



VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA • OCTOBER 24, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Oct 10, 2023 7:00 PM

III. PUBLIC HEARING

1. 411 E. Glencoe Avenue

To be continued to the November 14, 2023 PZC Meeting.

2. 1835 N. Laurel Drive

Special Use to permit a fence in the required front yard.

3. 170 S. Greeley Street

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

Special Use to permit a deck in the floodplain.

4. 157 W. Northwest Highway

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

5. 874-920 N Quentin Road

Final Planned Development to permit a 13-unit (5 duplexes and one 3 unit) development; and

Preliminary and Final Plat of Subdivision to allow for a 6-lot; 13-unit ranch-style townhouse development.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

MINUTES • OCTOBER 10, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Absent	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Sep 26, 2023 7:00 PM - **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Eric Friedman, Vice Chairperson
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Fedota

Minutes Acceptance: Minutes of Oct 10, 2023 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 52 W. Colfax Street - **Recommend To Approve**

FPD-000059-2023 - 52 W. Colfax Street

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

Petitioner's Exhibits:

1. **Update Brockway Street Elevation**
2. **Revised Final**
3. **Olms Engineering Plans**
4. **Colfax Plan**
5. **Landscaping Plans**
6. **52 W Colfax Conditions**
7. **Public Notice**

Mr. Vyverberg provides background on this request and states that the Preliminary Planned Development for a 3-lot single-family residential development was approved by Village Council in May of 2023. The initial plan was revised from 4 single family residential lots to 3. Petitioner is requesting Final Planned Development for 3- single family homes, Preliminary and Final Plat of Subdivision and Rezoning from R-3 multi-family to Planned Development.

Sworn in petitioner: Greg Rose - 47 N. Bothwell St., Palatine, IL

Mr. Rose provides background on the site and states he is seeking to improve 52 W Colfax with 3 new homes, approximately 2500 square feet each. He states they will not be boxy in appearance and the floor plans feature a first-floor primary suite and will be 2 story homes either on a slab or with a basement. The homes will face Brockway and will feature covered porches which will simulate the neighborhood's existing conditions. Mr. Rose states that potential buyers would be seeking low property maintenance and an HOA would provide services for the shared drive and lawn maintenance. He states there would be ample space for patios, driveways and a generous shared driveway. He further states that he believes the proposal is fair minded and will be good for the property that is in need of an update.

Commissioner Cavanaugh request to see the aerial view of the property and asks if there is a fence on the North side. He questions where snow would be pushed.

Mr. Rose refers to the engineering plan and states there is room between driveways for snow removal and snow would not be pushed onto Colfax St.

Chairman Wood notes that the homes would have 2-car garages and asks if

there is also room for 2 additional cars to park in front of the garages.
Mr. Rose states there would be 17' of driveway but notes that larger cars may stick out. He doesn't anticipate larger cars.

Chairman Wood requests property size for this project.
Mr. Vyverberg states it is .6 acres - just over ½ acre.

Commissioner Friedman asks how waste management will be handled.
Mr. Rose states that although it is not shown on the plans, it will be incorporated by the HOA. There will be a concrete pad at the end of the driveway for residents to place their cans on refuse days.

Commissioner Bettenhausen asks if there is clean out access to the storm sewer.

Mr. Rose states there is no clean out to the gutter.

Commissioner Bettenhausen asks if it would be possible.

Mr. Rose states that if the village engineer would require, they would comply.

Chairman Wood questions the zoning.

Mr. Vyverberg refers to the zoning map of surrounding properties.

Chairman Wood asks what the set back is for R3.

Mr. Vyverberg provides set back information and states all homes maintain a 15-foot front yard setback from Brockway Street. He provides further setback information for each of the lots.

Commissioner Kolososki asks if there are plans to add any fencing.

Mr. Rose states there is no fencing. They will be adding landscaping at the front of the property. There is no planned landscaping between properties. He states that the existing fence belongs to the neighbor to the east.

Resident: Mr. Bob Logan - 240 N. Bothwell St.

Mr. Logan has resided in his home for the past 20 years. His view from the backyard will now be the back of 3 garages. He states that he has a concern with overflow parking and reiterates that he is unhappy with his backyard view. He also sites that the patio is set back 20 feet in from the lot line.

Mr. Vyverberg clarifies the set back of the patios.

Mr. Logan also states that there are no other properties in the area with a shared driveway and states that the development will look like townhomes.

STAFF RECOMMENDATION:

The proposed architectural and engineering plans comply with the Preliminary Planned Development approval. The 3-lot subdivision and rezoning are also consistent with the initial approvals granted. Therefore, Staff recommends

approval of the Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development, subject to the following conditions:

1. The Final Engineering Plans shall be submitted in a manner acceptable to the Village Engineer.
2. The Final Landscaping and screening Plan shall be revised in a manner acceptable to the Director of Planning and Zoning.
3. The drafted HOA declarations shall be revised in a manner acceptable to the Village Attorney.
4. In conjunction with the building permit application, construction management plan shall be submitted in a manner acceptable to Village and shall outline the proposed development schedule, identify the material delivery routes, and proposed parking areas for the contractors.

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

Commissioner Friedman Made a motion to approve subject staff's conditions; seconded by Commissioner Bettenhausen.

DELIBERATIONS:

Commissioner Friedman states that the plan is a good use of the property and further states that the planned development to construct houses around a shared driveway seem appropriate.

Commissioner Kolososki refers to the development across the street and believes that development was not a good fit for the neighborhood and neither is this one.

Chairman Wood states that this would be a good fit with the surrounding neighborhood. It would be nice if it were set back a bit further in the front but notes that would affect the parking in the back. She notes that Palatine is known for their single-family homes, but also offers many multi-family options.

Commissioner Roth-Wurster states that downtown Palatine has a variety of home choices and believes the petitioner has a good solution for this property. She further states that she believes there is a need for this type of housing.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-1. This item will tentatively go to Village Council on Monday, November 6th.

RESULT:	RECOMMEND TO APPROVE [6 TO 1]
MOVER:	Eric Friedman, Vice Chairperson
SECONDER:	Rodney Bettenhausen, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh
NAYS:	Kolososki
ABSENT:	Fedota

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

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

Petitioner's Exhibits:

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

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

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

Sworn in petitioner: Mallory Miller - 600 N. 1st Bank Drive

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

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

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

Chairman Wood questions the outdoor learning area and play area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ms. Miller states they will be a natural stone.

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

Ms. Miller confirms that they would be.

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

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

Chairman Wood asks how many staff would be employed.

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

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

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

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

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

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

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

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

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

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

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

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

with the concern.

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

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

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

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

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

Commissioner Bettenhausen questions the one-way traffic in the parking lot area.

Mr. Vyverberg states that it is proposed as one way at the circle drop off area.

Commissioner Friedman asks for clarification on the one-way parking area.

Ms. Miller states that the plan was to have one-way traffic to be marked with arrows or signage. She further states the 4' fence was a design choice. They are DCFS exempt and does not need to meet DCFS licensing standards. The 4' fence would be enough to contain children 3-12 years old. She also states that the basketball hoop is not a necessity and can be removed from the plan if needed.

Commissioner Friedman asks if one-way traffic would be permanent. Have you looked at angled parking?

Ms. Miller states that it would be discussed with the landlord and doesn't see an issue if it were to be a permanent one way.

Commissioner Friedman asks if she has a projection of the number of students that would be using the playground at any given time.

Ms. Miller states that it may be 40-50 children at one time.

Commissioner Roth-Wurster inquires what licenses would the facility required.

Ms. Miller states that since they are exempt, they have no requirements. They all have 1st aid training and as an accredited-premier school most staff would have full Montessori diplomas which is usually equivalent to a Master's degree.

Commissioner Cavanaugh asks to clarify the DCFS Exemption.
Ms. Miller states that schools with children above 3 years old and are accredited schools apply for DCFS license exemptions.

Resident - Roy Watier -675 N, North Ct
Owns multiple building within this park. Concern regarding 4' fence. States that they have tenants in surrounding building that are professional and noise may be an issue. He also states the basketball hoop is a concern. Has an issue with traffic and wonders if it will impact their locations.

Chairman Wood asks where his building is located in regards to the school.
He refers to the site plan and provides his location.
Chairman Wood asks if he is aware of any concerns from his tenants.
Mr. Watier states he has not had any tenant concerns regarding the school.

Resident -Gerald Cote - 644 N. Newkirk
Has lived in Palatine since 1985. Has grandkids in the area that are excited to enroll in this school.

Resident - Megan Rothenberg - 237 N. Benton
Has 4 children and also looking forward to the opening of the Montessori School.

Resident - Laura Cohen 555 N. Clark Dr.
Also has 4 children and supports the mission of her school.

Resident - Danielle Canonigo - 2374 N. Mosley
Has a 4-year-old daughter and supports the Montessori School.

Chairman Wood notes additional letters of support.

STAFF RECOMMENDATION:

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

The reconfiguration of the parking lot, north of the existing building, would further reduce the total number of spaces for an already under-parked property.

However, Staff is not aware of any complaints or issues with the current parking situation, and the reconfiguration should still provide adequate parking to all tenants within the building.

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

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

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

DELIBERATIONS:

Commissioner Kolososki states that he supports the plan and believes it will be well received. He states it is a good use of the space.

Commissioner Cavanaugh states it would be an acceptable use of the space but has issues with the play area. If done properly and the petitioner is open to changes, it would be doable.

Commissioner Friedman states it is a nice use of the space. He notes that there are challenges faced with the open office building spaces in general in our society. There are fewer uses that require conventional office space. This use will be well received by the community and is also a need within the community. He supports the use and outdoor play area. He further states that he is not in favor of the parking lot design. He'd like to take the special use and planned development amendment vote separate before they vote on the parking use.

Commissioner Wood states the parking area and outdoor area needs to be worked on. She is in favor of the use but states it needs work.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 4-3. This item will tentatively go to Village

Council on Monday, November 6th, 2023.

RESULT:	RECOMMEND TO APPROVE [4 TO 3]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Roth-Wurster, Bettenhausen, Kolososki, Cavanaugh
NAYS:	Noonan, Friedman, Wood
ABSENT:	Fedota

3. 519 S. Consumers Avenue - **Recommend To Approve**
ZON-00001-2023 - 519 S. Consumers Ave

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

Petitioner's Exhibits:

1. **Rezoning Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Floor Plans**
6. **Elevation**
7. **Plat of Vacation**
8. **Business Plan**
9. **Public Notice**

Ms. Bremanis provides background on this project and states the petitioner is proposing to expand the existing building for a new ice arena. The request is to rezone from B-1 Shopping Center District to B-2 General Business District. The request is also for a special use to permit an indoor sports and recreational facility and the Vacation of the S. Consumers Avenue 60-foot right of way and cul-de-sac located at the northern end of S. Consumers Avenue and directly west/southwest of the building and property. The right of way square footage to be vacated is approximately 13,504 square feet.

Sworn in petitioner: Fred Hector - Owners Representative for Orbit Ice Rink - 519 S. Consumer Ave.

Mr. Hector states they have an existing Hockey rink at 615 S Consumers Ave. Orbit has purchased the old paintball facility and is proposing to construct a new facility. Requesting a special use permit and to rezone from B-1 to B-2. 615 Consumers Ave. would be used as the girl's facility and the boys would be moving to the 519 building. Mr. Hector explains that it is a AAA program with eight teams. Practices would be held Monday thru Thursday with games Friday thru Sunday. It is a traveling team and not all games would be at this facility. He states that staff suggested the vacation which would allow for a cul-de-sac. He has met with the fire department and received the fire truck specifications. His architect drawings reflect the allowance for emergency vehicle access and was approved by the fire department. He further states they would have an indoor training facility. They have reworked the parking lot and have it now including more parking spaces then required. Mr. Hector states they have a good relationship with the soccer facility and share parking if needed. He has spoken to neighbors and their only concerns were the possible removal of the large row of trees. The trees are not being removed but they would be cleaning the area of

weeds and brush and stated they are planning on adding additional trees. He explained that they would be installing a Chill Unit at the southwest corner of the building and refers to the site plan to show the location. He does not anticipate any noise issues from the Chill unit or the Zamboni.

Chairman Wood asks if the teams are from the Palatine area.

Mr. Hector explains that the teams are between 8-16 years old and each team consists of 20 players. They come from as far as Rockford and other parts of the state. This is a AAA team and these players are considered the best in the state of Illinois. They play teams in St. Louis, Detroit, Minnesota, Michigan and Canada and most move on to Junior Leagues and a handful will go pro.

Commissioner Kolososki inquires whether there would be seating for viewing the games.

Mr. Hector states there would be. Normally the parents and grandparents attend the games. Draw from local community is not an issue as they normally don't follow this league.

Chairman Wood asks if he anticipates any parking issues.

Mr. Hector states that parking would not be an issue. He states that most games are held on Saturday and Sunday.

Commissioner Friedman asks for clarification on the proposed addition at the back of the building that faces the single-family homes. The elevation seems to be very short. Are the finished floors lower?

Mr. Hector states the building is 4.5' in ground - its below grade. You walk down 4 steps to get into building. There is an existing bump off the back of the building that they're keeping and will be used for locker room and storage. They are within the setbacks and height requirements.

Chairman Wood asks if parking lot will be repaired.

Mr. Hector states that they are working with post office as there is an area that is all post office land and refers to the aerial view. He notes the natural drainage flow and will redo the existing parking lot. They would be adding storms and everything would be pitched back for the natural flow. He states that the drainage needs to be cleaned out which would help with the natural flow.

Ms. Bremanis states that the B-1 Zoning does not contemplate this use. B-2 would allow this to be a special use and is consistent with all the other uses on Consumers Ave.

She provides an outline of the existing building with additions and setbacks which exceed what is required and shows the compressor located in the SW corner. She further states that green space will be added to parking lot area and existing trees will be maintained. Petitioner will be adding 13,800 square feet and will be a total of 44,000 + square feet. She states the hours will be 6am to 12am daily. The parking will consist of 176 spaces and 132 required. Parking exceeds

requirements and they also state that they will meet all signage requirements. Full building permits and food permits will be required.

STAFF RECOMMENDATION:

Through the initially approved Special Use in 1972, the S. Consumers Avenue corridor was specifically populated with sports and recreation related uses. Soccer City, Orbit Ice Arena, and Salt Creek Park District all anchor this corridor. The subject property was formerly used as a bowling alley and then paintball park. The rezoning request from B-1 Shopping Center District to B-2 General Business District further aligns the rest of the properties on Consumers zoned B-2. In addition, the Plat of Vacation was contemplated as a condition of the previous Special Use and was reviewed by the Village Engineer.

Per the B-2 use list, an indoor sports and recreational facility requires a Special Use. The proposed use is an expansion of the existing Orbit Ice Arena and is consistent with the other uses along Consumers Avenue. The Petitioners will also be expanding the existing footprint and reconfiguring the parking lot. All expansions meet zoning code and exceed the required parking requirements. Staff ultimately concludes that the proposed use should not cause injury to the value of other properties in the surrounding neighborhood.

Therefore, Staff recommends approval of the Rezoning, Vacation and Special Use subject to the following conditions:

1. The Special Uses shall substantially conform to the Business Plan and Site Plan Submitted by the Petitioner except as such plans may be changed to conform with Village Codes and Ordinances.
2. The Plat of Vacation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.
3. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning.

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

Commissioner Noonan Made a motion to approve subject staff's conditions; seconded by Commissioner Ruth-Wurster.

DELIBERATIONS:

Commissioner Roth-Wurster states she believes it will be a good use of the property and meets the standards and will not impact other properties in the neighborhood. Petitioner has shown he has run a successful business.

Chairman Wood states it will improve the property and believes it will be a good use.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, November 6th, 2023.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Fedota

4. 746 S. Vermont Street - **Recommend To Approve**
SU-00041-2023 - 746 S. Vermont St

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

Petitioner's Exhibits:

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

Ms. Bremanis provides an overview of the request and states that the petitioner is altering its existing operations and has requested approval for an Alternative Education Facility. It will include expanding the existing parking lot to the west, reducing the existing buffer area on the west side and adding a patio to the east. Special Use to permit an Alternative Education Facility, Variation to permit a patio in the required front yard, Variation to permit a dumpster and parking lot to be closer than 5' to the lot line and Variation to permit to allow a property to not provide the required 50-foot-wide buffer zone.

Sworn in petitioner: Sheila Lullo - Coordinator of Special Projects at Clearbrook and Robert Flubacker, architect for project.

Ms. Lullo states the building has been used primarily as a sheltered workshop for adults with disabilities. This use has been faded out as most of the adults have found jobs within the community. The building is a legacy building and is in need of renovation.

Mr. Flubacker further states that there are two aspects of the project. The interior of the building would be refreshed with new paint, finishes, lighting and they would reorganize the space to fit the current needs. This would be Phase 1 of a 2-phase project. He states that they looked at traffic circulation around the building. Currently there is a dead-end parking lot on the north side of the building that is used for pick up and drop off of clients of the facility. They arrive in Clearbrook Vans or parents or caregivers drop off and a limited number of pace bus drop offs. There is no turn around at the end of that parking lot. It is a congested area and accidents are frequent. Loading and unloading is a process and is not typical as clients are sometimes wheelchair bound. Part of proposal that would enhance the property is an access road at the west end. It would encroach on a 50' landscape buffer which he thought did not apply in this instance and reads the ordinance regarding landscape buffers in the

manufacturing area. He presents a colored zoning exhibit which Chairman Wood has marked as Exhibit 7. Mr. Flubacker further discusses the ordinance. He states the landscape buffer should not apply to this situation because they are not butting up to any residential properties. Mr. Flubacker states they would be enhancing the landscaping and would be an improvement to the existing. He states there are 10 trees in total and his plan would save 5 out of the 10 trees. The landscaping would be enhanced along the boundary line to create more of screen than what currently exists. He further states that the new drive would enhance the traffic flow. They are working to create a central drop off point and explains how the driveway would be utilized. He then provides information on the intended patio at the east side of the building. It is meant to be a relaxation area for the clients and would be fence in with a 3' iron fence with a screen in front of it. They would also be creating a dumpster area. Mr. Flubacker moves on to explain they are also requesting a special use to allow alternative adult education in the building.

Commissioner Kolososki states that the parking is tight and questions if it would be wide enough.

Mr. Flubacker states it would be 3' wider than standard parking.

Commissioner Ruth-Wurster questions where the drop off would be located.

Mr. Flubacker clarifies and refers to the site plan to explain.

Chairman Wood asks what the landscape plan is at the patio.

Mr. Flubacker states there would be an iron fence and hedges would screen the fence at the patio area.

Chairman Wood requests further clarification regarding the buffer.

Mr. Flubacker presents the area map and explains the buffer.

Sworn In: Don Frick - VP of Operations at Clearbrook 746 S. Vermont

Mr. Frick states he's had conversations with the Ukrainian Church and states they've had a good relationship throughout the years and share parking when needed. The church is in favor of their request and states it would also enhance their property.

He states that the new patio area would benefit the clients. It is in a shaded area and is safer.

Commissioner Friedman questions the ADA parking at the facility. He points out the staff entry and points out that there are no ADA parking stalls at the new entry point.

Mr. Flubacker states that there are minimal handicapped vehicles that park there during the day. Drop off for handicap clients is done at the curb at the front door area. They do not utilize any handicap parking spaces.

Commissioner Bettenhausen questions the safety of the patio area.

Mr. Flubacker states that a barrier with rocks or boulders could be put in place for added safety.

Ms. Bremanis provides a site analysis of the property which includes hours of operation, background of current operations, zoning, elevations, landscaping information, floor plans, site plan showing dumpster location. Engineering and Fire prevention had no issues. Community development had sited the buffer area and patio area is not something that staff could support.

Mr. Vyverberg clarifies the landscaping buffer ordinance and further explains the requirements.

Commissioner Friedman ask Mr. Vyverberg for clarification as to where the boundary is for the residential land.

Mr. Vyverberg provides further clarification.

Commissioner Cavanaugh notes that there isn't any compliance to the ordinance to the properties to the north.

Mr. Vyverberg agrees that code enforcement is an issue and working with the business districts to comply with the code.

Mr. Cavanaugh asks if this property could be rezoned.

Mr. Vyverberg states the property was built for manufacturer use.

Mr. Flubacker refers to the landscape buffer ordinance and points out that every business on the strip would need to have a buffer. He also understands that a patio is not a common element for the manufacturing district. He finds it ironic that they are requesting but is not being used as a manufacturing facility.

STAFF RECOMMENDATION:

Clearbrook has been at this location for over 20 years. Its' operations have evolved over time and what initially began as a light manufacturing use transitioned to meet its current operational needs. As outlined in the application, state laws have changed how the services at this location would function, and in order to address the clients' needs Clearbrook has transitioned into a use that the Zoning Ordinance would consider as an Alternative Education, thus requiring a Special Use. Staff does not object to the operational changes and recommends approval of the Special Use for Clearbrook.

For their operational needs, the current traffic flow is not efficient with the existing parking lot configuration. The Petitioners are requesting to relocate the van parking, currently along Illinois Avenue, to the west side of the building and to add a drive aisle, which would allow traffic to flow through the site. This addition significantly encroaches into the required 50-foot buffer, which is maintained along the rear yards of the properties on the west side of Vermont Street abutting

the adjacent residential district. This is not relief that Staff can support.

Per the proposed site plan, at its narrowest point, the required buffer is reduced to under 10 feet (NOTE - this dimension includes a previously vacated section of unimproved right-of-way, which will be reaffirmed when the Special Uses and Variations are reviewed by the Village Council). The proposed landscaping plans include additional trees and planting to attempt to offset the narrowing of the buffer area. Staff questions if this enough to offset the loss of the buffer area and existing green space in the front yard. Staff acknowledges that the Petitioners have attempted to provide a more workable traffic solution in order to better serve their clients. Ultimately, the proposed reduced buffer area and 0-foot setback variation for the dumpster indicative of the property limitations.

Lastly, regarding the relocation of the existing outdoor area to the proposed patio in the front yard; patios are not contemplated in the Manufacturing district, which is out of character with the industrial corridor of S. Vermont Street and not contemplated in the zoning ordinance. Therefore, Staff recommends denial of the Variations. If the Planning and Zoning Commission recommend approval, Staff recommends the following conditions:

1. The Special Use and Variations shall substantially conform to the Site Plan and Business Plan submitted by the Petitioner, Robert Flubacker, Clearbrook, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

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

Commissioner Cavanaugh made a motion to approve both the Special Use and Variations subject staff's conditions; seconded by Commissioner Friedman.

DELIBERATIONS:

Commissioner Kolososki is confused by the 250' border and states it does not butt up to residential land and wonders why a buffer would be required.

Chairman Wood states the variation requests are acceptable, the dumpster request is acceptable but the patio is a tough one. She states the 50' buffer seems to be confusing.

Chairman Roth-Wurster states that after picking it apart she feels that they do meet the standards.

Chairman Wood summarized that this request for both Special Use and Variations failed by a vote of 4-3.

Commissioner Cavanaugh made a motion to approve the Special Use subject staff's conditions; seconded by Commissioner Roth-Wurster.

Special Use to permit an Alternative Education Facility was approved unanimously subject staff conditions with a vote of 7-0.

Vote Approved by: Cavanaugh/Bettenhausen/Kolososki/Roth-Wurster/Wood/Friedman/Noonan

Commissioner Noonan made a motion to approve the Variation for the patio in front yard subject staff's conditions; seconded by Commissioner Friedman.

Variation to permit a patio in the front yard was approved with a vote of 4-3
Approve: Kolososki/Wood/Friedman/Noon
Deny: Cavanaugh/Bettenhausen/Roth-Wurster

Commissioner Noonan made a motion to approve the Variation for the dumpster not meeting the setback requirements subject staff's conditions; seconded by Commissioner Bettenhausen.

Variation to permit a dumpster and parking lot to be closer than 5' to a lot line was approved unanimously
Approve: Cavanaugh/Bettenhausen/Kolososki/Roth-Wurster/Wood/Friedman/Noonan

Commissioner Noonan made a motion to approve the Variation to not provide the required 50 foot buffer subject staff's conditions; seconded by Commissioner Friedman.

Variation to permit a property to not provide the required 50'W Buffer Zone as required by ordinance was with a vote of 5-2
Approve: Bettenhausen/Kolososki/Wood/Freidman/Noonan
Deny: Cavanaugh/Roth-Wurster

This item will tentatively go to Village Council on Monday, November 6th, 2023.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Fedota

IV. COMMUNICATIONS

488 W. Center Rd - 8' Fence was approved

Physical Therapy Business - Team Rehabilitation - request to relocate to Palatine Plaza at 315 E Northwest Highway was approved.

Circular Driveway at Grove Ave was denied

V. ADJOURNMENT

**VILLAGE OF PALATINE
Planning and Zoning Commission**

SCHEDULED 10/24/23 07:00 PM

STAFF REPORT (ID # 8684)

411 E. Glencoe Avenue

This item will be continued to the November 14, 2023 PZC Meeting to allow the Petitioner to complete the public notification requirements.

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 10/24/23 07:00 PM

STAFF REPORT (ID # 8683)

1835 N. Laurel Drive

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Dennis Galang

PLAN NUMBER: SU-000071-2023

ADDRESS: 1835 N. Laurel Drive

PROPOSAL:
Special Use to permit a fence in the required front yard.

<u>LOCATION:</u> 1835 N. Laurel Drive District 4 (Solberg)	<u>CURRENT ZONING:</u> R-2 Single-Family
--	---

SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioner is proposing to install a 4-foot privacy fence in the front yard, with a 13-foot setback and landscaping. The fence would then transition to a 6-foot solid wood fence to enclose a portion of the required front yard, with a 22-foot setback, and continue into the interior side yard.

The portion of the proposed 4-foot fence abutting E. Aster Avenue will have a minimum setback of approximately 13 feet from the front lot line, with landscaping. The new fence would replace an existing front yard fence, which is setback approximately 6 inches from the Aster Avenue property line. Therefore, the Petitioner is requesting:

Special Use to permit a fence in the required front yard.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single-Family and part of the Pinehurst Manor Unit One Subdivision. The Subject Property is approximately 10,030 square feet,

located at the SE corner of the Laurel Drive and Aster Avenue intersection.

- The Petitioner is proposing to expand an existing 6-foot solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed 4-foot fence, abutting Aster Avenue, will be set back approximately 14 feet from the front lot line, and will connect back to the northwest corner of the residence.
- The proposed fence abuts a portion of the 30-foot front yard of the adjacent neighbor to the east, 855 E. Aster Avenue.
- Per the submitted application, the proposed fence will provide additional security and limit passersby from cutting through the Subject Property's front yard.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	No Issues Identified.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2), (3), and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

- (5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:
- Will meet the following aesthetic criteria:
 - Will not destroy existing vistas in the area;
 - Will enhance the appearance of the homes and the streets in the area; and
 - Will not detract from the overall appearance of the community; or
 - The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

The Petitioner is proposing to expand an existing fence to enclose a portion of the Subject Property's required front yard. The Petitioner has worked to revise the initial site

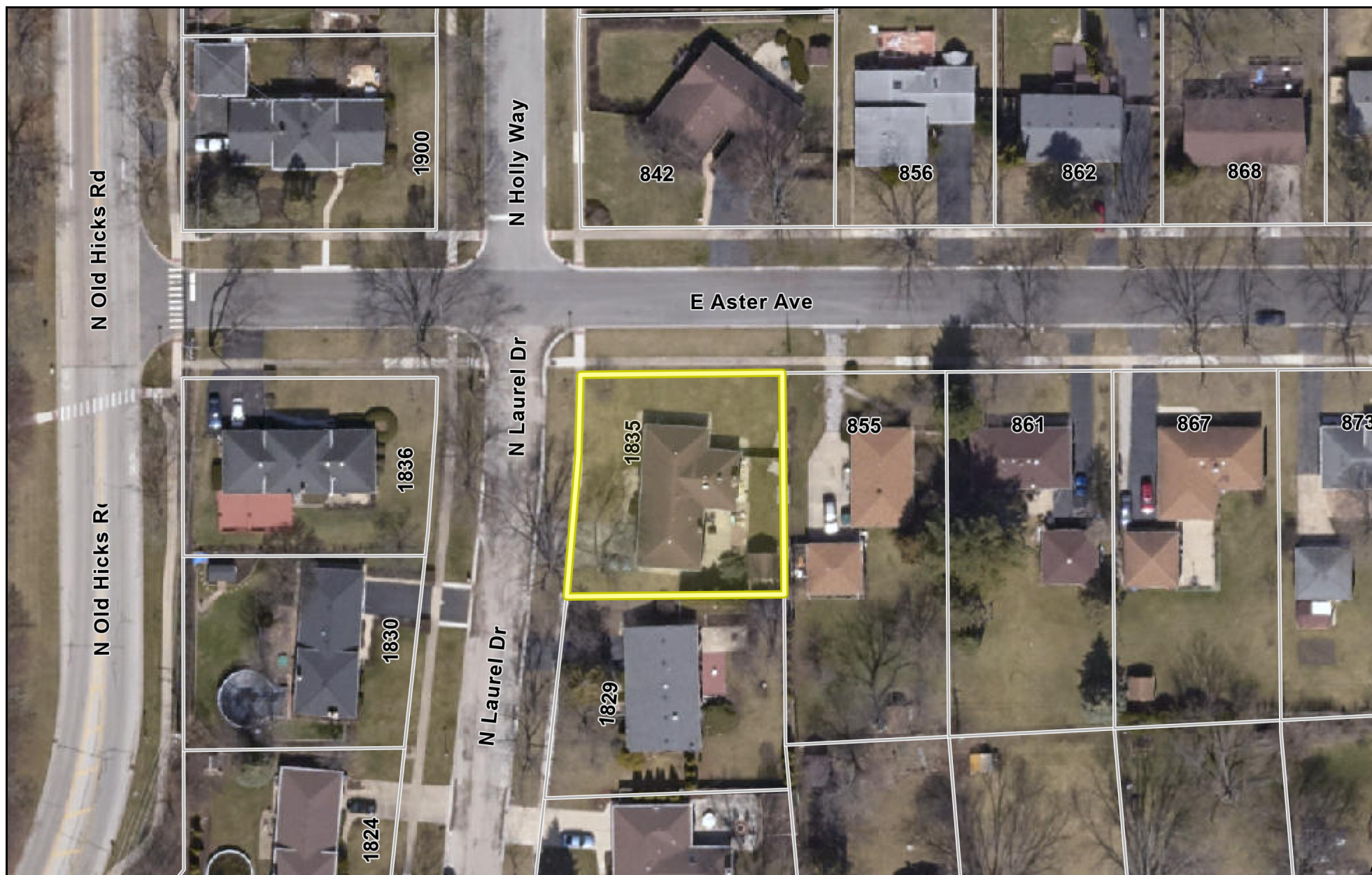
plan for the fence to add the transition to a 6-foot solid fence along the shared eastern property boundary. The addition of landscaping along the fence line, between the fence and the sidewalk, should provide an effective buffer and should not destroy the existing vista in the area.

Staff understands that there are comparable front yard fences in the area and that the Petitioner's property contained a non-conforming fence, with a minimal front yard setback. However, all of the examples that were compiled by the Petitioner are existing non-conforming fences with smaller setbacks from the lot line, and are without landscaping. Previously, the Zoning Board of Appeals recommended approval of the petition. The Village Council remanded the request back to the Petitioner and Staff to further review the proposed fence placement. Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, then Staff recommends the following condition:

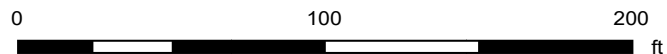
1. The Special Use shall substantially conform to the Site Plan and Fence Elevations submitted by the Petitioner, Dennis Galang, except as said plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- 1835 Laurel Avenue - Petitioner email
- August 9 2022 ZBA Materials
- Site Plan
- Public Notice



Attachment: Aerial Map (1835 N Laurel Dr - SU Fence)



Print Date: 10/20/2023

Notes

Cook County Aerial 2022

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

Ben Vyverberg

From: derick galang [REDACTED]
Sent: Tuesday, June 13, 2023 2:09 PM
To: Ben Vyverberg
Subject: Re: Laurel fence follow up
Attachments: site plan2.pdf

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hi Ben,
 I was reviewing your attachments and noticed the latest proposal was not included. Please attached for your records. This is the 4" high fence with a transition to 6' high towards the south end of the property. Please let me know if you have additional question or concern.

Would you happen to know when will it be scheduled for city council review or if this case need to go back to zoning board review?

Thank you,
 Dennis

On Monday, May 22, 2023 at 04:15:48 PM CDT, Ben Vyverberg <bvyverberg@palatine.il.us> wrote:

Dennis –

Per our discussion, this is the last plan that was before the Village Council. Also, for reference, the existing conditions plan that you submitted is also attached to this email.

Please review this information and we can further discuss tomorrow afternoon. I believe that last plan included a 3-4 foot fence within 22 feet of the property line and then transitioning to a 6-foot fence. Nevertheless, please review this information and respond with the planning final site plan and information.

Thank you,

Ben

From: Ben Vyverberg
Sent: Monday, January 23, 2023 2:18 PM
To: Alex Bradshaw <ABradshaw@palatine.il.us>
Subject: FW: Laurel fence follow up

Attachment: 1835 Laurel Avenue - Petitioner email (1835 N Laurel Dr - SU Fence)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 08/09/22 07:00 PM

CASE STAFF STATEMENT (ID # 7721)

1835 N. Laurel Drive

This item was initially reviewed at the July 26th Zoning Board of Appeals meeting and continued to determine if the Petitioner and adjacent property owner wanted to further discuss the proposed plan and any alternatives.

The Petitioner determined that they would like to proceed with the Site Plan presented at the July 26th meeting, which provides an approximately 14-foot setback from the front property line. Therefore, Staff maintains its recommendation of action at the discretion of the Zoning Board of Appeals.

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Dennis Galang

CASE NUMBER: 22-27

ADDRESS: 1835 N. Laurel Drive

PROPOSAL:
Special Use to permit a fence in the required front yard.

<u>LOCATION:</u> 1835 N. Laurel Drive District 4 (Solberg)	<u>CURRENT ZONING:</u> R-2 Single-Family
--	---

SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioner is proposing to expand an existing 6 foot tall solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting Aster Avenue will have a setback of approximately 14 feet from the front lot line. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a fence in the required front yard.

Attachment: August 9 2022 ZBA Materials (1835 N Laurel Dr - SU Fence)

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single-Family and part of the Pinehurst Manor Unit One Subdivision. The Subject Property is approximately 10,030 sf, located at the SE corner of the Laurel Drive and Aster Avenue intersection.
- The Subject Property contains a single-family residence and an approximately 155 sf frame shed in the southwest corner of the lot. There is also an existing six 6 foot tall solid fence enclosing the required interior side and rear yards
- The Petitioner is proposing to expand an existing 6 foot solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting Aster Avenue will be set back approximately 14 feet from the front lot line, and will connect back to the northwest corner of the residence.
- The proposed fence abuts a portion of the 30 foot front yard of the adjacent neighbor to the east, 855 E. Aster Avenue.
- Per the submitted application, the proposed fence will provide additional security and limit passersby from cutting through the Subject Property's front yard.
- Per the submitted application, the Petitioner provided a list of comparable fences on properties within the surrounding neighborhood. All fences listed are either existing non-conforming or were permitted as a fence in a side yard abutting a street.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	No Issues Identified.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

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

- a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area; and
 - iii. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

The Petitioner is proposing to expand an existing fence to enclose a portion of the Subject Property's required front yard. As the existing fence is in poor condition, the proposal will enhance the appearance of the home. Also, the addition of landscaping along the fence line, between the fence and the sidewalk, will provide an effective buffer and an enhanced vista to the area.

Staff understands that there are comparable front yard fences in the area. However, all of the examples that were compiled by the Petitioner are existing non-conforming fences with smaller setbacks from the lot line, and are without landscaping. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals for the proposed Special Use. If the Special Use is approved, Staff recommends the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, Dennis Galang, except as said plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Updated Site Plan
- Site Plan
- Neighbor Objection Letter - Antoniou
- Public Notice



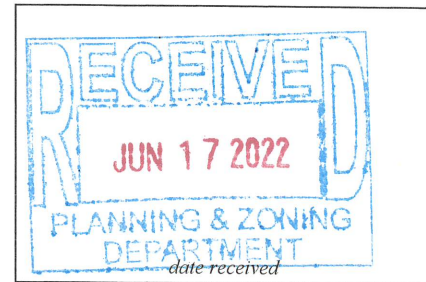
Attachment: August 9 2022 ZBA Materials (1835 N Laurel Dr - SU Fence)

VILLAGE OF PALATINE

ADMINISTRATIVE SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) Dennis Galang		Business Name (if applicable)	
	Subject Property Address 1835 N. Laurel Drive			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District	Existing Land Use	Proposed Land Use	
	Generally describe your request:			
	Locate new 6' high fence within the front yard along Aster Avenue. At its closest point, fence will be setback 8' from the front line. The proposed fence on the new location will provide additional security and peace of mind to homeowners. Additionally, homeowners can put in place a play area for children within the property having privacy and security. With the current layout, homeowners are unable to control random individual roaming around the open space next to the 2 children's bedrooms and family room. Public safety & convenience will not be affected on the proposed request.			

Attachment: August 9 2022 ZBA Materials (1835 N Laurel Dr - SU Fence)



Administrative Special Use

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location

Public convenience will not be affected.

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

Yes, public and homeowners safety and welfare will be protected.

Professional license contractor will perform the job.

The proposed request will provide additional security and peace of mind to homeowners.

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

Correct, no impact to nearby properties.

Similar properties around the neighborhood has similar structure. Please see exhibit 1 for list of home address with similar structure and layout within Pinehurst manor.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Proposed request will provide protection to property. Provide safety and privacy to homeowners. It will not destroy or detract the overall appearance of the community.

It will enhance the appearance of home. Similar properties(exhibit 1)within community have identical layout and similar materials were used.. Please reference exhibit 2 for the proposed material to be used.

Exhibit 1	
1	1014 E Capri Dr.
2	842 E. Aster Ave.
3	1020 E. Lily Ln.
4	828 E. Lily Ln.
5	1936 N. Ivy Pl
6	800 E. Marshall Ct.
7	803 Marshall Ct.
8	2103 N. Westmoreland Dr.
9	947 E. Aster Ave.
10	1937 N. Capri Dr.

Exhibit 2.

Red cedar 6 feet high with steel post.



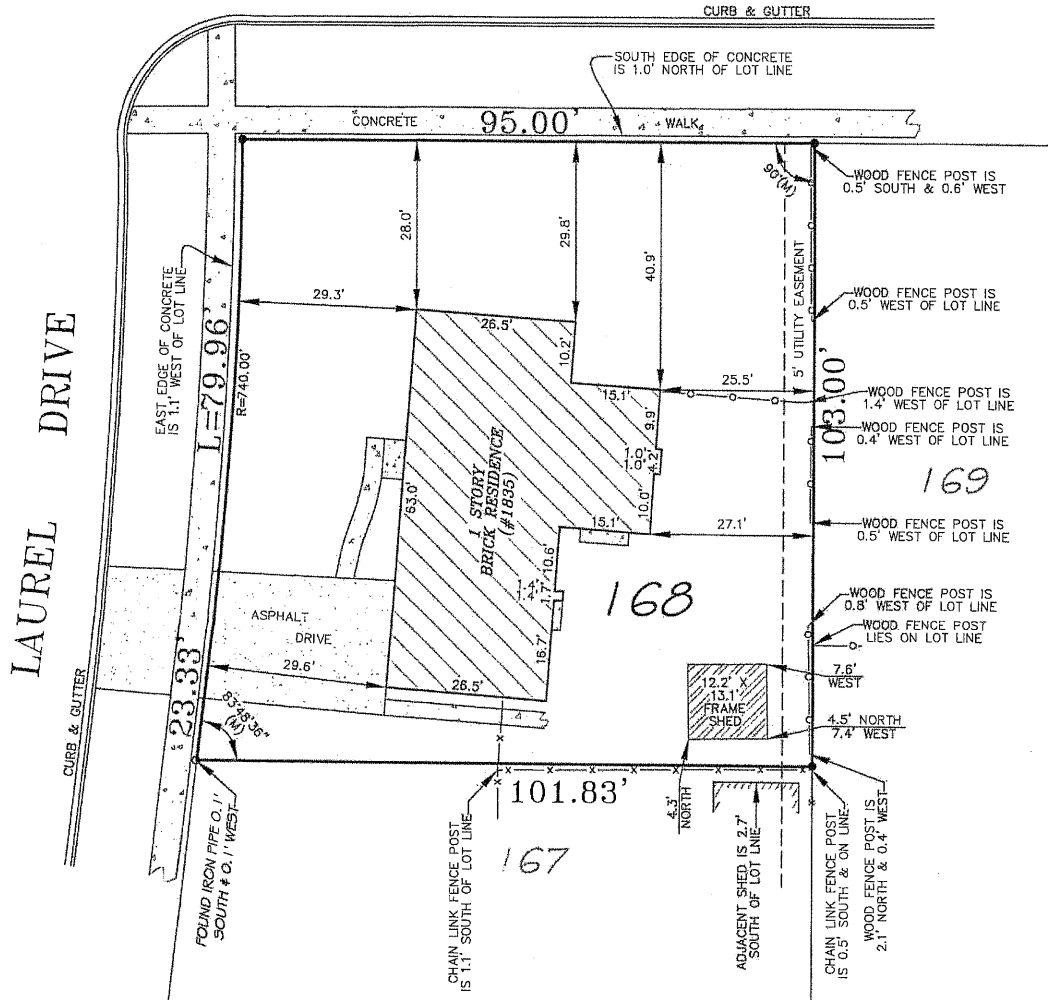
Attachment: August 9 2022 ZBA Materials (1835 N Laurel Dr - SU Fence)

PLAT OF SURVEY

OF

LOT 168 IN PINEHURST MANOR UNIT NO. 1, BEING A SUBDIVISION IN SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1964 AS DOCUMENT 19112927 IN COOK COUNTY, ILLINOIS.

ASTER AVENUE



LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 10,029 SQ. FT.
MORE OR LESS

PREPARED FOR: CIESLA & PEARSE, PC. (ATTORNEYS AT LAW)

JOB ADDRESS: 1835 N. LAUREL DR., PALATINE, IL

SELLER/BUYER: ZAPLAN / GALANG

JOB NO.: 21-12-0095

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

DESIGN FIRM NO. 184.005564

- "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.

NOTE:
SET IRON PIPE @ ALL LOT CORNERS,
UNLESS OTHERWISE NOTED.

NOTE:
SOME GROUND IMPROVEMENTS MAY
NOT BE SHOWN DUE TO SNOW COVER.



FIELD WORK COMPLETED ON THE 3RD DAY OF JANUARY, 2022.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS
SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF JANUARY, 2022.

IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2022.

© COPYRIGHT NEKOLA SURVEY INC. 2022 "ALL RIGHTS RESERVED"

PLAT OF SURVEY

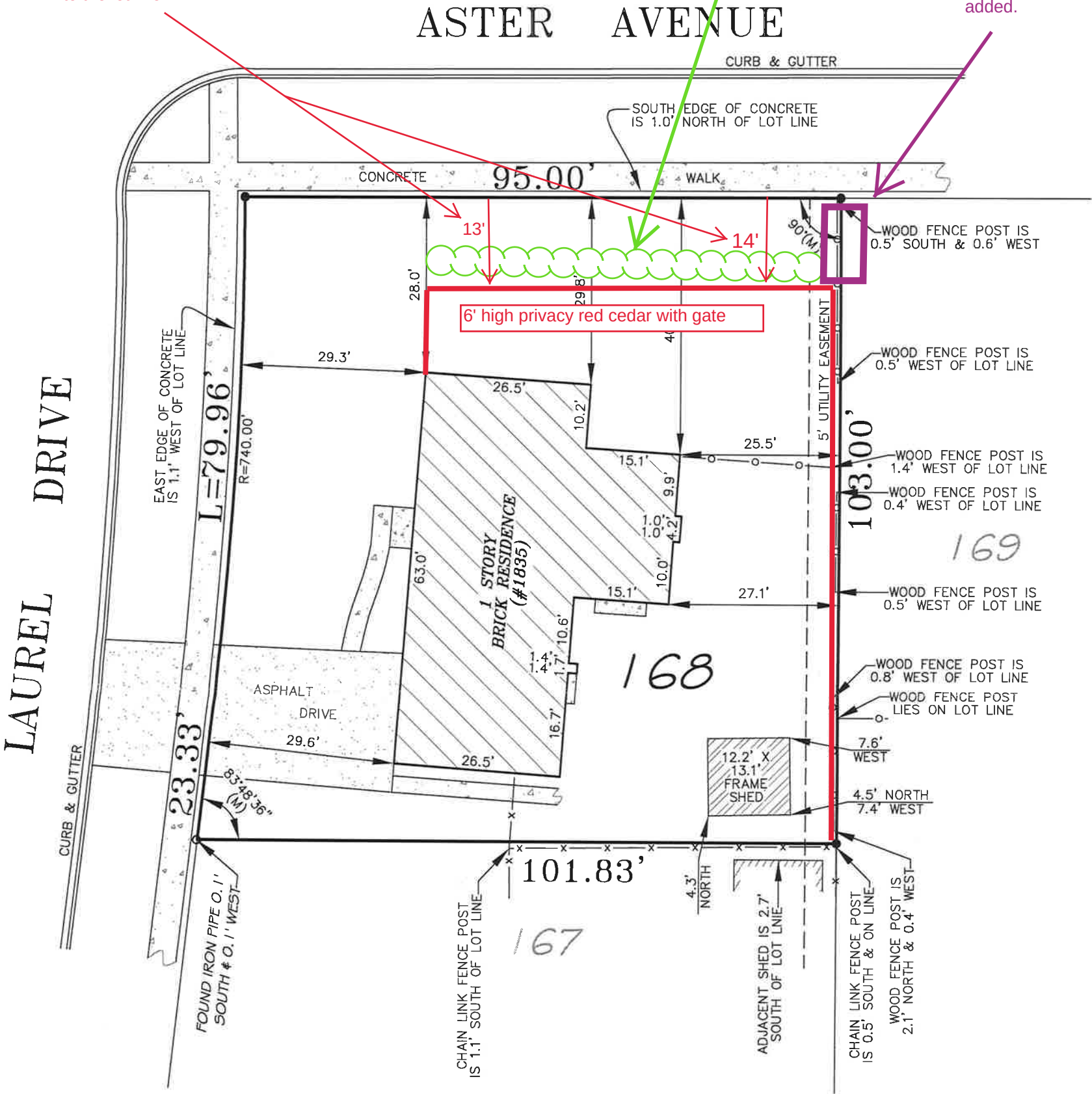
OF

LOT 168 IN PINEHURST MANOR UNIT NO. 1, BEING A SUBDIVISION IN SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1964 AS DOCUMENT 19112927 IN COOK COUNTY, ILLINOIS.

Setback distance from the fence to the lot line.

Proposed landscaping on the area.

This portion of the fence will be removed and no longer added.



LEGEND

- (R/M) - RECORD / MEASURED
- L - ARC LENGTH
- R - RADIUS
- CH - CHORD

AREA = 10,029 SQ. FT.
MORE OR LESS

PREPARED FOR: CIESLA & PEARSE, PC. (ATTORNEYS AT LAW)
JOB ADDRESS: 1835 N. LAUREL DR., PALATINE, IL
SELLER/BUYER: ZAPLAN / GALANG
JOB NO.: 21-12-0095

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX
DESIGN FIRM NO. 184.005564

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.



NOTE:
SET IRON PIPE @ ALL LOT CORNERS,
UNLESS OTHERWISE NOTED.

NOTE:
SOME GROUND IMPROVEMENTS MAY
NOT BE SHOWN DUE TO SNOW COVER.

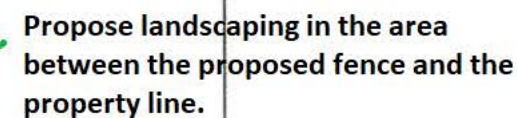
FIELD WORK COMPLETED ON THE 3RD DAY OF JANUARY, 2022.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF JANUARY, 2022.

Wayne W. Nekola
IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2022.
© COPYRIGHT NEKOLA SURVEY INC. 2022 "ALL RIGHTS RESERVED"



July 21, 2022

Alex Bradshaw

Palatine Planning and Zoning Board

RE: Special Use Permit approval for improvements at 1835 N. Laurel Drive

Members of the Planning and Zoning Board,

My name is Nancy Antoniou. I own the home located at 855 E. Aster Ave., and am the next door neighbor of the Mr. Galang, the homeowner requesting the special use permit for property improvements at the address referenced above. I am one of the few original homeowners left in the Pinewood Manor subdivision, having built the house in 1965. I have lived in this house ever since.

Over the years, I have seen several families come and go from Mr. Galang's house. During this time, one of the homeowners worked together with me and my family to design a fence they would build between the two properties that was of an agreeable height and length, maintaining an aesthetic and safety that we felt was proper for our driveway access, yet still offering them the privacy they wanted to achieve. Recently, that fence has fallen into disrepair, prompting conversation with Mr. Galang on how to rectify the situation. During this conversation, it became clear that Mr. Galang was not aware that the fence was on his property and was his responsibility. Since the fence was not salvageable, we discussed with Mr. Galang some options that might be agreeable to both parties, just as we did with the previous homeowner that built the fence. These options centered around fencing that maintained the aesthetic and safety that we required, but still offered the privacy they were certainly entitled. It was our understanding that one of these options would likely be chosen. Needless to say, we were surprised when we saw the proposed plan, with the significantly larger fence and extended fence line.

We have some concerns about the proposed fence, as follows:

1. As you have probably seen from the neighborhood layout, the side yard and the backyard of the property at 1835 North Laurel borders the west side of my property and the FRONT of my property. This means that the property line runs parallel to my driveway. It is always a safety concern when trying to back out of my driveway, as my line of sight to view most of the traffic coming into the neighborhood is over the side yard of my neighbor. The proposed fence (and landscaping) enhancement is going to severely obstruct this line of sight. As I back out of my driveway, the back of my vehicle will reach the sidewalk prior to me being able to have a line of sight on to the sidewalk **for any type of pedestrian traffic**. This is an unnecessary safety concern.
2. Although I realize that the proposed fence is meant to allow for the residents in 1835 North Laurel to have more of a private yard, it will obstruct the front yard of our property at 855 E.

Attachment: August 9 2022 ZBA Materials (1835 N Laurel Dr - SU Fence)

Aster Avenue. I believe the ordinance for fencing for 2022 states that a fence cannot protrude into the front yard past the property line. In this case, it would most certainly protrude into the front yard of our property.

3. Aesthetics is another concern. The proposed fence is of significant size, and I will be the neighbor who is most greatly impacted by the view and appearance of this fence in relation to my property. Due to the fence extending well beyond my front property line, it will create a large fenced in area on the side of the house where I park my car and access my home. Any past fencing was never more than 4 feet high in this area, and did not extent past the front of my house. This proposed fence creates an aesthetic that is not acceptable, as well as a safety concern since it presents an opportunity for someone to conceal themselves to avoid my detection when coming and going from my home.

If there is any doubt about the concerns I have presented, I invite you to take a visual trip off of Old Hicks Road into the neighborhood, and travel east on Aster Avenue past the home at 1835 North Laurel towards my home. It should give you a great visual and a feel for the aesthetic issues a proposed fence of this size will present. The fence would be one of the first things you will see as you enter the Pinewood Manor subdivision off of Old Hicks Road, not the beauty of the street itself.

I respectfully ask that you review these issues in detail, and I thank you for your time and consideration of this matter.

Nancy W. Antoniou

855 E. Aster Avenue

Alex Bradshaw

From: Alex Bradshaw
Sent: Tuesday, July 26, 2022 10:30 AM
To: Timothy Antoniou
Cc: [REDACTED]
Subject: RE: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

Thank you, Tim. I will add this email as an addendum to the original objection letter to ensure the Zoning Board understands where you stand in regards to the updated fence proposal.

Alex Bradshaw | Planner
 Planning & Zoning Department
 200 E. Wood Street | Palatine, IL 60067
 T: 847-359-9056 | abradshaw@palatine.il.us

From: Timothy Antoniou [REDACTED]
Sent: Tuesday, July 26, 2022 8:36 AM
To: Alex Bradshaw <ABradshaw@palatine.il.us>
Cc: [REDACTED]
Subject: RE: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Mr. Bradshaw,

Thank you for notifying us on your conversation with Mr. Galang. We were able to touch base with him on this issue and his amended proposal changing the fence line by 5 feet. Unfortunately, this is nowhere near the original agreement that we had with Mr. Galang and the amended fence line still extends significantly beyond the front of our home. We have notified him that this is an unacceptable compromise and again discussed alternatives with him to consider. It does not appear that he is interested in returning to anything close to our original agreed upon fence line. He has stated that anything less than what he has requested is 'not worth it to him'. It appears that we are at a stalemate. It is our understanding that there is at least one other neighbor that has expressed concern about the fence as well.

We can amend our original objection letter for the measurements if needed, but otherwise, our objection to the amended proposal remains intact.

Thank you for your consideration.

Tim Antoniou (on behalf of Nancy Antoniou and Greg Antoniou)

From: Alex Bradshaw <ABradshaw@palatine.il.us>
Sent: Monday, July 25, 2022 4:27 PM
To: Timothy Antoniou [REDACTED]

Attachment: August 9 2022 ZBA Materials (1835 N Laurel Dr - SU Fence)

Cc: [REDACTED]

Subject: RE: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

Mr. Antoniou –

I hope this email finds you well. I just got off the phone with your neighbor, Dennis Galang, and he sent me an updated Site Plan for his proposed fence. He is now proposing to have the fence set back 14 feet from the front lot line (see attached). Please let me know if you would like to amend your previously received objection letter.

Contact me with questions.

Thank you,

Alex Bradshaw | Planner
Planning & Zoning Department
200 E. Wood Street | Palatine, IL 60067
T: 847-359-9056 | abradshaw@palatine.il.us

From: Timothy Antoniou [REDACTED]
Sent: Thursday, July 21, 2022 6:01 PM
To: Alex Bradshaw <ABradshaw@palatine.il.us>
Cc: [REDACTED]
Subject: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Mr. Bradshaw,

Attached you will find a letter outlining our concerns regarding the proposed improvements for the property located at 1835 N. Laurel Drive. The letter is attached in Word and PDF formats.

We will follow up later with some pictures to help visualize some of these concerns as outlined.

Let us know if you have any questions or problems with the document.

Tim Antoniou (on behalf of Nancy Antoniou and Greg Antoniou)

Attachment: August 9 2022 ZBA Materials (1835 N Laurel Dr - SU Fence)

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, July 26, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a fence in the required front yard.

The property is commonly known as 1835 N. Laurel Drive.

The Petitioner is proposing to expand an existing six (6) foot solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting E. Aster Avenue will have a minimum setback of approximately eight (8) feet from the front lot line.

The above petition has been filed by Dennis Galang and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 22-27
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 11th day of July, 2022
Published in Daily Herald
July 11, 2022 (4585347)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs **Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/11/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Designee of the Publisher and Officer of the Daily Herald

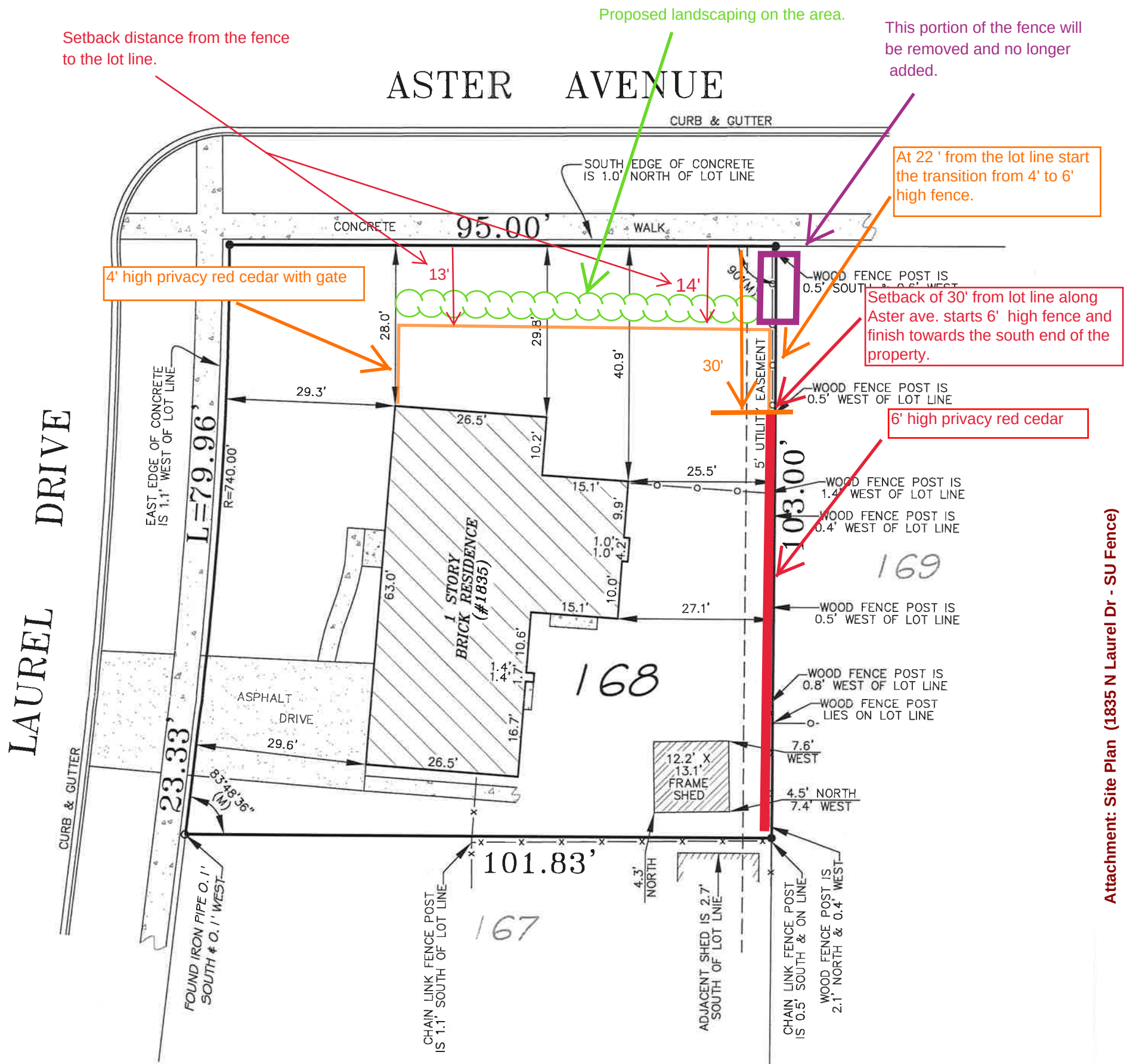
Control # 4585347

Attachment: August 9 2022 ZBA Materials (1835 N Laurel Dr - SU Fence)

PLAT OF SURVEY

OF

LOT 168 IN PINEHURST MANOR UNIT NO. 1, BEING A SUBDIVISION IN SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1964 AS DOCUMENT 19112927 IN COOK COUNTY, ILLINOIS.



LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 10,029 SQ. FT.
MORE OR LESS

PREPARED FOR: CIESLA & PEARSE, PC. (ATTORNEYS AT LAW)

JOB ADDRESS: 1835 N. LAUREL DR., PALATINE, IL

SELLER/BUYER: ZAPLAN / GALANG

JOB NO.: 21-12-0095

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX

DESIGN FIRM NO. 184.005564

— "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.



NOTE:
SET IRON PIPE @ ALL LOT CORNERS,
UNLESS OTHERWISE NOTED.

NOTE:
SOME GROUND IMPROVEMENTS MAY
NOT BE SHOWN DUE TO SNOW COVER.

FIELD WORK COMPLETED ON THE 3RD DAY OF JANUARY, 2022.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF JANUARY, 2022.

Wayne W. Nekola
IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2022.

© COPYRIGHT NEKOLA SURVEY INC. 2022 "ALL RIGHTS RESERVED"

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

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

(Village) (Town) (City) (Township) of PALATINE 1835 N. LAUREL DR.



County of COOK

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

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

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

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



Mary Alice Wenzl

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

By Todd Wassell

President

Title of Corporate Officer

County of Cook
State of Illinois

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

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

Attachment: Public Notice (1835 N Laurel Dr - SU Fence)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 10/24/23 07:00 PM

STAFF REPORT (ID # 8682)

170 S. Greeley Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: David Korshak

PLAN NUMBER: SU-000072-2023

ADDRESS: 170 S. Greeley Street

PROPOSAL:

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

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

SURROUNDING CONDITIONS:

North:	R-2 Single-Family Residential
South	R-2 Single-Family Residential
East:	R-2 Single-Family Residential
West:	R-2 Single-Family Residential

BACKGROUND:

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

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

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

SITE ANALYSIS:

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

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

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

DEPARTMENTAL REVIEWS:

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

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

to address the required standards.

STAFF RECOMMENDATION:

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

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

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

ATTACHMENTS:

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



Attachment: Aerial Map (170 S Greeley Street - SU Setbacks and Deck in Floodplain)

0 100 200
ft

Print Date: 9/8/2023

Notes

Cook County Aerial 2022

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



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

David Korshak

Business Name (if applicable)

Subject Property Address

170 S. Greeley Street

Please provide a description of your proposed request:

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

Petitioner Justification

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

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

Kristy, property owner, needs a garage.

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

No harm to neighbors' property or public way.

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

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

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

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

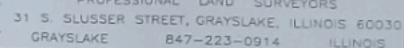
a. Will meet the following aesthetic criteria:

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

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

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

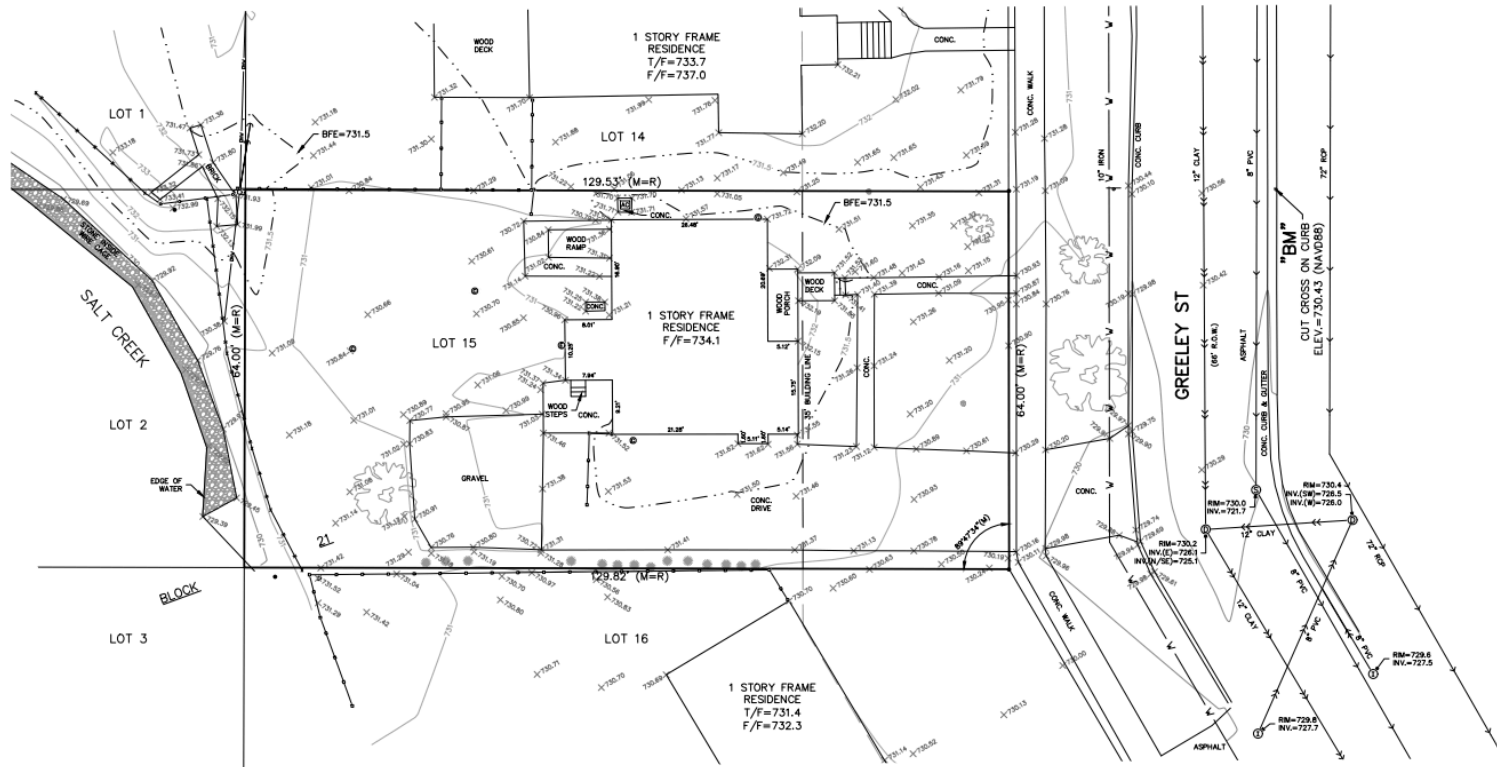
KRISTY KORSHAK
170 S GREELY



TOPOGRAPHICAL SURVEY

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

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



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

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

SYMBOL LEGEND
⊙ STORM MANHOLE
⊙ INLET
⊙ SANITARY MANHOLE
⊙ SANITARY CLEAN-OUT
⊙ AIR CONDITIONER
⊙ GAS METER
⊙ UTILITY POLE
--- GUY WIRE
--- SIGN

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



ORDERED BY: KIRCHMAN, DAVID FILE NO.: 230728
POLENA ENGINEERING LLC
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-0200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-00780
POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN COOK
HERITAGE LAND CONSULTANTS, PAUL BRYCE DESIGN, AND MICHAEL SURVEYING

Kristy Korshak
107 S. Greeley
Palatine, IL 60067

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



Designer:
M & S Homes & Properties, LLC
Kildeer, IL 60047
847.550.1890 dkmtek@gmail.com

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

Printed Date:
September 8,
2023

Scale:

Property Address:
170 S. Greeley
Palatine, IL 60067

Page Description
Cover Sheet
Layout Page Tabl

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

Page:
P 1



Attachment: Site Plan, Floor Plan, & Elevations (170 S Greeley Street - SU Setbacks and Deck in Floodplain)

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

CARPENTRY:

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

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

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

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

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

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

LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2

B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER

C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.

D. ALL STUDS TO BE DF#2 OR BETTER.

E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

F. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.

G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

ELECTRICAL, DATA, & AUDIO NOTES:

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

ELECTRICAL NOTES:

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

AUDIO:

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

DATA / CABLE:

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

ELECTRICAL - DATA - AUDIO LEGEND

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

Wall/Framing LEGEND

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

Designer:
M & S Homes & Properties, LLC
Kildeer, IL 60047
847.550.1890 dkmtk@gmail.com

Printed Date:
September 8,
2023

Scale:

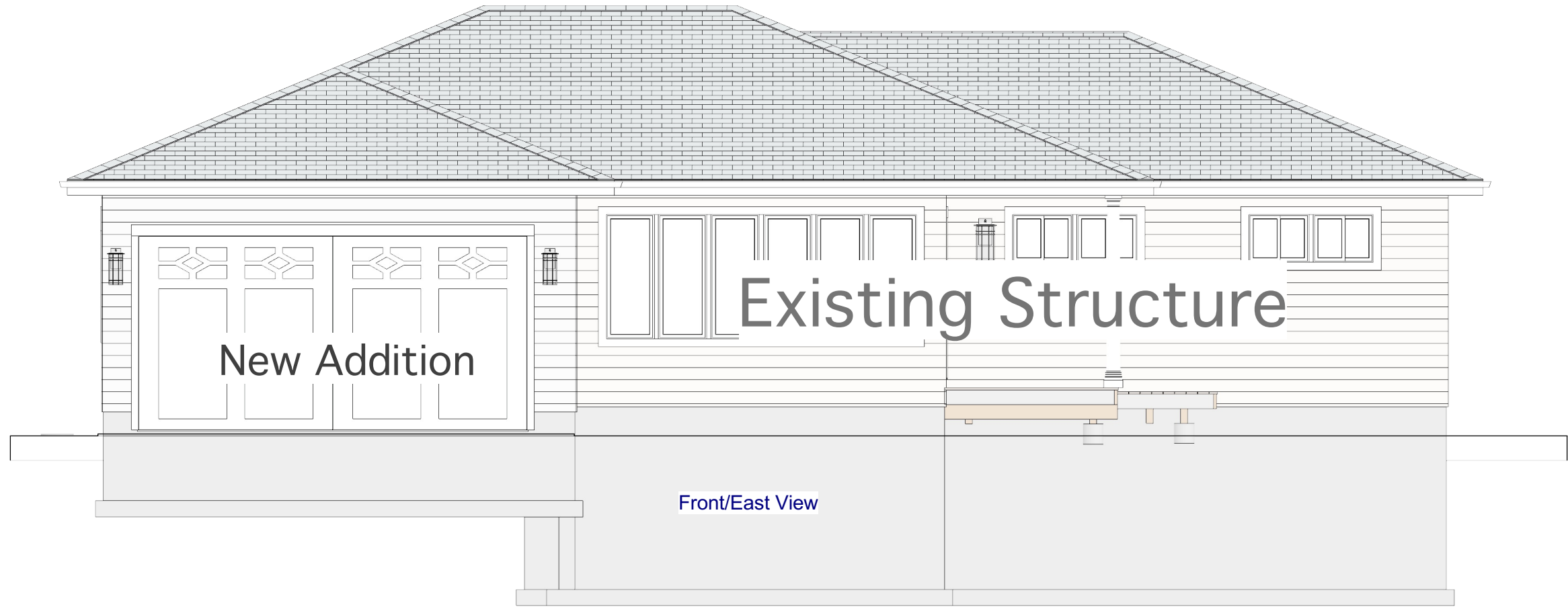
Property Address:
170 S. Greeley
Palatine, IL 60067

Page Description
Index
Legends, Notes &
Information

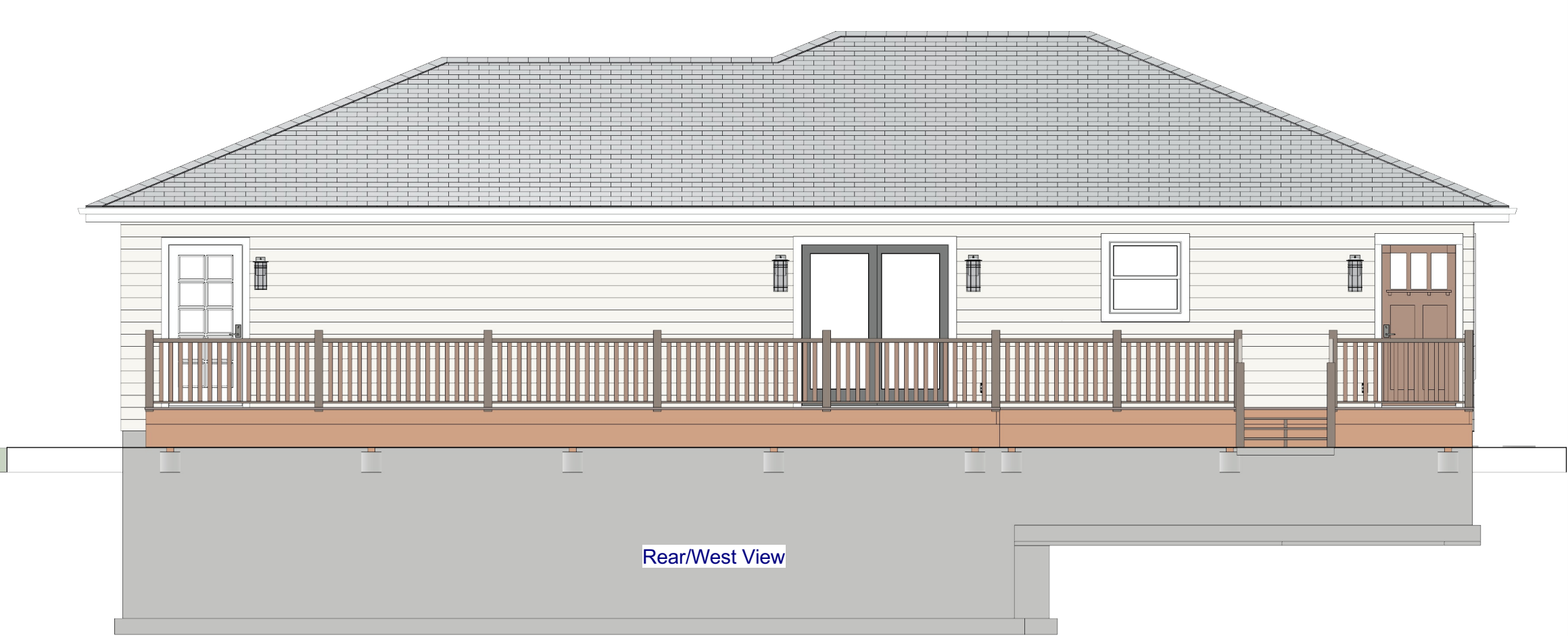
File Name:
170 S. Greeley,
Palatine Ver 4 Re
1

Page:
22

Packet Pg. 58



Front/East View



Rear/West View



Designer:
M & S Homes & Properties, LLC
Kildeer, IL 60047
847.550.1890 dkmtek@gmail.com

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

Printed Date:
September 8,
2023

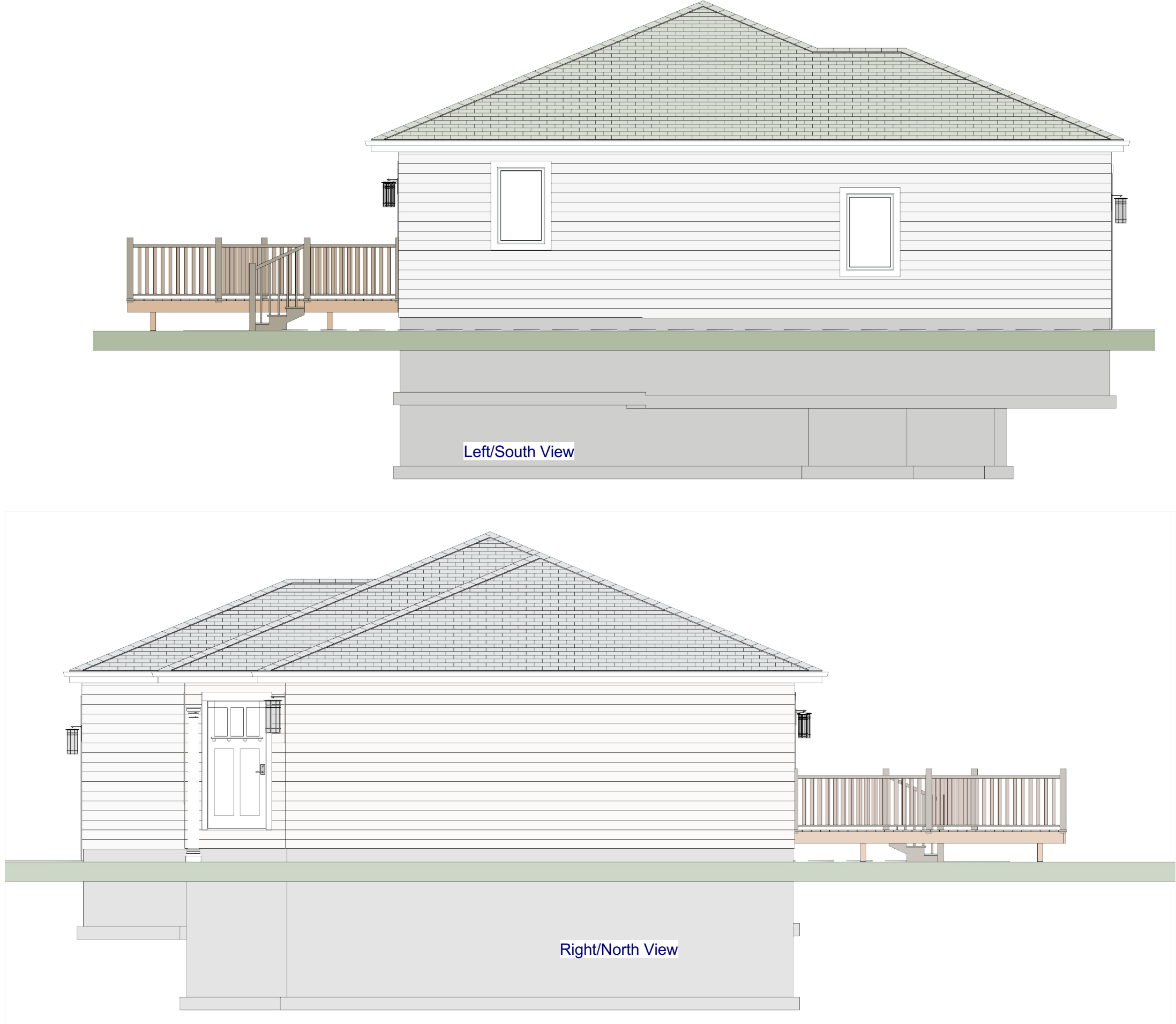
Scale:

Property Address:
170 S. Greeley
Palatine, IL 60067

Page Description
Elevation View
Front & Rear
Elevations

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

Page:
52



Designer:
M & S Homes & Properties, LLC
Kildeer, IL 60047
847.550.1890 dkmtek@gmail.com

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

Printed Date:
September 8,
2023

Scale:

Property Address:
170 S. Greeley
Palatine, IL 60067

Page Description
Elevations
Side Elevations

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

Page:
P 4



Attachment: Site Plan, Floor Plan, & Elevations (170 S Greeley Street - SU Setbacks and Deck in Floodplain)

Designer:
M & S Homes & Properties, LLC
Kildeer, IL 60047
847.550.1890 dkmtek@gmail.com

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

Printed Date:
September 8,
2023

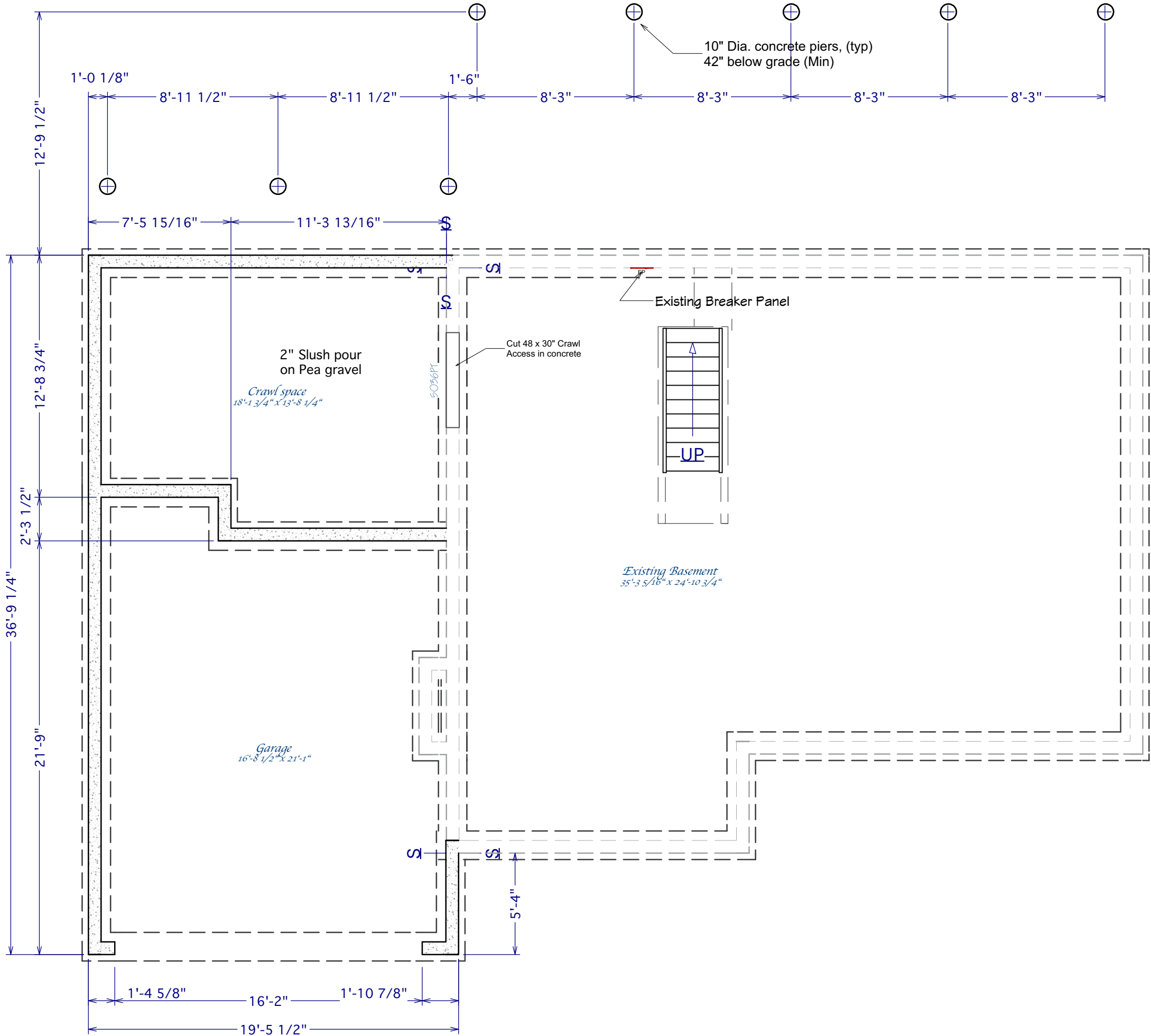
Scale:

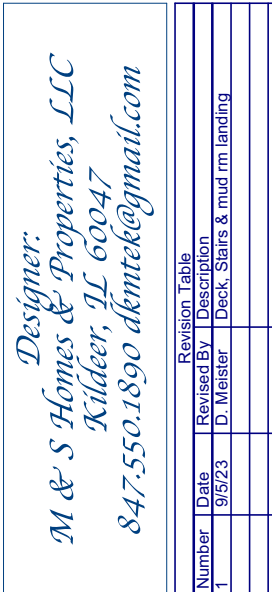
Property Address:
170 S. Greeley
Palatine, IL 60067

Page Description
Proposed
Foundation
Garage & Addition
foundation

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

Page:
P.F.



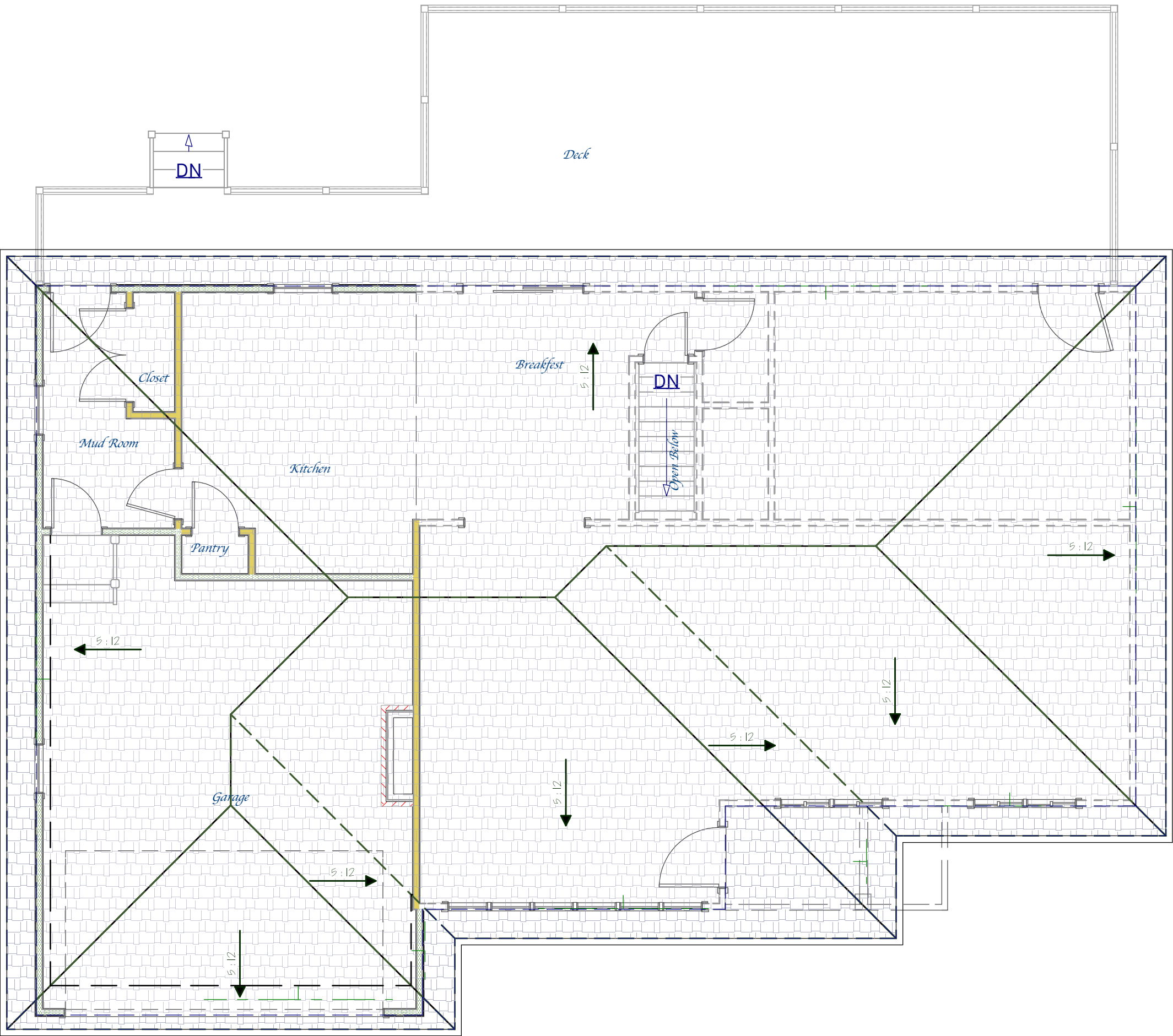


Property Address:
170 S. Greeley
Palatine, IL 60067

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

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

Page: 86



Designer:
M & S Homes & Properties, LLC
Kildeer, IL 60047
847.550.1890 dkmtek@gmail.com

Printed Date:
September 8,
2023

Scale:

Scale:

Property Address:
170 S. Greeley
Palatine, IL 60067

Page Description
Roof
Roof Plains

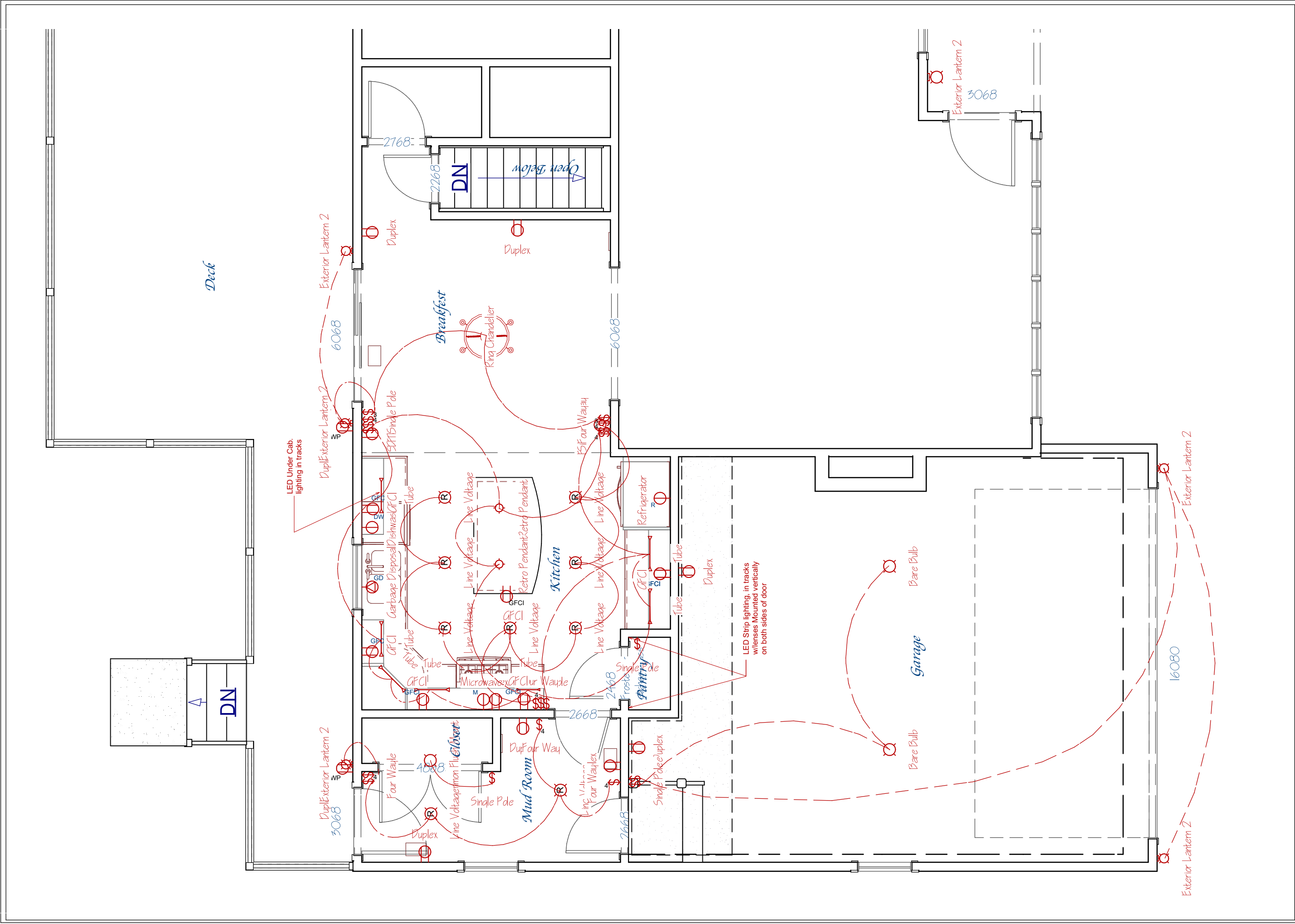
File Name:
170 S. Greeley,
Palatine Ver 4 Re
1

Page:
P 7

Packet Pg. 63

Attachment: Site Plan, Floor Plan, & Elevations (170 S Greeley Street - SU Setbacks and Deck in Floodplain)

3.3.e



Designer:
M & S Homes & Properties, LLC
Kildeer, IL 60047
847.550.1890 dkmtek@gmail.com

Revision Table		
Number	Date	Revised By
1	9/5/23	D. Meister

Printed Date:
September 8,
2023

Property Address:
170 S. Greeley
Palatine, IL 60067

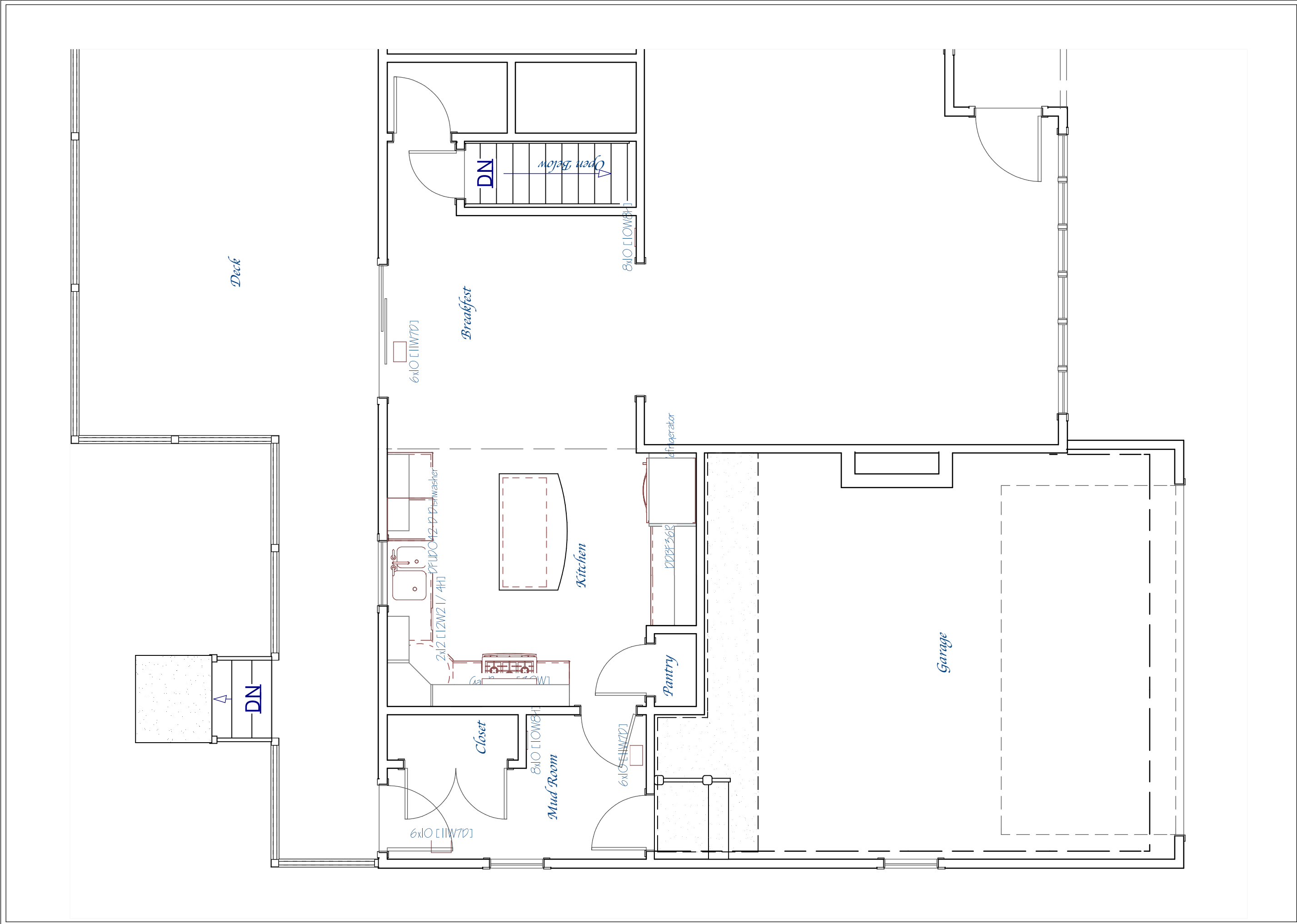
Page Description
Electrical

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

Page:
64

Packet Pg. 64





Designer:
M & S Homes & Properties, LLC
Kildeer, IL 60047
847.550.1890 dkmtek@gmail.com

Printed Date:
September 8,
2023

Scale:

Property Address:
170 S. Greeley
Palatine, IL 60067

Page Description
HVAC
Supplies & Return

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

Page:
65

Packet Pg. 65

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





Designer:
M & S Homes & Properties, LLC
Kildeer, IL 60047
847.550.1890 dkmtek@gmail.com

Printed Date:
September 8,
2023

Property Address:
170 S. Greeley
Palatine, IL 60067

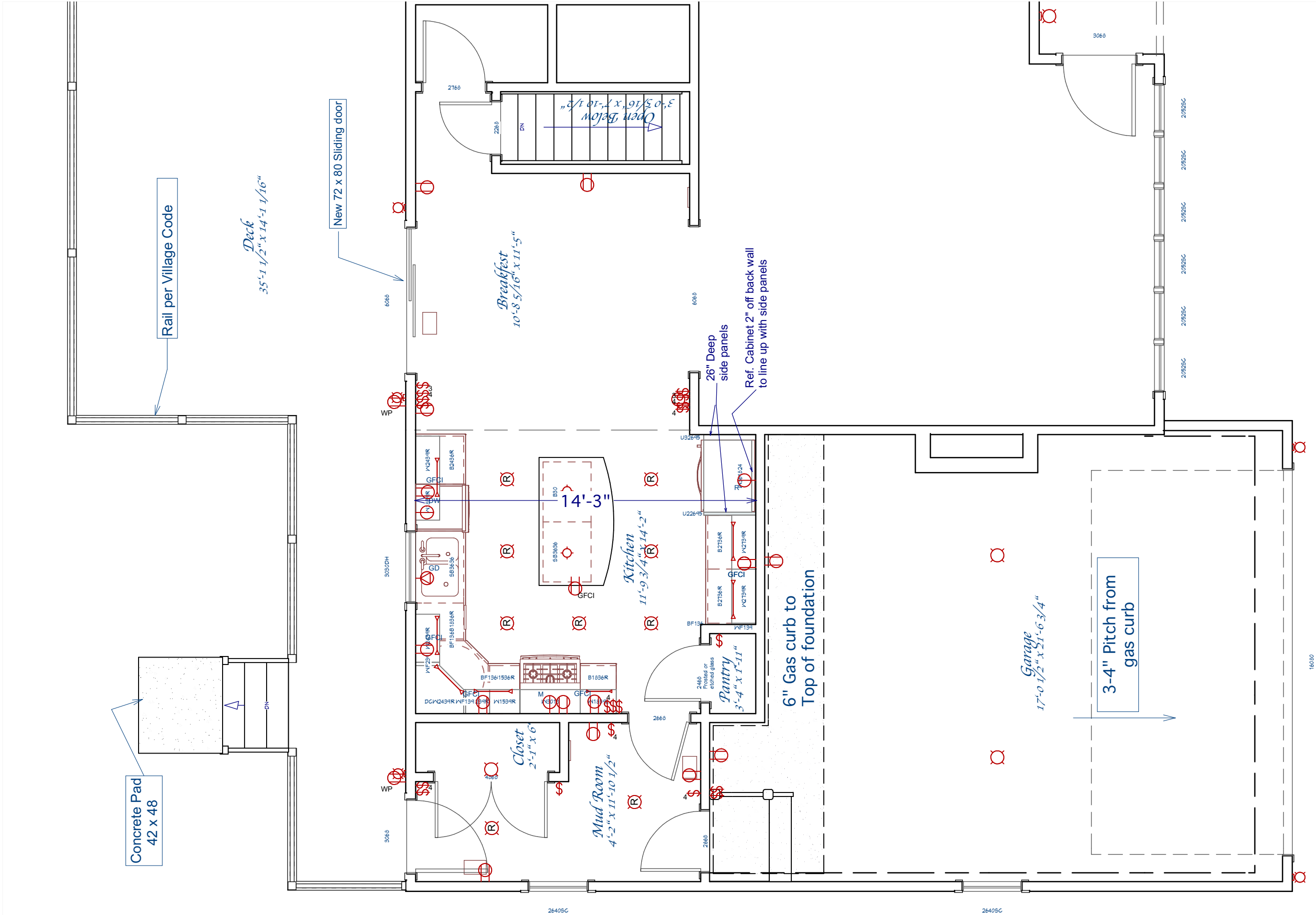
Page Description
Kitchen & Bath
Cabinet Details

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

Page:
8 of 10

Packet Pg. 66

Attachment: Site Plan, Floor Plan, & Elevations (170 S Greeley Street - SU Setbacks and Deck in Floodplain)



Concrete Pad
42 x 48

Rail per Village Code

Deck
35'-1 1/2" x 14'-1 1/16"

New 72 x 80 Sliding door

Breakfast
10'-8 5/16" x 11'-5"

Kitchen
11'-9 3/4" x 14'-2"

Mud Room
4'-2" x 11'-10 1/2"

Closet
2'-1" x 6"

Pantry
3'-4" x 1'-11"

6" Gas curb to
Top of foundation

Garage
17'-0 1/2" x 21'-6 3/4"

3-4" Pitch from
gas curb

Ref. Cabinet 2" off back wall
to line up with side panels

26" Deep
side panels



Designer:
M & S Homes & Properties, LLC
Kildeer, IL 60047
847.550.1890 dkmtek@gmail.com

Printed Date:
September 8,
2023

Scale:

Property Address:
170 S. Greeley
Palatine, IL 60067

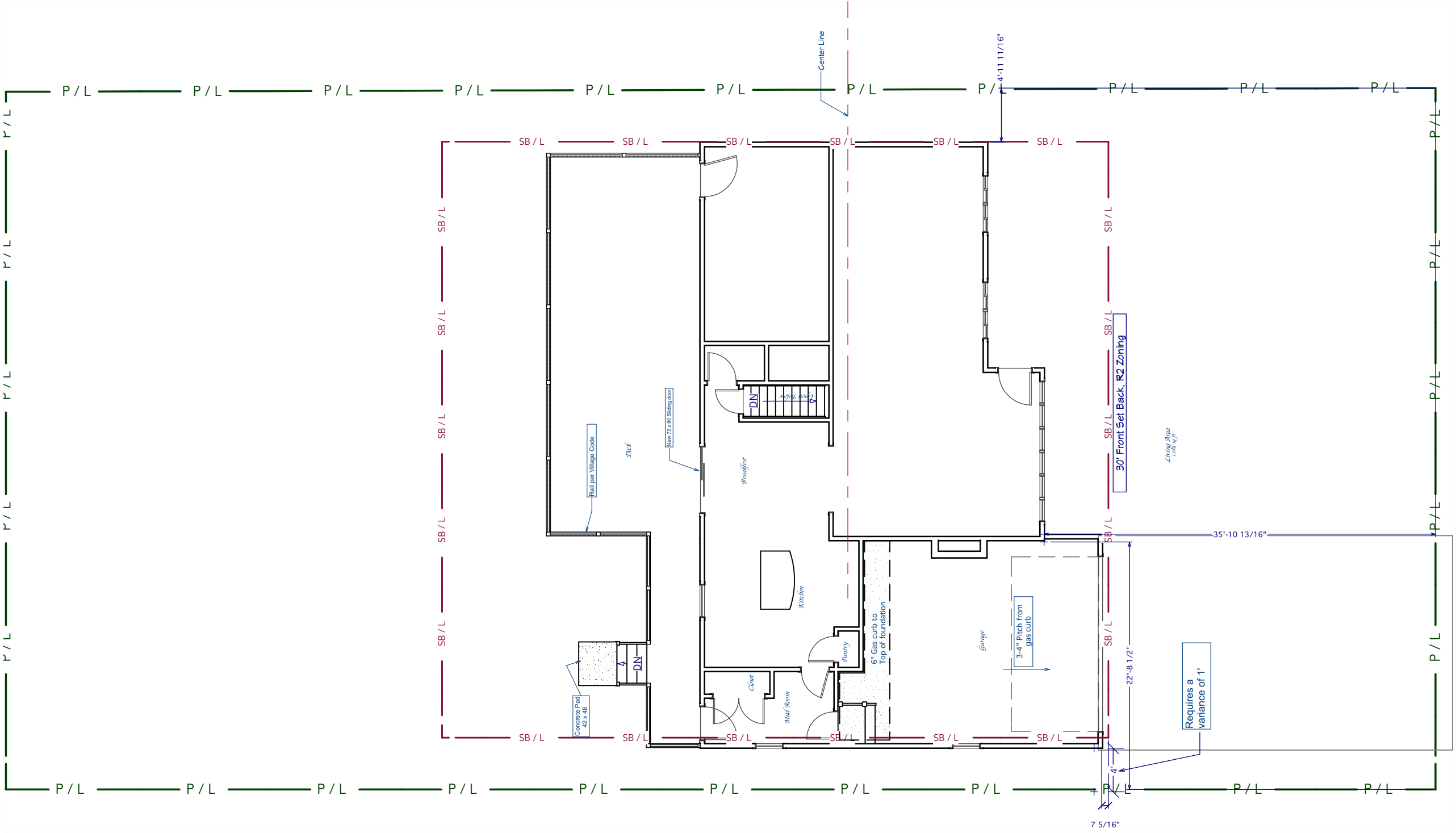
Page Description
Boundry Lines
Building Set Back
& Boundries

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

Page:
P 11

Packet Pg. 67

Attachment: Site Plan, Floor Plan, & Elevations (170 S Greeley Street - SU Setbacks and Deck in Floodplain)



CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

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

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



County of COOK

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

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

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

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



Mary Alice Wenzl

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

By Todd Wenzl

President

Title of Corporate Officer

County of Cook
State of Illinois

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

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

Attachment: Public Notice (170 S Greeley Street - SU Setbacks and Deck in Floodplain)

**VILLAGE OF PALATINE
Planning and Zoning Commission**

SCHEDULED 10/24/23 07:00 PM

STAFF REPORT (ID # 8681)

157 W. Northwest Highway

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Ali Omer

PLAN NUMBER: SU-000074-2023

ADDRESS: 157 W. Northwest Highway

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

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

SURROUNDING CONDITIONS:

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

BACKGROUND:

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

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

SITE ANALYSIS:

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

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

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	N/A
Environmental Health	N/A
Fire Prevention	No Issues Identified.
Public Works	N/A
Police	No Issues Identified.

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

STAFF RECOMMENDATION:

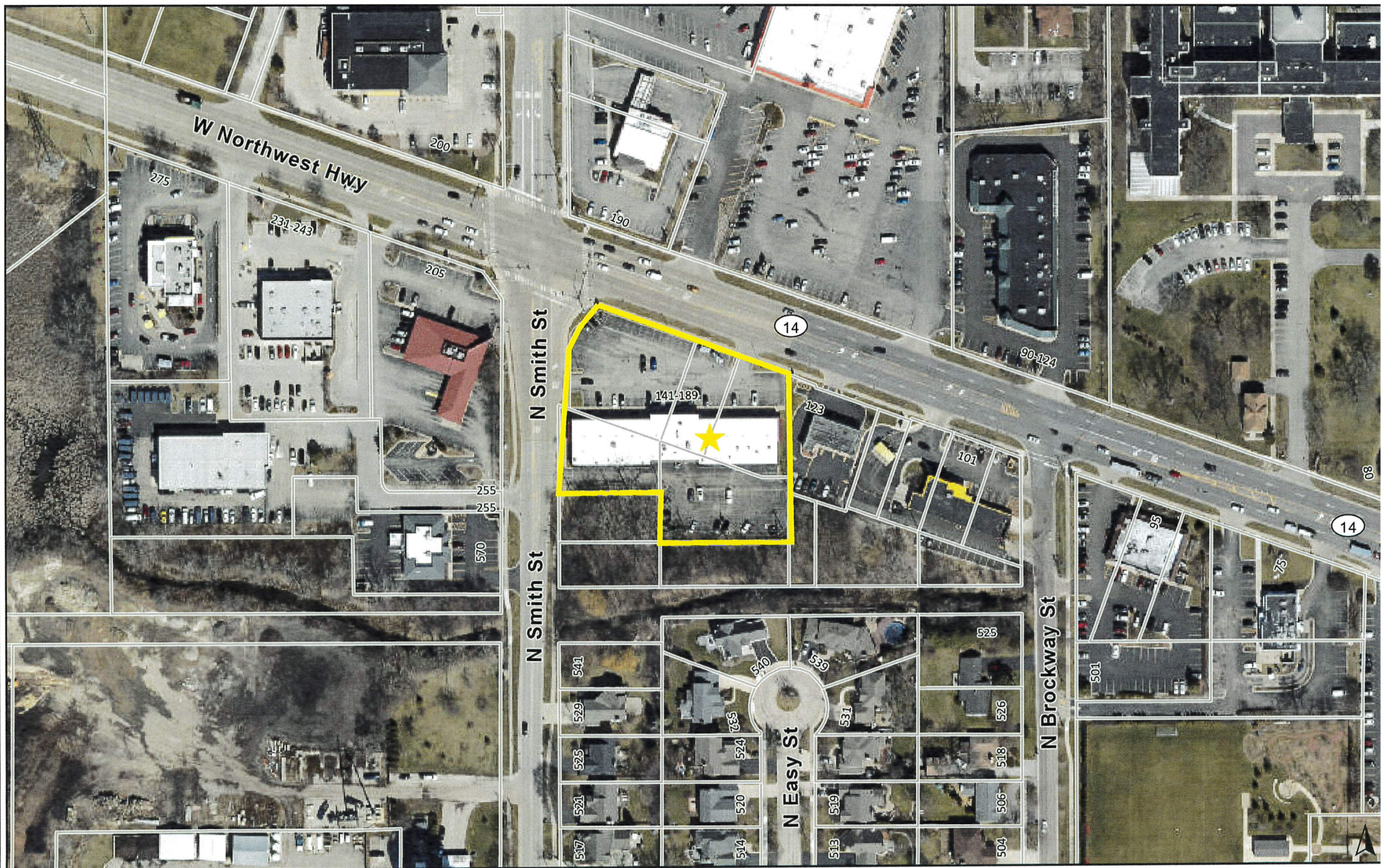
The Petitioner is proposing to open a tobacco shop in a multi-tenant shopping center. The Petitioner is aware that the sale of drug paraphernalia with the intent to use it for a controlled substance is prohibited. Furthermore, the Petitioner currently operates another tobacco shop in Park Ridge with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

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

ATTACHMENTS:

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

GIS Consortium 157 W. Northwest Highway



Print Date: 10/13/2023

Notes

Cook County Aerial 2022

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

Attachment: Aerial Map (157 W Northwest Hwy - SU Tobacco Shop)



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Ali Omer

Business Name (if applicable)

Prime Smoke

Subject Property Address

157 W. Northwest Highway

Please provide a description of your proposed request:

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

Petitioner Justification

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

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

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

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

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

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

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

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

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

a. Will meet the following aesthetic criteria:

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

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

N/A

PLAT OF SURVEY

JASON S. BLU 3.4.c

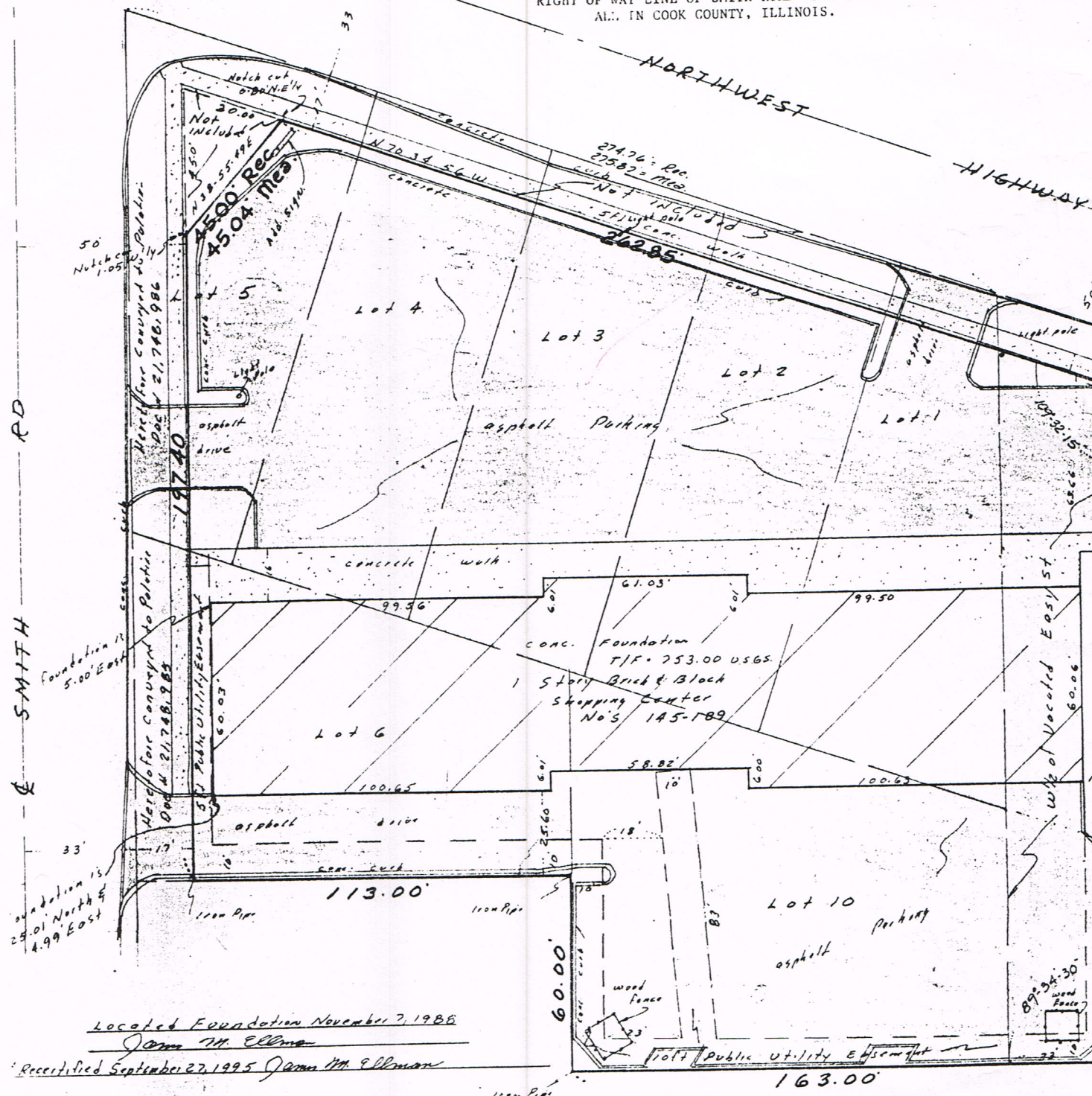
Phone: 253

-BY-

JAMES M. ELLMAN

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

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



Attachment: Plat of Survey (157 W Northwest Hwy - SU Tobacco Shop)

CUBO.21

Located Foundation November 7, 1988

James M. Ellman

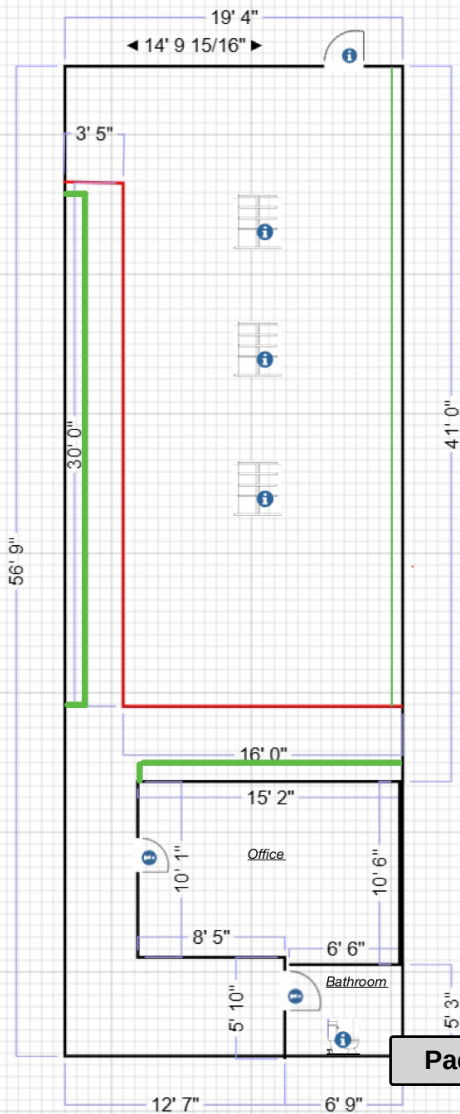
Recertified September 27, 1995 James M. Ellman

ed by LYNN MEHRHOLZ

No 880779

STATE OF ILLINOIS ss
COUNTY OF COOK

Packet Pg. 75



3.4.d

Shelving
Counter

Attachment: Floor Plan (157 W Northwest Hwy - SU Tobacco Shop)

Packet Pg. 76

“Prime Smoke” Business Plan

09/21/2023

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

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

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

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

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

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



County of COOK

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

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

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

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



Mary Alice Wenzl

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

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

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

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

Attachment: Public Notice (157 W Northwest Hwy - SU Tobacco Shop)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 10/24/23 07:00 PM

STAFF REPORT (ID # 8685)

874-920 N Quentin Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg - Director of Planning and Zoning

PETITIONER: CJ Johnson

PLAN NUMBER: FPD-000062-2023

ADDRESS: 874-920 N. Quentin Road

PROPOSAL: Final Planned Development

Preliminary and Final Plat of Subdivision to allow for a 13-unit ranch style townhouse development

<u>LOCATION:</u> 874-920 N. Quentin Road (Millar)	<u>CURRENT ZONING:</u> Planned Development
--	---

SURROUNDING CONDITIONS:

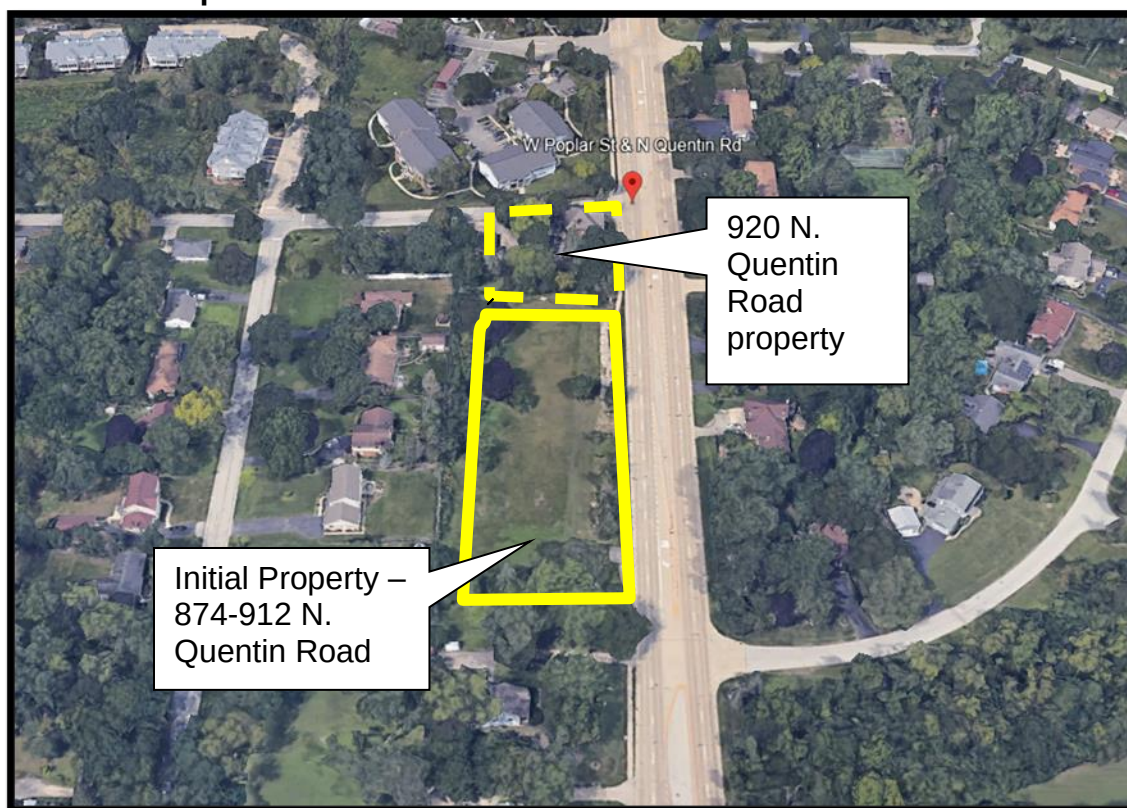
North:	Planned Development; Clayson Apartments
South	B-2; general business; real estate office
East:	Unincorporated Cook County; Lake Park Estates residential subdivision
West:	R-1 single-family residential; Franklin Avenue homes

BACKGROUND:

Historically, the Subject Property was annexed over time in the later 1990's/early 2000's and previously operated as a commercial landscaping nursery and real estate office. It was rezoned to a Planned Development, in conjunction with an approved 3-story Alzheimer's/memory care use (not including the 920 N. Quentin Road). The development approvals expired in 2016 and the project was never implemented. In 2022, the Petitioner received Preliminary Planned Development approval to allow a 9-unit ranch style duplex development, which also did not include the 920 N. Quentin Road property. There were conditional requirements to provide easements for the 920 properties, in the event that it was ever to be incorporated as part of the development. The developer has that property under contract to purchase and it is incorporated it into the proposed development. Therefore, the developer is requesting:

Final Planned Development to permit a 13-unit (5 duplexes and one 3-unit) development;

Preliminary and Final Plat of Subdivision to allow a 6-lot; 13-unit development

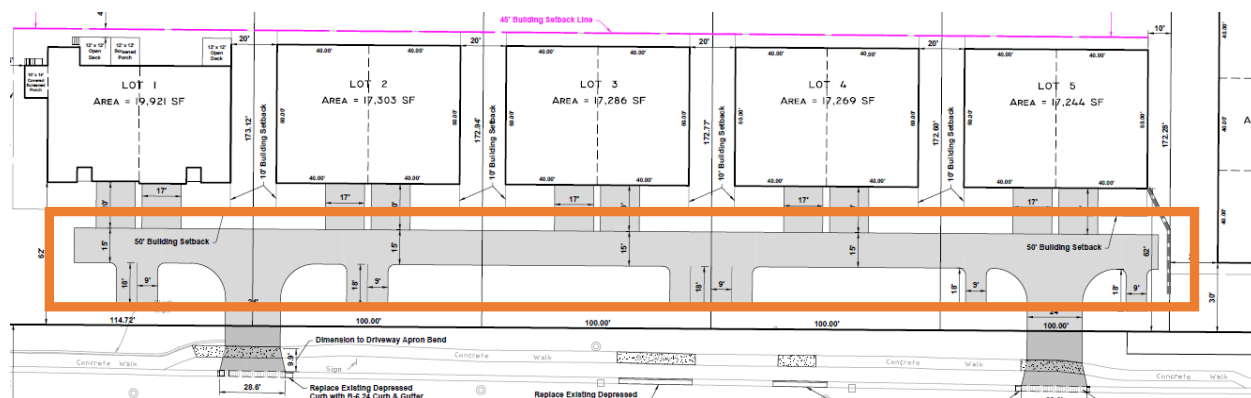


SITE ANALYSIS:

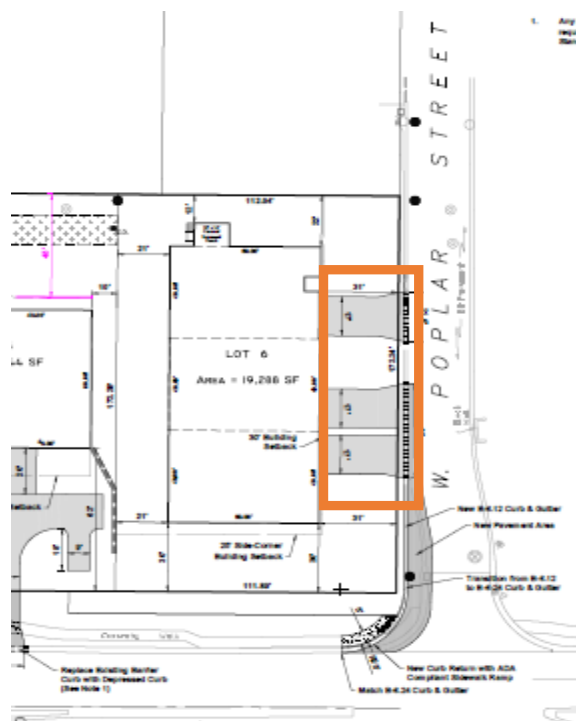
- The Subject Property is 2.486 acres and is bounded on the north by Poplar Street and on the east by Quentin Road. The 874-912 properties are presently vacant, with the structures having previously demolished and the site cleared for the previous use. As an existing condition, these lots have 4 curb cuts onto Quentin Road.
- The 920 property contains an existing home, detached garage and 9-space parking lot, with curb cut access to Poplar Street. This property was utilized as the development office during the construction of the Willow Glen development to the northeast. The Willow Glen planned development contained conditions contemplating its demolition. Subsequently, the 920 building received another planned development designation to allow continue as a professional office (not including medical office) in 2006. It has been vacant and unoccupied for many

years.

- While the Preliminary Planned Development approval did not include the 920 property, there were required easement extensions to potentially incorporate this property into the development, if that potential ever to arise. From a planning perspective, the incorporation of the 920 site into the development, both addresses some existing Poplar Street right-of-way deficiencies and integrates the corner property within the development plan.
- The Preliminary Planned Development approval consolidated the existing 4 curb cuts down to 2 curb cuts onto Quentin Road, for access to the proposed 10 units. A shared private driveway running parallel with Quentin Road, accessing the units:



- Lot 6 is planned for a 3-unit building, with 3 curb cuts onto Poplar Street, with the easternmost curb cut providing a 75-foot separation from the intersection with Quentin Road.



- The following table summarizes the proposed parking for the development:

		Parking provided:
Garage parking	(26 spaces @ 2/unit)	26
Driveway parking	(26 spaces @ 2/unit)	26
Guest parking	(10 spaces for 13 units)	10
Total parking provided	62 spaces for 13 units	62 spaces = 4.8 spaces/unit)

- On-street parking is not allowed on Quentin Road. Poplar Street narrows toward the intersection at Quentin Road and the existing home is 6-8 above Poplar Street, with a retaining wall running parallel along Poplar Street.



- The proposed subdivision plans will convey additional right-of-way to the Village, grade the existing elevation, and widen Poplar Street in this area. This dedication will widen this section by up 10-12 feet at Quentin Road.

Engineering

- The Final Engineering Plans substantially align with the Preliminary Planned Development plans. The Quentin Road right of way is controlled by the Cook County Highway Department.
- Stormwater is managed through an infiltration trench on the west side of the property. The trench was a component of the initial plans, but was increased in size to accommodate the additional .5-acre property at 920 N. Quentin Road, which is proposed for a 3-unit building.
- All of the required utilities are proximate and available within the area. The proposed waterline connections for the Quentin Road units are on the east side of Quentin Road. The plans would extend through a directional bore below Quentin Road. The Poplar Street units connect to an existing waterline along Poplar. The sanitary connections are on the west side of the site and access the public infrastructure through easements into the Poplar ROW. The infiltration trench also connects to a storm sewer in the Poplar Street ROW. The engineering plans have been conditionally accepted by the Village Engineer.

Architecture, building setbacks, and density:

- The final architectural plans are consistent with the Preliminary Planned Development plans. The elevations include LP/engineered wood siding, soffit, and fascia, with a cultured stone/masonry veneer element along the front elevations.
- The units will range in size from 1,600 to 2,500 square feet and will be approximately 25 feet, 4 inches tall. The western most unit in Lot 6 and the southern most unit in lot 1 are framed with a 10' by 14' covered porch. Lot 6 maintains a 30-foot setback from Quentin Road and the bulk of the side yard setback is 22 feet from the adjacent single-family home on Franklin Avenue. The covered porch is setback 12 feet from the adjacent rear yard. The initial preliminary planned development plans contemplated a rear yard setback of 40 feet for the Quentin Road units. The developer agreed to increase the rear yard (western) setback to 45 feet. The final engineering plans include a 45-foot setback, proximate to the single-family homes along Franklin Avenue.
- Additionally, the plans would allow for the units in Lots 1-5 to have an open deck, screened porch, or patio, and still maintain the 45-foot setback. The front yard setback along Quentin Road is 62 feet and the units maintain 10-foot interior side yard setbacks (20 feet between buildings). The southernmost building in lot 1 maintains a 15-foot setback from the commercial property directly to the south. It is zoned B-2 and currently operates as a real estate development office.
- The Preliminary Planned Development plans included 9 units on 1.97-acres or 4.57 units/acre. The revised plans include 13 units on 2.486 or 5.22 units/acre. This is comparable to the similar development at Hicks and Garden, with 12 units on 1.97 acres or 6.08 units/acre.
- The landscaping plans contemplate parkway trees, foundation plantings, and a landscaped feature along Quentin Road. The plan also indicates that arbor vitae would be installed along the western boarder of the property on the shared property line with the single-family residential properties.

DEPARTMENTAL REVIEWS:

Community Services	Conditionally recommended.
Engineering	Final Engineering plans are conditionally approved.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR PLANNED DEVELOPMENTS: Standards for Planned Development Districts are as follows:**13.03. Standards.**

(a) *Standards for all planned developments.* All planned developments shall comply with the following general standards.

- (1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
- (2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.
- (3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.
- (4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

STAFF RECOMMENDATION:

The proposed Final Planned Development and Preliminary and Final Plat of Subdivision would complete the Preliminary Planned Development approval, with the incorporation of the 920 property. The proposal represents a unified development and does not leave a fragmented property adjacent to an inline development plan. The expansion of the Poplar Street right of way, removal of the retaining wall along Poplar Street, and the proposed regrading of this area will improve the roadway at Quentin Road.

As was the recommendation at Preliminary Planned Development, Staff believes that the proposed plan is of an appropriate density and offers a transition from the higher density development to the north and the larger single-family lots to the west. Therefore, Staff recommends approval of the Final Planned Development and Preliminary and Final Plat of Subdivision for the property at 874-920 N. Quentin Road, subject to the following conditions:

1. The final architecture, elevations, engineering, and landscaping plans shall substantially conform to the Studio 23, Haeger Engineering, and Karlstadt plans, except as such is either Village recommended for amendment or changed to conform with Village Codes and Ordinances.
2. The Final Engineers Estimate of Probable Cost shall be revised in a manner acceptable to the Village Engineer.
3. Engineering review fees shall be submitted, pursuant to the Code requirements

in a manner acceptable to the Village Engineer.

4. The Final Engineering Plans and Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer.
5. The HOA declarations shall be revised in a manner acceptable to the Village Attorney.
6. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.
7. A \$130,000 (\$10,000/unit) Planned Development Letter of Credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
8. A Public Improvement Letter of Credit for 115% of the EEOPC amount as determined by the Code requirements, shall be submitted in manner acceptable to the Village Engineer.
9. The final landscaping, parkway tree placement and screening plan, along with the final tree preservation plan shall be revised in a manner acceptable to the Director of Planning and Zoning and Village Engineer.
10. Cash in lieu of sidewalks will be required for the Poplar Street frontage.
11. A construction management plan shall be submitted in a manner acceptable to Village Engineer and Director of Planning and Zoning and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application.

ATTACHMENTS:

- Aerial Map
- Engineering Plans
- Elevation
- Architectural elevation
- Representational Floorplan
- Carriageway Landing Landscaping
- 22268-Typical Lot Exhibit_2023-09-13 (002)
- Final Plat of Subdivision - Carriageway Landing
- Preliminary Planned Development review materials - November 2022
- PPD conditions - approved by the Village Council December 2022

**Legend**

0 300 600
ft

Print Date: 10/17/2023**Notes**

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

Attachment: Aerial Map (874-920 N Quentin Rd - PFPD PRFS)



	Asphalt Driveway -2" HMA Surface Course -4" CA-6 Crushed Aggregate Base Course
	ROW Asphalt Apron -1.75" HMA Surface Course -2.25" HMA Binder Course -10" Aggregate Base Course, Type B
	Concrete Sidewalk -5" Portland Cement Concrete -4" CA-6 Crushed Aggregate Base Course
	Concrete Sidewalk Within Driveway -8" Portland Cement Concrete -4" CA-6 Crushed Aggregate Base Course

1. Any Damage Caused to adjacent lanes greater than 1 inch shall require a full width pavement patch in accordance with IDOT Standard Specifications for Road and Bridge Construction.



Required Volume Control Storage = 47,028 s.f. * 0.833 ft
= 3,919 c.f.
= 0.090 ac-ft

CARRIAGE WAY LANDING

SITE IMPROVEMENT PLANS

SECTION 9 TOWNSHIP 42 NORTH RANGE 10 EAST

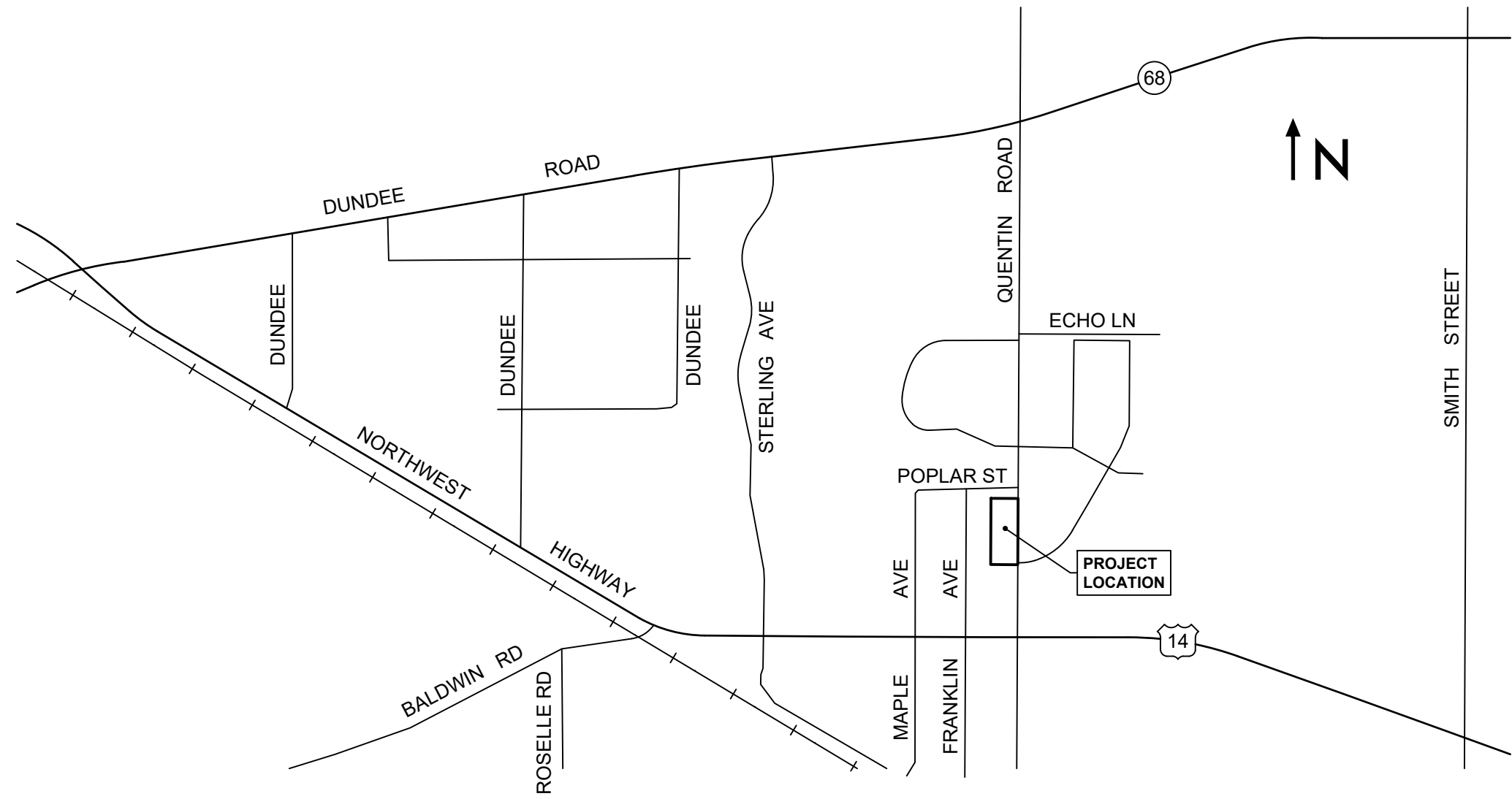
PALATINE, ILLINOIS

COOK COUNTY

DEVELOPER:
Latitude Development
1239 Williamsburg Lane
Crystal Lake, IL 60014

PREPARED BY:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF PALATINE:
200 E. Wood Street
Palatine, IL 60067
Tel: 847-359-9045



LOCATION MAP
Not To Scale

BENCHMARKS:

Site Benchmarks

CP # 100 (See Survey)
Description: Cross Notch
Elevation: 781.09 NAVD 88 (Geoid 12A)

CP # 502 (See Survey)
Description: Cross Notch
Elevation: 775.47 NAVD 88 (Geoid 12A)

CP # 503 (See Survey)
Description: Cross Notch
Elevation: 779.31 NAVD 88 (Geoid 12A)

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C2.1	GENERAL NOTES & SPECIFICATIONS
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	GEOMETRY & PAVING PLAN
C5.0	GRADING & DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0-7.2	TYPICAL DETAILS

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS	
NO.	DESCRIPTION
EC-1	SWPPP TITLE SHEET
EC-2	SWPPP GENERAL NOTES & SPECIFICATIONS
EC-3	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
EC-4	SWPPP TYPICAL DETAILS

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Finish Grade	
	Garage Floor	
	Top of Foundation	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	



EXPIRES 11-30-23

Revision	Date	No.
Revised per Village Review	09.08.2023	5
Revised per Village Review	09.19.2023	4
Revised Site Geometry & Grading	05.23.2023	3
Revised per CCHD Review	04.27.2023	2
Revised per CCHD Review	03.02.2023	1

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

TITLE SHEET
CARRIAGE WAY LANDING
SITE IMPROVEMENT PLANS
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 02.08.2023
Project No. 22-268
Sheet **C1.0** / C7



Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

GENERAL NOTES

1. Definition of Terms:
- a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
 - b. "Engineer" shall mean Haeger Engineering, LLC.
 - c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Contract Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
 - d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
 - e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
- a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
 - b. The American Road and Builders Builders Bureau's Supplement to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
 - c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
 - d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
 - e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
 - f. All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
 - g. General Notes and Specifications contained herein or elsewhere as a separate document.
- If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
- a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
 - b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
 - c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor shall be responsible for this item and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
 - d. The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) to become familiar with the subsurface soil conditions for the site. Copies of all such boring reports for the property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense.
- The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by Haeger Engineering. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
- a. Village of Palatine
 - b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)
 - c. Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division
 - d. Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water from Construction Site Activities
 - e. Cook County Highway Department
7. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
8. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Owner and Engineer assume no liability or responsible for any work being performed without a permit.
9. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
10. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
11. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. or DIGGER by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locations at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of J.U.L.I.E. or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locations at least 48 hours, excluding weekends and holidays, before digging.
12. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (attis information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locations By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
13. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
14. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor,

- including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
15. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct, reconstruct or abandon their facilities or appurtenances, or from removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.
16. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to be believed to be in error have been verified or corrected by the Engineer.
17. The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the Contractor.
18. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities is to be designated by the Owner, shall be responsible for ensuring that all the requirements of the NPDES permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
19. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb or impact these areas without permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
20. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage as a result of Contractor action, or lack thereof.
21. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be properly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved by the Owner and accepted by the Jurisdictional Agencies.
22. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, etc. The Contractor shall be responsible for the removal of any debris, materials, and equipment and the responsibility of the Contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner.
23. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
24. Metropolitan staking layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
25. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
26. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
27. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
28. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
29. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
30. The Contractor shall have adequate equipment, materials, and personnel for trench sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicle, or personnel associated with this project. This work shall be considered incidental to the Contract.
31. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
32. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or trees in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of any damaged trees not designed for removal, and any penalties assessed by the Village/City for the removal of trees.
33. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
34. The Contractor shall be responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the normal flow of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Unless otherwise authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
35. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and calculations including design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
36. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
37. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas,

- telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure or locate after construction. Any approved modifications, deviations, or alterations from the approved Plans and Specifications shall be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
38. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by the Contractor at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.
39. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction.
40. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
41. The Contractor shall submit all calculations, drawings, and other documents prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements and rules and regulations. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
2. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that the required utility conveyance is attained until the proposed improvements can be installed and placed into operation.
3. Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be removed whenever they are found within the street right-of-way or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Engineer. Trees shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
4. All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
5. The Contractor shall be responsible for disconnecting all utilities to be removed or protected shall be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
6. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
7. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed project and be placed in a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
8. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
9. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village/City prior to the start of any demolition or clearing work.
10. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
11. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
12. All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations. The structures shall then be removed and disposed legally off-site or broken in-place, so as not to hold liquid, and back-filled with suitable materials by the Contractor or as required by the Health Department or as required by any other Local, County, State or Federal rules and regulations.
13. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
14. All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
15. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries, etc. furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and prepare themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary to determine the soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be a Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal, and replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other related activities shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction and retention of the earthwork and determine if the area is capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.

SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Manholes shall be installed at sanitary manholes, shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
- a. Circular saw-cut of sewer main by proper tools ("shower-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
 - b. Remove the entire Section of pipe breaking only on the top of one bell and replace with a wye or tee branch Section.
 - c. With pipe cutter, neatly and accurately cut out the desired length of pipe for insertion of proper fittings, using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
 - d. Other method approved by the Jurisdictional Agency.
9. "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted with red paint and blue for water. The Contractor shall keep accurate records of all service connection locations.
11. All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
12. All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details. The Contractor shall keep accurate records of all service connection locations.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdiction Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe.
16. Upon completion thereof, the sewer shall be retested and/or re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
17. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

SANITARY SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
- a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
 - b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
- a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
 - b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If the initial establishment of the manhole in the Plans the required inside diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, except manhole sections, shall be sealed with a sealant or sealant compound using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.

7. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polystyrene coated steel core reinforced steps with load and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
8. An external work described in the Plans, Specifications and other Contract Documents shall be performed with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
10. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All service stubs shall be capped with a watertight plug and connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
11. Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
12. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
13. All floor drains shall discharge into the sanitary sewer.
14. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
15. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
- a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
 - b. All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
 - c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test prior to Backfill".
 - d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements prior to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

STORM SEWER

- Refer to Sewer and Water Main General Notes for additional requirements.
- Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
 - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and AASHTO M206.
 - High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and AASHTO D3350.
 - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.51 and AWWA C151. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
 - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
 - High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C506.
 - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
 - Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
 - Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
- All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Branches and defined chutes shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20HS-20 loading requirements. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
- Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches in height and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
- Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
- Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
- Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
- Yard area drainage shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
- Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
- Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
- Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
- All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
- Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
- Elevations of structures located in curb and gutter are flow line elevations.
- Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

- Refer to Sewer and Water Main General Notes for additional requirements.
- Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased in a polyethylene encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
 - Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
 - High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 11, 160 psi, with ductile iron pipe outside dimension.
- Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
- All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
- Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
- Water services 2 1/2 inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
- The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
- Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered included in the line and spigot end of the watermain. Water services shall be considered included in the line and spigot end of the watermain. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
 - Ductile Iron Pipe (DIP) - AWWA C600.
 - Polyvinyl Chloride (PVC) Pipe - AWWA C900.
 - High Density Polyethylene (HDPE) - Per Manufacturer's requirements.

- Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 1/4 degrees or greater, except for "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
- All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
- All bolts and nuts shall be stainless steel.
- A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
- Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
- All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
- Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
- When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfectant treated to returning the water to service.
- Water Main and related appurtenances shall be tested in accordance with the following:
 - All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
 - All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
- After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and/or other structures previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

- Horizontal Separation:
 - Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
 - Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main must be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
 - If it is impossible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
- Vertical Separation:
 - Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
 - Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or if it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
 - The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
 - The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
 - In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
- The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
- Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
- Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
- Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
- The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
- Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements. The casing pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

PAVEMENT, CURB & GUTTER, AND WALKS

- All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
- Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A 1/2" (1/2") concrete curb or gutter shall be provided along with two (2) 18" long x 1/2" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.
- Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x 1/2" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or gutter and as applicable.
- All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.
- Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
- Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints consisting of a 1/2" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.
- Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.
- Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
- Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surface will be accepted.
- Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
- Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin material, no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.

- Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and in accordance with Section 420 of the IDOT Standard Specifications.
- All concrete shall be placed in place with a broom finish unless specified otherwise in the Plans.
- The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to built joint detail for additional information.
- The testing of the aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
- Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
- Prior to installation of the aggregate base course, the following shall be performed:
 - The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
 - The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
 - Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
- Prior to the installation of the binder course:
 - The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
 - The aggregate base course shall be clean and dry.
 - The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
 - The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
 - The surface course shall be placed only when the temperature in the shade is at least 40° F and the forecast is for rising temperatures.
- Prior to the installation of the surface course:
 - The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
 - The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
 - Structures within pavement shall be adjusted to final surface grade.
 - The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
 - The surface course shall be placed only when the air temperature in the shade is at least 45° F and the forecast is for rising temperatures.

PAVEMENT MARKING/STRIPING

- All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
- Pavement markings shall be applied by hand or by machine. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
- Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
- Pavement markings shall be uniform and have clean, straight edges.
- Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
- Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
- Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall shall be marked with a blue wheelchair symbol.
- All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
- Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
- Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
- All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
- Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance, as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
- All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
- Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of potential erosion, erosion control construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
- Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
- Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
- After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
- Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blankets or mulch in addition to seeding.
- The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
- No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
- All temporary erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as completion of all measures and shall be subject to the terms of Federal, State, and local requirements.
- All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
- Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
- If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
- All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during construction if it is determined that the structures are not properly functioning and their performance is impaired.

- Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
- Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
- The Contractor shall water the site as required during dry weather to control dust.
- Erosion Control Maintenance and Replacement Notes:
 - Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired during prolonged rainfall. Any required repairs shall be made immediately.
 - Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
 - Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
 - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
 - Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
 - The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
- The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOTF).
- The work shall generally follow the following typical Construction Sequencing:
 - Installation of them soil erosion and sediment control (SE/SC) measures:
 - Selective vegetation removal for silt fence installation
 - Silt fence installation
 - Construction of fencing around areas not to be disturbed
 - Staked construction entrance
 - Install tree protection fencing and tree removal where necessary (clear & grub)
 - Construct sediment trapping devices (sediment traps, basins, etc.)
 - Construct detention facilities and outlet control structure with restrictor.
 - Strip and stockpile topsoil and mass grade the site
 - Final grading and permanently stabilize all outlet areas with topsoil and seed
 - Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
 - Permanently stabilize detention basins with seed and erosion control blanket
 - Temporarily stabilize all areas including lots that have reached temporary grade
 - Install roadways, parking areas, etc.
 - Final grading and permanently stabilize all outlet areas with topsoil and seed
 - Install structures and grade individual lots
 - Permanently stabilize site with topsoil and seed
 - Remove all temporary SE/SC measures after the site is stabilized with vegetation

MWRD GENERAL NOTES

- Referenced Specifications
 - All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the Plans:
 - Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
 - Standard Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
 - Village of Palatine Municipal Code.
 - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
 - In case of a conflict between the applicable Ordinances noted, the more stringent shall take precedence and shall control all construction.
- Notifications
 - The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-0555).
 - The Village of Palatine Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine times requiring inspection prior to start of construction or each phase of work.
 - The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities encountered that conflict in location with new construction, immediately notify the engineer so that the conflict can be resolved. Call J.U.L.I.E. at 1-800-892-0123.
- General Notes
 - All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88). Conversion factor is ZERO.
 - MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
 - The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
 - The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
 - The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
 - Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
 - Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
 - The underground contractor shall make all necessary arrangements to notify all inspection agencies.
 - All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
 - Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B-boxes, tees or bends shall be tied to a fire hydrant.
- D. Sanitary Sewer
 - The Contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
 - A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. The plug shall remain in place until removal is authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
 - Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the municipality or MWRD.
 - All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
 - All floor drains shall discharge to the sanitary sewer system.
 - All downspouts and footing drains shall discharge to the storm sewer system.
 - All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

Pipe Material	Pipe Specifications	Joint Specifications
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
16-inch to 27-inch Diameter F/DY-46	ASTM D-679	ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3261, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC SDR 26	4-inch to 36-inch	ASTM D-2241
4-inch to 12-inch	AWWA C900	ASTM D-3139
14-inch to 48-inch	AWWA C905	ASTM D-3139

The following materials are allowed on a qualified basis subject to district review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material is used for sewer construction or a connection is made.

Pipe Material	Pipe Specifications	Joint Specifications
Polypropylene (PP) Pipe		
12-inch to 24-inch Double Wall	ASTM F-2736	ASTM D-3212, F-477
30-inch to 60-inch Triple Wall	ASTM F-2764	ASTM D-3212, F-477

3. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be CA-7, CA-11 or CA-13 and shall be extended at least 12" above the top of the pipe when using PVC.

Non-shrink flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.

4. All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "SANITARY" cast into the lid.

When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:

- a. A circular saw-cut of sewer main by proper tools ("Shower-tap" machine or similar) and proper installation of hubwye saddle or hub-tee saddle.
- b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branching section.
- c. With pipe cutter, cleanly 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.

5. Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and watermain shall be maintained unless the sewer is laid in a separate trench, keeping a minimum 12" 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.

6. All existing septic systems shall be abandoned. Abandoned tanks shall be filled with granular material or removed.

7. 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.

8. 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.

9. All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink concrete or mortar plug.

10. Except for foundation/footing drains proved 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.

11. All existing drain tiles connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers.

12. 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 surge 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.

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. All portions 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, but not less than 0.5 inch of rainfall.
- 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.

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 or crushed stone must meet the standards of the Illinois Urban Manual shall be installed on 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 washing facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any site construction activities involving concrete.

9. Near water body facilities shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin.

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 for temporary diversions.

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 your buffers.

15. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.

16. Storm sewers and storm drains 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. Storm sewers and storm drains, including properties and discharge locations shall be protected from erosion and sedimentation. Dewatering systems should be inspected daily during operational periods. The site inspector must present at the commencement of dewatering activities.

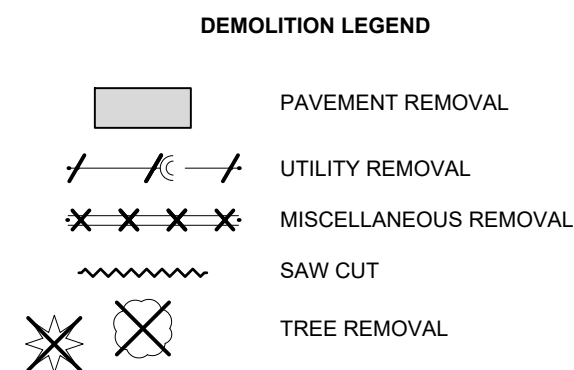
19. The contractor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other appearances. Any dewatering system shall be designed to pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit, filter bag or existing vegetated upslope area. Sediment laden waters shall not be discharged to waterways, flood protection areas or the combined sewer system.

20. All permanent erosion and sediment control practices shall be initiated within the following 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.



Revised per Village Review
Revised Site Plan
Revised Site Geometry & Grading
Revised per CCHD Review
Revised per CCHD Review
Revision

No	Date
5	09.28.2023
4	09.19.2023
3	05.23.2023
2	04.27.2023
1	03.02.2023

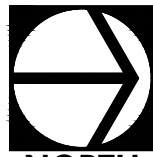
HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haengerengineering.com

**EXISTING CONDITIONS
& DEMOLITION PLAN**

**CARRIAGE WAY LANDING
SITE IMPROVEMENT PLANS**

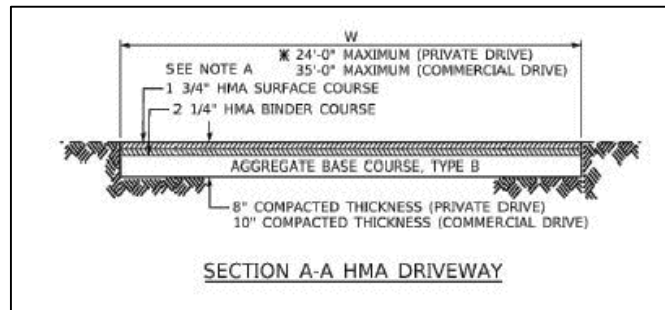
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 02.08.2023
Project No. 22-268
Sheet C3.0



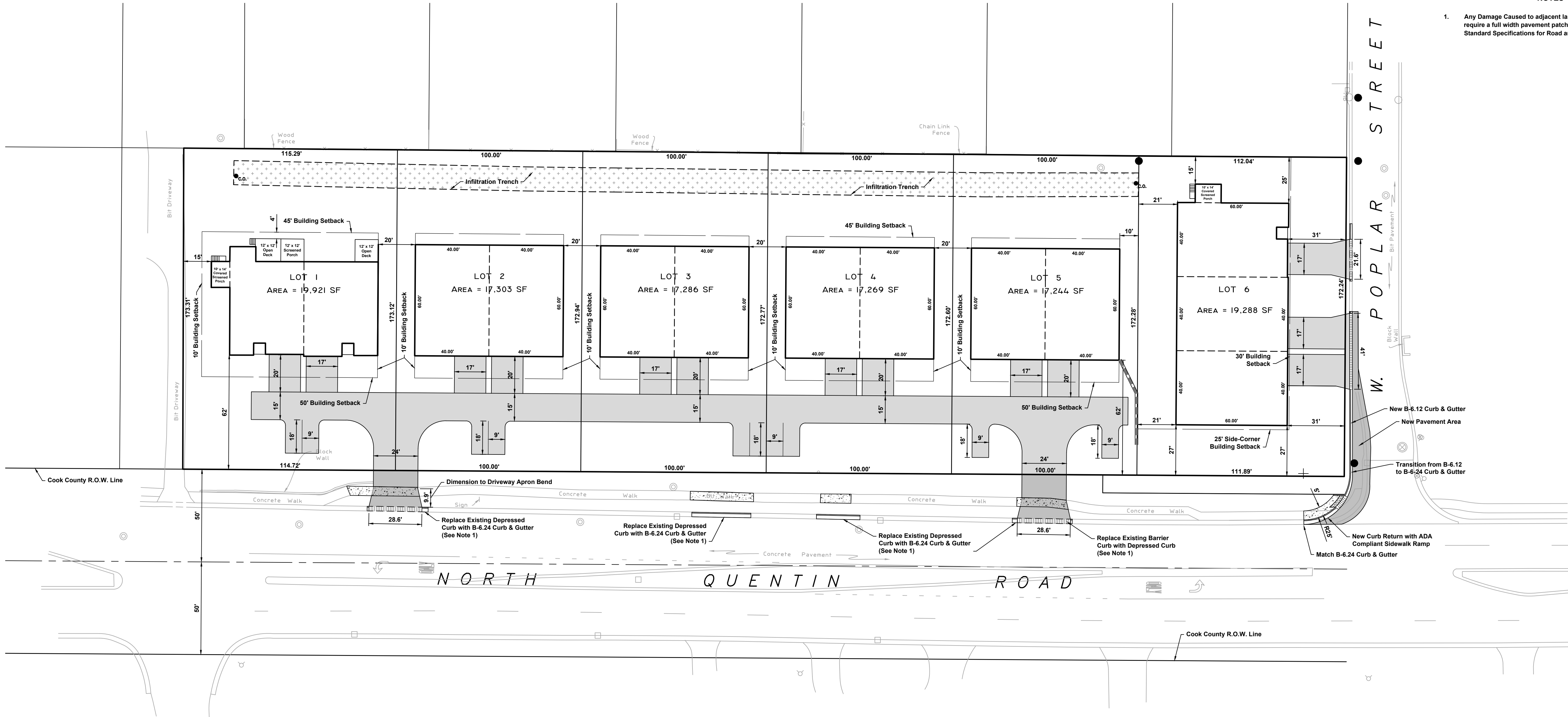
PAVING LEGEND

- Asphalt Driveway**
-2" HMA Surface Course
-4" CA-6 Crushed Aggregate Base Course
- ROW Asphalt Apron**
-1.75" HMA Surface Course
-2.25" HMA Binder Course
-10" Aggregate Base Course, Type B
- Concrete Sidewalk**
-5" Portland Cement Concrete
-4" CA-6 Crushed Aggregate Base Course
- Concrete Sidewalk Within Driveway**
-8" Portland Cement Concrete
-4" CA-6 Crushed Aggregate Base Course



NOTES

1. Any Damage Caused to adjacent lanes greater than 1 inch shall require a full width pavement patch in accordance with IDOT Standard Specifications for Road and Bridge Construction.



Project Impervious Area Summary

Lot #	House Footprint	Unit Driveway	Shared Driveway	Total Area
1	4,800 s.f.	680 s.f.	1,866 s.f.	7,346 s.f.
2	4,800 s.f.	680 s.f.	2,204 s.f.	7,684 s.f.
3	4,800 s.f.	680 s.f.	1,826 s.f.	7,306 s.f.
4	4,800 s.f.	680 s.f.	1,826 s.f.	7,306 s.f.
5	4,800 s.f.	680 s.f.	2,501 s.f.	7,981 s.f.
6	7,800 s.f.	1,605 s.f.		9,405 s.f.

Total 31,800 s.f. 5,005 s.f. 10,223 s.f. 47,028 s.f.

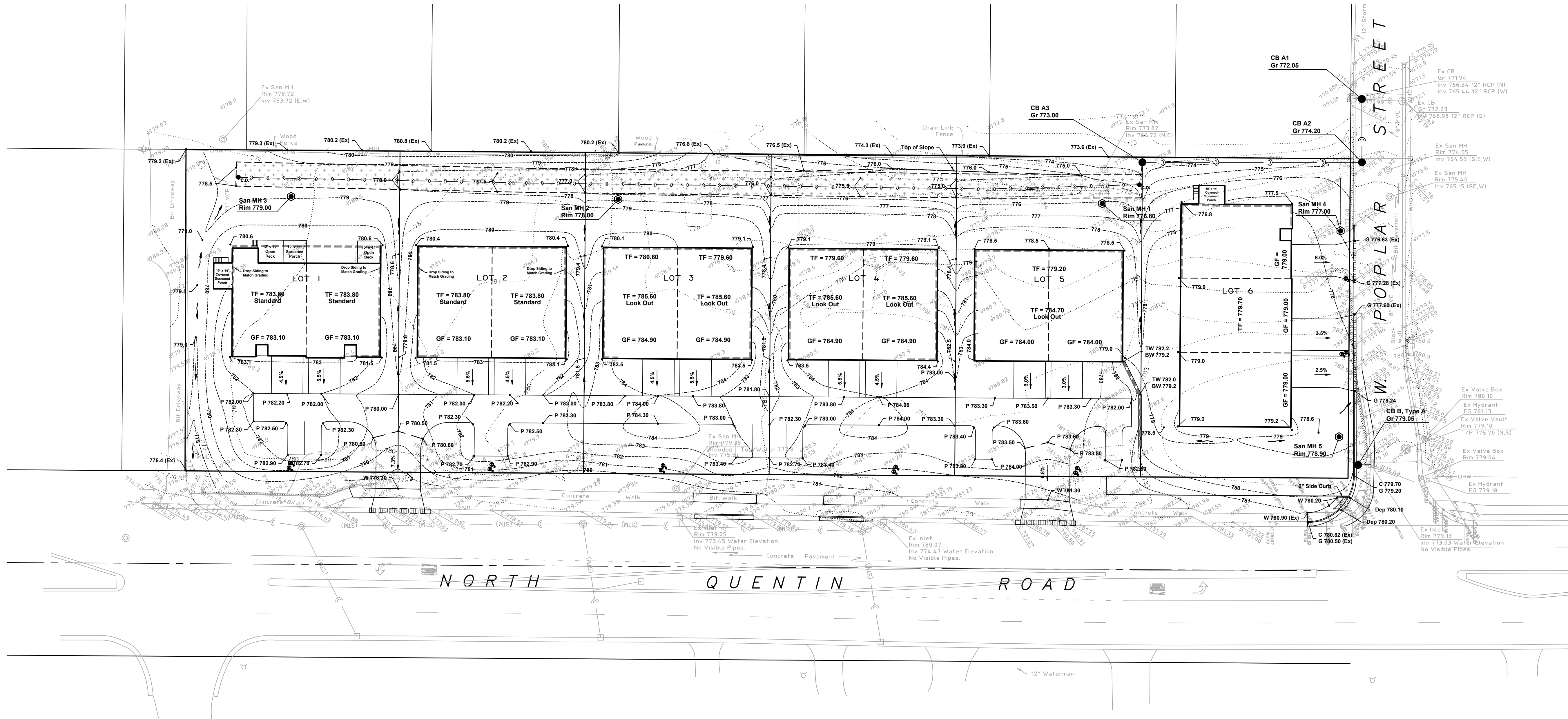
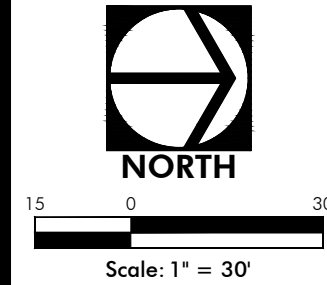
Required Volume Control Storage = 47,028 s.f. * 0.833 ft
= 3,919 c.f.
= 0.090 ac-ft

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

GEOMETRY & PAVING PLAN
CARRIAGE WAY LANDING
SITE IMPROVEMENT PLANS
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 02.08.2023
Project No. 22-268
Sheet **C4.0**

Attachment: Engineering Plans (874-920 N Quentin Rd - PFPD PRFS)



**HAEGER ENGINEERING**
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003432
www.haegerengineering.com

GRADING &
DRAINAGE PLAN

CARRIAGE WAY LANDING
SITE IMPROVEMENT PLANS

PALATINE, ILLINOIS

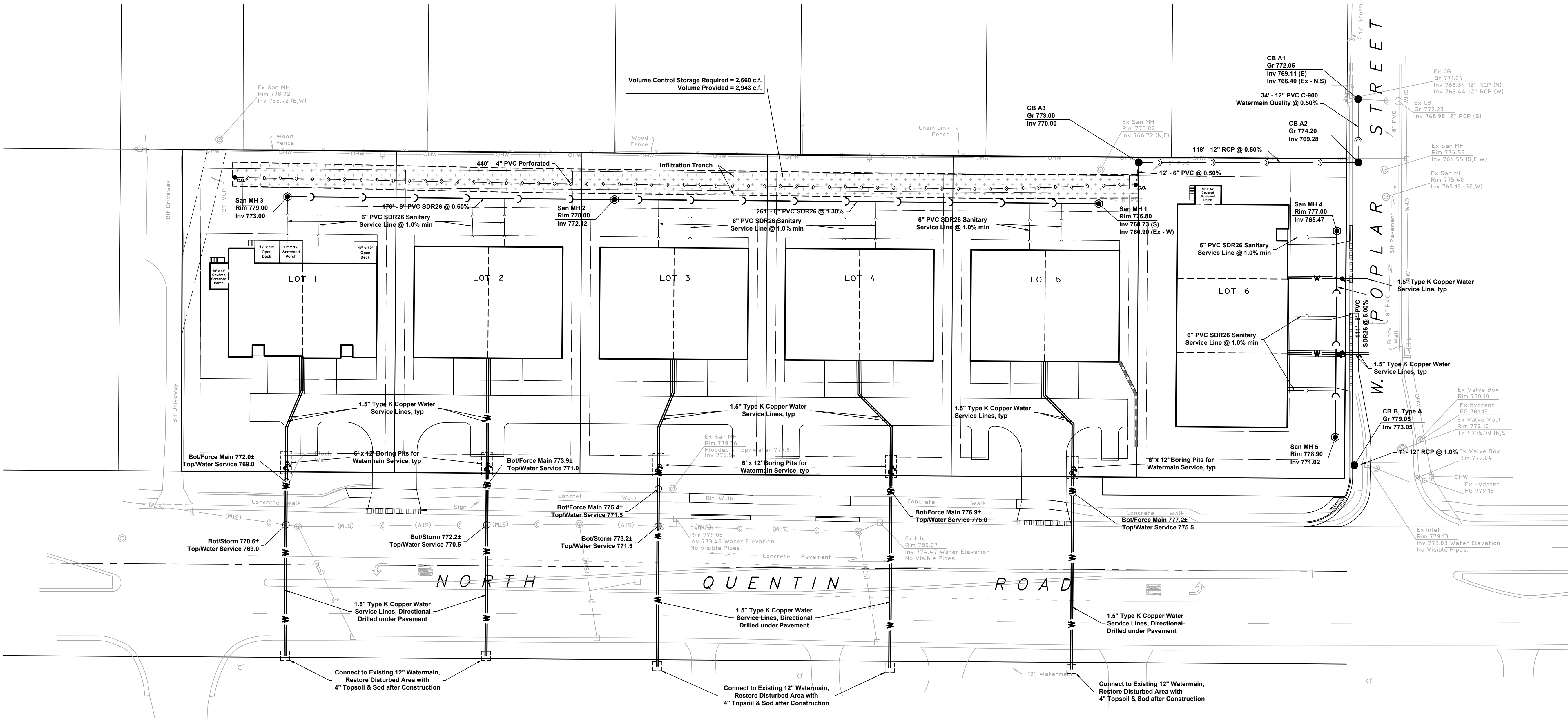
Project Manager: M L A
Engineer: M L A
Date: 02.08.2023
Project No. 22-268
Sheet

C5.0

Revised per Village Review	Revised per Village Review	Revised per CCHD Review	Revised per CCHD Review
09.08.2023	09.12.2023	05.23.2023	04.27.2023
5	4	2	1
No.	Date	Date	Date

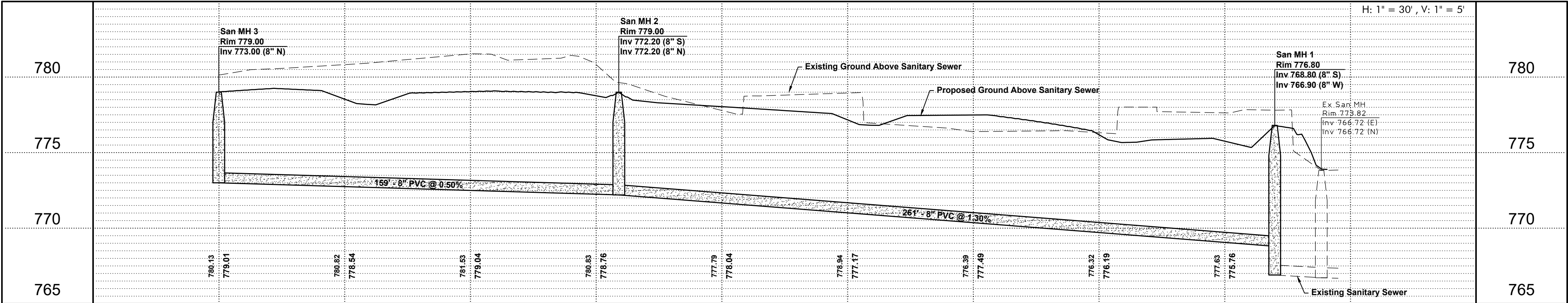
No.	Date
5	09.08.2023
4	09.12.2023
2	05.23.2023
1	04.27.2023

Attachment: Engineering Plans (874-920 N Quentin Rd - PFD PFD)

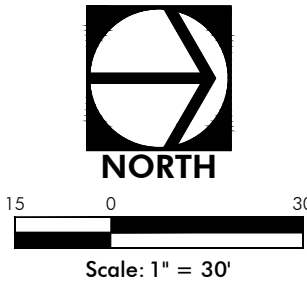


Notes:

- 1. Trench Backfill meeting the requirements of Article 208.02 of the IDOT Standard Specifications are required for any open trenches within the County right-of-way.
- 2. All disturbed landscape areas within County right-of-way are to be restored with 4" minimum topsoil and sod.
- 3. Any sidewalk removal and replacement within County right-of-way shall meet all ADA requirements.
- 4. During construction of the proposed improvements along Cook County highways, two-way traffic shall remain open for all traffic at all times. If any activity requires encroachment into a lane open for traffic, that activity shall be restricted to within the hours of 8:00 a.m. to 3:00 p.m. following the applicable IDOT and DOT-District 1 Traffic Control Standards included in the plans for off-road and on-road applications.
- 5. If any existing pavement marking and/or signing along Cook County roadways is damaged due to the construction of the proposed improvement, the contractor shall replace the damaged traffic control devices to the satisfaction of Cook County per IDOT and IDOT-District 1 standards for traffic control devices for pavement marking and signage included in the plans.



SANITARY SEWER PROFILE



Revised per Village Review	Revised per Village Review	Revised per CCHD Review	Revised per CCHD Review
09/08/2023	09/12/2023	05/23/2023	04/27/2023
5	4	3	2
No.	No.	No.	No.

Date

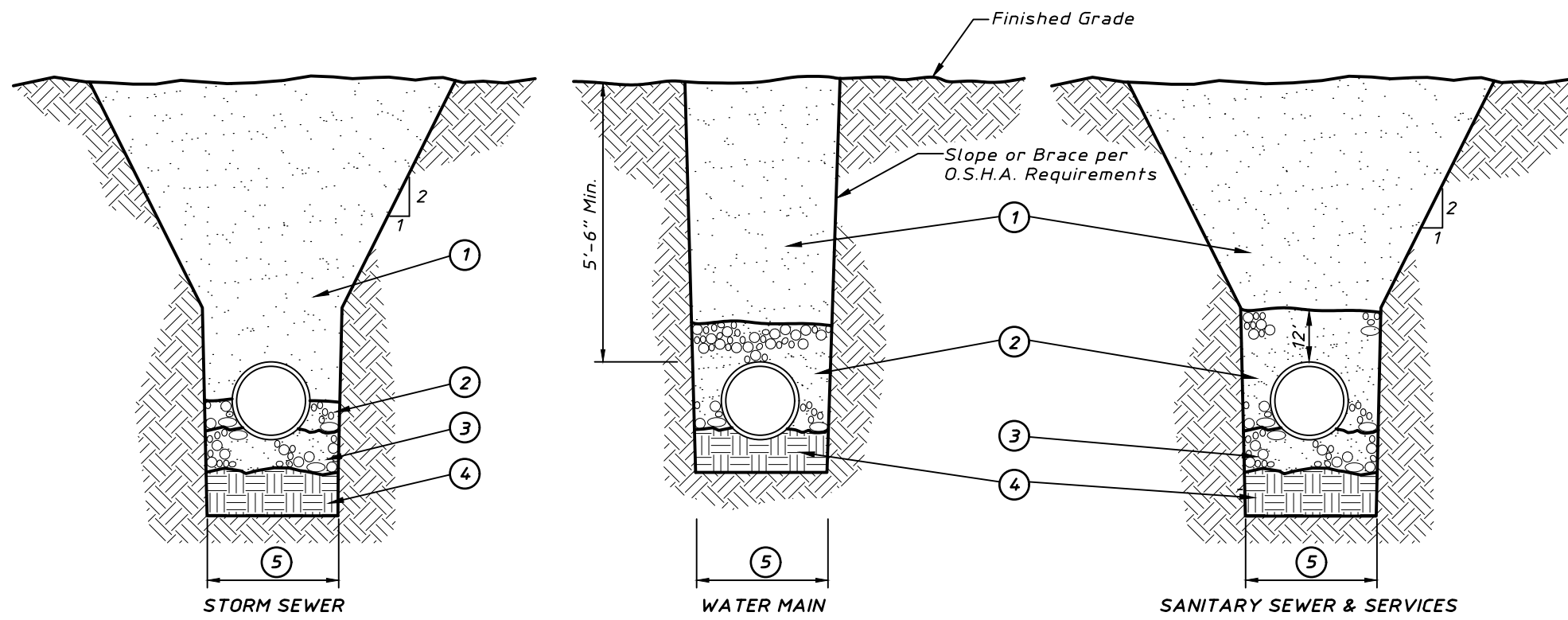
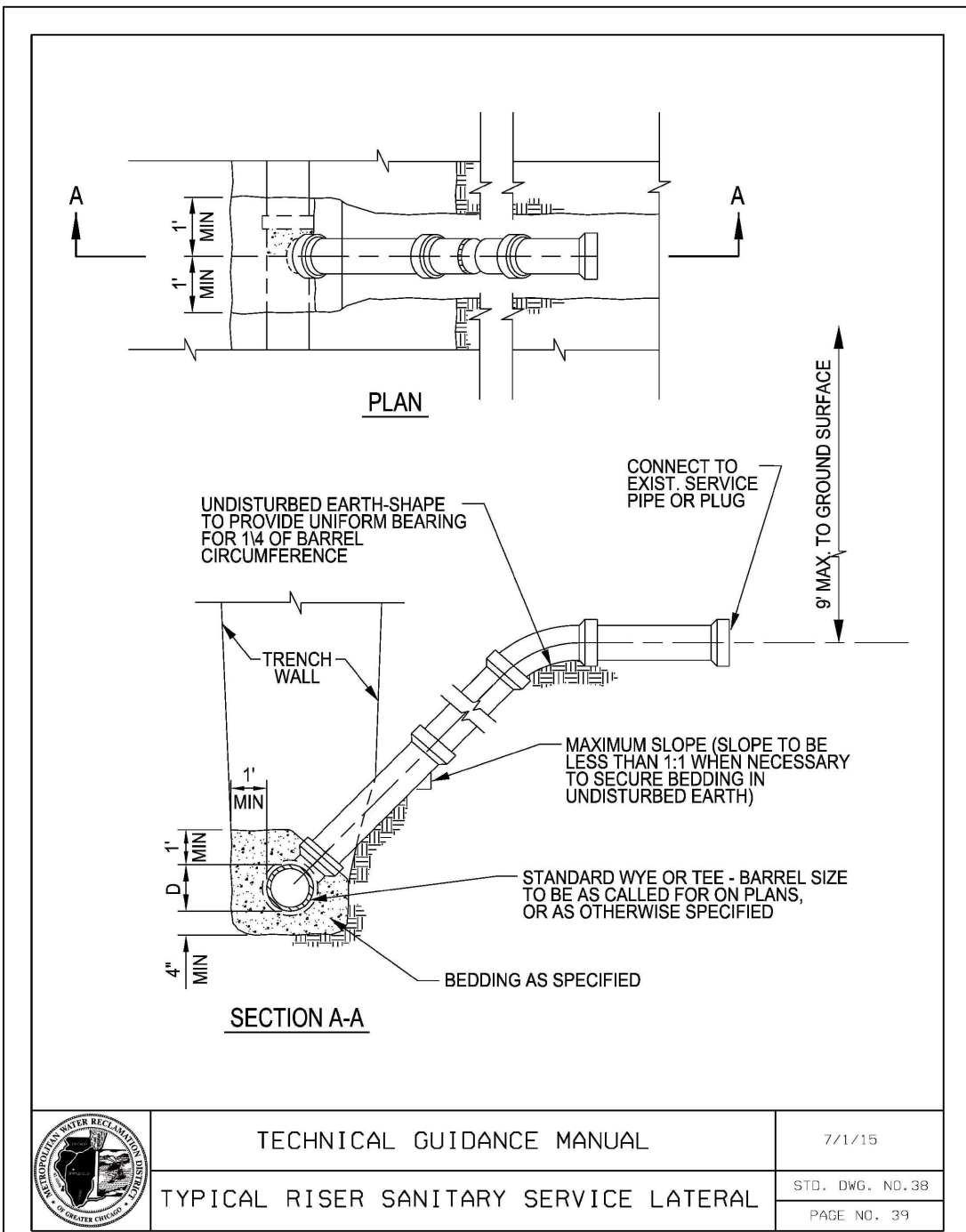
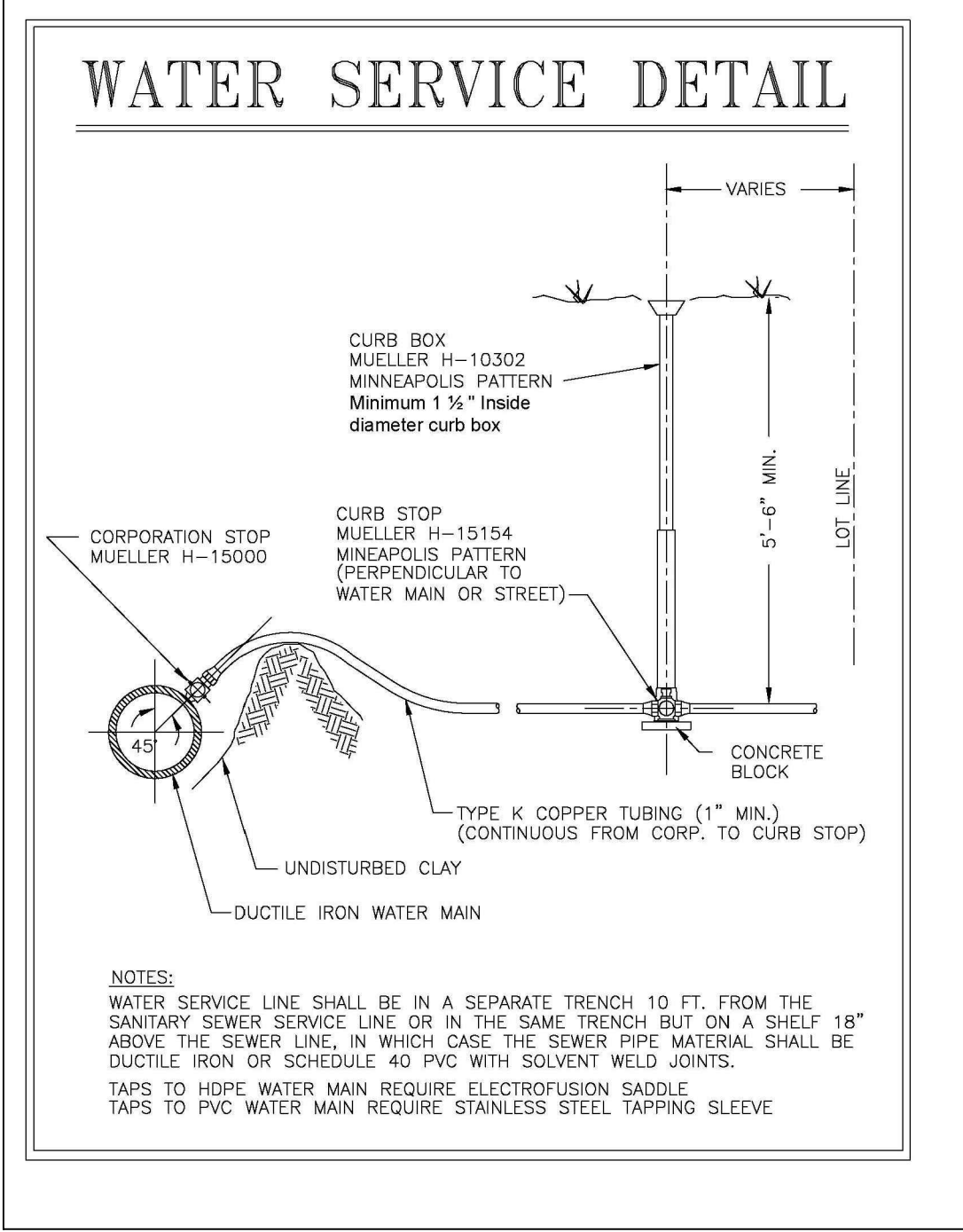
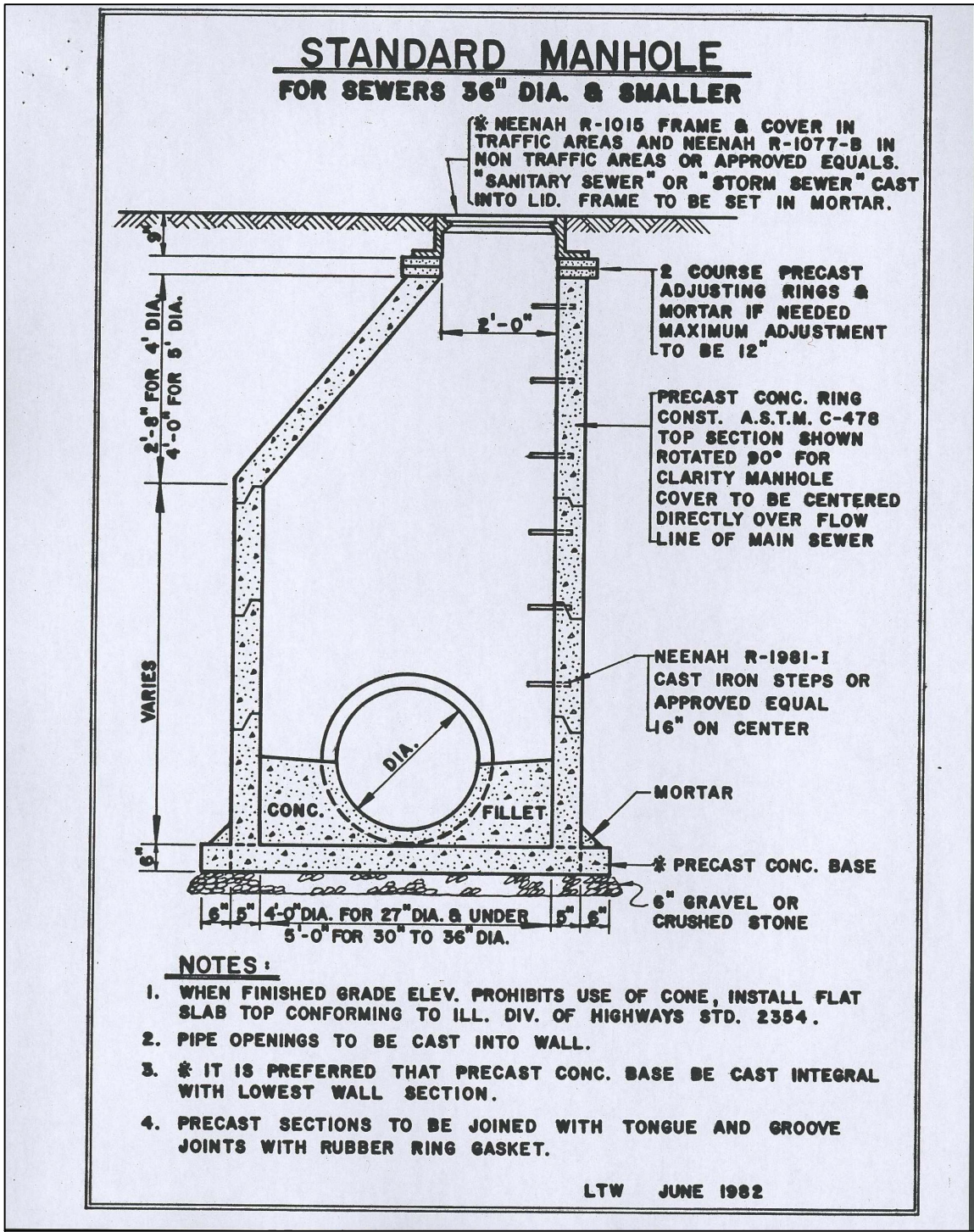
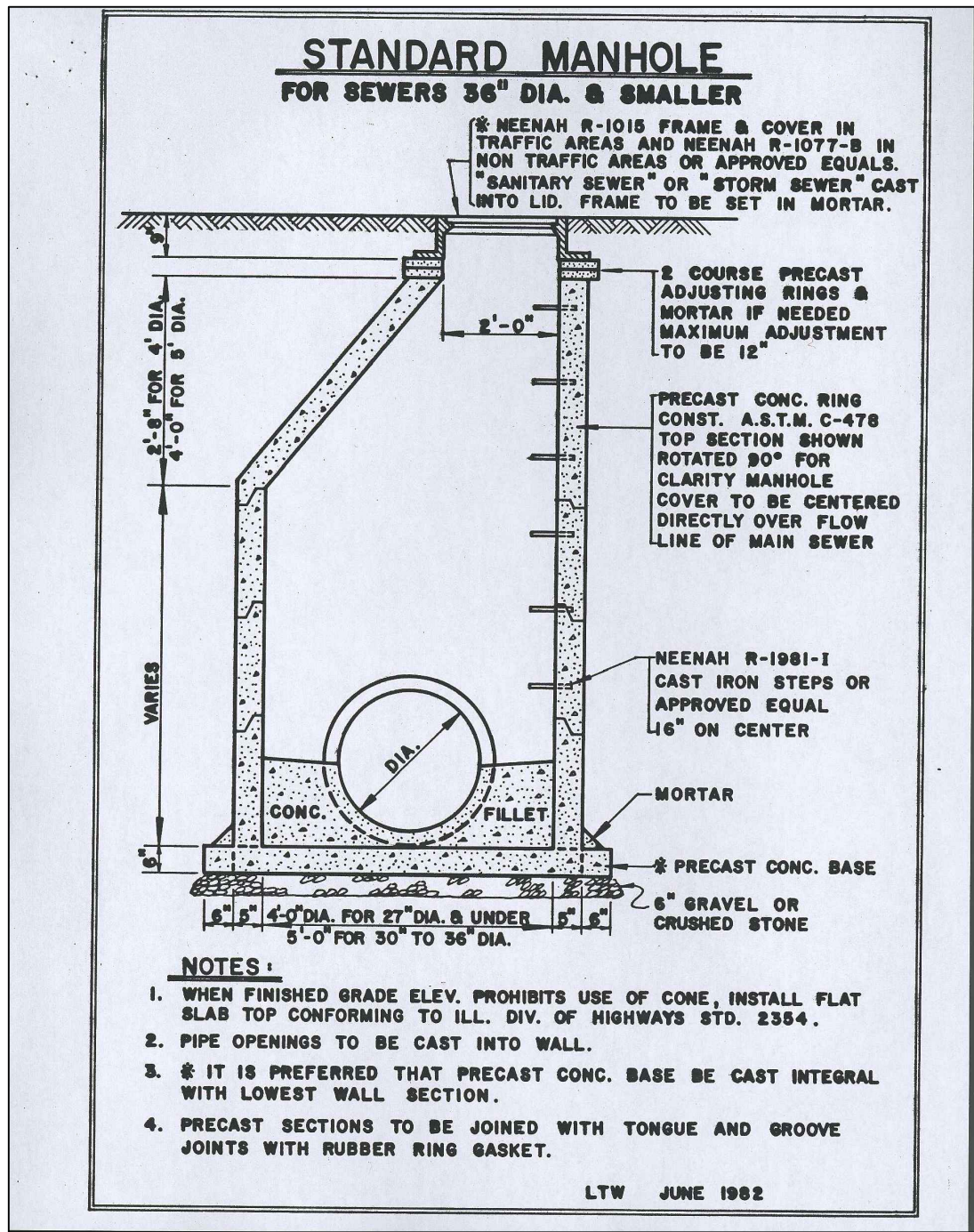
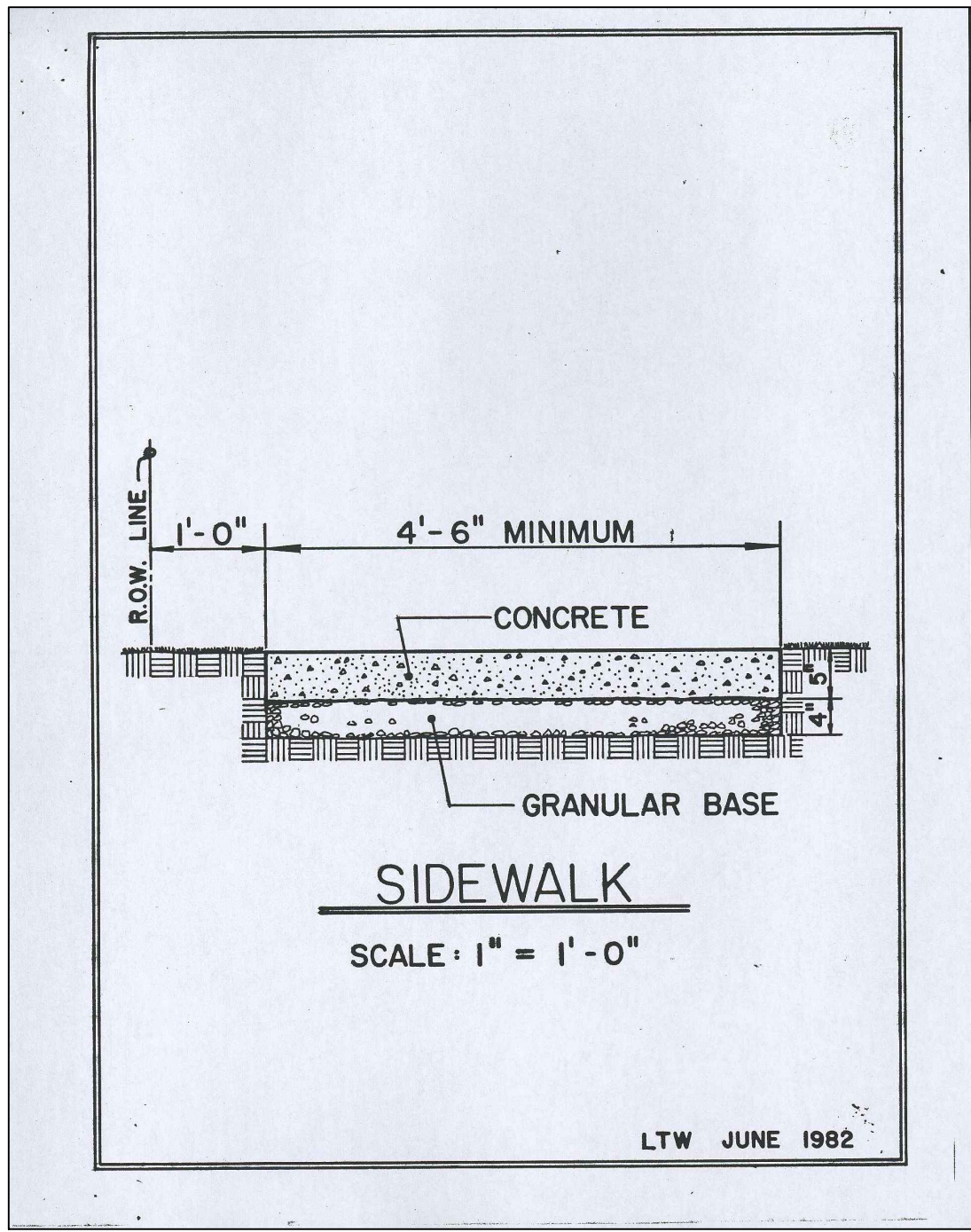
Revision

Attachment: Engineering Plans (874-920 N Quentin Rd - PFPO PRFS)

HAEGE ENGINEERING
consulting engineers
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003132
www.haegengengineering.com

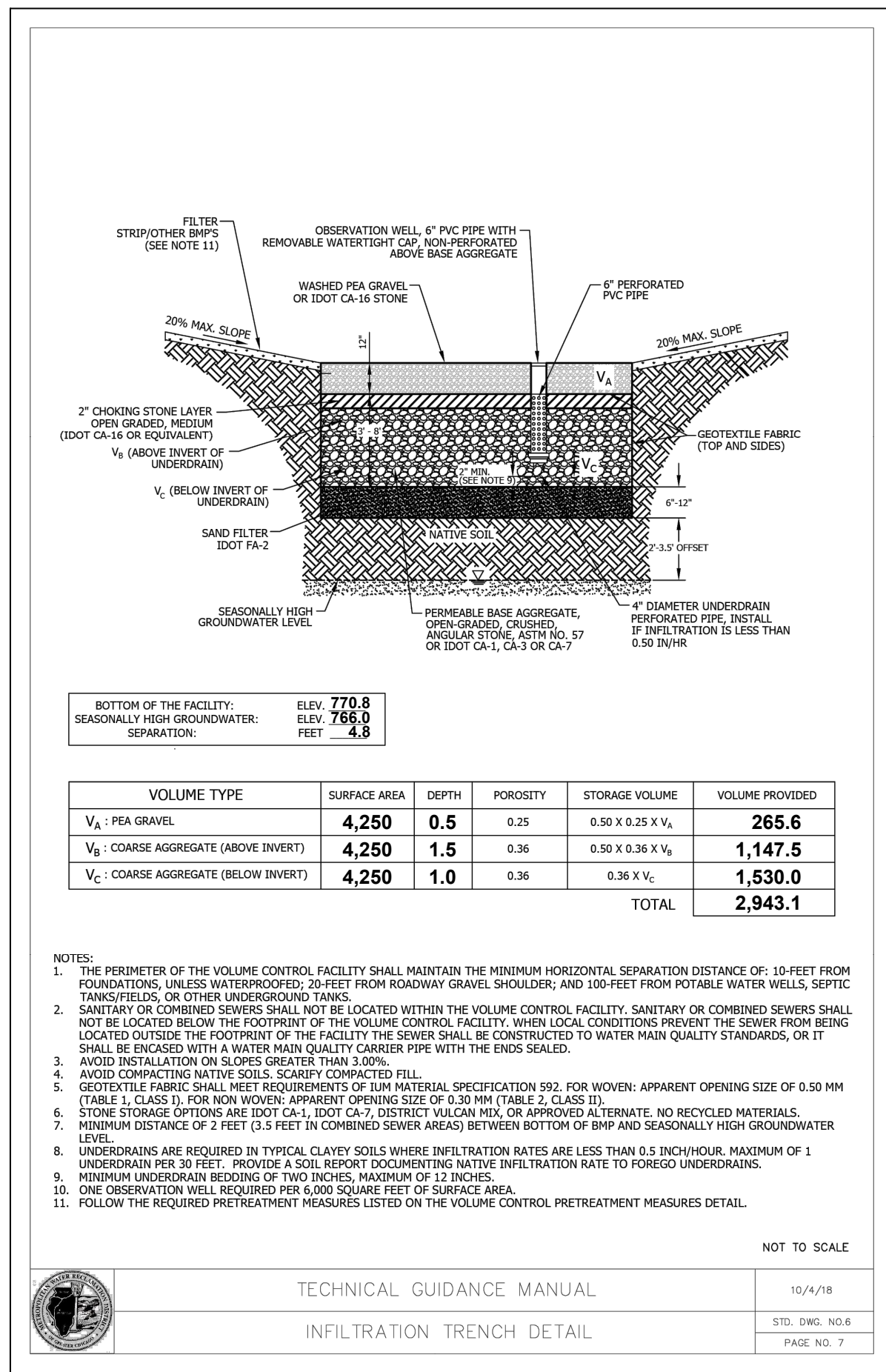
UTILITY PLAN
CARRIAGE WAY LANDING
SITE IMPROVEMENT PLANS
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 02.08.2023
Project No. 22-268
Sheet **C6.0**



- Notes:
- CA-6 trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
 - STORM SEWER Compacted granular material CA 11 or CA 13 to springline of pipe (Granular Material = 1/4" to 1"). Compact to 95% (ASTM D-1557) 8" lifts max.
 - WATER MAIN Compacted granular material CA 6 to 12" above top of pipe Compact to 95% (ASTM D-1557) 8" lifts max.
 - SANITARY SEWER (PVC, DUCTILE IRON) Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Granular Material = 1/4" to 1") (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
 - 4" Compacted granular bedding material. CA 11 or CA 13 gradation. 8" Lifts max. (Loose measure). Compact to 95% (ASTM D-1557). Bedding Material to be 1/4" to 1"
 - Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4") and replaced with suitable material and compacted.
 - Trench Width - Pipe O.D. + 24" Minimum Refer to Standard Specifications for Water and Sewer Main Construction in Illinois, Current Edition, for Trench Widths.

TYPICAL TRENCH CROSS SECTION



VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V _A - PEA GRAVEL	4,250	0.5	0.25	0.50 X 0.25 X V _A	265.6
V _B - COARSE AGGREGATE (ABOVE INVERT)	4,250	1.5	0.36	0.50 X 0.36 X V _B	1,147.5
V _C - COARSE AGGREGATE (BELOW INVERT)	4,250	1.0	0.36	0.36 X V _C	1,530.0
TOTAL					2,943.1

- NOTES:
- THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10 FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20 FEET FROM ROADWAY GRAVEL SHOULDER; AND 100 FEET FROM PORTABLE WATER WELLS, SEPTIC TANKS/FIELD, OR OTHER UNDERGROUND TANKS.
 - SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY, WHEN LOCAL CONDITIONS PREVENT THE SEWERS FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARBON PIPE WITH THE ENDS SEALED.
 - AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%.
 - AVOID COMPACTING NATIVE SOILS. SCARIFY COMPACTED FILL.
 - GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF SLM MATERIAL SPECIFICATION 892, FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 2, CLASS II), FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
 - STONE STORAGE OPTIONS ARE DOT CA-1, DOT CA-2, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
 - MIDSPAN DISTANCE OF 2 FEET (0.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
 - UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/ HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FORED UNDERDRAINS.
 - MIDSPAN UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
 - ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
 - FOLLOW THE REQUIRED PRE-TREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRE-TREATMENT MEASURES DETAIL.



TECHNICAL GUIDANCE MANUAL

INFILTRATION TRENCH DETAIL

NOT TO SCALE

STD. DWG. NO. 8
PAGE NO. 7

MWRD Volume Control

Proposed Impervious Area:	35,000 ± f
Required MWRD Volume Control Rate:	1 inch/h of impervious
Required MWRD Volume Control:	2,917 cubic feet (c.f.)
Provide Storage in Infiltration Trench (See Detail)	
Infiltration Trench Storage:	425-ft length
Trench Dimensions:	10-ft width
V _A - Pea gravel:	0.50 ft depth
V _B - Coarse Aggregate Above Invert:	1.50 ft depth
V _C - Coarse Aggregate Below Invert:	1.00 ft depth
Total Provided Storage:	2,943.1 c.f.

Revision	Date	No.
5	09/08/2023	5
4	09/19/2023	4
3	05/23/2023	3
2	04/27/2023	2
1	03/02/2023	1

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.4600 Fax: 847.394.4608
Illinois Professional Design Firm License No. 184-0303432
www.haegerengineering.com

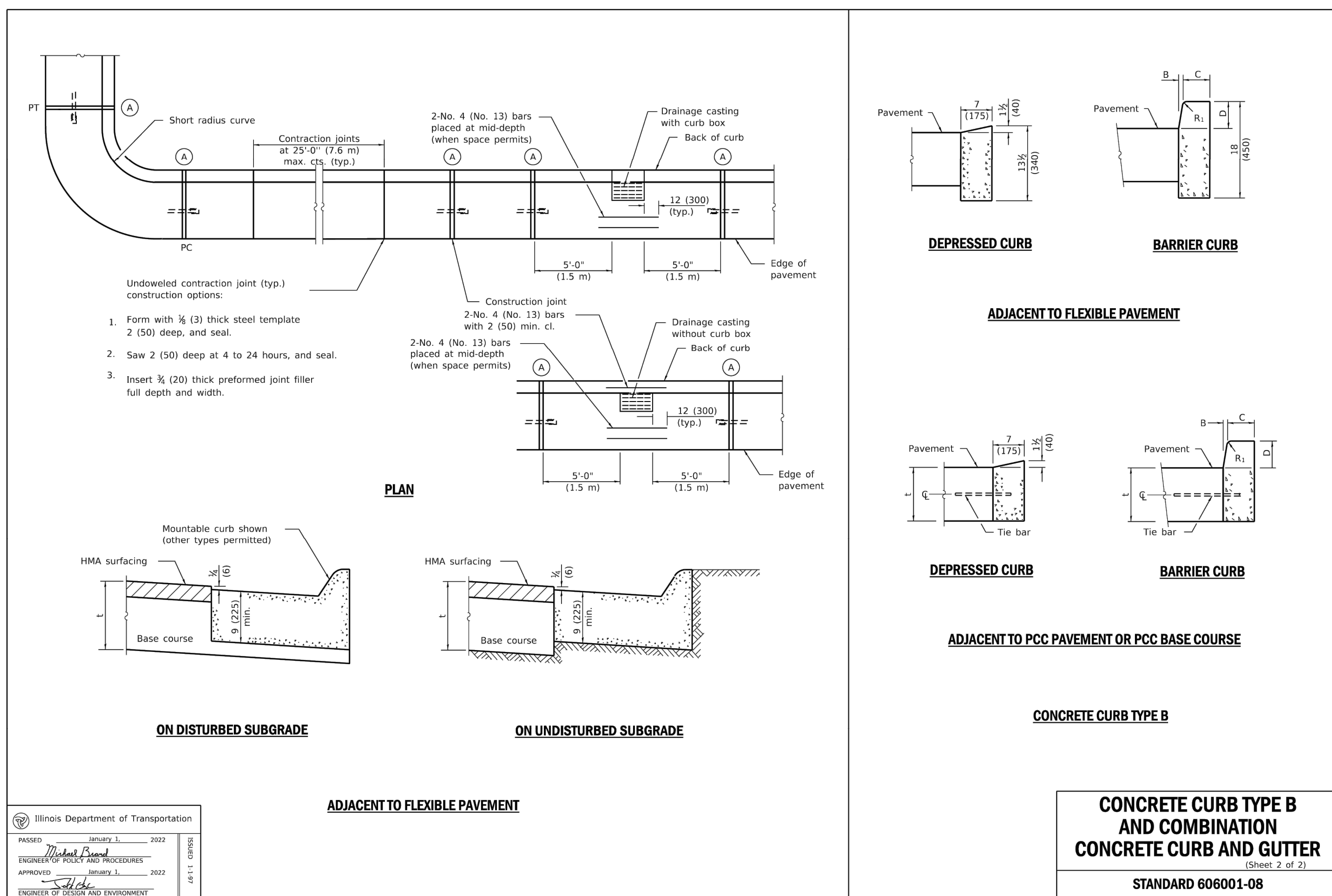
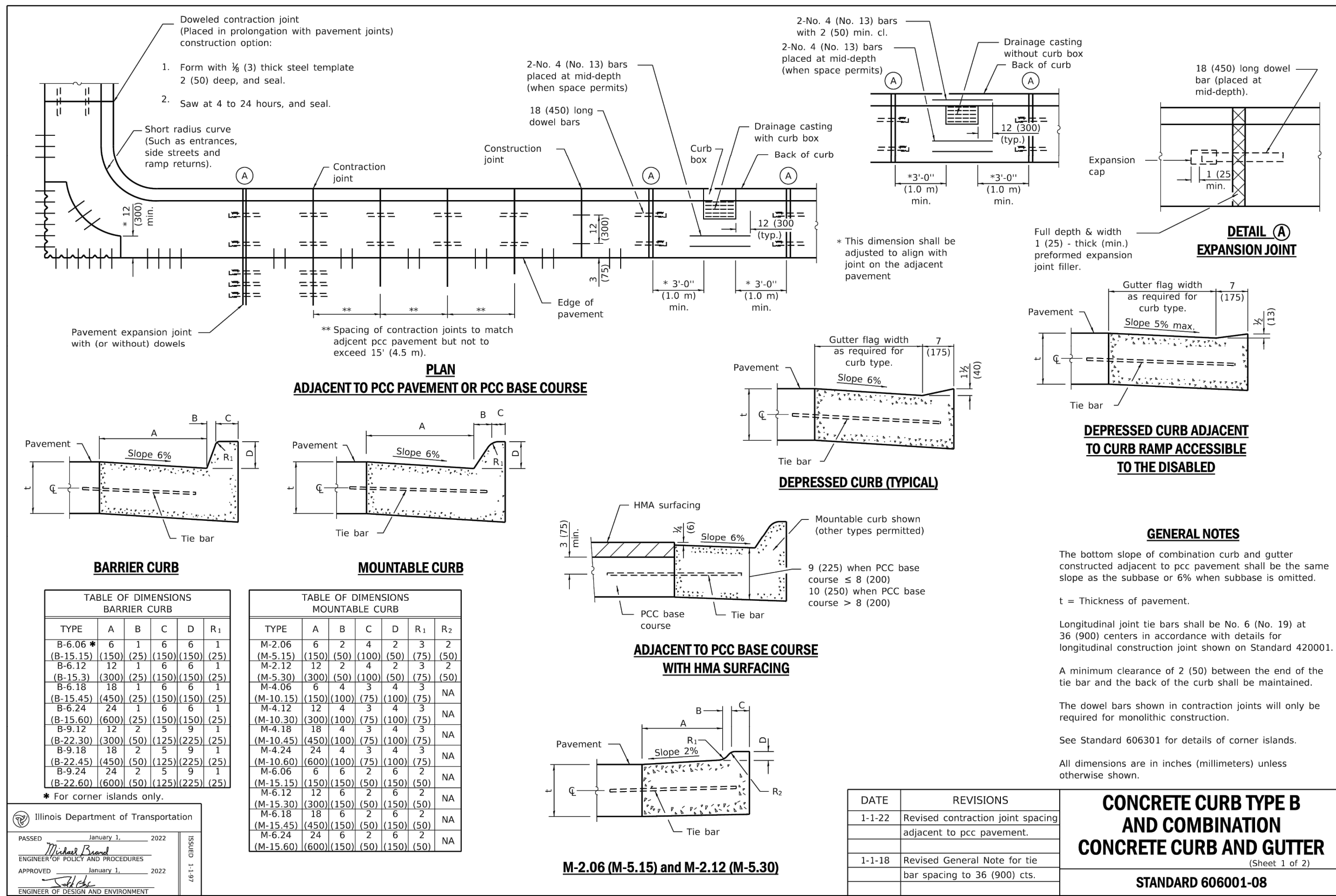
TYPICAL DETAILS

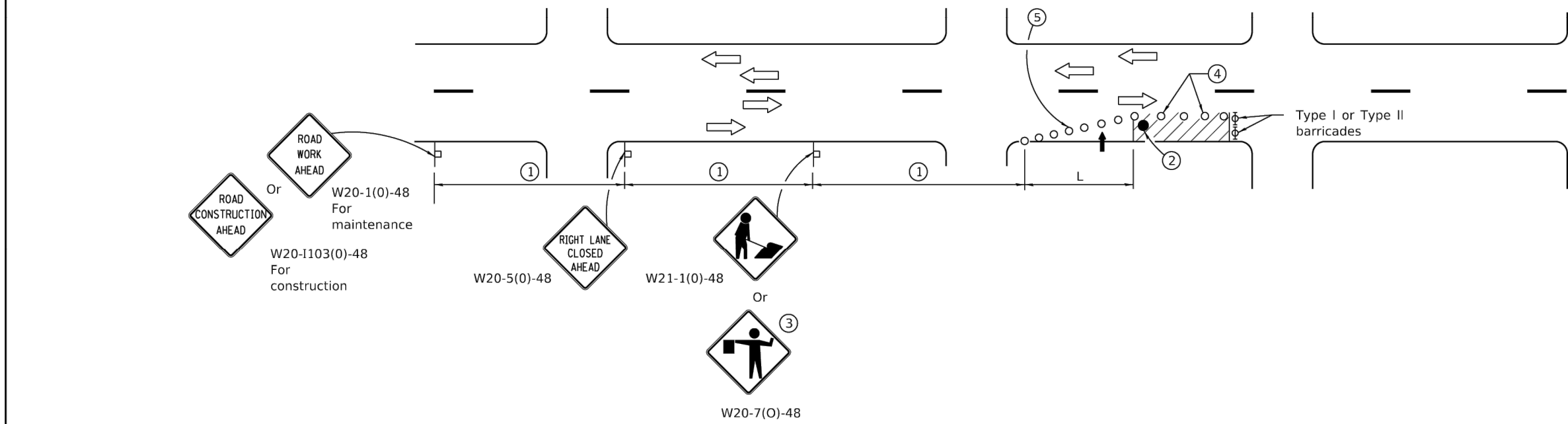
CARRIAGE WAY LANDING

SITE IMPROVEMENT PLANS

PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 02.08.2023
Project No. 22-268
Sheet **C7.0**





SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

- SYMBOLS**
- ↑ Arrow board
 - Cone, drum or barricade
 - ▬ Sign on portable or permanent support
 - ▨ Work area
 - ⊕ Barricade or drum with flashing light
 - Flagger with traffic control sign.

- 1 Refer to SIGN SPACING TABLE for distances.
- 2 Required for speeds > 40 mph.
- 3 Use flagger sign only when flagger is present.
- 4 Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
- 5 Cones, drums or barricades at 20' (6 m) centers in taper.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS	
	English	(Metric)
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	$L = (W)(S)$	$L = 0.65(W)(S)$

W = Width of offset in feet (meters).

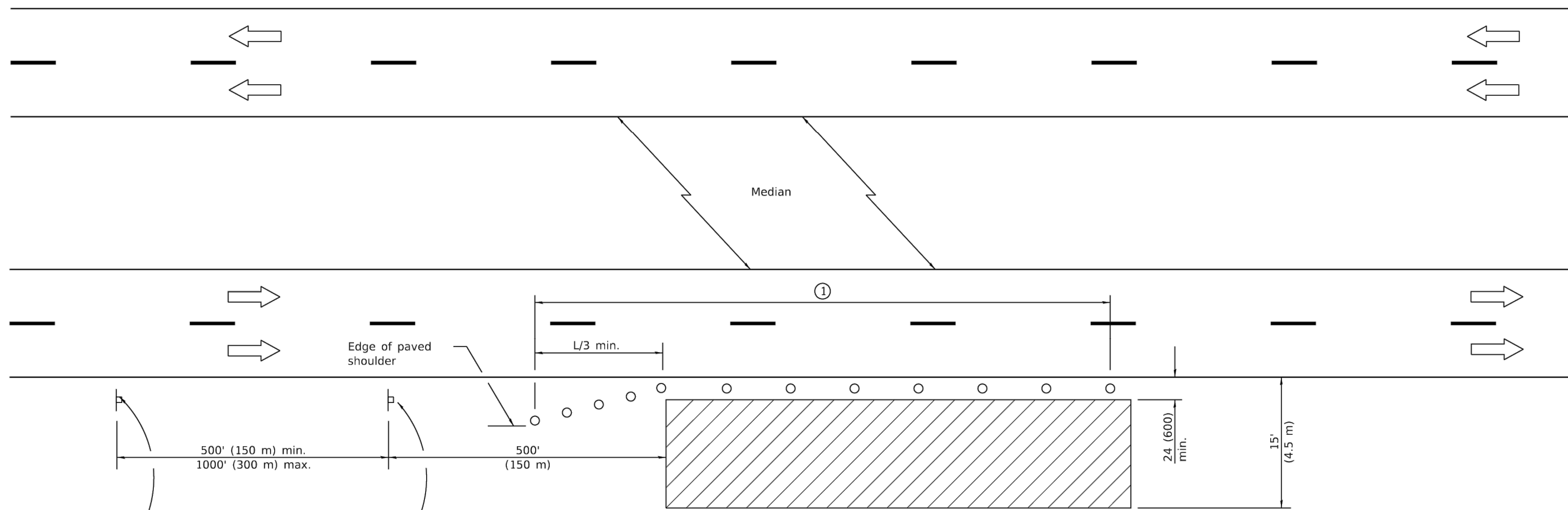
S = Normal posted speed mph (km/h).

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

DATE	REVISIONS
1-1-15	Renamed standard. Moved case on Sheet 2 to new Highway Standard.
1-1-14	Revised workers sign number to agree with current MUTCD.

URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701606-10



- TYPICAL APPLICATIONS**
- Utility operations
 - Culvert extensions
 - Side slope changes
 - Guardrail installation and maintenance
 - Delineator installation
 - Landscaping operations
 - Shoulder repair
 - Sign installation and maintenance

- 1 When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for 1/3 distance, and at 50' (15 m) centers through the remainder of the work area.

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24' (600 mm) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS	
	English	(Metric)
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	$L = (W)(S)$	$L = 0.65(W)(S)$

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

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

DATE	REVISIONS
4-1-16	Corrected typo in title.
1-1-14	Revised workers sign number to agree with current MUTCD.

OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE

STANDARD 701101-05

Illinois Department of Transportation	
PASSED	April 1, 2016
ENGINEER OF SAFETY ENGINEERING	
APPROVED	April 1, 2016
ENGINEER OF DESIGN AND ENVIRONMENT	

- SYMBOLS**
- ▨ Work area
 - ▬ Sign
 - Cone, drum or barricade

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

TYPICAL DETAILS
CARRIAGE WAY LANDING SITE IMPROVEMENT PLANS
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 02.08.2023
Project No. 22-268
Sheet **C7.1**

Revised per Village Review
02.08.2023
Revised per Village Review
02.08.2023
Revised Site Geometry & Grading
05.03.2023
Revised per CCHD Review
04.27.2023
Revised per CCHD Review
03.02.2023

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) CARRIAGEWAY LANDING

SECTION 9 TOWNSHIP 42 NORTH RANGE 10 EAST
PALATINE, ILLINOIS
COOK COUNTY

Owner/Contractor Certification Statement

This certification statement is part of the Storm Water Pollution Prevention Plan for the Carriage Way Landing project located at 900 N Quentin Rd, Palatine, IL, in accordance with General NPDES Permit No. ILR10 issued by the Illinois Environmental Protection Agency.

The Contractor shall certify that all required training related to applicable National Pollutant Discharge Elimination System permits has been completed by all employees, subcontractors, or other vendors working on behalf of the Contractor on Village projects or within the Village's municipal limits.

I certify under penalty of law that I understand the terms of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR 10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

In addition, I have read and understand all of the information and requirements stated in the Storm Water Pollution Prevention Plan for the above mentioned project. I have provided all documentation required to be in compliance with the ILR10 and Storm Water Pollution Prevention Plan and will provide timely updates to these documents as necessary.

Name

Signature

Title

Date

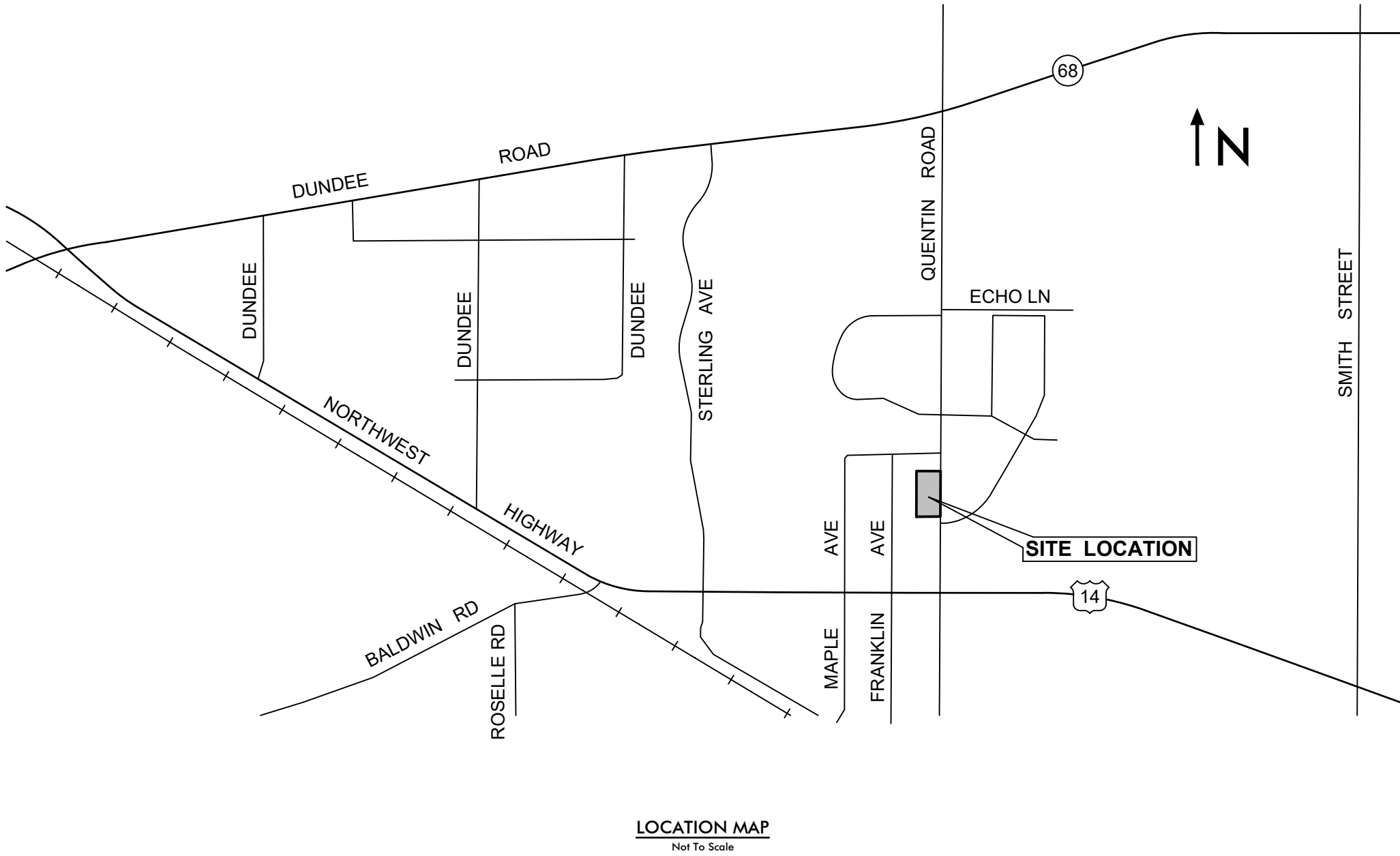
Name of Firm/Company

Telephone

Address

City/State/Zip

The Owner, and all Contractor's and Sub-Contractor's performing work on this site are required to sign the above illustrated Certification Statement. The signed Certifications shall be maintained on the site with the SWPPP.



LOCATION MAP
Not To Scale

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS	
NO.	DESCRIPTION
EC-1	SWPPP TITLE SHEET
EC-2	SWPPP GENERAL NOTES & SPECIFICATIONS
EC-3	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
EC-4	SWPPP TYPICAL DETAILS

OWNER / DEVELOPER:
Latitude Development
1239 Williamsburg Lane
Crystal Lake, IL 60014
Tel: 847-533-1445

LAND SURVEYOR / CIVIL ENGINEER:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF PALATINE:
200 E Wood Street
Palatine, IL 60067
Tel: 847-359-9042

COOK COUNTY:
118 N Clark Street
Chicago, IL 60602
Tel: 312-443-5500

Existing Symbol	LEGEND Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Finish Grade	
	Garage Floor	
	Top of Foundation	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	

SWPP PLAN NOTE:

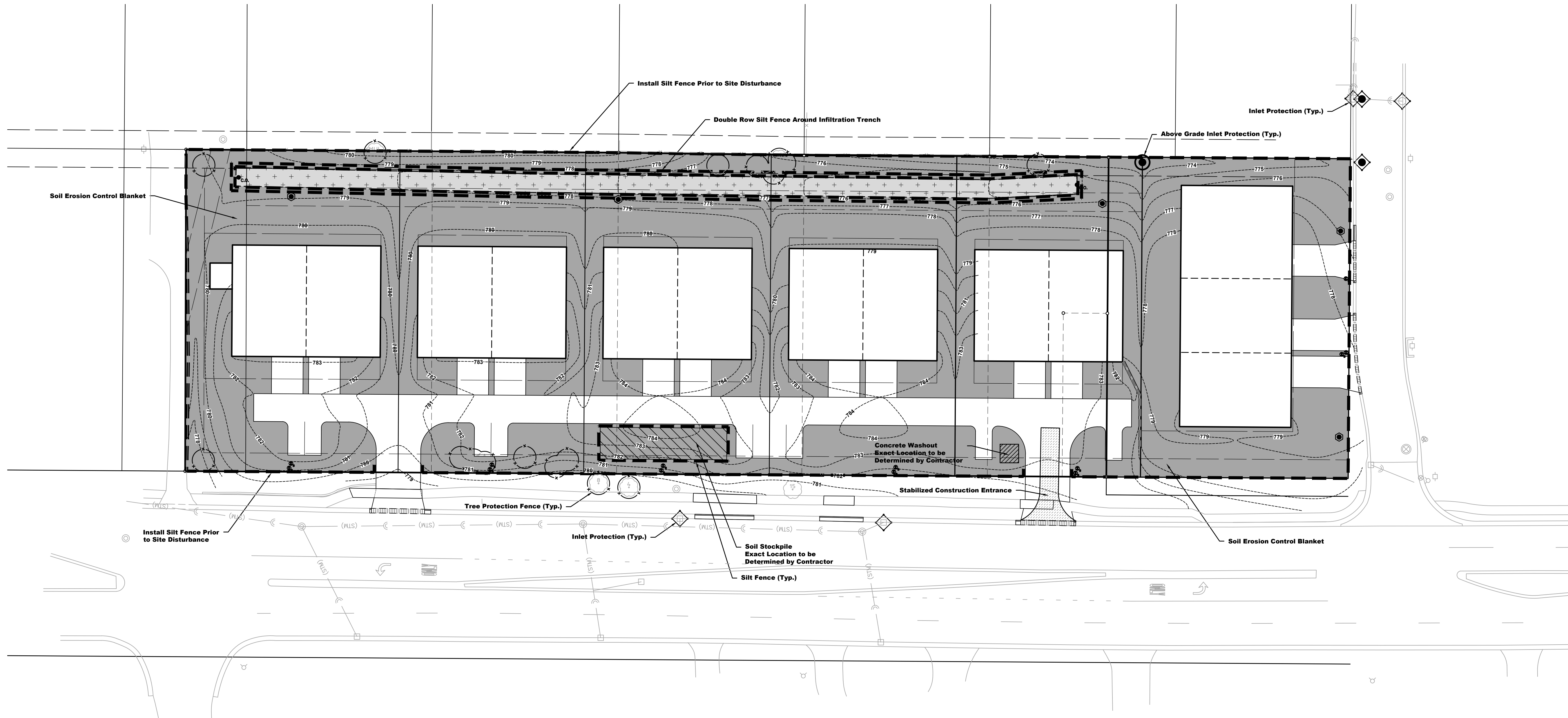
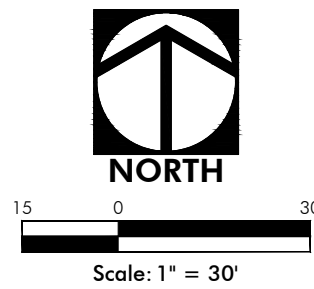
THIS PLAN IS PROVIDED FOR SOIL EROSION & SEDIMENT CONTROL ONLY AND SHALL BE UPDATED AS NECESSARY THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE SITE IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION ON THE FINISHED GRADES AND SUB-GRADE.



Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

Benchmark
Site Benchmark
CP # 100 (see survey) Description: Cross Notch Elevation: 781.09 NAVD 88 (Geoid 12A)
CP # 502 (see survey) Description: Cross Notch Elevation: 775.47 NAVD 88 (Geoid 12A)
CP # 503 (see survey) Description: Cross Notch Elevation: 779.31 NAVD 88 (Geoid 12A)



Erosion Control Legend	
	Stabilized Construction Entrance
	Concrete Washout
	Temporary Stockpile Location
	Infiltration Trench Seeding - See Landscape Plan
	Temporary Seed & Blanket • 6" Topsoil (min.) • IDOT Seed Mixture 2 • North American Green DS75 Blanket on Slopes 4:1 or Greater • See Landscape Plan for Permanent Seeding and Planting Information
	Silt Fence
	Inlet Filter Basket or Coir Roll Use Baskets for Structures in Pavement
	Coir Rolls for Structures in Grass Use IUM-562 for Secondary Inlet Protection
	Rip-Rap

HAEGER ENGINEERING

consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608

Illinois Professional Design Firm License No. 184-003152

www.haegerengineering.com

STORMWATER POLLUTION
PREVENTION PLAN (SWPPP)

CARRIAGE WAY LANDING
SITE IMPROVEMENT PLANS

PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 02.08.2023
Project No. 22-268
Sheet EC-3

No.	Date	Revision
4	09.19.2023	Revised Site Plan
3	05.23.2023	Revised Site Geometry & Grading
2	04.27.2023	Revised per CCHD Review
1	03.02.2023	Revised per CCHD Review

Attachment: Engineering Plans (874-920 N Quentin Rd - PFPD PRFS)

Soil Protection Chart												
Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A			*	*		*			
Dormant Seeding	B										B	
Temporary Seeding			C				D					
Sodding			E**									
Mulching	F											

A KENTUCKY BLUEGRASS
90 LBS/AC MIXED WITH
PERENIAL RYEGRASS
30 LBS/AC

B KENTUCKY BLUEGRASS
135 LBS/AC MIXED WITH
PERENIAL RYEGRASS
45 LBS/AC + 2 TONS
STRAW MULCH PER AC

C SPRING OATS 100 LBS/AC

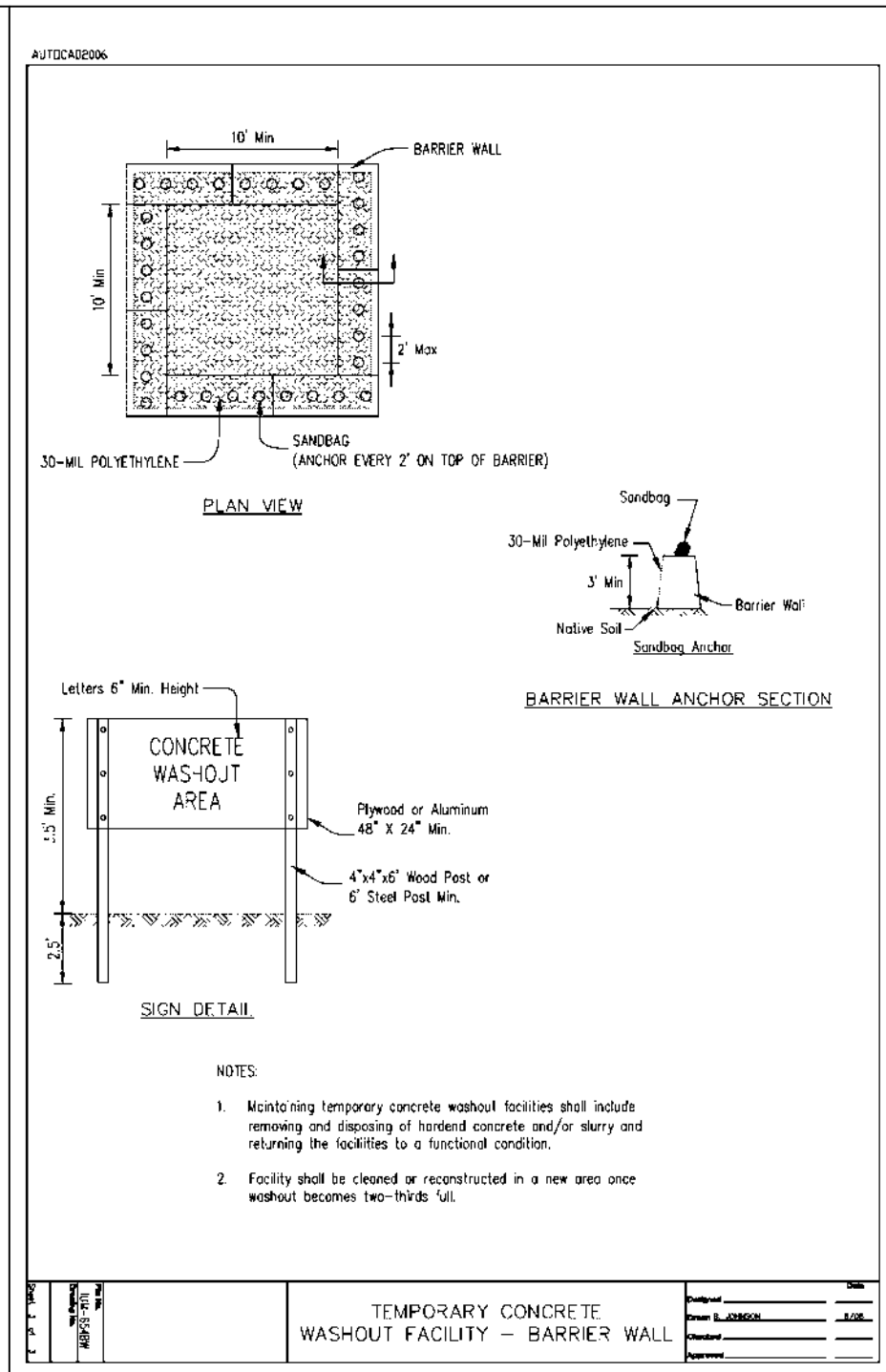
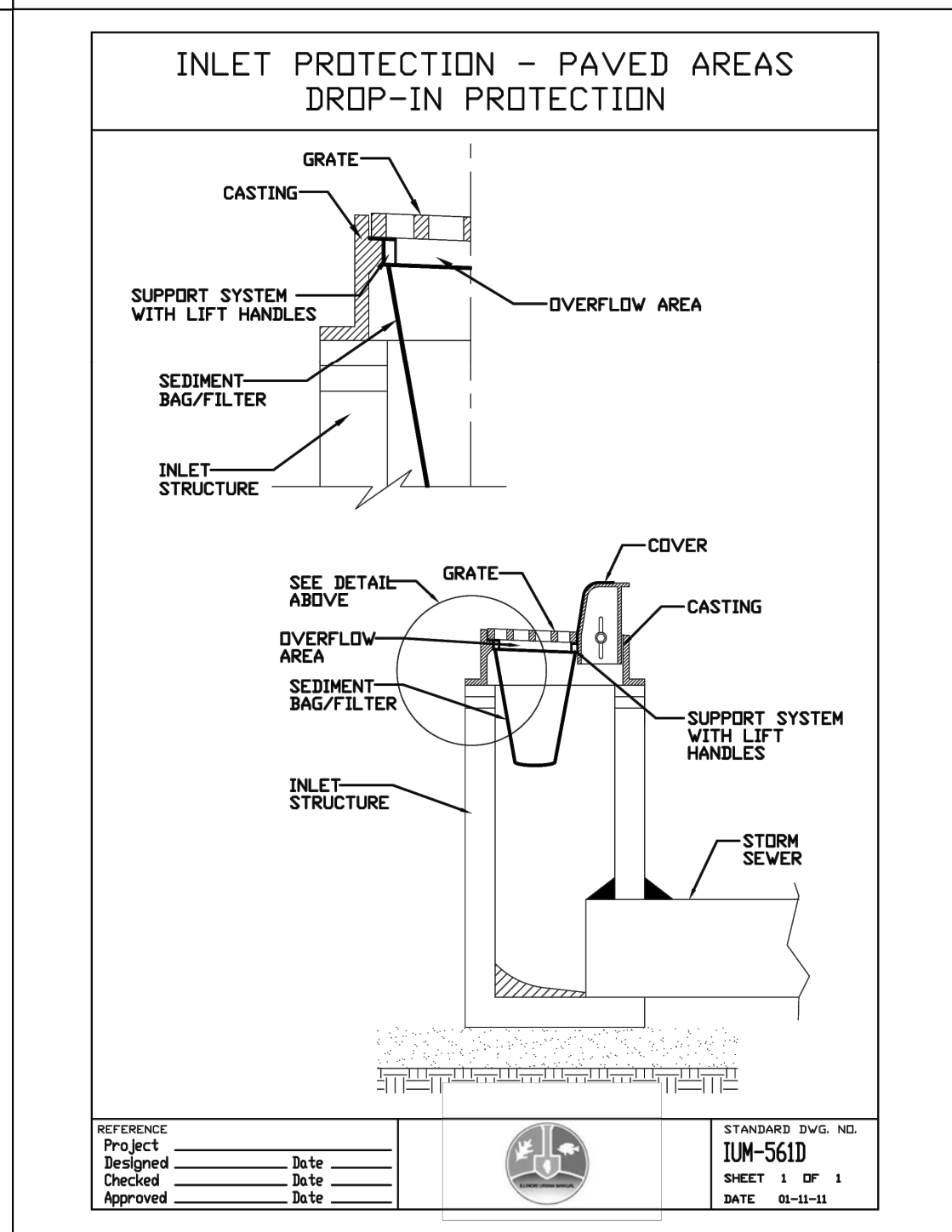
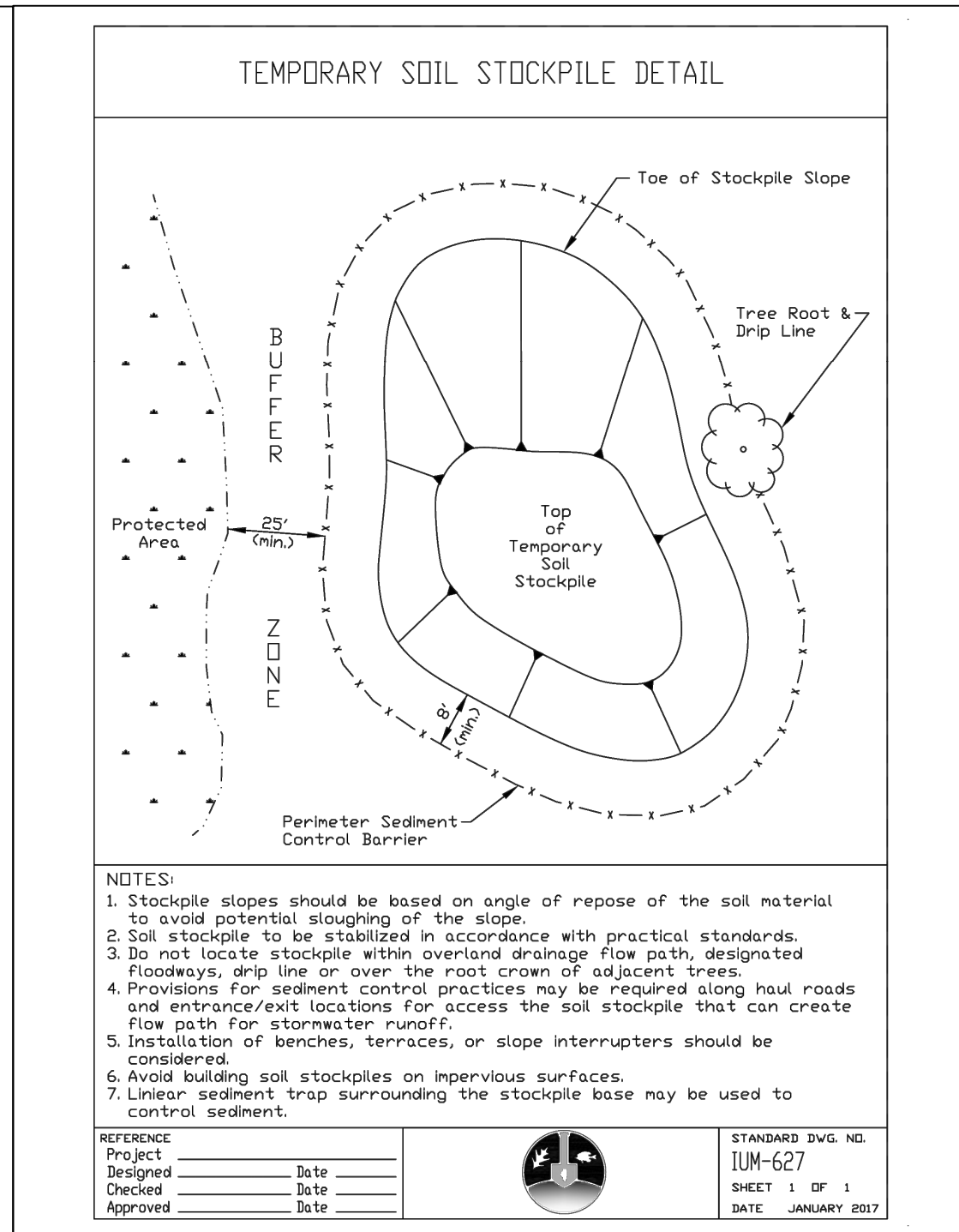
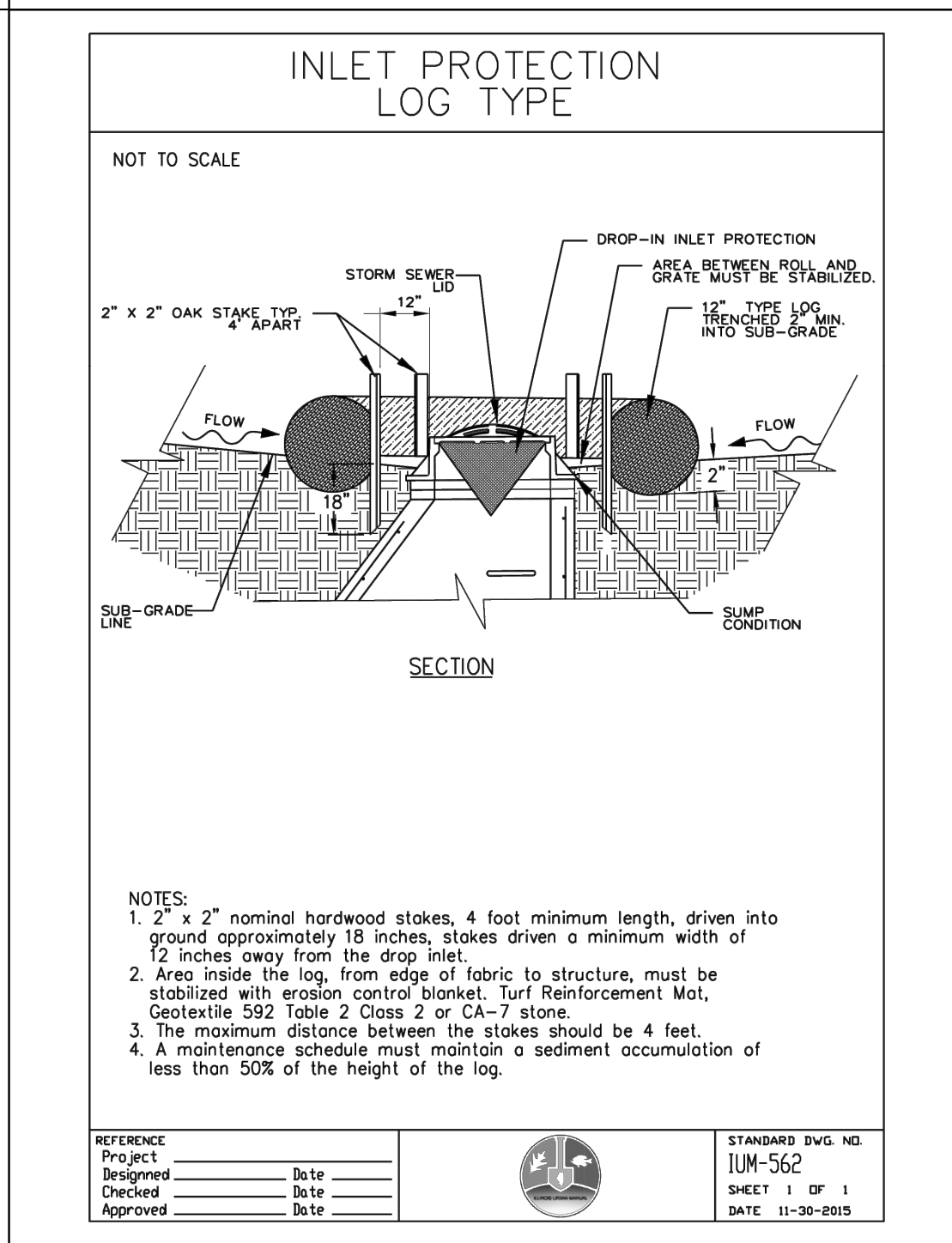
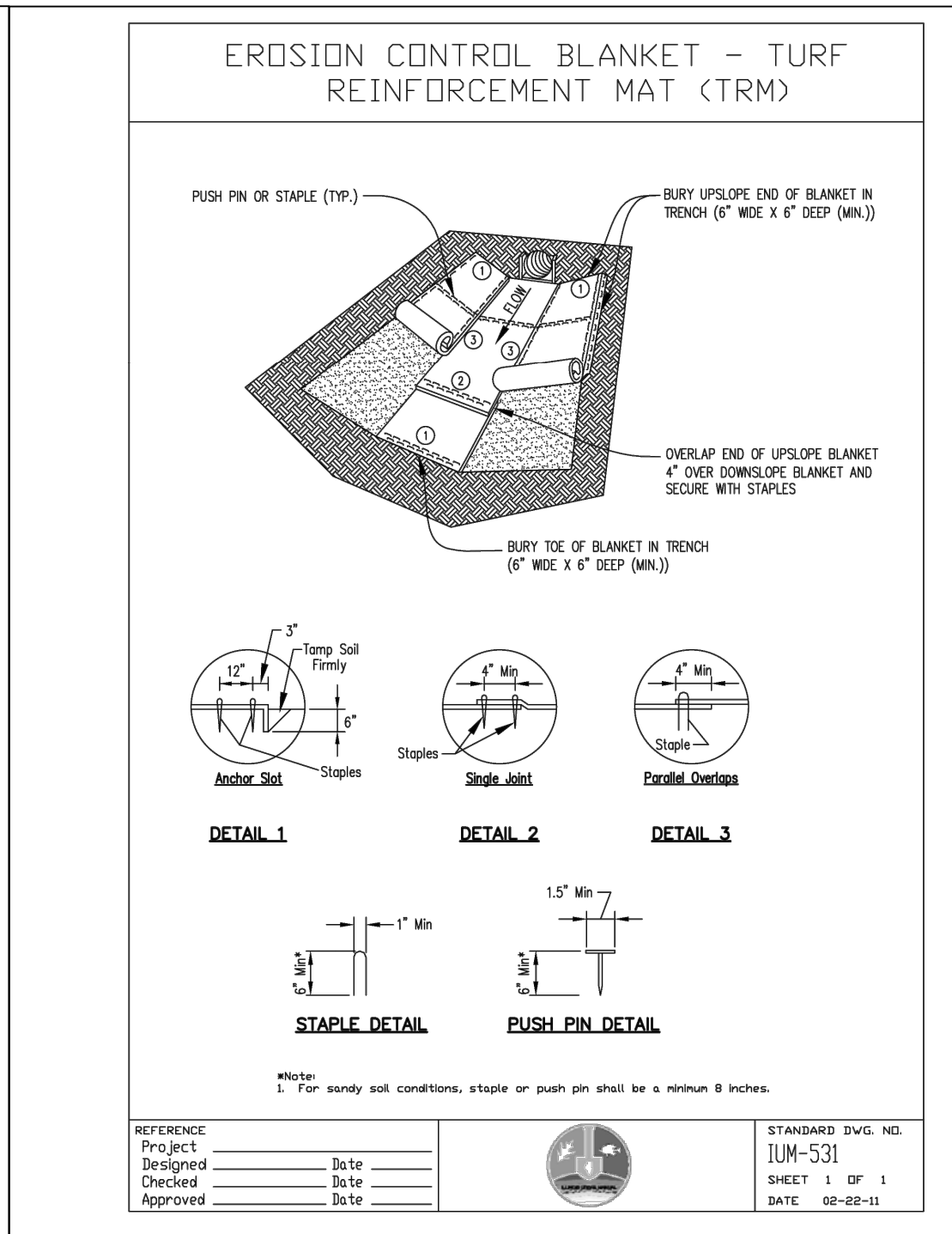
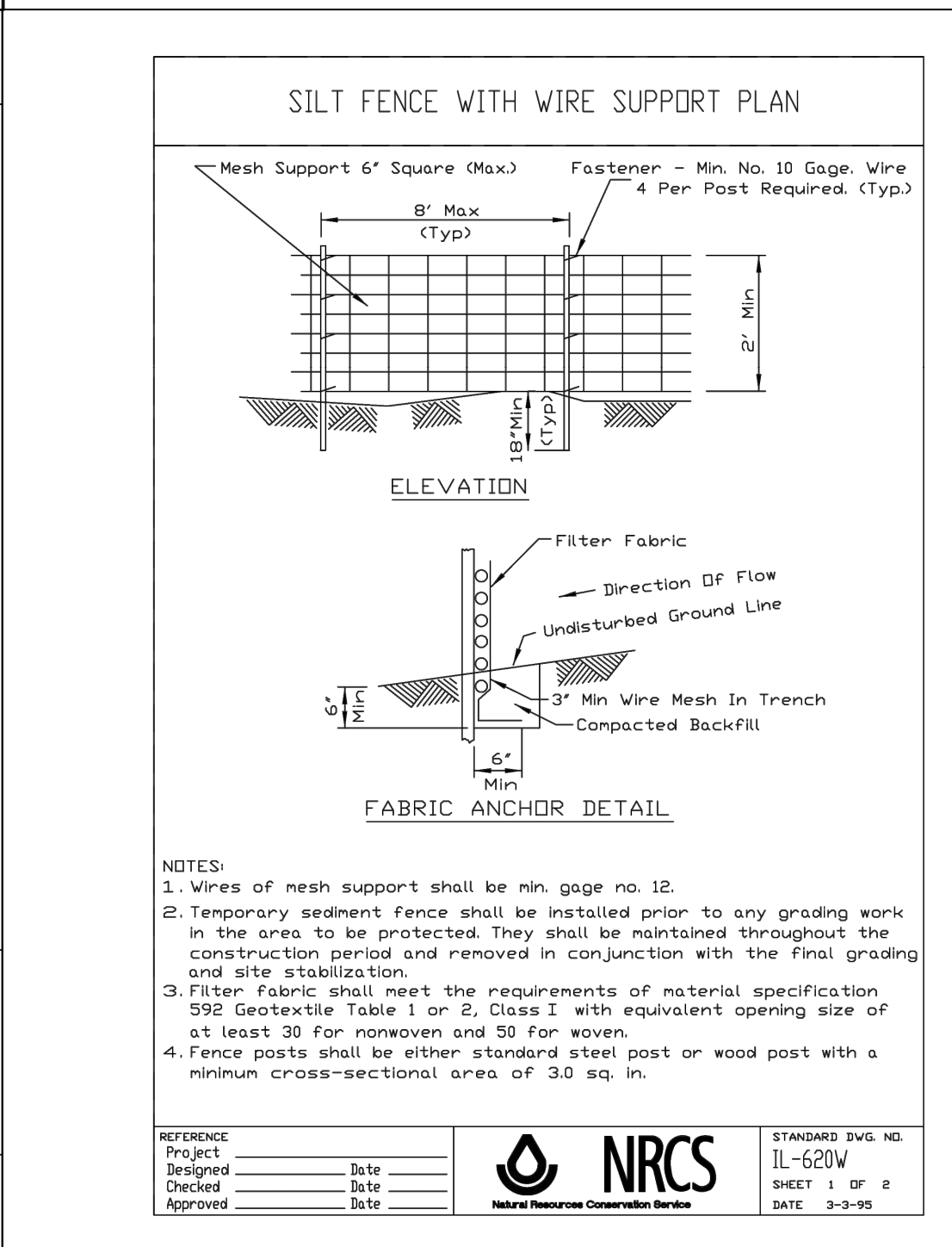
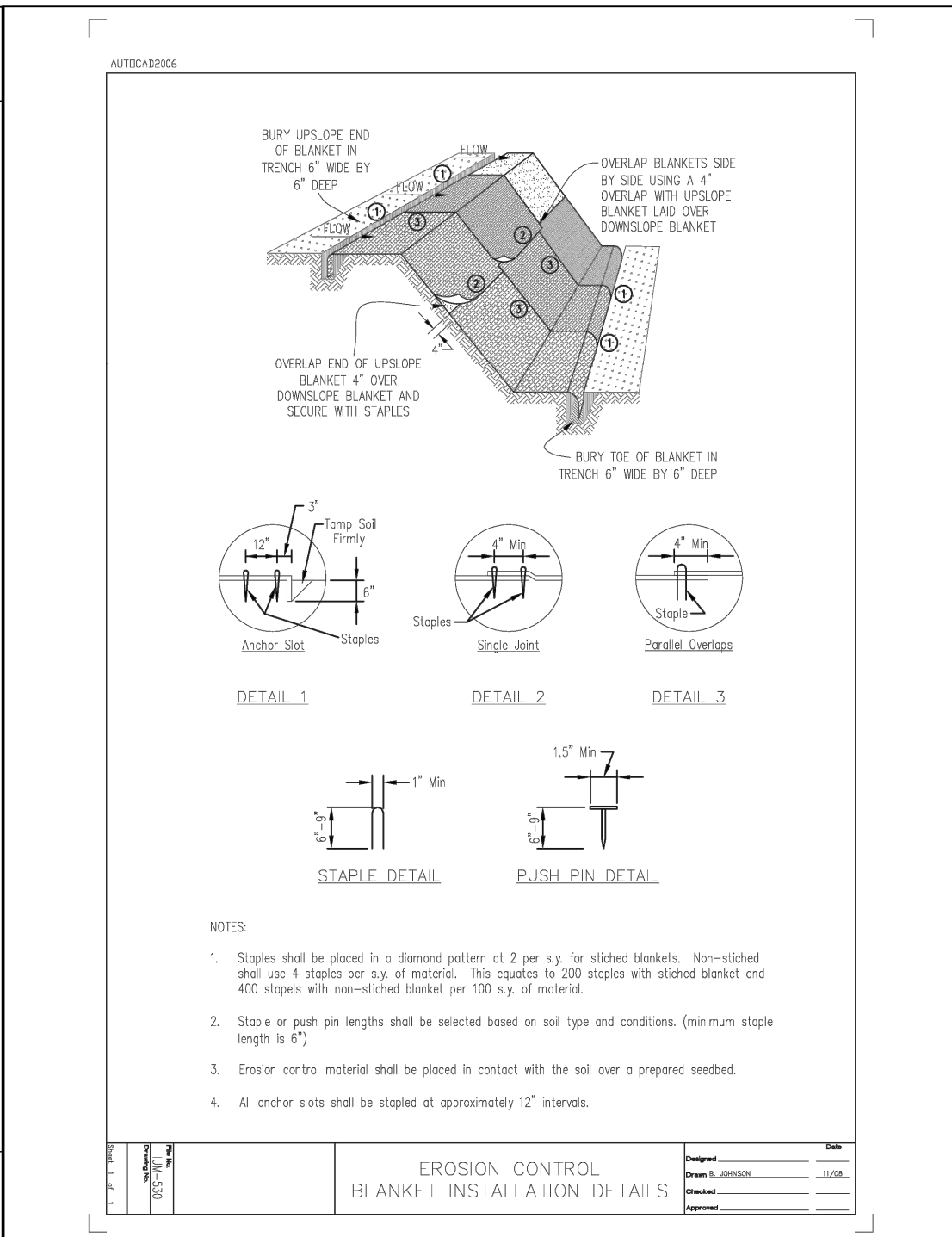
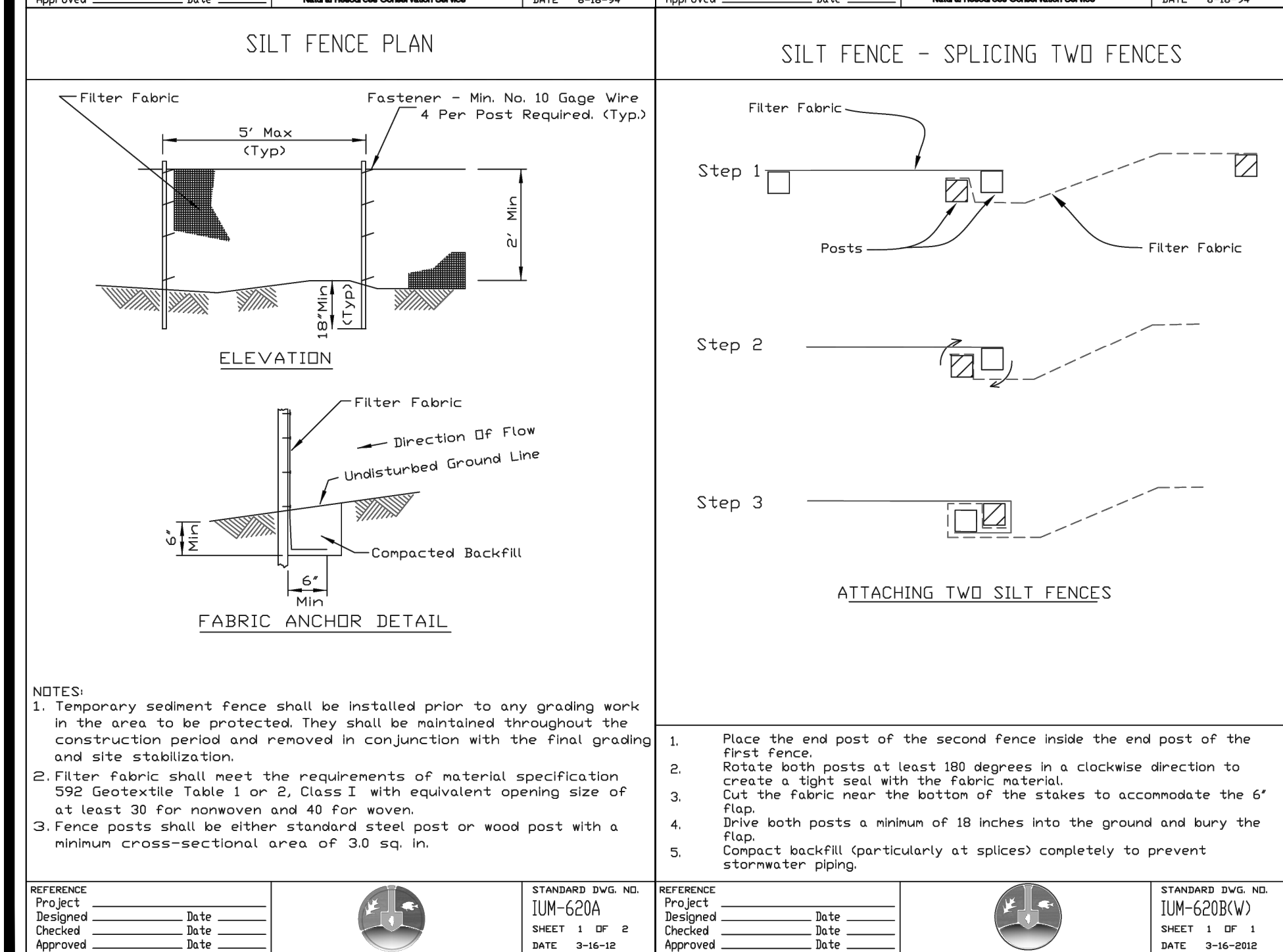
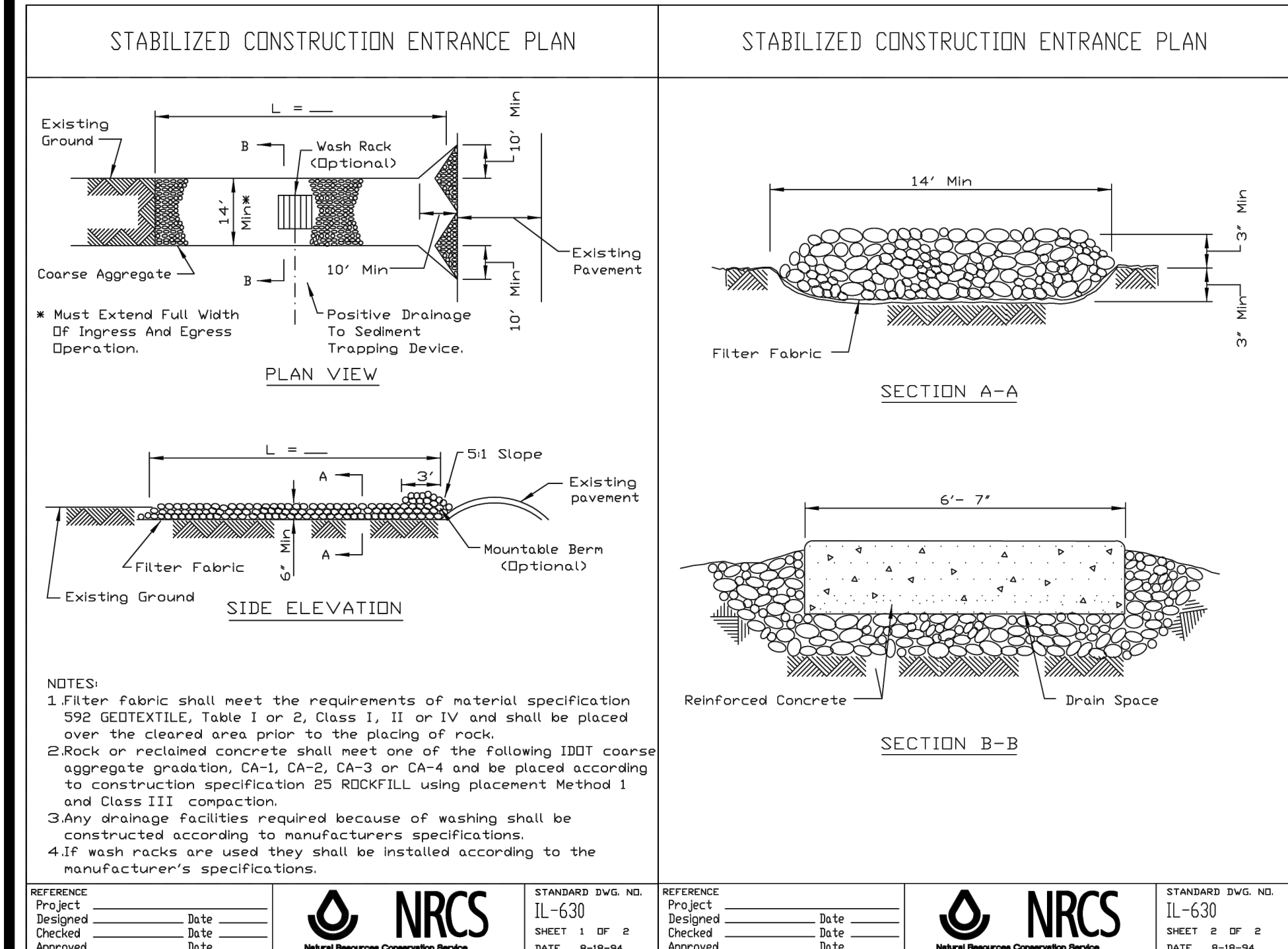
D WHEAT OR CEREAL RYE
150 LBS/AC

E SOD

F STRAW MULCH 2 TONS/AC

** IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER

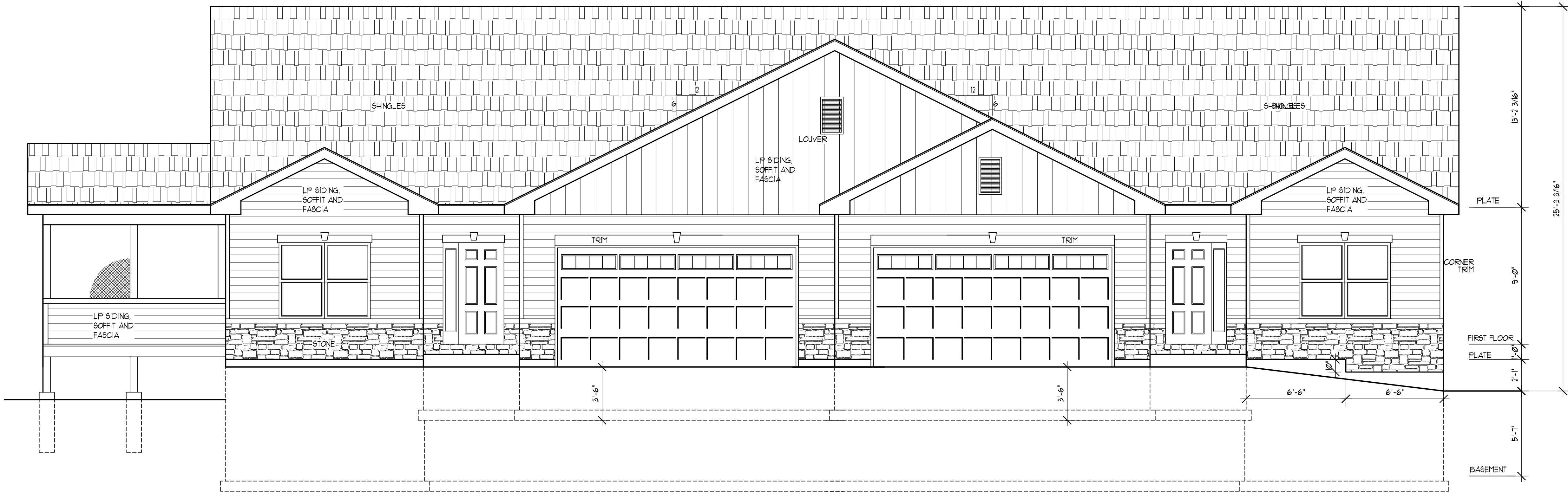
* IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING



SWPPP TYPICAL DETAILS CARRIAGE WAY LANDING SITE IMPROVEMENT PLANS PALATINE, ILLINOIS		HAEGER ENGINEERING consulting engineers • land surveyors 100 East Shaw Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608 Illinois Professional Design Firm License No. 184-0003152 www.haegerengineering.com		Revised She Plan Revised Site Geometry & Grading Revised per Civil Review Revised per CCUD Review Revision
Project Manager:	M L A	09.19.2023		
Engineer:	M L A	05.22.2023	4	
Date:	02.08.2023	03.22.2023	3	
Project No.	22-268	03.22.2023	1	
Sheet	EC-4	Date	No.	

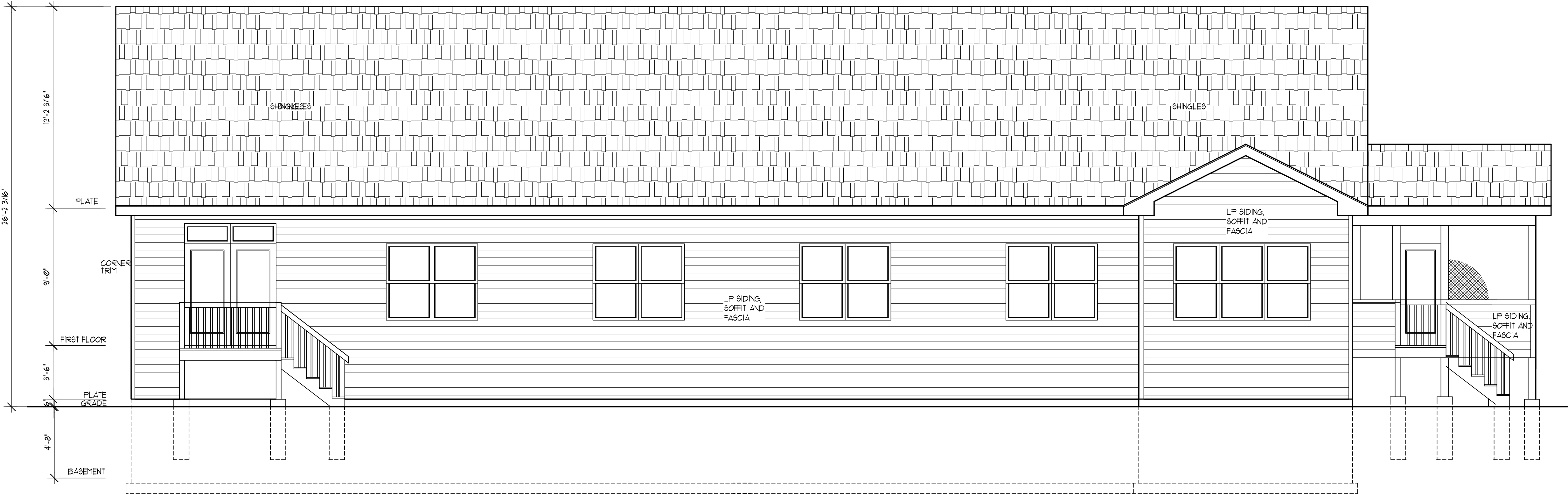
Attachment: Engineering Plans (874-920 N Quentin Rd - PEFD PRFS)





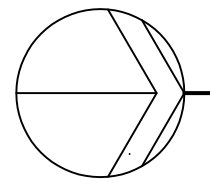
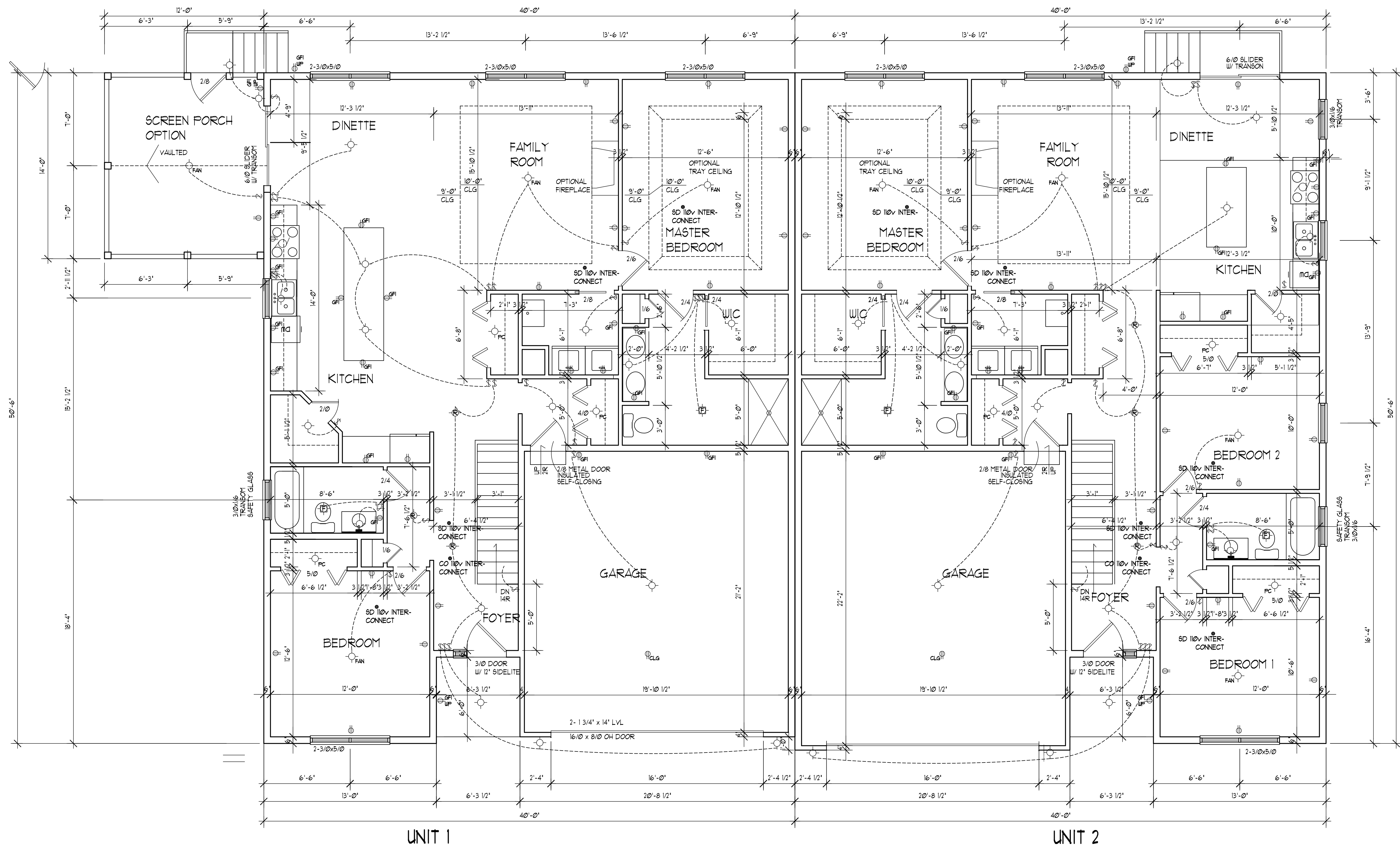
EAST ELEVATION

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



WEST ELEVATION

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



FIRST FLOOR PLAN

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

FLOOR AREA	
EACH UNIT	1539 SF
EACH UNIT INCLUDING GARAGE	2000 SF

STUDIO 23 ARCHITECTS
BARTLETT, ILLINOIS
studio23arch@gmail.com

NEW TOWNHOMES
LOT 6 -- UNITS 1 AND 2
NORTH QUENTIN ROAD
PALATINE, ILLINOIS

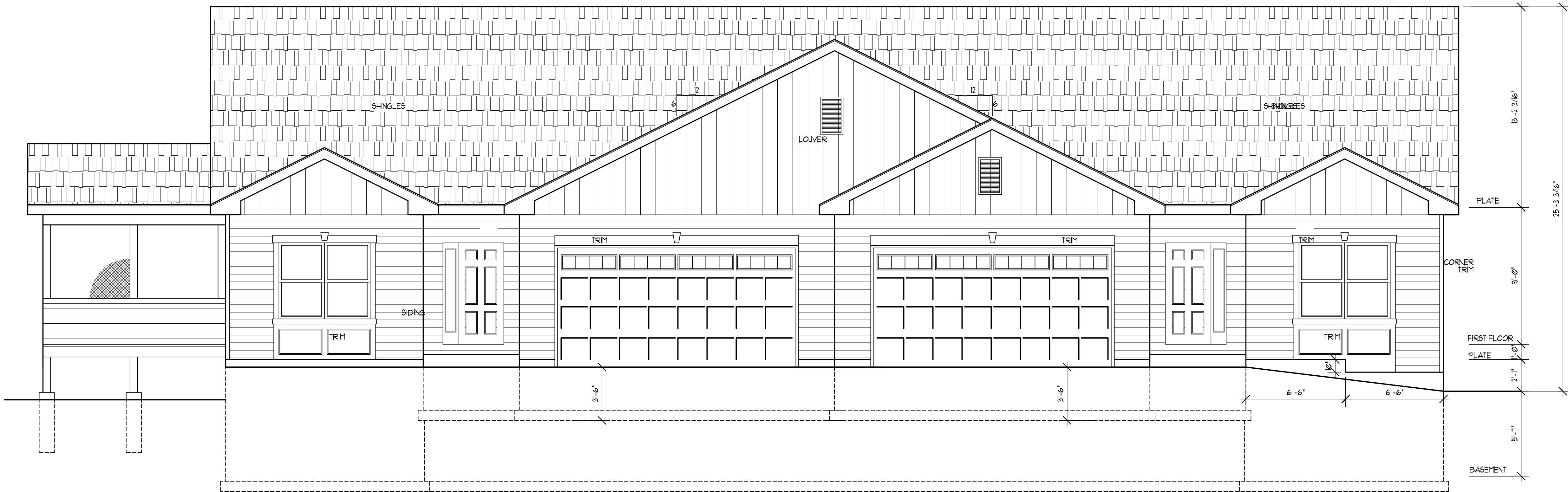
FLOOR PLANS

JOB NUMBER
23-CJ

DATE
05/26/23

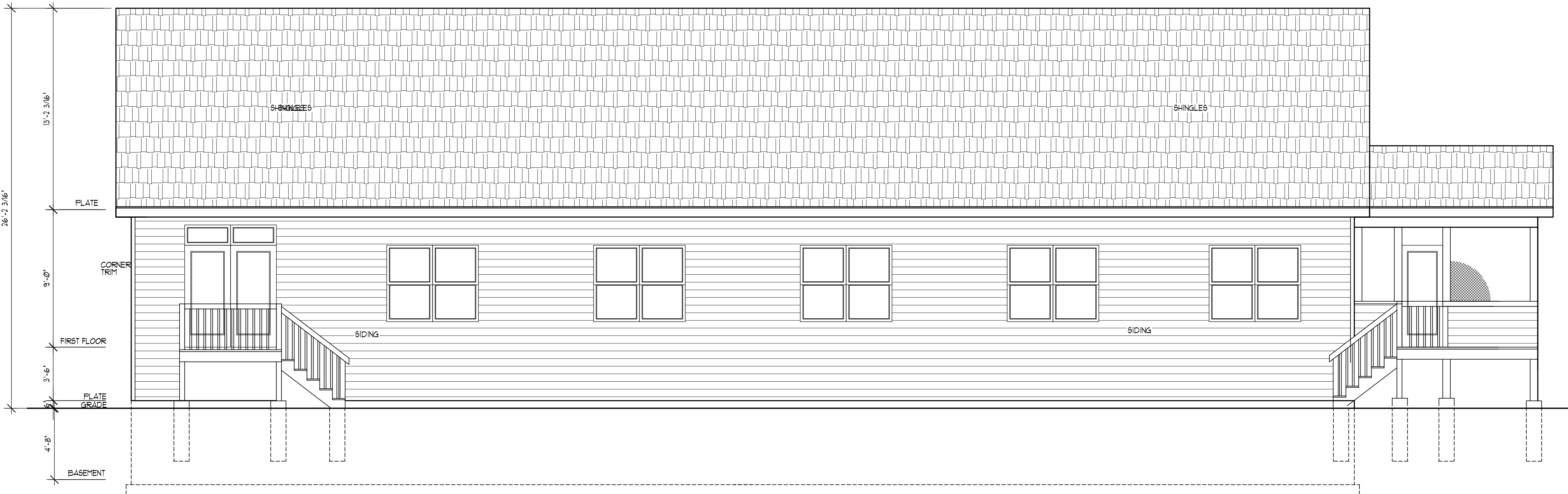
REVISIONS

SHEET
A1



EAST ELEVATION

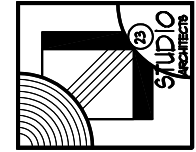
SCALE: 1/4" = 1'-0"



WEST ELEVATION

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

STUDIO 23 ARCHITECTS



BARTLETT, ILLINOIS
studio23arch@gmail.com

NEW TOWNHOMES

LOT 6 -- UNITS 1 AND 2
NORTH QUENTIN ROAD
PALATINE, ILLINOIS

ELEVATIONS

JOB NUMBER

23-CJ

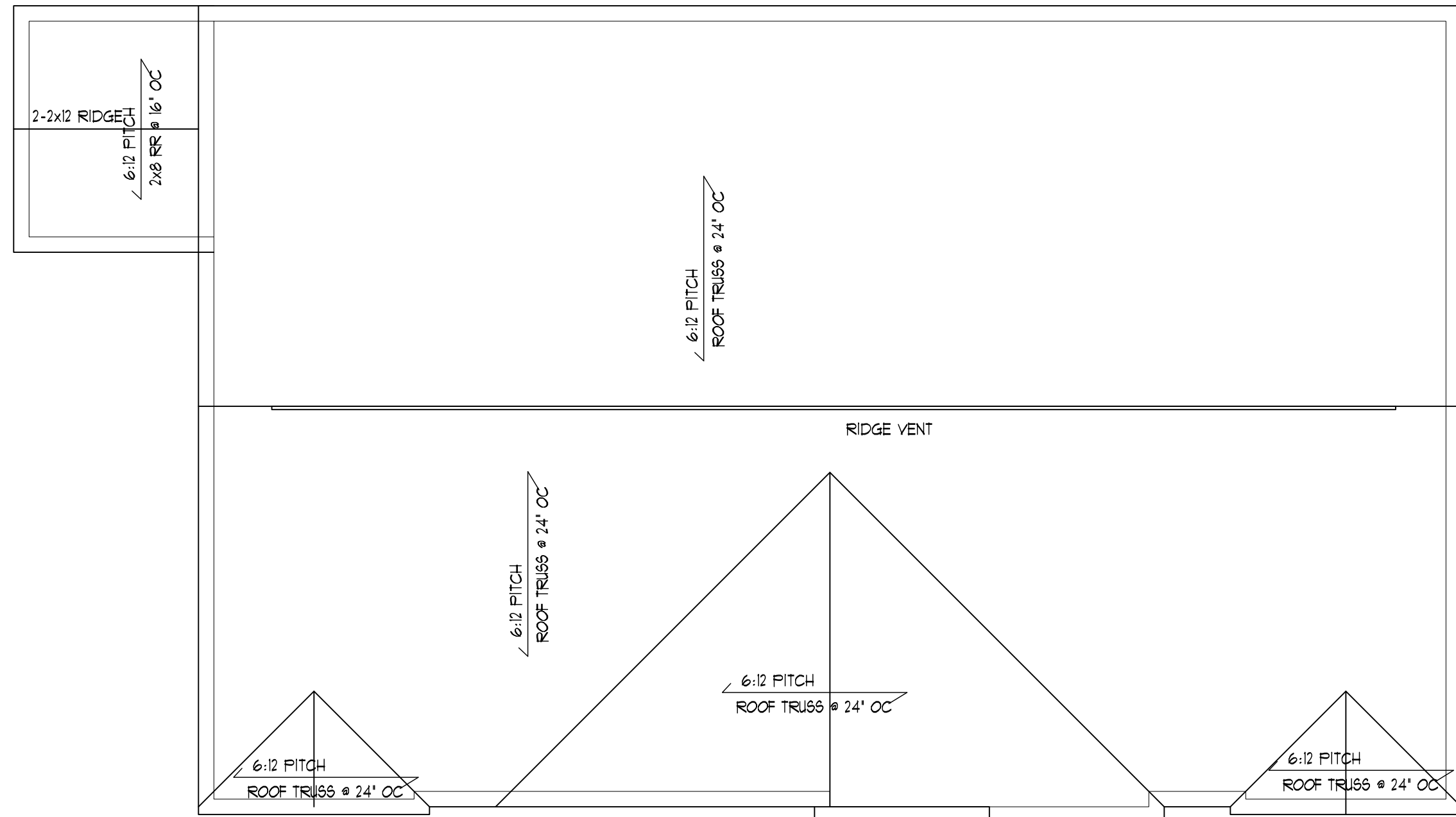
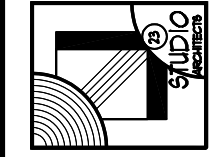
DATE

05/26/23

REVISIONS

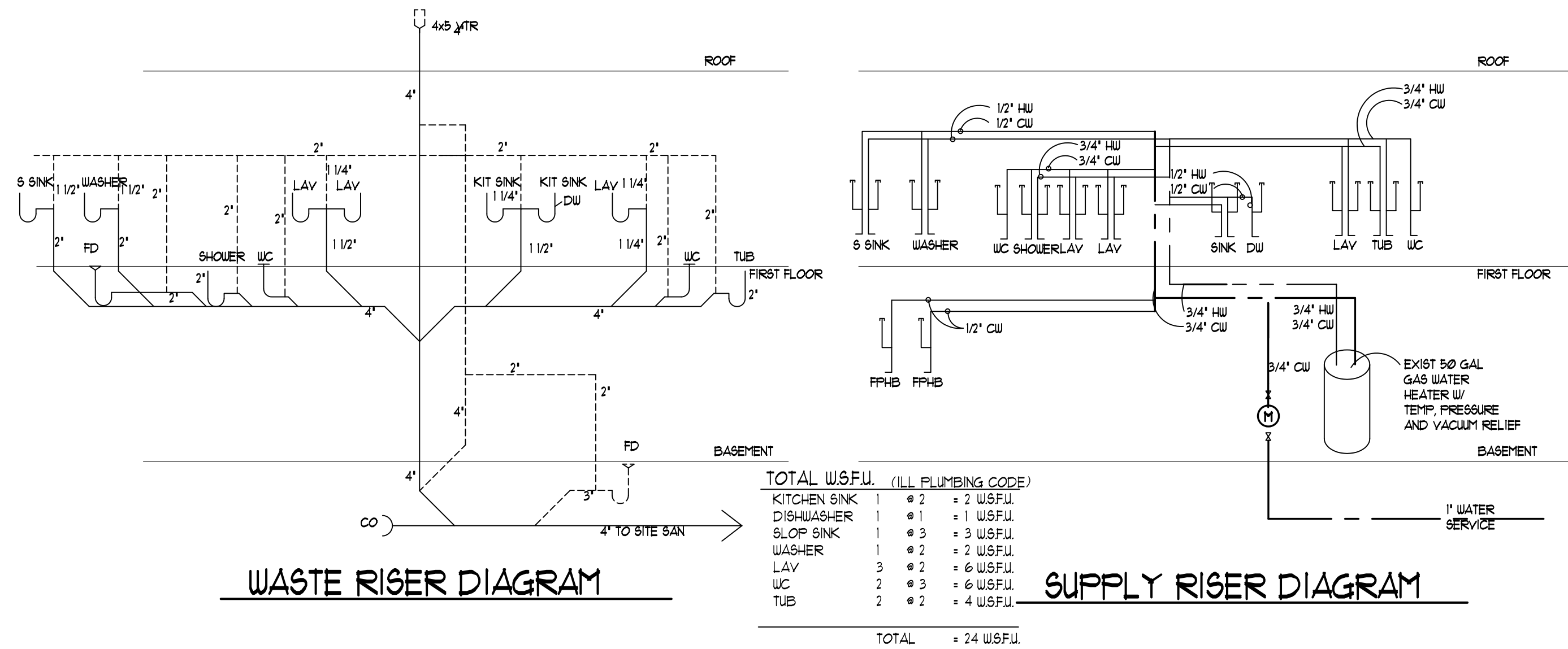
SHEET

A2



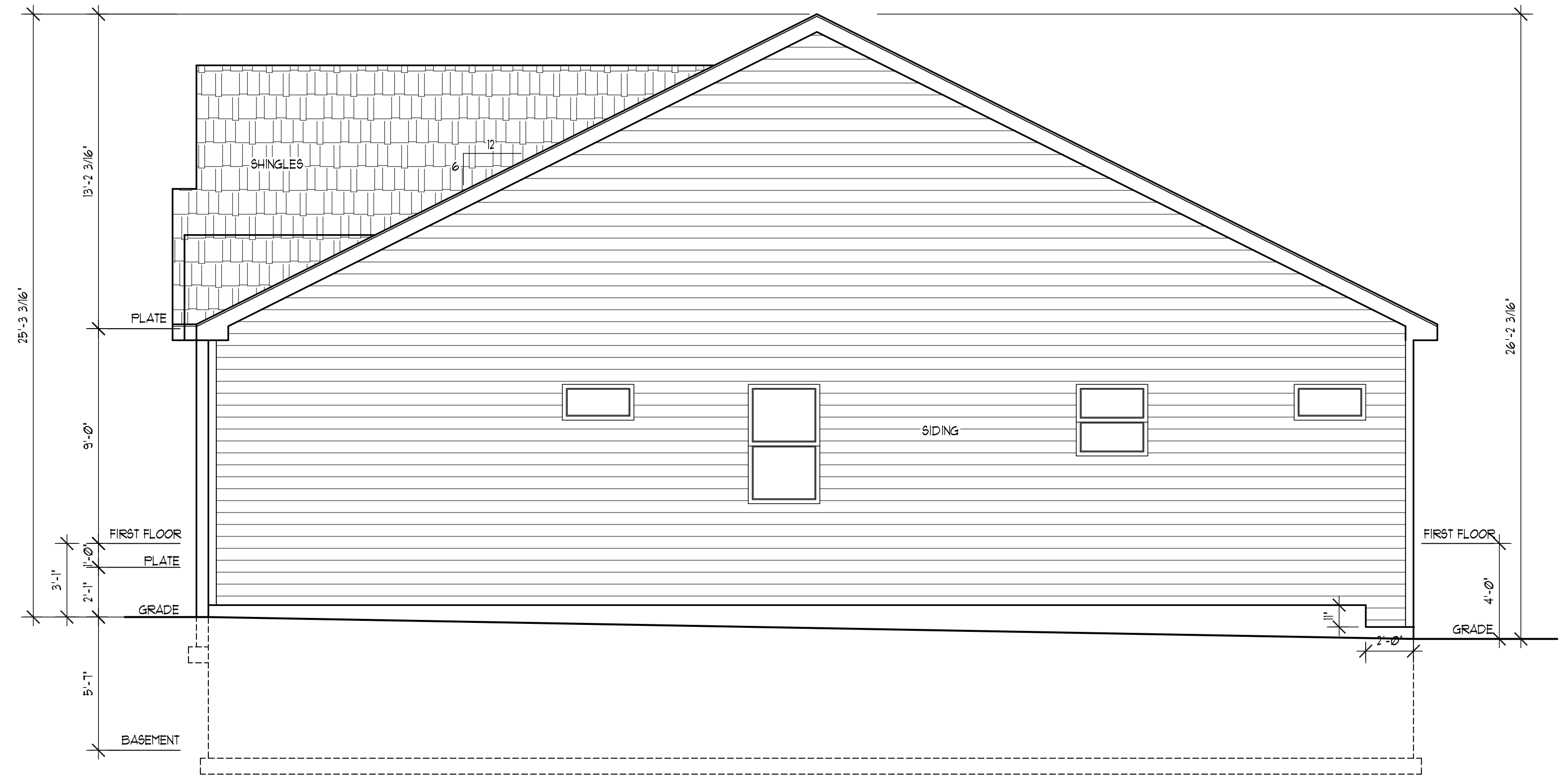
ROOF PLAN

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



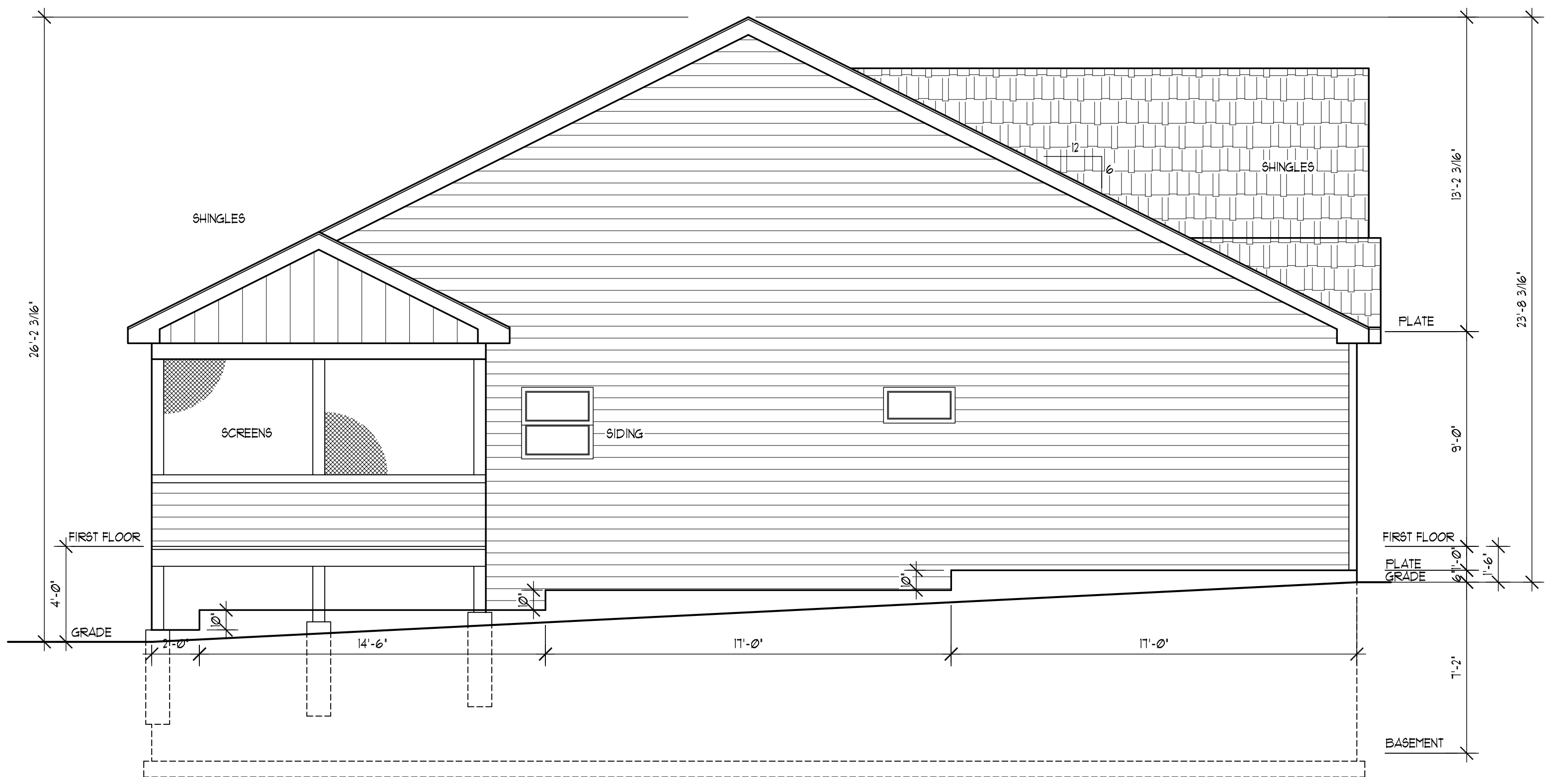
WASTE RISER DIAGRAM

SUPPLY RISER DIAGRAM



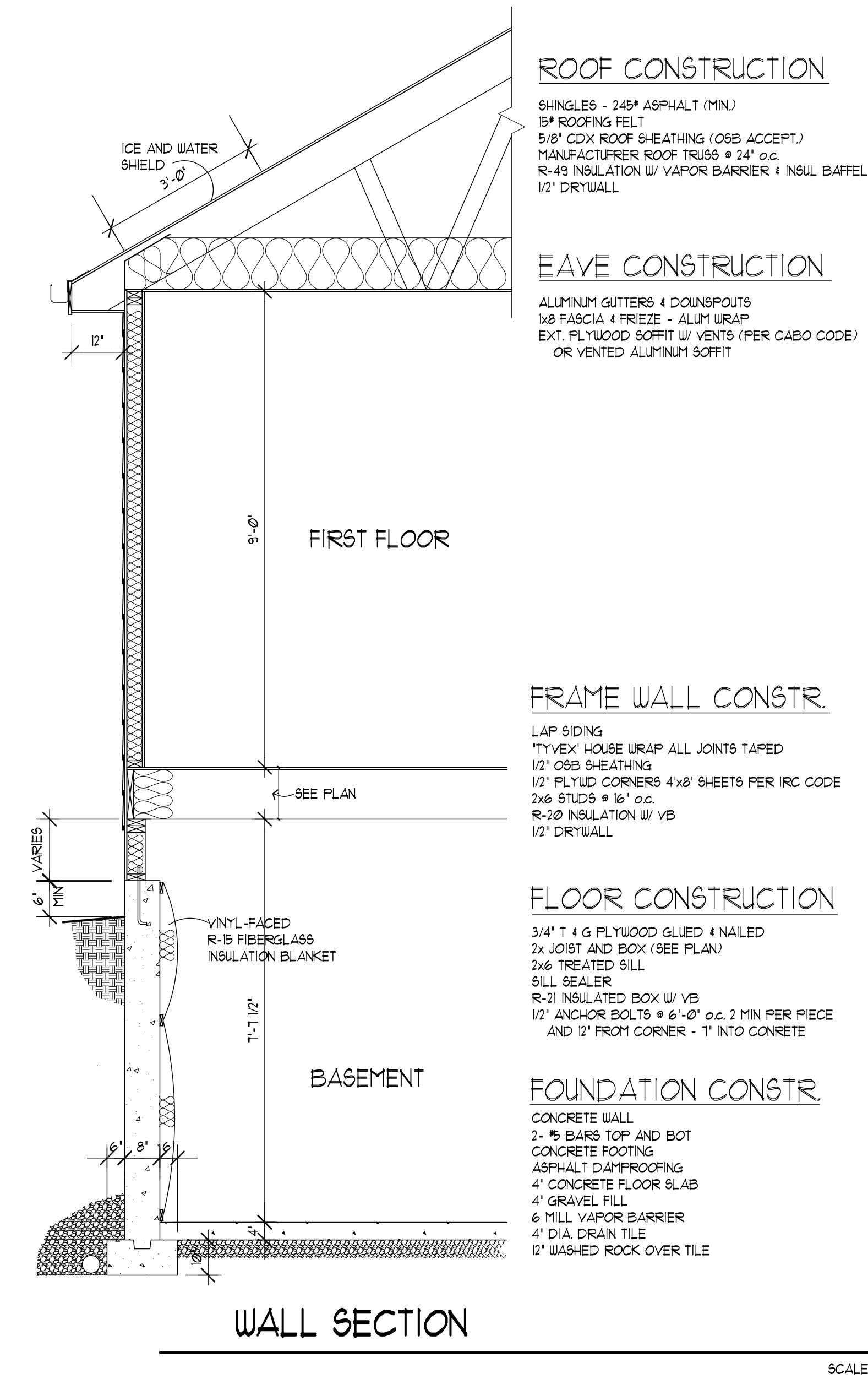
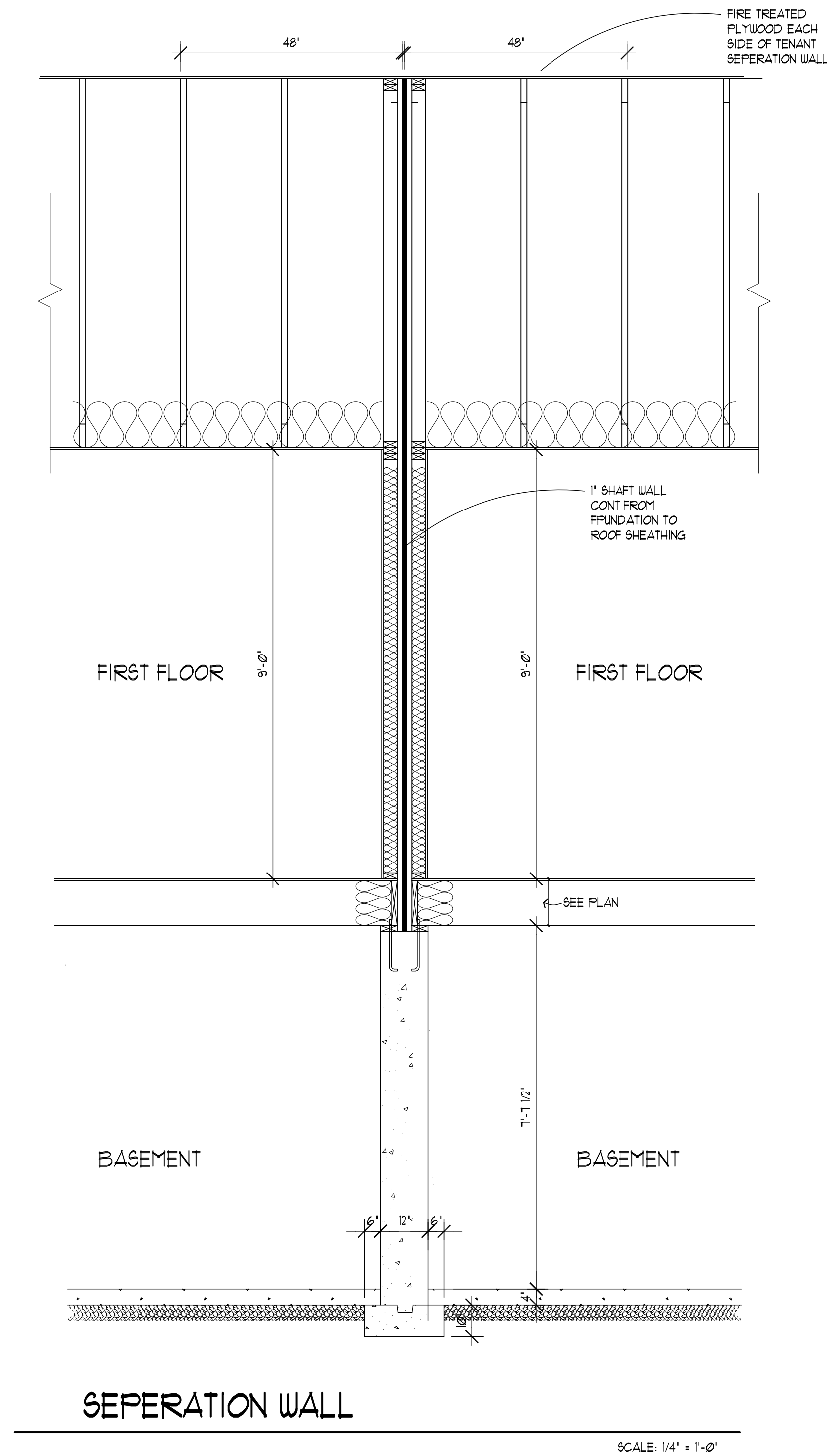
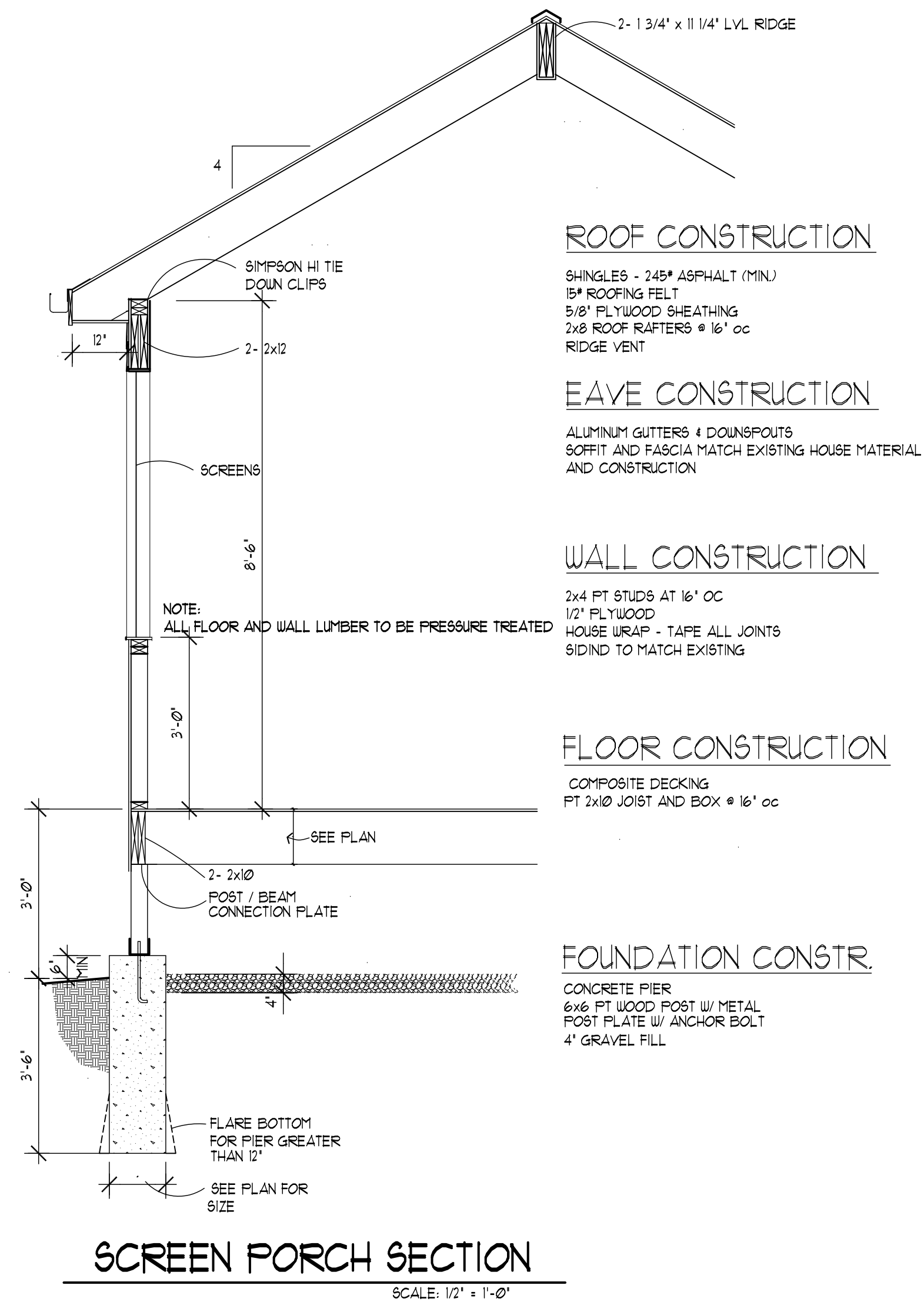
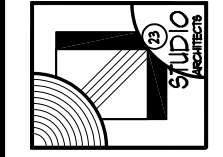
NORTH ELEVATION

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

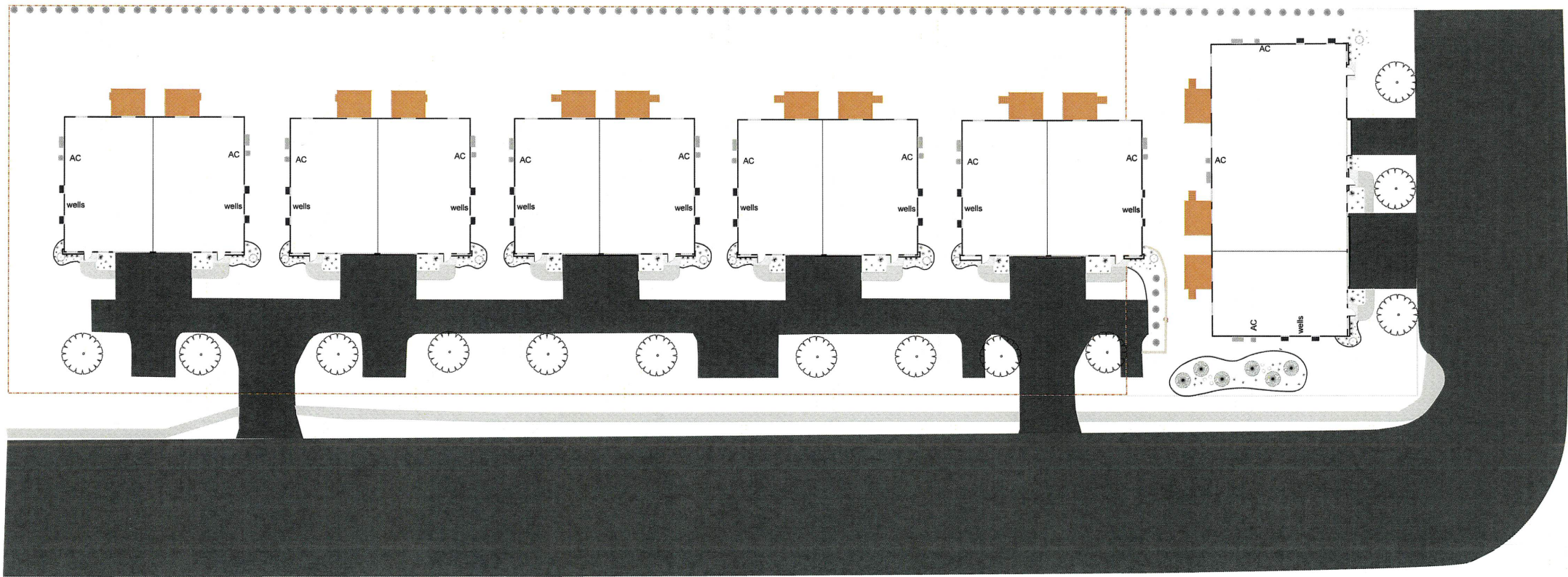


SOUTH ELEVATION

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



Carriageway Landing

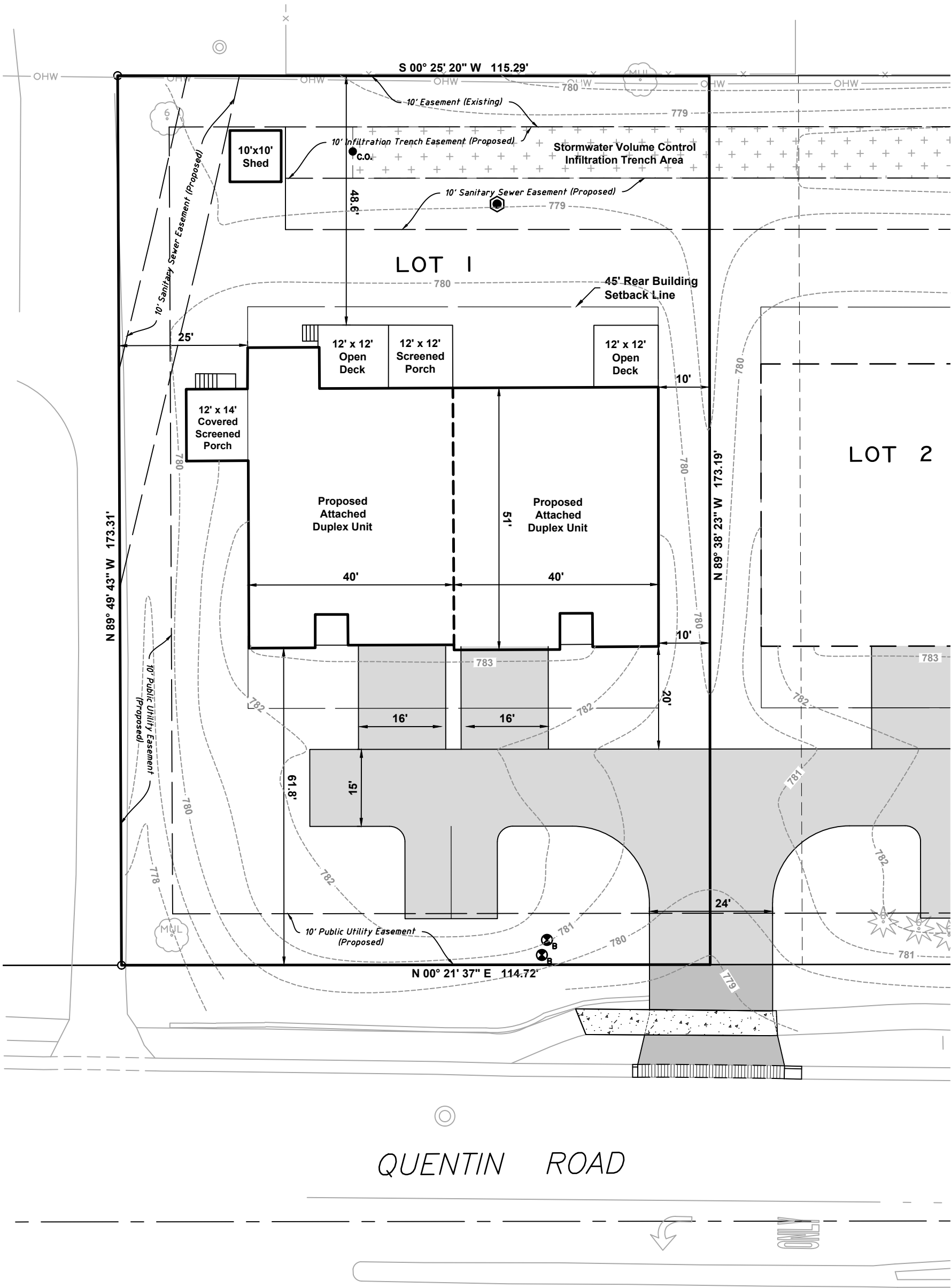


Plant Legend			
Symbol	Qty	Common	Size
	13	Autumn Blaze Maple	2.5" caliper
	6	Black Hills Spruce	7'
	36	Dwarf Japanese Garden Juniper	5 gal.
	12	Dwarf Winged Euonymus	5 gal.
	92	Eastern Arborvitae	6'
	62	Geranium Max Frei	1 gal.
	1	Green Mound Current	5 gal.
	39	Japanese Yew	5 gal.
	36	Limelight Hydrangea	5 gal.
	6	Rose 'Double Knock Out'	5 gal.
	12	Serviceberry	7'
	48	Stella de oro Daylily	1 gal.
	36	Tom Thumb Creeping Cotoneaster	5 gal.

Karlstedt Landscape Group, Inc.
951 W. Willow Street
Palatine, IL 60067
847 705-0332
karlstedtp@aol.com



Quentin Road Landscape Plan Scale 1" = 20'



Attachment: 22268-Typical Lot Exhibit_ 2023-09-13 (002) (874-920 N Quentin Rd - PFPD PRFS)



0 20
Scale: 1" = 20'



HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

**TYPICAL LOT
EXHIBIT**

**LOT 1
CARRIAGEWAY LANDING**
LATITUDE DEVELOPMENT

Project Manager: MLA
Engineer: JDL
Date: 09.13.2023
Project No. 22-268
Sheet 1
Scale: 1" = 20'

Packet Pg. 111

P.I.N. No. 02-09-405-008
02-09-405-010
02-09-405-011
02-09-405-012
02-09-405-013
02-09-405-015
02-09-405-016

MAIL PLAT TO:
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

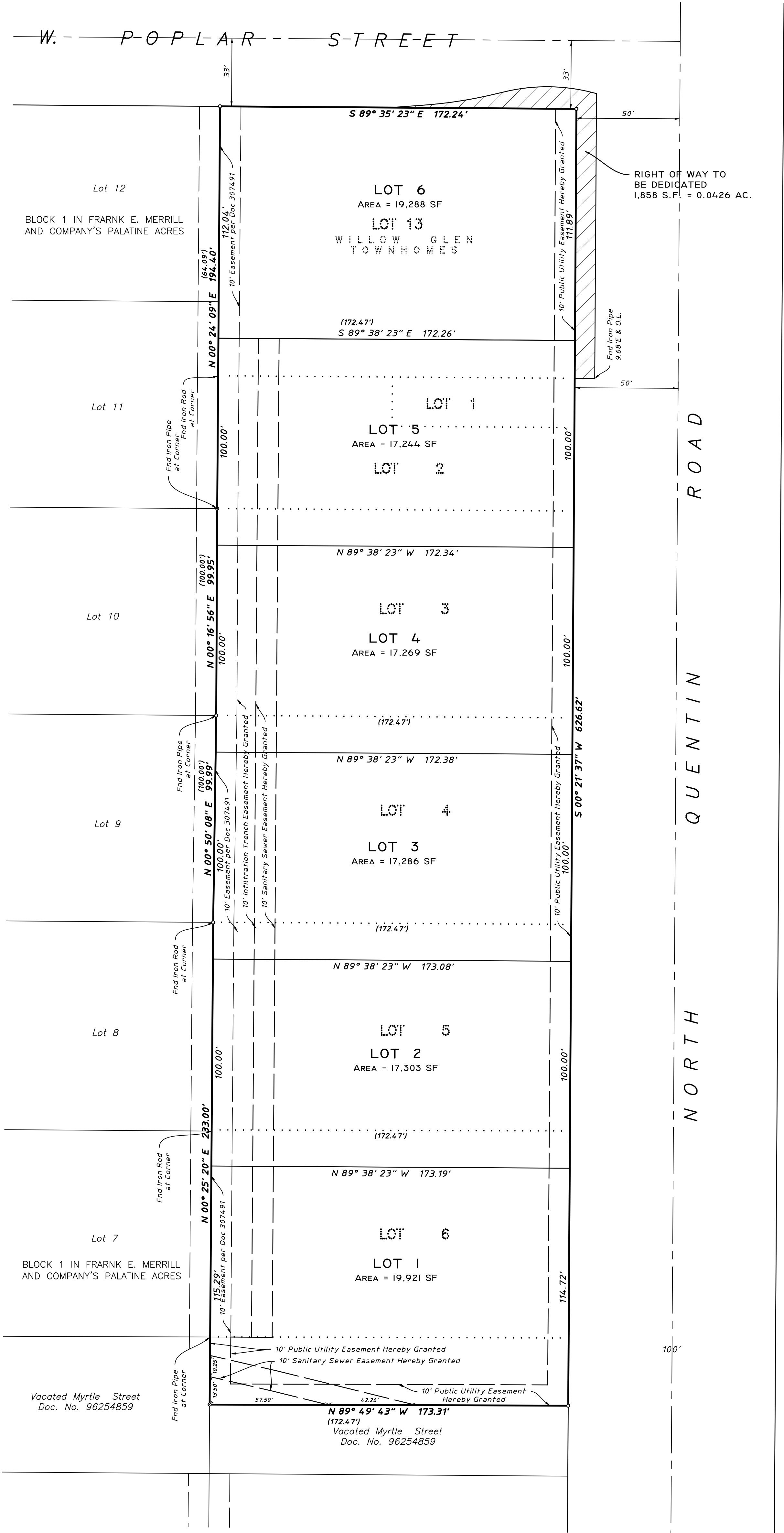
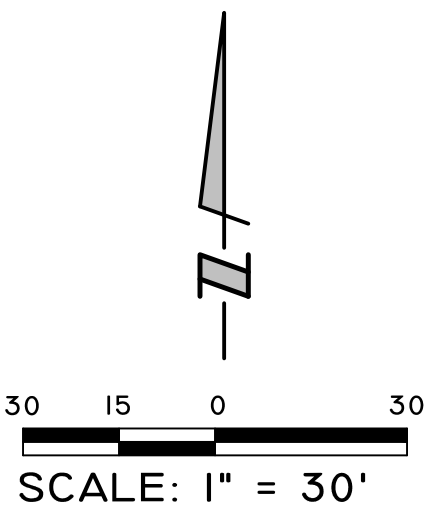
FINAL PLAT

OF

CARRIAGEWAY LANDING

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SHEET 1 OF 2



- LEGEND
- Property Corner
 - Concrete Monument
 - LOT 1
 - New Subdivision Lot No.
 - Building Setback Line
 - Easement Line
 - New Lot Line
 - Boundary Line
 - Road Center Line

Originally Prepared: 09/13/2023 Project No. 22-268

HAEGER ENGINEERING
consulting engineers land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No. Date Revision

P.I.N. No. 02-09-405-008
02-09-405-010
02-09-405-011
02-09-405-012
02-09-405-013
02-09-405-015
02-09-405-016

FINAL PLAT OF CARRIAGEWAY LANDING

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

_____ DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN GRADE SCHOOL DISTRICT 15, HIGH SCHOOL DISTRICT 211, AND JUNIOR COLLEGE DISTRICT 512.

SIGNED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 2023.

BY: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2023.

PRINT NAME _____

NOTARY PUBLIC _____

COMMISSION EXPIRES: _____ (SEAL)

MORTGAGEE'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)

_____, AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____, A.D. 20____ AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 20____ AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ AND _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH _____ AND _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID _____ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

PLAT PREPARED FOR:

SEND NEW TAX BILL TO:

THIS PLAT SUBMITTED FOR RECORDING BY:

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, A.D., 20____.

BY: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE COUNCIL MEMBERS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS' PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY: _____ DATED _____
OWNER

BY: _____ DATED _____
ILLINOIS PROFESSIONAL ENGINEER
NO. _____

I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

BY: _____ DATE: _____
JOSE RIOS, P.E.
REGION ONE ENGINEER

EASEMENT PROVISIONS

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

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF PALATINE TO MAINTAIN, REPAIR, REPLACE, RELOCATE, OR REMOVE ANY OF THE FOREGOING UTILITIES. THE EASEMENT PROVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS AND RESTRICTION RECORDED HEREWITH AS DOCUMENT NUMBER _____.

COMMONWEALTH EDISON COMPANY

APPROVED BY: _____, THIS _____ DAY OF _____, 2021

AT&T, ILLINOIS BELL TELEPHONE CO. (AMERITECH),

APPROVED BY: _____, THIS _____ DAY OF _____, 2021

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY: _____, THIS _____ DAY OF _____, 2021

COMCAST

APPROVED BY: _____, THIS _____ DAY OF _____, 2021

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE AGENT OF THE OWNER, VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS _____

JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3695
MY LICENSE EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 6 IN BLOCK 1 IN FRANK E. MERRILL AND COMPANY'S PALATINE ACRES IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE NORTH HALF OF VACATED MYRTLE STREET, ACCORDING TO THE PLAT OF VACATION RECORDED AS DOCUMENT NO 96254859, ADJOINING THE SOUTH LINE OF LOT 6 IN BLOCK 1 IN FRANK E MERRILL AND COMPANY'S PALATINE ACRES, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1926, AS DOCUMENT NO 307491, LYING WEST OF THE EAST LINE OF SAID LOT 6 AND ITS SOUTHERLY EXTENSION, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 13 IN WILLOW GLEN SUBDIVISION (DOC #96895571) TOWNSHIP 42 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

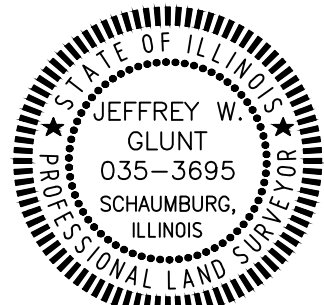
I DO HEREBY FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT, AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED. THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 170731 C0177 J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS _____ SEPTEMBER 13, 2023

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-24

Originally Prepared: 09/13/2023 Project No. 22-268

HAEGE ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No. Date Revision

REVIEWED 11/15/22 07:00 PM

CASE STAFF STATEMENT (ID # 7990)

Preliminary Planned Development to allow a 9-unit (4 duplex units and 1 single unit) residential development at 874-912 N. Quentin Road

CASE NUMBER: 22-50

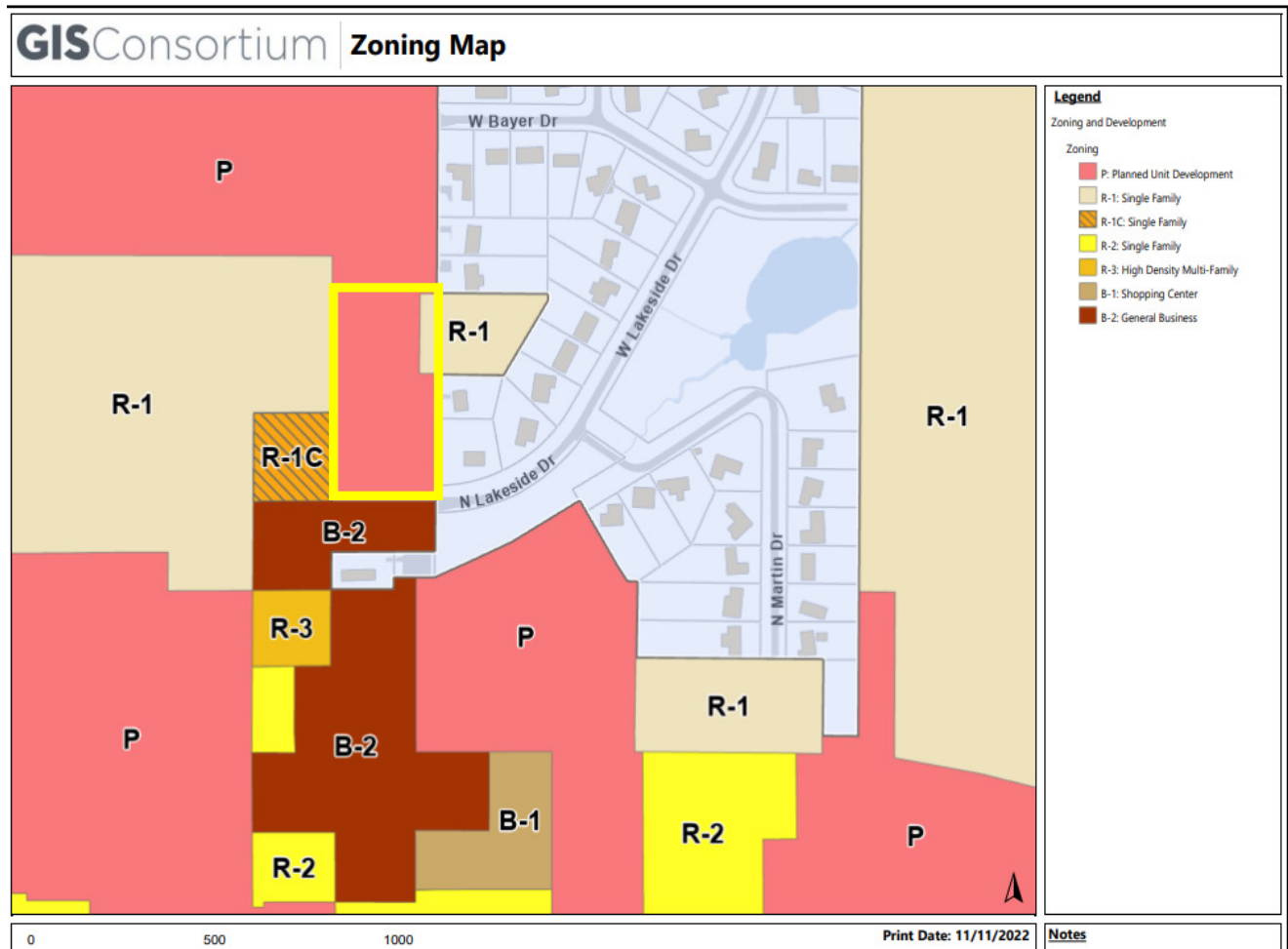
PETITIONER: C.J. Johnson - Latitude Building and Development LLC, with Michael R. Ek as the authorized agent.

LOCATION: 874-912 N. Quentin Road

PROPOSAL: 9-unit (4 duplexes and 1-single-unit) residential development on a 1.97-acres property. The ranch-style units are accessed through two centralized curb cuts onto Quentin Road, with separate driveways to the units and additional guest parking distributed throughout the development.

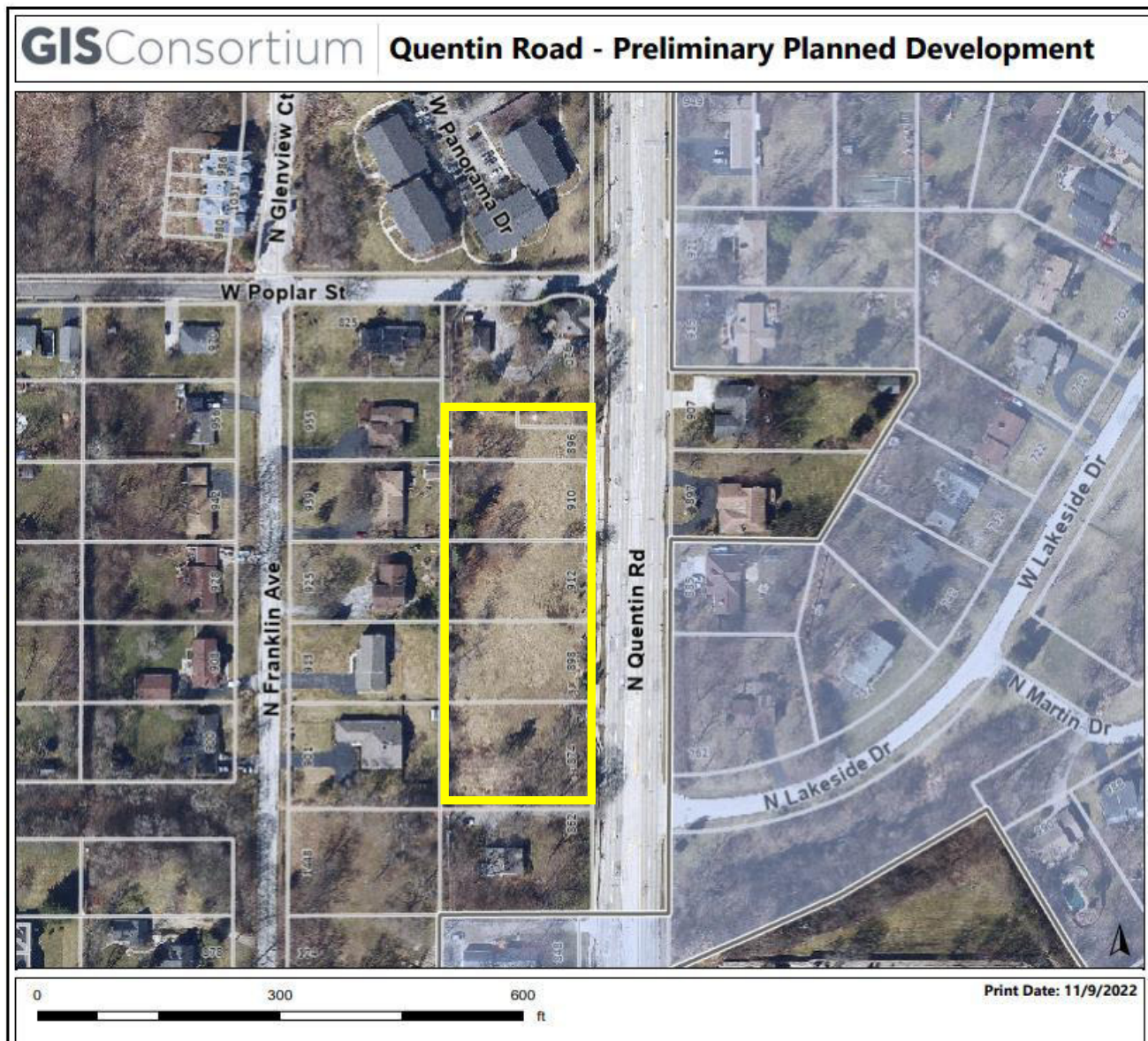
ZONING AND LAND USE: Planned Development and vacant (the previous memory care facility Planned Development expired in 2016). The property has been vacant and unused since that time. The current and surrounding zoning designations are found in the map below:

Case Staff Statement (ID # 7990)
Meeting of November 15, 2022

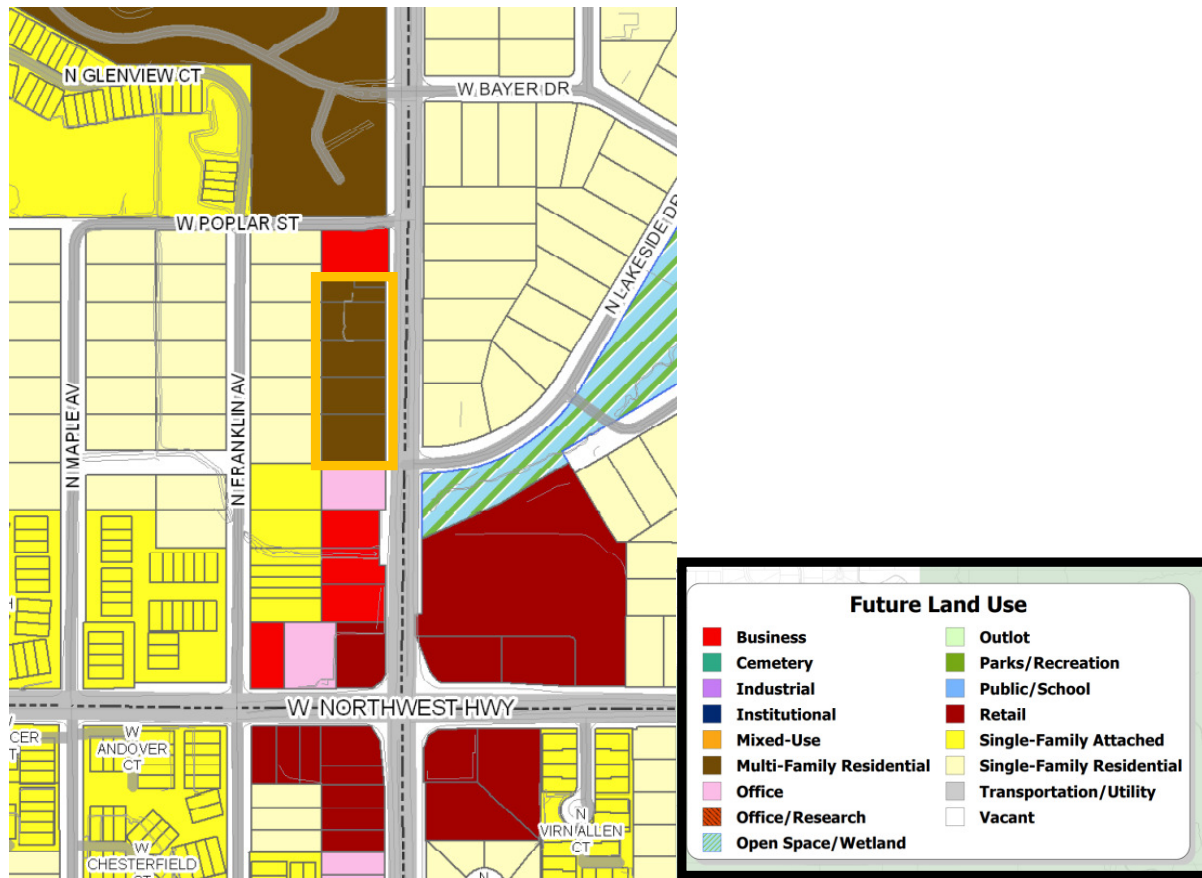


SURROUNDING CONDITIONS:

North:	Planned Development – vacant building
South:	B-2 General Business – real estate office
East:	Unincorporated Cook County (Lake Park Estates Subdivision) and 2 Quentin Road lot within the Village of Palatine
West:	Franklin Avenue –single-family homes; R-1 zoning district



COMPREHENSIVE PLAN: The Future Land Use Map recommends that the Subject Property be utilized for multi-family residential uses. This is linked to the previously approved memory care and Alzheimer's residential development. That recommendation is also consistent with other similar senior care facilities within the Village.

**BACKGROUND:**

- The Subject Property was previously approved for a memory care residential development. That development was never effectuated and the approval expired in 2016. The property has been vacant and unused since that time. A multi-family use was requested in 2021 and was not ultimately approved. The Petitioner is requesting a Preliminary Planned Development to develop 9 units (4 duplexes and 1-single-unit) accessed through two curb cuts from N. Quentin Road. In addition to the 2-car garages and driveway parking pads for each home site, there are also 9 additional parking spaces located adjacent to each unit.

Historical Land Uses and Previous Development Approvals:

- The Subject 6 lots were annexed in 2002. These properties previously operated as a single-family home, commercial nursery, and a legal/real estate office. Through annexation, they were initially zoned R-1 and subsequently rezoned to Planned Development in 2002.
- In 2002 Planned Development (Ordinance #O-43-02) identified the following commercial uses on the property:
 - Landscaping contractor's yard;
 - Retail landscaping facility; and
 - Professional offices.
- In 2009, the property was conditionally rezoned to B-2 General Business district, which was also not effectuated.
- In 2011, a Planned Development (Ordinance #O-136-11) for a 75-room Alzheimer's/memory care use was approved. The plan was amended in 2012, reducing the room count to 69. The Planned Development expired and the property has remained vacant since that time.

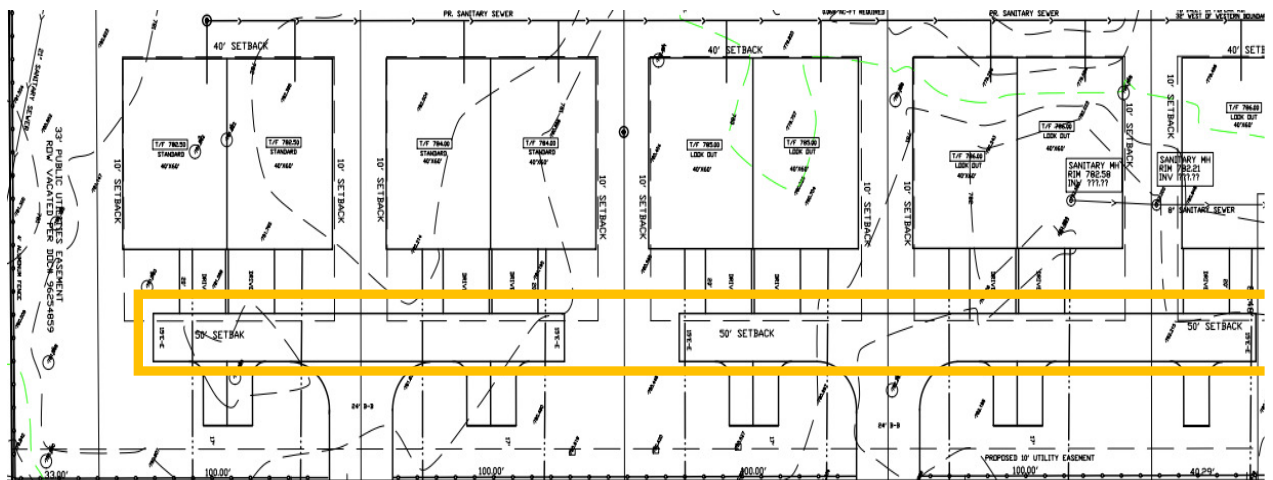
ANALYSIS:

- The Subject Property is 1.97 acres and does not include the vacant office building at 920 N. Quentin Road (southwest corner of Quentin Road and Poplar Street). The proposed density is 4.56 units/acre and is comparable to the R-2 single-family residential density of 4.84 units/acre.
- The site plan contemplates 2 curb cuts onto N. Quentin Road, with a shared north-south drive accessing each of the unit driveways and the 9 additional guest parking spaces provided, within the site.

Case Staff Statement (ID # 7990)
Meeting of November 15, 2022

- The follow table identifies the required and provided parking ratios for the proposal:

		Parking provided:
Garage parking	(18 spaces @ 2/unit)	18
Driveway parking	(18 spaces @ 2/unit)	18
Guest parking	(9 spaces for 9 units)	9
Total parking provided	45 spaces for 9 units	45 spaces = 5 spaces/unit)



- Per existing conditions on the property, there are presently 4 curb cuts for the lots. As previously noted, Quentin Road is a Cook County controlled corridor and the right-of-way and access is under the Cook County Highway Department jurisdictional control. Staff supports the consolidation of access points within the site.
- The proposed curb cut access drives measure 24-feet back of curb to back of curb and turn into a shared private driveway providing access to each of the 9 units throughout the site.
- There is an existing public sidewalk along Quentin Road on the east side of the

Case Staff Statement (ID # 7990)
Meeting of November 15, 2022

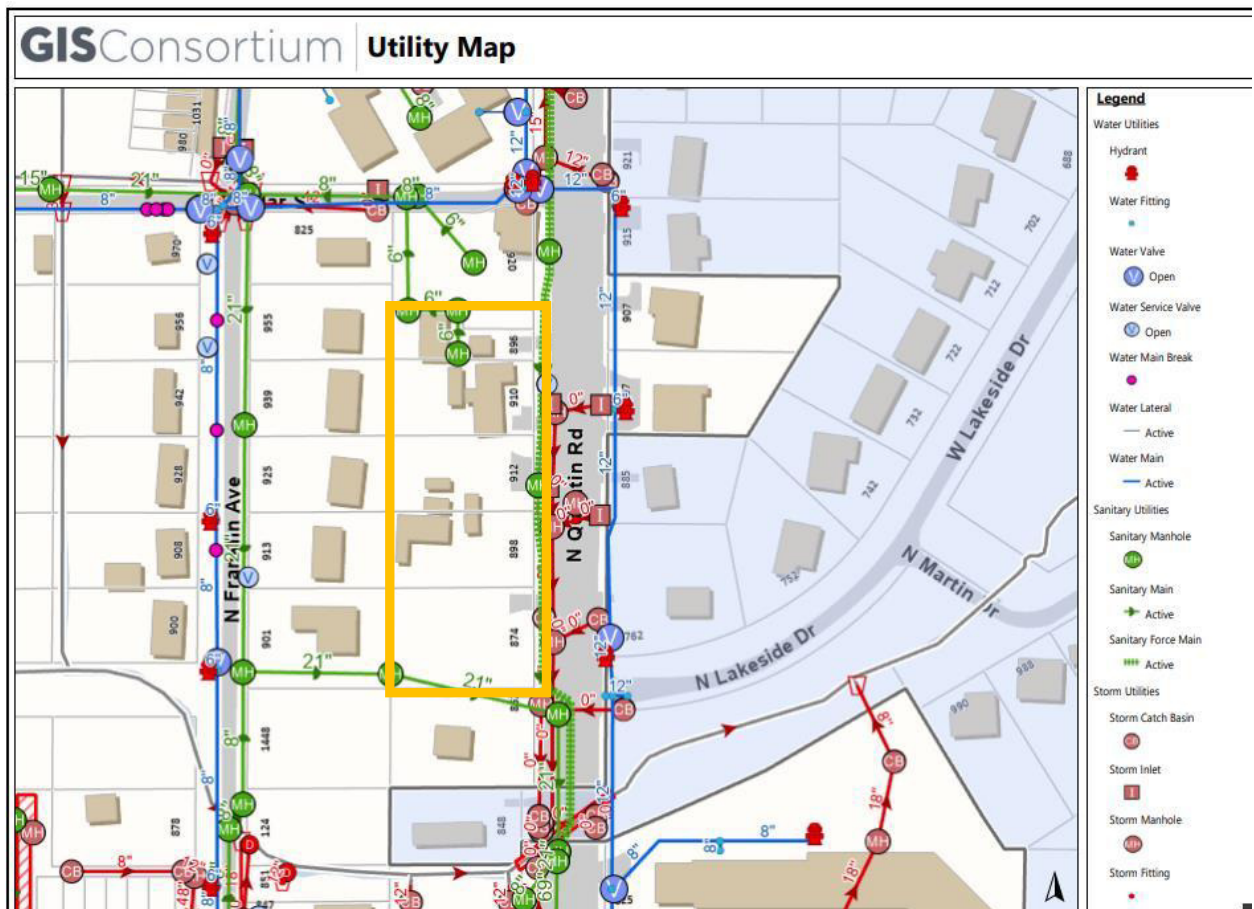
site. It would be maintained as part of this development.

- The proposed units provide the following setbacks:

Yard	Setback
Front (Quentin Road)	50 minimum (* actual @ 70 feet, with 20-foot driveways)
Rear (west side adjacent to the Franklin Avenue homes)	40 feet
Interior Side yards (north and south sides)	10 feet

Preliminary engineering considerations

- Utilities exist in the area and are proximate to the site:



- As an existing condition, the property drains southeast to northwest and there is an approximate 10-foot grade differential in that direction. Water would be accessed from the east side of Quentin Road and the sanitary sewer service would come from an existing service line on the west side of the property and ultimately connect through Poplar Street.
- Volume control would have to be provided and would be addressed through the Final Engineering plan submission. The preliminary plans depict the volume

control within the rear yards of the property to incorporate the existing grading conditions to achieve this requirement.

- The Village Engineer has initially reviewed the preliminary plans. At this time, the proposed plans did not generate any engineering concerns or conditions, but the Village Engineer reserves the right to impose additional requirements and conditions, upon Final Engineering review.

Architecture and preliminary landscaping

- The project narrative identifies the ranch-style homes having a one or two-story option, with a basement and ranging in size from 1,600-2,500 square feet. The proposed building materials indicate a cultured stone veneer on the front elevation and LP siding. All of the exterior trim would be contrasting to the siding. The preliminary elevations indicate that the height of the homes could range from approximately 23 feet to 28 feet in height.
- The northern four buildings are anticipated to have a lookout basement, due to the existing grades in this area. A representational and preliminary landscaping plan is a component of the preliminary plan. Various yard and foundation plantings, in addition to arbor vitae plantings along the western property line are planned. The initial plans also identify a 4-foot wrought-iron style fence surrounding the property.

RECOMMENDATIONS:

Since its incorporation into the Village, the Subject Property has maintained a variety of land uses. Given its direct adjacency to single-family residential uses on along the west side of the property and multi-family uses directly across Poplar Street, an identified land use for the property has not been established, notwithstanding the unimplemented memory care use. The proposed density is appropriate for the land use and the plans would reduce the number of existing access points to the site. With an established parking ration of 5 spaces/unit, Staff does not have any existing parking concerns with the proposal. Also, the height of the ranch-style homes, should not impact the surrounding residential properties.

Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

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

2. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.
3. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution.
5. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.
6. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
7. A Planned Development Letter of Credit in the amount of \$90,000 – (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.
8. If required, a Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. As determined by the Village Attorney, the HOA declarations shall be submitted and revised in a manner acceptable to the Village Attorney.
9. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

ATTACHMENTS:

- Aerial Map
- PRELIMINARY ENG - SITE DEVELOPMENT Plan REV 3
- Preliminary elevations
- DRAFT 1st floorplan duplex units
- ENG - Grading - Existing conditions survey

Case Staff Statement (ID # 7990)
Meeting of November 15, 2022

- ENG - Plat of Survey
- Representational elvation for material style - not proposed colors
- Preliminary Duplex landscaping plan and landscaped buffer - west side of property - Carriagway Landing
- Project Narrative
- Preliminary Planned Development application
- Legal notice

**Legend**

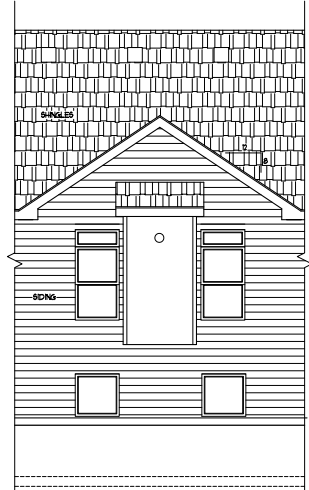
0 300 600
ft

Print Date: 11/9/2022**Notes**

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

SCALE 1"=20'

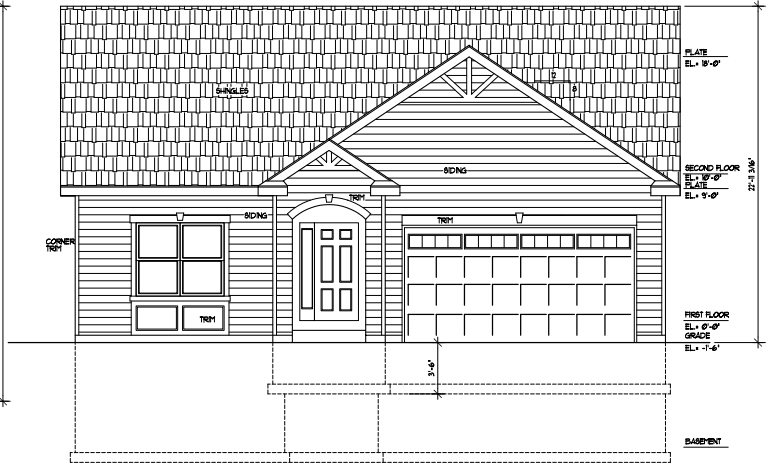




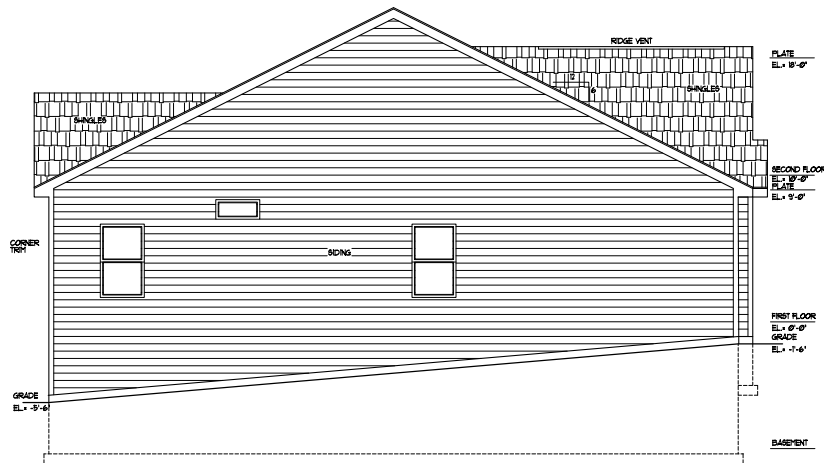
REAR ELEVATION - FIREPLACE OPTION
SCALE: 1/4" = 1'-0"



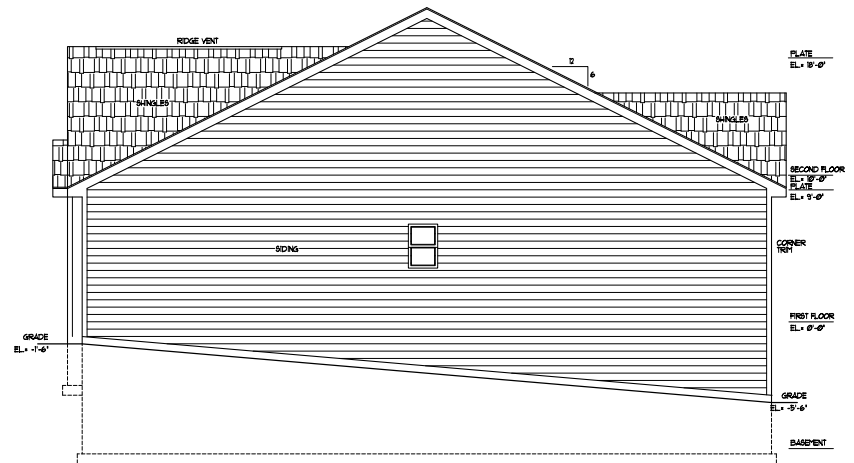
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

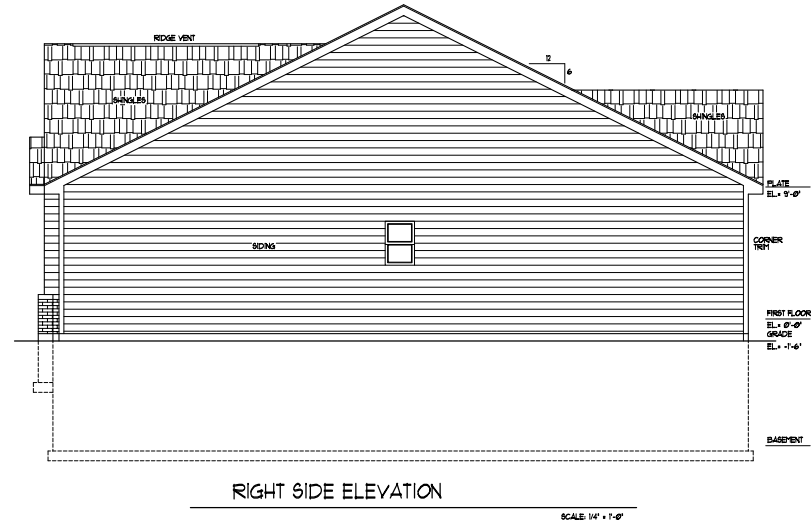
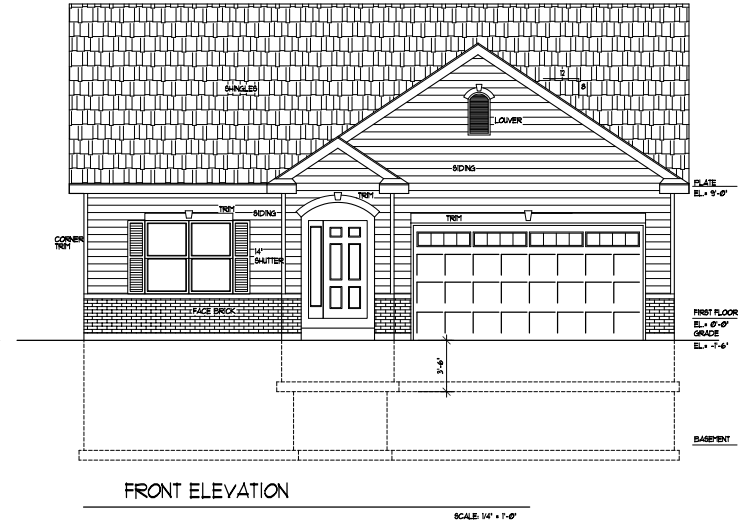
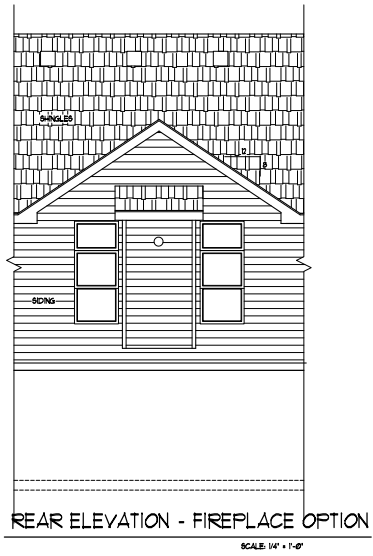


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

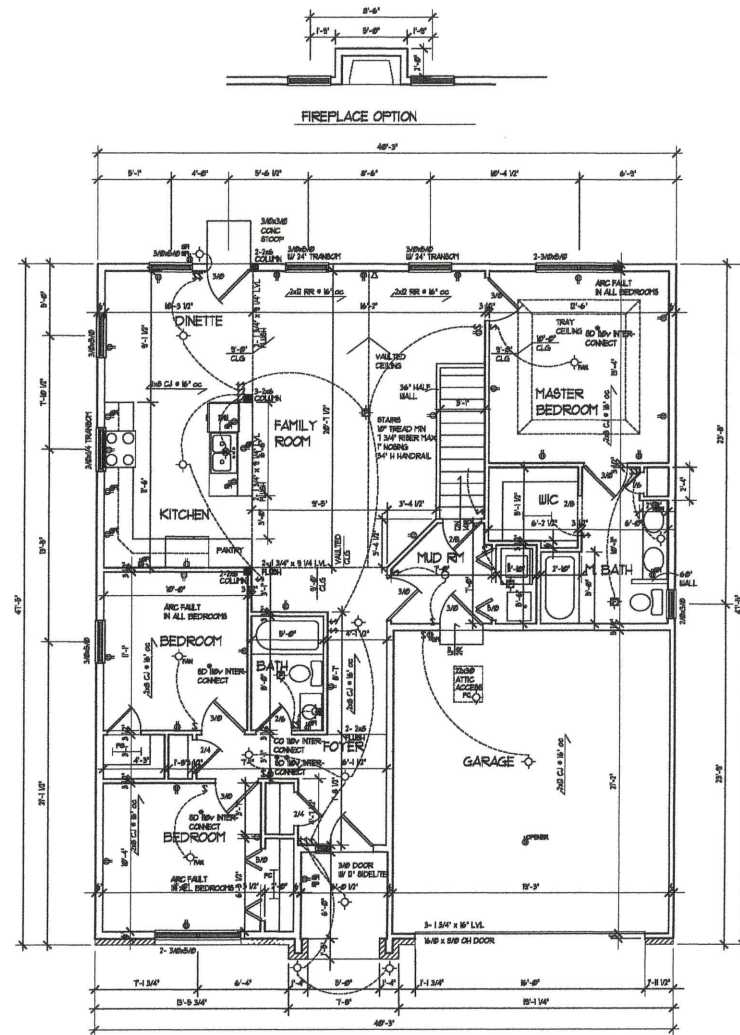


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"





* Front Elevation - Cultured stone
LP siding



FIRST FLOOR PLAN

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

WINDOW NOTE:
WINDOWS TO BE PELLA PROFILE SIZE 3/8" TO 1/2" TO MEET ENERGY REQUIREMENT
ALL NEW WINDOWS TO BE PELLA PROFILE W/ A U-FACTOR OF 0.30

FLOOR AREA
FIRST FLOOR 1432 SF

SHEET INDEX

- 1 FLOOR PLAN
- 2 ELEVATIONS
- 3 FOUNDATION AND ROOF PLAN
- 4 DETAILS AND NOTES

CODE DATA

2009 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
2009 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
2009 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
2009 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS
2009 NATIONAL ELECTRIC CODE W/ AMENDMENTS
2009 ILLINOIS PLUMBING CODE W/ AMENDMENTS
CITY OF AURORA CODE OF ORDINANCES

STUDIO 23 ARCHITECTS



AURORA RANCH
ONE STORY OPTION

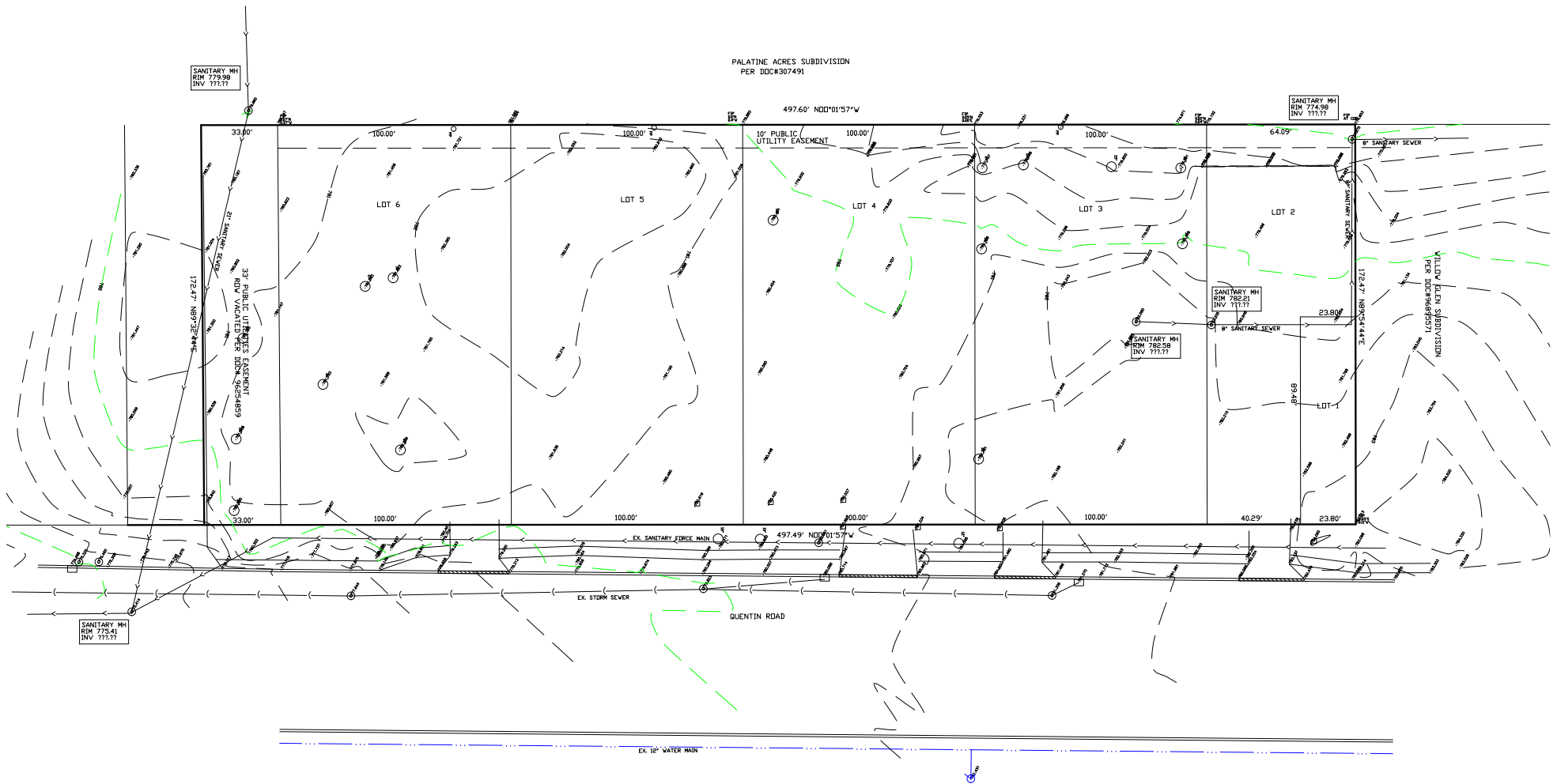
FLOOR PLANS

JOB NUMBER
14-18626

DATE
3-22-14

REVISIONS
FOR PROJECT
3-22-14

SHEET
AI



SCALE 1"=20'

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

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

REVISIONS

DRAWN BY: TJS

JOB NO. 5326

DESIGNED BY: TJS

SCALE: 1"=20'

CHECKED BY: TJS

DATE: 07-07-22

EXISTING CONDITIONS
QUENTIN RD. PROPERTY

SHEET NO.

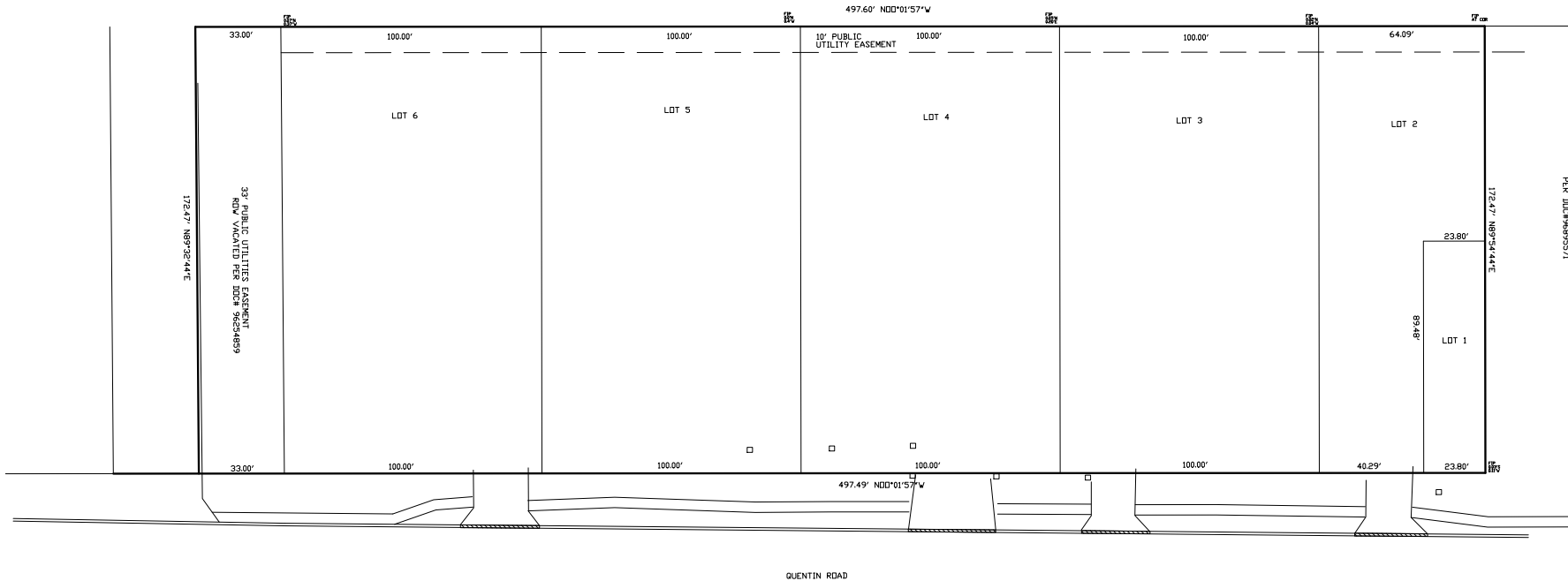
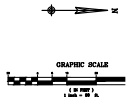
4

OF 11 SHEETS

PLAT OF SURVEY

MORRISON SURVEYING CO., INC.
2710 N IL Rt 47, Morris, Illinois 60450

LOT 1, 3, 4, 5, 6, AND THE SOUTH 64.09 FEET OF LOT 2, ALONG WITH THREE NORTH HALF OF VACATED MYRTLE AVENUE (LYING SOUTH OF AND ADJACENT TO SAID LOT 6), IN BLOCK ONE IN FRANK E. MORRILL AND COMPANY'S PALATKA ACRES, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



WILLIAM GLEN SUBDIVISION
PER DEC 98/02501



State of Illinois
County of Grundy, ILL.
We, MORRISON SURVEYING CO INC, (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to the plat herein drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit. Dimensions shown for building are to the outside of buildings.
Given under my hand and seal of Morris, Illinois, Date: 07-07-22
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/22

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

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

REVISIONS

DRAWN BY: TJS

JOB NO. 5326

DESIGNED BY: TJS

SCALE: 1"=20'

CHECKED BY: TJS

DATE: 07-07-22

PLAT OF SURVEY
QUENTIN ROAD PROPERTY

SHEET NO.

1

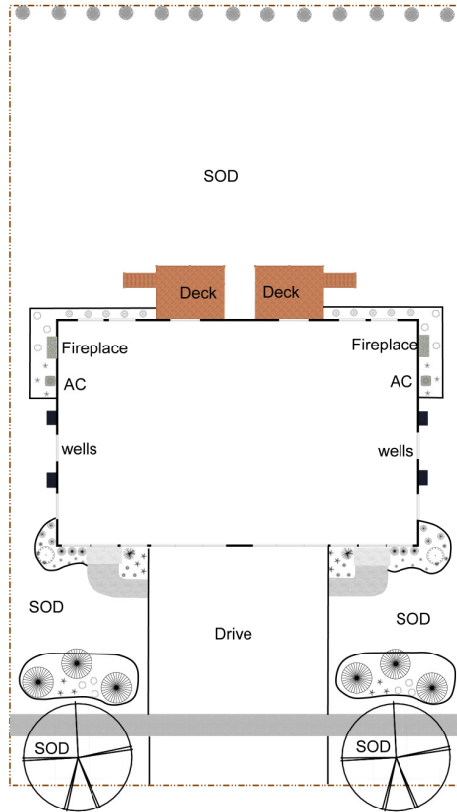
OF 1 SHEETS

4.1.g

Attachment:

Packet Pg. 28

Carriageway Landing



Plant Legend			
Symbol	Qty	Common	Size
	6	Black Hills Spruce	7'
	2	Chanticleer Pear	2.5" caliper
	6	Dwarf Japanese Garden Juniper	5 gal.
	2	Dwarf Winged Euonymus	5 gal.
	13	Eastern Arborvitae	6'
	10	Geranium Max Frei	1 gal.
	10	Green Mound Current	5 gal.
	6	Japanese Yew	5 gal.
	6	Limeight Hydrangea	5 gal.
	6	Northern Drop-seed	3 gal.
	12	Rose 'Double Knock Out'	5 gal.
	2	Serviceberry	7'
	12	Stella de oro Daylily	1 gal.
	6	Tom Thumb Creeping Coloneaster	5 gal.



Village of Palatine

Preliminary Planned Development

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

The project will have nine residences. Eight of the residences will be duplex homes, and one will be a single family residence which will be on the north end of the property.

The homes will be semi-custom homes, with one and two story options with a basement, and will range from 1,600 to 2,500 square feet. The single family home, and the three duplex homes on the north will have an English lookout lower level. The maximum height of the homes will be consistent with typical two story residences. Each home will have a two car garage. The roof and exterior finishes and aesthetics will be complementary throughout the project.

There will be one driveway and direct access to Quentin Road for two duplex homes each. The single family home will have its own driveway and direct access to Quentin Road. Presently, there are five curb cuts serving the property. The location of the current curb cuts will need to be adjusted to match the plan.

Ben Vyverberg

Subject: FW: Carriageway Landing
Attachments: 5132 SITE DEVELOPMENT REV 3.pdf

Ben,
 In response to your email dated Nov. 3
 I attached a typical ridge height for both the lookout and standard elevations sheet A2.
 Also attached is updated site development sheet showing the two separate private entrances.
 All building exteriors will be consistent in color with variations to front elevations. Exterior materials will include eng wood siding soffit and fascia with some cultured stone veneer in front elevation. See picture. All exterior trim will be of contrast to siding.
 Each villa will have 1 extra guest parking spot. See site dev sheet.
 North and south property line will have a 4' fence. Villas 5-9 are showing lookout basement on site development sheet.
 No building or covered deck or screened porch structure will encroach into the 40' rear setback line.
 The attached site development sheet shows the new coverages and labels the 3 building towards north as lookouts at rear. We can include in the HOA the maintenance of the west side arbor vitae buffer these will be included in site landscaping plan to follow.
 A new HOA will be created because of common areas and maintenance requirements. Please call me with any questions. Thank you

CJ Johnson

Attachment: Preliminary Planned Development review materials - November 2022 (874-920 N Quentin Rd - PFPD PRFS)



PRELIMINARY PLANNED DEVELOPMENT

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

www.palatine.il.us

CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (If applicable)	
C.J. Johnson, Latitude Building and Development LLC			
Address		City/State/Zip Code	
1239 Williamsburg Lane, Crystal Lake, Illinois 60014			
Telephone		Fax	
847-533-1445		None	
Email			
LatitudeCJ@gmail.com			
Subject Property Address			
986 North Quentin Road, Palatine, IL 60067			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Michael R Ek			
Address		City/State/Zip Code	
11936 Arbor Trace Drive, Fort Myers, FL 33913			
Telephone		Fax	
847-343-9346		None	
Email			
mreitd@sbcglobal.net			

I swear that the information contained herein and in any accompanying documents is accurate to the best of my knowledge

Signature

Date

Aug 19, 2022



PRELIMINARY PLANNED DEVELOPMENT

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

www.palatine.il.us

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): C.J. Johnson, Latitude Building and Development LLC

2. Authorized Agent of Petitioner (if different):

Name: Michael R Ek

Address: 11936 Arbor Trace Drive, Fort Myers, FL 33913

Telephone No. 847-343-9346 Business No. _____

Email: mreltd@sbcglobal.net

Relationship to Petitioner: Attorney

3. Property Interest of Petitioner(s): Beneficial Owner/Contract Purchaser
Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:

896 North Quentin Road, Palatine, IL 60067

5. All existing land use(s) on the property are:

6. Current zoning of property: PUD(per village map) Size of the property: _____ acres

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

See attached description

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

The property is current zoned PUD.

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

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

Signature: _____

Date: _____

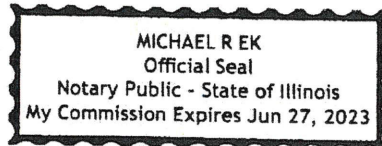
State of Illinois

County of Cook

This instrument was acknowledged before me on August 21, 2022 by

C.J. Johnson

(Seal)



Notary Public

Village of Palatine

Preliminary Planned Development

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

The project will have nine residences. Eight of the residences will be duplex homes, and one will be a single family residence which will be on the north end of the property.

The homes will be semi-custom homes, with one and two story options with a basement, and will range from 1,600 to 2,500 square feet. The single family home, and the three duplex homes on the north will have an English lookout lower level. The maximum height of the homes will be consistent with typical two story residences. Each home will have a two car garage. The roof and exterior finishes and aesthetics will be complementary throughout the project.

There will be one driveway and direct access to Quentin Road for two duplex homes each. The single family home will have its own driveway and direct access to Quentin Road. Presently, there are five curb cuts serving the property. The location of the current curb cuts will need to be adjusted to match the plan.

 > Legals (/il/legals/search)

PUBLIC NOTICE A PUBLIC HEARING...

PUBLIC NOTICE A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, November 15, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Preliminary Planned Development to permit a 9-unit (4 duplexes and 1 single unit) residential development. The property is commonly known as the vacant property located at 874-912 N. Quentin Road. The Petitioner is requesting Preliminary Planned Development approval to construct 4 duplexes and 1 single-unit on the Subject Property (9-units on approximately 1.97 acres). The above petition has been filed by CJ Johnson (Latitude Building and Development LLC), with Michael Ek as the authorized agent, and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #: 22-50 VILLAGE OF PALATINE Dennis Dwyer, Chair Palatine Plan Commission DATED: This 31st day of October of 2022 BV Published in Daily Herald October 31, 2022 (4590576) , posted 10/31/2022

Viewed 15 times

Posted October 31, 2022

Share

([https://api.whatsapp.com/send?](https://api.whatsapp.com/send?text=https://marketplace.dailyherald.com/il/legals/public-notice-a-public-hearing...)

[text=https://marketplace.dailyherald.com/il/legals/public-](https://marketplace.dailyherald.com/il/legals/public-notice-a-public-hearing...)

[notice-a-public-](https://marketplace.dailyherald.com/il/legals/public-notice-a-public-hearing...)

[hearing...&url=https://marketplace.dailyherald.com/il/legals/public-](https://marketplace.dailyherald.com/il/legals/public-notice-a-public-hearing...)

[notice-a-public-hearing...&url=https://marketplace.dailyherald.com/il/legals/public-](https://marketplace.dailyherald.com/il/legals/public-notice-a-public-hearing...)

[notice-a-public-hearing...&url=https://marketplace.dailyherald.com/il/legals/public-](https://marketplace.dailyherald.com/il/legals/public-notice-a-public-hearing...)

[notice-a-public-hearing...&url=https://marketplace.dailyherald.com/il/legals/public-](https://marketplace.dailyherald.com/il/legals/public-notice-a-public-hearing...)

874 – 912 N. Quentin Road – Preliminary Planned Development Conditions:

1. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.
2. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.
3. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution.
5. The Final Engineering Plans shall be submitted and revised in a manner acceptable to the Village Engineer.
6. The Petitioner shall revise the site plan to increase the rear yard setback, along the western property line (Plan Commission added).
7. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.
8. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
9. A Planned Development Letter of Credit in the amount of \$90,000 – (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.
10. If required, a Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. As determined by the Village Attorney, the HOA declarations shall be submitted and revised in a manner acceptable to the Village Attorney.
11. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

