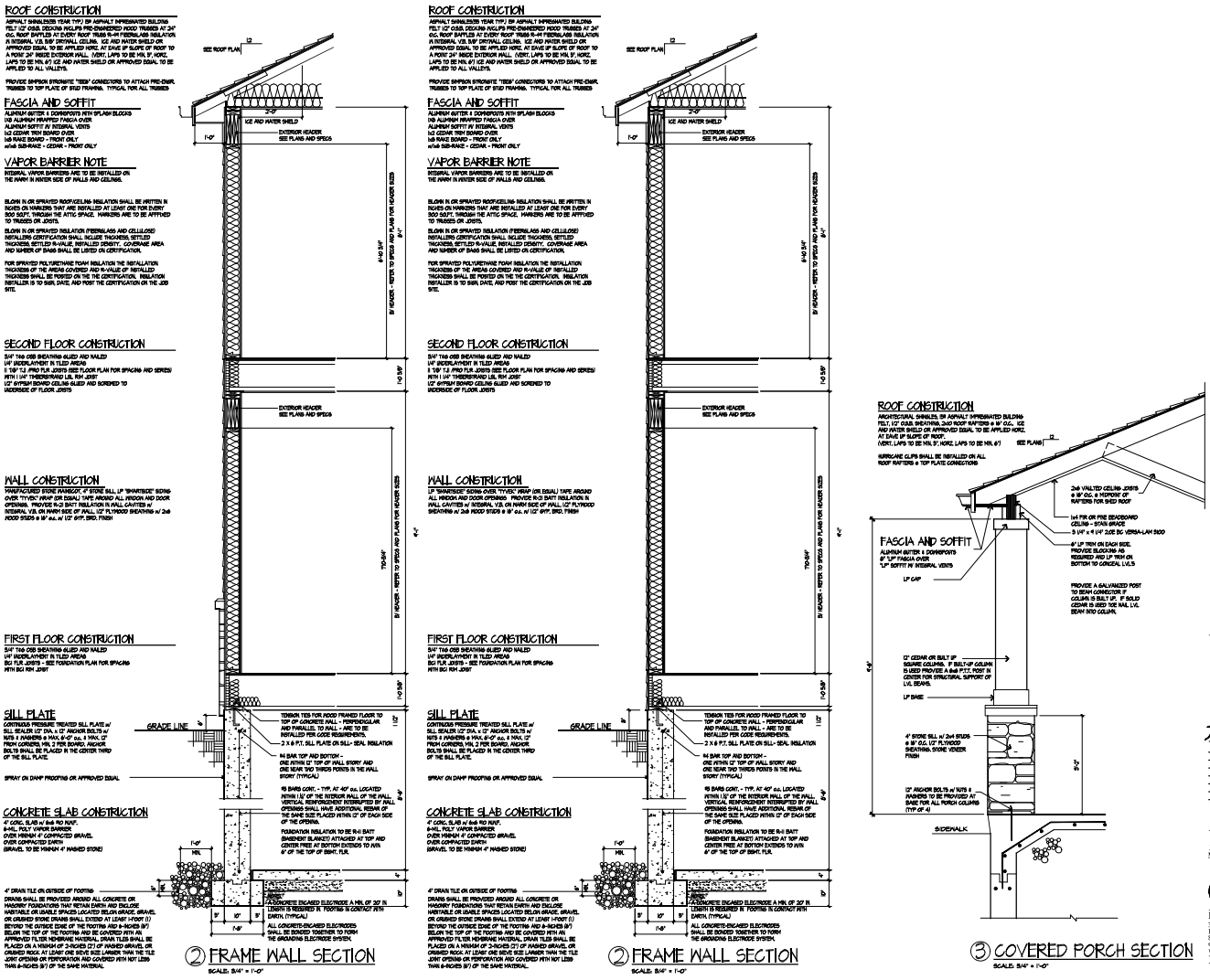
Attachment: Architectural plans example - PERMIT - rev1 (274 and 286 W. Michican Avenue - Estates at Arcadia)

502 N. PROSPEC
MOUNT PROSPECT, IL

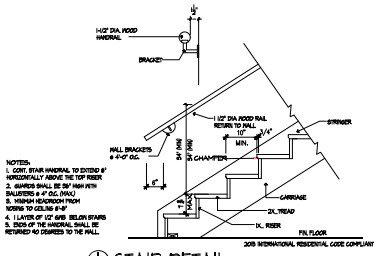
FredeRick Gilme
3489 Gallant Fox Drive
Elgin IL 60124
847 621 8676
email: gilmesearch@gmail.c
www.gilmesearchitects.c

The drawing is copyrighted

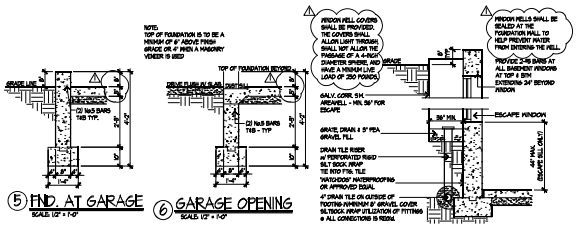
Pg. 44



Attachment: Architectural plans example - PERMIT - rev1 (274 and 286 W. Michican Avenue - Estates at Arcadia) (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



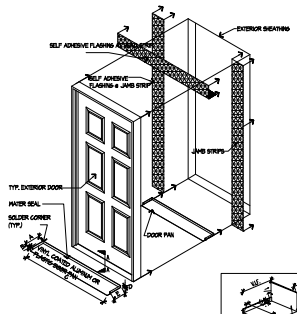
1 STAIR DETAIL
SCALES: 3/4" = 1'-0"

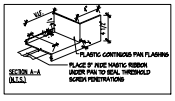


5 FND. AT GARAGE
SCALE: 1/2" = 1'-0"

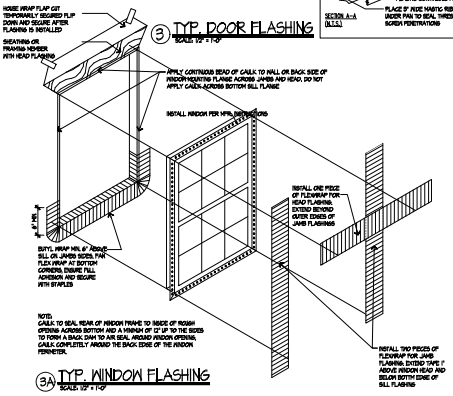
6 GARAGE OPENING
SCALE: 1/2" = 1'-0"

7 TYP. ESCAPE WINDOW
SCALE: 1/2" = 1'-0"

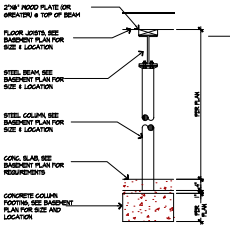




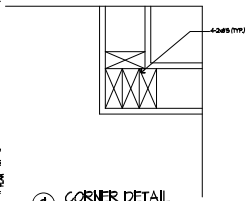
3 TYP. DOOR FLASHING
SCALE: 1/2" = 1'-0"



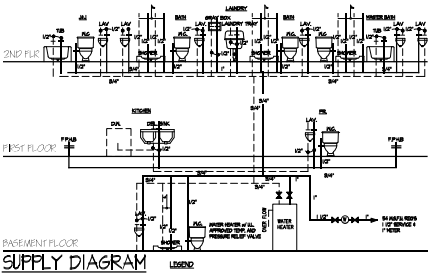
3A TYP. WINDOW FLASHING
SCALE: 1/2" = 1'-0"

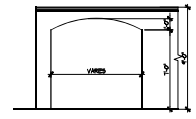


8 BASEMENT COL. DETAIL
SCALE: 3/4" = 1'-0"

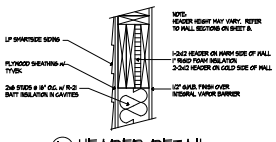


9 CORNER DETAIL
SCALE: 3" = 1'-0"
PROVIDE 4" x 8" x 1/2" PLYWOOD @ ALL CORNERS AND EVERY 25'-0" OF STRAIGHT WALL

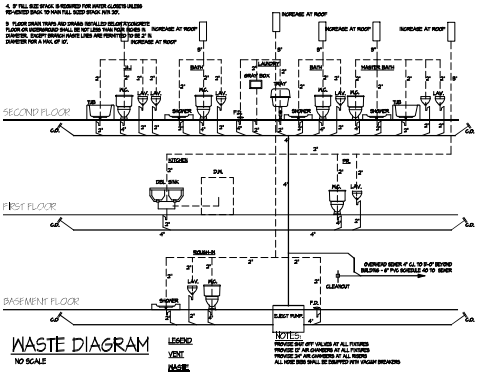




A ELEVATION @ ARCHED OPENINGS
SCALE: 1/2" = 1'-0"



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



Rick Gilmore, FA
Fellow of the American
502 N. PROSPEC
MOUNT PROSPECT, IL
Gilm
FredeRick Gilmo
3480 Gallant Fox Drive
Elgin IL 60124
847 .21.8676
email: gilmorearch@gmail.c
www.gilmorearchitects.co

This drawing is copyrighted al

Attachment: Architectural plans example - PERMIT - rev1 (274 and 286 W. Michican Avenue - Estates at Arcadia)
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

3.1.d

Attachment: Architectural plans example - PERMIT - rev1 (274 and 286 W. Michican Avenue - Estates at Arcadia)

NOTES:

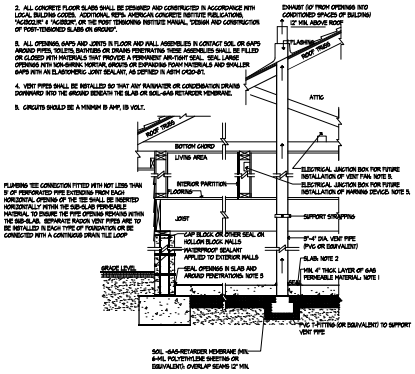
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL 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" & "ACI360R", OR THE POST TENSIONING INSTITUTE MANUAL "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

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

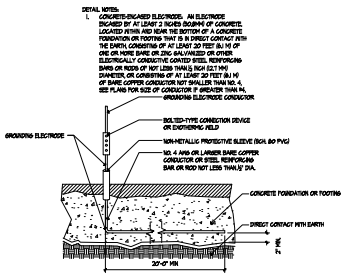
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

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



PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

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



① UFER GROUND DETAIL

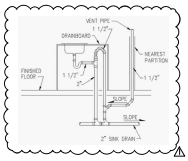
SCALE: NO SCALE

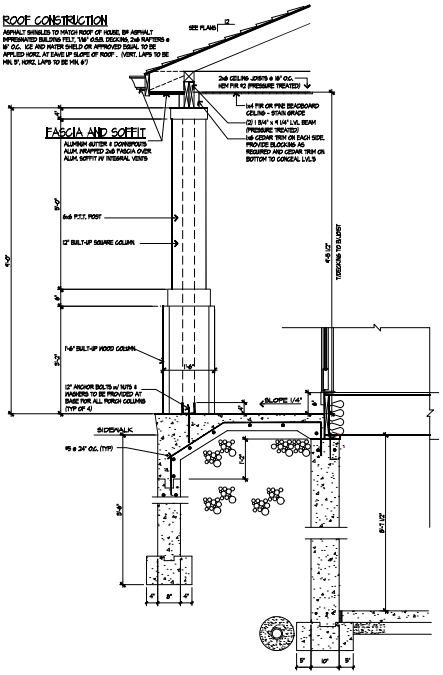
ISLAND SINK VENTING REQUIREMENTS

Section890.1600 Special Venting for Island Fixtures (Illinois Plumbing Code)

a) Traps for island sinks and similar equipment shall be roughed in above the floor and shall be vented by extending the vent as high as possible, but at least the drainboard height, and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. Back-to-back island vented fixtures shall meet the requirements of Section 890.1480(b).

b) The returned vent shall be connected to the horizontal drain through a sanitary drainage fitting and shall be provided with a vent taken off the vertical fixture vent by means of a sanitary drainage fitting immediately below the floor and extending to the nearest partition and then through the roof to the outside atmosphere, or may be connected to other vents at a point at least 6 inches above the flood level rim of the fixture served. Drainage fittings shall be used on all parts of the vent below the floor level, and a minimum grade of ¼ inch per foot back to the drain shall be maintained. The returned bend used under the drainboard shall be a one-piece fitting or assembly of a 45 degree, a 90 degree, and a 45 degree elbow in the order named. (See Section 890.1340 and Appendix K,Illustration GG.)





② PORCH SECTION

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

Rick Gilmore, FA
Fellow of the Associate
502 N. PROSPEC
MOUNT PROSPECT, IL
Gilm
FredeRick Gilmo
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.c
www.gilmorearchitects.co

This drawing is copyrighted ar

GENERAL REQUIREMENTS

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

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

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

3. DESIGN LOADS

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

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

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

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

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

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

A. Portland Cement: ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,000 PSI or 3500 PSI for garage slab and exposed concrete.
B. Reinforcing Steel: ASTM A615, Grade 60, deformed bars.
C. Welded Wire Fabric: ASTM A185, 6 inch x 6 inch x No. 10 x 10.
D. Course Aggregate: Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for slabs or 1-1/2 inch for foundations and footings.
E. Fine Aggregate: Washed natural sharp sand without clay content.
F. Water: Potable
G. Vapor Barrier: .006 inch (6 mil) polyethylene sheet.
H. Expansion Joints: Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
I. Concrete Finishes: Install concrete slabs with monolithic finish. Screed the surface site a straightedge, float to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
J. Curing: Protect flat surfaces, not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
K. Slump for normal weight concrete shall be as follows:
1. Footings, walls and walks 4 in. – 6 in.
2. Slabs 3 in. – 5 in.
3. If mechanical vibrators are used, reduce slump by one third.
L. Do not increase the water ratio in concrete for easier movement of concrete in the formwork.
M. All exterior concrete to have 6 percent air entrainment.
N. Unless noted otherwise, all slabs on grade shall be a minimum 4 inch thick and placed over a minimum of 4 inches of compacted sand or approved gravel fill. Interior slabs shall be placed over a stabilized polyethylene vapor barrier.
O. Subcontractor shall be responsible for the size, location and installation of required steel reinforcing in footings and walls per local codes or specific soil conditions, whichever is more restrictive.
P. Footing sizes shown are typical only for the stated soil pressure and consistent compaction.
Q. Set 1/2 inch diameter anchor bolts in the foundation wall at 6'-0 o/c maximum spacing and at no more than 12 inches in form each corner and both sides of all openings. The bolts shall be embedded in the foundation wall not less than 8 inches.
R. Beam pockets shall be provided for all beams supported by concrete, unless noted otherwise, and shall comply with the following:
1. Minimum bearing 4 inches
2. Height and width as required by the beam.
3. 2" nominal pressure treated lumber beneath full bearing of wood beams.

MASONRY
Provide masonry veneer anchorage per local codes.

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

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

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

2. GRADING
Provide lumber and materials meeting or exceeding the following standards of quality. All framing members shall be grade stamped.
A. Allowable stress for Framing Members:

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

3. MATERIALS
A. Mudsills:
All wood in contact with concrete or masonry shall be pressure treated.
B. Metal Connectors:
1. Simpson as detailed or equivalent.
2. Install joist and beam hangers capable of supporting the maximum allowable load of the joist or beam being supported.
3. Steel items to comply with ASTM A7 or ASTM A36.
4. Use Galvanized Steel at all exterior locations.
C. Nailing:
1. Per applicable code for common wire nails.
2. All plywood diaphragms shall have cement coated or ring shank ply nails.
3. Use 16d's at 16" o/c when nailing 2-2x members together.
4. Use 2 rows of 16d's at 16" o/c when nailing 3-2x members together.
5. A positive connection must be provided for all free standing posts.
D. Trusses:
1. Provide wood trusses able to sustain the stated loads for the spans, profiles and arrangement shown in the Construction documents. Truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design, including spacing, of all trusses and shall submit shop drawings sealed by a registered engineer for approval by the Contractor.
2. All roof trusses are to be designed for no attic storage unless noted otherwise.
E. Sheathing:
1. Roof: 7/16" nominal thickness OSB roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA)
2. Floors: 12" pre-engineered floor truss system – 3/4" OSB T&G floor panels span rating for floor application per Structural Board Assoc.(SBA).
3. Walls: 1/2" Asphalt Impregnated Fiber Sheathing.
F. Laminated Veneer Lumber
1. All members referred to as "Micro-Lam" shall be Laminated Veneer Lumber.
2. Provide glue-laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
3. Allowable Stresses
a. Modulus of Elasticity 1,800,000 PSI
b. Fiber Bending – Single 2,600 PSI
c. Horizontal Shear 285 PSI
d. Bearing 650 PSI

4. FRAMING
A. Stud walls:
1. All studs to have full bearing on plate.
2. Not less than (3) studs shall be installed at every corner of an exterior wall.
3. Stud spacing for all exterior walls and bearing walls shall be 16" o/c unless noted otherwise. Stud spacing for all interior walls shall be 16"o/c unless noted otherwise.
4. Studs shall be a minimum standard or stud grade lumber unless noted otherwise.
5. Studs shall be a minimum of 2x4 nominal with the wide face perpendicular to the wall.
6. All top plates to be 2-2x as indicated on drawings with minimum lap splice of 48" with butt joints occurring over studs. Plates are to overlap at corners and be the same size as the studs.
7. All walls greater than 10'-0 in height shall be 2x6 studs unless noted otherwise.
8. Framing contractor shall provide backing as required for all light fixtures, cabinets, wardrobes, brackets, handles, drywall, etc.
9. Provide "Box-Out" framing behind all heat supplies in walls common to the Garage so as to allow a full 3 1/2" insulation batt behind the heat supply duct.
10. 4'x8'x1/2" OSB bracing shall be provided at the corners all exterior walls and main cross stud partitions at each end and at least every 25 feet of length. They shall be placed at an angle not greater than 60 degrees nor less than 45 degrees from horizontal.

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

5. MISCELLANEOUS

A. All wood plates bearing on concrete or masonry shall be pressure treated.
B. All treated sill plates shall be anchored with 1/2" diameter x 12" long anchor bolts set at 6'-0 o/c and 1'-0 in from each corner.
C. Install fiberglass or foam sill sealer between the top of the foundation and the sill plate.
D. Provide 2" nominal pressure treated lumber beneath full bearing of wood beams bearing on concrete or masonry.
E. Firestop all soffits and cut plates. All floor construction through which heat or exhaust ducts pass shall be effectively draft stopped.
F. All exterior 2x decking, joists, posts and stairs to be of pressure treated lumber. All exterior handrails, balusters and trim to be of roughsawn cedar unless noted otherwise. All exterior joist hangers to be galvanized.
G. Install all "I" joists, floor and roof trusses in accordance with manufacturer's specifications. All trusses are to be designed by manufacturer.
H. Maximum stair riser and minimum tread nose to nose depth shall be in accordance with governing codes.
I. Maintain minimum 6'-8 headroom clearance on stairs.
J. Required handrails at stairways shall be continuous the full length of the stairs and may only be interrupted at a landing.
K. Balusters shall be spaced so as not to allow passage of a 4" diameter sphere.
L. Stair construction shall consist of 2x12 stringers, 5/4 or 2x thick treads and 3/4" thick risers, or shall be fabricated by a component stair manufacturer. All risers are closed.
M. Plywood backing at specified trim pieces shall be 3/8" exterior grade plywood.
N. Common house/garage demising wall shall be one hour rating. (UL Assembly #U305)
O. All attic truss spaces shall be draftstopped to areas not exceeding 1000 SF.
P. All floor trusses shall be draftstopped to areas not exceeding 500 SF.

THERMAL AND MOISTURE PROTECTION
A. Provide Damp proofing of all foundation walls at excavated areas from the top of the footings to the height of the finished grade with one coat of an asphalt base waterproofing compound.
B. Provide fiberglass, ASTM C665 type 1, insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of the governing codes.
C. Minimum insulation requirements:
1. Walls: PER WALL SECTIONS
2. Floors, Exposed: PER WALL SECTIONS
3. Ceiling: PER WALL SECTIONS

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

DOORS AND WINDOWS
A. Exterior and vestibule doors shall be 1 3/4" thick metal clad insulated swinging units as specified by the Contractor unless noted otherwise.
B. Glazing in doors and sidelights shall be double pane insulating glass.
C. Provide tempered glass as required by governing codes.
D. Patio doors, sliding glass doors, and windows over bath tubs shall have tempered glass.
E. Interior doors shall be prehung with wood jambs and specified by Contractor
F. Finish hardware shall be specified by Contractor and installed by Subcontractor. Subcontractor to install all hardware required by governing codes.
G. Garage to house door and frame to be one hour fire rated with a self-closing device.
H. All operable windows shall have insect screens.

FINISHES
A. Use wallboard of maximum lengths to minimize end joints. Stagger end joints when they occur. Locate end joints as far as possible from center of wall or ceiling. Abut wallboard without forcing. Neatly fit ends and edges of wallboard. Do not place butt ends against tapered edges. Support ends and edges of all board panels on framing or furring members except for face layer of double layer and where ends are back-blocked and floated.
B. Gypsum Wallboard:
1. Regular Board: ASTM C36
2. Fire-rated Board: ASTM C36, Type X, 5/8" with tapered edges.
3. Fiberglass Reinforced Gypsum Backing Board: Durock or Wonderboard brand, 1/2"
4. Water-Resistant Board: 1/2", regular grade, tapered edges.
C. Gypsum wallboard, unless noted otherwise, shall be provided as follows:
1. Exterior Walls: 1 layer regular 1/2" wallboard to interior face.
Interior Walls: 1 layer regular 1/2" wallboard each side.
Ceiling: 1 layer regular 1/2" wallboard for framing members 16" o/c or less. 1 layer regular 5/8" wallboard for framing members over 16" o/c
Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
2. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
3. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
4. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.
D. Job Conditions
1. Temperature: Maintain range between 55 degrees F. to 70 Degrees F. for 24 hours before, during and after gypsum wallboard and joint treatment application.
2. Ventilation: Provide natural or mechanical ventilation during and following adhesives and joint treatment application.

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

HEATING, VENTILATION AND AIR CONDITIONING
A. Subcontractor to design a system to properly heat, ventilate and condition the project. Priority in design of system should be govern to proper and economical functioning of systems for the entire house as well as economy of the installation. Include all duct work, hardware, controls and insulation for complete system. Subcontractor shall be responsible for the design of the system within accepted limits and in accordance with governing codes.
B. HVAC information in the Construction Documents is only schematic. If shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. HVAC fixtures and equipment shall be specified by the Contractor.
D. Design and installation of HVAC shall be the responsibility of the Subcontractor
1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4' above finished floor inside at -10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.

3. All new ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest addition of ASHREA construction standards for ductwork construction.
a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
4. All HVAC equipment shall be individually switched.
5. Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
6. Branch take-offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
7. Provide factory-fabricated turning vanes in all square elbows.
8. HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
9. All duct openings in walls shall be sealed airtight and soundproof.
10. Provide combustion air to all gas fired equipment in accordance with governing codes.
11. Required number of return air ducts per code. All return air ducts to be metal, not an unpanned joist or stud space.
12. All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.

ELECTRICAL
A. The Electrical Contractor shall furnish and install all electrical construction materials shown or reasonably implied on the drawings to complete the installation in a satisfactory and usable manner and in accordance with governing codes.
B. Electrical information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
C. Electrical fixtures and equipment shall be specified by the Contractor..
D. Design and installation of Electrical shall be the responsibility of the Subcontractor
1. Service panels to be a minimum of 20 circuit, 200 amp. Verify with the contractor. Install panel with a min. of 3'-0 clearance space around it.
2. Furnish and install all Bathroom fans and exhaust fans.
3. Provide 1/2" diameter conduit piping for remote water meter reader. Final location to be coordinated with the local building department.
4. All low voltage wiring 50 volts or less shall not be required to be in conduit unless wiring is located in hazardous areas.
5. All conduit shall be sized according to code unless noted on the drawings.
6. Provide and install certified 110 volt interconnected smoke detectors on a common lighting circuit, not to a separate dedicated circuit, with 9 volt battery back-up. Locations as shown in the Construction Documents and as required by the National Fire Protection Agency (NFPA) and local governing codes.
7. Provide and install ground fault circuit interrupters (GFI) as required by the 2017 Electrical Code (NEC) and with all local amendments.
8. All materials shall be new and of a quality approved by the Contractor. Materials shall bear Underwriter's Laboratories, Inc. seal.
9. Minimum power and lighting wire shall be No. 14 gauge copper or as otherwise indicated on the drawings, type THW or THHN.
10. Electrical Subcontractor shall provide all control wiring required for interconnecting of equipment or remote controls.
11. Electrical Subcontractor shall provide power and local disconnect switches to all power consuming equipment shown on the mechanical and plumbing drawings.
12. Conduit is required for all 110 and 220 wiring (not for low voltage wiring).
13. Contractor to provide 2 cable television connections and two telephone jacks per plan.

FIRE-RESISTANT CONSTRUCTION
A. The minimum rating of all fire-resistant construction shall be determined by the use, occupancy and type of building construction of the building as dictated by the 2015 International Residential Code, applicable Local, State, County and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work (herein referred to as the "codes").
1. All Fire Separation Assemblies required to have fire-resistance ratings shall be Fire Resistant Designs tested and approved by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall be constructed ONLY with approved materials and in accordance with the installation requirements as specified in the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall provide the minimum fire-resistance rating as dictated by the codes.
2. All vertical Fire Separation Assemblies shall be continuous and extend uninterrupted from the top of the fire-resistance rated floor/ceiling assembly to the underside of the floor or roof slab or deck above and shall be attached thereto.
3. All horizontal Fire Separation Assemblies shall be continuous. The supporting construction shall be protected to afford the required fire-resistance rating of the Fire Separation Assembly supported.
4. All penetrations, openings and opening protectives in any fire-resistance rated assembly shall comply with the limitations as prescribed by the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwrites Laboratories Inc. and the codes.
B. Fire-resistance ratings apply only to assemblies in their entirety. Independent components of the design are specifically designated for use in that assembly in order that the fire-resistance rating of the complete assembly may be achieved and are not to be interchanged or substituted.
C. EACH CONTRACTOR AND SUBCONTRACTOR IS INDIVIDUALLY RESPONSIBLE AND WILL BE HELD ACCOUNTABLE FOR THEIR WORK MEETING AND MAINTAINING STRICT COMPLIANCE WITH THE MATERIALS AND CONSTRUCTION REQUIREMENTS OF THE FIRE-RATED ASSEMBLY AS DICTATED BY UNDERWRITER'S LABORATORIES INC. AND THE CODES. NO DEVIATIONS FROM THE SPECIFICATIONS WILL BE ALLOWED.

specifications

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

REV	DESCRIPTION
	ISSUED FOR PERMIT
1	VILLAGE REVISIONS
2	PORCH FIREPLACE

Rick Gilmore, FA
Fellow of the Associatio

502 N. PROSPEC
MOUNT PROSPECT, IL

Gilm

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

This drawing is copyrighted al

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

Attachment: Architectural plans example - PERMIT - rev7 (274 and 286 W. Michican Avenue - Estates at Arcadia)

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

ARCHITECT

FredeRick GILMORE, ARCHITECT
847/877-3507

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 T
THE INSPECTOR AT THE FOOTING INSPECTION.
FOOTINGS ARE POURED IN STAGES, A SOILS
REPORT IS REQUIRED FOR EACH SECTION/STA

DATE PAGES REVISED

04/08/21	ISSUED FOR PERMIT
07/16/21	VILLAGE REVISIONS
01/17/22	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 SCHEDULE
3	FOUNDATION PLAN
4	FIRST FLOOR PLAN/BRACING 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
S	SPECIFICATIONS

DESIGN LOADS

Floor:	Live Load	40 PSF Minimum
	Dead Load	10 PSF Minimum
Roof:	Live Load	30 PSF Minimum
Soil:	Bearing Capacity	3,000 PSF Minimum
	Pegging Capacity - SEVERE AREAS	3,000 PSF Minimum
Concrete:	Concrete Strenght 3,000 PSI Minimum @ 28 DAYS w/ 5-7 % ENTRAINMENT	
	3-SECOND WIND GUST - 115 MPH, GROUND SNOW LOAD OF 25 PSF.	

DISTRIBUTIVE LIVE LOADS

ATTICS w/ LIMITED STORAGE	20 P.S.F.
ATTICS w/o STORAGE	10 P.S.F.
ATTICS HABITABLE	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.

ABBREVIATIONS

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

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

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

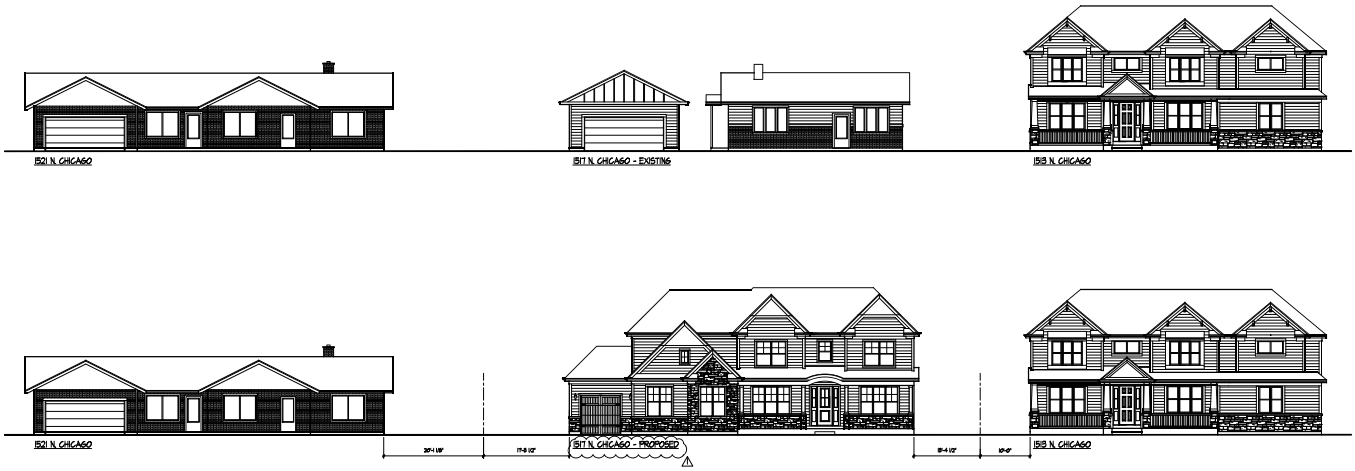
FLOOR JOIST SPANS - TABLE R502.3.1(1) RESIDENTIAL SLEEPING AREAS (LIVE LOAD = 30 PSF)

JOIST SPACING	SPECIES & GRADE	DEAD LOAD = 10 PSF 2X10	2X12
12"	HEM-FIR #2	18'-6" MAX. SPAN	22'-4" MAX. SPAN
16"	HEM-FIR #2	16'-10" MAX. SPAN	19'-8" MAX. SPAN

SYMBOLS

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

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



001-009243
FREDERICK
E
GILMORE
REGISTERED
ARCHITECT

NO. DESCRIPTION
1 VILLAGE REVIEW SET
2 PLAT OF SURVEY

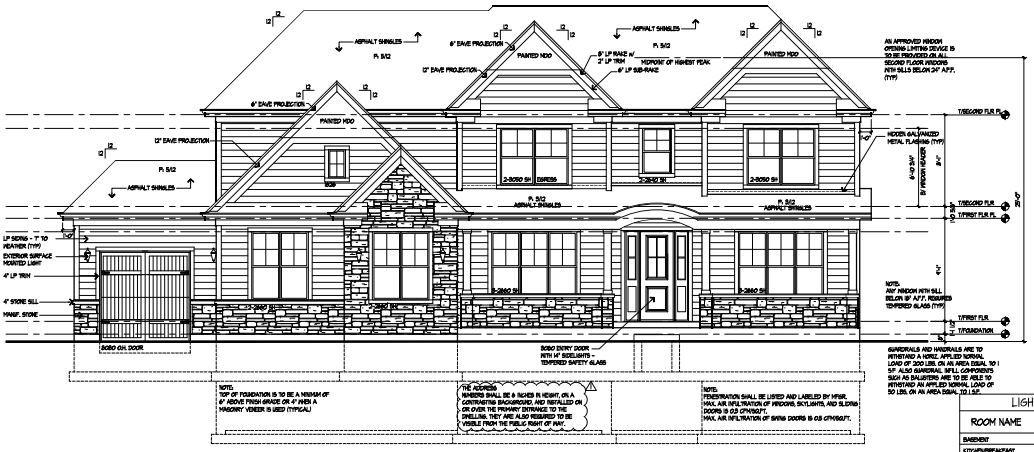
Rick Gilmore, FAIA
Fellow of the American Institute of Architects

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 6

Gilmor
FredeRick Gilmore, Ar
3489 Gallant Fox Drive
Elgin IL 60124
847 421 9676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted All rights reserv

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)
3.1.e
Attachment: Architectural plans example - PERMIT - rev5 (274 and 286 W. Michican Avenue - Estates at Arcadia)
Pg. 50



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

ELEVATION NOTES:
DO NOT SCALE DRAWINGS
1. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALKWAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
3. ALL ROOF SHINGLES 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 SOFFIC AND EXHAUST.
7. PROVIDE 12" FLASHING ALONG ALL HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HEIGHTS BELOW 18", ENT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:
11. TYPICAL ROOFING TO BE ARCHITECTURAL GRADE 25 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWNSPOUTS OVER, OG FASCIA AND WITH NO FREEZE 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 EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

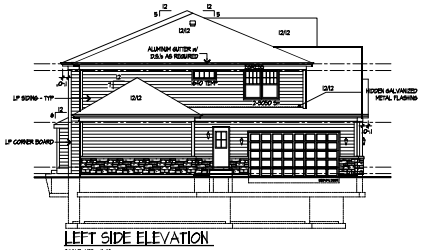
LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT		VENT		HEAT/CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
BASEMENT	3045 S.F.	91.2	48.0	91.2	48.0	--	--
KITCHEN/BREAKFAST	45 S.F.	58.2	60.4	9.6	30.2	--	--
DINING ROOM	233 S.F.	11.9	45.8	9.4	22.8	--	--
STUDY	39 S.F.	11.4	30.2	8.7	8.1	--	--
FLEX ROOM	201 S.F.	8.1	30.2	8.1	8.1	--	--
FAMILY ROOM	390 S.F.	30.4	55.2	15.2	27.9	--	--
RECREATION ROOM	86 S.F.	28.8	30.2	14.4	8.1	--	--
FYER	24 S.F.	--	--	3.8	--	2.4	8 CFM
MASTER BATH	85 S.F.	--	--	10.6	--	--	42.5 CFM
MASTER BEDROOM	264 S.F.	21.2	49.4	10.6	20.7	--	--
BEDROOM #2	171 S.F.	14.3	21.9	7.9	8.9	--	--
BEDROOM #3	208 S.F.	16.6	21.9	8.3	8.9	--	--
BEDROOM #4	203 S.F.	16.2	21.9	8.1	8.9	--	--
BATH #2	42 S.F.	--	--	--	--	8.5 CFM	100 CFM
BATH #3	21 S.F.	--	--	--	--	4.8 CFM	100 CFM

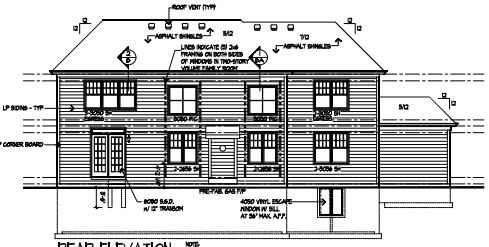
STANDARD ELEVATION NOTES

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- ALUMINUM SOFFIT w/ INTERNAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND HOOD 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

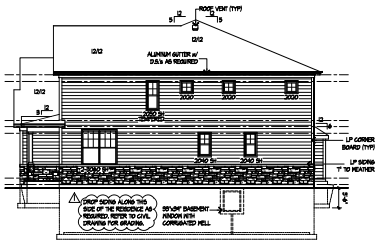
INDICATES MANUFACTURED STONE
INDICATES LP SIDING
HIDDEN GALVANIZED METAL FLASHING
NOTE: ALL WINDOW SIZES ARE FELLA - MAY BE SUBSTITUTED W/ APPROVED EQUAL



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



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



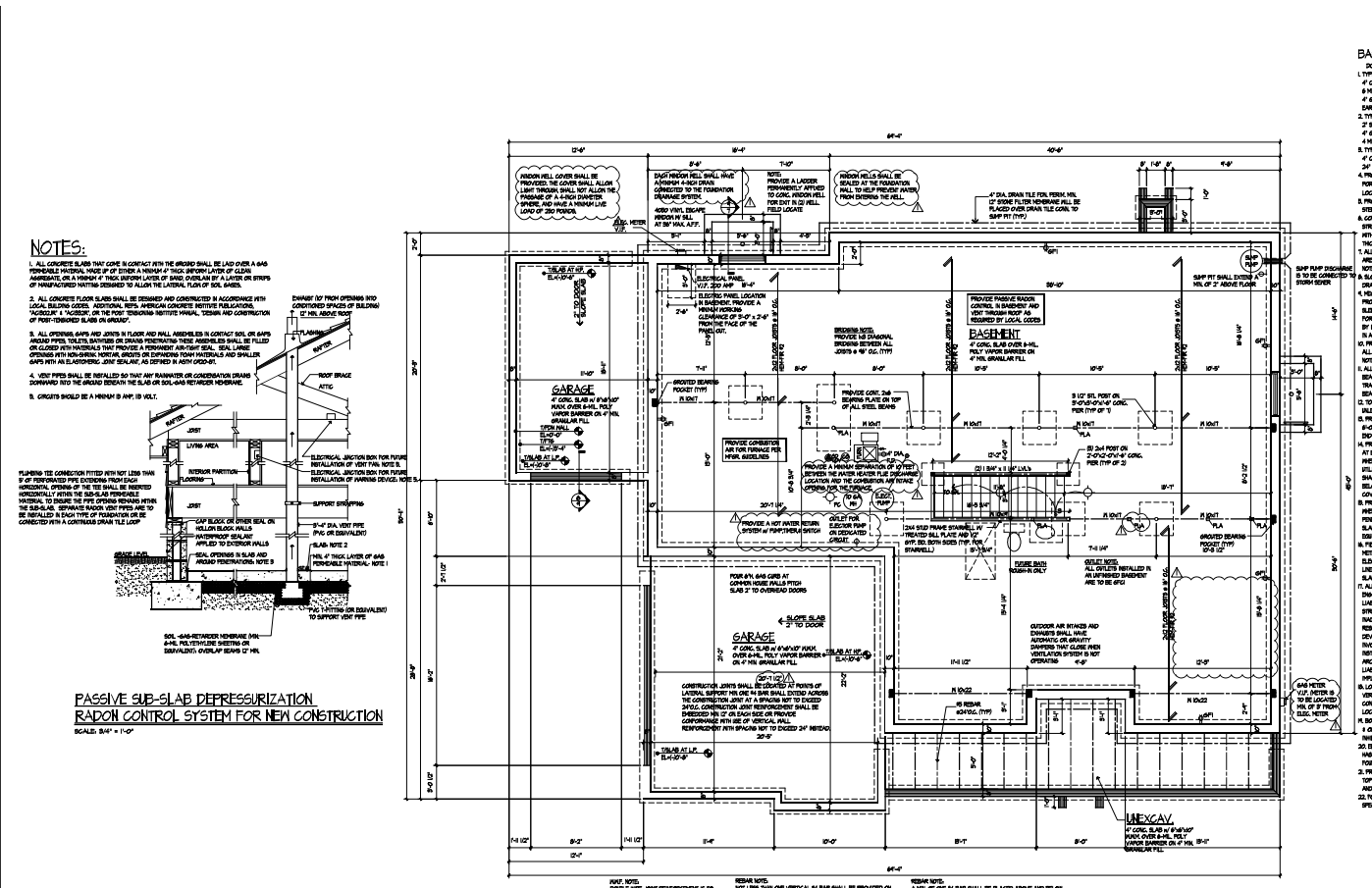
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

FredeRick Gilmore, AIA
3489 Gallant Fox Drive
Elgin IL 60124
847 421 9676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

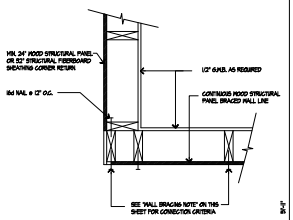
This drawing is copyrighted all rights reserved

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1317 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 6

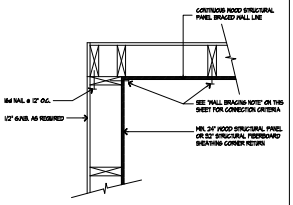
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)
Attachment: Architectural plans example - PERMIT - rev5 (274 and 286 W. Michican Avenue - Estates at Arcadia)



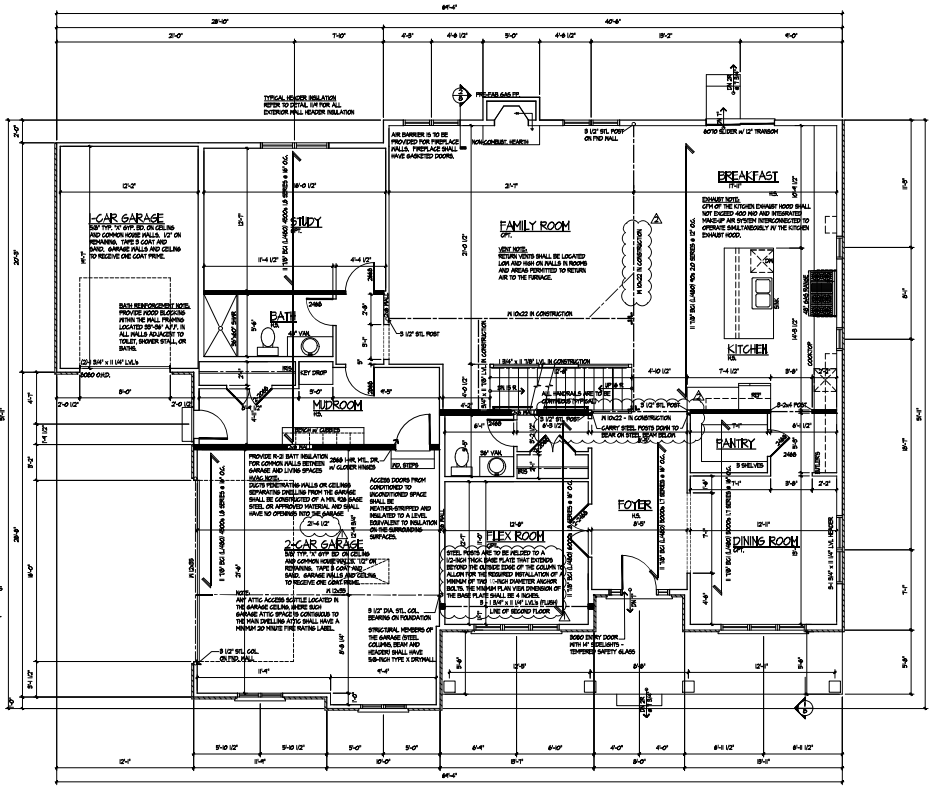
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)
Attachment: Architectural plans example - PERMIT - rev1 (274 and 286 W. Michican Avenue - Estates at Arcadia)



OUTSIDE CORNER DETAIL
SCALE: 1 1/2" = 1'-0" EXTERIOR CONDITION



INSIDE CORNER DETAIL
SCALE: 1 1/2" = 1'-0" EXTERIOR CONDITION



ILLINOIS ENERGY CONSERVATION NOTES.

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETED, WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IRC402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED WITH 70 DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING DAMPERS AND COMBUSTION AIR.
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 - H2S DEGREES OR 60 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 MR402.5A II. 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.

FIRST FLOOR PLAN

FIRST FLR. 2,141 SF.
SECOND FLR. 2,008 SF.
TOTAL= 4,149 SF.
GARAGE 721 SF.

INDICATES A BEARING WALL

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

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED

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

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 SHOWER/TUB ENCLOSURE.

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

UNITS 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.

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 7'-6"	2	2
> 7'-6" TO 10'-0"	2	3
> 10'-0" TO 12'-0"	2	3
> 12'-0" TO 15'-0"	3	3
> 15'-0" TO 17'-0"	3	4
> 17'-0" TO 19'-0"	3	4
> 19'-0" TO 21'-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.

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.

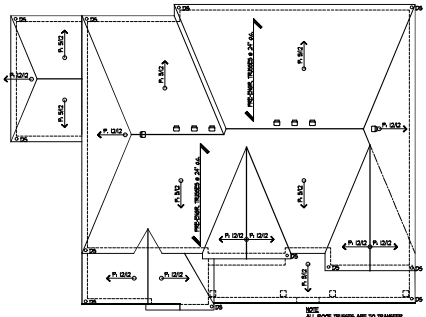
HVAC NOTE: DUCTS PENETRATING WALLS OR CEILING SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 26GA SHEET STEEL OR APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

SUPPLY AND RETURN DUCTS IN ATTICS 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-4 WHERE 3" IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3" IN DIAMETER.

FLOOR P

Rick Gilmore, P.E.
Fellow/Life Member
NEW SINGLE FAMILY R
POMIS RESIDEN
1317 N. CHICAGO AVENU
ARLINGTON HEIGHTS, IL
Gilm
FredeRick Gilmo
3480 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.c
www.gilmorearchitects.c
This drawing is copyrighted

Attachment: Architectural plans example - PERMIT - rev1 (274 and 286 W. Michigan Avenue - Estates at Arcadia) Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



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

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

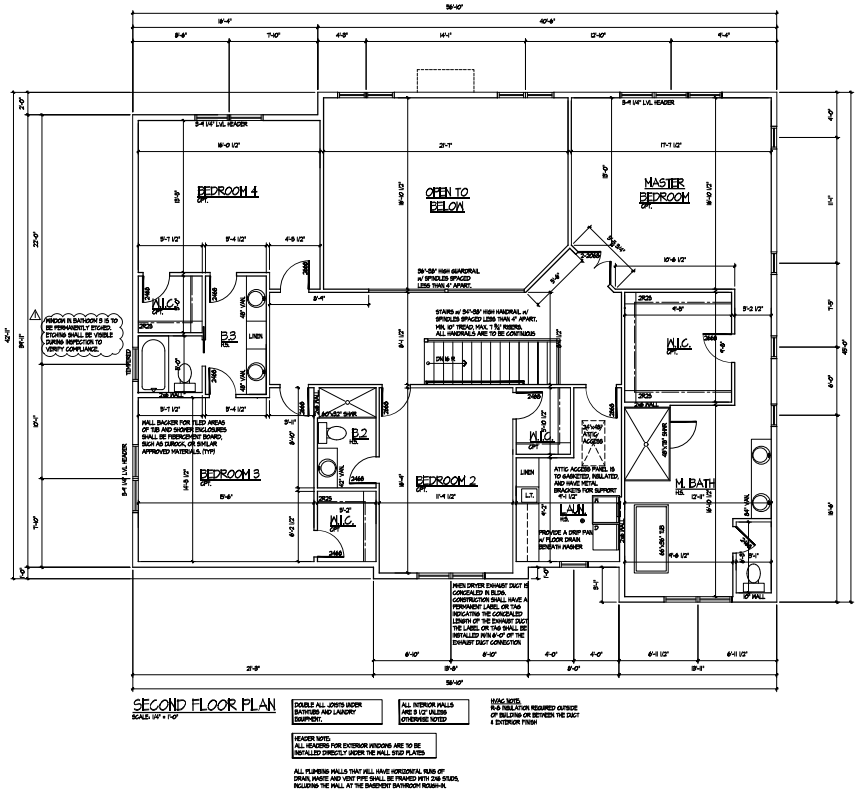
NOTE
ALL ROOF OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE

OVERHANG

TWO STORY HOUSE ROOF
3008 SQ. FT. OF ATTIC AREA TO BE VENTED
3008 X 1/300 = 6.81 SQ. FT. FREE AREA REQUIRED TOTAL
6.81 X 144 = 980.68 SQ. IN. /2 = 490.34
49/24sq = 9.50 (9 ROOF VENTS REQUIRED)
49/24/24 = 20.41 (21 SOFFIT VENTS REQUIRED)

GARAGE ROOF - FRONT LOAD AREA
305 SQ. FT. OF ATTIC AREA TO BE VENTED
305 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)

GARAGE ROOF - SINGLE BAY AREA
276 SQ. FT. OF ATTIC AREA TO BE VENTED
276 X 1/300 = .92 SQ. FT. FREE AREA REQUIRED TOTAL
.92 X 144 = 132.48 SQ. IN. /2 = 67.0
67.0/48 = 1.0 (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 5 1/2" UNLESS OTHERWISE NOTED

HVAC NOTE:
R-49 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 NO
DO NOT SCALE DRAWING
1. ALL INTERIOR NON-LOAD BEA
WALLS TO BE 2X4 STUD @ 16"
UNLESS OTHERWISE NOTED.
2. ALL UNDERSCORED PARTITI
5 1/2" ROUGH.
3. ALL WALLED PARTITIONS AR
DEGREES UNLESS OTHERWISE
4. 9-2x6s MIN AT EACH END O
BEAMS AND GIRDER JOISTS
OTHERWISE NOTED. ALL SIG
CONCENTRATED LOADS SHAL
TRANSFERRED TO FOUNDATIO
BEAMS, POSTS OR SOLID SLO
5. ALL EXTERIOR DIMENSIONS
FACE OF SHEATHING UNLESS
OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON E
WALLS AND/OR GIRDER TRUS
UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMBER
PARTITIONS, WINDERS AND SE
SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY
LEAST ONE WINDOW IN EACH
TO HAVE A CLEAR EGRESS O
5.7 SQ. FT. WITH MIN. DIMENSI
24" IN HEIGHT AND 20" IN WI
SILL HEIGHT NO GREATER TH
ABOVE FLOOR.
9. ALL BALLON FRAMED WALLS
FIRE STOPPED AT TOP OF S
BRACED AT MIDSPAN.
10. ALL HANDRAIL BALUSTERS
SPACED SUCH THAT 4" SPHER
NOT PASS BETWEEN BALUSTE
11. ALL ELECTRICAL AND MECH
EQUIPMENT & METERS ARE SE
RELOCATION DUE TO FIELD
CONDITIONS. CONTRACTOR TO
12. ALL WINDOW HEAD HEIGHTS
3/4" UNLESS OTHERWISE NOTE
13. PROVIDE 1 3/4" SOLID COR
RATED STEEL DOOR AT HOUS
GARAGE DOOR.
14. ENCLOSED ACCESSIBLE SPA
STAIRS SHALL HAVE 1/2" GYP
THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT
PARALLEL PARTITIONS AND S
BLOCKING AT PERPENDICULAR
PARTITIONS.
16. PROVIDE 2-2x12 W 1/2" PLY
HEADERS OVER ALL EXTERIO
OPENINGS UNLESS OTHERWISE
17. ALL EXTERIOR 2x DECKING,
POSTS, STAIRS, HANDRAILS A
BALUSTERS TO BE PRESSURE
UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SE
SPECIFICATIONS AND SHEET
19. ALL WINDOW AND DOOR SIZ
LINTELS ARE TO BE 2 1/2"
ANGLES UNLESS OTHERWISE NO

REV DESCRIPTION
1 VILLAGE REVISIONS
2 FAMILY ROOM STEEL BEAM

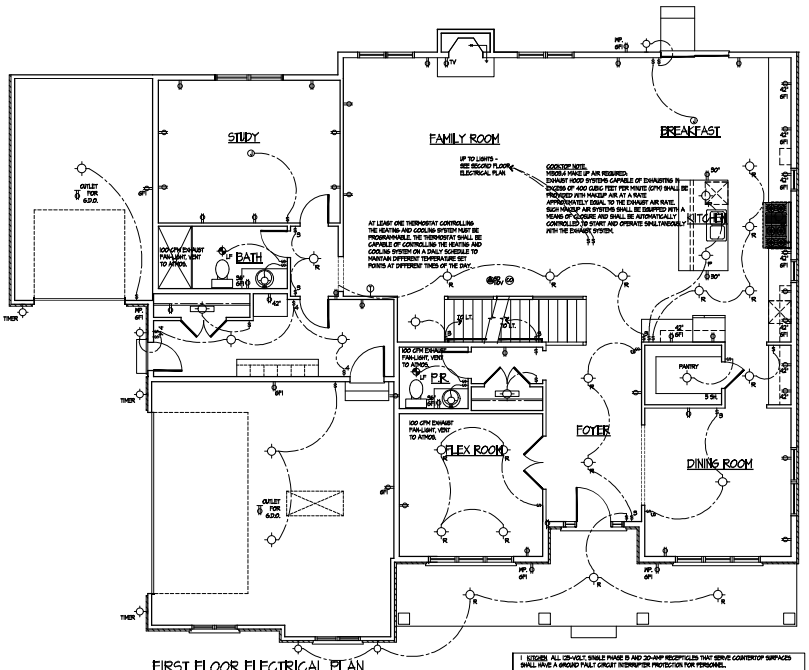
Rick Gilmore, FAIA
Fellow of the Association of Licensed A

NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1817 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 6

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

This drawing is copyrighted all rights reserv

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michican Avenue - Estates at Arcadia PFPD PFS)
3.1.e
Attachment: Architectural plans example - PERMIT - rev5 (274 and 286 W. Michican Avenue - Estates at Arcadia)
Pg. 54



FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL NOTES:

ALL LIGHT / FAN FIXTURES IN THE BATHROOMS SHALL HAVE A DEDICATED SWITCH THAT OPERATES ONLY THE FAN PER SECTION V4H 4R(4)

A LIGHT FIXTURE SHALL BE INSTALLED WITHIN 5 FEET OF THE ELECTRICAL PANEL PER SECTION V4H 9A (4)

THE DISHWASHER SHALL HAVE A DISCONNECT SWITCH LOCATED ON THE WALL IN THE IMMEDIATE VICINITY OF THE APPLIANCE PER SECTION V4H 92 (9)

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

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

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 WITHIN EACH FURNACE,EACH AIR CONDITIONER, EACH WATER HEATER, AND DISHWASHER.

PROVIDE ARC-FAULT PROTECTION (AFCI) FOR OUTLETS AND DEVICES IN THE KITCHEN, FAMILY ROOM, OFFICE/DENS ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, PANTRY, HALLS, LAUNDRY ROOM AND MUDROOM. 2017 NEC 210(12A)

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

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

1. KITCHEN: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LIMITED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
4. RECESSED FIXTURES: INSTALLED IN THE BUILDING ENVELOPE RECORD FLOOR CEILING ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN. ½" THICK PLASTERBOARD.
5. METAL TUBING: IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL SEAMLESS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE DEDICATED CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, SUMP WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS
1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CIRCUITS.
2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
4. ALL SMOKE DETECTORS TO BE 110 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR.
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER
- SINGLE OUTLET
- OUTLET AND SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- 110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- INTERCOMM
- ELECTRICAL PANEL
- ELECTRICAL METER
- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP

FLUORESCENT LIGHT FIXTURES:
- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH PULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSED EYEBALL FIXTURE
- 2 LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)

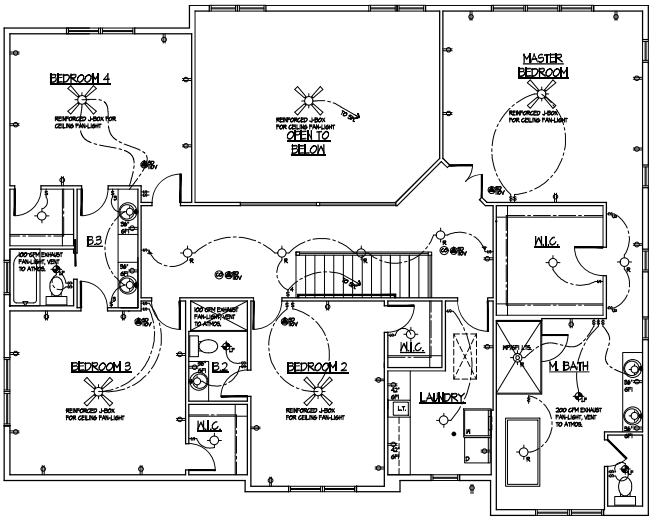
FLUORESCENT LIGHT FIXTURES:
- 24 STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
- 1 x 4
- 2 x 4
- 2 x 2
- 4 x 4

WP INDICATES WATERPROOF
GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

Rick Gilmore, PA
Fellow the American
NEW SINGLE FAMILY R
POMIS RESIDEN
1317 N. CHICAGO AVENU
ARLINGTON HEIGHTS, IL
Gilm
FredeRick Gilmo
5480 Gallant Fox Drive
Elgin IL 60124
847 421 9676
email: gilmorearch@gmail.c
www.gilmorearchitects.c
The drawing is copyrighted

Attachment: Architectural plans example - PERMIT - rev5 (274 and 286 W. Michican Avenue - Estates at Arcadia) 3.1.e
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



SECOND FLOOR ELECT. PLAN

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

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWING

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

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- WEATHER PROOF SWITCH/OUTDOOR FAULT INTERRUPTER
- PHOTOCELL
- WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER
- SINGLE OUTLET
- OUTLET AND SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET - ONE HALF SWITCHED
- 220 VOLT OUTLET
- THERMOSTAT
- JUNCTION BOX
- GARBAGE DISPOSAL
- 110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP
- CARBON MONOXIDE ALARM
- DOOR BELL BUTTON
- DOOR BELL CHIMES
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- INTERCOMM
- ELECTRICAL PANEL
- ELECTRICAL METER
- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP

FLUORESCENT LIGHT FIXTURES

- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH PULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSED EYEBALL FIXTURE
- 2 LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)
- 24 STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
- 1 x 4
- 2 x 4
- 2 x 2
- 4 x 4

WP INDICATES WATERPROOF

GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

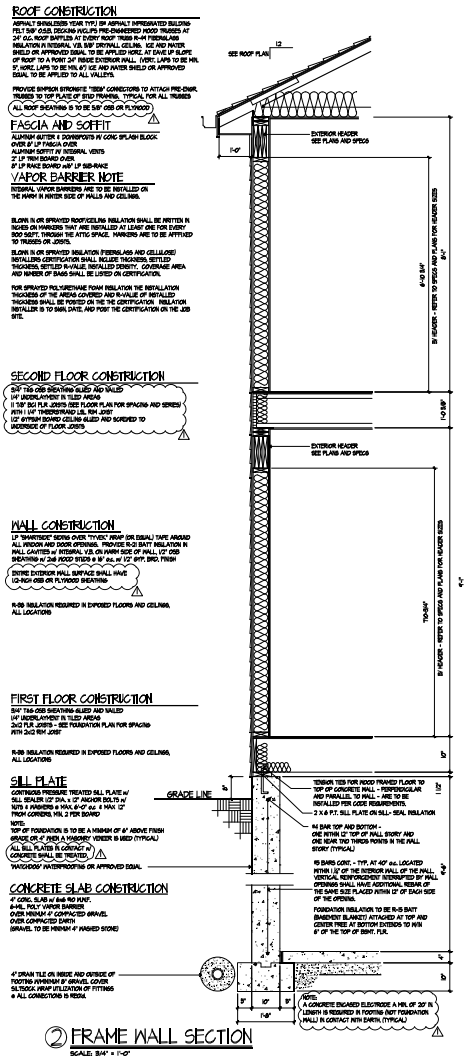
1. KITCHEN. ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS. ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN.½" THICH WALLBOARD.
5. METAL MAIN IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL WASHER, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, SUMP AND ELEVATOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.

Rick Gilmore, FA
Fellow of the Association

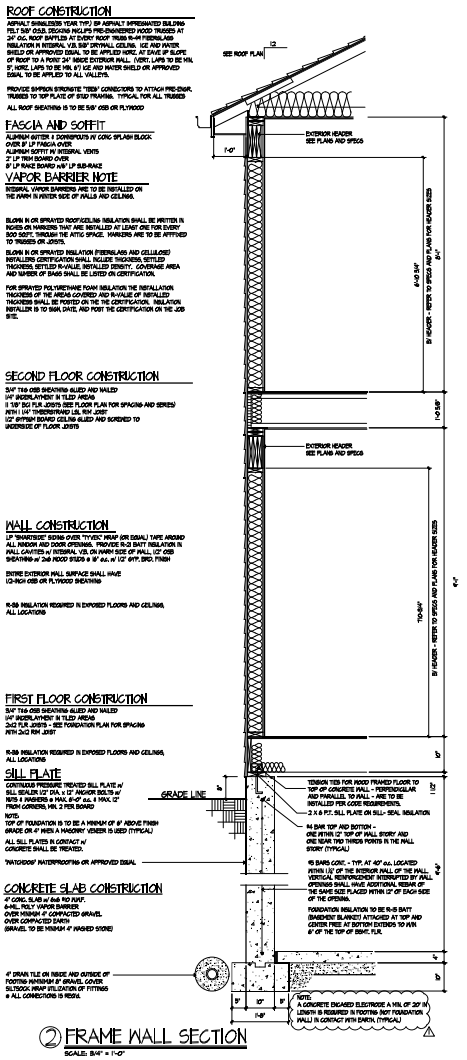
NEW SINGLE FAMILY RE
POMIS RESIDEN
1517 N. CHICAGO AVENU
ARLINGTON HEIGHTS, IL

Gilm
FredeRick Gilmo
3480 Gallant Fox Drive
Elgin IL 60124
847 871 8676
email: gilmorearch@gmail.c
www.gilmorearchitects.co
The drawing is copyrighted al

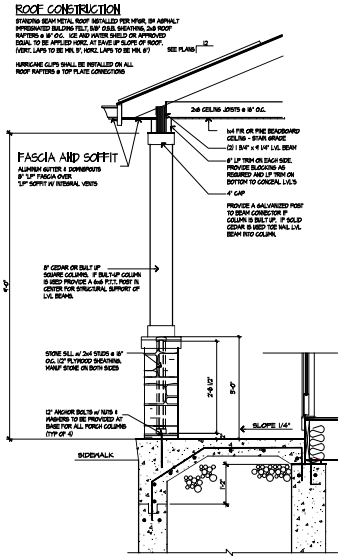
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



② FRAME WALL SECTION
SCALE: 3/4" = 1'-0"

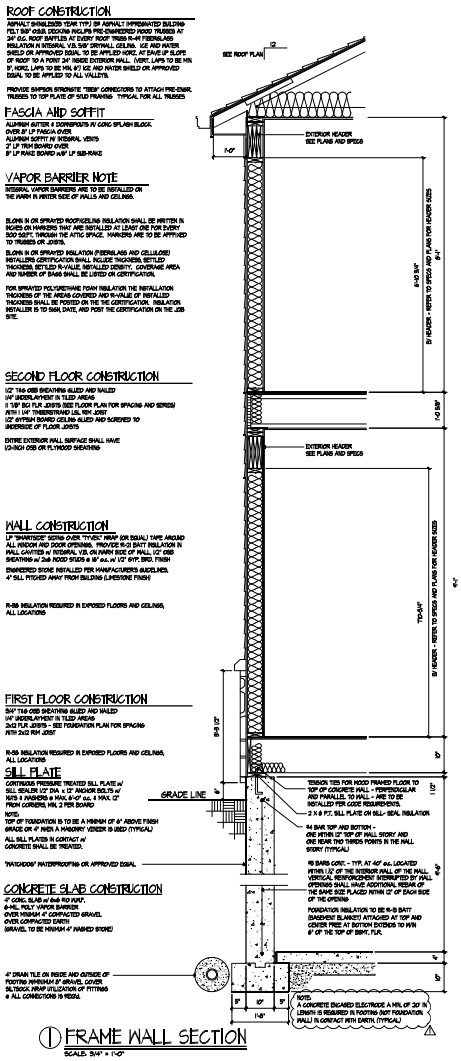


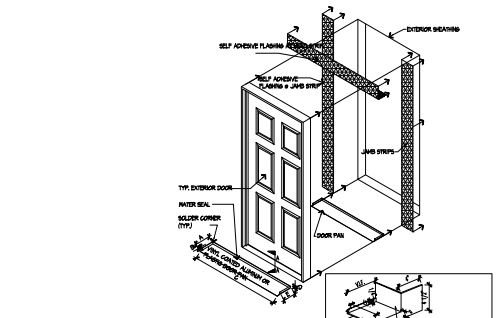
② FRAME WALL SECTION
SCALE: 3/4" = 1'-0"

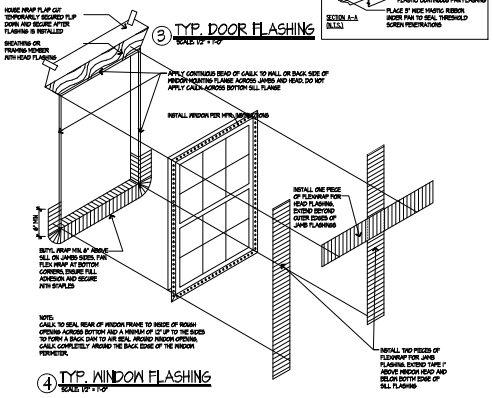


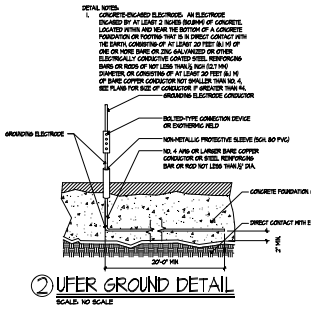
③ PORCH SECTION
SCALE: 3/4" = 1'-0"

Attachment: Architectural plans example - PERMIT - rev1 (274 and 286 W. Michican Avenue - Estates at Arcadia) (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

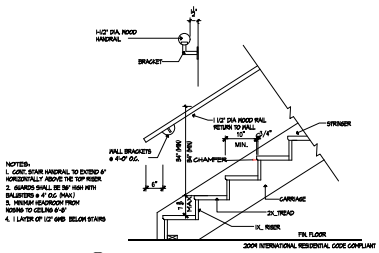




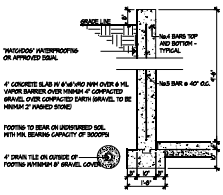




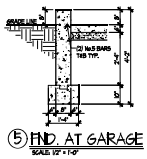
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)
Attachment: Architectural plans example - PERMIT - rev5 (274 and 286 W. Michican Avenue - Estates at Arcadia)



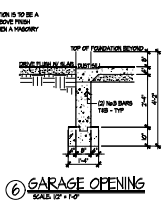
① STAIR DETAIL
SCALE: 3/4" = 1'-0"



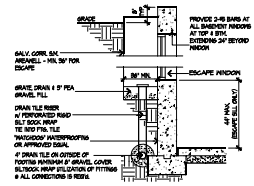
④ TYP. FND. SECTION
SCALE: 1/2" = 1'-0"



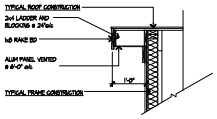
⑤ FND. AT GARAGE
SCALE: 1/2" = 1'-0"



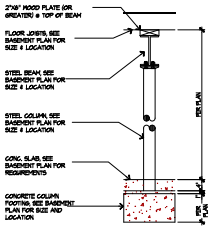
⑥ GARAGE OPENING
SCALE: 1/2" = 1'-0"



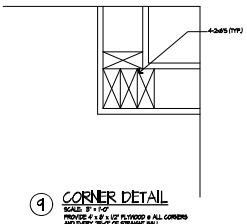
⑦ TYP. ESCAPE WINDOW
SCALE: 1/2" = 1'-0"



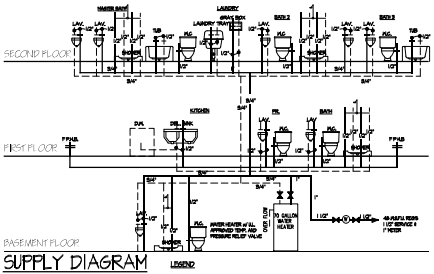
② RAKE DETAIL
SCALE: 3/4" = 1'-0"



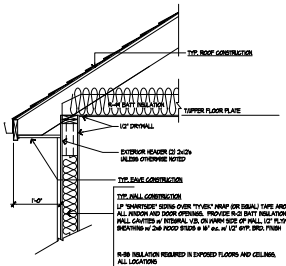
⑧ BASEMENT COL. DETAIL
SCALE: 3/4" = 1'-0"



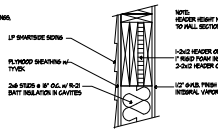
⑨ CORNER DETAIL
SCALE: 3" = 1'-0"
PROVIDE 4' x 8' x 1/2" PLYWOOD @ ALL CORNERS AND EVERY 25'-0" OF STRAIGHT WALL



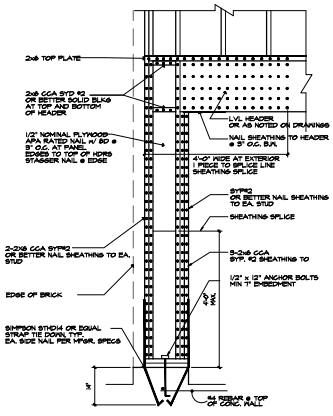
SUPPLY DIAGRAM
NO SCALE
LEGEND
HOT WATER
COLD WATER
PLUMBING MATERIALS:



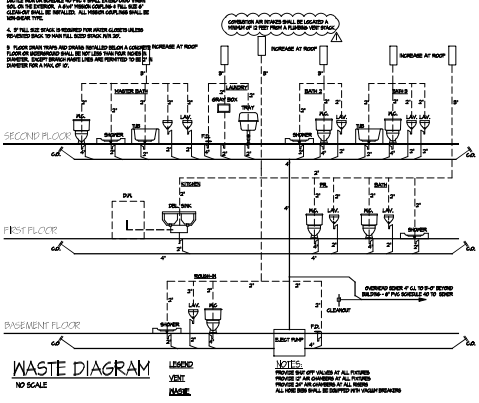
③ WALL SECTION @ EAVE
SCALE: 3/4" = 1'-0"



⑪ HEADER DETAIL
SCALE: 1 1/2" = 1'-0"



⑩ BRACED WALL PANEL
SCALE: 3/4" = 1'-0" @ GARAGE DOOR



WASTE DIAGRAM
NO SCALE
LEGEND
VENT
WASTE
NOTES:

FredeRick Gilmc
3489 Oxford Ave Drive
Elgin IL 60124
847 421 8676
email: gilmoresarch@gmail.c
www.gilmoresarchitects.c

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)
Attachment: Architectural plans example - PERMIT - rev1 (274 and 286 W. Michican Avenue - Estates at Arcadia)

RESIDENTIAL ENERGY EFFICIENCY

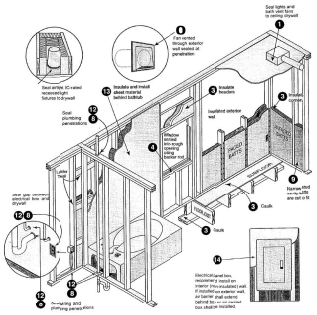
TABLE R402.4.1
AIR BARRIER AND INSULATION INSTALLATION[a]

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealed material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling them with a material having a thermal resistance, R-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extending from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	—
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	—	For exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the showers or tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or phone boxes or installed behind exterior units of multifamily dwellings.	—
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where sprinklers are installed in concealed locations, such as behind soffits, ceilings or walls, the annular space around the sprinkler shall be sealed using an approved fire caulking or other approved sealants shall be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

a. Inspection of log walls shall be in accordance with the provisions of ICC-400.

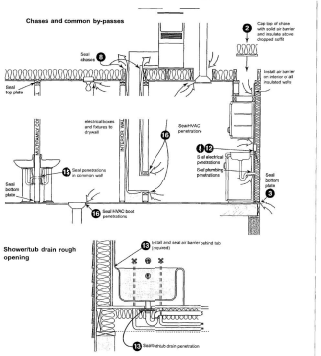
Copyright © 2018, ICC, INTERNATIONAL CODE COUNCIL, Inc. Reproduced by Illinois Institute of Technology under a limited license granted by ICC. No further reproduction or distribution is authorized. For more information about ICC's intellectual property policy, see www.iccsafe.org/ip. ICC and the ICC logo are trademarks of the International Code Council, Inc. and may not be used without permission. ICC DISCLAIMS ALL WARRANTIES, EXPRESS AND IMPLIED, REGARDING THIS PUBLICATION, INCLUDING BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. ICC SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES RELATING TO THE USE OF THIS PUBLICATION.

Air sealing key points



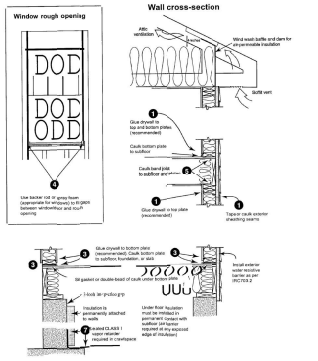
2

Air sealing key points *continued*



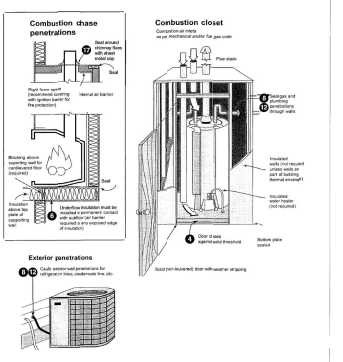
3

Air sealing key points *continued*



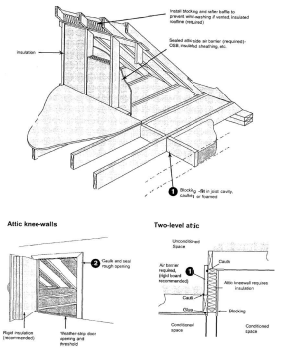
4

Air sealing key points *continued*



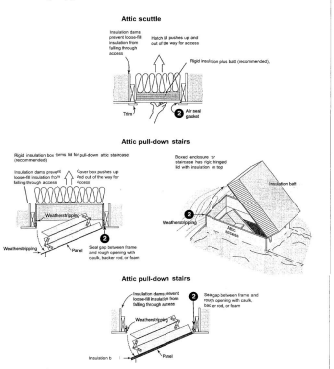
5

Air sealing key points *continued*



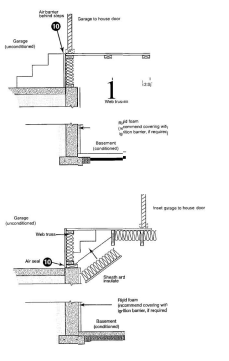
6

Air sealing key points *continued*



7

Air sealing key points *continued*



8

Rick Gilmore, FA
Fellow of the Institute
FredeRick Gilmo
5489 Oakhurst Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.
www.gilmorearchitects.c
This drawing is copyrighted m

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

GENERAL REQUIREMENTS

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

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

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

3. DESIGN LOADS

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

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

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

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

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

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

A. Portland Cement: ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,000 PSI.
B. Reinforcing Steel: ASTM A615, Grade 60, deformed bars.
C. Welded Wire Fabric: ASTM A185, 6 inch x 6 inch x No. 10 x 10.
D. Course Aggregate: Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for slabs or 1–1/2 inch for foundations and footings.
E. Fine Aggregate: Washed natural sharp sand without clay content.
F. Water: Potable
G. Vapor Barrier: .006 inch (6 mil) polyethylene sheet.
H. Expansion Joints: Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
I. Concrete Finishes: Install concrete slabs with monolithic finish. Screed the surface site a straightedge, float to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
J. Curing: Protect flat surfaces, not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
K. Slump for normal weight concrete shall be as follows:
1. Footings, walls and walks 4 in. – 6 in.
2. Slabs 3 in. – 5 in.
3. If mechanical vibrators are used, reduce slump by one third.
L. Do not increase the water ratio in concrete for easier movement of concrete in the formwork.
M. All exterior concrete to have 6 percent air entrainment.
N. Unless noted otherwise, all slabs on grade shall be a minimum 4 inch thick and placed over a minimum of 4 inches of compacted sand or approved gravel fill. Interior slabs shall be placed over a stabilized polyethylene vapor barrier.
O. Subcontractor shall be responsible for the size, location and installation of required steel reinforcing in footings and walls per local codes or specific soil conditions, whichever is more restrictive.
P. Footing sizes shown are typical only for the stated soil pressure and consistent compaction.
Q. Set 1/2 inch diameter anchor bolts in the foundation wall at 6'–0 o/c maximum spacing and at no more than 12 inches in form each corner and both sides of all openings. The bolts shall be embedded in the foundation wall not less than 8 inches.
R. Beam pockets shall be provided for all beams supported by concrete, unless noted otherwise, and shall comply with the following:
1. Minimum bearing 4 inches
2. Height and width as required by the beam.
3. 2" nominal pressure treated lumber beneath full bearing of wood beams.

MASONRY
Provide masonry veneer anchorage per local codes.

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

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

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

2. GRADING
Provide lumber and materials meeting or exceeding the following standards of quality. All framing members shall be grade stamped.
A. Allowable stress for Framing Members:

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

3. MATERIALS
A. Mudsills:
All wood in contact with concrete or masonry shall be pressure treated.
B. Metal Connectors:
1. Simpson as detailed or equivalent.
2. Install joist and beam hangers capable of supporting the maximum allowable load of the joist or beam being supported.
3. Steel items to comply with ASTM A7 or ASTM A36.
4. Use Galvanized Steel at all exterior locations.
C. Nailing:
1. Per applicable code for common wire nails.
2. All plywood diaphragms shall have cement coated or ring shank ply nails.
3. Use 16d's at 16" o/c when nailing 2–2x members together.
4. Use 2 rows of 16d's at 16" o/c when nailing 3–2x members together.
5. A positive connection must be provided for all free standing posts.
D. Trusses:
1. Provide wood trusses able to sustain the stated loads for the spans, profiles and arrangement shown in the Construction documents. Truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design, including spacing, of all trusses and shall submit shop drawings sealed by a registered engineer for approval by the Contractor.
2. All roof trusses are to be designed for no attic storage unless noted otherwise.
E. Sheathing:
1. Roof: 5/8" nominal thickness OSB roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA)
2. Floors: 12" pre-engineered floor truss system – 3/4" OSB T&G floor panels span rating for floor application per Structural Board Assoc.(SBA).
3. Walls: 1/2" nominal thickness OSB (except where portal framing is required)
F. Laminated Veneer Lumber
1. All members referred to as "Micro-Lam" shall be Laminated Veneer Lumber.
2. Provide glue-laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
3. Allowable Stresses

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

4. FRAMING
A. Stud walls:
1. All studs to have full bearing on plate.
2. Not less than (3) studs shall be installed at every corner of an exterior wall.
3. Stud spacing for all exterior walls and bearing walls shall be 16" o/c unless noted otherwise. Stud spacing for all interior walls shall be 16"o/c unless noted otherwise.
4. Studs shall be a minimum standard or stud grade lumber unless noted otherwise.
5. Studs shall be a minimum of 2x4 nominal with the wide face perpendicular to the wall.
6. All top plates to be 2–2x as indicated on drawings with minimum lap splice of 48" with butt joints occurring over studs. Plates are to overlap at corners and be the same size as the studs.
7. All walls greater than 10'–0 in height shall be 2x6 studs unless noted otherwise.
8. Framing contractor shall provide backing as required for all light fixtures, cabinets, wardrobes, brackets, handles, drywall, etc.
9. Provide "Box-Out" framing behind all heat supplies in walls common to the Garage so as to allow a full 3 1/2" insulation batt behind the heat supply duct.
10. 4'x8'x1/2" plywood bracing shall be provided at the corners all exterior walls and main cross stud partitions at each end and at least every 25 feet of length. They shall be placed at an angle not greater than 60 degrees nor less than 45 degrees from horizontal.

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

5. MISCELLANEOUS

A. All wood plates bearing on concrete or masonry shall be pressure treated.
B. All treated sill plates shall be anchored with 1/2" diameter x 12" long anchor bolts set at 6'–0 o/c and 1'–0 in from each corner.
C. Install fiberglass or foam sill sealer between the top of the foundation and the sill plate.
D. Provide 2" nominal pressure treated lumber beneath full bearing of wood beams bearing on concrete or masonry.
E. Firestop all soffits and cut plates. All floor construction through which heat or exhaust ducts pass shall be effectively draft stopped.
F. All exterior 2x decking, joists, posts and stairs to be of pressure treated lumber. All exterior handrails, balusters and trim to be of roughsawn cedar unless noted otherwise. All exterior joist hangers to be galvanized.
G. Install all "I" joists, floor and roof trusses in accordance with manufacturer's specifications. All trusses are to be designed by manufacturer.
H. Maximum stair riser and minimum tread nose to nose depth shall be in accordance with governing codes.
I. Maintain minimum 6'–8 headroom clearance on stairs.
J. Required handrails at stairways shall be continuous the full length of the stairs and may only be interrupted at a landing.
K. Balusters shall be spaced so as not to allow passage of a 4" diameter sphere.
L. Stair construction shall consist of 2x12 stringers, 5/4 or 2x thick treads and 3/4" thick risers, or shall be fabricated by a component stair manufacturer. All risers are closed.
M. Plywood backing at specified trim pieces shall be 3/8" exterior grade plywood.
N. Common house/garage demising wall shall be one hour rating. (UL Assembly #U305)
O. All attic truss spaces shall be draftstopped to areas not exceeding 1000 SF.
P. All floor trusses shall be draftstopped to areas not exceeding 500 SF.

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

D. Extend insulation over entire area to be insulated. Cut and fit tightly around obstructions and fill all voids with insulation. Maintain minimum air space between bottom of roof deck and top of insulation.
E. Provide a vapor barrier as specified in plans and details. Install per manufacturers specifications.
F. Roofing shall be a minimum of 30 yr. composite shingles installed over 15# roof felt over roof sheathing with a minimum main roof pitch of 5:12. Ice and water shield or approved equal to be applied horizontally at eave up slope of roof to a point 24" inside exterior wall. (Vertical laps to be min. 5", horizontal laps to be min. 6"). ice and water shield or approved equal to be applied to all valleys.
G. All shingles are to be fastened with nails.
H. Siding per print, installed per manufacturers specifications.
I. All fascias and soffits per print.
J. Provide flashing and sheet metal required to prevent the penetration of water through the exterior shell of the building.
K. In addition to complying with governing codes, comply with pertinent recommendations contained in the current edition of "Architectural Sheet Metal Manual" published by SMACNA.
L. All iron sheet metal flashing shall be hot dipped galvanized complying with ASTM A93.
M. Provide gutters and down spouts as specified by Contractor. Down spout locations to be determined by Subcontractor and approved by Contractor. Splash blocks are required where downspouts terminate.
N. Subcontractor to determine the direction of water discharge from the downspouts so as to eliminate any potential hazard to pedestrians created by the water or ice discharge from the he downspouts.
O. Attic spaces shall have a minimum ventilation area equal to 1/150th of the horizontally projected roof area or as further required by governing codes.

DOORS AND WINDOWS
A. Exterior and vestibule doors shall be 1 3/4" thick metal clad insulated swinging units as specified by the Contractor unless noted otherwise.
B. Glazing in doors and sidelights shall be double pane insulating glass.
C. Provide tempered glass as required by governing codes.
D. Patio doors, sliding glass doors, and windows over bath tubs shall have tempered glass.
E. Interior doors shall be prehung with wood jambs and specified by Contractor
F. Finish hardware shall be specified by Contractor and installed by Subcontractor. Subcontractor to install all hardware required by governing codes.
G. Garage to house door and frame to be one hour fire rated with a self-closing device.
H. All operable windows shall have insect screens.

FINISHES
A. Use wallboard of maximum lengths to minimize end joints. Stagger end joints when they occur. Locate end joints as far as possible from center of wall or ceiling. Abut wallboard without forcing. Neatly fit ends and edges of wallboard. Do not place butt ends against tapered edges. Support ends and edges of all board panels on framing or furring members except for face layer of double layer and where ends are back-blocked and floated.
B. Gypsum Wallboard:
1. Regular Board: ASTM C36
2. Fire-rated Board: ASTM C36, Type X, 5/8" with tapered edges.
3. Fiberglass Reinforced Gypsum Backing Board: Durock or Wonderboard brand, 1/2"
4. Water-Resistant Board: 1/2", regular grade, tapered edges.
C. Gypsum wallboard, unless noted otherwise, shall be provided as follows:
1. Exterior Walls: 1 layer regular 1/2" wallboard to interior face.
Interior Walls: 1 layer regular 1/2" wallboard each side.
Ceiling: 1 layer regular 1/2" wallboard for framing members 16" o/c or less. 1 layer regular 5/8" wallboard for framing members over 16" o/c
Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
2. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
3. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
4. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.
D. Job Conditions
1. Temperature: Maintain range between 55 degrees F. to 70 Degrees F. for 24 hours before, during and after gypsum wallboard and joint treatment application.
2. Ventilation: Provide natural or mechanical ventilation during and following adhesives and joint treatment application.

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

HEATING, VENTILATION AND AIR CONDITIONING

A. Subcontractor to design a system to properly heat, ventilate and condition the project. Priority in design of system should be govern to proper and economical functioning of systems for the entire house as well as economy of the installation. Include all duct work, hardware, controls and insulation for complete system. Subcontractor shall be responsible for the design of the system within accepted limits and in accordance with governing codes.
B. HVAC information in the Construction Documents is only schematic. If shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. HVAC fixtures and equipment shall be specified by the Contractor.
D. Design and installation of HVAC shall be the responsibility of the Subcontractor
1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4' above finished floor inside at –10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.

3. All new ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest addition of ASHREA construction standards for ductwork construction.
a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
4. All HVAC equipment shall be individually switched.
5. Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
6. Branch take-offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
7. Provide factory-fabricated turning vanes in all square elbows.
8. HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
9. All duct openings in walls shall be sealed airtight and soundproof.
10. Provide combustion air to all gas fired equipment in accordance with governing codes.
11. Required number of return air ducts per code. All return air ducts to be metal, not an unpanned joist or stud space.
12. All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.

ELECTRICAL
A. The Electrical Contractor shall furnish and install all electrical construction materials shown or reasonably implied on the drawings to complete the installation in a satisfactory and usable manner and in accordance with governing codes.
B. Electrical information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
C. Electrical fixtures and equipment shall be specified by the Contractor..
D. Design and installation of Electrical shall be the responsibility of the Subcontractor
1. Service panels to be a minimum of 20 circuit, 200 amp. Verify with the contractor. Install panel with a min. of 3'–0 clearance space around it.
2. Furnish and install all Bathroom fans and exhaust fans.
3. Provide 1/2" diameter conduit piping for remote water meter reader. Final location to be coordinated with the local building department.
4. All low voltage wiring 50 volts or less shall not be required to be in conduit unless wiring is located in hazardous areas.
5. All conduit shall be sized according to code unless noted on the drawings.
6. Provide and install certified 110 volt interconnected smoke detectors on a common lighting circuit, not to a separate dedicated circuit, with 9 volt battery back-up. Locations as shown in the Construction Documents and as required by the National Fire Protection Agency (NFPA) and local governing codes.
7. Provide and install ground fault circuit interrupters (GFI) as required by the 2017 Electrical Code (NEC) and with all local amendments.
8. All materials shall be new and of a quality approved by the Contractor. Materials shall bear Underwriter's Laboratories, Inc. seal.
9. Minimum power and lighting wire shall be No. 14 gauge copper or as otherwise indicated on the drawings, type THW or THHN.
10. Electrical Subcontractor shall provide all control wiring required for interconnecting of equipment or remote controls.
11. Electrical Subcontractor shall provide power and local disconnect switches to all power consuming equipment shown on the mechanical and plumbing drawings.
12. Conduit is required for all 110 and 220 wiring (not for low voltage wiring).
13. Contractor to provide 2 cable television connections and two telephone jacks per plan.

by

specifications

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
LICENSED ARCHITECT
EXPIRATION 11/30/22

REV	DESCRIPTION
1	VILLAGE REVISIONS
2	FAMILY ROOM STEE

Rick Gilmore, FA
Fellow of the Associatio

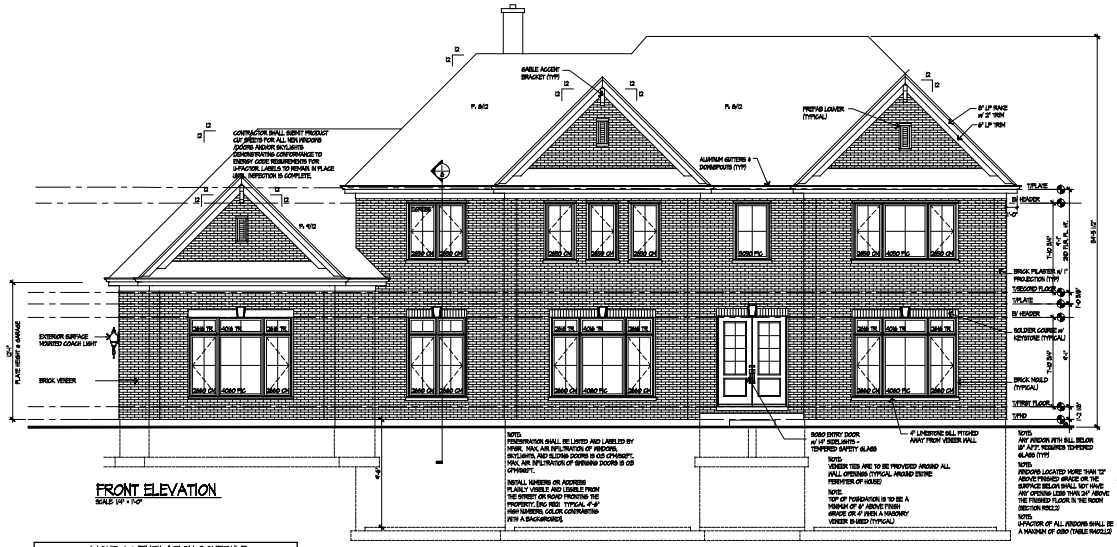
NEW SINGLE FAMILY R
POMIS RESIDEN
1517 N. CHICAGO AVENU
ARLINGTON HEIGHTS, I

Gilm
FredeRick Gilmo
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.c
www.gilmorearchitects.c

This drawing is copyrighted al

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

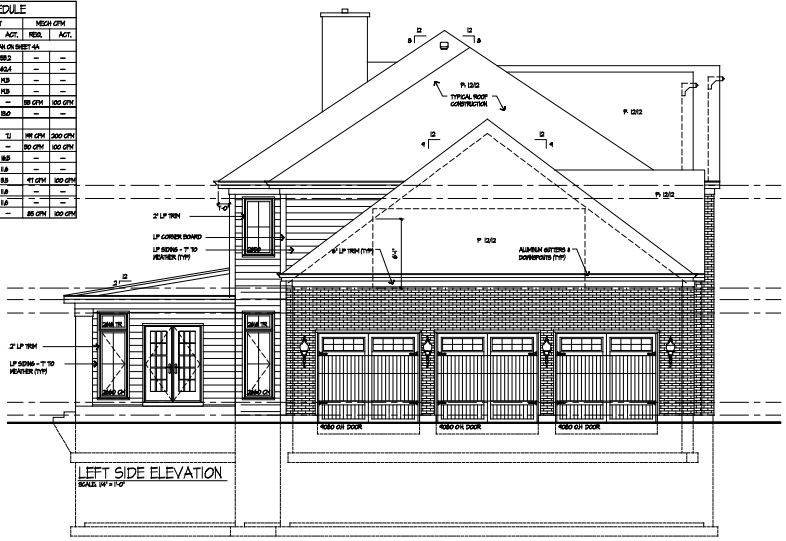
Attachment: Architectural plans example - PERMIT - rev8 (274 and 286 W. Michican Avenue - Estates at Arcadia)



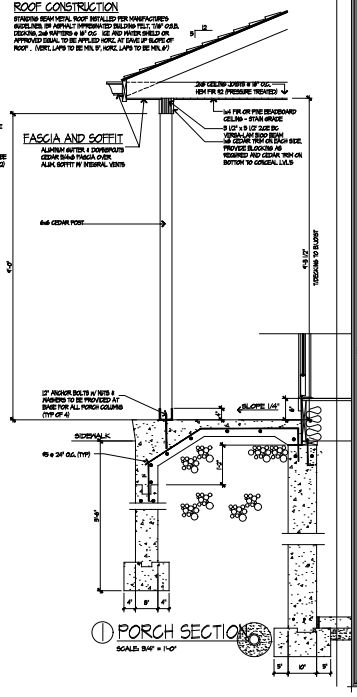
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LIGHT & VENTILATION SCHEDULE							
ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
BASEMENT	REFER TO FINISHED BASEMENT PLAN ON SHEET A4						
KITCHEN/BREAKFAST	521 SF.	42.2	106.1	21.1	53.2	–	–
FAMILY ROOM	154 SF.	4.2	12.5	20.6	62.4	–	–
DINING ROOM	291 SF.	20.8	31.0	10.9	11.5	–	–
OFFICE	141 SF.	1.9	31.0	9.7	11.5	–	–
FOYER	85 SF.	–	–	–	–	85 CFM	100 CFM
MEDIA ROOM	314 SF.	10.5	26.0	5.23	13.0	–	–
MASTER BATH	136 SF.	1.0	14.2	5.3	7.1	90 CFM	200 CFM
MASTER BATH PC	20 SF.	–	–	–	–	50 CFM	100 CFM
MASTER BEDROOM	286 SF.	20.0	49.6	10.2	16.5	–	–
EN-SUITE	96 SF.	6.1	24.0	4.8	11.9	–	–
BATH	64 SF.	9.2	11.1	2.9	5.5	47 CFM	100 CFM
BEDROOM 2	99 SF.	14.8	21.4	7.9	11.9	–	–
BEDROOM 3	99 SF.	11.6	21.4	6.5	11.9	–	–
BATH 2	51 SF.	–	–	–	–	35 CFM	100 CFM

* BALANCE OF LIGHT AND/OR VENT TO BE BY ARTIFICAL MEANS.



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



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

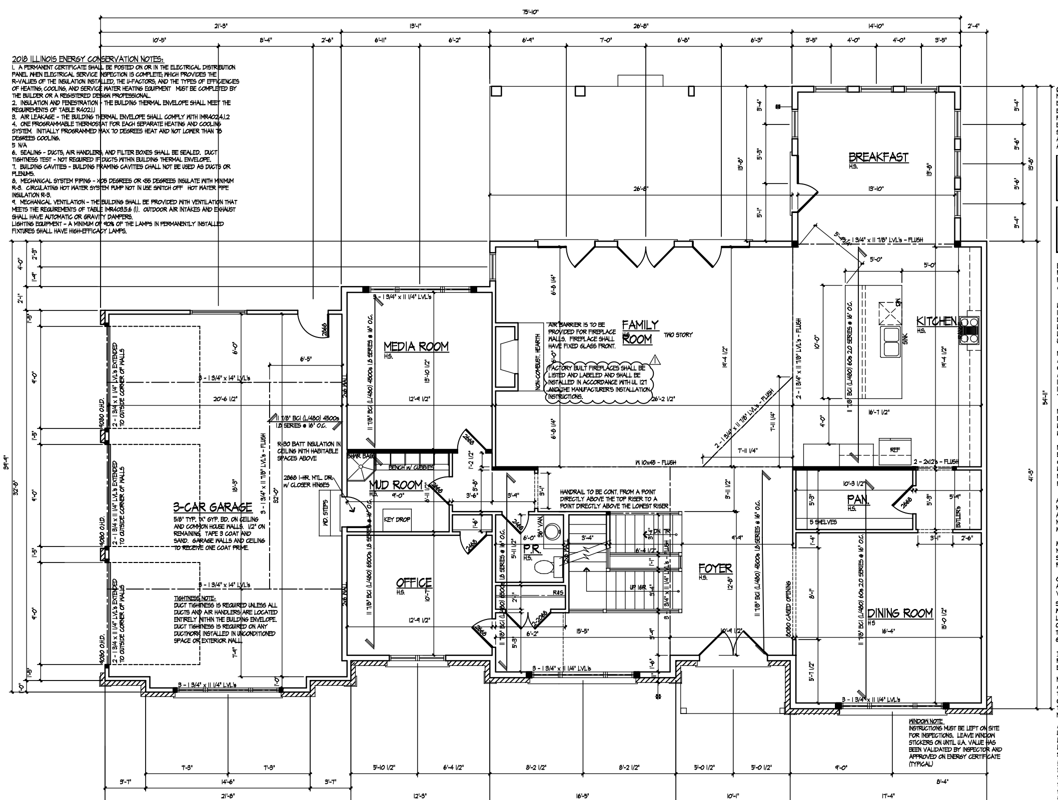
COPYRIGHT © 2020 MATTHIAS JANS ARCHITECT ALL RIGHTS RESERVED

MATTHIAS JANS ARCHITECT

EDWARDS RESIDENCE
1234 STUART LANE

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

2018 ILLINOIS ENERGY CONSERVATION NOTES:
1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETE; WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX 70 DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5 N/A
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES CHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - >105 DEGREES OR <55 DEGREES INSULATE WITH MINIMUM R-3. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE IMR403.5.6 (1). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.



FIRST FLOOR PLAN

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

FIRST FLR. 2380 S.F.
SECOND FLR. 1644 S.F.
GARAGE 723 S.F.
TOTAL= 4014 S.F.

BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS 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

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 CITY OF ELMHURST PRIOR TO CALLING FOR FINAL INSPECTION.

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

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.

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

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

COOKTOP NOTE:
M1503.4 MAKE UP AIR REQUIRED:
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (CFM) SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.

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

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

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

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

NOTE:
ALL EQUIPMENT AND APPLIANCES, INCLUDING THE AIR CONDITIONER, WATER HEATER, FURNACE, SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING SAND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE AT THE TIME OF INSPECTION.

NOTE:
EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. (SECTION R602.6)

NOTE:
EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1 1/2" INCHES (1 1/2") WIDE FASTENED TO EACH PLATE (SECTION R602.6.1)

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET AND THE SILL SHALL NOT BE MORE THAN 44" A.F.F. MINIMUM OPENING HEIGHT IS 24" AND MINIMUM OPENING WIDTH IS 20".

WINDOWS AND SLIDING GLASS DOORS ARE LIMITED TO NO MORE THAN .3 CFM PER SQUARE FOOT AIR LEAKAGE. SWINGING DOORS ARE LIMITED TO NO MORE THAN .5 CFM PER SQUARE FOOT.

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

SUPPLY DUCTS IN ATTICS TO BE INSULATED WITH MIN R8 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.

TYPICAL HEADER INSULATION
REFER TO DETAIL 4 & 3/10 FOR ALL EXTERIOR WALL HEADER INSULATION

NOTE:
ANY ATTIC ACCESS SCUTTLE LOCATED IN THE GARAGE CEILING, WHERE SUCH GARAGE ATTIC SPACE IS CONTIGUOUS TO THE MAIN DWELLING ATTIC SHALL HAVE A MINIMUM 20 MINUTE FIRE RATING LABEL.

ACCESS DOORS FROM CONDITIONED TO UNCONDITIONED SPACE SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING SURFACES.

HVAC NOTE:
DUCTS PENETRATING WALLS OR CEILINGS 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.

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

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.

COPYRIGHT © 2020 MATTHIAS JANS ARCHITECT ALL RIGHTS RESERVED

MATTHIAS JANS ARCHITECT

EDWARDS RESIDENCE

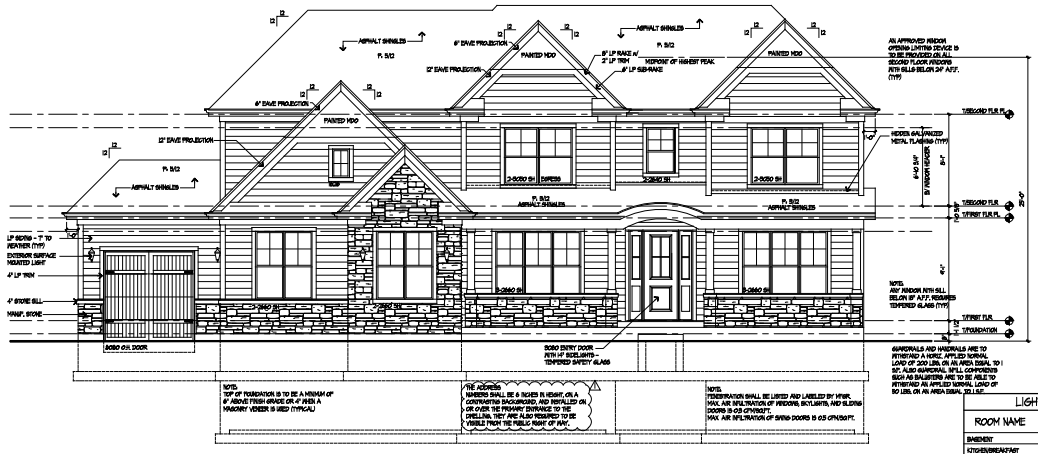
Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

COPYRIGHT © 2020 MATTHIAS JANS, ARCHITECT ALL RIGHTS RESERVED

MATTHIAS JANS ARCHITECT

EDWARDS RESIDENCE

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



FRONT ELEVATION

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS 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 12" 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, ALL HEIGHTS BELOW 8', EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR. (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING ALL BE ARCHITECTURAL GRADE 25 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMIN GUTTERS W/ DOWNSPOUTS AS PER ELEVATIONS. FASCIA AND WITH 1x10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 OR 1X6 TRIM BOARD TYPICAL
14. TYPICAL SIDING - CEDAR W/ 5" EXPOSED
15. TYPICAL TRIM - 5/4" PRE-PRIMED CEDAR
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT REQ.	LIGHT ACT.	VENT REQ.	VENT ACT.	MECH CFM REQ.	MECH CFM ACT.
BASEMENT	2078 SF.	97.2	48.0	97.2	48.0	--	--
KITCHEN/BREAKFAST	481 SF.	96.2	60.4	96.2	--	--	--
DINING ROOM	222 SF.	11.9	48.6	9.6	22.5	--	--
STUDY	288 SF.	11.4	50.2	9.7	10.1	--	--
FLEX ROOM	301 SF.	15.1	50.2	6.1	10.1	--	--
FAMILY ROOM	550 SF.	50.4	50.2	9.2	27.6	--	--
RECREATION ROOM	781 SF.	39.8	50.2	14.4	15.1	--	--
FOYER	94 SF.	--	9.9	--	2.4	91 CFM	100 CFM
MASTER BATH	185 SF.	--	9.9	--	--	46.8 CFM	200 CFM
MASTER BEDROOM	384 SF.	21.2	48.4	10.9	20.7	--	--
BEDROOM #2	171 SF.	14.6	27.9	7.9	13.9	--	--
BEDROOM #3	208 SF.	9.6	27.9	9.5	13.9	--	--
BEDROOM #4	202 SF.	9.3	27.9	9.1	13.9	--	--
BATH #2	42 SF.	--	--	--	--	65 CFM	100 CFM
BATH #3	51 SF.	--	--	--	--	46 CFM	100 CFM

STANDARD ELEVATION NOTES

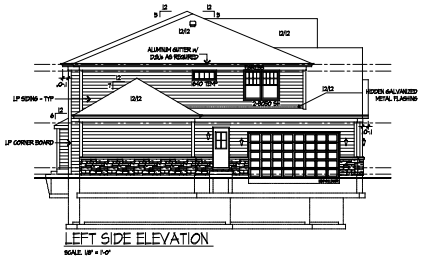
- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA
- ALUMINUM GUTTER W/ NORMAL VENT
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS. 1x2 EAVE BOARD OVER 1x6 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED

INDICATES MANUFACTURED STONE

INDICATES LP SIDING

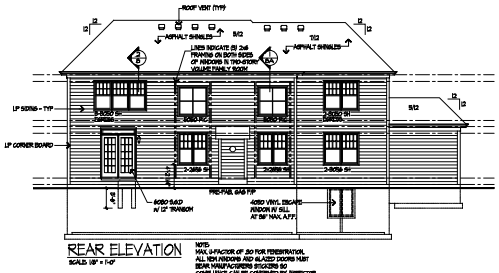
HIDDEN GALVANIZED METAL FLASHING

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



LEFT SIDE ELEVATION

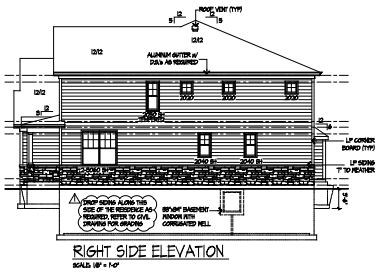
SCALE: 1/8" = 1'-0"



REAR ELEVATION

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.



RIGHT SIDE ELEVATION

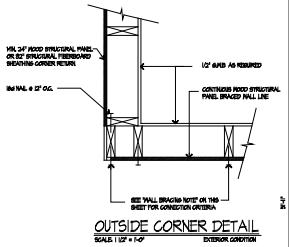
SCALE: 1/8" = 1'-0"

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

This drawing is copyrighted all rights reserved

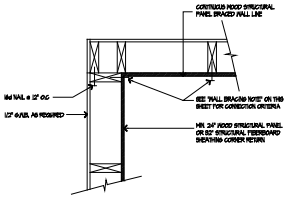
NEW SINGLE FAMILY RESIDENCE
POMIS RESIDENCE
1517 N. CHICAGO AVENUE
ARLINGTON HEIGHTS, ILLINOIS 6

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



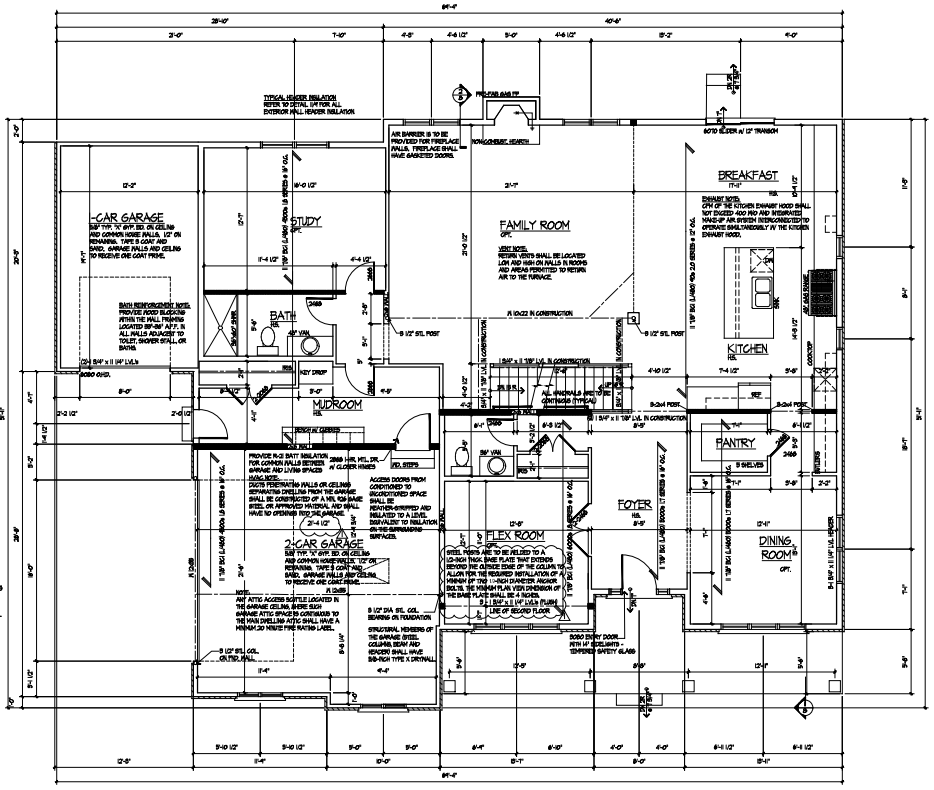
OUTSIDE CORNER DETAIL

SCALE: 1 1/2" = 1'-0" EXTERIOR CONDITION



INSIDE CORNER DETAIL

SCALE: 1 1/2" = 1'-0" EXTERIOR CONDITION



FIRST FLOOR PLAN

FIRST FLR.	2,144 SF.	SCALE: 1/4" = 1'-0"
SECOND FLR.	2,009 SF.	
TOTAL	4,153 SF.	
GARAGE	721 SF.	

INDICATES A BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT

ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED

PER IECC SEC. 402.4.2.2 BLOWER TEST IS REQUIRED

ALL PLUMBING WALLS THAT WILL HAVE HORIZONTAL RUN 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

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

JACK STUD REQUIREMENTS FOR 16" STUD SPACING

SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-0"	1	1
> 3'-0" TO 6'-0"	1	2
> 6'-0" TO 9'-0"	2	2
> 9'-0" TO 10'-0"	2	3
> 10'-0" TO 12'-0"	2	3
> 12'-0" TO 14'-0"	3	3
> 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.

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, ANDVER 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 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.

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.

PROVIDE MIN AND LOW GOLD 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.

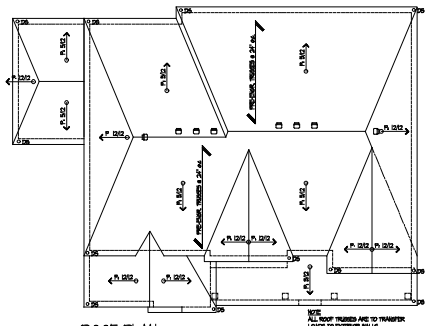
ERSON NOTE: INSTRUCTIONS MUST BE LEFT ON SITE FOR INSPECTIONS. LEAVE ERSON STICKERS ON SITE. U.A. VALUE HAS BEEN VALIDATED BY INSPECTOR AND APPROVED ON ENERGY CERTIFICATE. (TYPICAL)

BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC. AUTOMATIC AIR DAMPERS 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 COMPLETED, RIGH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT, THAT BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IRR402.4.3
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM, INSTALLY PROGRAMMED WITH 10 DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. NON WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING DAMPERS AND COMBUSTION AIR.
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 - HOT DEGREES OR OR DEGREES INSULATE WITH MINIMUM R-0. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE R402.E3 (E). 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.

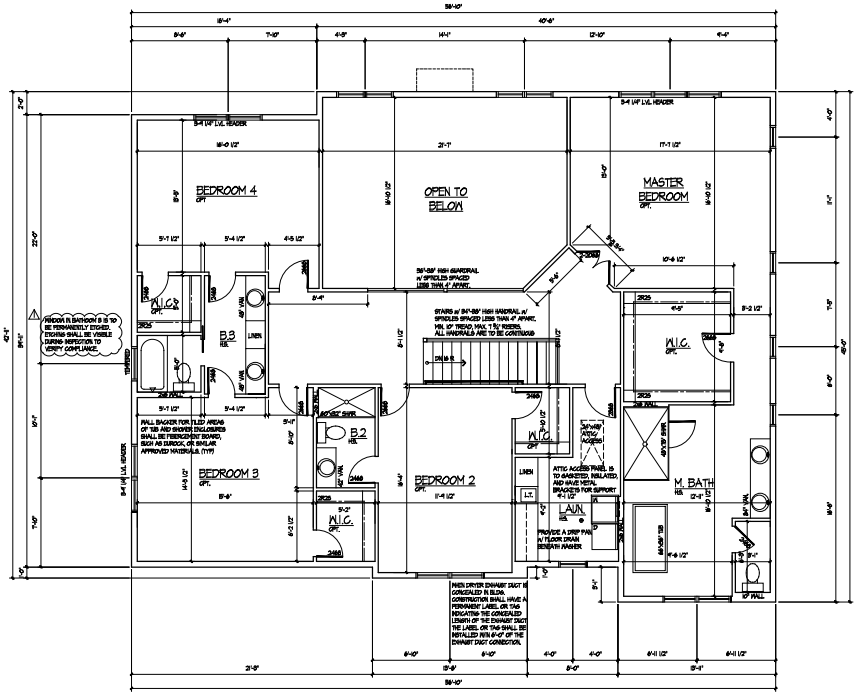
Rick Gilmore, P.E.
Fellow of the Associate
NEW SINGLE FAMILY R
POMIS RESIDEN
1517 N. CHICAGO AVEN
ARLINGTON HEIGHTS, I
Gilm
FredeRick Gilmo
3489 Gallant Fox Driv
Elgin IL 60124
847 421 8076
email: gilmorecrd@gmail.
www.gilmorearchitects.
This drawing is copyrighted

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



ROOF PLAN

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



SECOND FLOOR PLAN

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

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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. O-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 AVENUNE, 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

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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.

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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 (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

ENGINEERING PLAN FOR DEVELOPMENT

274 & 286 W. MICHIGAN AVENUE PALATINE, ILLINOIS

OWNER:

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

LOCATION MAP
NTS SCALE

GENERAL NOTES:

1. All work, materials, the earthwork, pavings, mains, sewers and underground utility installations, shall be constructed and installed in accordance with the following Standard Specifications, as applicable, except as modified by these specifications or by the local municipality. These Standard Specifications include, but are not limited to the following:
   a. "Standard Specifications for Water and Sewer Main Construction in Illinois", (SSWSMCI) latest edition;
   b. "Standard Specifications for Road and Bridge Construction," (SSRBC) and all addenda thereto, as prepared by IDOT for the Illinois Department of Transportation, latest edition;
   c. The Illinois Manual on Uniform Traffic Control Devices" (IMUTCD) as prepared by IDOT, latest edition;
   d. The Standard Specifications and construction details and restrainers of the AWWA;
   e. American Society for Testing and Materials (ASTM);
   f. American Water Works Association (AWWA);
   g. Illinois State Plumbing code, latest edition.
   h. the Illinois Urban Manual (IUM), as maintained by the Associaton of Illinois Soil and Water Conservation Districts;
   i. the Village of Palatine Code of Ordinances, the Standard Specifications and the construction details and notes of the Village of Palatine, as published by the Municipality;
   j. Placement design shall conform to the Village of Palatine Code of Ordinances, Chapter 30, Article XIII, Section 30-1300, Subsection (L)(3), (Stormwater Ordinance).
   k. the requirements of the IEPA (Illinois Environmental Protection Agency);
   l. and any other applicable codes or ordinances. Contractor to verify additional requirements and standard details directly with the Village prior to construction and incorporate into the project.
2. In case of conflict between the Village development ordinance and other Village requirements shall control on site.
3. The Contractor shall comply with all State and Federal Safety Regulations as outlined in the latest revisions of the Federal Construction Safety Standards (Series 29) and with all applicable provisions and regulations of the Occupational Safety and Health Act.
4. Notice shall be given by the Contractor, at least 48 hours prior to commencement of the work, to the following entities:
   (847) 359-9849
   a. Village of Palatine
   b. Commonwealth Edison
   c. North Shore Gas
   d. SBC
   e. Groundwork, Ltd.
   f. These contact numbers are provided for convenience purposes only. It is the responsibility of the Contractor to verify the accuracy of the information provided numbers change or become inoperable.
5. Electric, telephone, natural gas, cable and other utility companies including the Village of Palatine may have underground and/or overhead service facilities in the vicinity of the proposed improvements. The Contractor shall notify the above mentioned companies and the Village of Palatine for the purpose of all existing utilities prior to construction and shall be responsible for having the utility companies locate their facilities on the field and any other appropriate utility companies locate their facilities on the field preservation of these facilities. The Contractor shall contact J.U.L.I.E. at (811) or (800) 892-0123 at least 48 hours prior to commencing any excavation. The Contractor shall coordinate all work with any other applicable public utility companies. All other agencies shall also be notified as required. In case of conflict, the Contractor shall contact the Engineer at once.
6. Locations of existing underground utilities indicated on the plans are approximate and may be incomplete. The Contractor shall locate the exact and the best available information indicated on these plans. Contractor shall field verify all existing utilities (locations, dimensions, elevations, etc.) that are affected by the work prior to the commencement of construction of the improvements and shall be responsible for any damage thereto. Contractor shall exercise caution in all locations of existing utilities. Notify the engineer immediately if discrepancies are found.
7. Existing information shown on drawing is from the Plat of Survey from information prepared by John M. Humphrey, Surveyor, and a available from and Associates, Inc. for plans that were prepared for "Arcadia Walk" and the "Arcadia Subdivision".
8. Contractor shall review geotechnical investigation prepared by Soil Investigation, Illinois, dated 10/27/2016. Copy of report is available from Owner.
9. All dimensions are to back of curb or edge of pavement unless otherwise noted.
10. The work shall be subjected to inspection by State and Local Authorities under whose jurisdiction the work falls.
11. The Contractor shall be responsible for obtaining all necessary permits, including from the State, County and Village.
12. All areas disturbed by construction shall be restored per Village of Palatine requirements.
13. Site Soil Erosion and Sedimentation Control Notes" as part of these plans for the Illinois Urban Manual (IUM), as maintained by the Associaton of Illinois Soil and Water Conservation Districts.
14. Contractor shall indemnify Groundwork, Ltd., and the Village of Palatine and their agents, from all liability involved with the construction, installation and testing of work associated with this project.
15. The Contractor shall be responsible for all pavement or appurtenances damaged by his operations and restoration as necessary to pavements per Village requirements.
16. No material storage, stockpiles within 10' of perimeter lot lines.
17. Portable toilet on site shall not be located within 10' of perimeter lot lines.
18. Provide lot line staking at 50' intervals.
19. Provide water tank or water truck for water source during demolition and construction, when needed.
20. Provide temporary fencing around perimeter of site.
21. Provide water truck for dust control.

LEGEND

STANDARD LEGEND

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
	Contours	699		Straw Bale Inlet Protection	
	Sanitary Sewer (Size in Inch(es))			Inlet Filter/Shield	
	Storm Sewer (Size in Inch(es))			Gas Line	G
	Watermain (Size in Inch(es))	W		Wood Fence	
	Top of Foundation Elevation	TF XXX.XX		Chain Link Fence	
	Finish Grade Elevation	FG XXX.XX		Wire Fence	X
	Spot Elevations	x		Water Service	
	Power Pole			Sanitary Service	
	Utility Pole			Storm Service	
	Street Light			Silt Fence	SF
	Electric Manhole	E		Telephone Line	T
	Telephone Manhole	T		Electric Line	E
	Catch Basin (Type A)			Cable TV Line	CATV
	Sanitary Clean Out				
	Sanitary Sewer Manhole				
	Storm Sewer Manhole				
	Storm Sewer Inlet (Type A)				
	Depressed Curb				
	Headwall				
	Flared End Section				
	Deciduous Tree				
	Coniferous Tree				
	Tree to be Saved				
	Tree to be Removed	OR			
	Minor Drainage Route				
	Summit				
	Swale				
	Flood Water Flow				
	Major Flood Route to Pond				

LEGEND

- Proposed Sanitary Manhole/cover / Invert
- Proposed Storm Sewer Structure (rim / Invert)
- Outlet Number # 1

PROJECT BENCHMARK

Provided By: See Plans by Spiro & Associates, Inc.
Stantec & 35th Bunchbrook:
Chiseled square cut in northwest corner of the headwall approximately 75 South of the Public Works Entrance.
U.S.G.S. Elevation= 721.71

INDEX

LAST REV.	SHEET NO.	DESCRIPTION
11/1821	C0.0	COVER SHEET
05/01/17	C1.0	DEMOLITION PLAN
01/20/17	C2.0	PAVING PLAN
01/2017	C3.0	GRADING PLAN
01/2017	C3.0A	GRADING PLAN A-TEKNATE
11/1821	C4.0	UTILITY PLAN
05/01/17	C7.0	WATER AND SANITARY SEWER PROFILE
11/23/16	C8.0	NOTES
05/01/17	C9.0	DETAILS
05/01/17	C9.1	DETAILS
01/2017	C9.2	DETAILS
05/01/17	C10.0	EROSION CONTROL PLAN
11/23/16	C10.1	EROSION CONTROL DETAILS

WARNING

CALL BEFORE YOU DIG

(48 HOUR NOTICE REQUIRED PRIOR TO DIGGING)

NOTE:
Contractor To Take Special Care To Locate And Avoid Existing Utilities. Engineer Shall Be Notified Of Any Conflict Prior To Construction.

To the best of my knowledge and belief, the drainage of the surface waters will not be changed by the proposed development. If any drainage problems will be created, reasonable provisions will be made to collect and control the drainage so that the proposed drainage will not be detrimental to the property owners or to the public. The drainage approval for the lot by the municipal engineer, and such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damages to adjoining properties.

Groundwork, LTD adam prepared by or under my direct supervision.

Marek K. Sikorowski
Licensed Professional Engineer of Illinois
062-046690
Expires: 11-30-21

MAREK K. SIKORSKI
062-046690
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH COOK SWCD
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS
2	02/03/17	MHC	REVISED PER N. COOK SWCD COMMENTS
3	04/26/17	MHC	REVISED PER IEPA COMMENTS
4	05/01/17	MHC	REVISED PER MWRD COMMENTS
5	11/18/21	MHK	FOR VILLAGE REVIEW

GROUNDWORK, LTD.
331 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089 team@groundworkltd.com

ARCHITECTS PLANNERS ENGINEERS

847.821.1181

COPYRIGHT

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

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

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
- REVIEW ONLY
- PERMIT
- BIDDING
- CONSTRUCTION

DRAWN BY: HJI
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/02/16
JOB NO.: 337
SHEET NO.: C0.0
TITLE: COVER SHEET

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

DEMOLITION NOTES

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, not 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, unless specifically noted otherwise.
6. Remove culverts on site unless specifically noted otherwise.
7. All underground petroleum storage tanks shall be disposed of in accordance with all applicable regulations. Tanks shall be purged of all flammable vapors 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.

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH COOK SWCD
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS
2	05/01/17	MHC	REVISED PER MWRD COMMENTS

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ■ CONSTRUCTION
- ☐ _____

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

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

DRAWN BY: RJT
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/23/16
JOB NO.: 2137
DEMOLITION PLAN
SHEET NO.: C1.0

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK
351 WEST DUNDEE RD
BUFFALO GROVE, ILLINOIS
COPYRIGHT

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

PAVING NOTES:

1. Contractor shall review geotechnical information as listed on the cover page.
2. All dimensions are to back of curb, or edge of pavement, unless otherwise noted.
3. Pavement design shall conform to the Village of Palatine Pavement Standards - Appendix D - Subdivisions, 8.03, Street Pavement Standards.
4. All joints made with existing pavement, walk, or curb and gutter are to be saw-cut full depth.
5. The minimum structural number for all pavement design shall be 3.5.
6. 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 Pavement Consultant. Minimum requirements:
7. 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.
8. Portland cement concrete shall be designed for a minimum twenty-eight (28) day compressive strength of 5,500 PSI.
9. Curb transitions from depressed to full height shall be 2' minimum and shall be parallel to walk where walk is adjacent to curb.
10. Pavement sections to be as follows:
11. Preservick Street pavement section shall be:
    a. 1-1/2" bituminous surface course, Superpave, Mix C, N50
    b. 2-1/2" bituminous binder course, IL-19, N50,
    c. 13" CA-6 base course, Grade B or P.
12. Sidewalks are shown for representational purposes only. Sidewalks for all lots to be completed during development.
13. Curbs at Preservick Street shall be Type "A" mountable curb. Curb at Michigan Avenue shall be Type "B6.12".
14. Protect existing off-site areas, including fencing.
15. Provide street name signs per Village requirements. Provide shop drawings to Village for approval prior to installation.
16. Direct buried cables placed under pavement shall be sleeved.
17. All signs including installation shall comply with the MUTCD standards.
18. See Plat by others for other general Site Easement provisions and requirements.
19. Preservation and replacement of trees required by the village. Trees are to be placed every 40 feet, adjust and coordinate final locations with actual driveways.
20. Parkway is to be replaced with sod and 6" topsoil.
21. Trees and shrubs are shown for informational purposes only. Contractor/Owner shall provide all shown trees and be responsible for all planting needs.

NO	DATE	BY	REVISION / ISSUE
	11/22/16	MHC	INITIAL ROOM SUBMIT
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
- REVIEW ONLY
- PERMIT
- BIDDING
- CONSTRUCTION

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

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

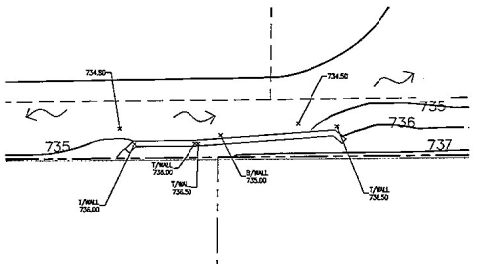
DRAWN BY: RJT
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/20/16
JOB NO.: 21.27
FILE CHK:

PAVING PLAN

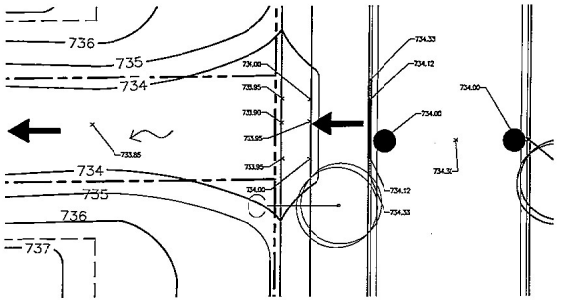
C2.0

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK
251 WEST DUNDEE ROAD
BUFFALO GROVE, ILLINOIS
COPYRIGHT

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)



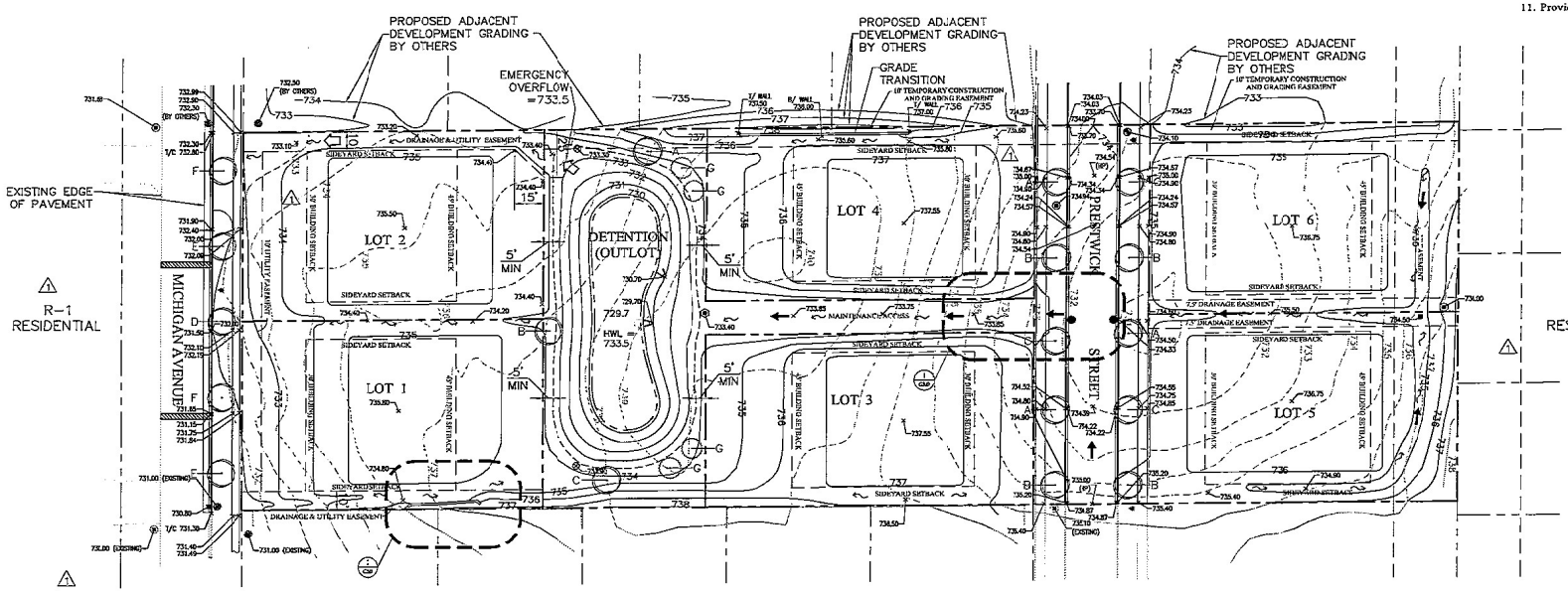
2 ENLARGED PLAN - GRADE TRANSITION
SCALE: 1" = 10'



1 ENLARGED PLAN - MAINTENANCE ENTRANCE
SCALE: 1" = 10'

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 deigns 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.



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

R-1 RESIDENTIAL PUD

0 15 30 60
1:30

W S N E

ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK
GROUNDWORK LLC
351 WEST DUNDEE ROAD
BUFFALO GROVE, ILLINOIS 60089
COPYRIGHT

NO	DATE	BY	REVISION / ISSUE
	12/27/16	MHC	
1	01/20/17	MHC	PLAN CHECK SUBS - REVISED PER VILLAGE COMMENTS

SCOPE BOUNDARY
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE CIVIL ENGINEERING DESIGN CONCEPT OF THE BUILDING AND SITE PLAN. ALL DIMENSIONS ARE NOT NECESSARILY INDICATED ON DRAWINGS. ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND/OR COMPLETION OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS, ON THE BASIS OF THE GENERAL SCOPE INDICATED ABOVE AND AS REASONABLY INFERABLE THEREFROM, SHALL BE DETERMINED TO FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR COORDINATION OF EACH OF THE TRADES WORK AS RELATED TO THE SCOPE OF WORK FURNISHED FOR A COMPLETE PROJECT.

THESE DOCUMENTS DO NOT REFLECT ANY CHANGES, MODIFICATIONS, OR ADDITIONS MADE BY OTHERS AFTER THE DATES INDICATED ON THE DOCUMENTS, AS THAT ENGINEERING, LTD., CANNOT BE RESPONSIBLE FOR UNAUTHORIZED MODIFICATIONS OF EXISTING WORK TO THESE DOCUMENTS BY OTHERS. REUSE OF THESE DOCUMENTS OR OTHER THAN THEIR ORIGINAL INTENDED USE SHALL BE AT SOLE RISK OF OTHERS WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEERING, LTD.

THESE PLANS ARE FOR THE FOLLOWING PURPOSES ONLY:
☐ REVIEW ONLY
☐ BIDDING
☐ RECORD
■ CONSTRUCTION

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

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

GRADING PLAN

SCALE	AS SHOWN
DRAWN BY	RJT
CHK'D BY	
FILE NAME	
DATE	10/03/16
JOB NO.	2137

SHEET NO.
C3.0

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

ALTERNATE

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. 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.
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 design 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.

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH COOK SWCD
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ■ CONSTRUCTION
- ☐ _____

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

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

GRADING PLAN ALTERNATE

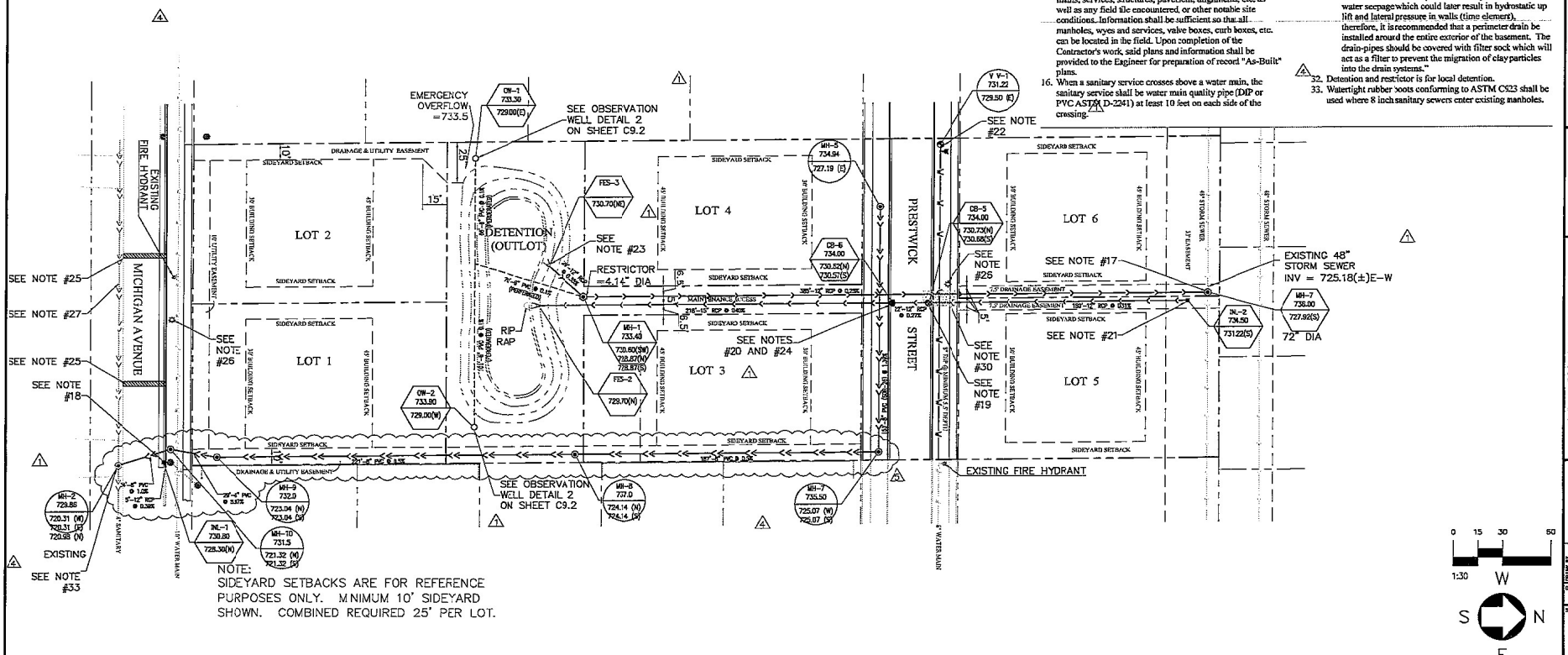
DRAWN BY: RJT
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/20/16
JOB NO.: 2137
SHEET NO.: C3.0A

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK
351 WEST DUNDEE ROAD
BUFFALO GROVE, ILLINOIS

COPYRIGHT

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 have 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 "Neenah" R-4342 grate or equal on MH-7.
18. Inlet (INL-1) is to have a "Neenah" R-3278-A grate or equal.
19. Catch basin (CB-5) is to have a "Neenah" R-3270 grate or equal.
20. Catch basin (CB-6) is to have a "Neenah" R-3390 grate or equal.
21. Inlet (INL-2) is to have a "Neenah" R4340-B grate or equal.
22. Install valve and a stub from valve vault to facilitate future connection. Valve is to be "East Jordan" or equal. If at time of construction it is found that the watermain is existing to the west, than valve vault, valve and fire hydrant are not needed.
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. Proposed sewer main for Arcadia West. Provide new if main is required at time of construction of lots 1 and 2. Replace/repair any driveway apron and parkway as required. See Note 29.
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.



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

NO	DATE	BY	REVISION / ISSUE
1	12/23/16	NJC	NORTH CLERK SWCD
2	01/20/17	MHC	ADVISED PER VILLAGE COMMENTS
3	02/03/17	MHC	ADVISED PER N. COOK SWCD COMMENTS
4	04/21/17	MHC	REVISED PER EPA COMMENTS
5	05/01/17	MHC	REVISED PER VILLAGE COMMENTS
6	11/15/21	MHC	FOR VILLAGE REVIEW

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK, LTD. 331 WEST DUNDEE ROAD, SUITE A BUFFALO GROVE, ILLINOIS 60089 (847) 541-1881 (voice) (847) 541-1881 (fax) groundwork@ameritech.net

COPYRIGHT

THESE PLANS ARE FOR THE PURPOSES INDICATED AS INDICATED
- REVIEW ONLY
- PERMIT
- BIDDING
- CONSTRUCTION

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

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

DRAWN BY: RJT
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/03/16
JOB NO.: Z137
SHEET NO.: C4.0
TITLE: UTILITY PLAN

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH DECK SWDS
2	01/20/17	MHC	REVISED PER VILLAGE COMMENTS
3	05/01/17	MHC	REVISED PER MWRD COMMENTS

DRAWN BY: RJT
CHKD BY:
SCALE: AS SHOWN
DATE: 10/03/16
JOB NO.: 2137
SHEET NO.: C7.0

WATER AND SANITARY SEWER PROFILES

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

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

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ■ CONSTRUCTION
- ☐ _____

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK
351 WEST DUNDEE ROAD
BUFFALO GROVE, ILLINOIS

COPYRIGHT

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

GENERAL NOTES - ALL TRADES

1. The Standard Specifications listed on the cover sheet, these construction plans, the special provisions, general conditions and subsequent details are all to be considered as part of the Contract Documents. Incidental items or accessories necessary to complete this work may not be specifically noted but are to be considered a part of the contract.
2. The Contractor shall be responsible for obtaining all required permits for construction along or across existing streets.
3. Contractor shall make arrangements for the proper bracing, shoring and other required protection of all roadways before construction begins. Contractor shall be responsible for any damage to: streets; roadways; driveways; associated structures; etc. and shall make repairs as necessary to the satisfaction of the Village Engineer and Owner.
4. The Contractor shall not install any sanitary sewer pipe or structures until Contractor has a copy of the permit and permit drawing issued by the appropriate reviewing authorities.
5. All requests for clarification or additional information relative to: construction methods; items; equipment; etc. prior to bidding shall be directed to the Engineer who will furnish in writing such information or clarification required.
6. Any discrepancies or conflicts on the plans, quantities, or specifications, discovered by the Contractor, either prior to or after the award of the contract shall be brought to the Engineer's attention before work is begun so that the proper corrections can be made.
7. Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract and no additional compensation will be allowed. The scope of work is as shown on the plans and as reasonably inferable therefrom to provide an appropriate installation.
8. Contractor shall be responsible for reviewing all site conditions in order to determine all take-offs and shall estimate all quantities required for full execution of their work. Contractor shall not rely upon civil engineering estimates as a basis of their bid. The lump sum amount shall be for the complete project. No claims for extra work will be recognized unless ordered in writing by the Owner.
9. All work performed under this contract by any Contractor and/or Subcontractor shall be guaranteed to the Village of Palatine and Owner against all defects in materials and workmanship, of whatever nature, by the Contractor and its Surety for a period of twenty-four (24) months after the date of final acceptance of the work by the Village of Palatine, other applicable governmental agencies, and the Owner.
10. The Contractor, by using these plans for his work, agrees to indemnify and hold harmless the Owner, Groundwork, Ltd. (the Engineer), and the Village of Palatine, their employees and agents, etc., while acting within the scope of their duties from and against any and all liability, claims, damages, and the cost of defense arising out of the Contractor's or Subcontractor's performance of the work described herein, but not including the sole negligence of the Owner, his agents, the Engineer, his employees and agents. Every Contractor and Subcontractor shall provide all required insurance to the limits required by the Owner and Village of Palatine prior to the start of construction and shall name the Owner, the Village of Palatine, Groundwork, Ltd., and its employees and agents, and as additional insured.
11. Prior to commencement of construction, the Contractor shall verify all dimensions, elevations and conditions affecting their work with the actual conditions at the job site. If there are any discrepancies from what is shown on the construction plans, Contractor shall immediately report same to the Engineer before doing any work, otherwise the Contractor assumes full responsibility. In the event of disagreement between the construction plans, Standard Specifications and/or special details, the Contractor shall secure written clarifications from the Engineer prior to proceeding with any part of the work affected by omissions or discrepancies. Failing to secure such clarification, the Contractor will be considered to have proceeded at his own risk and expense. Commencement of work shall indicate acceptance of existing conditions as both suitable and acceptable for successful completion of work. In the event of any doubt or question arising with respect to the true meaning of the construction plans or specifications, the decision of the Engineer shall be final and conclusive.
12. Easements for the existing utilities, both public and private, and utilities within public rights-of-way as may be shown on the plans are according to available records. All information pertaining to the location and elevations of underground facilities is approximate and is included for the convenience of the Contractor. The Contractor, at his own expense, shall be responsible for furnishing all labor and material to verify and substantiate the actual locations and elevations of these facilities and for their protection from damage due to construction. The Engineer and Owner assume no responsibility whatever to the sufficiency or accuracy of the information shown on the plans relative to the location and elevations of the underground facilities, nor the manner in which they are to be removed or adjusted. The Contractor shall obtain from the respective utility companies detailed information relative to the location and elevation of their facilities and the working schedules of the utility companies for removing or adjusting them. It shall be the Contractor's responsibility to notify all utility companies of the construction schedule. If existing utility lines of any nature are encountered which conflict in location with new construction, the Contractor shall notify the Engineer immediately so that the conflict may be resolved. If the Contractor damages existing utilities, Contractor shall pay the cost of repair.
13. Pre-construction meetings shall be arranged through the Village of Palatine Engineering and Public Works Department.
14. The Contractor shall provide video tape(s) or still pictures as required by the Village Engineer prior to beginning work.
15. The Engineer and Owner are not responsible for the construction means, methods, techniques, sequences or procedures, time of performance, programs, or for any safety precautions used by the Contractor. The Contractor is solely responsible for execution of his work in accordance with the Contract Documents and specifications.
16. Safety of Work: Each Contractor and Subcontractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. Each Contractor and Subcontractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:
    a. All employees on the work and other persons and organizations who may be affected thereby;
    b. All the work and materials and equipment to be incorporated therein, whether in storage on or off the site; and
    c. Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities and underground facilities not designated for removal, relocations or replacement in the course of construction.
17. Special attention is drawn to the fact that the Standard Specifications requires the Contractor to have a competent superintendent on the project site at all times irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, and shall be responsible for scheduling and have control of all work as the agent of the Contractor.
18. The construction of this project requires the Contractor to coordinate work shown on this drawing with that of all other trades. The Contractor shall be responsible for any changes resulting from conflicts with other trades and work. In the event of any conflicts the Contractor shall immediately notify the Owner or their representative in writing for clarification before proceeding.
19. Unless indicated otherwise in the Owner's bidding documents, the Contractor shall, at his expense, employ a licensed surveyor to establish elevation, line and grade for the proposed work.
20. Before beginning construction, the Contractor and each Subcontractor shall verify all elevations and the line and grade stakes. If there are any discrepancies from what is shown on the plans, they shall be reported immediately to the Engineer before doing any work, otherwise the Contractor and Subcontractor assumes full responsibility. No work shall begin/continue until the discrepancy is resolved.
21. It is understood by the Contractor that the Owner shall not be responsible for the accuracy of marks made or stakes set. The Contractor shall be responsible for proper protection and continued accuracy of the marks or stakes after being set. All work shall be constructed at the elevations given on the plans attached and specified thereon. Any mistakes or errors arising from tampering with or the removal of marks or stakes shall be corrected by the Contractor at no additional expense to the Owner. The Contractor shall be provided by Owner with an AutoCAD disk of the site, showing the proposed improvements.
22. The Contractor or Owner shall hire an Illinois licensed Soils Engineer who will supervise and certify that all roadways are constructed in accordance with the Village of Palatine's requirements or Specification "Field Quality Control Procedures for Pavement Area Subgrade" or recommendations of the project soils report as listed on the cover page
23. The Contractor will be responsible for ensuring that all unsuitable materials are removed, all structural fill materials are properly placed and compacted, all pavement subgrades are properly prepared, proof rolling sub-grades and base courses, and ensuring that all water retaining embankments are properly constructed.
24. All independent testing to be paid for by the Owner. Testing to be at the discretion of the Village.
25. Any items that are not specifically shown on the plans or in the summary of quantities but can reasonably be interpreted to be included in the work described shall be incidental to the cost of the contract.
26. The Contractor shall refer to landscape plans for complete information regarding planting locations.
27. Definition of terms:
    a. The Contractor is the individual, firm, partnership or corporation contracting with the Owner for performance of the prescribed work.
    b. The Owner is the individual, firm, partnership or corporation having the authority to award the contract for the prescribed work.
    c. The Engineer where specifically referred to in the Special Provisions shall be the Owner's representative.
    d. The Village is the Village of Palatine.
28. The Contractor shall be responsible for the installation and maintenance of all necessary signs, traffic control devices, barricades, fences, warning devices, equipment, personnel, etc. to inform and protect the public during all phases of construction. Barricades and warning signs shall be provided in accordance with Article 107.14 of the IDOT Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations warrant, or as designated by the Village Engineer. All traffic control work shall be done in accordance with the Standard Specifications.
29. Traffic Control and Safety: Any temporary road closures shall be completed with proper traffic control as mandated by Illinois Department of Transportation (IDOT).
30. Cost of traffic control shall be incidental to the contract.
31. Contractor to provide, at a minimum, unit costs for basic quantities including: earthwork (for each type of specified fill); removal of unsuitable soil; curb and gutter; paving and flatwork; seeding and sodding; etc.
32. All permanent type pavements or other permanent improvements which abut the proposed improvement and must be removed, shall be sawed as directed prior to removal. All items so removed shall be replaced with similar construction materials to their original condition or better. Payment for sawing shall be included in the cost for removal of each item and replacement will be paid under the respective items in the contract, unless otherwise indicated.
33. Removed pavement, sidewalk, curb and gutter, etc. shall be disposed of by the Contractor at his own expense at an offsite dump site [locations outside the Village of Palatine].
34. During construction operations the Contractor shall ensure positive site drainage at the conclusion of each day and in conformance with the Storm Water Pollution Prevention Plan (SWPPP) and with the Illinois Urban Manual.
35. Any holes or trenches excavated during the construction of site improvements may not be left open in the pavement or parkway over a holiday, weekend, or after 3:00 p.m. on the day preceding a holiday or a weekend.
36. It shall be the responsibility of each respective Contractor to remove from the site and properly dispose of any and all excess or unsuitable materials and debris which result from their construction operations at no additional expense to the Owner upon completion of mass grading.
37. The Contractor shall maintain roadways adjoining the project site free from mud, dirt and debris at all times. If mud and/or debris is/are carried onto the roadways from either the Contractor's trucks, his employees vehicles, or his material suppliers, the Contractor shall immediately remove said mud and/or debris. The Contractor shall keep adjacent streets clean of mud/dirt. This may include sweeping of streets multiple times per day.
38. An iron pipe shall be found and located or set at each lot corner.
39. All septic and/or well abandonments shall be in accordance with the requirement of the Village Engineer.
40. Before acceptance by the Owner and final payment, all work shall be inspected and approved by the Owner or his representative. Final payment will be made after all of the Contractor's work has been approved and accepted, and in accordance with the Contract Documents.
41. In the event of a conflict between statements which apply to the construction work, the statement contained within the document first enumerated below shall govern:
    a. Special Provisions
    b. General Notes
    c. Notes and Details on the Engineering Plans
    d. Standard Specifications, as defined in Paragraph 1 above.
42. All Contractors shall be responsible for the following, which shall also be incidental to the cost of construction:
    a. Examination of the Engineering Plans and Specifications and the existing site conditions prior to submitting a bid, and notifying the Engineer at once of any discrepancies.
    b. The obtaining of any necessary permits not previously applied for by the Owner, and posting of the necessary bonds.
    c. The notification of the start of construction to all jurisdictional agencies, utility companies, and the Engineer, at least two (2) working days prior to said start. All existing utilities shall be staked prior to construction.
    d. Calling attention to the Owner of any errors or discrepancies which may be suspected in lines and grades which are established by the Owner. The Contractor shall not proceed with the work until the lines and grades which are believed to be in error have been verified or corrected by the Owner. Additional staking that may be required due to the Contractor negligence, shall be paid for by the Contractor.
    e. The providing of safe and healthful working conditions throughout the prosecution of the construction work. This shall include, but not be limited to: the removal of debris, the protecting of construction hazards with barricades, and the keeping of public street pavements clean of construction dirt and debris.
    f. The restoration to the original condition or better of any offsite areas that are damaged by the Contractor during construction.
    g. The testing of materials, if required by the Owner and/or the jurisdictional agencies.
    h. The guarantee of all materials and workmanship for a period of one (1) year upon final acceptance by the Owner and the jurisdictional agencies.
43. The Owner shall be responsible for the following:
    a. Scheduling the necessary pre-construction meeting(s) with the jurisdictional agencies.
    b. Providing the Contractor with one (1) set of control line and grade stakes (at offsets mutually agreed upon) for the proper execution and control of the work.
    c. Applying for IEPA permits. Other necessary permits shall be the responsibility of the Contractor.
44. The Engineer shall be responsible for the following:
    a. To periodically visit the construction site in order to better carry out the duties and responsibilities assigned by the Owner.
    b. The Engineer shall not, during such visits or as a result of such observations of the Contractor(s)' work in progress, supervise, direct or have control over the Contractor(s)' work nor shall the Engineer have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by the Contractor(s), for safety precautions and programs incidental to the work of the Contractor(s) or for any failure of the Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to the Contractor(s) furnishing and performing their work. Accordingly, the Engineer can neither guarantee the performance of the construction contracts by the Contractor(s) nor assume responsibility for the Contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.

GROUNDWORK
ARCHITECTS
PLANNERS
ENGINEERS
GROUNDWORK
351 WEST DUNDEE ROAD
BUFFALO GROVE, ILLINOIS
COPYRIG

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH COOK SWCD

SCOPE DOCUMENTS
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE CIVIL ENGINEERING DESIGN CONCEPT OF THE BUILDING AND THE MAJOR CIVIL ENGINEERING ELEMENTS. AS SCOPE DOCUMENTS THESE DWGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND/OR COMPLETION OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR COORDINATION OF EACH OF THE TRADES WORK AS RELATED TO THE SCOPE OF WORK REQUIRED FOR A COMPLETE PROJECT.

THESE DOCUMENTS DO NOT REFLECT ANY CHANGES, MODIFICATIONS, OR ADDITIONS MADE BY OTHERS AFTER THE DATES INDICATED ON THE DOCUMENTS, OR THAT GROUNDWORK, LTD. WAS NOT MADE AWARE. GROUNDWORK, LTD. CANNOT BE HELD LIABLE FOR CHANGES, MODIFICATIONS, OR ADDITIONS MADE TO THESE DOCUMENTS BY OTHERS. REUSE OF THESE DOCUMENTS FOR OTHER THAN THEIR ORIGINAL INTENDED USE SHALL BE AT SOLE RISK OF OTHERS WITHOUT LIABILITY OR LEGAL EXPOSURE TO GROUNDWORK, LTD.

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ■ CONSTRUCTION
- ☐ ________

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

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

DRAWN BY: RJT	CHK'D BY:	SCALE: AS SHOWN	
DATE: 10/03/16	JOB NO.: 2137	FILE NAME:	NOTES

SHEET NO.
C8.0

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

FIRE HYDRANT

VALVE VAULT

NOTE: USE NEENAH R-1977-A FRAME & COVER IN PAVEMENTS AND NEENAH R-1013 FRAME & COVER IN PAVED AREAS. COVER TO BE STAMPED "WATER".

STANDARD MANHOLE

FOR SEWERS 36" DIA. & SMALLER

STANDARD CATCHBASIN

SPECIAL INLET

2', 3' AND 4' DEPTH

FIRE ACCESS ROAD

Turfstone Paver

UNILOCK® PAVER DETAIL

Designed to be a step ahead

1-800-UNILOCK

www.unilock.com

Cross Section

FIREROAD.DWG

TRADITIONAIRE LED CONIC BASE STREET LIGHTING DETAIL

NOTE: SEE SHEET C4.0 FOR GRATE SPECIFICATIONS

NOTE: SEE SHEET C4.0 FOR GRATE SPECIFICATIONS

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

DRAWN BY	RJT		
CHK'D BY		SCALE	AS SHOWN
DETAILS			
DATE	10/03/16	JOB NO.	2137
SHEET NO.	C9.0		

CARRAIG SUBDIVISION

274 & 286 W. MICHIGAN AVENUE, PALATINE, ILLINOIS

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

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED

- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ■ CONSTRUCTION
- ☐ _____

NO	DATE	BY	REVISION / ISSUE
1	11/23/16	MHC	NORTH COOK SWCD
2	01/20/17	MHC	REVISED PER VILLAGE COMMENTS
3	05/01/17	MHC	REVISED PER MWRD COMMENTS

GROUNDWORK, LTD.
551 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089
847.541.4151
FAX 847.541.4066
learn@groundworkltd.com

ARCHITECTS PLANNERS ENGINEERS

COPYRIGHT

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH COOK SWCD
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ■ CONSTRUCTION
- ☐ _____

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

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

DRAWN BY: RJT
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/20/16
JOB NO.: 21.37
SHEET NO.: C92
DETAILS

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK, LTD.
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089
847.541.4151
FAX 847.541.4066
tech@groundworkltd.com

COPYRIGHT

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

SESC EROSION AND SEDIMENTATION CONTROL NOTES:

1. Soil Erosion and Sedimentation Control (SESC)measures shall be provided in accordance with the following:
   a. Illinois Urban Manual (IUM);
   b. the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois";
   c. National Pollutant Discharge Elimination System permit for "Construction Site Activities";
   d. National Pollution Discharge Elimination (NPDES) systems permit for "Construction Site Activities";
   e. National Resources Conservation Service (NCCS);
   f. Metropolitan Water Reclamation District of Greater Chicago.
2. The SESC measures indicated on the plans are the minimum requirements. Any other measures deemed necessary by the Owner, Engineer and/or Village Engineer shall be implemented immediately by the Contractor.
3. See Storm Water Pollution Prevention Plan, available from Owner.
4. A copy of the approved Storm Water Pollution Prevention Plan (SWPPP) shall be maintained on site at all times.
5. It shall be the Contractor's responsibility to verify that a valid Notice of Intent (N.O.I.) is on record with the Illinois Environmental Protection Agency (I.E.P.A.) and that coverage is in effect prior to commencing any grading activities. The (SWPPP) Certificate was signed, and on file prior to disturbing any ground.
6. Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site condition and the use of temporary or permanent measures.
7. Streets and driveways adjacent to the site and work area shall be kept free of dirt, mud and other debris. The contractor shall immediately remove any dirt, mud or debris that may become deposited upon the adjacent streets.
8. Where construction vehicle access routes intersect paved roads or other paved areas, the Contractor shall provide a wash truck at intervals sufficiently frequent to prevent sediment from being tracked onto the pavement.
9. The Contractor shall be responsible for meeting the requirements of all applicable SESC ordinances. The cost of all work necessary to meet these requirements shall be considered incidental to the project. Based on field inspections, additional SESC measures deemed necessary to effectively control soil erosion and sedimentation.
10. Provide SESC measures in accordance with the applicable specifications and with the requirements of the Storm Water Pollution Prevention Plan (SWPPP).
11. SESC fences (including silt fencing) shall be constructed at the time of construction disturbance of upland areas to maintain the effects of construction activity from existing non-disturbed areas.
12. All storm sewers and structures that are or will be functioning during construction shall be protected by sediment traps and SESC measures as shown on the plans. Sediment shall be removed and permanent vegetation and SESC measures shall be established. See details on plans.
13. All temporary and permanent SESC measures must be maintained and repaired as needed to assure continued performance of their intended function.
14. Whenever during construction operations, any loose material is deposited in the flow line of gutters, drainage structures, ditches, etc., such that the nature flow line of runoff is impeded, the loose material shall be removed as soon as practical. If flow is not restored, the loose material shall promptly be removed and the flow lines shall be free from dirt, grit and debris. This work shall be considered incidental to the contract.
15. Qualified personnel as designated by the developer shall inspect disturbed areas of the construction site that have not been finally stabilized, SESC measures that have not been finally stabilized, and those areas designated to receive SESC measures that have not been installed. Inspections shall be conducted at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater or equivalent snowfall. Based on these inspections, additional SESC measures deemed necessary to effectively control soil erosion and sedimentation.
16. A written report detailing the conclusion of each SESC measure and any corrective measures required shall be submitted to the Village Engineer by noon Friday of each week, and within 48 hours of any 0.5 inch or greater storm event.
17. Storm sewer protection measures shall be removed when they have served their purpose.
18. Disturbance as sent to be kept to a minimum. Areas disturbed by construction shall be promptly restored after construction activities in those areas are completed.
19. Areas or embankments having slopes greater than or equal to 4H:1V shall be stabilized with sod, seed and / or blanket in combination with appropriate temporary and permanent erosion control measures.
20. If sod, seed and / or blanket in combination with appropriate temporary and permanent erosion control measures cannot be established, discharge locations shall be protected from erosion. Discharges shall be routed through an effective SESC measure (e.g. sediment trap, sediment basin, or other appropriate measure).
21. Temporary soil stockpiles shall not be located in flood prone areas.
22. A stabilized mat of aggregate underlain with filter cloth (or other appropriate measure) shall be located at any point where traffic will be entering or leaving a construction site to or from a public right-of-way, street, alley or parking area shall be removed by excavating, scraping or sweeping as conditions warrant and transported to a controlled sediment disposal area. See details.
23. Soil stabilization (temporary seeding or erosion control blankets) shall be initiated as soon as practical in those portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the work has ceased.
24. Seeding, mulching and seeding shall be in accordance with the landscape plan, by approved by the Village.
25. All disturbed ground within the Village's or County's Right-of-Way shall be restored to the satisfaction of the Village and the County.
26. The Contractor shall take measures to protect all utility structures (manholes, inlets, catch basins, storage, gutters separation, valve vaults, auxiliary valve boxes, B-boxes, etc.) from sediment. Sediment shall be cleaned out of any structure prior to Village acceptance. Sanitary and storm sewer mains shall be jet cleaned if evidence of debris build-up is present at the time of final inspection. Cleaning may also be required by the Village Engineer if functioning improperly.
27. The SESC process is an evolving process and is subject to change due to field condition and is shown on this plan for convenience only. Contractor is responsible for coordinating all requirements.

SUGGESTED CONSTRUCTION SEQUENCE AND CONTROL MEASURES

1. Installation of temporary perimeter chain link construction fence. Fence shall enclose site and parkway.
2. Installation of Soil Erosion and Sedimentation Control (SESC) Measures
   a. Silt Filled Construction Entrance
   b. Silt Fence
3. Provide erosion control blanket on all disturbed areas in Michigan Avenue ROW.
4. Mass Grade Site.
5. Temporarily stabilize topsoil and grade site.
6. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope).
   a. Temporary Seed Disturbed Areas Exposed >14 Days
   b. Install Silt fence cross exceeding 1' vertical to 4 feet horizontal
7. Install Storm Sewers and Structures
   a. Install Remaining Underground Utilities
   b. Install inlet protection
8. Install Road and Parking Subgrade
9. Install Curb and Gutter
10. Site Construction Work
    a. Construct buildings, etc.
    b. Curb and Gutter
11. Remove excess materials and temporary seed all disturbed areas.
12. Replace pavement with 6" topsoil and sod.
13. Complete construction. Complete on-site paving and repair off-site areas.
14. Remove all temporary SESC measures after the site is stabilized with vegetation.
15. Maintain all temporary SESC measures in accordance with the Maintenance Schedule. Inspect every 7 calendar days and after every 1/2" or greater rainfall event.

NO	DATE	BY	REVISION / ISSUE
	11/23/16	MHC	NORTH COOK SWCD
1	01/20/17	MHC	REVISED PER VILLAGE COMMENTS
2	05/01/17	MHC	REVISED PER MWRD COMMENTS

GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK
351 WEST DUNDEE ROAD
BUFFALO GROVE, ILLINOIS
COPYRIGHT

THESE PLANS ARE FOR THE FOLLOWING PURPOSES ONLY, AS INDICATED
- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ■ CONSTRUCTION
- ☐ _____

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

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

DRAWN BY: RJH
CHK'D BY:
SCALE: AS SHOWN
DATE: 10/20/16
JOB NO.: 2137
SHEET NO.: C10.0

EROSION CONTROL PLAN

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

SITE PLAN

CARRAIG SUBDIVISION

274 + 286 W. MICHIGAN AVENUE
PALATINE, ILLINOIS

DECEMEER 05 2016

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

© Groundwork, Ltd.
Architects / Planners / Engineers
219 1216

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 02-22-406-025-0000).
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 Carraig Subdivision. The proposed Final Planned Development would reinstate the
Carraig 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 Willie 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 28nd 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 Hollo 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

Control # 4574195

Attachment: October 22, 2024 - PCZ materials (2024-91 : 274 & 286 W. Michigan Avenue - 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.

Attachment: DRAFT October 22, 2024 PZC minutes (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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**

Attachment: DRAFT October 22, 2024 PZC minutes (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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.

Attachment: DRAFT October 22, 2024 PZC minutes (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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 ommission 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

Attachment: DRAFT October 22, 2024 PZC minutes (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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. 20 24., and the last publication thereof was made on the 3RD day of OCTOEBR, A.D. 20 24.

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 3RD day of OCTOBER A.D., 20 24.

By Todd Wessels

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of OCTOBER A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (2024-91 : 274 & 286 W. Michigan Avenue - Estates at Arcadia PFPD PFS)

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

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

GISConsortium

37 N. Plum Grove Road

Legend

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.

Attachment: Aerial Map (2024-92 : Minor Amemdment Slade Street Crossing)

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, ILLINOIIS ACCORDING TO THE MAP OF JOEL WOOD'S SUBDIVISION IN SECTIONS 14, 15, 22, AND 23 IN TOENSHIP 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 (2024-92 : Minor Amemdment 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

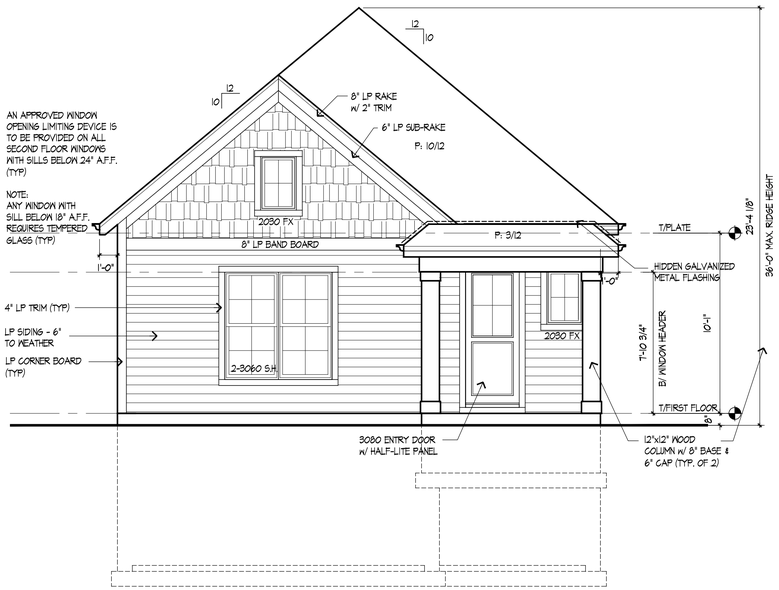
_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____day of _____, 2024

_____
Village Clerk

Attachment: ORD Minor Planned Development Amendment (2024-92 : Minor Amemdment Slade Street Crossing)

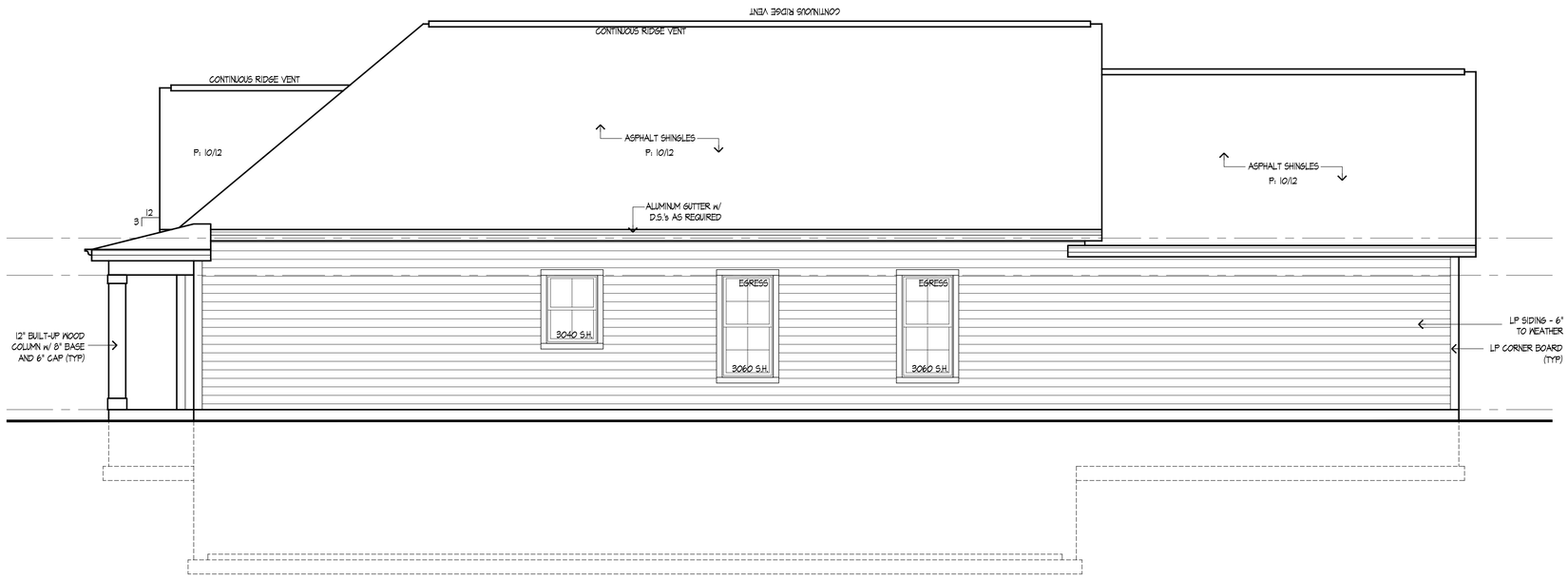


FRONT ELEVATION

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 MFGR. MAX. AIR INFILTRATION OF WINDOWS, SKYLIGHTS, AND SLIDING DOORS IS 0.3 CFM/SQ.FT. MAX. AIR INFILTRATION OF SWINGING DOORS IS 0.5 CFM/SQ.FT.



RIGHT ELEVATION

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

REV	DESCRIPTION	DATE

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

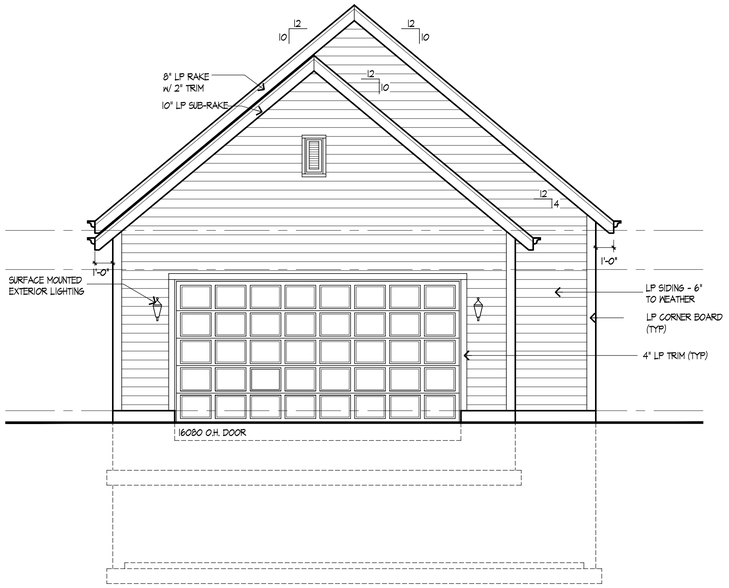
OLM'S CORNER
PLAN 519
PALATINE, IL 60067

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

2

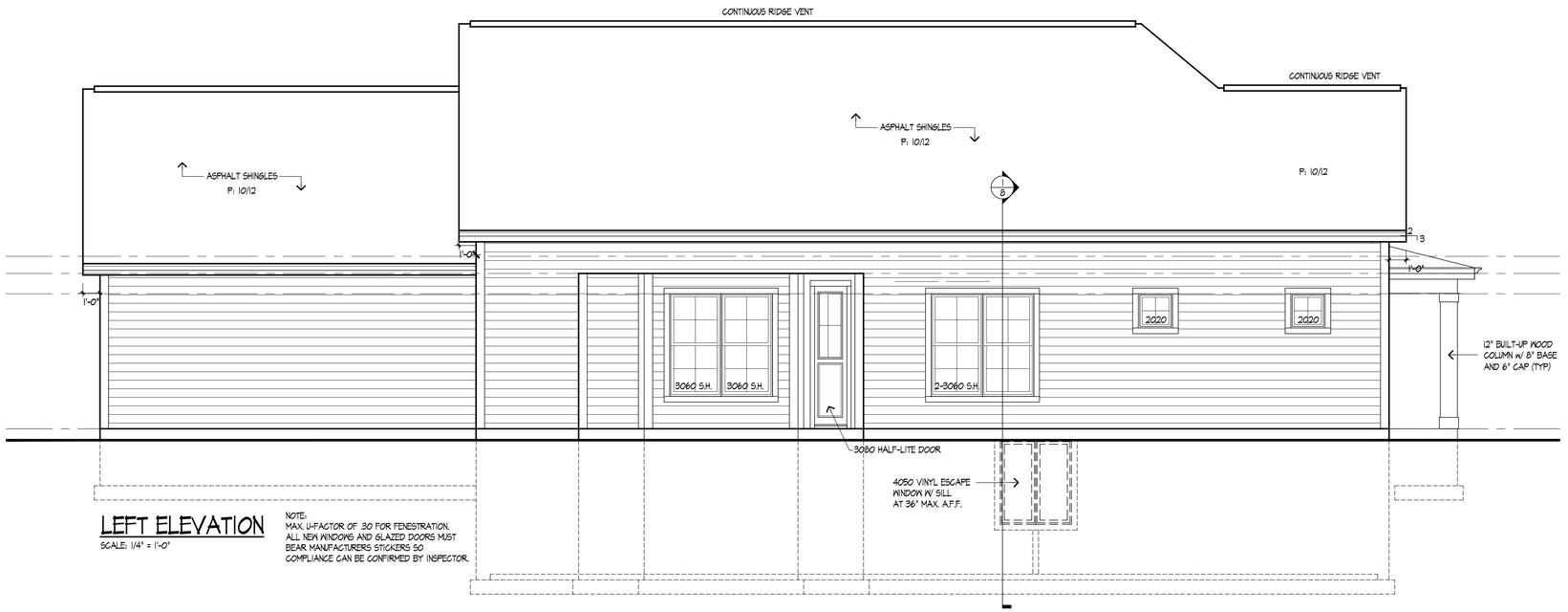
This drawing is copyrighted all rights reserved.

Attachment: EXHIBIT - Revised architectural plans ranch home (2024-92 : Minor Amendment Slade Street Crossing)



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

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

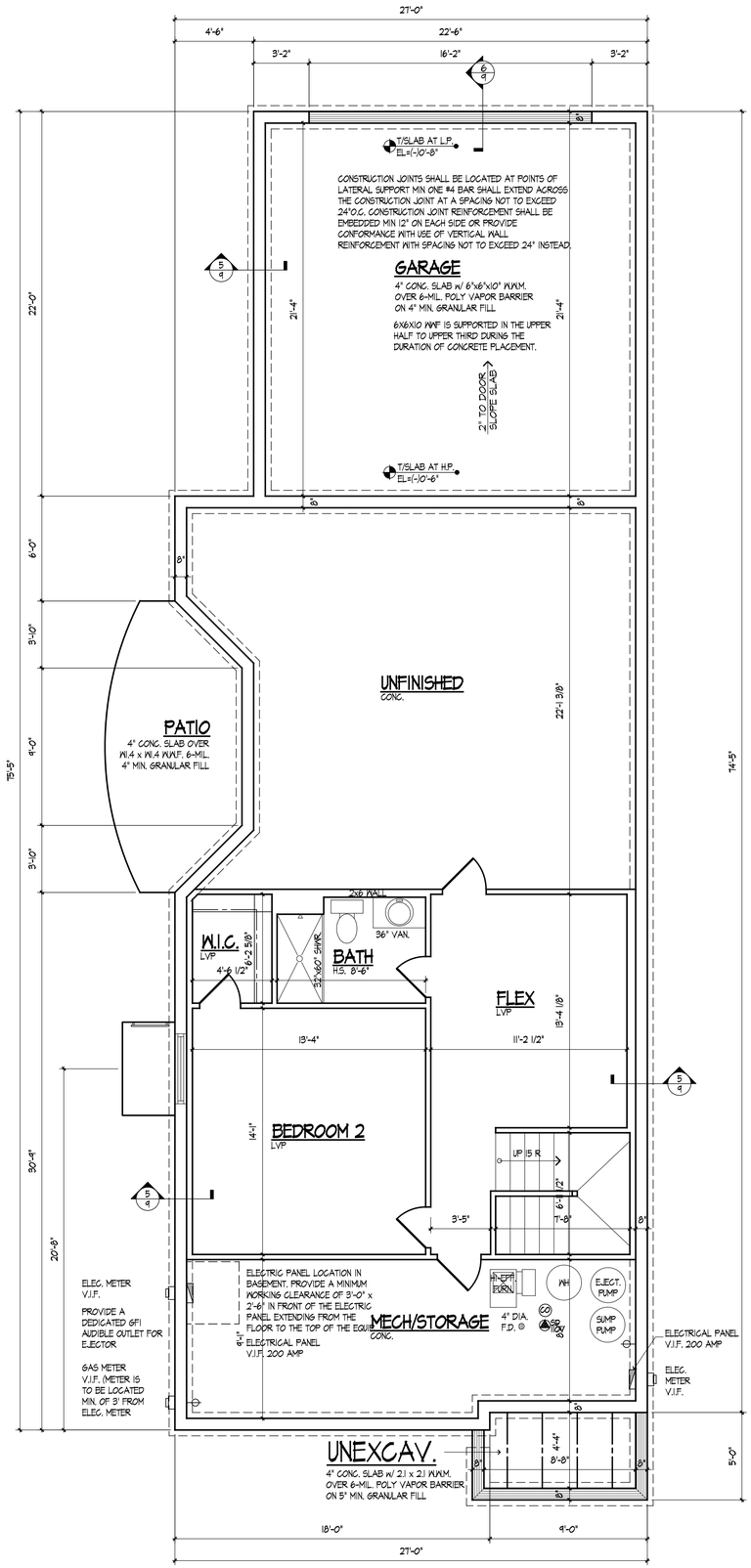
OLM'S CORNER
PLAN 519
PALATINE, IL 60067

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.

Attachment: EXHIBIT - Revised architectural plans ranch home (2024-92 : Minor Amendment Slade Street Crossing)



FOUNDATION PLAN

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

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

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

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

COMPRESSIVE STRENGTH OF CONCRETE

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

MECHANICAL / VENTILATION NOTES:

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

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

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

REV.	DESCRIPTION	DATE

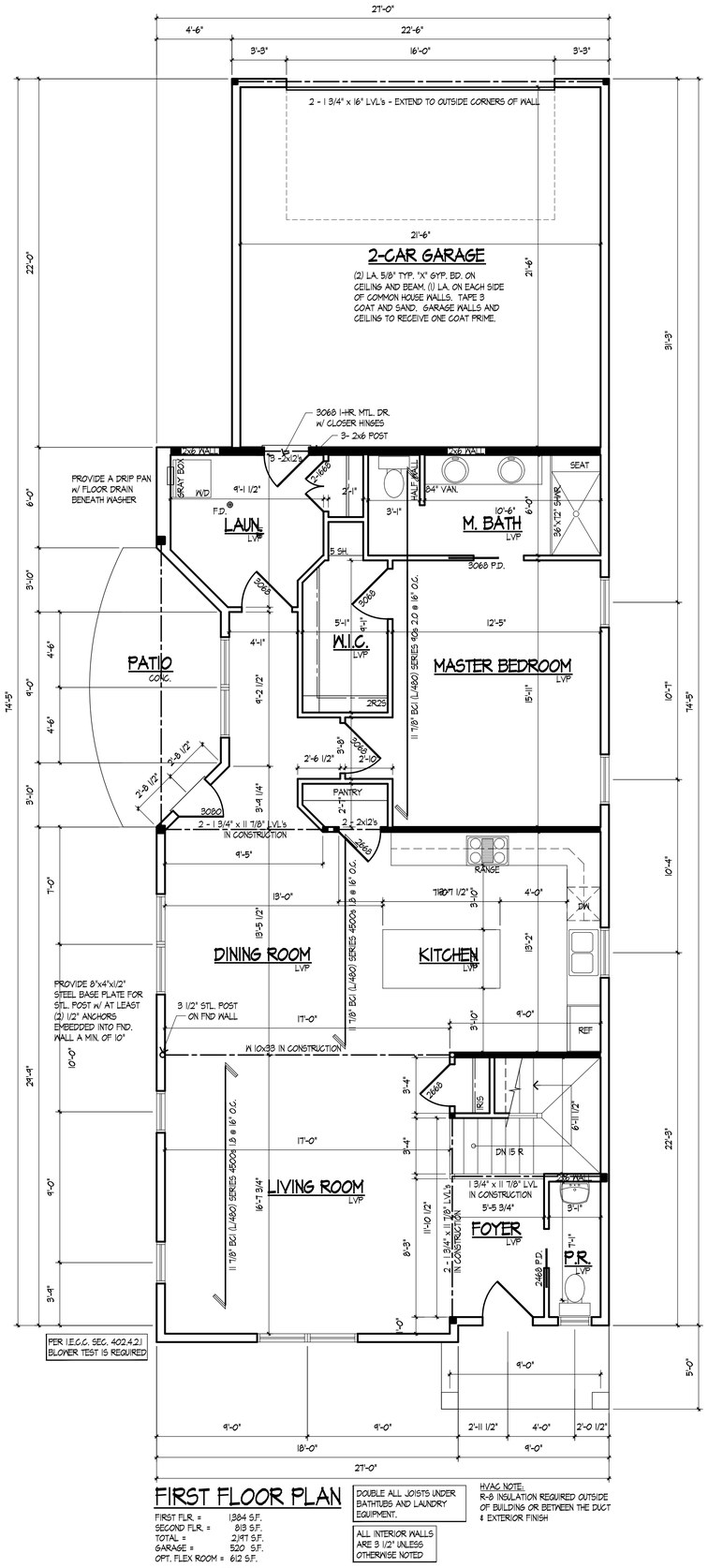
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

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

This drawing is copyrighted all rights reserved.

Attachment: EXHIBIT - Revised architectural plans ranch home (2024-92 : Minor Amendment Slade Street Crossing)



FIRST FLOOR PLAN

FIRST FLR. = 1,384 S.F.
SECOND FLR. = 913 S.F.
TOTAL = 2,197 S.F.
GARAGE = 520 S.F.
OPT. FLEX ROOM = 612 S.F.

= BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

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

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

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

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

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

2018 ILLINOIS ENERGY CONSERVATION NOTES:

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

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

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

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

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

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

REV.	DESCRIPTION	DATE

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

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.

Attachment: EXHIBIT - Revised architectural plans ranch home (2024-92 : Minor Amendment Slade Street Crossing)

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

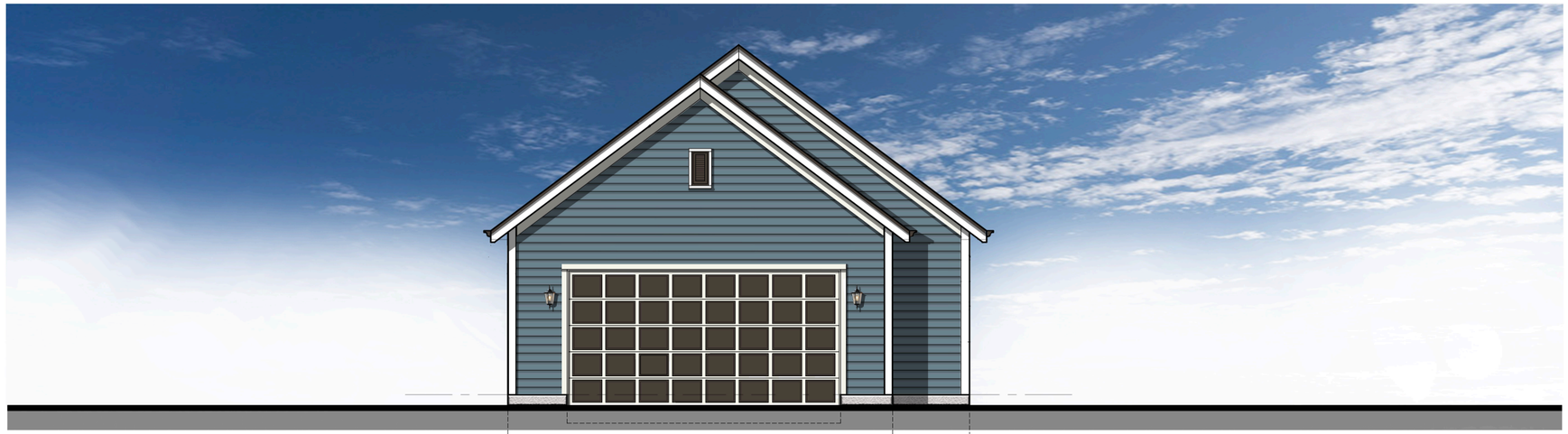
COLFAX STREET HOMES
724 RANCH PLAN
PALATINE, IL 60067

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.

Attachment: EXHIBIT - Revised architectural plans ranch home (2024-92 : Minor Amemdment Slade Street Crossing)



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.

Attachment: EXHIBIT - Revised architectural plans ranch home (2024-92 : Minor Amemdment Slade Street Crossing)

Previously Approved Two-Story Architectural Designs

Attachment: Slade St Ranch Design Option Comparison (2024-92 : Minor Amemdment

Proposed Ranch Style Design Option

Proposed Ranch Style Design Option

Previously Approved Two-Story Architectural Design

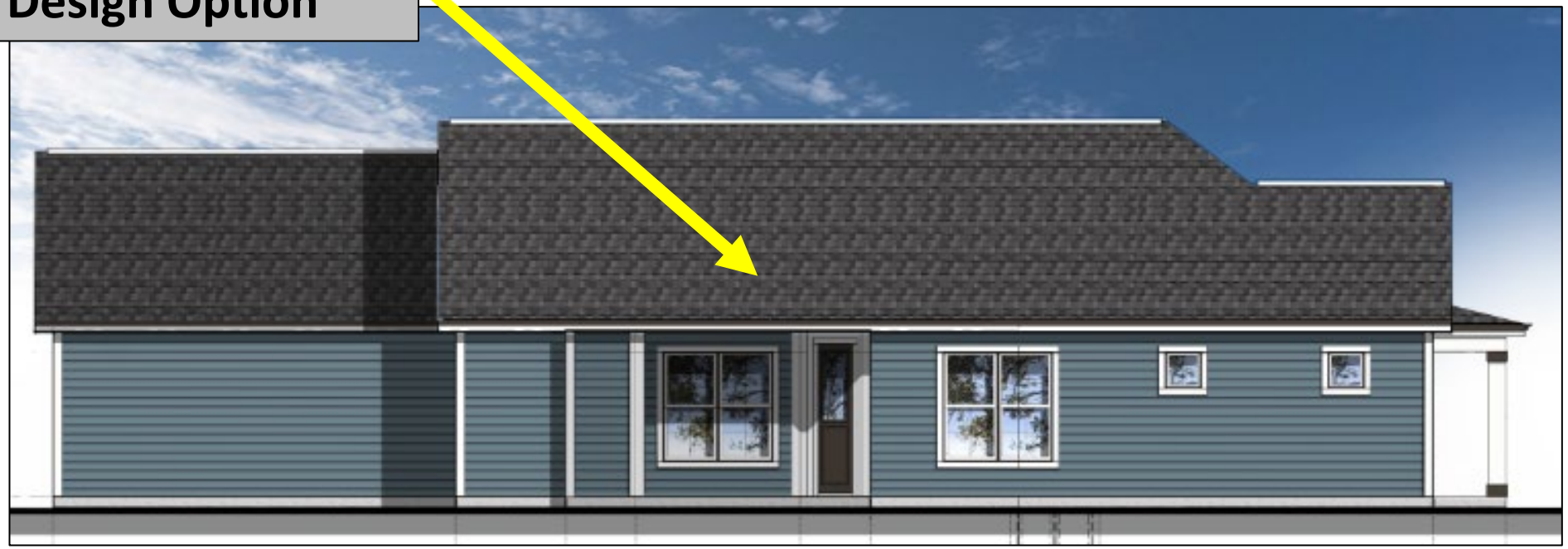
Attachment: Slade St Ranch Design Option Comparison (2024-92 : Minor Amemdment

Previously Approved Two-Story Architectural Design

Proposed Ranch Style Design Option

Attachment: Slade St Ranch Design Option Comparison (2024-92 : Minor Amemdment

Proposed Ranch Style Design Option



Attachment: Slade St Ranch Design Option Comparison (2024-92 : Minor Amemdment

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor Amemdment Slade Street Crossing)

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. O-23-24

AN 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.

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor Amemdment Slade Street Crossing)

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 (2024-92 : Minor Amemdment Slade Street Crossing)

SLADE STREET CROSSING
PLAN 519
PALATINE, ILLINOIS 60067

ARCHITECT CONTACT

BLAKE CZAR
847/877-3507

BUILDER

GWR BUILDERS
847/209-1214

DATE	PAGES REVISED
01/31/24	ISSUED FOR PERMIT

CODES

APPLICABLE BUILDING CODES

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

OCCUPANCY

R3 - RESIDENTIAL

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

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

PLUMBING FIXTURE COUNT

FIXTURE	# OF FIXTURES	# OF SUPPLY FITTINGS/UNITS	TOTAL
WATER CLOSETS	3	3	6
LAVATORY	3	1	3
BATH TUBS	1	2	2
SHOWER/STALL	2	2	4
KITCHEN SINK	1	2	2
LAUNDRY TRAY	1	1	1
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
BAR, COOK	2	2.5	5
		TOTAL	26

FIXTURE UNITS PER ILLINOIS PLUMBING CODE, TABLE 210.1

SHEET INDEX

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

ABBREVIATIONS

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

DESIGN LOADS

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

DISTRIBUTIVE LIVE LOADS

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

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

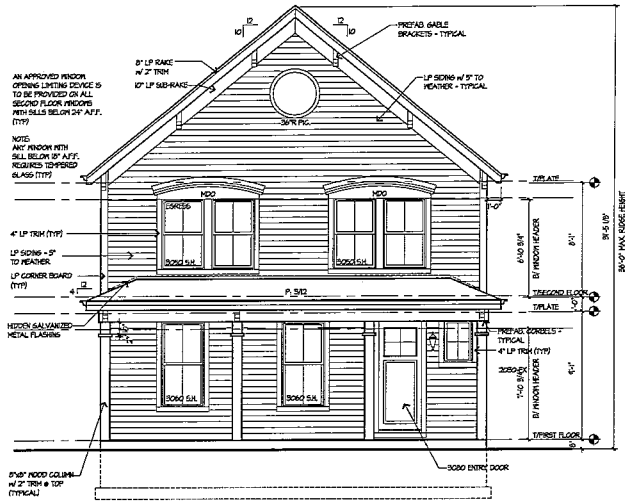
JOIST SPACING	SPECIES & GRADE	DEAD LOAD = 10 PSF	
		2X10	2X12
12"	HEM-FIR #2	15'-10" MAX. SPAN	20'-4" MAX. SPAN
16"	HEM-FIR #2	15'-2" MAX. SPAN	17'-7" MAX. SPAN

SYMBOLS

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

STATE OF ILLINOIS
001-018241
FREDERICK E. GILMORE
EXPIRATION 11/30/24
FEB DESCRIPTION
ISSUED FOR PERMIT
Rick Gilmore, FAIA
Fellow of the Association of Licensed Architects
SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067
Gilmc
FredeRick Gilmore, A
3489 Gallant Fox Drive
Elgin IL 60124
847 421 5676
email: gilmorearch@gmail.com
www.gilmorearchitects.com
This drawing is copyrighted all rights re

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



FRONT ELEVATION

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

NOTE:
TOP OF FOUNDATION IS TO BE A MINIMUM OF 8" ABOVE FINISH GRADE (TYPICAL)

INSTALL NUMBERS OR ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (IRC R319) TYPICAL 4"-6" HIGH NUMBERS, COLOR CONTRASTING WITH A BACKGROUND.

NOTE:
FENESTRATION SHALL BE LISTED AND LABELED BY NFRC. 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.

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
KITCHEN/DINING	173 S.F.	8.8	68.4	6.9	34.2	--	--
DINING ROOM	88 S.F.	11.0	30.8	5.5	15.4	--	--
LIVING ROOM	266 S.F.	23.3	38.4	10.7	19.2	--	--
MASTER BEDROOM	193 S.F.	15.8	30.8	7.7	15.4	--	--
MASTER BATH	68 S.F.	--	20.8	--	10.3	--	100 CFM 100 CFM
POWDER ROOM	28 S.F.	--	--	--	--	38 CFM	100 CFM
BEDROOM #2	156 S.F.	10.8	30.2	5.4	15.1	--	--
BEDROOM #3	136 S.F.	14.2	28.4	7.1	13.2	--	--
FLEX ROOM	193 S.F.	14.6	26.6	7.3	13.2	--	--
FLEX ROOM 2	102 S.F.	8.2	51.6	4.1	14.2	--	--
BATH	72 S.F.	--	--	--	--	49 CFM	100 CFM

ELEVATION NOTES

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT G NOT TO DISCHARGE ACROSS PAV MAY)
2. PROVIDE DRIP CAPS AT ALL WIN AND DOORS
3. ALL ROOF SADDLES TO BE SHEA W/ BUILDING PAPER AND SHINGLES
4. REFER TO FLOOR PLANS FOR DE SIZES
5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR. TO VE ALL BEDROOMS HAVE EGRESS WI
6. ROOF VENTS TO BE SCREENED A BALANCED INTAKE AND EXHAUST,
7. PROVIDE 12" FLASHING ALONG AI HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHING ALL ROOF AND WALL INTERSECTI
9. FIREPLACE FLUE TO BE MIN. 2'-0 ABOVE ANY ROOF SURFACE WITHI 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WIND W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIAL

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

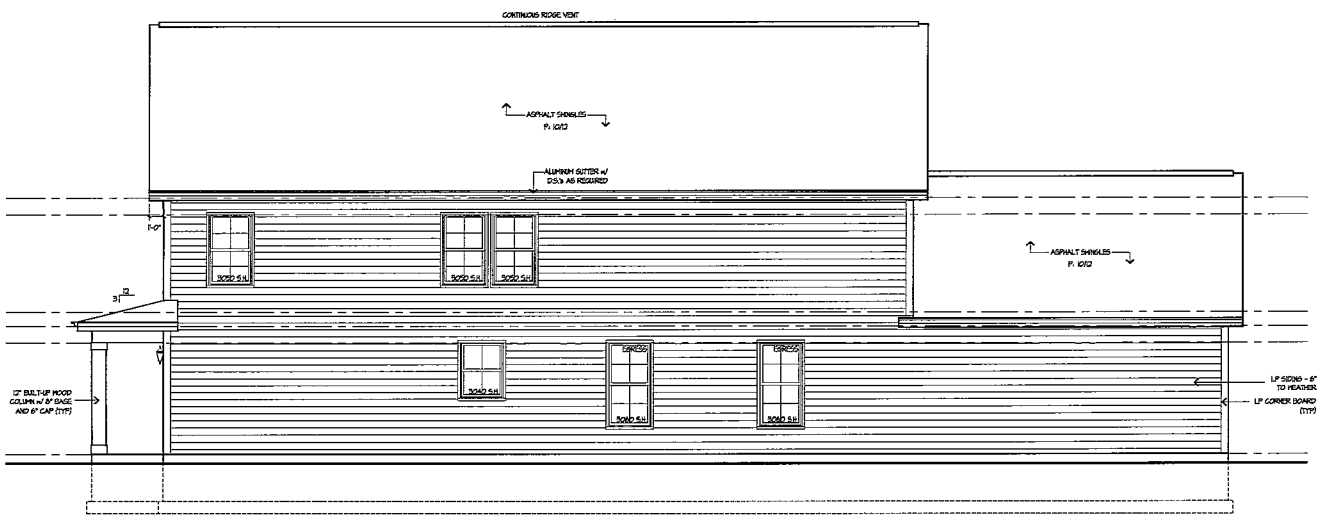
STANDARD ELEVATION NOTES

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

INDICATES LP SMARTSIDE SIDING

HIDDEN GALVANIZED METAL FLASHING

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



RIGHT ELEVATION

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

STATE OF ILLINOIS
081-006243
FREDERICK E GILMORE
EXPIRATION 11/30/24
REGISTERED ARCHITECT

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

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	05-3

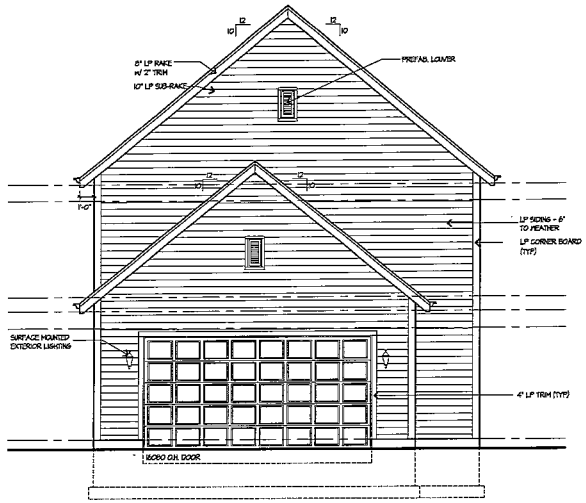
Rick Gilmore, FAIA
Fellow of the American Institute of Architects

SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 431 1676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

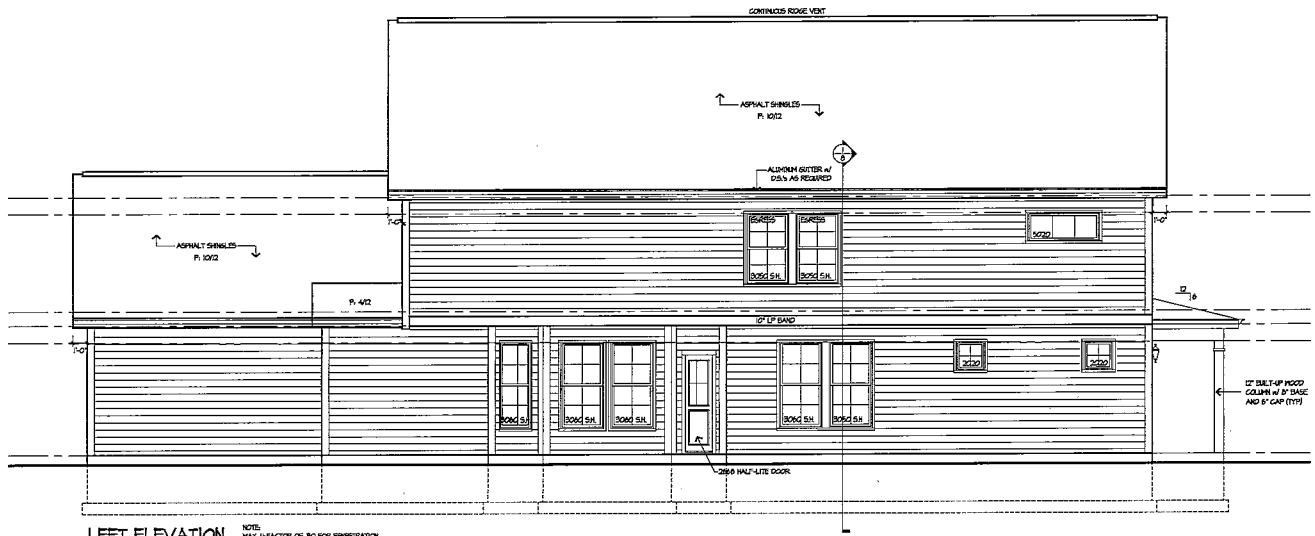
These drawings & specifications are the property & copyrighted work of Gilmore Architects and may not be used in any form or manner whatsoever without the express written permission of Gilmore Architects. All rights reserved

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



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.

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
3. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
4. REFER TO FLOOR PLANS FOR DOOR SIZES
5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR. TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
6. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
7. PROVIDE 12" FLASHING ALONG ALL HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER DB FASCIA AND WITH 1x10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X3 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - 4" W/ 6" EXPOSED
15. TYPICAL TRIM - 1.5"
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

STATE OF ILLINOIS
001-020243
FREDERICK E. GILMORE
EXPIRATION 11/30/25
LICENSED ARCHITECT

REF	DESCRIPTION	DATE
	ISSUED FOR PERMIT	9/3

Rick Gilmore, FAIA
Fellow of the Association of Licensed Architects

SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmore
FredeRick Gilmore, Archite
3489 Gallant Fox Drive
Elgin IL 60124
847 421 9076
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted and all rights reserved.

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor

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

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 W/ BUILDING PAPER AND SHINGLES.
4. REFER TO FLOOR PLANS FOR DOOR SIZES
5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR. TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
6. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
7. PROVIDE 'Z' FLASHING ALONG ALL HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER D/B FASCIA AND WITH NO FREEZE BOARD UNLESS OTHERWISE NOTED.
13. D/G ON D/B RAKE BOARD TYPICAL
14. TYPICAL SIDING - 5.25" W/ 6" EXPOSED
15. TYPICAL TRIM - 5.5"
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

STATE OF ILLINOIS
001-020243
FREDERICK E. GILMORE
EXPIRATION 11/30/21
LICENSED ARCHITECT

These dra
were pre
unde
super
and to the
of my k
lodge,
comply wi
applicable c

REV	DESCRIPTION	Da
	ISSUED FOR PERMIT	01-3

Rick Gilmore, FAIA
Fellow of the American Institute of Licensed Architects

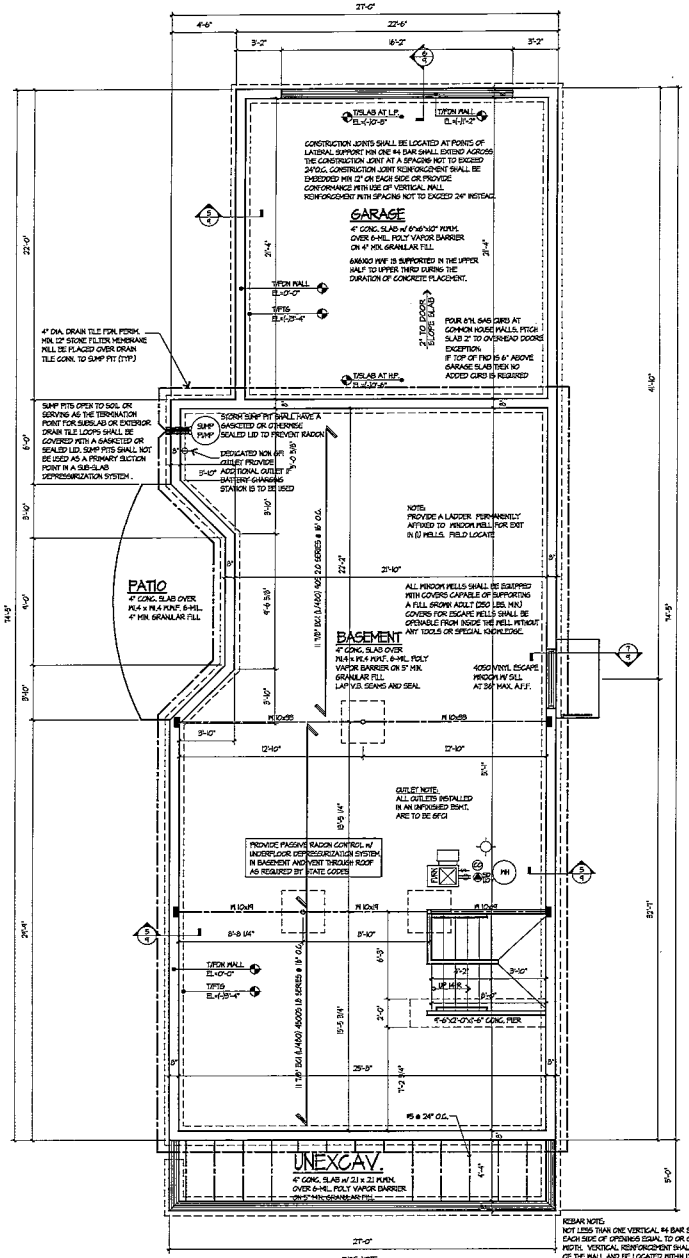
SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmore
FredeRick Gilmore, Archit
3439 Gallant Fox Drive
Elgin IL 60124
847 431 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

2E

This drawing is copyrighted all rights reserved.

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



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

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

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

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

COMPRESSIVE STRENGTH OF CONCRETE

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

MECHANICAL / VENTILATION NOTES:

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

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

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

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

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

BASEMENT FND NOTES:
DO NOT SCALE DRAWINGS
1. TYPICAL BASEMENT SLAB.
4" CONC. SLAB W/ 6"x6"x10" WWM ON 6 MIL. POLY VAPOR BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
5" THK. W/ #5@12"(30CM) WWF)
2. TYPICAL GRADE.
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 EA END OF SILL PLATE. MIN. 2 PER SILL. A MIN. OF TWICES INTO CONC.
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 PRIOR TO FOUNDATION REQUIRED 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 SUBCONTRACTOR INVOLVED WITH DESIGN AND INSTALLATION OF SIGN, AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED SIDE YARD SETBACKS
19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET :
21. PROVIDE (2) #5 LONG #4 REBAR / TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

STATE OF ILLINOIS
001-008243
FREDERICK E GILMORE
EXPIRATION 11/30/21
LICENSED ARCHITECT

REV	DESCRIPTION
	ISSUED FOR PERMIT

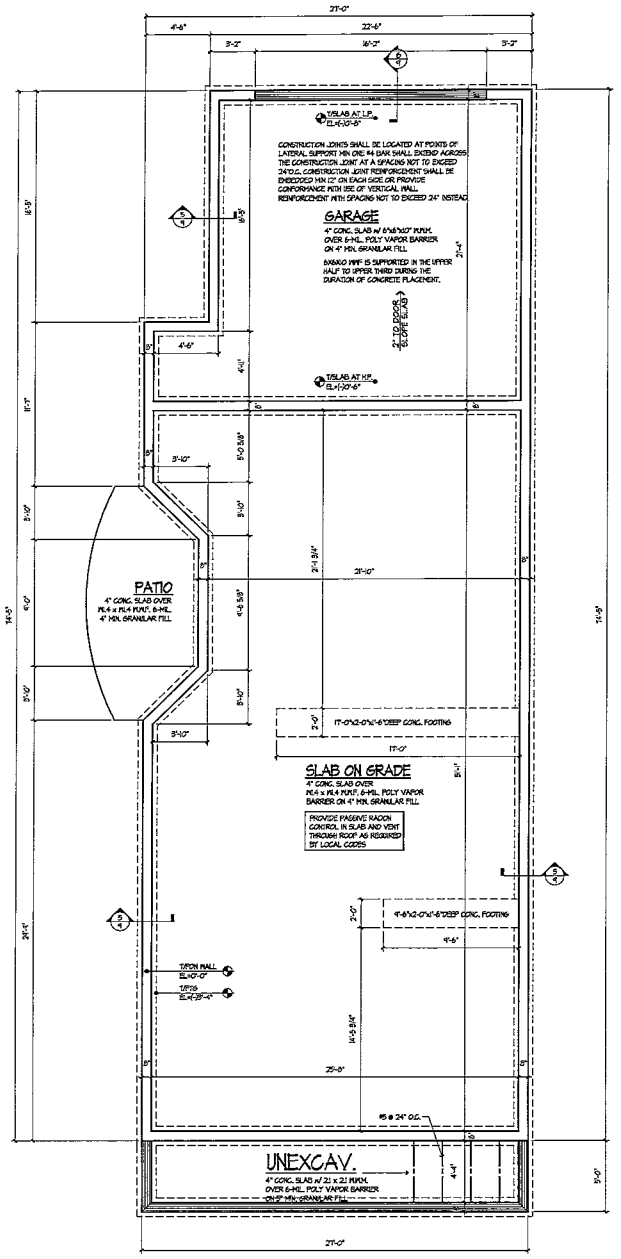
Rick Gilmore, FALA
Fellow of the Association of Licensed

SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmo
FredeRick Gilmore, A
3489 Gallant Fox Drive
Elgin IL 60124
847 421 5676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted all rights res

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



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

WWF NOTE:
DOUBLE MESH 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
	WEATHERING POTENTIAL
	SEVERE
BASEMENT WALLS, PAD & OTHER WALLS NOT EXPOSED TO THE WEATHER	2500
BASEMENT SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2500
BASEMENT WALLS, PAD 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 M1903.5.4 THROUGH M1903.5.6.
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 M1903.6(1).

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

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

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS
1. TYPICAL BASEMENT SLAB:
4" CONC. SLAB W/ 6"x6"xW2.1xW2.1 WWM ON 6 MIL POLY VAPOR BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB: 5" THK. W/ #5@18"(MIDDLE) WWF)
2. TYPICAL GRAVEL:
2" SLUSH COAT OVER
4" GRAVEL COVER OVER
4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2x6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EA END OF SILL PLATE. MIN. 2 PER SILL A MIN. OF 7 INCHES INTO CONC.
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 AIC 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 SUBCONTRACTO INVOLVED WITH DESIGN AND INSTALLATION OF SAID, AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL NO BE LOCATED IN REQUIRED SIDE YARD SETBACKS
19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET
21. PROVIDE (3) 48" LONG #4 REBAR, TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

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

PET	DESCRIPTION
	ISSUED FOR PERMIT

Rick Gilmore, FALA
Fellow of the American Institute of Architects

SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmo
FredeRick Gilmore, A
1439 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com
This drawing is copyrighted all rights res

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor

NOTES:

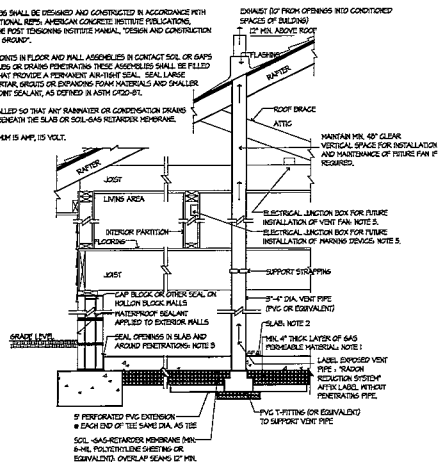
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF: EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL 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" & "ACI360R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

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

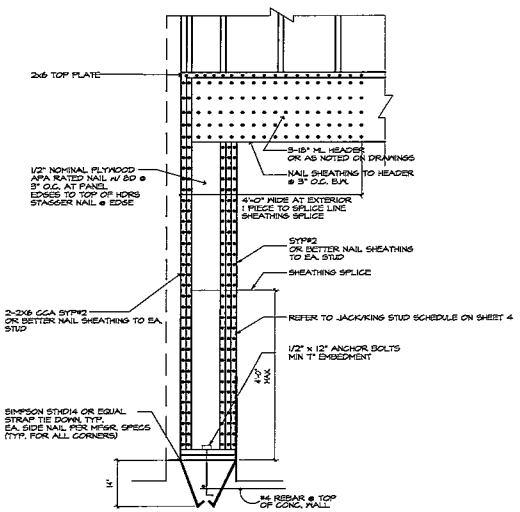
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

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



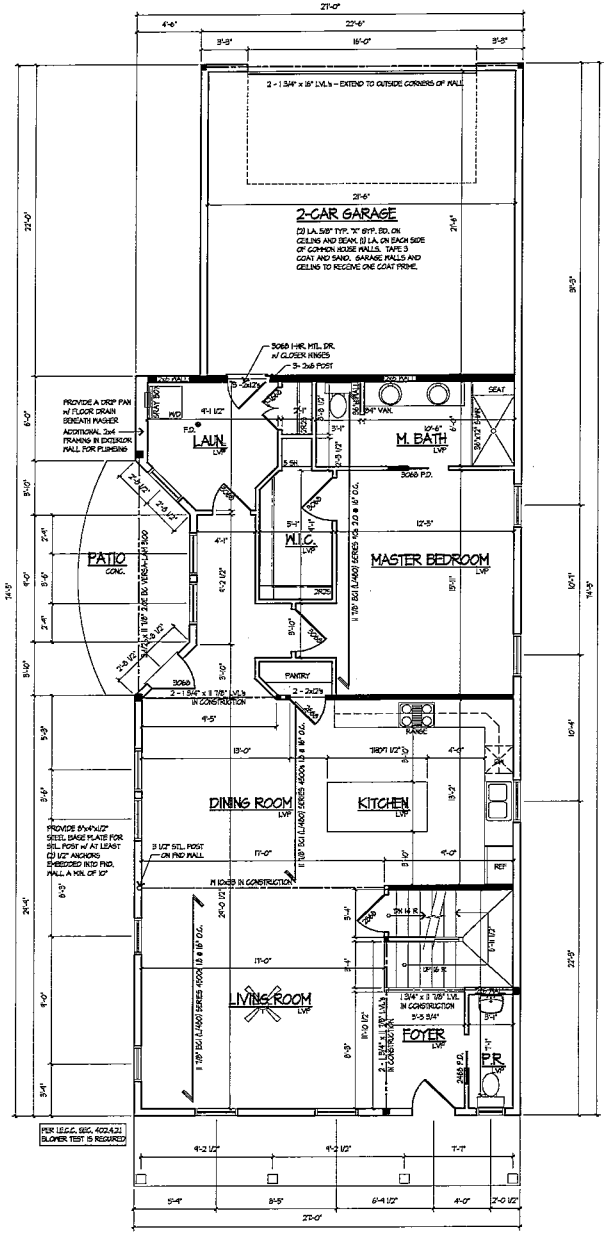
PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

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



BRACED WALL PANEL w/ HOLD DOWNS

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



FIRST FLOOR = 1366 S.F.
SECOND FLR. = 736 S.F.
TOTAL = 2102 S.F.
GARAGE = 520 S.F.
OPT. FLEX ROOM = 613 S.F.

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

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 "SSMP-KT" OR AN APPROVED EQUAL THAT COMPLIES WITH IRC 2012 CODE REQUIREMENTS

WALL BRACING NOTES:
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 35"-36" A.F.F. IN ALL WALLS ADJACENT TO TOILET, SHOWER STALL, OR BATHS.

2018 ILLINOIS ENERGY CONSERVATION NOTES:
1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. WHEN IN ELECTRICAL SERVICE INSPECTION IS COMPLETE, WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. N/A
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - HOT 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 IMR403.5.1. OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

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

JACK STUD REQUIREMENTS FOR 16" STUD SPACING

SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-0"	1	1
> 3'-0" TO 5'-0"	1	2
> 5'-0" TO 9'-0"	2	2
> 9'-0" TO 11'-0"	2	3
> 11'-0" TO 12'-0"	2	3
> 12'-0" TO 13'-0"	3	3
> 13'-0" TO 14'-0"	3	4
> 14'-0" TO 15'-0"	3	4
> 15'-0" TO 18'-0"	4	4

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

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

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

FLOOR PLAN NOTES:

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

STATE OF ILLINOIS
001-020243
FREDERICK E. GILMORE
REGISTERED ARCHITECT

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

REF	DESCRIPTION	DATE
	ISSUED FOR PERMIT	01-31-24

Rick Gilmore, FAIA
Fellow of the American Institute of Licensed Architects

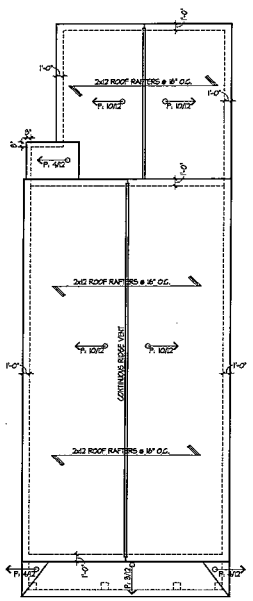
SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmore
FredeRick Gilmore, Architects
3489 Gallant Fox Drive
Elgin IL 60124
847 426 8676
email: gilmorearchl@gmail.com
www.gilmorearchitects.com

4

This drawing is copyrighted all rights reserved.

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



ROOF PLAN

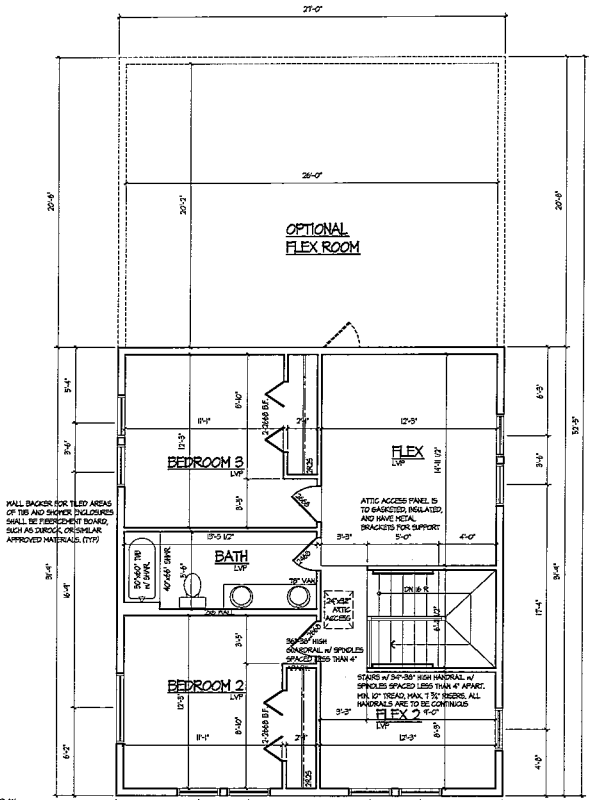
SCALE: 1/8" = 1'-0"

2ND STORY HOUSE ROOF
1615 SQ. FT. OF ATTIC AREA TO BE VENTED
1615 X 1/300 = 5.27 SQ. FT. FREE AREA REQUIRED TOTAL
5.27 X 144 = 758.8 SQ. IN. /2 = 379.0
379.4/60 = 6.3 (1 ROOF VENTS REQUIRED)
379.4/24 = 15.80 (16 SOFFIT VENTS REQUIRED)

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

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

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



SECOND FLOOR PLAN

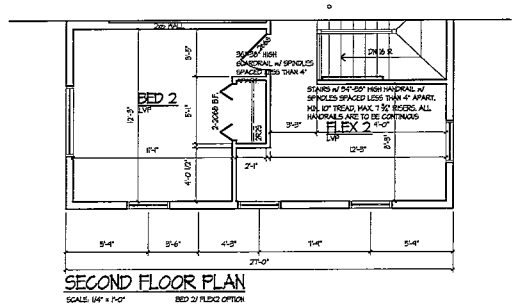
SCALE: 1/4" = 1'-0"

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

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

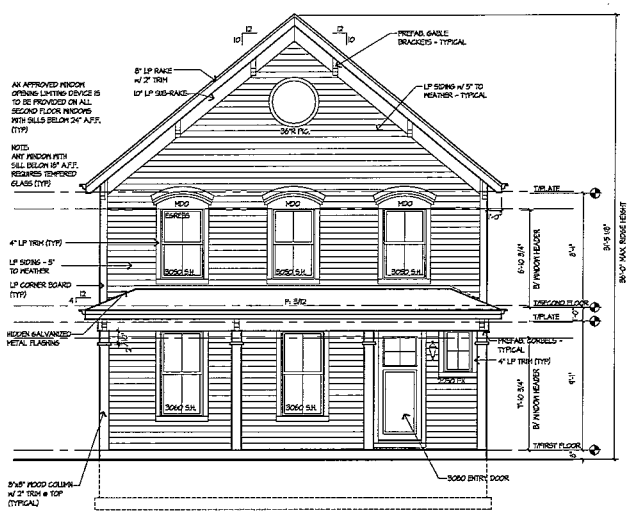
ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED

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



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" BED 2/ FLEX 2 OPTION



FRONT ELEVATION

SCALE: 1/4" = 1'-0" BED 2 / FLEX 2 OPTION

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. (BIG RED) TYPICAL 4"-6" HIGH NUMBERS, COLOR CONTRASTING WITH A BACKGROUND.

NOTE:
FENESTRATION SHALL BE LISTED AND LABELED BY MFGR., MAX. AIR INFILTRATION OF WINDOWS, SKYLIGHTS, AND SLIDING DOORS IS 0.03 CFM/SQFT. MAX. AIR INFILTRATION OF SWINGING DOORS IS 0.05 CFM/SQFT.

FLOOR PLAN N

DO NOT SCALE DRAWIN

1. ALL INTERIOR NON-LOAD B
WALLS TO BE 2X4 STUD @
UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED PART
3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS
DEGREES UNLESS OTHERWI
4. 3-2X6's MIN AT EACH END
BEAMS AND GIRDER JOIST
OTHERWISE NOTED. ALL SI
CONCENTRATED LOADS SH
TRANSFERRED TO FOUNDA
BEAMS, POSTS OR SOLID B
5. ALL EXTERIOR DIMENSION
FACE OF SHEATHING UNLES
OTHERWISE NOTED
6. ALL TRUSSES TO BEAR ON
WALLS AND/OR GIRDER TR
UNLESS OTHERWISE NOTED.
7. TRUSS MFG. TO SIZE MEMB
FASTENERS, HANGERS AND
SPACING FOR ALL TRUSSES
8. WINDOW SUPPLIER TO VER
LEAST ONE WINDOW IN EAC
TO HAVE A CLEAR EGRESS
5.7 SQ. FT. WITH MIN. DIMEN
24" IN HEIGHT AND 20" IN W
SILL HEIGHT NO GREATER T
ABOVE FLOOR.
9. WALLS OVER 10 FEET HIGH
BRACING/BRIDGING LOCAT
SHEATHING.
10. ALL HANDRAIL BALUSTER
SPACED SUCH THAT 4" SPH
NOT PASS BETWEEN BALUST
11. ALL ELECTRICAL AND MEC
EQUIPMENT & METERS ARE
RELOCATION DUE TO FIELD
CONDITIONS. CONTRACTOR
12. ALL WINDOW HEAD HEIGHT
3/4" UNLESS OTHERWISE NO
13. PROVIDE 1 3/4" SOLID CO
RATED STEEL DOOR AT HO
GARAGE DOOR, w/ CLOSER
14. ENCLOSED ACCESSIBLE SP
STAIRS SHALL HAVE 5/8" T
GYP BD ON THE WALLS AND
15. PROVIDE DOUBLE JOISTS
PARALLEL PARTITIONS AND
BLOCKING AT PERPENDICUL
PARTITIONS.
16. PROVIDE 2-2x12 w/ 1/2" PL
HEADERS OVER ALL EXTERI
OPENINGS UNLESS OTHERWI
17. ALL EXTERIOR 2x DECKING
POSTS, STAIRS, HANDRAILS
BALUSTERS TO BE PRESSUR
UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES S
SPECIFICATIONS AND SHEET
19. ALL WINDOW AND DOOR SI
LINTELS ARE TO BE 5 1/2"x4
ANGLES UNLES OTHERWISE N

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

NO	DESCRIPTION
	ISSUED FOR PERMIT

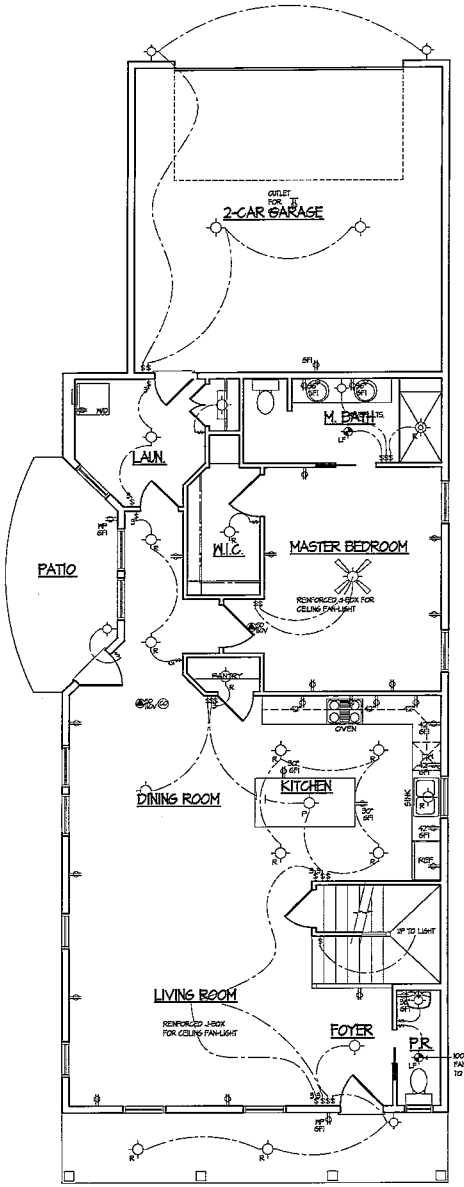
Rick Gilmore, FAIA
Fellow of the Institute of Licensed Ar

SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmor
FredeRick Gilmore, Arc
3489 Gallant Fox Drive
Elgin IL 60124
847 421 3676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

The drawings are copyrighted all rights reserved

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



FIRST FLOOR ELECTRICAL PLAN

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

1. KITCHEN: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS: ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTICLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES: INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN.½" THICK WALLBOARD.
5. METAL PIPING: IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, HAZLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES: ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
12. A CONVENIENCE OUTLET SHALL BE INSTALLED FOR SERVICING OF HEATING AND CONDITIONING AND REFRIGERATION EQUIPMENT.
13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CIRCUIT

ELECTRICAL NOTES:

ALL LIGHT / FAN FIXTURES IN THE BATHROOMS SHALL HAVE A DEDICATED SWITCH THAT OPERATES ONLY THE FAN PER SECTION V.M.C. 404.4

A LIGHT FIXTURE SHALL BE INSTALLED WITHIN 3 FEET OF THE ELECTRICAL PANEL PER SECTION V.M.C. 314.7.A.1

THE DISHWASHER SHALL HAVE A DISCONNECT SWITCH LOCATED ON THE WALL IN THE IMMEDIATE VICINITY OF THE APPLICANCE PER SECTION V.M.C. 422.31.B.1

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

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

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

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

LOW VOLTAGE WIRING THAT IS INACCESSIBLE SHALL BE IN ENG CONDIT.

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

ELECTRICAL SYMBOLS

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

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

INCANDESCENT LIGHT FIXTURES

- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP
- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH PULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSED EYEBALL FIXTURE
- LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)

FLUORESCENT LIGHT FIXTURES

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

WP INDICATES WATERPROOF

GFI INDICATED GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CUTOFFS.
2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
4. ALL SMOKE DETECTORS AND C.O. DETECTORS TO BE NO V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

061-008263
FREDERICK E GILMORE
EXPIRATION 11/30/24

REV	DESCRIPTION
	ISSUED FOR PERMIT

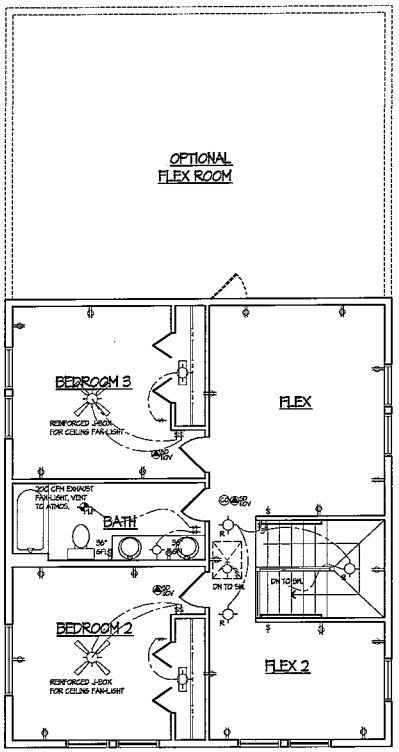
Rick Gilmore, FAIA
Fellow of the American Institute of Architects

SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmc
FredeRick Gilmore, A
3489 Gallant Fox Drive
Elgin IL 60124
847 741 5076
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted all rights re

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



SECOND FLOOR ELECT. PLAN

SCALE 1/4"=1'-0"

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

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

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

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

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

ELECTRICAL SYMBOLS

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

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

INCANDESCENT LIGHT FIXTURES

- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP
- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH PULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSED EYEBALL FIXTURE
- 2 — LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)

FLUORESCENT LIGHT FIXTURES

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

WP — INDICATES WATERPROOF

GFI — INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR. 42

STATE OF ILLINOIS
001-008261
FREDERICK
E
GILMORE
EXPIRATION
11/30/24
LICENSED ARCHITECT

REV	DESCRIPTION
	ISSUED FOR PERMIT

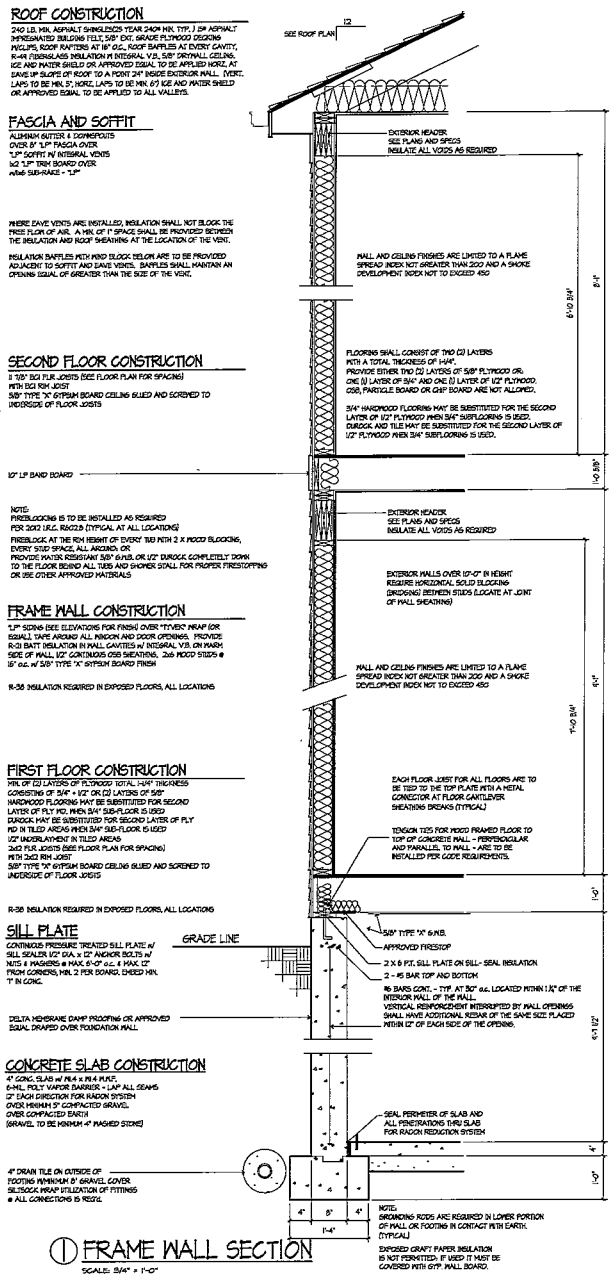
Rick Gilmore, FALA
Fellow of the Association of Licen

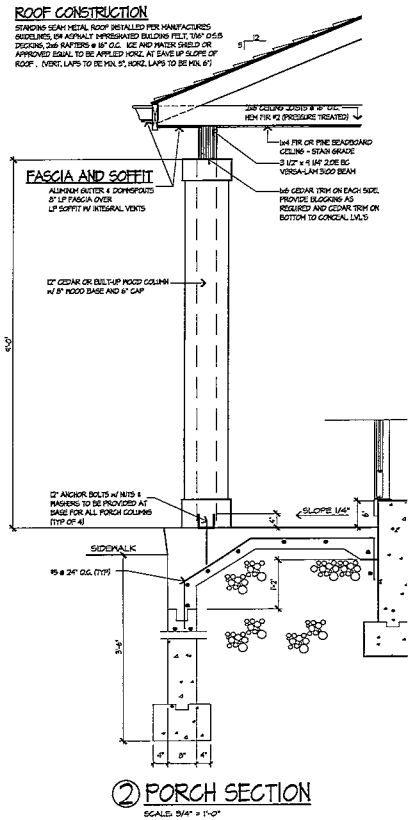
SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

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

This drawing is copyrighted all rights r

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor

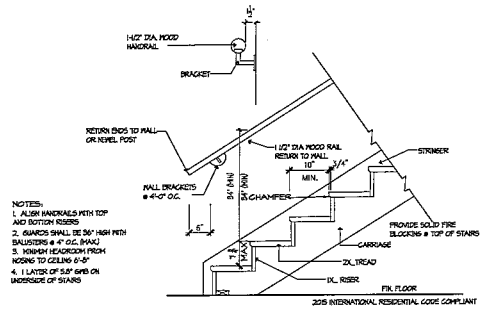




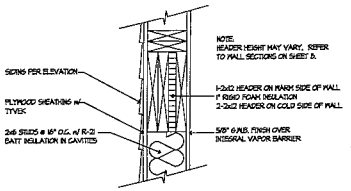
Rick Gilmore, FAIA
Fellow of the American Institute of Architects
SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067
FredeRick Gilmore
3489 Gallant Fox Drive
Elgin IL 60124
847 721 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com
This drawing is copyrighted all rights

ISSUED FOR PERMIT

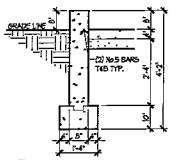
Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



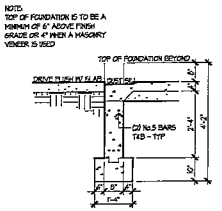
① STAIR DETAIL
SCALE: 3/4" = 1'-0"



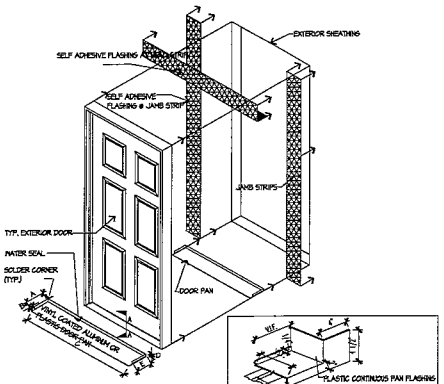
④ HEADER DETAIL
SCALE: 1 1/2" = 1'-0"



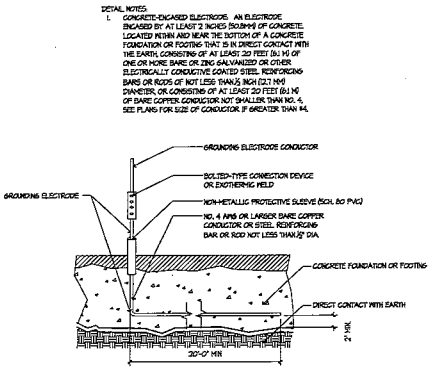
⑤ FND. AT GARAGE
SCALE: 1/2" = 1'-0"



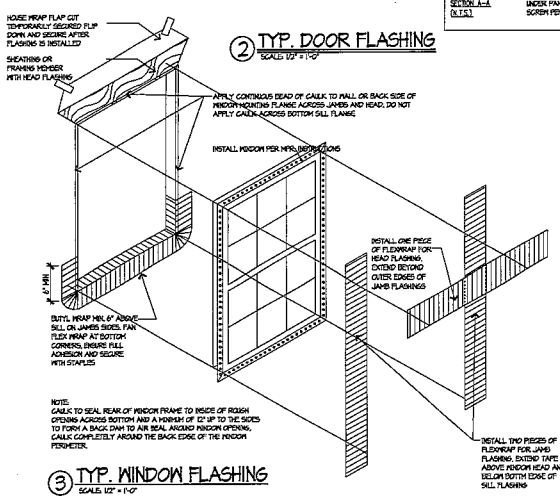
⑥ GARAGE OPENING
SCALE: 1/2" = 1'-0"



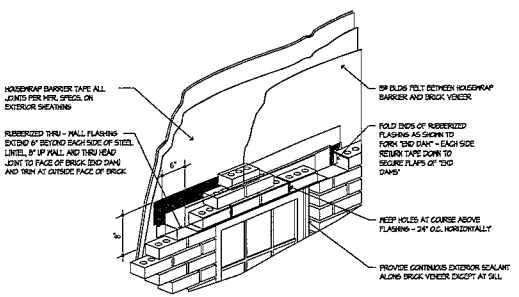
② TYP. DOOR FLASHING
SCALE: 1/2" = 1'-0"



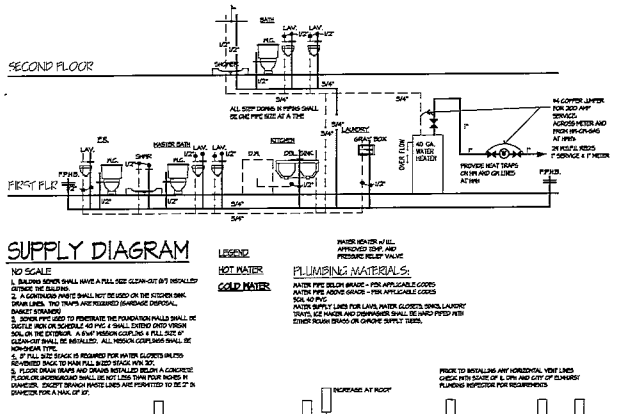
⑦ UFER GROUND DETAIL
SCALE: NO SCALE



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



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



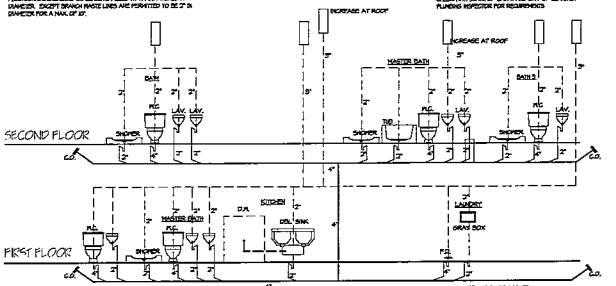
SUPPLY DIAGRAM
NO SCALE

LEGEND
HOT WATER
COLD WATER

WATER HEATER w/ ILL. APPROVED TEMP. AND PRESSURE RELIEF VALVE

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

1. BUILDING SEWER SHALL HAVE A FULL SIZE CLEAN-OUT (MIN) INSTALLED OUTSIDE THE BUILDING
2. A CONTINUOUS WASTE SHALL NOT BE USED ON THE KITCHEN SINK DRAIN LINES. TWO TRAPS ARE REQUIRED (GARBAGE DISPOSAL, BASKET STRAINER)
3. SEWER PIPE USED TO PENETRATE THE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC, 4 SHALL EXTEND ONTO VERSA SOIL ON THE EXTERIOR. A 6x4" NEIBSON COUPLING & FULL SIZE 6" CLEAN-OUT SHALL BE INSTALLED. ALL NEIBSON COUPLINGS SHALL BE NON-SHEAR TYPE
4. 6" FULL SIZE STACK IS REQUIRED FOR WATER CLOSETS UNLESS REVIEWED PRIOR TO MAIN FULL SIZED STACK MIN 30'.
5. FLOOR DRAIN TRAPS AND DRAINS INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND SHALL BE NOT LESS THAN FOUR INCHES IN DIAMETER. EXCEPT BRANCH WASTE LINES ARE PERMITTED TO BE 2" IN DIAMETER FOR A MAX OF 8'.



WASTE DIAGRAM
NO SCALE

LEGEND
VENT
WASTE

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

PRIOR TO INSTALLING ANY HORIZONTAL VENT LINES CHECK WITH SLOPE OF ¼, DRN AND CITY OF ELMHURST PLUMBING INSPECTOR FOR REQUIREMENTS

LATERAL SANITARY SEWER: USE DUCTILE IRON OR PVC-SCH 40 FROM THE FND. WALL FOR THE FIRST TEN FEET (MIN. MORE) TO BRIDGE THE UNDRMN UNTIL IT REACHES VIRGIN SOIL. THEN RUN 6" SDR 26 TO THE MAIN. PROVIDE CLEANOUT APPROX. 10 FEET FROM FND. WALL.

001-008241
FREDERICK E GILMORE
EXPIRATION 11/30/24
ILLINOIS
Rick Gilmore, FALA
Fellow of the American Institute of Architects

DATE 08/30/2024
ISSUED FOR PERMIT

SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmc
FredeRick Gilmore, A
2489 Gallant Fox Drive
Elgin IL 60124
847 421 9576
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted all rights re

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor

GENERAL REQUIREMENTS

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

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

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

3. DESIGN LOADS

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

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

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

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

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

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

A. **Portland Cement:** ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,000 PSI.
B. **Reinforcing Steel:** ASTM A615, Grade 60, deformed bars.
C. **Welded Wire Fabric:** ASTM A185, 6 inch x 6 inch x No. 10 x 10. GARAGE FLOOR TO HAVE 6 X 6 8/8 WWF
D. **Course Aggregate:** Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for slabs or 1-1/2 inch for foundations and footings.
E. **Fine Aggregate:** Washed natural sharp sand without clay content.
F. **Water:** Potable
G. **Vapor Barrier:** .006 inch (6 mil) polyethylene sheet.
H. **Expansion Joints:** Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
I. **Concrete Finishes:** Install concrete slabs with monolithic finish. Screed the surface site a straightedge, float to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
J. **Curing:** Protect flat surfaces, not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
K. Slump for normal weight concrete shall be as follows:
1. Footings, walls and walks 4 in. – 6 in.
2. Slabs 3 in. – 5 in.
3. If mechanical vibrators are used, reduce slump by one third.
L. Do not increase the water ratio in concrete for easier movement of concrete in the formwork.
M. All exterior concrete to have 6 percent air entrainment.
N. Unless noted otherwise, all slabs on grade shall be a minimum 4 inch thick and placed over a minimum of 4 inches of compacted sand or approved gravel fill. Interior slabs shall be placed over a stabilized polyethylene vapor barrier.
O. Subcontractor shall be responsible for the size, location and installation of required steel reinforcing in footings and walls per local codes or specific soil conditions, whichever is more restrictive.
P. Footing sizes shown are typical only for the stated soil pressure and consistent compaction.
Q. Set 1/2 inch diameter anchor bolts in the foundation wall at 6'-0 o/c maximum spacing and at no more than 12 inches in form each corner and both sides of all openings. The bolts shall be embedded in the foundation wall not less than 8 inches.
R. Beam pockets shall be provided for all beams supported by concrete, unless noted otherwise, and shall comply with the following:
1. Minimum bearing 4 inches
2. Height and width as required by the beam.
3. 2" nominal pressure treated lumber beneath full bearing of wood beams.

MASONRY
Provide masonry veneer anchorage per local codes.

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

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

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

2. GRADING
Provide lumber and materials meeting or exceeding the following standards of quality. All framing members shall be grade stamped.
A. **Allowable stress for Framing Members:**

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

3. MATERIALS
A. **Mudsills:**
All wood in contact with concrete or masonry shall be pressure treated.
B. **Metal Connectors:**
1. Simpson as detailed or equivalent.
2. Install joist and beam hangers capable of supporting the maximum allowable load of the joist or beam being supported.
3. Steel items to comply with ASTM A7 or ASTM A36.
4. Use Galvanized Steel at all exterior locations.
C. **Nailing:**
1. Per applicable code for common wire nails.
2. All plywood diaphragms shall have cement coated or ring shank ply nails.
3. Use 16d's at 16" o/c when nailing 2-2x members together.
4. Use 2 rows of 16d's at 16" o/c when nailing 3-2x members together.
5. A positive connection must be provided for all free standing posts.
D. **Trusses:**
1. Provide wood trusses able to sustain the stated loads for the spans, profiles and arrangement shown in the Construction documents. Truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design, including spacing, of all trusses and shall submit shop drawings sealed by a registered engineer for approval by the Contractor.and the City of Elmhurst
2. All roof trusses are to be designed for no attic storage unless noted otherwise.
E. **Sheathing:**
1. **Roof:** 5/8" nominal thickness Ext. Grade Plywood roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA)
2. **Floors:** per plans
3. **Walls:** 1/2" plywood or OSB
F. **Laminated Veneer Lumber**
1. All members referred to as "Micro-Lam" shall be Laminated Veneer Lumber.
2. Provide glue-laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
3. Allowable Stresses

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

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

B. **Posts:**
1. Provide 3-2x4 or 1-4x6 post under all beams or headers greater than 6'-0 in length and under all girder trusses unless noted otherwise.
2. A single trimmer shall be provided on each side of openings less than 6'-0 in width and double trimmers shall be provided on each side of openings that are greater than 6'-0 in width unless noted otherwise.
C. **Beams, Headers, Joists and Rafters:**
1. Set all beams, headers, joists and rafters with crown side up.
2. Provide (2) 2x12 headers w/1/2" plywood filler over all exterior openings (2x4 Construction) Provide (3) 2x12 headers w/1/2" plywood fillers (2x6 Construction) unless otherwise noted.
3. Provide (2) 2x12 headers over all interior openings unless otherwise noted (2x4 wall). Provide (3) 2x12 headers over all interior openings unless otherwise noted (2x6 wall).
4. All headers and beams are to be free from splits, check and shakes.
5. All joists, headers, beams and rafters shall have a minimum solid bearing of 2" at each end.
6. Provide double header joists and trimmers at all floor openings.
7. Provide double joist under parallel partitions and solid blocking under perpendicular partitions. Split joists under parallel partitions to allow for heating, plumbing and electrical trades. Double all joists under all water, baths, showers, washing machines, whirlpools, water heaters or special loading.
8. Support of bearing partitions perpendicular to joists shall not be offset from such support by a distance greater than the depth of the joists.
9. All 2x floor joists to have 1x3 cross bridging at 8'-0 o/c maximum spacing.

10. Notching of joists shall comply with all applicable LOCAL, COUNTY, STATE, AND FEDERAL codes, whichever is more restrictive.
11. Rough opening height for all doors and windows is to be 6'-10 3/4" to bottom of header unless noted otherwise.

5. MISCELLANEOUS

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

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

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

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

FINISHES
A. Use wallboard of maximum lengths to minimize end joints. Stagger end joints when they occur. Locate end joints as far as possible from center of wall or ceiling. Abut wallboard without forcing. Neatly fit ends and edges of wallboard. Do not place butt ends against tapered edges. Support ends and edges of all board panels on framing or furring members except for face layer of double layer and where ends are back-blocked and floated.
B. Gypsum Wallboard:
1. Regular Board: ASTM C36
2. Fire-rated Board: ASTM C36, Type "x", 5/8" with tapered edges.
3. Fiberglass Reinforced Gypsum Backing Board: Durock or Wonderboard brand, 5/8"
4. Water-Resistant Board: 5/8", Type "x", tapered edges.
C. Gypsum wallboard, unless noted otherwise, shall be provided as follows:
1. Exterior Walls: 1 layer 5/8" Type "x" wallboard to interior face.
Interior Walls: 1 layer 5/8" Type "x" wallboard each side.
Ceiling: 1 layer 5/8" Type "x" wallboard for framing members 16" o/c or less.

TWO LAYERS ON GARAGE CEILINGS WITH HABITABLE SPACE ABOVE

Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
2. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
3. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
4. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.
D. **Job Conditions**
1. Temperature: Maintain range between 55 degrees F. to 70 Degrees F. for 24 hours before, during and after gypsum wallboard and joint treatment application.
2. Ventilation: Provide natural or mechanical ventilation during and following adhesives and joint treatment application.

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

HEATING, VENTILATION AND AIR CONDITIONING

A. MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J
SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
B. HVAC information in the Construction Documents is only schematic. If shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. HVAC fixtures and equipment shall be specified by the Contractor.
D. Design and installation of HVAC shall be the responsibility of the Subcontractor
1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4' above finished floor inside at -10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.

3. All new ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest addition of ASHREA construction standards for ductwork construction.
a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
4. All HVAC equipment shall be individually switched.
5. Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
6. Branch take-offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
7. Provide factory-fabricated turning vanes in all square elbows.
8. HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
9. All duct openings in walls shall be sealed airtight and soundproof.
10. Provide combustion air to all gas fired equipment in accordance with governing codes.
11. Required number of return air ducts per code. All return air ducts to be metal, not an unpanned joist or stud space.
12. All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.

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

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

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

1. All Fire Separation Assemblies required to have fire-resistance ratings shall be Fire Resistant Designs tested and approved by Underwriters Laboratories Inc. All Fire Separation Assemblies shall be constructed ONLY with approved materials and in accordance with the installation requirements as specified in the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwriters Laboratories Inc. All Fire Separation Assemblies shall provide the minimum fire-resistance rating as dictated by the codes.
2. All vertical Fire Separation Assemblies shall be continuous and extend uninterrupted from the top of the fire-resistance rated floor/ceiling assembly to the underside of the floor or roof slab or deck above and shall be attached thereto.
3. All horizontal Fire Separation Assemblies shall be continuous. The supporting construction shall be protected to afford the required fire-resistance rating of the Fire Separation Assembly supported.
4. All penetrations, openings and opening protectives in any fire-resistance rated assembly shall comply with the limitations as prescribed by the most recent edition of the FIRE RESISTANCE DIRECTORY by Underwrites Laboratories Inc. and the codes.
B. Fire-resistance ratings apply only to assemblies in their entirety. Independent components of the design are specifically designated for use in that assembly in order that the fire-resistance rating of the complete assembly may be achieved and are not to be interchanged or substituted.
C. EACH CONTRACTOR AND SUBCONTRACTOR IS INDIVIDUALLY RESPONSIBLE AND WILL BE HELD ACCOUNTABLE FOR THEIR WORK MEETING AND MAINTAINING STRICT COMPLIANCE WITH THE MATERIALS AND CONSTRUCTION REQUIREMENTS OF THE FIRE-RATED ASSEMBLY AS DICTATED BY UNDERWRITER'S LABORATORIES INC. AND THE CODES. NO DEVIATIONS FROM THE SPECIFICATIONS WILL BE ALLOWED.

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

specifications

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

REV	DESCRIPTION
	ISSUED FOR PERMIT

Rick Gilmore, FAIA
Fellow of the Association of Licensed Architects

SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

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

This drawing is copyrighted all rights re

SLADE STREET CROSSING
PLAN 544
PALATINE, ILLINOIS 60067

ARCHITECT CONTACT

BLAKE CZAR
847/877-3507

BUILDER

GWR BUILDERS
847/209-1214

DATE	PAGES REVISED
01-31-24	ISSUED FOR PERMIT

CODES

APPLICABLE BUILDING CODES

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

OCCUPANCY

R3 - RESIDENTIAL

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

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

PLUMBING FIXTURE COUNT

FIXTURE	NO. OF ROOMS	NO. OF SUPPLY FIXTURE UNITS	TOTAL
WATER CLOSETS	3	3	9
LAVATORY	3	1	3
BATH TUBS	-	2	-
SHOWER STALL	2	2	4
KITCHEN SINK	1	2	2
LAUNDRY TRAY	1	1	1
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
BALL COCK	2	2.5	5
		TOTAL	29

SHEET INDEX

1 COVER SHEET

2 FRONT & RIGHT SIDE ELEVATIONS/LV SCHEDULE
2A REAR & LEFT SIDE ELEVATION
2B ELEVATION OPTIONS

3 FOUNDATION PLAN
3A OPTIONAL SLAB ON GRADE PLAN

4 FIRST FLOOR PLAN

5 SECOND FLOOR PLAN / ROOF PLAN

6 FIRST FLOOR ELECTRICAL PLAN

7 SECOND FLOOR ELECTRICAL PLAN

8 WALL SECTIONS

9 DETAILS / RISER DIAGRAMS

5 SPECIFICATIONS

ABBREVIATIONS

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

SYMBOLS

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

DESIGN LOADS

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

DISTRIBUTIVE LIVE LOADS

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

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

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

001-020261
FREDERICK
E
GILMORE
EXPIRATION
11/30/24

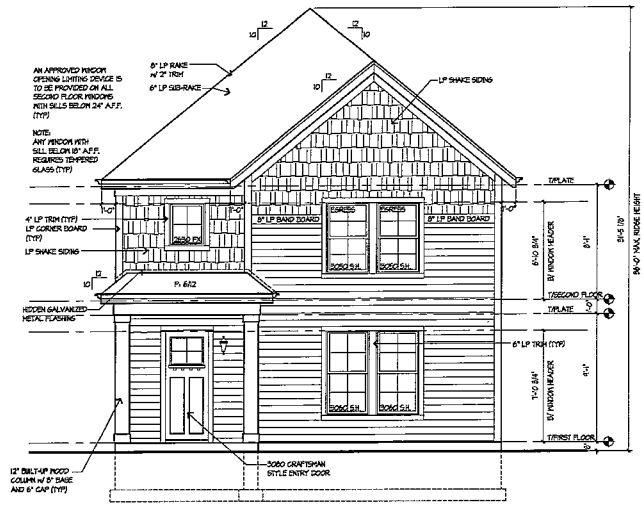
KEY	DESCRIPTION
	ISSUED FOR PERMIT

Rick Gilmore, FAIA
Fellow of the American Institute of Architects
SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

Gilmore
FredeRick Gilmore, A
3489 Gallant Fox Drive
Elgin IL 60124
847 421 3676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted all rights re

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



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. (SEC. 1051) TYPICAL 4"-6" HIGH NUMBERS, COLOR CONTRASTING WITH A BACKGROUND).

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

ELEVATION NOTES

DO NOT SCALE DRAWINGS
1. PROVIDE SPLASH BLOCKS AT AL DOWN SPOUTS DISCHARGING AT G (NOT TO DISCHARGE ACROSS WA WAY)
2. PROVIDE DRIP CAPS AT ALL WI AND DOORS
3. ALL ROOF SADDLES TO BE SHE W/ BUILDING PAPER AND SHINGLE
4. REFER TO FLOOR PLANS FOR DI SIZES
5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VE ALL BEDROOMS HAVE EGRESS WI
6. ROOF VENTS TO BE SCREENED A BALANCED INTAKE AND EXHAUST
7. PROVIDE 2" FLASHING ALONG A HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHIN ALL ROOF AND WALL INTERSECTI
9. FIREPLACE FLUE TO BE MIN. 2'-6" ABOVE ANY ROOF SURFACE WITH 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATH/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WIND W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIAL

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W DOWN SPOUTS OVER 1X8 FASCIA, WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X6 ON 1X8 RAKE BOARD TYPICA
14. TYPICAL SIDING - 7.5" W/ 6" EXPOSED
15. TYPICAL TRIM - 5.5"
16. ALL EVE AND RAKE OVERHANGS 1'-0" UNLESS OTHERWISE NOTED.

LIGHT & VENTILATION SCHEDULE

ROOM NAME	AREA	LIGHT REQ.	LIGHT ACT.	VENT REQ.	VENT ACT.	MECH CFM REQ.	MECH CFM ACT.
KITCHEN/DINING	360	28.8	38.4	14.4	34.2	--	--
LIVING ROOM	256 S.F.	20.1	42.2	10.1	15.2	--	--
OFFICE	143 S.F.	11.4	30.4	5.7	15.2	--	--
POWDER ROOM	37 S.F.	--	--	--	--	50 CFM	100 CFM
LOFT	114 S.F.	9.1	26.4	4.6	13.2	--	--
MASTER BATH	145 S.F.	--	20.6	--	10.3	--	200 CFM/ 100 CFM
MASTER BEDROOM	230 S.F.	18.4	70.4	9.2	13.2	--	--
BEDROOM #2	144 S.F.	11.9	26.4	5.8	13.2	--	--
BEDROOM #3	144 S.F.	11.5	26.4	5.8	13.2	--	--
BATH #2	54 S.F.	--	--	--	--	50 CFM	100 CFM

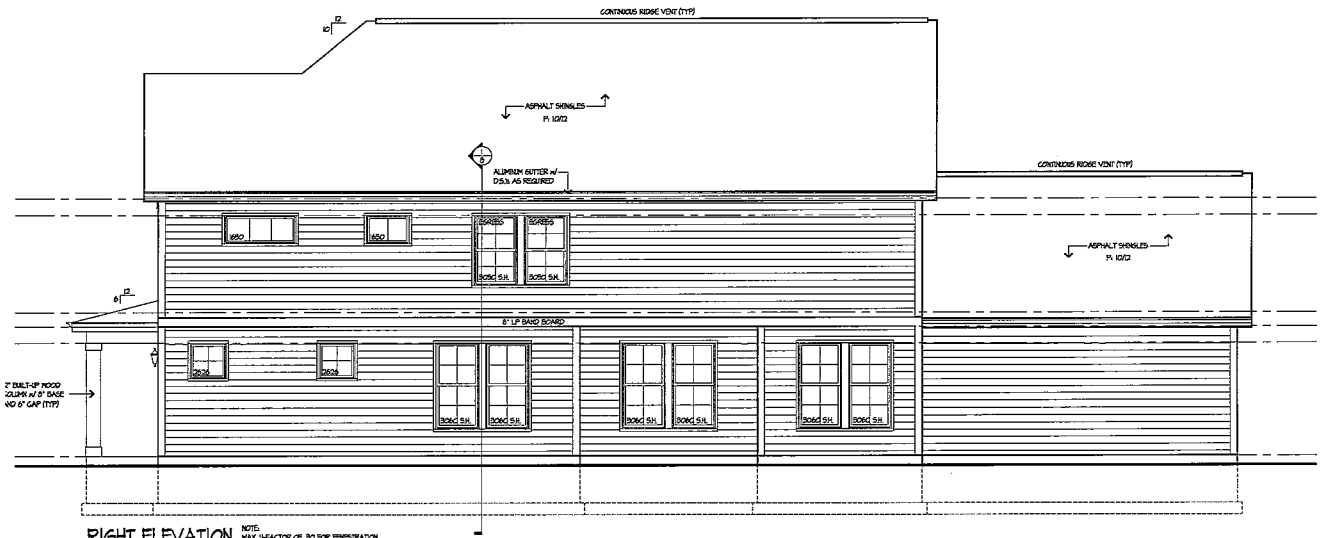
STANDARD ELEVATION NOTES

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
- 1.25" SOFFIT W/ INTERSAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- 1X12 EDGE BOARD OVER 1X8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED REFER TO ELEVATIONS AND ROOF PLAN FOR OVERHANGS

INDICATES LP SMARTSIDE SIDING

HIDDEN GALVANIZED METAL FLASHING

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



RIGHT ELEVATION

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

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

001-008343
FREDERICK E GILMORE
EXPIRATION 11/30/24
REGISTERED ARCHITECT
STATE OF ILLINOIS

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	01-0

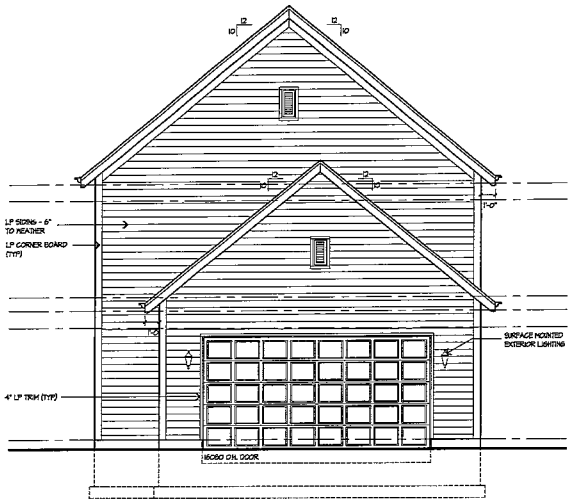
Rick Gilmore, FAIA
Fellow of the Association of Licensed Architects

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

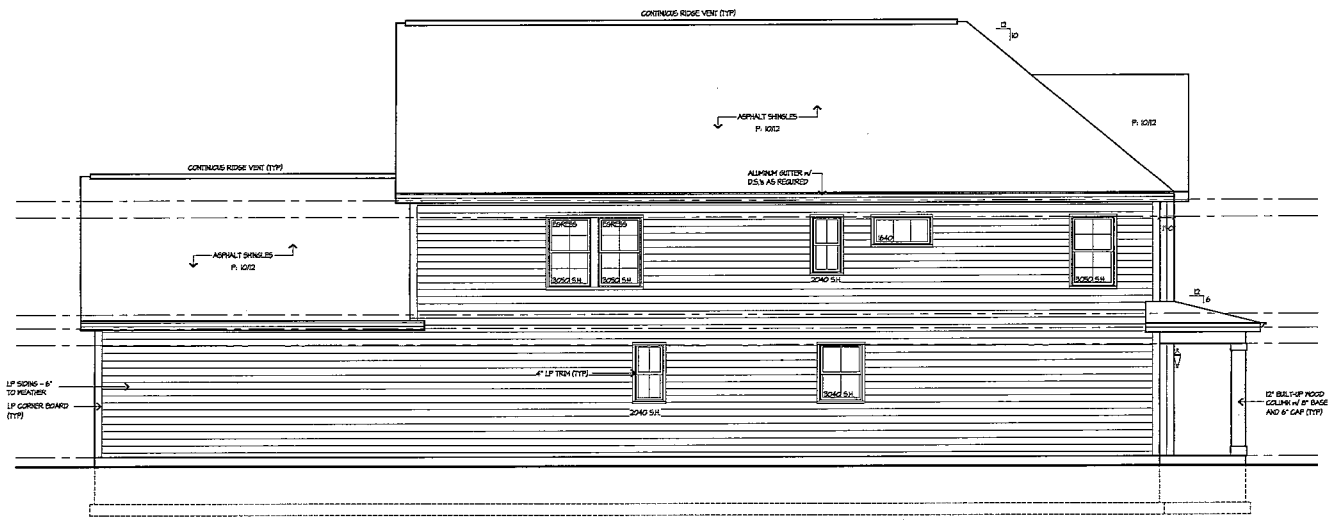
Gilmore
FredeRick Gilmore, Archite
3489 Gallant Fox Drive
Elgin IL 60124
847 421 9076
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted all rights reserved

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



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



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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
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 12" 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 BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X6 FASCIA AND PATH 1X6 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - 7" W/ 6" EXPOSED
15. TYPICAL TRIM - 5.5"
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

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

These dr... were pr... and ... super... and in th... of my ... ledge ... comply w... applicable...

NO	DESCRIPTION	DA...
	ISSUED FOR PERMIT	01-...

Rick Gilmore, FAIA Fellow of the Association of Licensed Architects

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

Gilmore
FredeRick Gilmore, Archit...
3489 Gallant Fox Drive
Elgin IL 60124
847 421 3626
email: gilmorearch@gmail.com
www.gilmorearchitects.com

24...

This drawing is copyrighted all rights reserved.

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor

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

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 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 12" FLASHING ALONG ALL HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 5/8 FASCIA AND WITH 1x6 FREIZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - "LP" W/ 6" EXPOSED
15. TYPICAL TRIM - "LP"
16. ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

STATE OF ILLINOIS
001-003743
FREDERICK
E
GILMORE
EXPIRATION
11/30/21
LICENSED ARCHITECT

These dra
were pre
und
super
and to th
of any s
lodge
comply w
applicable

REF	DESCRIPTION	DA
	ISSUED FOR PERMIT	01-

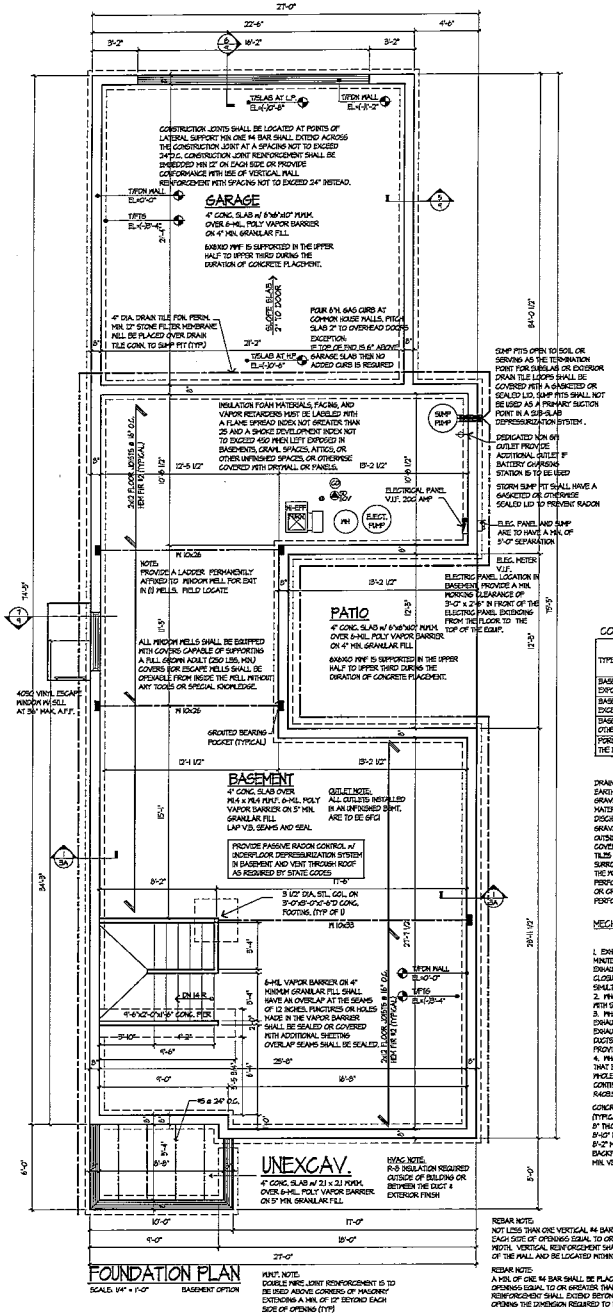
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

Gilmore
FredeRick Gilmore, Archit
3489 Gallant Fox Drive
Elgin IL 60124
847-431 9676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted all rights reserved.

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



COMPRESSIVE STRENGTH OF CONCRETE

ALL CONCRETE SHALL BE 6 BAG MIX U.O.E. AMENDMENTS

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

DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1 FOOT (305 MM) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES (51 MM) OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.

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).

CONCRETE FOUNDATION WALL (TYPICAL)
8" THICKNESS OF WALLS
8'-0" MAX. HEIGHT OF WALLS
8'-2" MAX. HEIGHT OF UNBAL. BACKFILL
BACKFILL MATERIAL "CL" CLAY/DIRT
MIN. VERTICAL REINF. #5 @ 35" O.C.

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 3 FEET IN WIDTH. REINFORCEMENT SHALL EXTEND BEYOND THE EDGES OF THE OPENING THE DIMENSION REQUIRED TO DEVELOP THE BAR TENSION

BASEMENT FND NOTES:

DO NOT SCALE DRAWING
1. TYPICAL BASEMENT SLAB.
4" CONC. SLAB W/ 6"x6"x10/10MW ON 6 MIL POLY VAPOR BARRIER OVER MIN. 3" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB. 5" THK. W/ 10x10/10x10 MWF)
2. TYPICAL GRAVEL
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 EA END OF SILL PLATE. MIN. 2 PER SILL A MIN. OF 7 INCHES INTO CONC.
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 SUBCONTRACTO INVOLVED WITH DESIGN AND INSTALLATION OF SAID, AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL N BE LOCATED IN REQUIRED SIDE YAR SETBACKS
19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUS INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET
21. PROVIDE (2) 48" LONG #4 REBAR . TOP & BOTTOM FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

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

NO	DESCRIPTION
	ISSUED FOR PERMIT

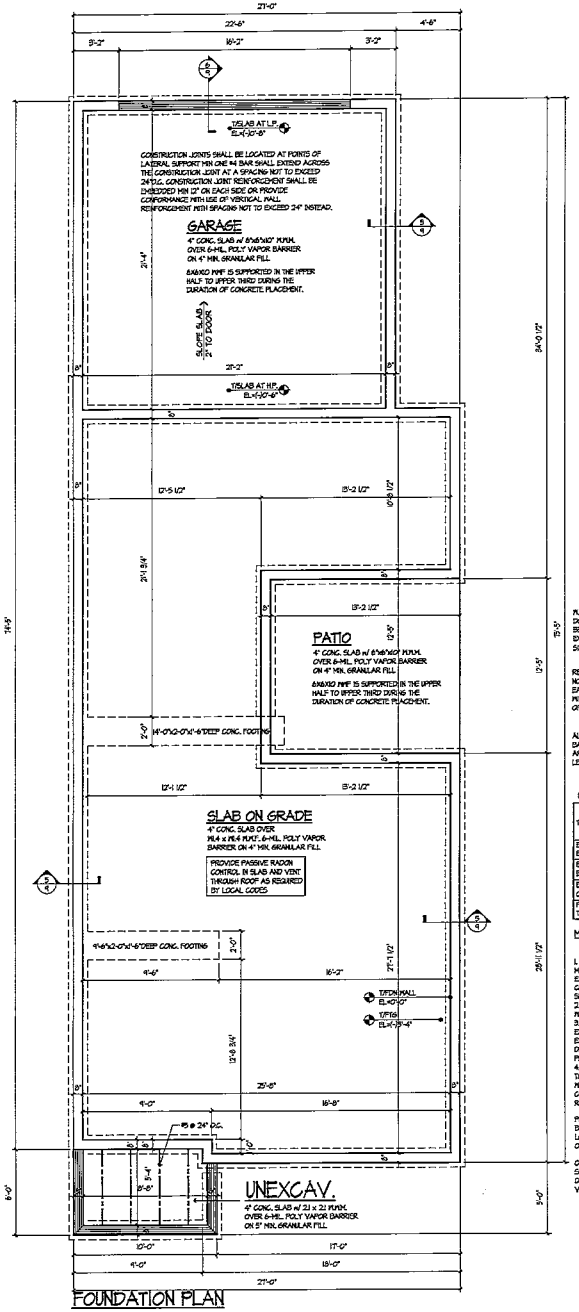
Rick Gilmore, FAIA, Fellow of the American Institute of Architects

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

Gilmo
FredeRick Gilmore, A
3439 Gallant Fox Drive
Elgin IL 60124
847 421 9676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

The drawings is copyrighted all liable re

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



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

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

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

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

COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH
	WEATHERING POTENTIAL
	SEVERE
BASEMENT WALLS, 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 R403.5.1(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

ROOF CONSTRUCTION

ASPHALT SHINGLES(30 YEAR TYP.) ON ASPHALT IMPREGNATED BUILDING FELT 1/2" OSB, DECKING W/CLIPS 2x12 ROOF RAFTERS @ 16" O.C., ROOF BAFFLES AT EVERY ROOF TRUSS R-49 FIBERGLASS INSULATION IN INTEGRAL V.B. 5/8" DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE 18" SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

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

FASCIA AND SOFFIT

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

VAPOR BARRIER NOTE

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

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

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

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

SECOND FLOOR CONSTRUCTION

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

WALL CONSTRUCTION

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

SILL PLATE

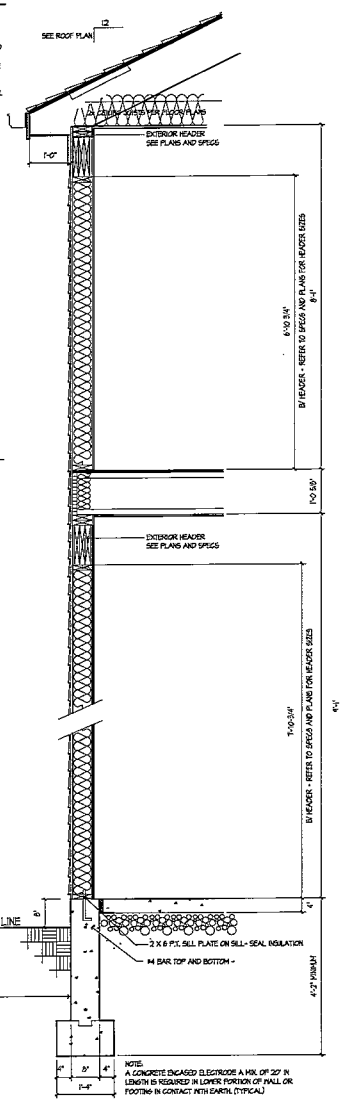
CONTINUOUS PRESSURE TREATED SILL PLATE w/ SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS w/ NUTS & WASHERS @ MAX. 6'-0" o.c. & MAX. 12" FROM CORNERS, MIN. 2 PER BOARD

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

SPRAY ON DAMP-PROOFING OR APPROVED EQUAL

CONCRETE SLAB CONSTRUCTION

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



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

① FRAME WALL SECTION
SCALE: 3/4" = 1'-0"

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS
1. TYPICAL BASEMENT SLAB:
4" CONC. SLAB W/ 6"x6"x10" FIBER MESH ON 6 MIL POLY VAPOR BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB:
5" THK. W/ #5@18"(300KG) MWF)
2. TYPICAL DRAIN:
2" SLOPE CONT OVER 4" GRAVEL COVER OVER 4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (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 SEAMS 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 EA END OF SILL PLATE. MIN. 2 PER SILL A MIN. OF 7 INCHES INTO CONC.
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 SUBCONTRACTS INVOLVED WITH DESIGN AND INSTALLATION OF SAME, AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL N BE LOCATED IN REQUIRED SIDE YAR SETBACKS
19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUS INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET
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

STATE OF ILLINOIS
001-008243
FREDERICK H GILMORE
EXPIRATION ILLINOIS

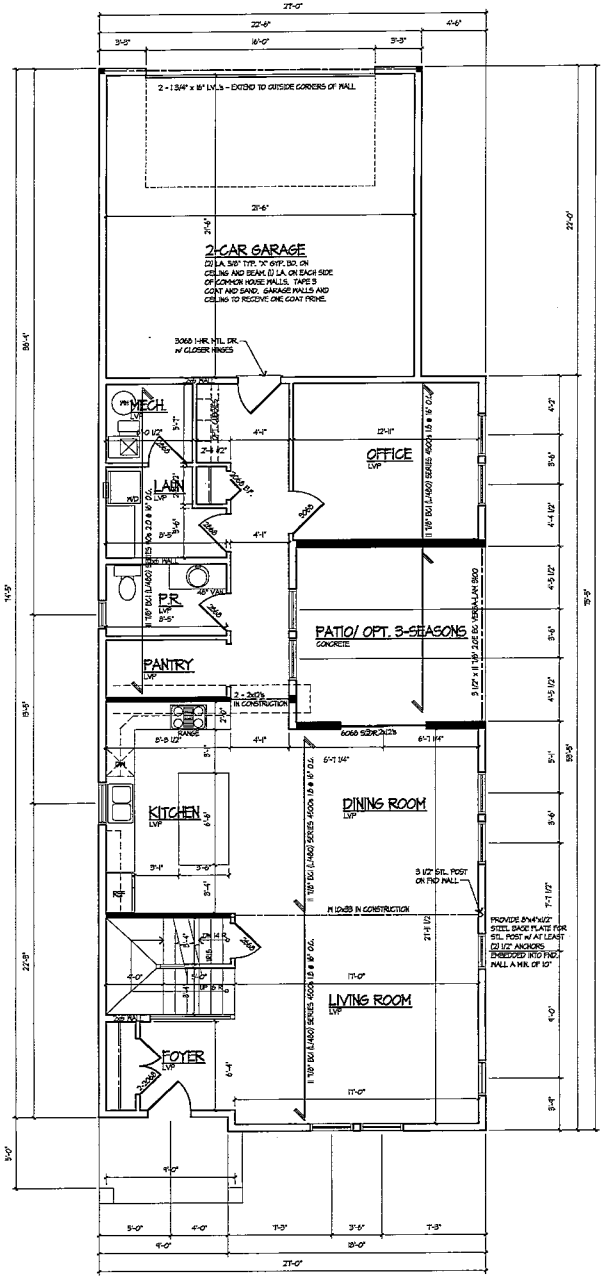
NO	DESCRIPTION
	ISSUED FOR PERMIT

Rick Gilmore, FALA
Fellow of the Association of Luxu

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

Gilmc
FredeRick Gilmore, .
3489 Gallant Fox Drive
Elgin IL 60124
847-421-9676
email: gilmorearch@gmail.com
www.gilmorearchitects.com
This drawing is copyrighted all rights re

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



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 "STHM-RJT" 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 55"-56" A.F.F. IN ALL WALLS ADJACENT TO TOILET, SHOWER STALL, OR BATHS.

2018 ILLINOIS ENERGY CONSERVATION NOTES:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETED WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND FENESTRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IRC402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DISPRESS HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. N/A
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - H2S DEGREES OR ISS 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 MR402.5.5 (I). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.3 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 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 12'-6"	2	3
> 12'-6" TO 12'-0"	3	3
> 12'-0" TO 13'-0"	3	5
> 13'-0" TO 14'-0"	3	4
> 14'-0" TO 16'-0"	4	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.

NOTES:

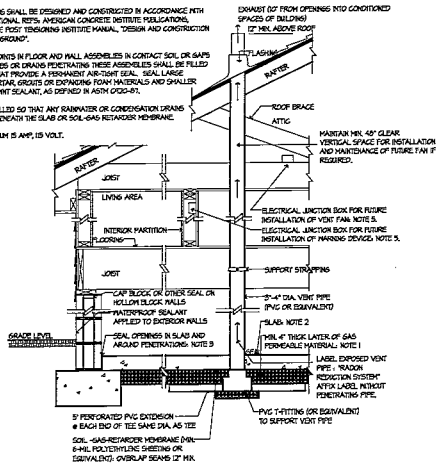
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL 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, "ACI302.2R" & "ACI360R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

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

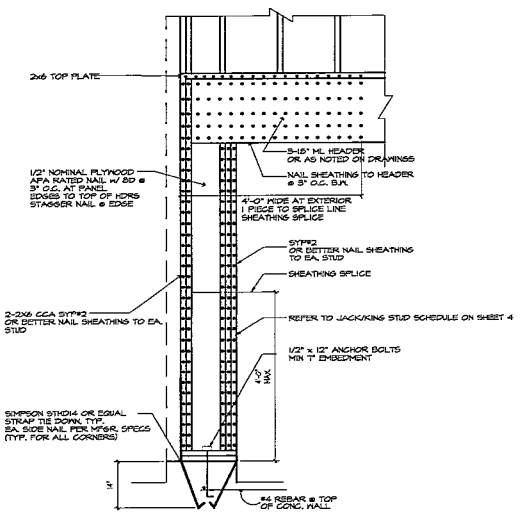
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY CONDENSATE OR CONDENSATION DRAINS CONVEYED INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

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



PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

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



BRACED WALL PANEL w/ HOLD DOWNS

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

FLOOR PLAN NOTES:
DO NOT SCALE DRAWINGS
1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. (3-2x6'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 MFR. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
9. WALLS OVER 10 FEET HIGH SHALL HAVE HORIZ. BRACING/BRIDGING LOCATED AT JOINT IN SHEATHING.
10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & HEATERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
13. PROVIDE 1 3/4" SOLID CORE 1 HR. RATED STEEL DOOR AT HOUSE TO GARAGE DOOR, w/ CLOSER.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 5/8" TYPE "X" GYP BD ON THE WALLS AND CEILING.
15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
16. PROVIDE 2-2x12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
17. ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x3 1/2"x5/16" ANGLES UNLESS OTHERWISE NOTED.

ILLINOIS 001-008343 FREDERICK E GILMORE EXPIRATION 11/30/24 REGISTERED ARCHITECT

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

NO	DESCRIPTION	DATE
	ISSUED FOR PERMIT	6.1.24

Rick Gilmore, FAIA
Fellow of the American of Licensed Architects

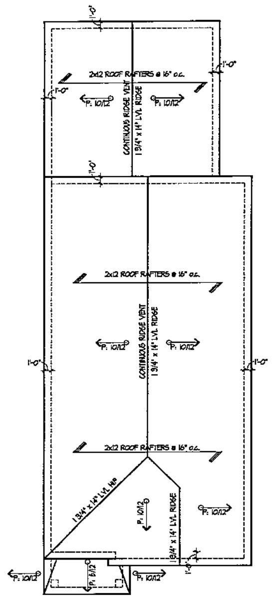
SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

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

4

This drawing is copyrighted all rights reserved.

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



ROOF PLAN

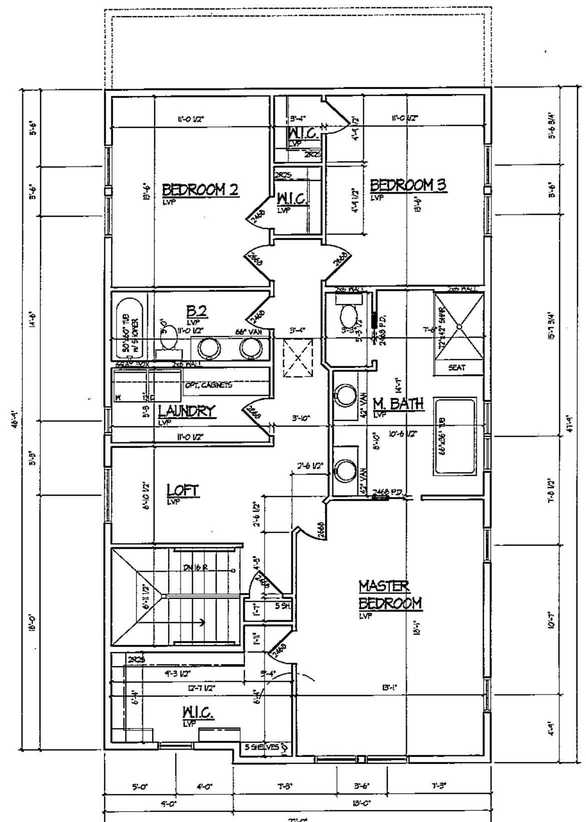
SCALE: 1/8" = 1'-0"

TWO STORY HOUSE ROOF
1415 SQ. FT. OF ATTIC AREA TO BE VENTED
1415 X 1/300 = 5.27 SQ. FT. FREE AREA REQUIRED TOTAL
5.27 X 144 = 758.8 SQ. IN. /2 = 579.6
579.4/60 = 6.3 (7 ROOF VENTS REQUIRED)
579.4/24 = 15.80 (16 SOFFIT VENTS REQUIRED)

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

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

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



SECOND FLOOR PLAN

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

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

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

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

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

FLOOR PLAN NOTES

DO NOT SCALE DRAWINGS

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

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

REV DESCRIPTION
ISSUED FOR PERMIT

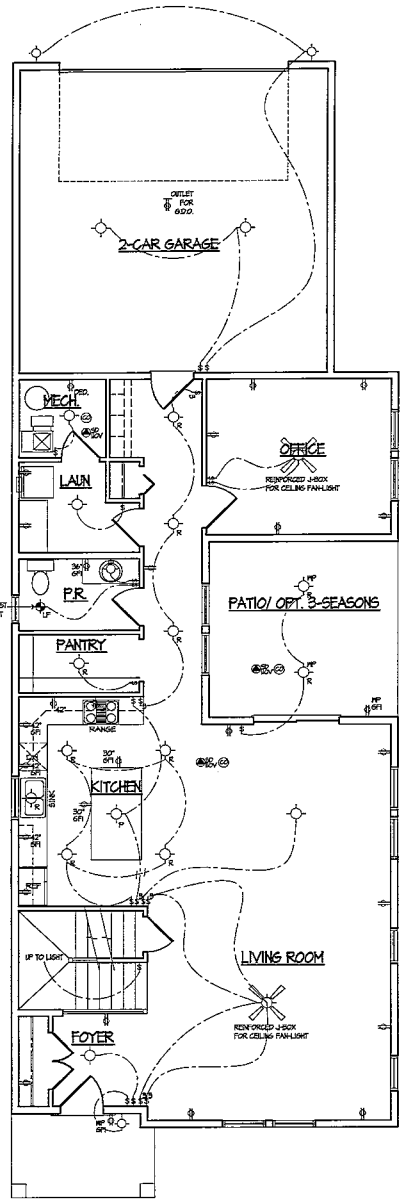
Rick Gilmore, FALA
Fellow of the Association of Licensed A[rchitects]

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

Gilmor[e]
FredeRick Gilmore, Ar[chitect]
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

This drawing is copyrighted all rights reserve[d]

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



1. KITCHEN ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN.½" THICK WALLBOARD.
5. METAL TUBING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, SUMP AND EJECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
12. A CONVENIENCE OUTLET SHALL BE INSTALLED FOR SERVICING OF HEATING AND CONDITIONING AND REFRIGERATION EQUIPMENT.
13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CIRCUIT

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)

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

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

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

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

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

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

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

ELECTRICAL SYMBOLS

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

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

INCANDESCENT LIGHT FIXTURES

- HEAT LAMP
- FAN
- FAN / LIGHT
- FAN / LIGHT / HEAT LAMP
- EMERGENCY LIGHT WITH BATTERY BACKUP
- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE WITH PULL CHAIN
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- RECESSED EYEBALL FIXTURE
- 2, LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)

FLOURESCENT LIGHT FIXTURES

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

WP INDICATES WATERPROOF
GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

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

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

REV	DESCRIPTION
	ISSUED FOR PERMIT

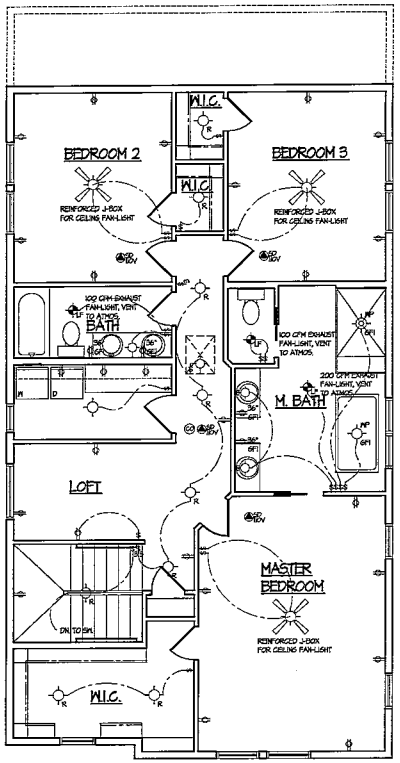
Rick Gilmore, FAIA
Fellow of the American Institute of Architects

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

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

This drawing is copyrighted all rights re

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



SECOND FLOOR ELECT. PLAN

SCALE 1/4"=1'-0"

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

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

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

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

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

ELECTRICAL SYMBOLS

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

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

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

INCANDESCENT LIGHT FIXTURES

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

FLUORESCENT LIGHT FIXTURES

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

WP INDICATES WATERPROOF

GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR. 42

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

REV DESCRIPTION
ISSUED FOR PERMIT

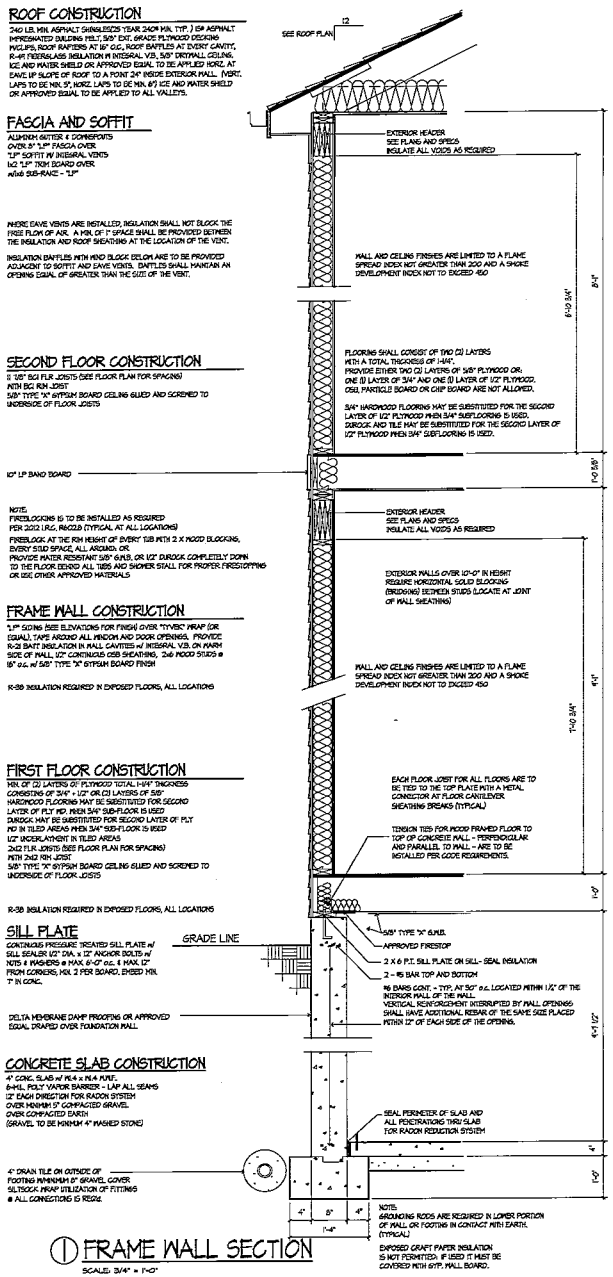
Rick Gilmore, FALA
Fellow of the Association of Licen

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

Gilmc
FredeRick Gilmore,
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch1@gmail.com
www.gilmorearchitects.com

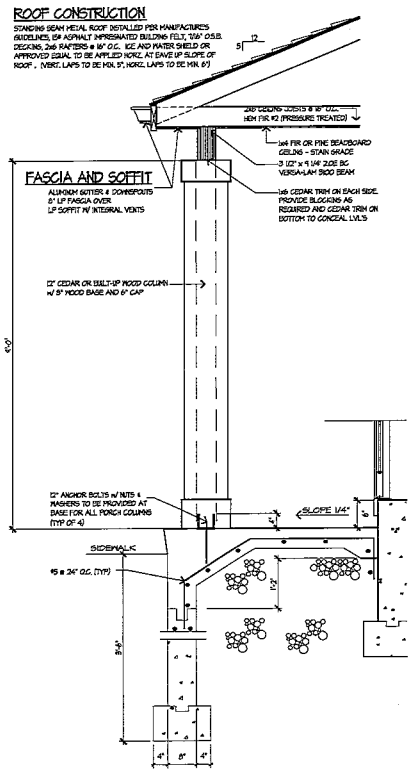
This drawing is copyrighted all rights r

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



① FRAME WALL SECTION

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



② PORCH SECTION

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

STATE OF ILLINOIS
001-008343
FREDERICK E GILMORE
REGISTERED ARCHITECT
11/30/24

NO	DESCRIPTION
	ISSUED FOR PERMIT

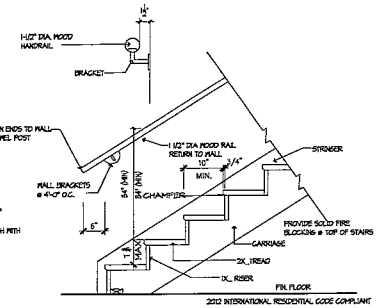
Rick Gilmore, FAIA
Fellow of the American Institute of Architects

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

Gilmore
FredeRick Gilmore.
3489 Gallant Fox Drive
Elgin IL 60124
847-521-8676
email: gilmoresarch@gmail.com
www.gilmorearchitects.com

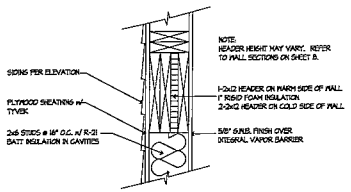
This drawing is copyrighted all rights

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor

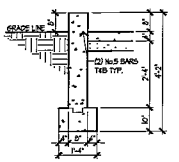


NOTES:
1. ALIGN HANDRAILS WITH TOP AND BOTTOM RISERS
2. GUARDS SHALL BE 36" HIGH WITH BALUSTERS @ 4" O.C. (MAX)
3. MINIMUM HEADROOM FROM NOSING TO CEILING 6'-8"
4. 1 LAYER OF 5/8" GWB ON UNDERSIDE OF STAIRS

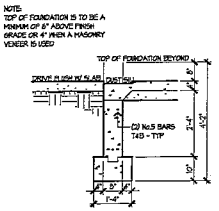
① STAIR DETAIL
SCALE: 3/4" = 1'-0"



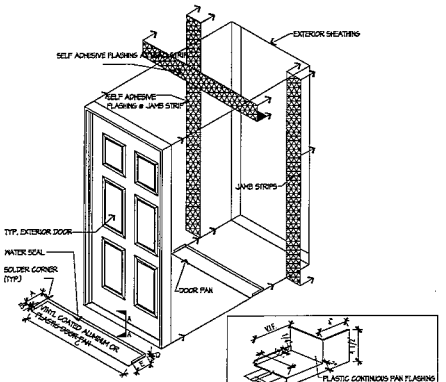
④ HEADER DETAIL
SCALE: 1 1/2" = 1'-0"



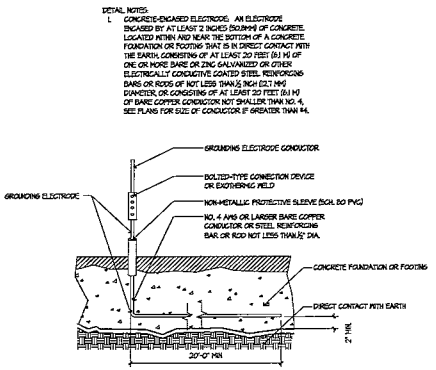
⑤ FND. AT GARAGE
SCALE: 1/2" = 1'-0"



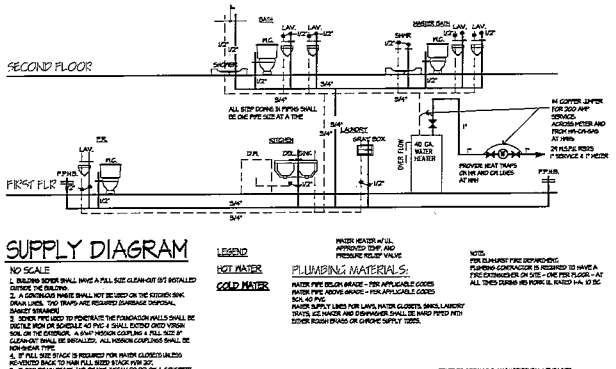
⑥ GARAGE OPENING
SCALE: 1/2" = 1'-0"



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



⑦ UFER GROUND DETAIL
SCALE: NO SCALE



SUPPLY DIAGRAM
NO SCALE

LEGEND
HOT WATER
COLD WATER

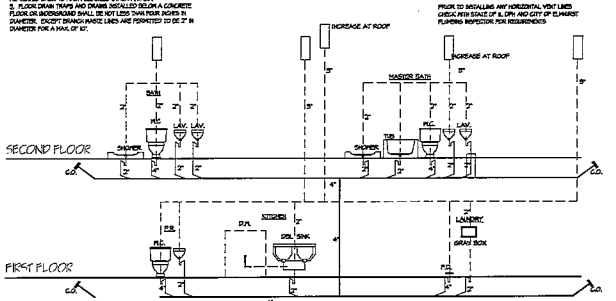
PLUMBING MATERIALS:

1. BUILDING SEWER SHALL HAVE A FULL SIZE CLEAN-OUT BY INSTALLED OUTSIDE THE BUILDING.
2. A CONTINUOUS WASTE SHALL NOT BE USED ON THE KITCHEN SINK, DRAIN LINES, TWO TRAPS ARE REQUIRED (GARBAGE DISPOSAL, BASKET STRAINER)
3. SEWER PIPE USED TO PENETRATE THE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC 4 SHALL EXTEND ONTO VERSA SOIL OR THE EXTERIOR. A 6"x4" MISSION COUPLING 4 FULL SIZE 9" CLEAN-OUT SHALL BE INSTALLED. ALL MISSION COUPLINGS SHALL BE NON-SHEAR TYPE
4. 3" FULL SIZE STACK IS REQUIRED FOR WATER CLOSETS UNLESS RE-VENTED BACK TO MAIN FULL SIZED STACK PER 301.
5. FLOOR DRAIN TRAPS AND DRAINS INSTALLED BELOW A CONCRETE FLOOR OR BASEMENT SHALL BE NOT LESS THAN FOUR INCHES IN DIAMETER. EXCEPT BRANCH WASTE LINES ARE PERMITTED TO BE 2" IN DIAMETER FOR A MAX. OF 10'.

WATER HEATER w/ ULL APPROVED TEMP. AND PRESSURE RELIEF VALVE

NOTE: FOR ELEVATOR FIRE DEPARTMENT PLUMBING CONTRACTOR IS REQUIRED TO HAVE A FIRE EXTINGUISHER ON SITE – ONE PER FLOOR – AT ALL TIMES DURING HIS WORK I.E. RAISED HA. 10 EC

PRIOR TO INSTALLING ANY HORIZONTAL VENT LINES CHECK WITH STATE OF IL. DPH AND CITY OF ELMHURST PLUMBING INSPECTION FOR REQUIREMENTS

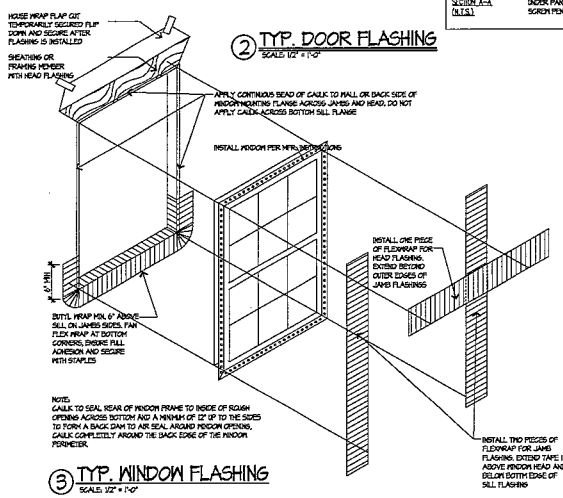


WASTE DIAGRAM
NO SCALE

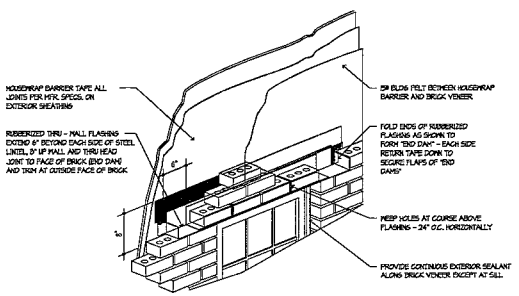
LEGEND
VENT
WASTE

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

LATERAL SANITARY SEWER: USE DUCTILE IRON OR PVC SCHED. 40 FROM THE PAD, WALL FOR THE FIRST TEN FEET 10'-0" MORE TO BRIDGE THE OVERSOIL UNTIL IT REACHES VIRGIN SOIL. THEN MIN 8" SDR 26 TO THE MAIN. PROVIDE CLEANOUT APPROX. 10 FEET FROM PAD, WALL



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



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

STATE OF ILLINOIS
001-008241
FREDERICK E GILMORE
EXPIRATION 11/30/24
REGISTERED ARCHITECT

REV	DESCRIPTION
	ISSUED FOR PERMIT

Rick Gilmore, FAIA
Fellow of the American Institute of Architects

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

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

This drawing is copyrighted all rights re

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor

GENERAL REQUIREMENTS

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

1. CODES All work shall comply with the following:

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

2. INTENTION

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

3. DESIGN LOADS

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

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

4. PLANS AND SPECIFICATIONS

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

SITE WORK

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

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

CONCRETE

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

A. **Portland Cement:** ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,000 PSI.
B. **Reinforcing Steel:** ASTM A615, Grade 60, deformed bars.
C. **Welded Wire Fabric:** ASTM A185, 6 inch x 6 inch x No. 10 x 10. GARAGE FLOOR TO HAVE 6 X 6 8/8 WWF
D. **Course Aggregate:** Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for slabs or 1-1/2 inch for foundations and footings.
E. **Fine Aggregate:** Washed natural sharp sand without clay content.
F. **Water:** Potable
G. **Vapor Barrier:** .006 inch (6 mil) polyethylene sheet.
H. **Expansion Joints:** Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
I. **Concrete Finishes:** Install concrete slabs with monolithic finish. Screed the surface site a straightedge, float to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
J. **Curing:** Protect flat surfaces, not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
K. Slump for normal weight concrete shall be as follows:
1. Footings, walls and walks — 4 in. – 6 in.
2. Slabs — 3 in. – 5 in.
3. If mechanical vibrators are used, reduce slump by one third.
L. Do not increase the water ratio in concrete for easier movement of concrete in the formwork.
M. All exterior concrete to have 6 percent air entrainment.
N. Unless noted otherwise, all slabs on grade shall be a minimum 4 inch thick and placed over a minimum of 4 inches of compacted sand or approved gravel fill. Interior slabs shall be placed over a stabilized polyethylene vapor barrier.
O. Subcontractor shall be responsible for the size, location and installation of required steel reinforcing in footings and walls per local codes or specific soil conditions, whichever is more restrictive.
P. Footing sizes shown are typical only for the stated soil pressure and consistent compaction.
Q. Set 1/2 inch diameter anchor bolts in the foundation wall at 6'-0 o/c maximum spacing and at no more than 12 inches in form each corner and both sides of all openings. The bolts shall be embedded in the foundation wall not less than 8 inches.
R. Beam pockets shall be provided for all beams supported by concrete, unless noted otherwise, and shall comply with the following:
1. Minimum bearing 4 inches
2. Height and width as required by the beam.
3. 2" nominal pressure treated lumber beneath full bearing of wood beams.

MASONRY

Provide masonry veneer anchorage per local codes.

METALS

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

CARPENTRY AND MILLWORK

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

1. SCOPE

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

2. GRADING

Provide lumber and materials meeting or exceeding the following standards of quality. All framing members shall be grade stamped.
A. **Allowable stress for Framing Members:**

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

3. MATERIALS

A. **Mudsills:**
All wood in contact with concrete or masonry shall be pressure treated.
B. **Metal Connectors:**
1. Simpson as detailed or equivalent.
2. Install joist and beam hangers capable of supporting the maximum allowable load of the joist or beam being supported.
3. Steel items to comply with ASTM A7 or ASTM A36.
4. Use Galvanized Steel at all exterior locations.
C. **Nailing:**
1. Per applicable code for common wire nails.
2. All plywood diaphragms shall have cement coated or ring shank ply nails.
3. Use 16d's at 16" o/c when nailing 2-2x members together.
4. Use 2 rows of 16d's at 16" o/c when nailing 3-2x members together.
5. A positive connection must be provided for all free standing posts.
D. **Trusses:**
1. Provide wood trusses able to sustain the stated loads for the spans, profiles and arrangement shown in the Construction documents. Truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design, including spacing, of all trusses and shall submit shop drawings sealed by a registered engineer for approval by the Contractor and the City of Elmhurst
2. All roof trusses are to be designed for no attic storage unless noted otherwise.
E. **Sheathing:**
1. **Roof:** 5/8" nominal thickness Ext. Grade Plywood roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA)
2. **Floors:** per plans
3. **Walls:** 1/2" plywood or OSB
F. **Laminated Veneer Lumber**
1. All members referred to as "Micro-Lam" shall be Laminated Veneer Lumber.
2. Provide glue-laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
3. Allowable Stresses

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

4. FRAMING

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

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

5. MISCELLANEOUS

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

THERMAL AND MOISTURE PROTECTION

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

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

DOORS AND WINDOWS

A. Exterior and vestibule doors shall be 1 3/4" thick metal clad insulated swinging units as specified by the Contractor unless noted otherwise.
B. Glazing in doors and sidelights shall be double pane insulating glass.
C. Provide tempered glass as required by governing codes.
D. Patio doors, sliding glass doors, and windows over both tubs shall have tempered glass.
E. Interior doors shall be prehung with wood jambs and specified by Contractor
F. Finish hardware shall be specified by Contractor and installed by Subcontractor. Subcontractor to install all hardware required by governing codes.
G. Garage to house door and frame to be one hour fire rated with a self-closing device.
H. All operable windows shall have insect screens.

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
WINDOW U-FACTOR SHALL BE 0.32 OR BETTER LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION

FINISHES

A. Use wallboard of maximum lengths to minimize end joints. Stagger end joints when they occur. Locate end joints as far as possible from center of wall or ceiling. Abut wallboard without forcing. Neatly fit ends and edges of wallboard. Do not place butt ends against tapered edges. Support ends and edges of all board panels on framing or furring members except for face layer of double layer and where ends are back-blocked and floated.
B. Gypsum Wallboard:
1. Regular Board: ASTM C36
2. Fire-rated Board: ASTM C36, Type "x", 5/8" with tapered edges.
3. Fiberglass Reinforced Gypsum Backing Board: Durock or Wonderboard brand, 5/8"
4. Water-Resistant Board: 5/8", Type "x", tapered edges.
C. Gypsum wallboard, unless noted otherwise, shall be provided as follows:
1. Exterior Walls: 1 layer 5/8" Type "x" wallboard to interior face.
Interior Walls: 1 layer 5/8" Type "x" wallboard each side.
Ceiling: 1 layer 5/8" Type "x" wallboard for framing members 16" o/c or less.

TWO LAYERS ON GARAGE CEILINGS WITH HABITABLE SPACE ABOVE

Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
2. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
3. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
4. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.
D. **Job Conditions**
1. Temperature: Maintain range between 55 degrees F. to 70 Degrees F. for 24 hours before, during and after gypsum wallboard and joint treatment application.
2. Ventilation: Provide natural or mechanical ventilation during and following adhesives and joint treatment application.

PLUMBING

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

HEATING, VENTILATION AND AIR CONDITIONING

A. MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J
SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
B. HVAC information in the Construction Documents is only schematic. If shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
C. HVAC fixtures and equipment shall be specified by the Contractor.
D. Design and installation of HVAC shall be the responsibility of the Subcontractor
1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4' above finished floor inside at -10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.

3. All new ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest addition of ASHREA construction standards for ductwork construction.
a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
4. All HVAC equipment shall be individually switched.
5. Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
6. Branch take-offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
7. Provide factory-fabricated turning vanes in all square elbows.
8. HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
9. All duct openings in walls shall be sealed airtight and soundproof.
10. Provide combustion air to all gas fired equipment in accordance with governing codes.
11. Required number of return air ducts per code. All return air ducts to be metal, not an unpanned joist or stud space.
12. All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.

ELECTRICAL

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

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

FIRE-RESISTANT CONSTRUCTION

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

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

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

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

specifications

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

REV | DESCRIPTION
ISSUED FOR PERMIT

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

SLADE STREET CROSSING
PLAN 544
PALATINE, IL 60067

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

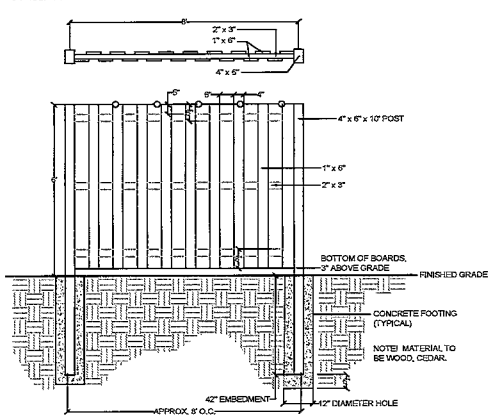
This drawing is copyrighted all rights reserved

PLANT & MATERIALS LIST

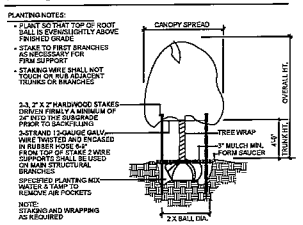
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
TSS	1	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
Columnar Shade Trees				
QRP	2	2.5" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Evergreen Trees				
PGD	1	8' high	Picea glauca 'Densata'	Black Hills Spruce
Ornamental Trees				
AC	1	6' high	Amelanchier canadensis	Shadblow Serviceberry
BFV	1	6' high	Betula nigra 'Fox Valley'	Fox Valley Dwarf River Birch
HV	1	6' high	Hamamelis 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 'Enci'	Enci Dwarf Mugo Pine
Large & Medium Deciduous Shrubs				
AMIB	1	7 Gal./36"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
CAIH	3	7 Gal./36"	Cornus alba 'Baihalo'	Ivory Halo Tartarian Dogwood
FG	3	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
HPL	1	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea
SMP	1	7 Gal./36"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
SXP	2	7 Gal./36"	Syringa x 'Penda'	Bloomerang Lilac
VCC	7	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
Small Deciduous Shrubs				
ALSM	14	5 Gal./24"	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Black Chokeberry
BBC	1	5 Gal./24"	Buddleia 'Blue Chip'	Lo & Behold Butterfly Bush
DYC	2	5 Gal./24"	Deutzia x 'NCDXC'	Yuki Cherry Blossom Deutzia
SGF	14	5 Gal./24"	Spiraea bumalda '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 'Elijah Blue'	Elijah Blue Fescue Grass
SA	14	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials & Groundcovers				
ABI	25	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
ARCG	32	1 Gal.	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed
CNSN	29	1 Gal.	Calamintha nepeta s. nepeta	Calamint
GXB	17	1 Gal.	Geranium x 'Brookside'	Brookside Cranesbill
NKK	19	1 Gal.	Nepeta faassenii 'Kit Cat'	Kit Cat Catmint
Materials				
-	5	C.Y.	-	Soil Amendments *(1" deep)*
-	15	C.Y.	-	Shredded Hardwood Mulch *(3" deep)*
-	TBD	S.F.	-	Kentucky Bluegrass Blend Sod *(parkway)*
-	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"

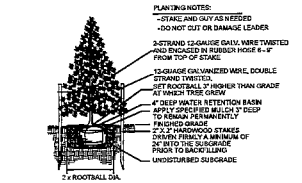


DETAILS: PLANTING



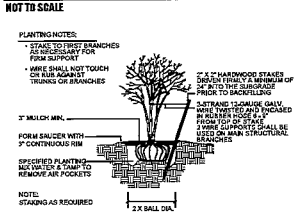
TREE PLANTING & STAKING

NOT TO SCALE



EVERGREEN TREE PLANTING

NOT TO SCALE

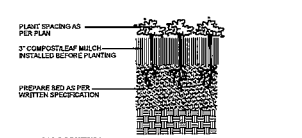


MULTI-TRUNK TREE STAKING

NOT TO SCALE

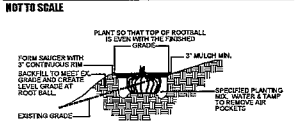
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES - GENERAL LANDSCAPE

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

PROJECT TEAM

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

CONTACT: GREG ROSE

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

CONTACT: MATTHEW MORRISON

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

CONTACT: TIM SPIES

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

CONTACT: SHARON DICKSON / JEFF TORRENS

SHEET INDEX

L0.1 PROJECT TEAM
NOTES - GENERAL LANDSCAPE
DETAILS: PLANTING
PLANT & MATERIALS LIST
DETAIL: FENCE

L1.1 OVERALL LANDSCAPE PLAN

dickson des
STUDIO
9 CRYSTAL LAKE RO
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

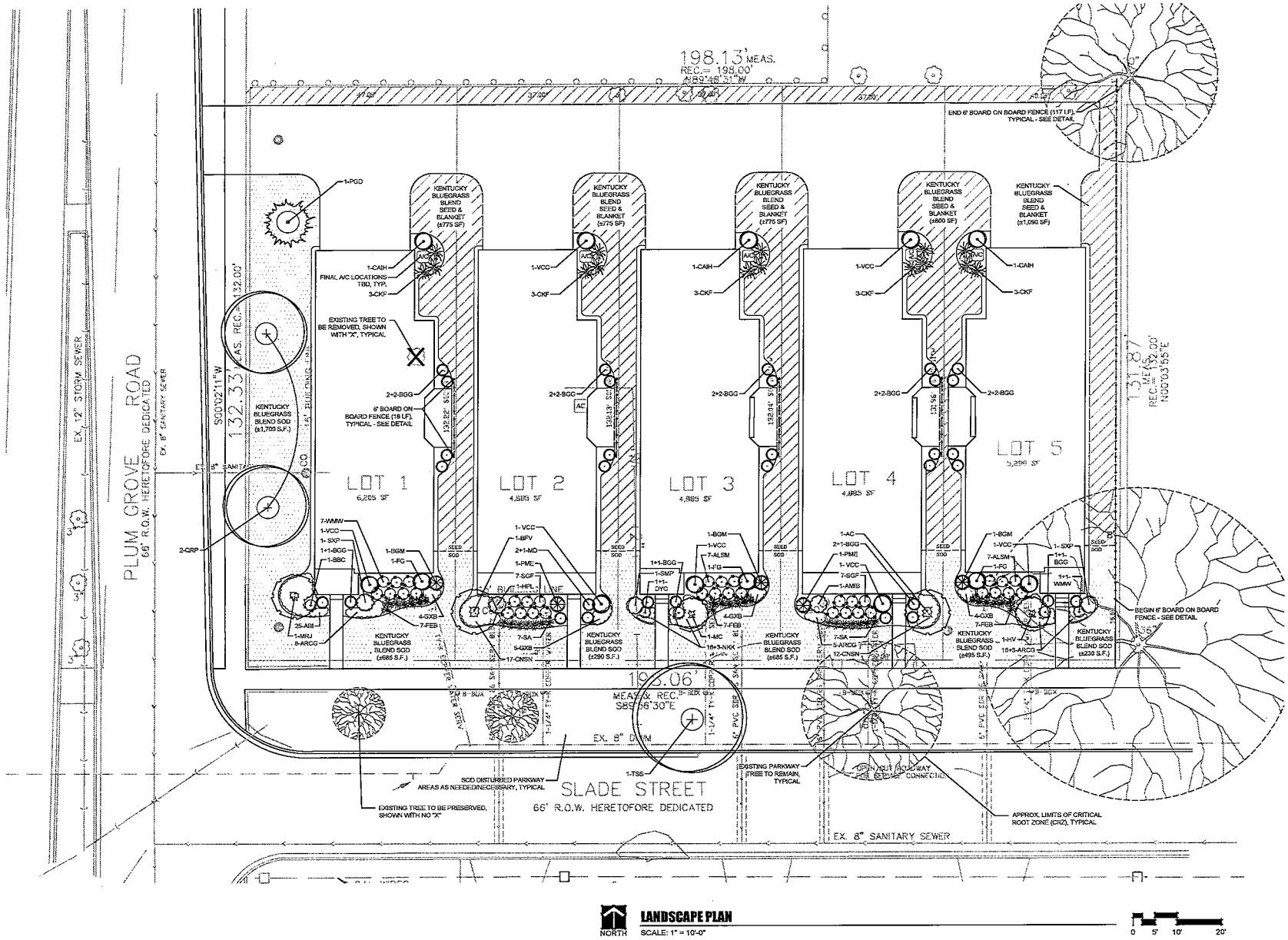
SLADE STREET CRO
PALATINE, IL

LANDSCAPE PLAN - COVI

SHEET NUMBER

L0.1

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



NORTH

LANDSCAPE PLAN

SCALE: 1" = 10'-0"

0 5' 10' 20'

dickson desi
STUDIO
9 CRYSTAL LAKE RO
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 CROS

PALATINE, IL

LANDSCAPE PLAN - OVER

SHEET NUMBER

L1.1

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor

PUBLIC IMPROVEMENT PLANS
FOR
SLADE STREET CROSSING SUBDIVISION
PALATINE, IL
BY
GWR BUILDERS, INC.

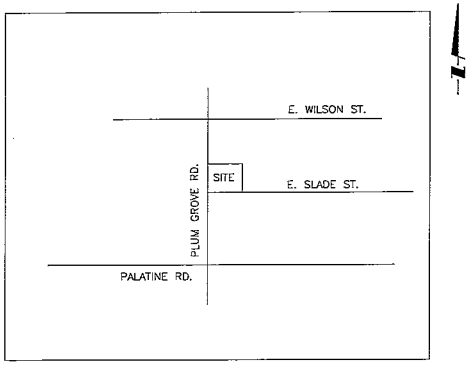
LEGAL DESCRIPTION:

PARCEL 1:
LOT 6, & 7 IN BLOCK "C" IN JOEL WOODS SUBDIVISION OF THE TOWN OF PALATINE IN SECTIONS 14, 15, 22 AND 23, IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

PARCEL 2:
THE WEST ½ OF LOT 5 AND THE WEST ½ OF LOT 8 IN BLOCK "C" IN JOEL WOODS SUBDIVISION OF THE TOWN OF PALATINE IN SECTIONS 14, 15, 22 AND 23, IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

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

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

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

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

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

REGISTERED PROFESSIONAL ENGINEER 62-42874

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

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

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'

CALL JULIE TOLL FREE 1(800)892-0123
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
WARNING
CALL BEFORE YOU DIG
CALL 1(800)892-0123 48 HOURS BEFORE YOU DIG

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

REVISIONS
PER VILL 02-01-24

DRAWN BY:	L.T.S.	JOB NO. 5351	
DESIGNED BY:	TJS		
CHECKED BY:	T.J.S.	DATE: 10-10-23	

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 7 SHEETS

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor

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 COVERN OVER ALL.

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

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

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

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

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

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

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

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

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

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

12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

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

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

3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND OR DEBRIS BY SWEEPING.

4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED. STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.

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

6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.

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

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

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

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

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

STORM SEWER

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

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

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

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

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

WATER SERVICE

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

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

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

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.

2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.

4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA-11/13, 100% CRUSHED PER ASTM D-2321, EQUIVELANT TO CLASS I OR APPROVED EQUAL.

5. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.

6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.

7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.

8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.

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

10. ALL SANITARY SEWERS SHALL BE TESTED BY KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER WRITTEN (TYPED) LOGS SHALL BE SUBMITTED TO THE VILLAGE DETAILING SERVICE WYE LOCATIONS AND DEFECTS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED. CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE VILLAGE OF PALATINE PROCEDURES, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.

11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

EARTHWORK, GRADING, AND PAVING

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTES ON
SEQUENCE OF EROSION CONTROL MEASURES

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

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

NOTES ON SILT FENCE MAINTENANCE

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

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

SCHEDULE OF CASTINGS			
	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R-1712-C	R-1712-C	"WATER"
CATCHBASIN TYPE A	R-4340-B	R-3501-P R-3010 IN B-6.18 CURB R-3170 IN B-6.12 CURB R-3501-P IN M-3.12 CURB	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM"
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY"
SANITARY MANHOLE STEPS	PS-1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	PS-1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	NONE

ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL
ALL GRATES SHALL BE BICYCLE-SAFE, AS APPLICABLE
ALL SANITARY MANHOLE LIDS SHALL BE SELF-SEALING, GASKETED WITH CONCEALED PICKHOLE.

TABLE OF PIPE & JOINT SPECIFICATIONS			
USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C-76	O-RING JOINT C-443
SANITARY SERVICE	P.V.C.	SDR-26 ASTM D-3034	JOINT ASTM D-3212 GASKET F-477
SANITARY SEWER	P.V.C.	SDR-26 ASTM D-3034	JOINT ASTM D-3212 GASKET F-477
WATER MAIN	D.I.P.	CL 52 ANSI/AWWA C151/A21.4	ANSI/AWWA F477 ASTM D-3139

NOTE:
AS A MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE WITH THE APPLICABLE ASTM STANDARD AND THE LATEST VERSION OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS

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

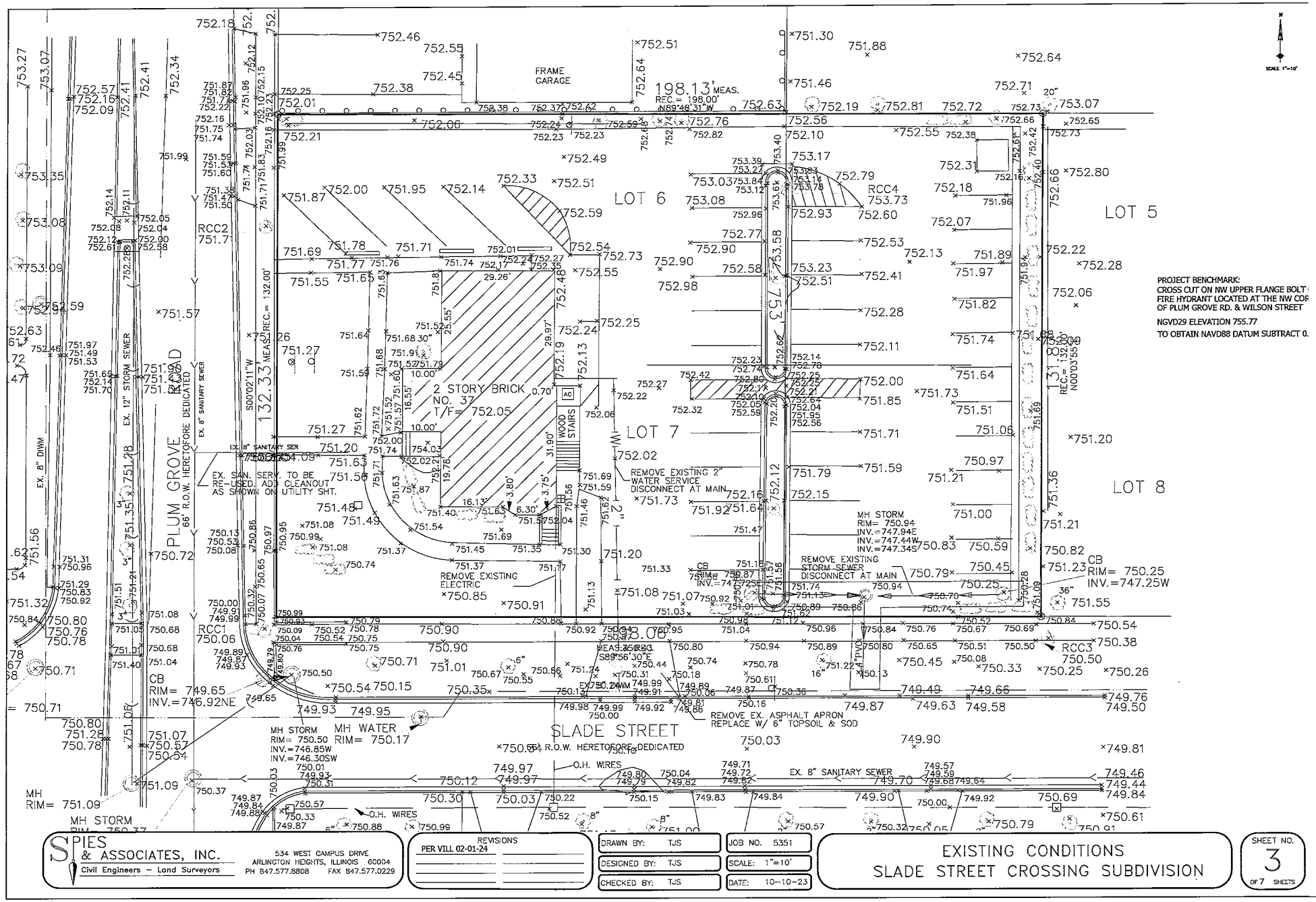
REVISIONS
PER VILL 02-01-24

DRAWN BY:	TJS
DESIGNED BY:	TJS
CHECKED BY:	TJS
JOB NO.	5351
SCALE:	
DATE:	10-10-23

GENERAL NOTES
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 2 OF 7 SHEETS

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



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

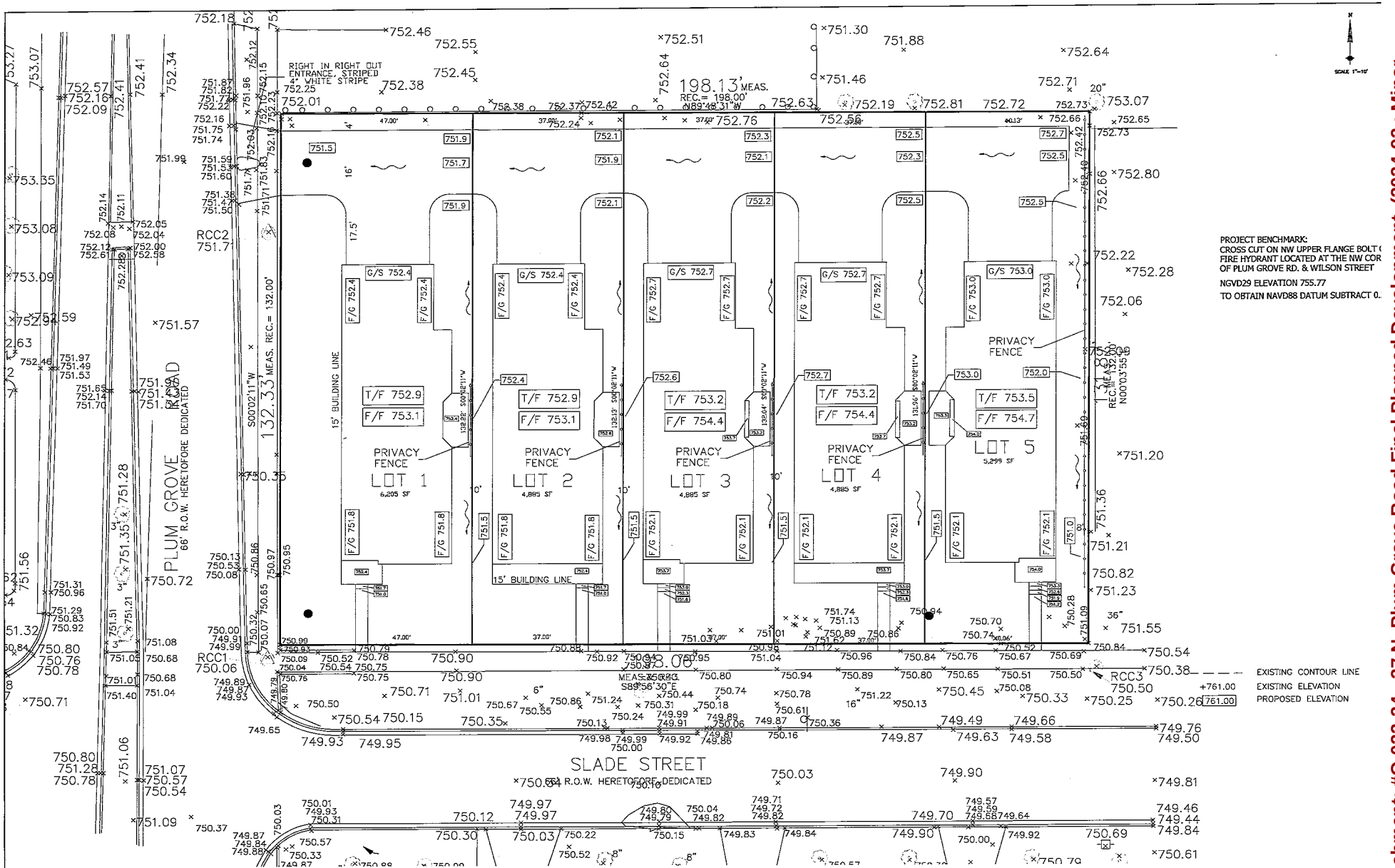
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5351
SCALE: 1"=10'
DATE: 10-10-23

EXISTING CONDITIONS
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 3 OF 7 SHEETS

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



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

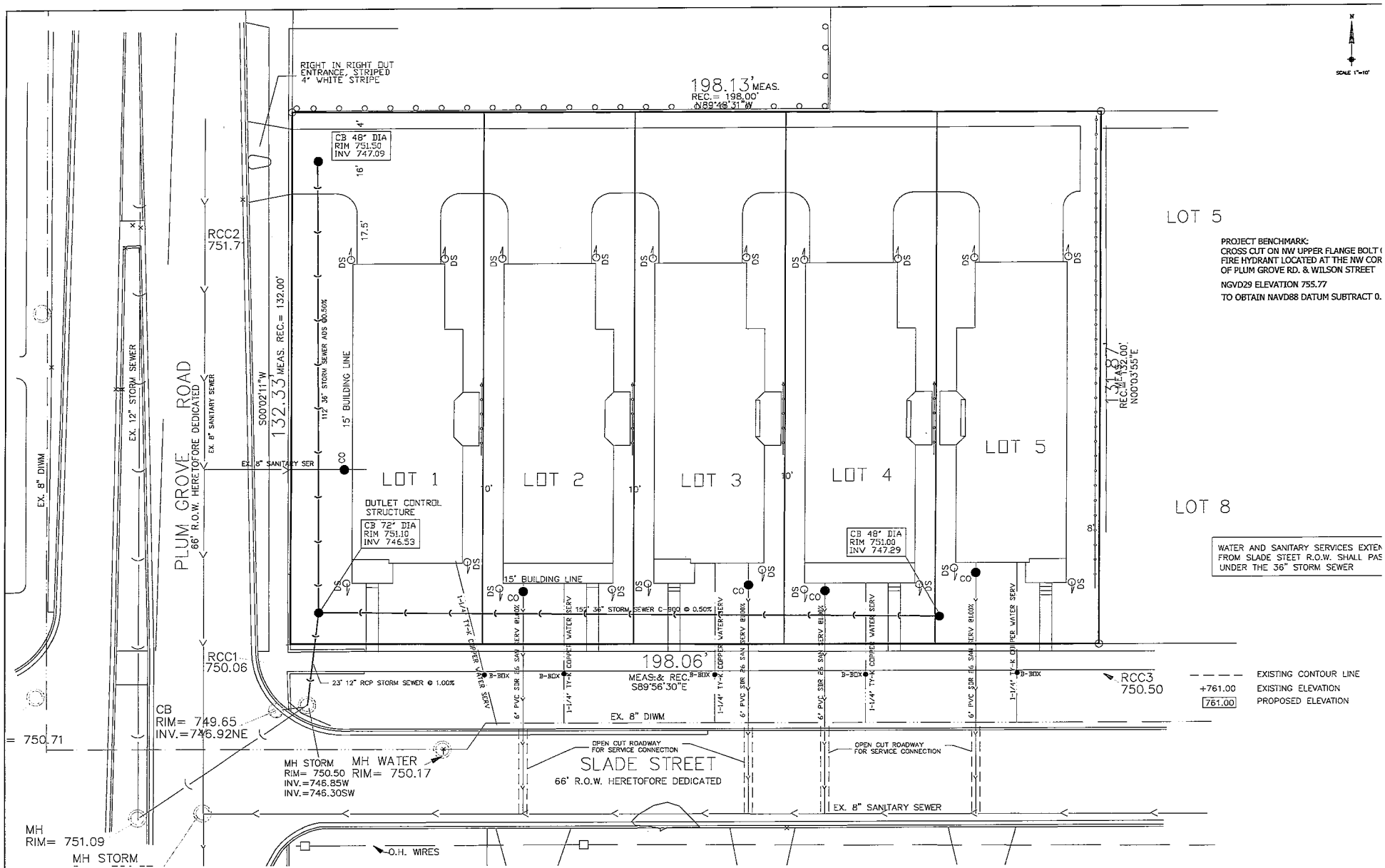
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5351
SCALE: 1"=10'
DATE: 10-10-23

GRADING PLAN
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 4 OF 7 SHEETS

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



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

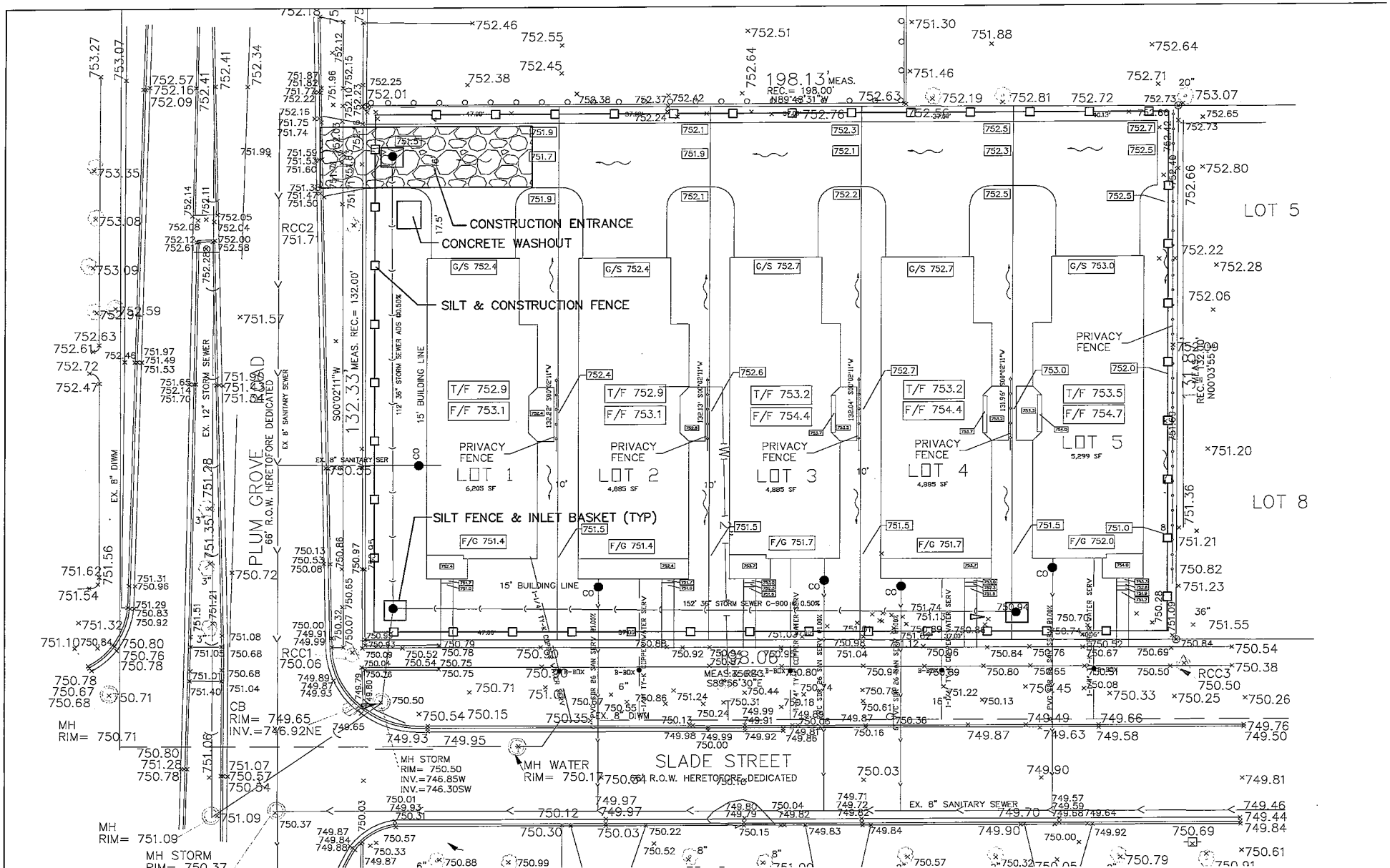
REVISIONS
PER VILL 02-01-24

DRAWN BY: TJS	JOB NO. 5351
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 10-10-23

UTILITY PLAN
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 5 OF 7 SHEETS

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor



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

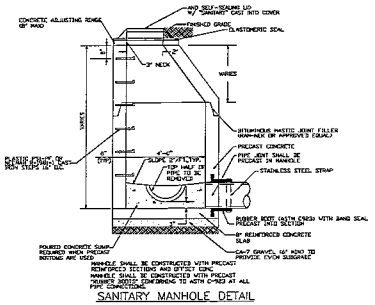
REVISIONS
PER VILL 02-01-24

DRAWN BY:	TJS	JOB NO.	5351
DESIGNED BY:	TJS	SCALE:	
CHECKED BY:	TJS	DATE:	10-10-23

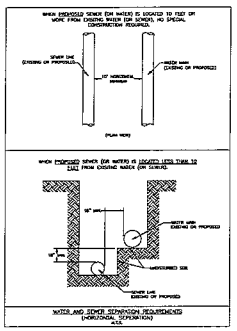
EROSION CONTROL PLAN
SLADE STREET CROSSING SUBDIVISION

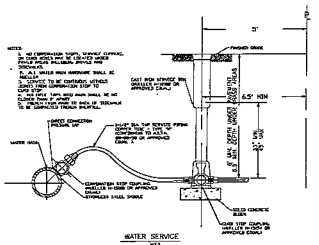
SHEET NO. 6 OF 7 SHEETS

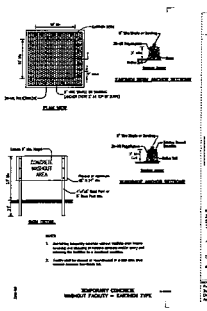
Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor

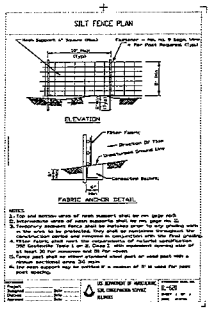


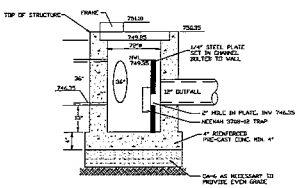
SANITARY MANHOLE DETAIL



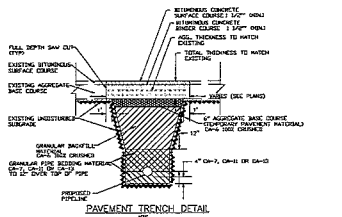




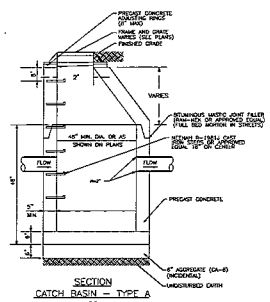




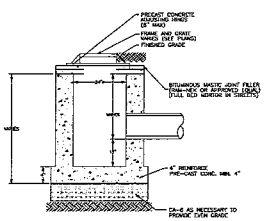
OUTLET CONTROL STRUCTURE



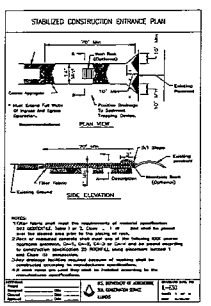
PAVEMENT TRENCH DETAIL

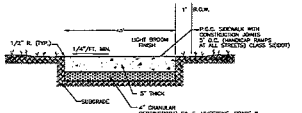


SECTION
CATCH BASIN – TYPE A

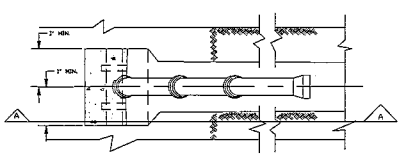


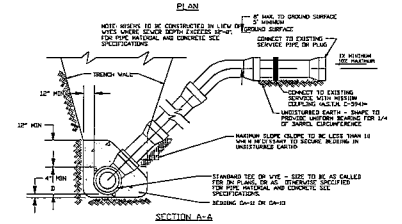
CATCHBASIN DETAIL
[TYPE C]



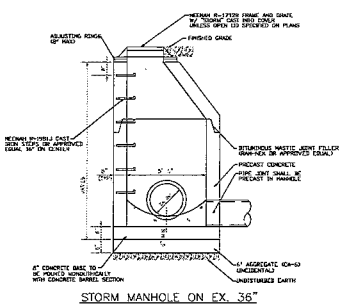


CONCRETE SIDEWALK SECTION

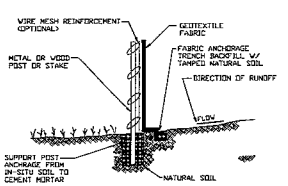


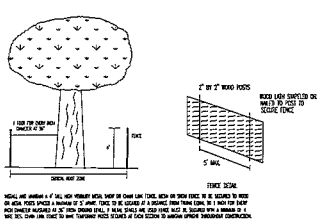


SECTION A-A
SANITARY SERVICE RISER



STORM MANHOLE ON EX. 36"





TRAFFIC PROTECTION DETAIL

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	JOB NO. 5351
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 10-10-23

DETAIL SHEET
SLADE STREET CROSSING SUBDIVISION

SHEET NO. 7 OF 7 SHEETS

Attachment: #O-023-24 - 37 N. Plum Grove Road Final Planned Development (2024-92 : Minor

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

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

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:

Attachment: Water Service Agreement 783 Lake Cook (Deer Park Water Service Agreement for 783 Lake Cook Enterprises, LLC d/b/a Persin

Attachment: Water Service Agreement 783 Lake Cook (Deer Park Water Service Agreement for 783 Lake Cook Enterprises, LLC d/b/a Persin

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

Attachment: Water Service Agreement 783 Lake Cook (Deer Park Water Service Agreement for 783 Lake Cook Enterprises, LLC d/b/a Persin

Attachment: Water Service Agreement 783 Lake Cook (Deer Park Water Service Agreement for 783 Lake Cook Enterprises, LLC d/b/a Persin

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

Attachment: Water Service Agreement 783 Lake Cook (Deer Park Water Service Agreement for 783 Lake Cook Enterprises, LLC d/b/a Persin

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.

Attachment: Water Service Agreement 783 Lake Cook (Deer Park Water Service Agreement for 783 Lake Cook Enterprises, LLC d/b/a Persin

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]

Attachment: Water Service Agreement 783 Lake Cook (Deer Park Water Service Agreement for 783 Lake Cook Enterprises, LLC d/b/a Persin

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

Attachment: Water Service Agreement 783 Lake Cook (Deer Park Water Service Agreement for 783 Lake Cook Enterprises, LLC d/b/a Persin

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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)
) SS
COUNTY OF LAKE)

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.

OFFICIAL SEAL
KIERSTEN REIF
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/18/26

Kiersten Reif
Notary Public

Attachment: Water Service Agreement 783 Lake Cook (Deer Park Water Service Agreement for 783 Lake Cook Enterprises, LLC d/b/a Persin

LIST OF EXHIBITS

EXHIBIT	EXHIBIT NO.
Legal Description of Customer's Property	1
Site Plan of Customer's Property	2

Attachment: Water Service Agreement 783 Lake Cook (Deer Park Water Service Agreement for 783 Lake Cook Enterprises, LLC d/b/a Persin

Attachment: Water Service Agreement 783 Lake Cook (Deer Park Water Service Agreement for 783 Lake Cook Enterprises, LLC d/b/a Persin

EXHIBIT 1
TO
WATER SERVICE AGREEMENT

LEGAL DESCRIPTION OF CUSTOMER'S PROPERTY

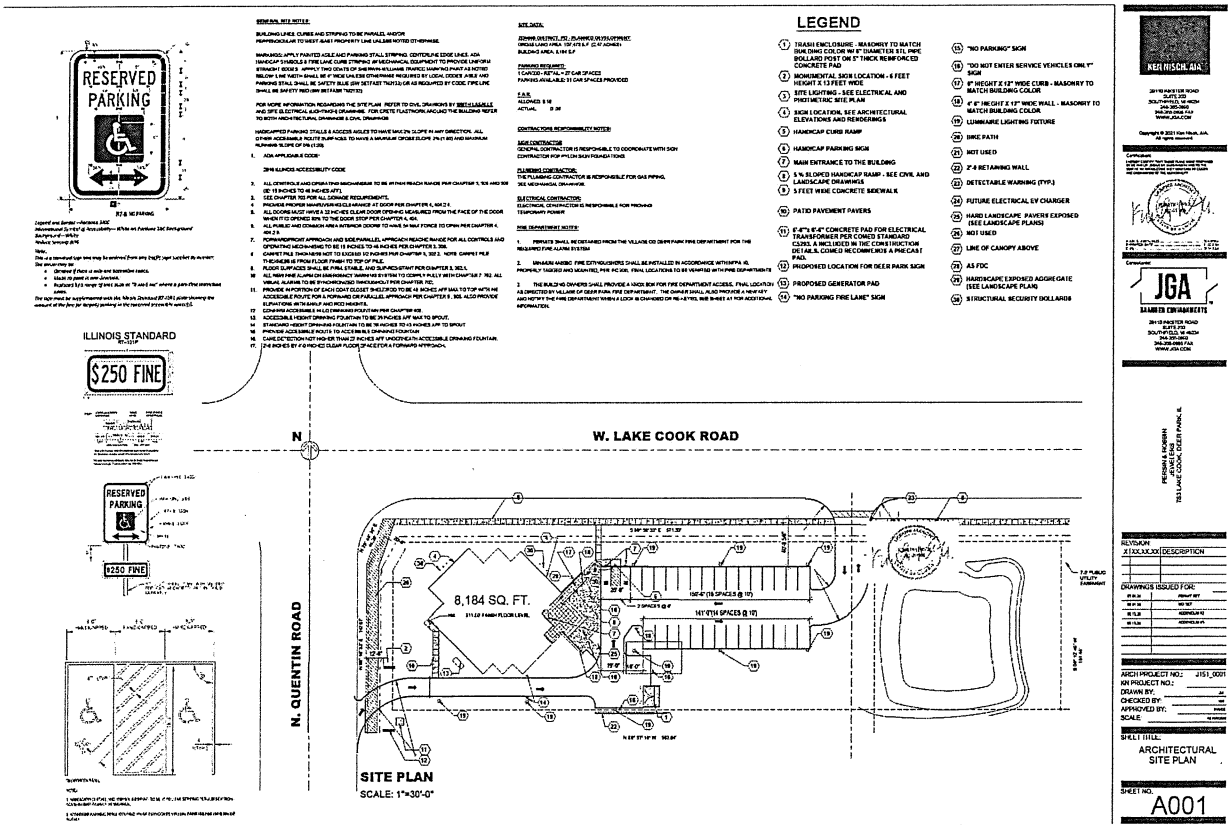
DEER PARK PARCEL:
THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH , RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 376.0 FEET; 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.

EXHIBIT 2
TO
WATER SERVICE AGREEMENT

SITE PLAN OF CUSTOMER'S PROPERTY



Attachment: Water Service Agreement 783 Lake Cook (Deer Park Water Service Agreement for 783 Lake Cook Enterprises, LLC d/b/a Persin

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

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

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 (2024-93 : 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

WHERAS, 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

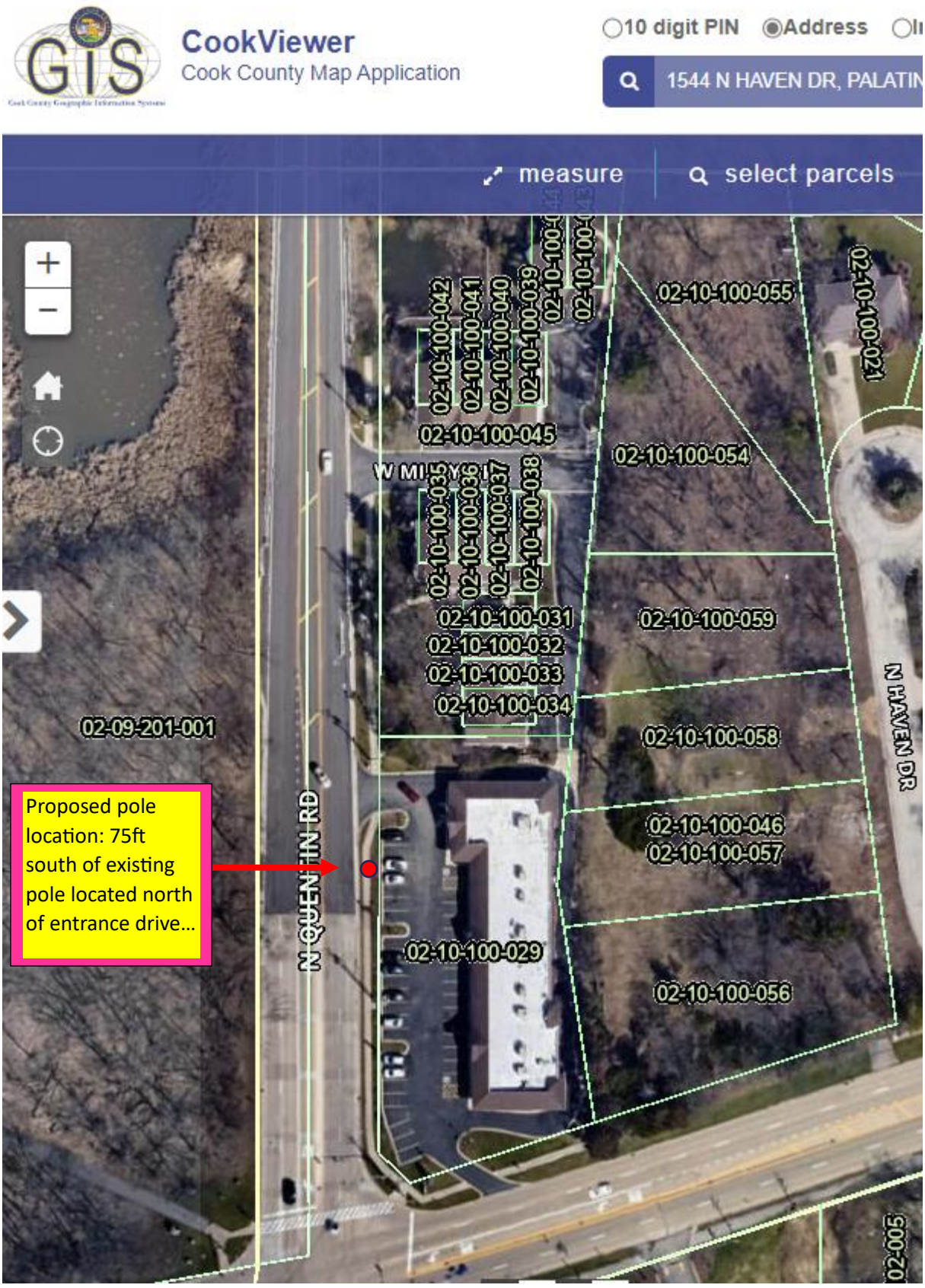
ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2024

Attachment: 21514 Ordinance (2024-93 : ROW Variance for Additional Utility Pole Installation)

Village Clerk

Attachment: 21514 Ordinance (2024-93 : ROW Variance for Additional Utility Pole Installation)



Attachment: 1544 N HAVEN DR PALATINE-VILLAGE OF PALATINE SUBMITTAL_v1 (2024-93 : ROW Variance for Additional Utility Pole

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

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

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.

Attachment: Contract 62W38 Village of Palatine IGA 08062024 (002) (Illinois 53 Improvement Local Agency Agreement)

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.

Attachment: Contract 62W38 Village of Palatine IGA 08062024 (002) (Illinois 53 Improvement Local Agency Agreement)

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

Attachment: Contract 62W38 Village of Palatine IGA 08062024 (002) (Illinois 53 Improvement Local Agency Agreement)

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

Attachment: Contract 62W38 Village of Palatine IGA 08062024 (002) (Illinois 53 Improvement Local Agency Agreement)

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 aforedescribed 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.

Attachment: Contract 62W38 Village of Palatine IGA 08062024 (002) (Illinois 53 Improvement Local Agency Agreement)

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.

Attachment: Contract 62W38 Village of Palatine IGA 08062024 (002) (Illinois 53 Improvement Local Agency Agreement)

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

Attachment: Contract 62W38 Village of Palatine IGA 08062024 (002) (Illinois 53 Improvement Local Agency Agreement)

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 aforedescribed proposed improvement.

Approved_____

Title _____

Date _____

Attachment: Contract 62W38 Village of Palatine IGA 08062024 (002) (Illinois 53 Improvement Local Agency Agreement)

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.

Attachment: Contract 62W38 Village of Palatine IGA 08062024 (002) (Illinois 53 Improvement Local Agency Agreement)

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)

Attachment: Contract 62W38 Village of Palatine IGA 08062024 (002) (Illinois 53 Improvement Local Agency Agreement)

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.

Attachment: Ex A 62W38 (Illinois 53 Improvement Local Agency Agreement)

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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)

$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

Attachment: Budget Message (Proposed CY 2025 Budget Review)

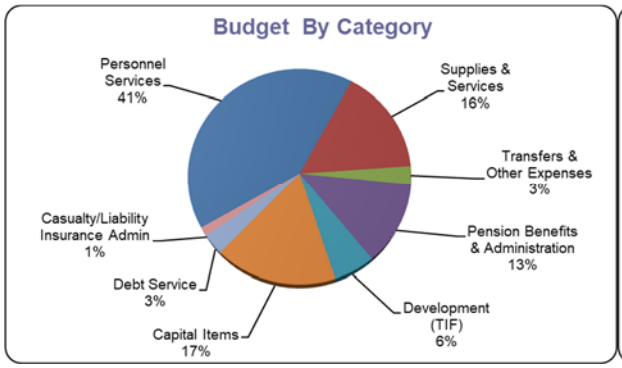
planning. This allows us to approach 2025 with some level optimism as well as ongoing caution.

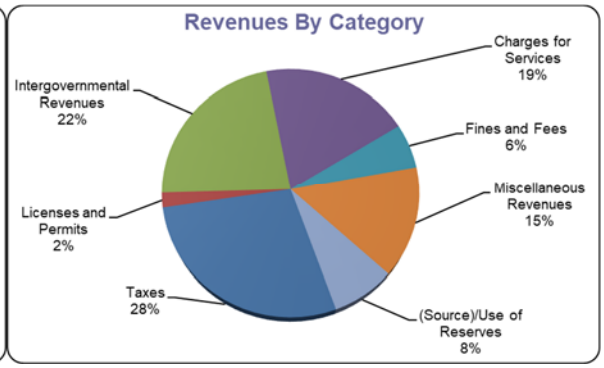
The 2025 Budget continues to live within the existing revenue streams. Any increase in tax rates or other fees was to be a last resort authorized by the Village Council after weighing service and personnel reductions. The Operating budget guidelines we have traditionally used have allowed us to financially 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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)

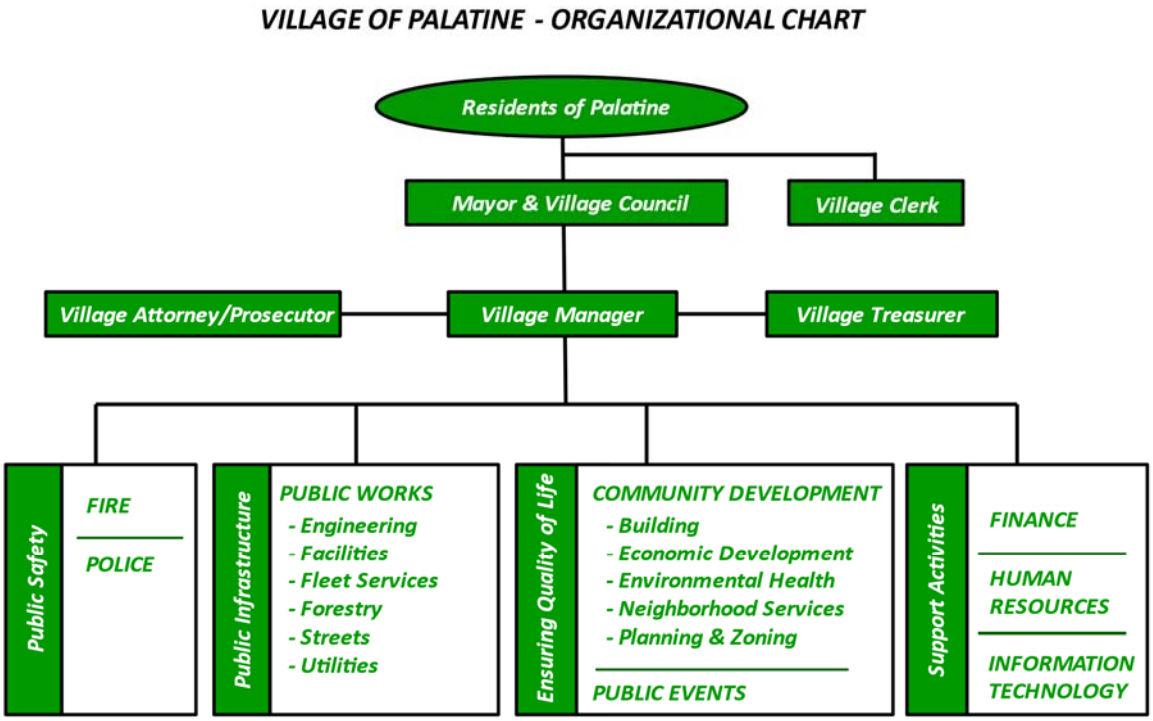




	2024 Adopted Budget	2025 Proposed Budget	2025 % of Total
Personnel Services	$ 63,435,960	$ 65,467,045	41.2%
Supplies	2,937,165	2,784,798	1.8%
Services & Charges	22,871,788	22,527,125	14.2%
Other Expenses	27,500	27,500	0.0%
Sub-Total Operations	**89,272,413**	**90,806,468**	**57.2%**
Transfers Out	2,337,000	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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)



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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)

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,

Attachment: Budget Message (Proposed CY 2025 Budget Review)

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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)

- **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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)

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.

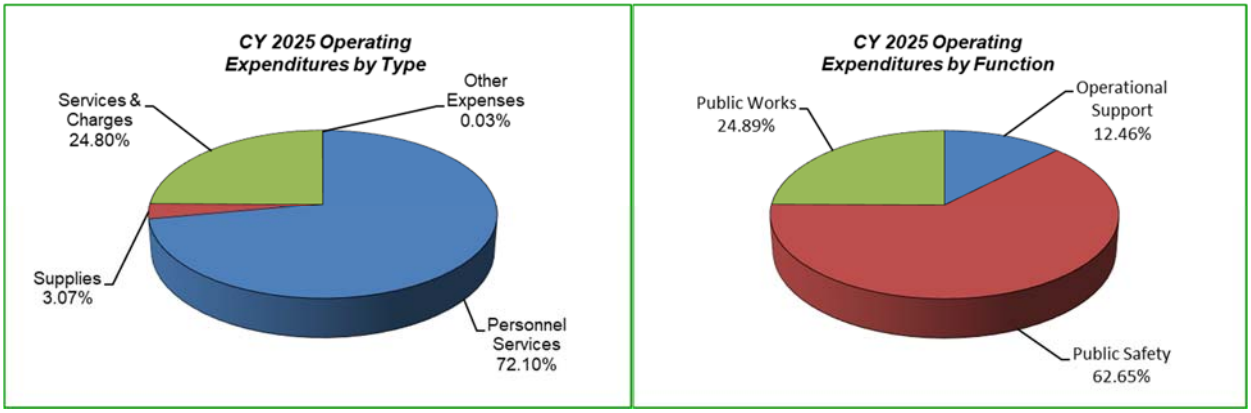
Annual Operating Budget

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%.

Attachment: Budget Message (Proposed CY 2025 Budget Review)

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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)

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:

Attachment: Budget Message (Proposed CY 2025 Budget Review)

- ***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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)

- ***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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)

- ***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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)

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

Attachment: Budget Message (Proposed CY 2025 Budget Review)

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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)

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.

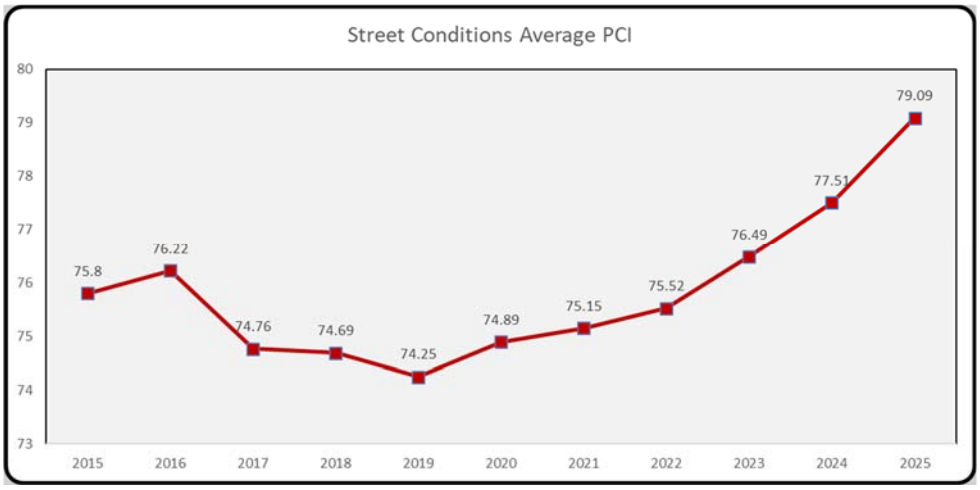
The following sections highlight the Capital Investment Plan for 2025.

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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)



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:

Attachment: Budget Message (Proposed CY 2025 Budget Review)

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)

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:

- ***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.

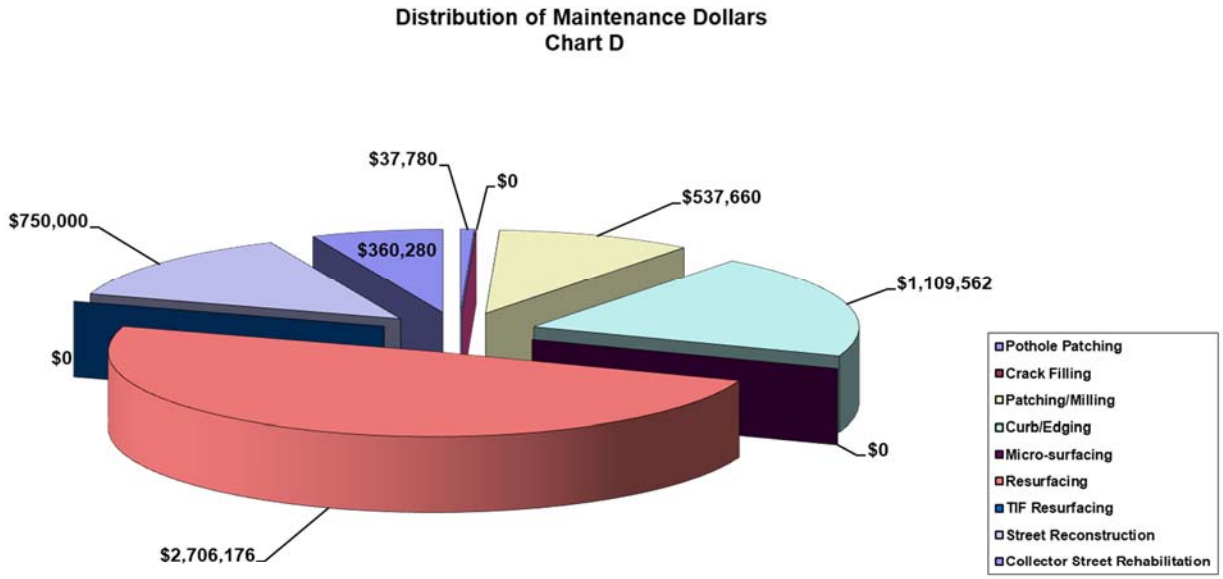
- ***Milling & Patching:*** This activity has significantly expanded over the past 12 years. Historically, patching of streets precedes resurfacing by two or three years and in other cases, it will address isolated problems. To better manage the growing number of streets in the lower end of acceptable 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:

Attachment: Budget Message (Proposed CY 2025 Budget Review)



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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)

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.

Attachment: Budget Message (Proposed CY 2025 Budget Review)

- ***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

Attachment: Budget Message (Proposed CY 2025 Budget Review)

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.

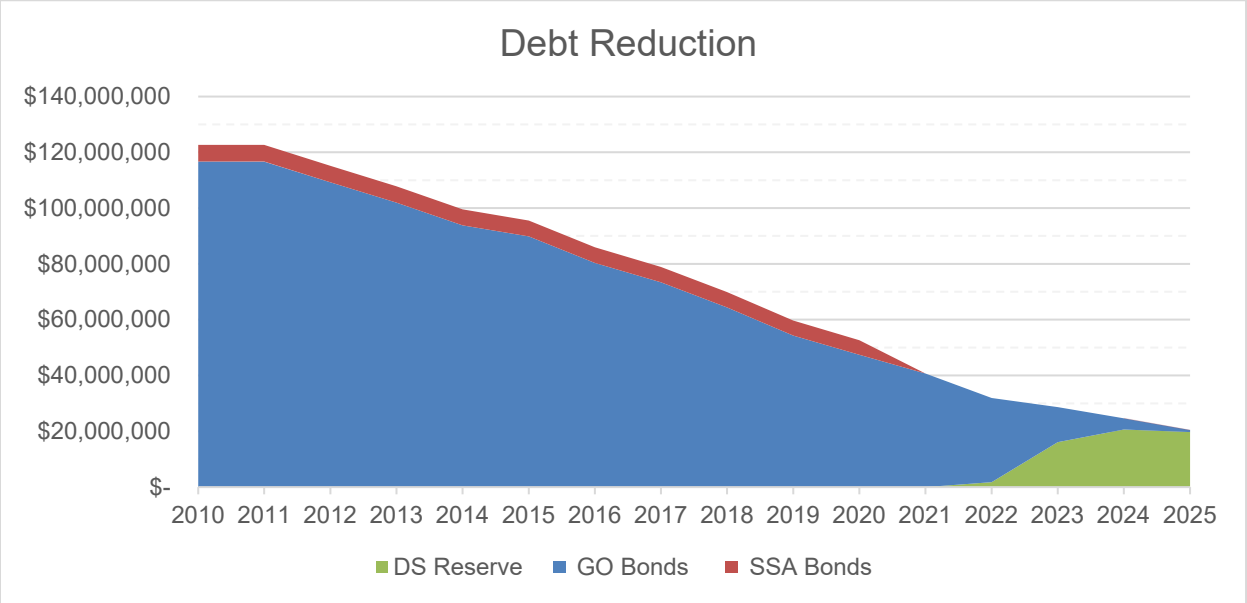
Attachment: Budget Message (Proposed CY 2025 Budget Review)

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

Attachment: Budget Message (Proposed CY 2025 Budget Review)

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,

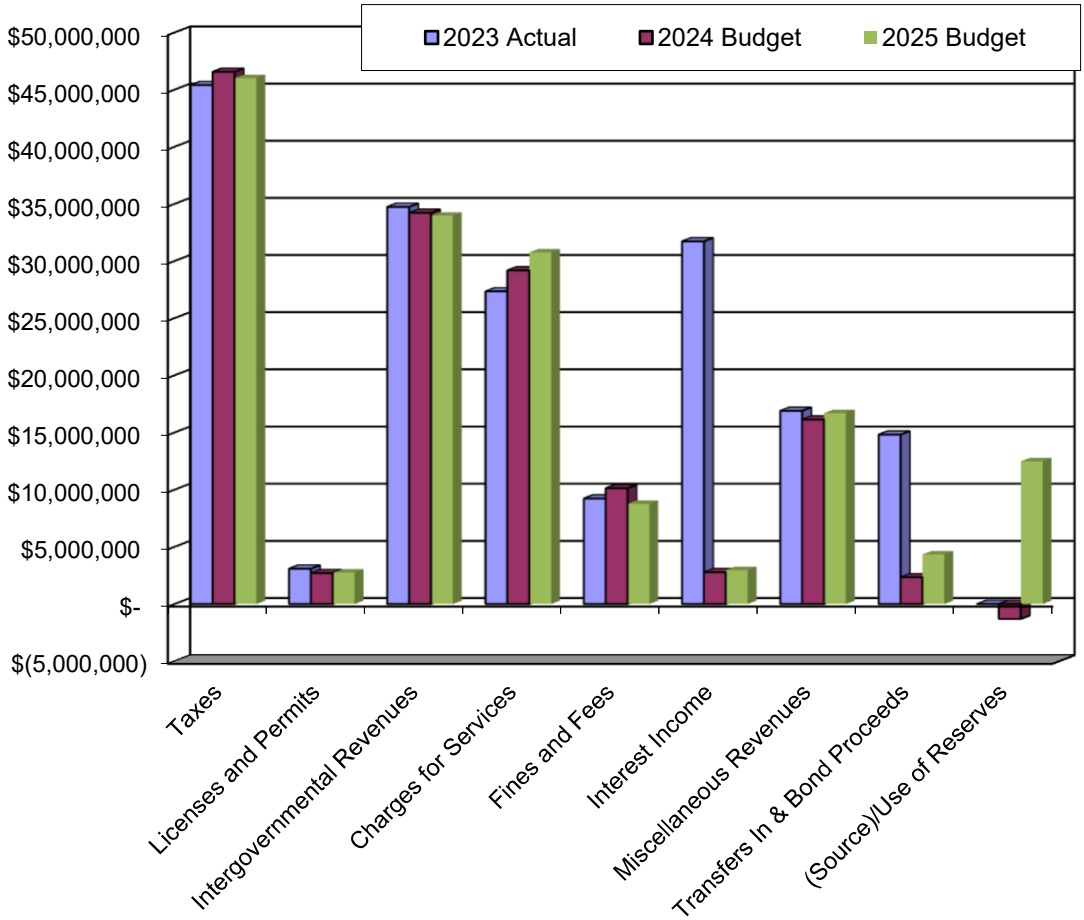
Reid T. Ottesen
Village Manager

Attachment: Budget Message (Proposed CY 2025 Budget Review)

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

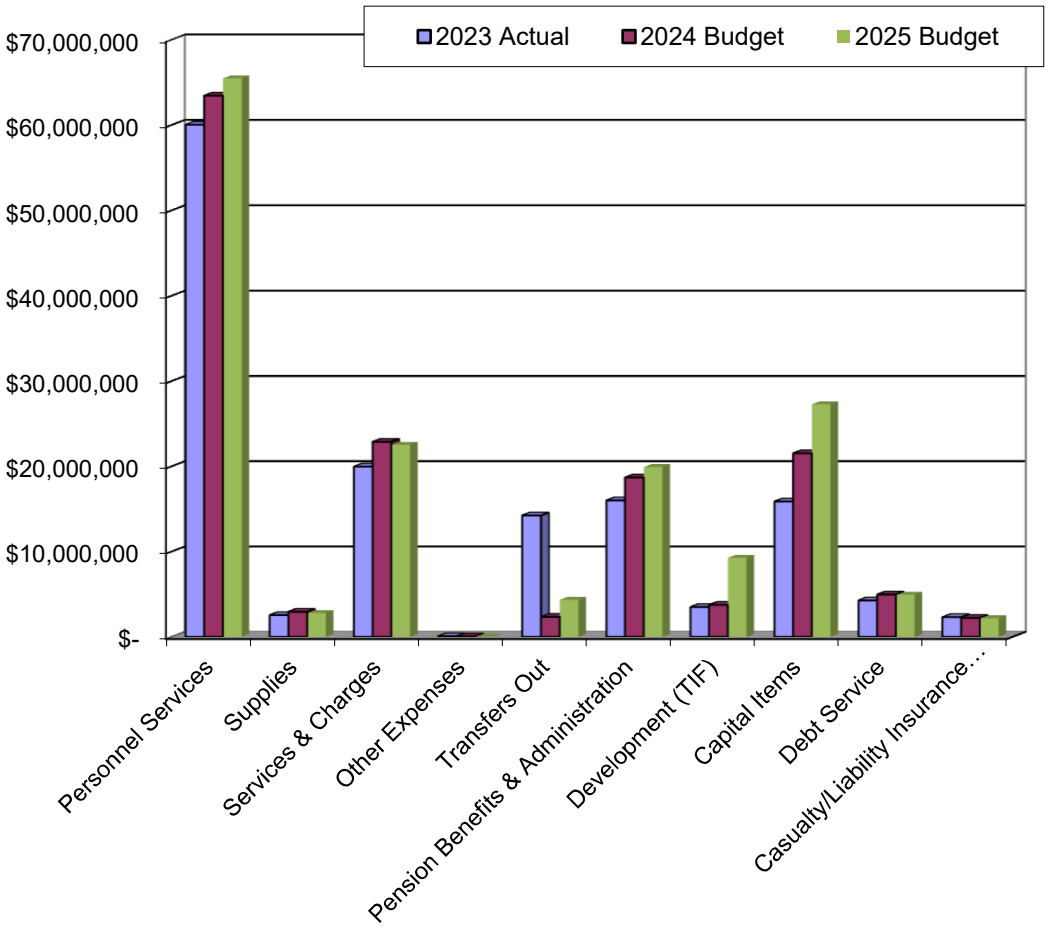
		2023 Actual	2024 Adopted Budget	2025 Proposed Budget	% Change
100	General	$ 75,223,120	$ 73,060,105	$ 73,765,700	0.97%
205	Motor Fuel Tax	3,094,760	3,614,045	2,931,073	-18.90%
210	CDBG	783,851	497,467	480,133	-3.48%
221	Federal Equitable Sharing	36,812	132,020	110,250	-16.49%
222	State Equitable Sharing	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%**



Attachment: Budget Overview (Proposed CY 2025 Budget Review)

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.

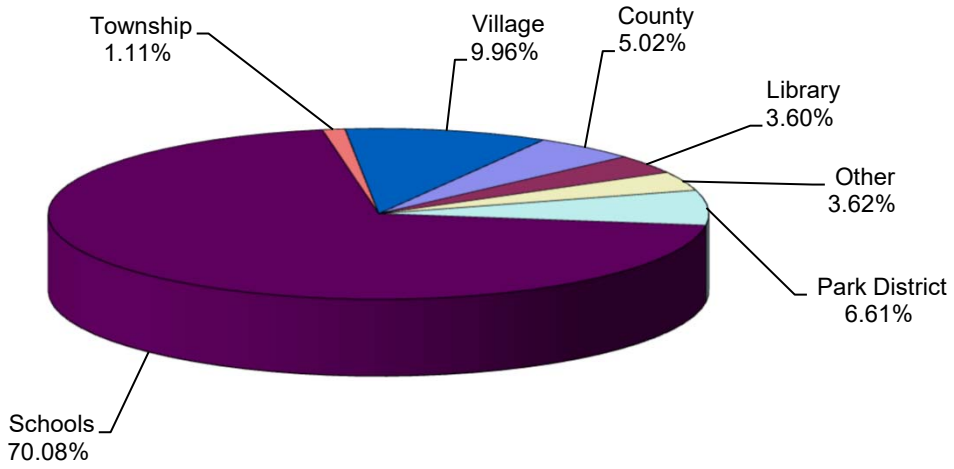
In many cases, one of the main purposes of a fund is to accumulate funds today for a known or planned future outlay. Pension funds and funds that provide for capital outlay (Capital Projects and Enterprise Funds) are a good example of this accumulation of funds today for future outlays.

Attachment: Budget Overview (Proposed CY 2025 Budget Review)

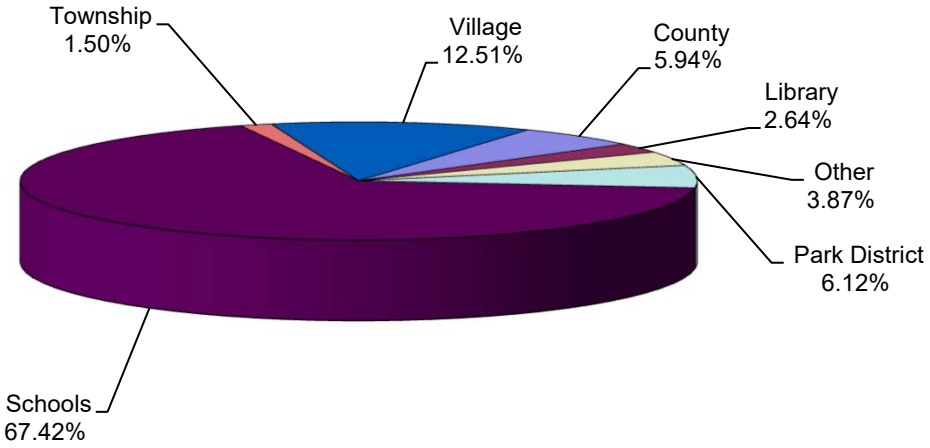
Village of Palatine
CY 2025 Proposed Budget - Budget Overview

Property Taxes

2023 Property Taxes (Payable in 2024)



2013 Property Taxes (Payable in 2014)



Attachment: Budget Overview (Proposed CY 2025 Budget Review)

Village of Palatine
CY 2025 Proposed Budget - Budget Overview

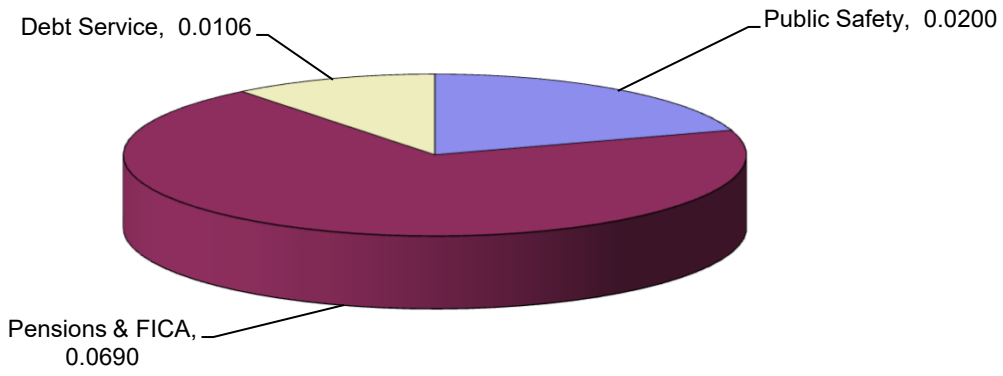
Property Taxes

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 years 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



Attachment: Budget Overview (Proposed CY 2025 Budget Review)

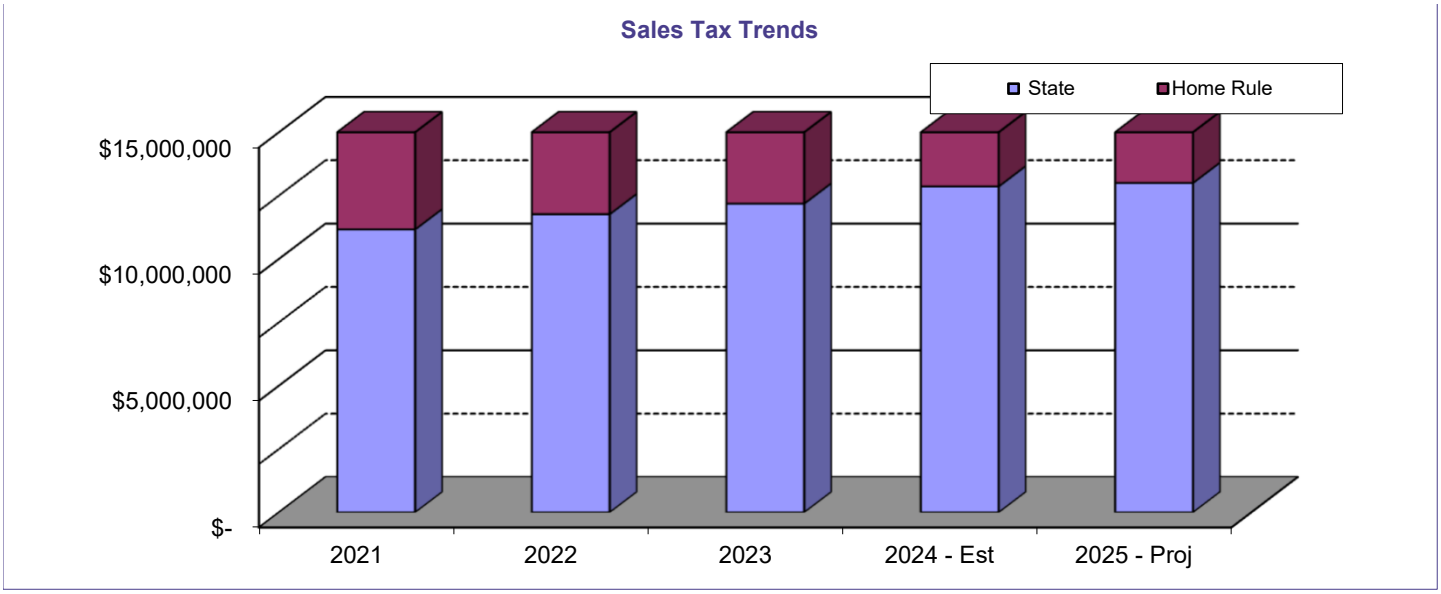
Village of Palatine
CY 2025 Proposed Budget - Budget Overview

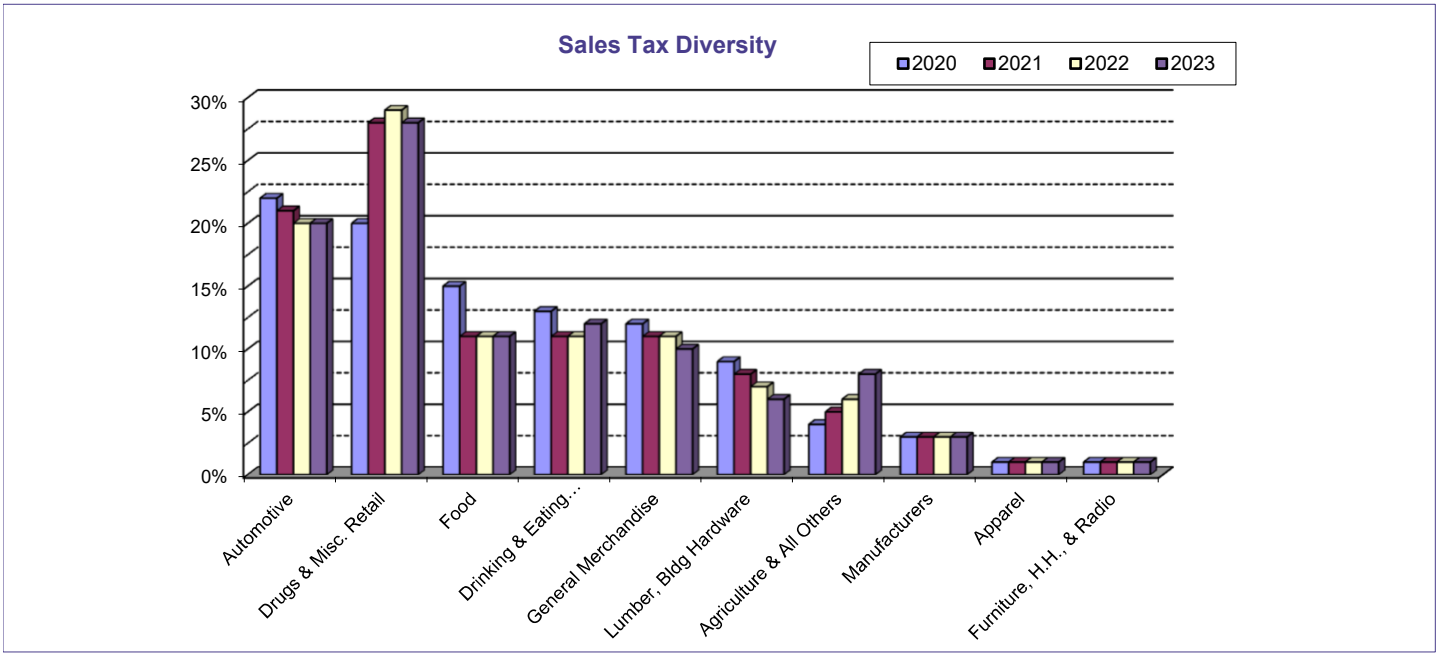
Sales Tax

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.



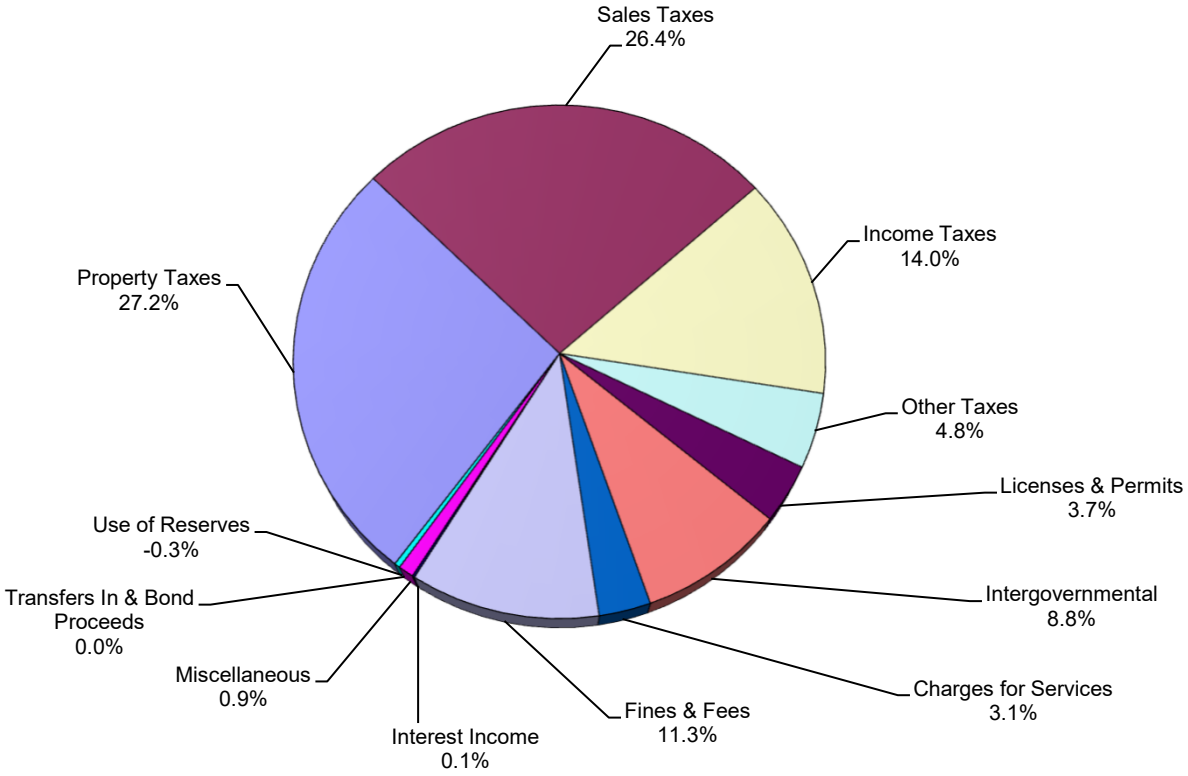


Attachment: Budget Overview (Proposed CY 2025 Budget Review)

Village of Palatine
CY 2025 Proposed Budget - Budget Overview

General Fund Revenue

Where The Money Comes From CY 2025



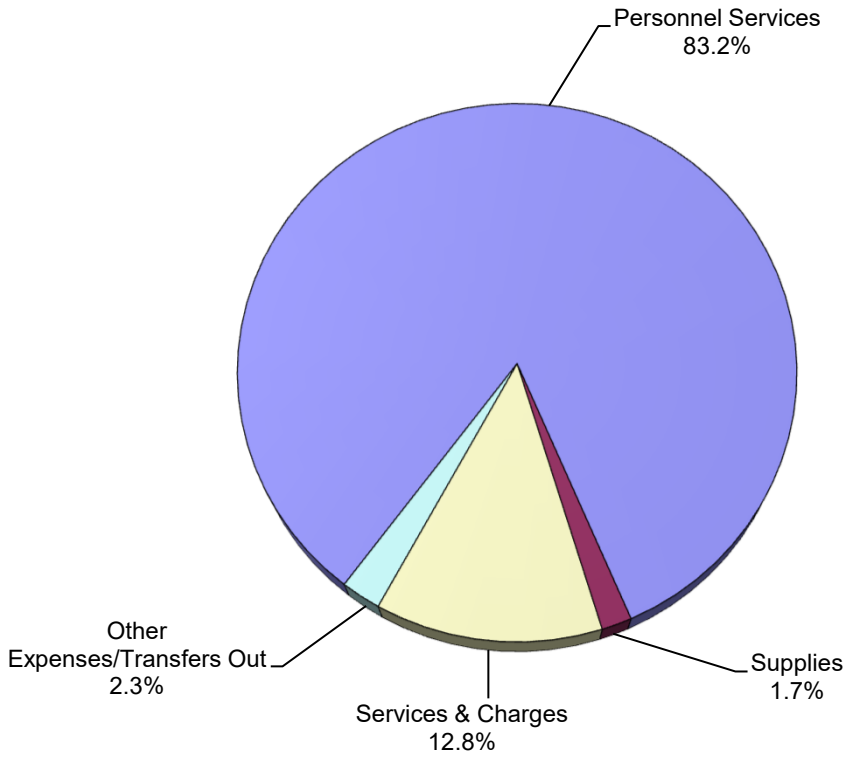
Revenues By Type	2023 Actual	2024 Adopted Budget	2025 Proposed Budget	% Change
Taxes	$ 29,185,089	$ 28,753,878	$ 30,572,634	6.33%
Licenses & Permits	3,076,218	2,685,000	2,737,300	1.95%
Intergovernmental	29,570,122	28,906,855	29,343,258	1.51%
Charges for Services	1,521,962	2,153,493	2,276,026	5.69%
Fines & 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



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%**

Attachment: Budget Overview (Proposed CY 2025 Budget Review)

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

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

VILLAGE OF PALATINE

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

Attachment: Warrant #21 (2024-18 : Warrant 2024 # 21)

VILLAGE OF PALATINE

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 **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

Attachment: Warrant #21 (2024-18 : Warrant 2024 # 21)

VILLAGE OF PALATINE

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
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

Attachment: Warrant #21 (2024-18 : Warrant 2024 # 21)

VILLAGE OF PALATINE

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 **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 (2024-18 : Warrant 2024 # 21)

VILLAGE OF PALATINE

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
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 - FulLife Safety LLC**									
71022	Harness-Meehan	Open		10/16/2024	11/15/2024	10/24/2024			135.80
			Vendor **5073 - FulLife 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

Attachment: Warrant #21 (2024-18 : Warrant 2024 # 21)

VILLAGE OF PALATINE

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 **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**									

Attachment: Warrant #21 (2024-18 : Warrant 2024 # 21)

VILLAGE OF PALATINE

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
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 (2024-18 : Warrant 2024 # 21)

VILLAGE OF PALATINE

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
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

Attachment: Warrant #21 (2024-18 : Warrant 2024 # 21)

VILLAGE OF PALATINE

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 **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

Attachment: Warrant #21 (2024-18 : Warrant 2024 # 21)

VILLAGE OF PALATINE

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 **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 Classroom/Skills	Open		10/09/2024	11/08/2024	10/25/2024			650.00
S024-10-85	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

Attachment: Warrant #21 (2024-18 : Warrant 2024 # 21)

VILLAGE OF PALATINE

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 **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

Attachment: Warrant #21 (2024-18 : Warrant 2024 # 21)

VILLAGE OF PALATINE

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 **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 (2024-18 : Warrant 2024 # 21)

VILLAGE OF PALATINE

Warrant #21 EFT #1

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 (2024-18 : Warrant 2024 # 21)

VILLAGE OF PALATINE

Warrant #21 Reissue #1

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 (2024-18 : 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	

Attachment: Warrant #21 (2024-18 : Warrant 2024 # 21)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 10/31/2024

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		

Attachment: Warrant #21 (2024-18 : Warrant 2024 # 21)

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.

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

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.

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

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.

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

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.

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

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.

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

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.

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

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.

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

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.

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

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:

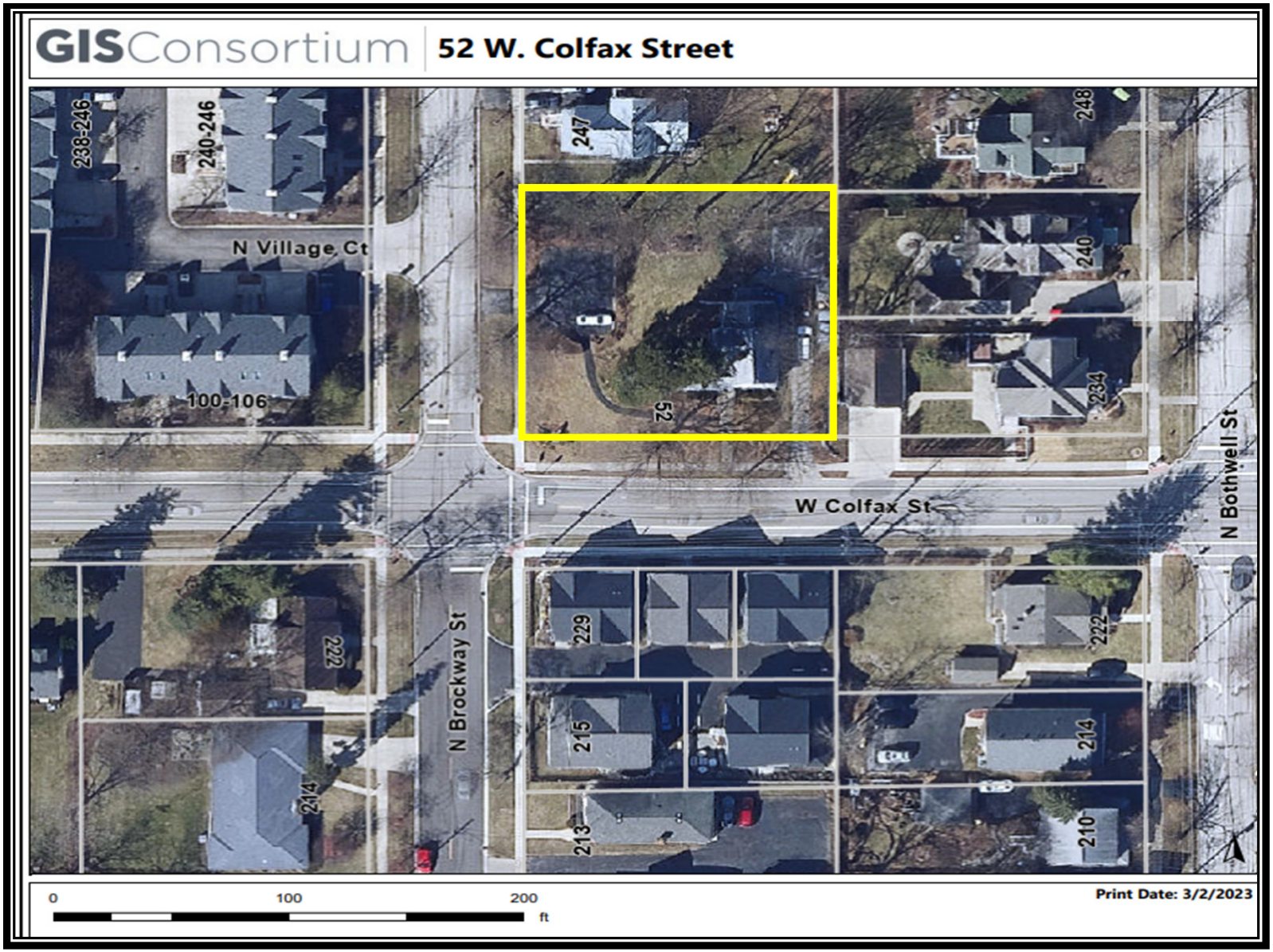
1. Authorize the reduction of the public improvement security deposit.
2. Do not authorize the reduction of the public improvement security deposit.

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

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



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

Attachment: RES - Security Deposit reduction (Olms Corner - Security Deposit Reduction (CA))

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

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

GISConsortium

228 N Clyde Avenue

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.

Attachment: RES - Security Deposit Reduction (SMT Subdivision - 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 $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

Attachment: RES - Security Deposit Reduction (SMT Subdivision - Security Deposit Reduction (CA))

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)

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

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.

Attachment: Ordinance Amending Ch 18 (Ch 18 Text Amendments (CA))

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

Attachment: Ordinance Amending Ch 18 (Ch 18 Text Amendments (CA))

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 entirely 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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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)

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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)

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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)

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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)

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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))

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

(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)

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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)

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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)

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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)

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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,

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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-

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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:

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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. 0-20-93, 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. 0-20-93 3-8-93; Ord. No. 0-86-13, §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

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

(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

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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)

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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;

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))

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.

Attachment: Amendments to Ch 18_Nov4 (Redline) (Ch 18 Text Amendments (CA))