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 10, 2023

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

II. MEETING MINUTES

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

III. PUBLIC HEARING

1. 52 W. Colfax Street

   Final Planned Development to allow a 3-lot single-family residential development;
   Preliminary and Final Subdivision to allow 3 single-family residential lots; and

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

2. 600 N. First Bank Drive Unit C

   Special Use to permit a Montessori School at the subject property;
   Minor Planned Development Amendment to allow for the addition of the outdoor play area with in the Renaissance (Sellergren) Planned Development;
   Variation to permit 90-degree angled parking spaces to be 18 feet deep, instead of the minimum required 19 feet deep;
   Variation to permit two-way cross aisle widths to be 21.6 feet, instead of the minimum required 24 feet;
   Variation to permit 51 parking spaces, instead of the minimum required 67 parking spaces.

3. 519 S. Consumers Avenue

   Rezoning from B-1 (Shopping Center District) to B-2 (General Business District).

   Special Use to permit an indoor sports and recreational facility.

   Vacation of the S. Consumers Avenue 60-foot right-of-way and cul-de-sac, located at northern end of S. Consumers Avenue and directly west/southwest of the building on the Subject Property. The right-of-way square footage to be vacated is approximately 13,504 square feet or .31 acres.

4. 746 S. Vermont Street

   Special Use to permit an Alternative Education Facility; and
   Variation to permit a patio in the required front yard; and

Variation to permit a dumpster and parking lot to be closer than 5 feet to a lot line; and
Variation to permit a allow a property to not have the required 50-foot-wide buffer zone.

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

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PALATINE, IL 60067-5339 – (847) 359-9050
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PLANNING AND ZONING COMMISSION

MINUTES ● SEPTEMBER 26, 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	
Jerry Luszczak	Commissioner	Absent	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Absent	
Stephen Fedota	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Sep 12, 2023 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Sep 26, 2023 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 519 S. Consumers Avenue -

Minutes Acceptance: Minutes of Sep 26, 2023 7:00 PM (Meeting Minutes)

2. 488 W. Center Road **- Recommend To Approve**

SU-000070-2023 - 488 W. Center Road

Notice was published in the Journal & Topics on September 7th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:
1.) Variation Application
2.) Proof of Ownership
3.) Plat of Survey
4.) Site Plan
5.) Fence Elevation
6.) Public Notice

Mr. Bradshaw provided a brief overview and states that the petitioner is proposing to construct a new 8-foot-tall woven wire fence along the western lot line of the property. The new fence would replace an existing 8-foot wire fence.

Sworn in petitioner: Margaret (Peggy) Simonsen, 488 W. Center Road, owner
Ms. Simonsen explains that her property is a few houses over from the Deer Grove Forest Preserve property. The deer have inundated her property and eaten their way through her yard. She states that there was a small 4-foot fence on the west side of the property and has since been extended to 8 feet high. She provides an illustration of the existing conditions and explains how deer are entering her property. She explains that she is an active member of The Citizens of Conservation in Barrington. She plants vegetation that deer normally would not eat but has found that they still eat through her prized plants. The deer can easily jump a 6-foot fence and would only be deterred if it were a full panel fence since they will not jump it if they can't see through it. Ms. Simonsen provides a photo showing the view of her property from the front of the house. She states the property is densely wooded and the requested fence can't be seen from the street. She also states that the surrounding neighbors have no issues with her request to install an 8-foot woven wire fence.

Chairman Wood asks if the deer population has increased since she purchased the property.
Ms. Simonsen states that it has and further explains that the deer population was at approximately 8 deer per square mile when she purchased the property and is now at 80 deer per square mile.

Chairman Wood questions her experience with native plants.
Ms. Simonsen explains she has gained knowledge through her work with conservationist groups, and states it is a hobby.

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Chairman Wood asks for the property size.
Ms. Simonsen states it is on 1 acre.

Commissioner Bettenhausen asks if deer repellant is an option.
Ms. Simonsen states she has used gallons of deer repellant. It also needs to be reapplied after rainfall and does not deter the deer. Certain native plants are more appealing to deer.

Commissioner Fedota asks if she could replant her yard with deer resistant plants as the deer are native to the area. He further states it seems that she is fighting a natural progression and notes that there are certain plants that are deer resistant.
Ms. Simonsen is aware of those plants but the deer population is dense and those plants do not deter enough to keep them from eating other plants in the yard.

Further discussion regarding deer vs. fence.

Mr. Bradshaw provides a site analysis and states that the property was annexed into the Village in 2004, is zoned R-1 and is just over 1 acre in size. The fence and structures were existing. He states that the proposed fence would be set back 80' from the property line and explains that the adjacent neighbors on W. Creekwood Dr. have an existing non-conforming fence that exceeds the maximum permitted fence height of 6 feet. He notes that Community Services reviewed and stated that the property does not abut commercial or industrial use and maximum residential fence height should be adhered to. He also states that Engineering reviewed and stated that the need for an 8-foot livestock style fence in not justified within the village.

Chairman Wood clarifies that the request is to approve an 8-foot fence and that a 7-foot fence is not being pursued at this time.
Ms. Simonsen states she would be open to 7-foot tall fence if 8-foot is not approved.

Sworn in Resident: Tim Stowe - 514 W. Center Road
Mr. Stowe is in support of the proposed 8-foot fence and has no issues with the request. He confirms that the deer population has multiplied quickly and states that he has witnessed as many as 15 deer at a time on his property. He believes it is a reasonable request.

Chairman Wood asks for confirmation on the existing height of the fence.
Mr. Bradshaw states that with modifications it is approximately 8-foot tall.

Commissioner Friedman asks if there is a downside to have a 6-foot wood fence.
Mr. Stowe states he'd rather have the open fence. The stockade-style wood fence would be noticeable and would take away from the densely wooded

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appearance.

STAFF RECOMMENDATION:

The Petitioner is proposing to replace an old wire fence with a new 8-foot woven wire fence. The existing fence has been constructed over the years with iron posts, wire fencing, and rope. While Staff understands the request to have a taller than permitted fence to aid in deterring deer from entering the Subject Property, residential fences exceeding 6 feet in height have typically only been approved on properties abutting commercial or industrial zoning districts.

Staff's review of the surrounding area identified other properties in the surrounding neighborhood with comparable fencing that exceed the maximum permitted 6 feet. However, all of the existing non-conforming fences identified were constructed prior to annexation or the application of the current Zoning Ordinance. With that said, the proposed fence should not alter the character of the area, but Staff concluded that the unique location of the property does not warrant a fence to exceed the maximum permitted height.

Therefore, Staff recommends denial of the proposed Variation. If the Planning and Zoning Commission recommends approval of the Variation, Staff recommends the following condition:

1. The Variation shall substantially conform to the Fence Elevation and Site Plan submitted by the Petitioner, Margaret Simonsen, except as such plans may be changed to conform to the Village Codes and Ordinances.

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

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

DELIBERATIONS:

Commissioner Friedman states the fence is not enclosing the property and recognizes that the deer population is destructive to the land. This is a worthy application for a variance to meet the owners needs and protect the property.

Chairman Wood states that although it does not abut a commercial or industrial property a variation request is reasonable for the Petitioner's situation. She states the property is large, has an existing 8-foot non-conforming fence, it is not visible from street, and meets reasonable standards in her opinion.

Commissioner Ruth-Wurster believes it meets the standards and states that this is a highly unique circumstance. She states she is familiar with the area and

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understands how deer travel to familiar areas that provide food. She further states that the Petitioner is knowledgeable and agrees that this is a unique situation.

Commissioner Fedota has difficulty in approving this request. He states that not only are the plants native but the deer are also native to this area. He states it is the essence of the property and is the natural setting for the area.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 5-1. This item will tentatively go to Village Council on Monday, October 9, 2023.

RESULT:	**RECOMMEND TO APPROVE [5 TO 1]**
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen
NAYS:	Fedota
ABSENT:	Luszczak, Kolososki, Cavanaugh

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3. 315 E. Northwest Highway **- Recommend To Approve**

SU-000068-2023 - 315 E. Northwest Highway

Notice was published in the Journal & Topics on September 7th, 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. Floor Plan
5. Business Plan
6. Public Notice

Mr. Bradshaw provided a brief overview and states that the petitioner is proposing to relocate an existing physical therapy clinic currently operating within Palatine to the subject property. Request is for a Special Use to permit a medical office (physical therapy clinic) at the subject property.

Sworn in petitioner: Lisa Fischer - 235 W. Northwest Highway - Director and owner of practice.
Ms. Fischer states that she has been operating her business in Palatine at another location for the past four and a half years. Her lease is expiring and she would like to stay within Palatine. The new space is larger and accommodates her business needs. The clinic employees 5 staff members and can have up to 15 patients at any given time. The hours for the clinic would be Monday-Thursday 7AM - 7PM, Friday 7AM - 5PM and Saturday by appointment only. She presents the floor plan which she states is basic and simple with a nice open gym area.

Chairman Wood asks what the square footage of her current space is compared to the new location.
Ms. Fischer states her current space is approximately 3000 square feet and the new space is 4000 square feet.

Commissioner Bettenhausen asks what her anticipated opening date would be.
Ms. Fischer states her current lease expires on 1/31/24. She would move to the new space upon approval of the Special Use and the new space being built out.

Mr. Bradshaw provides information regarding the proposed new location which is in the Scher's Subdivision, Palatine Plaza. The space was most recently occupied by Play It Again Sports and surrounding tenants include Dollar Tree, Ace Hardware and Planet Fitness. The petition is to relocate the existing business to the new location. Team Rehab is a network of therapist-owned outpatient physical therapy clinics with 133 locations. Parking at the property

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currently has a variation to allow 562 parking spaces instead of the minimum required of 604. The proposed medical office would not change the parking requirement for the shopping center.

Commissioner Fedota notes that there is an existing medical office in this shopping center and asks if parking has been an issue.
Mr. Bradshaw states Staff is not aware of any parking issues for the center.

STAFF RECOMMENDATION:
The Petitioner is proposing to relocate an existing physical therapy clinic within Palatine to the subject property. The required parking with the proposed use would not change and the existing parking Variation for the shopping center is still valid. Furthermore, Staff has not received any complaints regarding parking at the center as a whole. Overall, there is a considerable mix of uses within the shopping center and the proposed physical therapy use should not cause substantial injury to the value of the other properties in the surrounding area. Therefore, Staff recommends approval of the proposed Special Use subject to the following condition:

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

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

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

DELIBERATIONS:

Commissioner Fedota states the request meets the standards and has no issues.

Chairman Wood states this request meets public safety, health and welfare. The business has operated for the past four years with no issues. She states that the plaza has a lot of parking and notes that seasonally there may be less space but it has not been an issue. The business would not require a large demand for parking and states it meets the standards for special use.

Commissioner Bettenhausen states that he appreciates that the business would like to remain in Palatine.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday, October 9th, 2023.

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

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IV. COMMUNICATIONS

85 W Fairoaks Ct was approved at Village Council

766 E Dundee was approved at Village Council

37 N Plum Grove Rd is scheduled to go to council next Monday 10/2/23

V. ADJOURNMENT

Minutes Acceptance: Minutes of Sep 26, 2023 7:00 PM (Meeting Minutes)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

REVIEWED 10/10/23 07:00 PM

STAFF REPORT (ID # 8656)

52 W. Colfax Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Greg Rose, ADG Development

PLAN NUMBER: FPD-000059-2023

ADDRESS: 52 W. Colfax Street

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

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

SURROUNDING CONDITIONS:

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

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

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

Preliminary and Final Plat of Subdivision; and

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

SITE ANALYSIS:

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

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

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

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

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

Engineering & Architecture:

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

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR PLANNED DEVELOPMENT

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

(1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

(2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.

(3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.

(4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

(5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

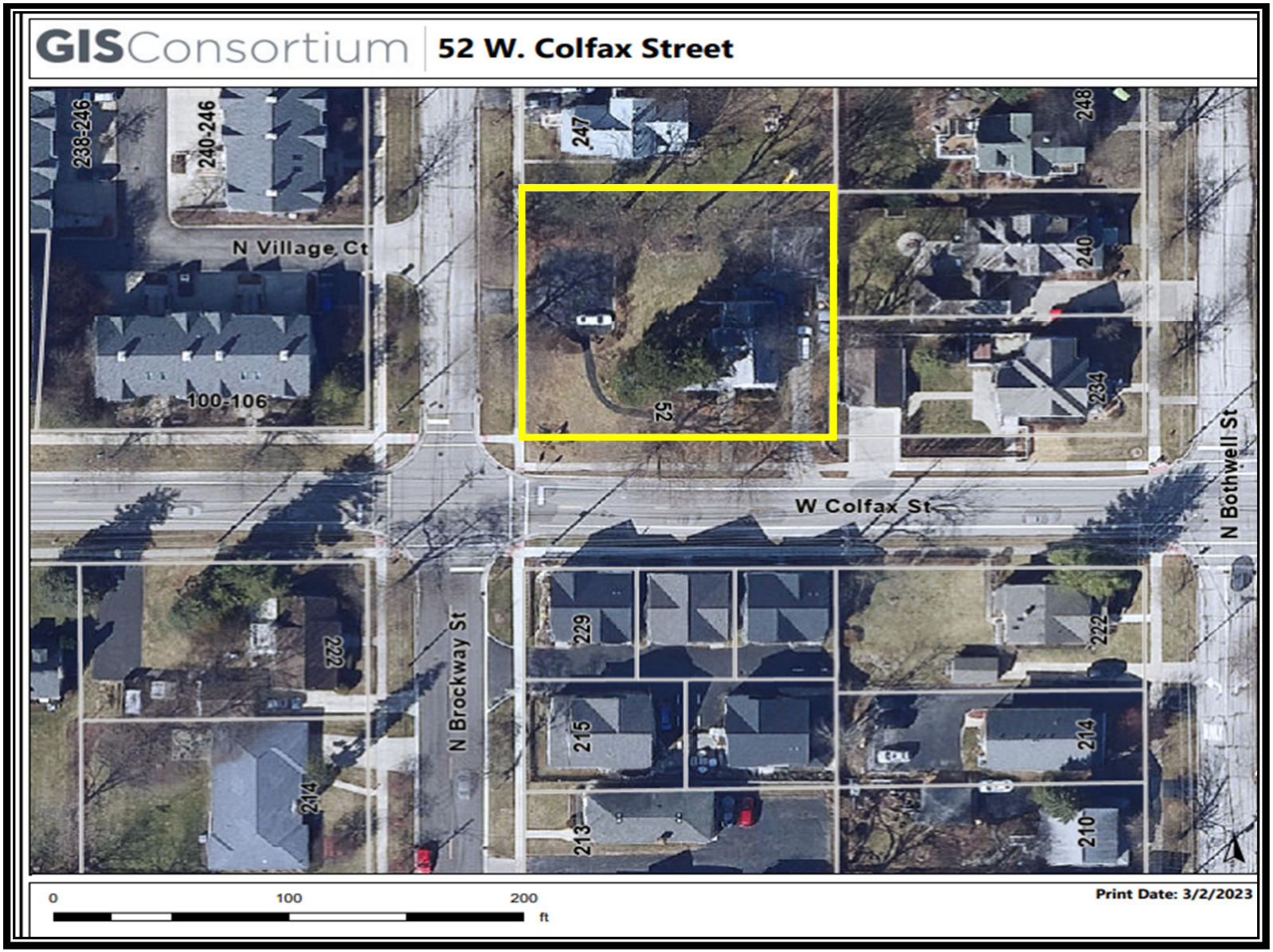
RECOMMENDATION:

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

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

ATTACHMENTS:

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



Attachment: Aerial map (52 W. Colfax Street - FPD and Rezone 3 lots)

BROCKWAY STREET ELEVATION

MAY 11, 2023

GWR BUILDERS

Attachment: Update BROCKWAY Street Elevation May 11 2023_v1 (1) (52 W. Colfax Street - FPD and Rezone 3 lots)

FINAL PLAT OF SUBDIVISION OF OLMS CORNER SUBDIVISION

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

N

1"=10'

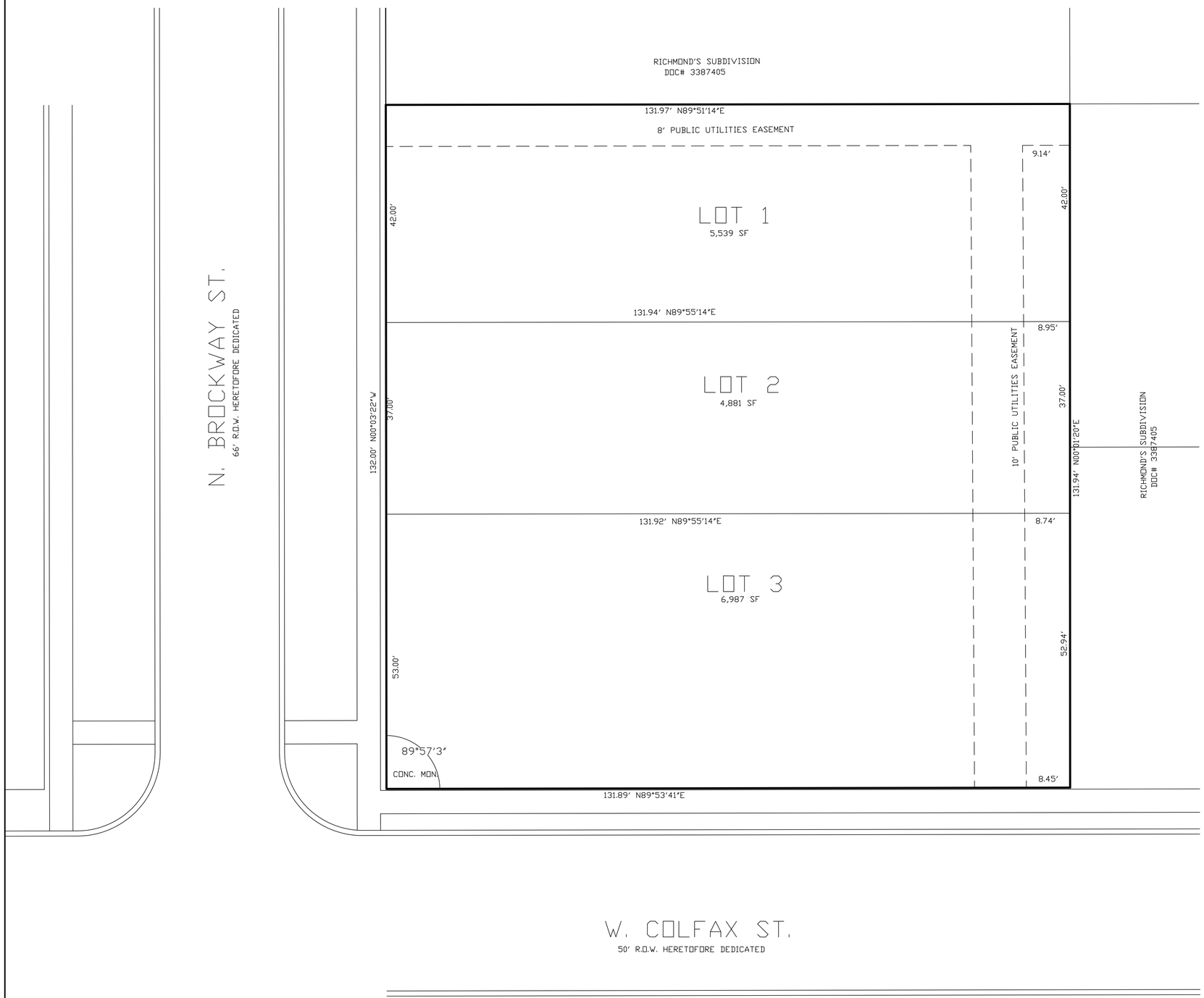
GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

LEGAL DESCRIPTION:

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

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

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION OF THE VILLAGE OF PALATINE TO MAINTAIN, REPAIR, REPLACE, RELOCATE OR REMOVE ANY OF THE FOREGOING UTILITIES. THE EASEMENT PROVISION IS SUBJECT TO THE TERMS AND CONDITION OF THE DECLARATION OF COVENANTS AND RESTRICTIONS.



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

REVISIONS
PER VILLAGE 09-27-23

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

FINAL PLAT OF SUBDIVISION
OLMS CORNER SUBDIVISION

SHEET NO. 1 OF 2 SHEETS

Attachment: REVISED FINAL - Olms Plat of Subdivision (52 W. Colfax Street - FPD and Rezone 3 lots)

FINAL PLAT OF SUBDIVISION OF OLMS CORNER SUBDIVISION

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

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

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

ELECTRIC AND TELEPHONE

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

CABLE TELEVISION

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

GAS EASEMENT

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

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

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

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AMERITECH ILLINOIS:

BY:_____ DATE:_____

TITLE:_____

AT&T COMCAST:

BY:_____ DATE:_____

TITLE:_____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:_____ DATE:_____

TITLE:_____

Permission to record the plat is hereby granted to:

_____
(NAME)

_____
(ADDRESS)

_____

_____

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

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

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

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

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

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

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

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION OF THE VILLAGE OF PALATINE TO MAINTAIN, REPAIR, REPLACE, RELOCATE OR REMOVE ANY OF THE FOREGOING UTILITIES. THE EASEMENT PROVISION IS SUBJECT TO THE TERMS AND CONDITION OF THE DECLARATION OF COVENANTS AND RESTRICTIONS.

School Districts:

Elementary School District #_____

High School District #_____

Send the tax bill to :

_____
(NAME)

_____
(ADDRESS)

_____

_____

NOTARY CERTIFICATE

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

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

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

_____
Notary Public

My commision expires on _____

OWNER'S CERTIFICATE

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

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

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

_____
OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

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

_____ _____
Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

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

By _____ Dated _____
Owner

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

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

PLAN COMMISION

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

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

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR

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

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

By: _____
Village Collector

VILLAGE COUNCIL

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

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

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

SURVEYOR'S CERTIFICATE

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

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

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

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

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

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

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

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

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

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

REVISIONS
PER VILLAGE 09-27-23

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

PLAT OF SUBDIVISION
OLMS CORNER SUBDIVISION

SHEET NO. 2 OF 2 SHEETS

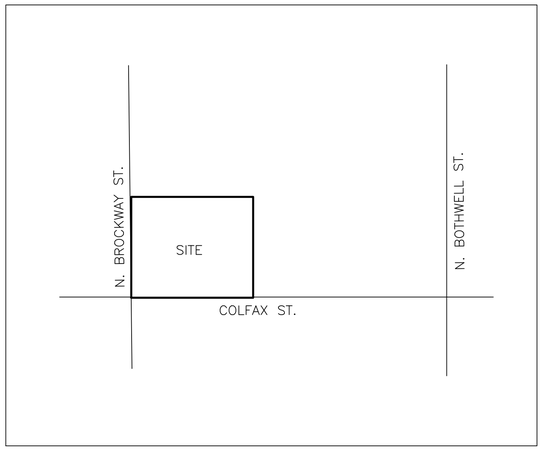
Attachment: REVISED FINAL - Olms Plat of Subdivision (52 W. Colfax Street - FPD and Rezone 3 lots)

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

LEGAL DESCRIPTION:

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

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



LOCATION MAP

INDEX OF SHEETS

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

LEGEND

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

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

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

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

REGISTERED PROFESSIONAL ENGINEER 62-42874

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

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

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

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

EXPIRES 11-30-23

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

WARNING
CALL BEFORE YOU DIG

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

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

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

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

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 7 SHEETS

Attachment: Olms Engineering Plans (52 W. Colfax Street - FPD and Rezone 3 lots)

GENERAL NOTES AND CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

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

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

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

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

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

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

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

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

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

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

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

STORM SEWER

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

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

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

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

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

WATER SERVICE

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

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

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

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.

2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.

4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA-11/13, 100% CRUSHED PER ASTM D-2321, EQUIVELANT TO CLASS I OR APPROVED EQUAL.

5. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.

6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.

7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.

8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.

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

10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER.WRITTEN (TYPED) LOGS SHALL BE SUBMITTED TO THE VILLAGE DETAILING SERVICE WYE LOCATIONS AND DEFECTS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED. CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE VILLAGE OF PALATINE PROCEDURES, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.

11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

EARTHWORK, GRADING, AND PAVING

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

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

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

NOTES ON SILT FENCE MAINTENANCE

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

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

SCHEDULE OF CASTINGS

	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R-1712-C	R-1712-C	"WATER"
CATCHBASIN TYPE A	R-4340-B	R-3501-P R=3510 IN S=0.15 CURB R=3170 IN S=0.15 CURB R-3501-P IN M-312 CURB	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM"
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY"
SANITARY MANHOLE STEPS	PS-1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	PS-1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	NONE

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

TABLE OF PIPE & JOINT SPECIFICATIONS

USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C-76	O-RING JOINT C-443
SANITARY SERVICE	P.V.C.	SDR-26 ASTM D-3034	JOINT ASTM D-3212 GASKET F-477
SANITARY SEWER	P.V.C.	SDR-26 ASTM D-3034	JOINT ASTM D-3212 GASKET F-477
WATER MAIN	D.I.P.	CL-52 ANSI/AWWA C151/A21.4	ANSI/AWWA F477 ASTM D-3139

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

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

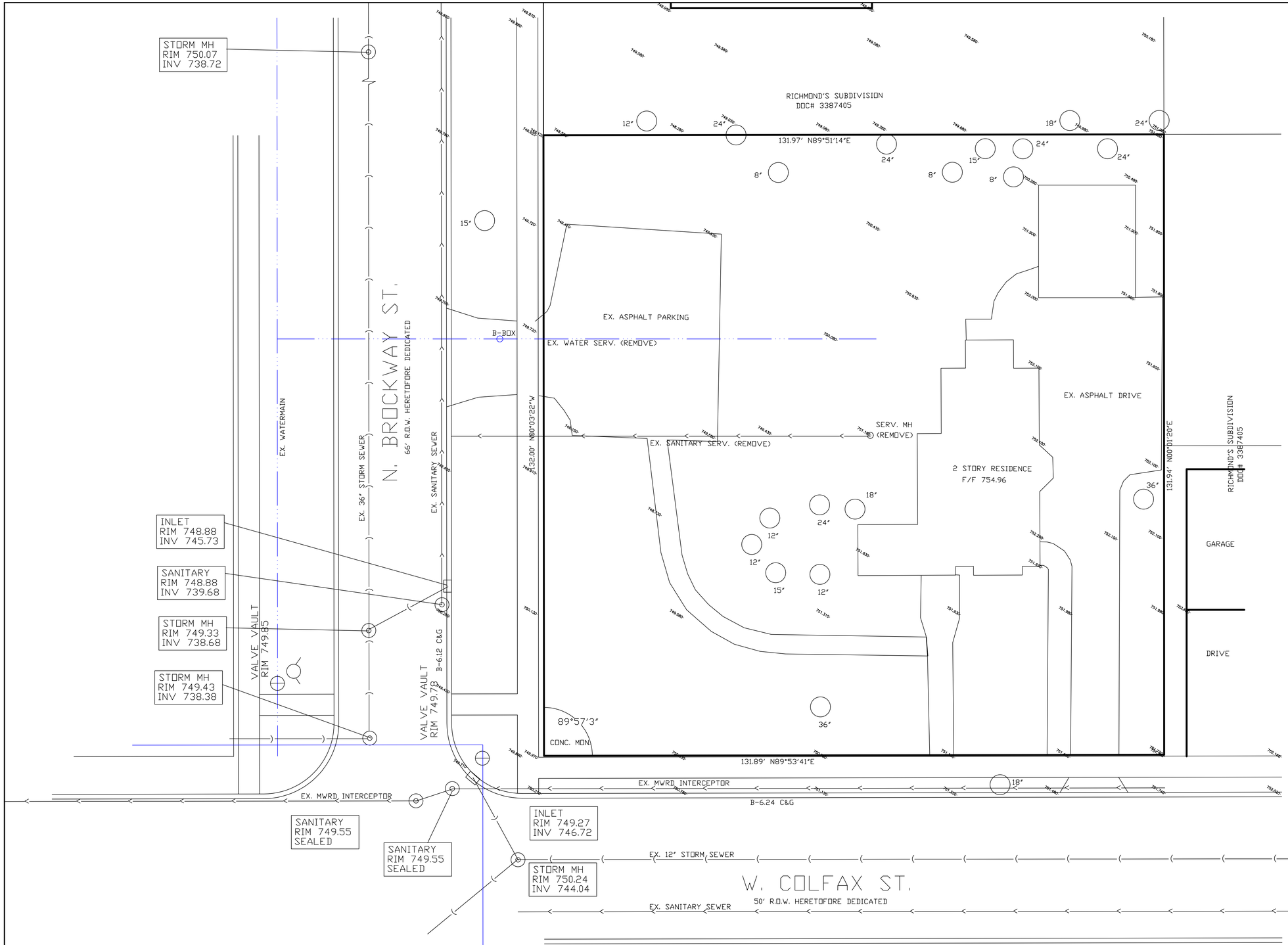
REVISIONS
PER VILLAGE 09-13-23
PER VILLAGE 09-27-23

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

GENERAL NOTES
OLMS CORNER SUBDIVISION

SHEET NO. 2 OF 7 SHEETS

Attachment: Olms Engineering Plans (52 W. Colfax Street - FPD and Rezone 3 lots)



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

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

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

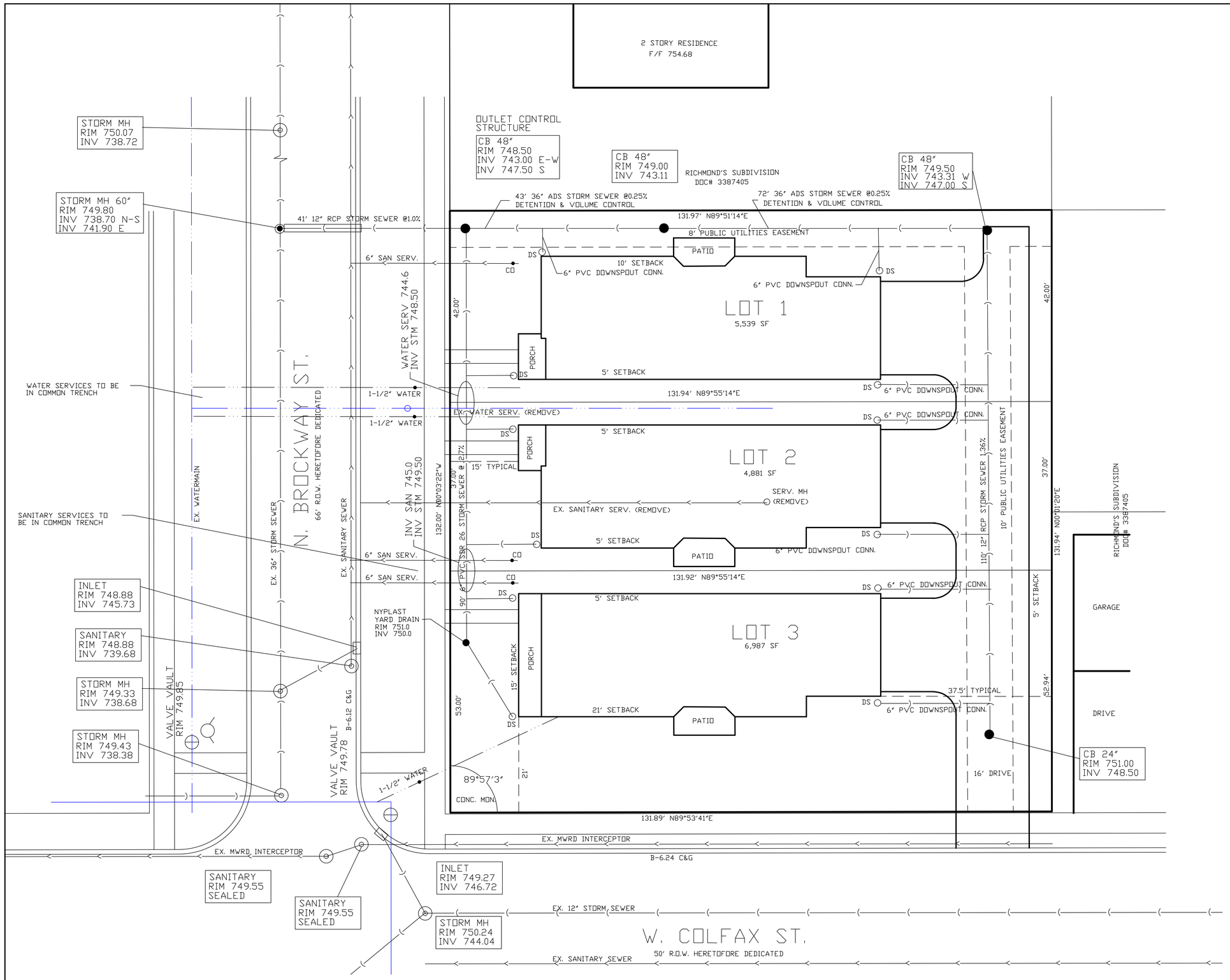
REVISIONS

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

EXISTING CONDITIONS
OLMS CORNER SUBDIVISION

SHEET NO. 3 OF 7 SHEETS

Attachment: Olms Engineering Plans (52 W. Colfax Street - FPD and Rezone 3 lots)



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NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

ALL DOWNSPOUT DISCHARGE LINES SHALL BE PVC SDR 26

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

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

DATED THIS 19 TH DAY OF MAY AD 2023

OWNER

ENGINEER

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

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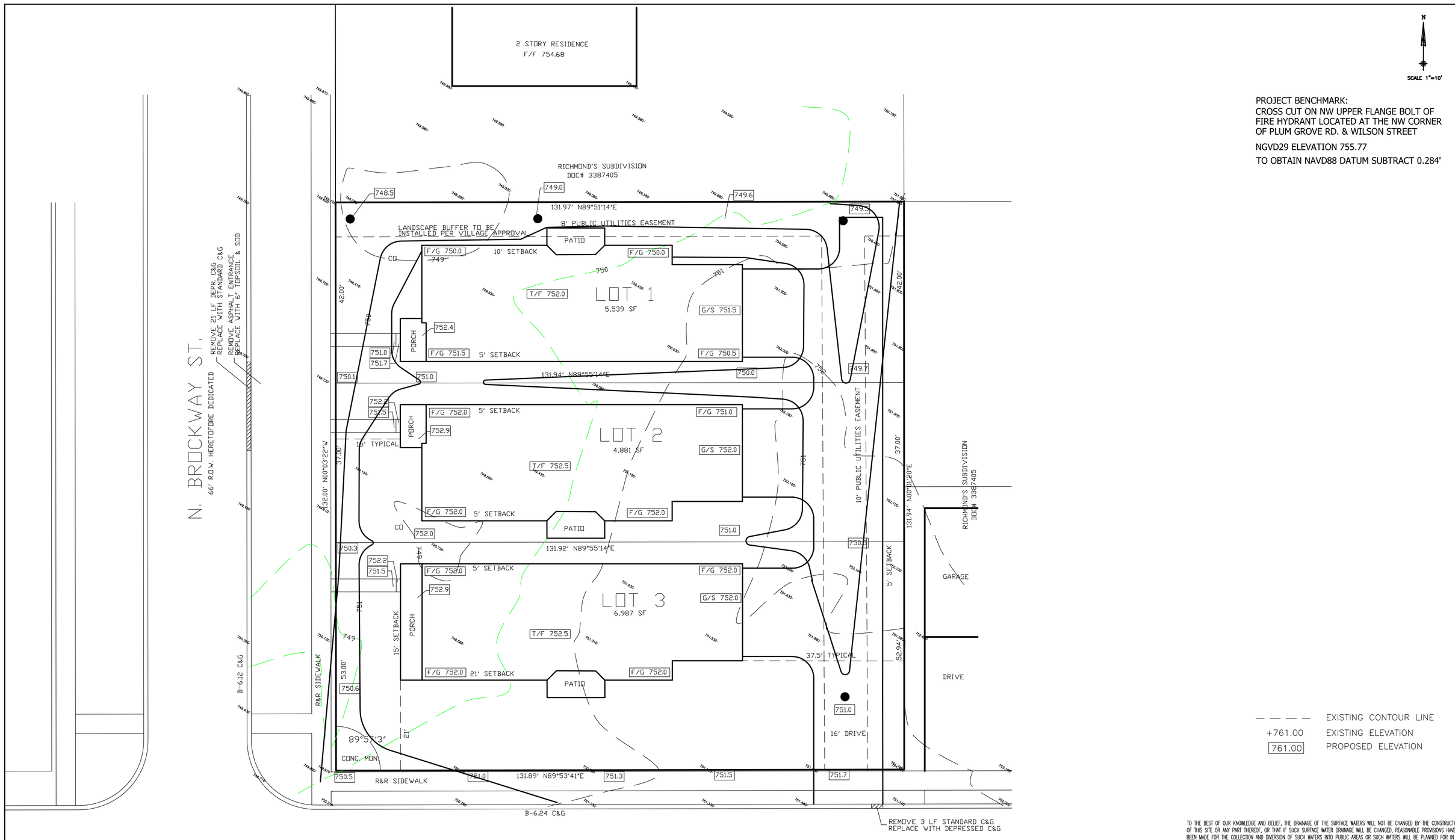
REVISIONS
PER VILLAGE 09-13-23
PER VILLAGE 09-27-23

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

UTILITY PLAN
OLMS CORNER SUBDIVISION

SHEET NO. 4 OF 7 SHEETS

Attachment: Olms Engineering Plans (52 W. Colfax Street - FPD and Rezone 3 lots)



N

SCALE 1"=10'

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

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

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

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

DATED THIS 19 TH DAY OF MAY AD 2023

OWNER

ENGINEER

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER
OF
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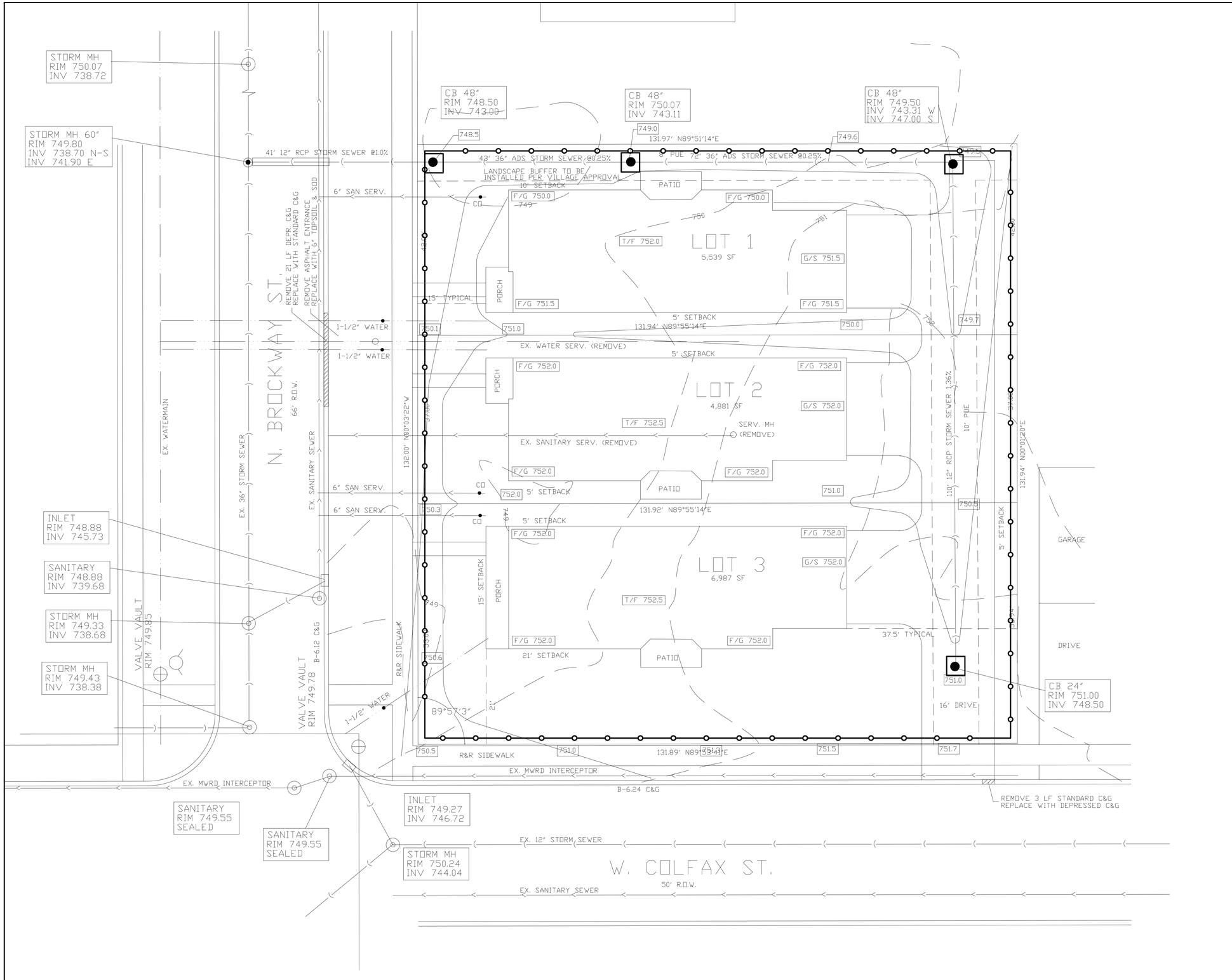
DRAWN BY:	TJS	JOB NO.	5350
DESIGNED BY:	TJS	SCALE:	1"=10'
CHECKED BY:	TJS	DATE:	05-30-23

GRADING PLAN
OLMS CORNER SUBDIVISION

SHEET NO. 5 OF 7 SHEETS

Attachment: Olms Engineering Plans (52 W. Colfax Street - FPD and Rezone 3 lots)



N

SCALE 1"=10'

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

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

SILT & CONSTRUCTION FENCE

CATCHBASIN FILTER BASKET

EXISTING CONTOUR LINE

+761.00 EXISTING ELEVATION

761.00 PROPOSED ELEVATION

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

DATED THIS 19 TH DAY OF MAY AD 2023

OWNER

ENGINEER

TIMOTHY J. SPIES
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DRAWN BY: TJS	JOB NO. 5350
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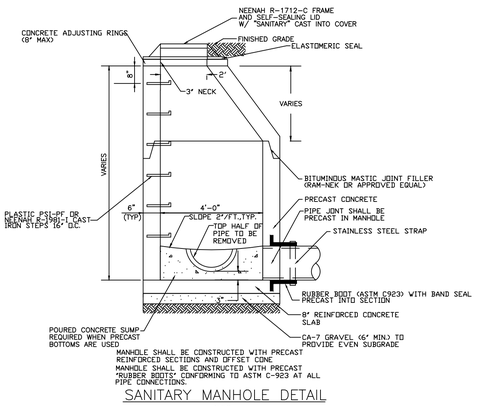
EROSION CONTROL PLAN
OLMS CORNER SUBDIVISION

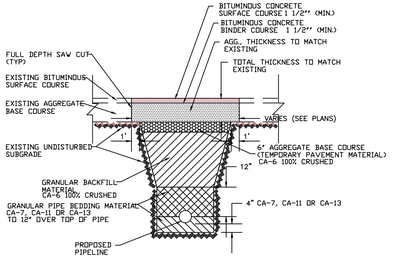
SHEET NO. 6 OF 7 SHEETS

Attachment: Olms Engineering Plans (52 W. Colfax Street - FPD and Rezone 3 lots)



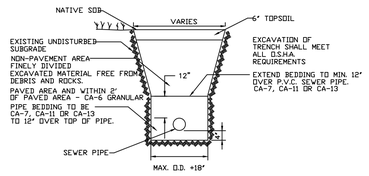
SANITARY MANHOLE DETAIL

N.T.S.



PAVEMENT TRENCH DETAIL

NTS



SEWER PIPE BEDDING DETAIL

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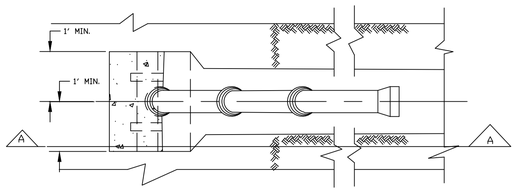

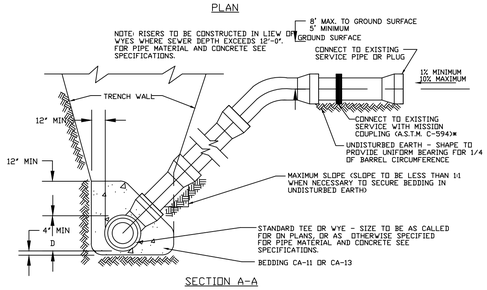

SECTION A-A

SANITARY SERVICE RISER

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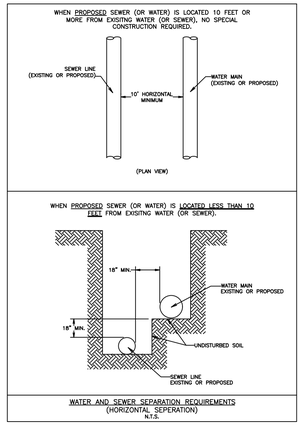
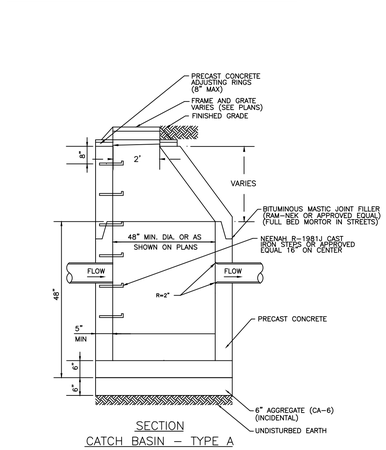
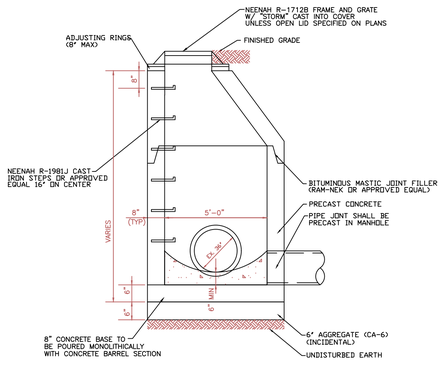




SECTION

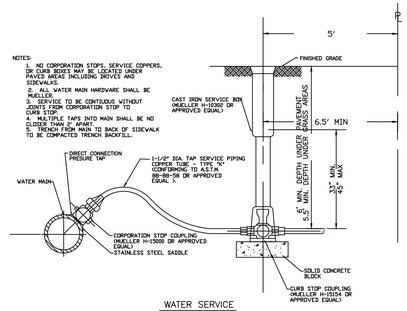
CATCH BASIN - TYPE A

N.T.S.



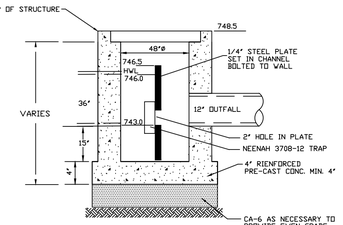
STORM MANHOLE ON EX. 36"

N.T.S.

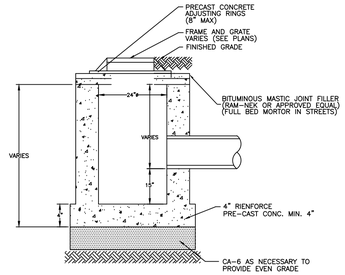


WATER SERVICE

N.T.S.



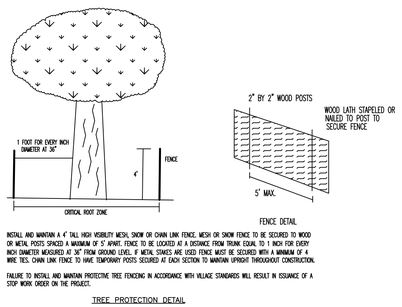
OUTLET CONTROL STRUCTURE



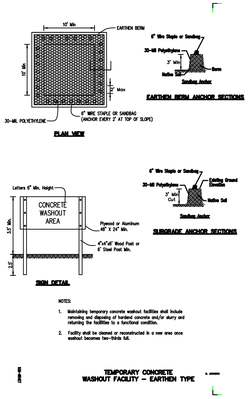
CATCHBASIN DETAIL

[TYPE C]

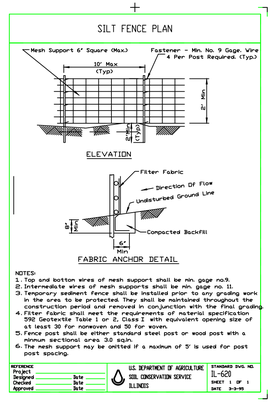
N.T.S.



TREE PROTECTION DETAIL

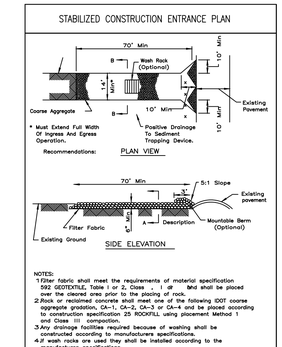


TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE



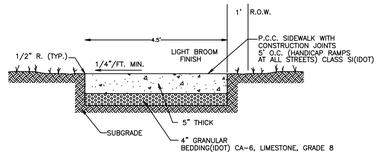
SILT FENCE PLAN

REFERENCE	U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE ILLINOIS	STANDARD DWG. NO. IL-620
Project		SHEET 1 OF 1
Designed Date		DATE 3-3-95
Drawn Date		
Checked Date		
Approved Date		



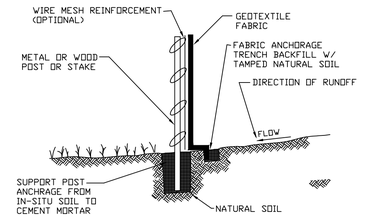
STABILIZED CONSTRUCTION ENTRANCE PLAN

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



CONCRETE SIDEWALK SECTION

N.T.S.



NOTE:

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

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

TYPICAL DETAIL FOR

SILT FENCE CONTROL

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

REVISIONS

PER VILLAGE 09-13-23

PER VILLAGE 09-27-23

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

DETAIL SHEET
OLMS CORNER SUBDIVISION

SHEET NO. 7 OF 7 SHEETS

Attachment: Olms Engineering Plans (52 W. Colfax Street - FPD and Rezone 3 lots)

COLFAX STREET HOMES

PLAN 1

PALATINE, ILLINOIS 60067

ARCHITECT CONTACT

BLAKE CZAR

847/877-3507

BUILDER

GWR BUILDERS

847/209-1214

DATE	PAGES REVISED
05/24/23	ISSUED FOR BIDDING

CODES

APPLICABLE BUILDING CODES

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

OCCUPANCY

R3 - RESIDENTIAL

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

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

PLUMBING FIXTURE COUNT

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

FLS.F.U. = 29
MAIN WATER METER: 1" DIA.

SHEET INDEX

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

DESIGN LOADS

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

DISTRIBUTIVE LIVE LOADS

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

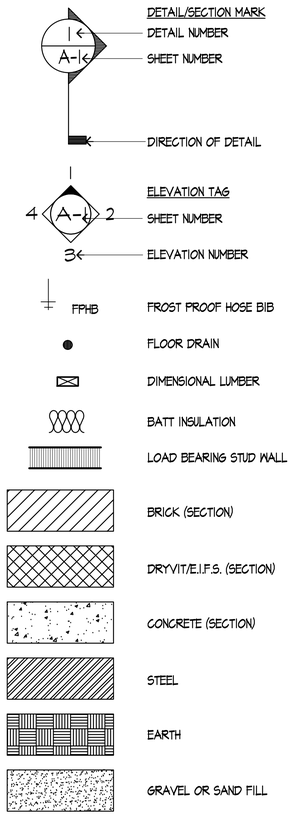
ABBREVIATIONS

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

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

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

SYMBOLS



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

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

REV	DESCRIPTION	DATE
	ISSUED FOR BIDDING	05/24/23

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

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PALATINE, IL 60067

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Elgin IL 60124
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1

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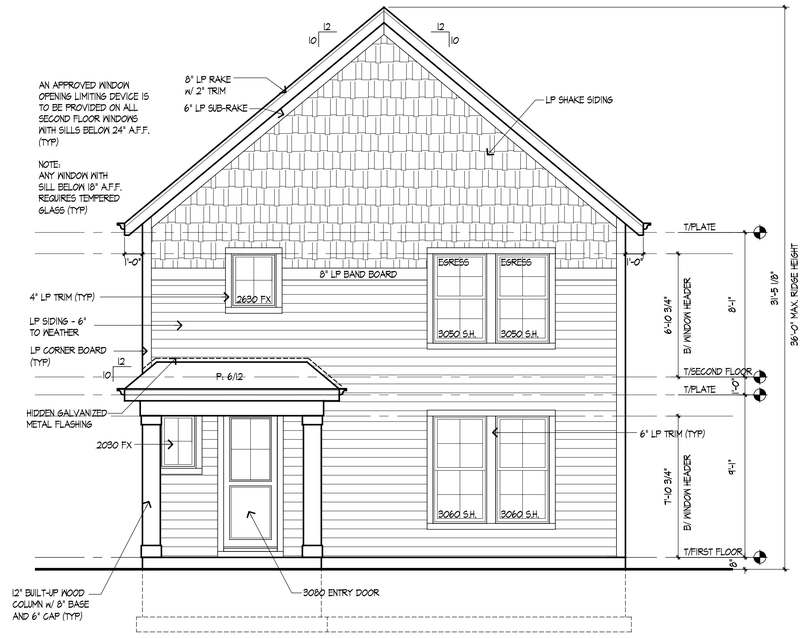
Attachment: Colfax Plan 1 - Bid Set (1). v1 (52 W. Colfax Street - FPD and Rezone 3 lots)



FRONT ELEVATION

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

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

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

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

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

EXTERIOR FINISH MATERIALS:

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

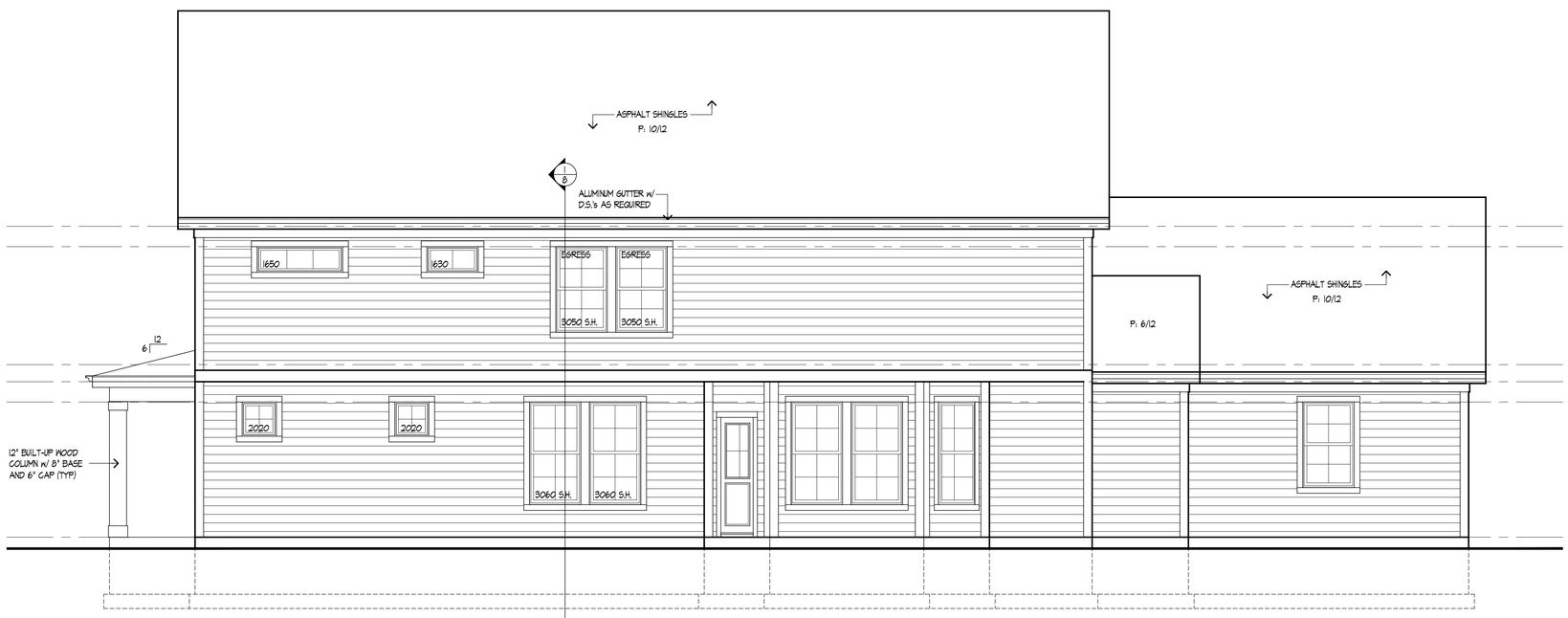
STANDARD ELEVATION NOTES

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

INDICATES LP SMARTSIDE SIDING

HIDDEN GALVANIZED METAL FLASHING

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



RIGHT ELEVATION

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

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

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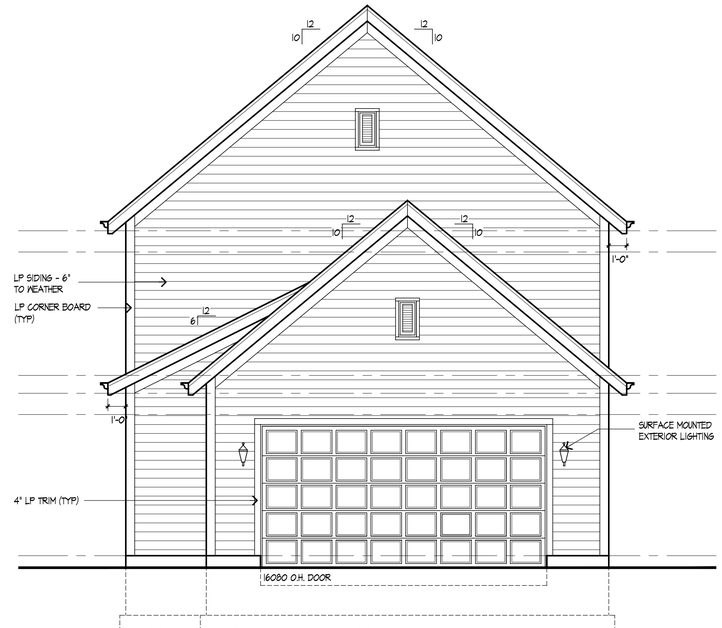
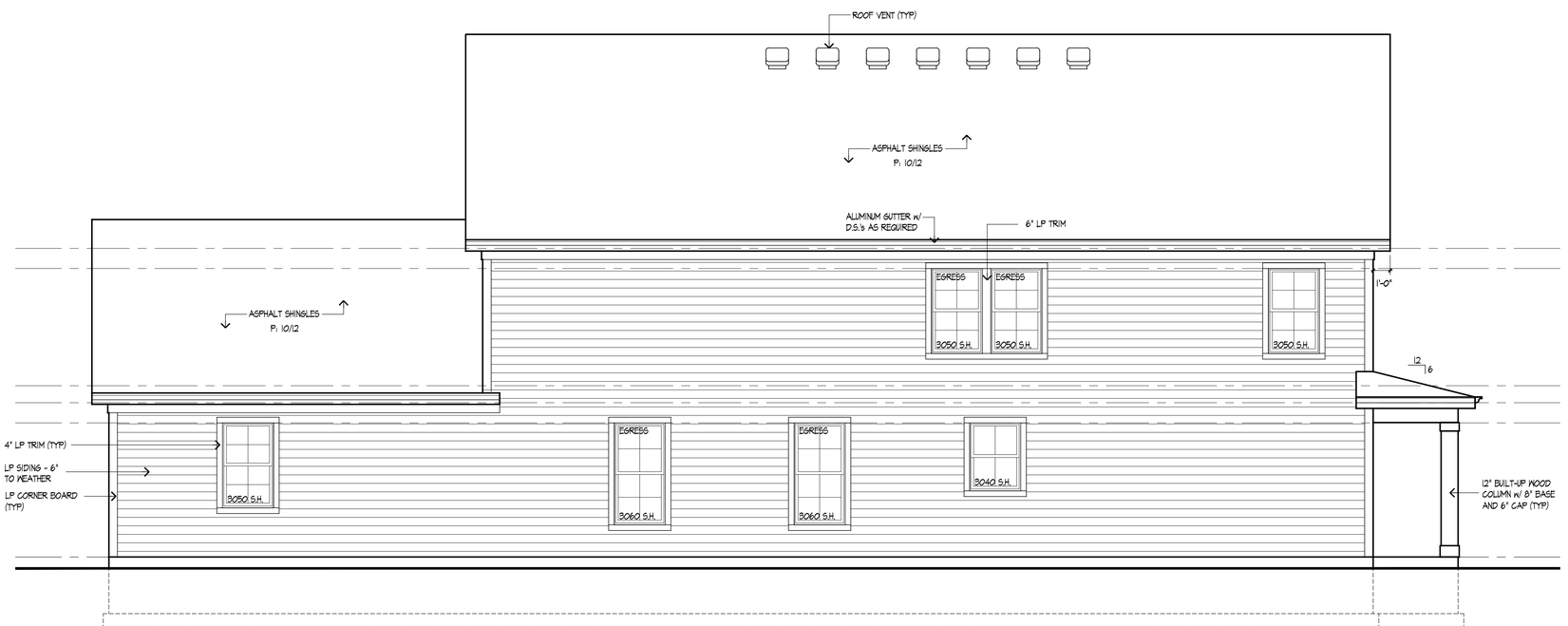


REAR ELEVATION

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



LEFT ELEVATION

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

ELEVATION NOTES:

DO NOT SCALE DRAWINGS

1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
3. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
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13. 1X3 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - "LP" W/ 6" EXPOSED
15. TYPICAL TRIM - "LP"
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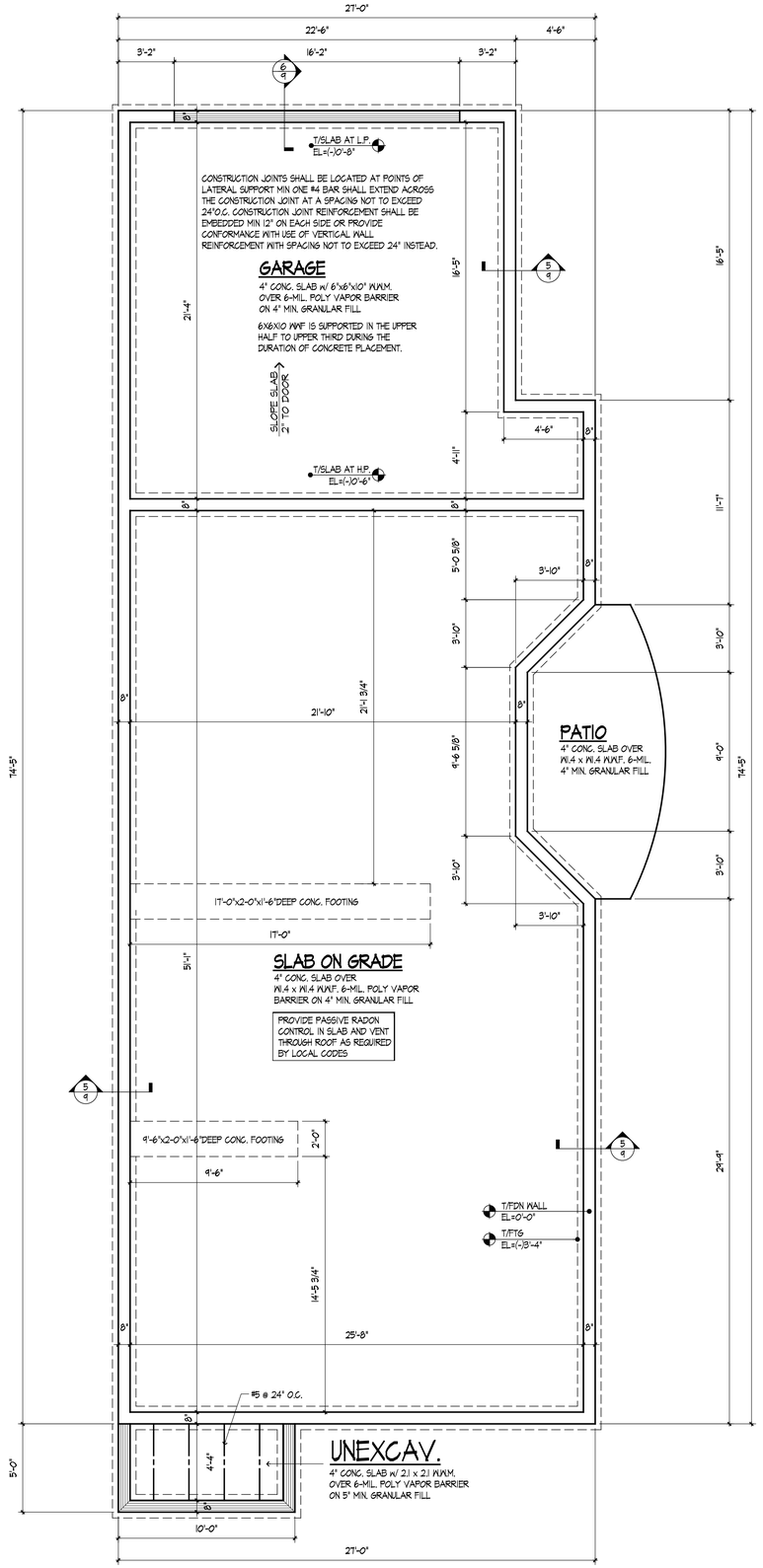

FOUNDATION PLAN

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

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

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

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

COMPRESSIVE STRENGTH OF CONCRETE

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

MECHANICAL / VENTILATION NOTES:

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

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

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

BASEMENT FND NOTES:

DO NOT SCALE DRAWINGS

1. TYPICAL BASEMENT SLAB:
4" CONC. SLAB W/ 6'x6'x#10/10WM ON 6 MIL POLY VAPOR BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB: 5" THK. W/ #8/8X12.1X12.1 WWF)
2. TYPICAL CRAWL:
2" SLUSH COAT OVER 4" GRAVEL COVER OVER 4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL. EMBED A MIN. OF 7INCHES INTO CONC.
14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. WHEN CONCRETE ENCASEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
15. PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
16. FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
17. ALL DESIGN, REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDING DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH; AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED SIDE YARD SETBACKS
19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET 3A.
21. PROVIDE (2) 48" LONG #4 REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

Attachment: Colfax Plan 1 - Bid Set (1). v1 (52 W. Colfax Street - FPD and Rezone 3 lots)

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

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

REV.	DESCRIPTION	DATE
	ISSUED FOR BIDDING	05/24/23

Rick Gilmore, FALA
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NOTES:

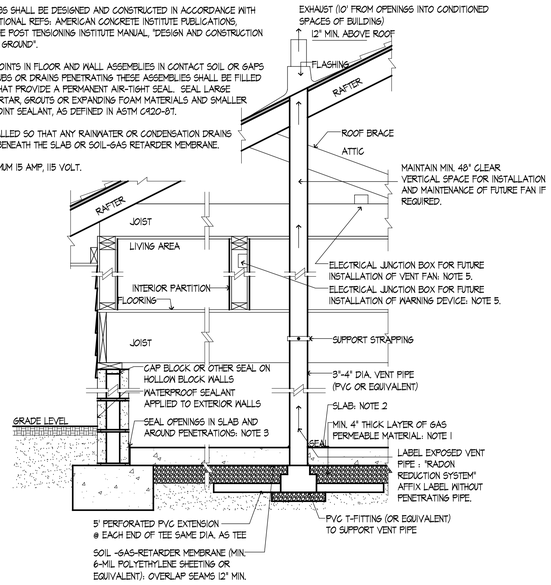
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL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

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

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

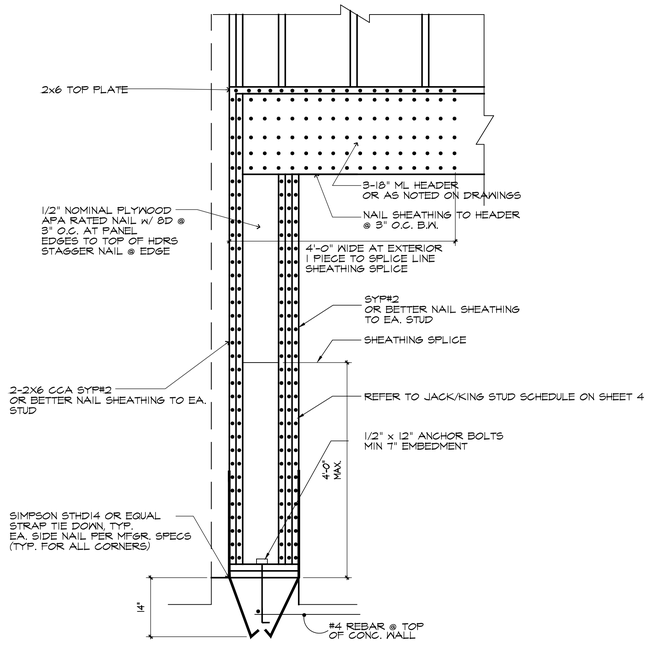
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

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



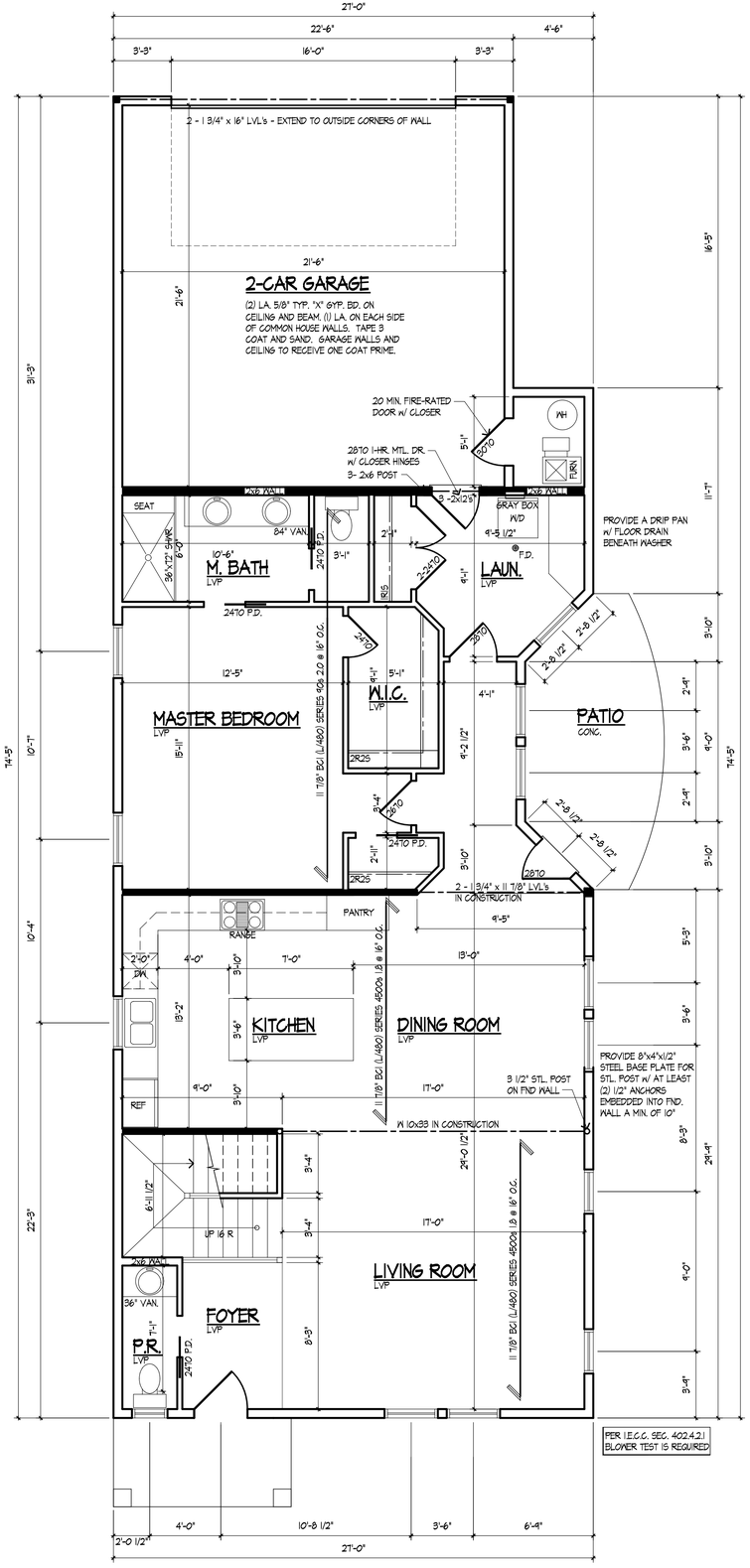
PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

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



BRACED WALL PANEL w/ HOLD DOWNS

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



FIRST FLOOR PLAN

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

= BEARING WALL

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

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

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

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

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

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

2018 ILLINOIS ENERGY CONSERVATION NOTES:

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

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

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

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

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

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

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

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

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.
STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
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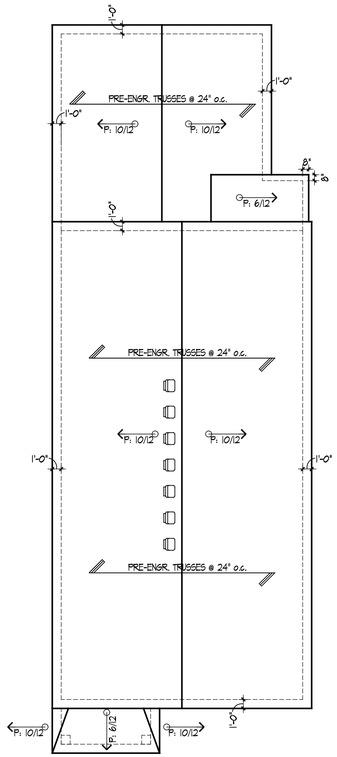
Attachment: Coffax Plan 1 - Bid Set (1).v1 (52 W. Coffax Street - FPD and Rezone 3 lots)



ROOF PLAN

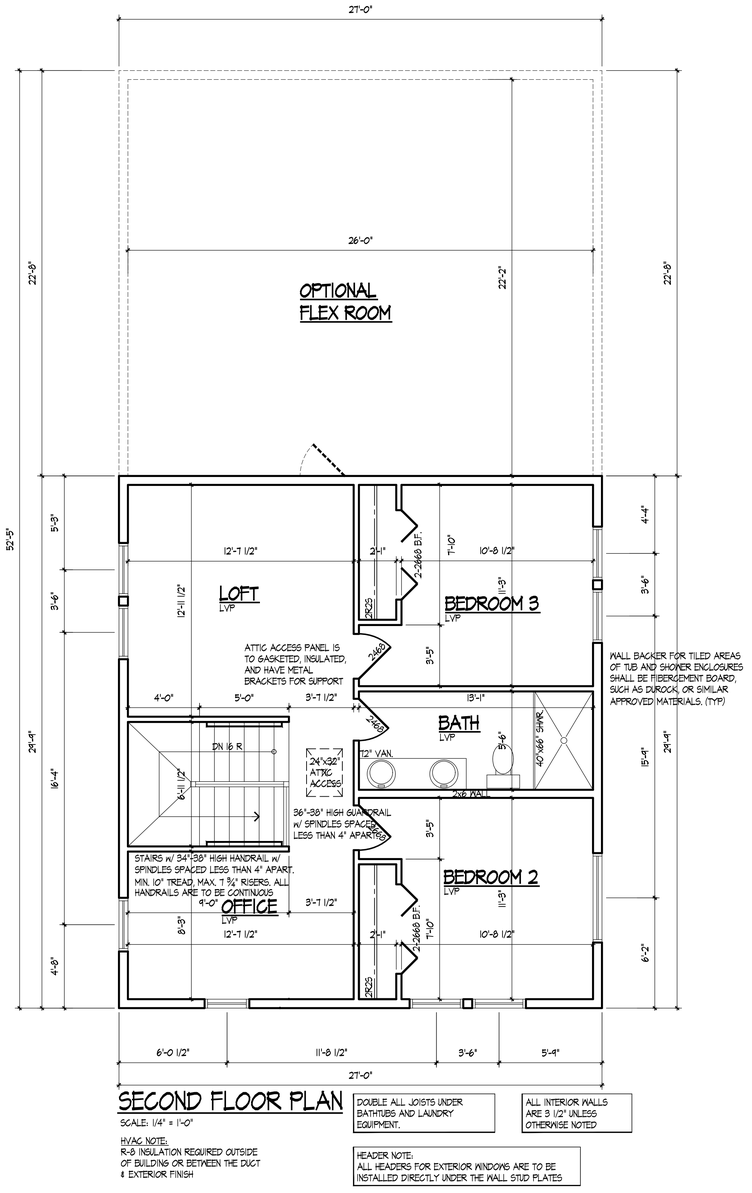
SCALE: 1/8" = 1'-0"

TWO STORY HOUSE ROOF
1415 SQ. FT. OF ATTIC AREA TO BE VENTED
1415 X 1/300 = 5.27 SQ. FT. FREE AREA REQUIRED TOTAL
5.27 X 144 = 758.8 SQ. IN. /2 = 379.4
379.4/60 = 6.3 (7 ROOF VENTS REQUIRED)
379.4/24 = 15.80 (16 SOFFIT VENTS REQUIRED)

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

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

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



SECOND FLOOR PLAN

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

HVAC NOTE:
R-5 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

DOUBLE ALL JOISTS UNDER BATHTUBS AND LAUNDRY EQUIPMENT.

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

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

FLOOR PLAN NOTES:

DO NOT SCALE DRAWINGS

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

Attachment: Colfax Plan 1 - Bid Set (1). v1 (52 W. Colfax Street - FPD and Rezone 3 lots)

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

ELECTRICAL NOTES:

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

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

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

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

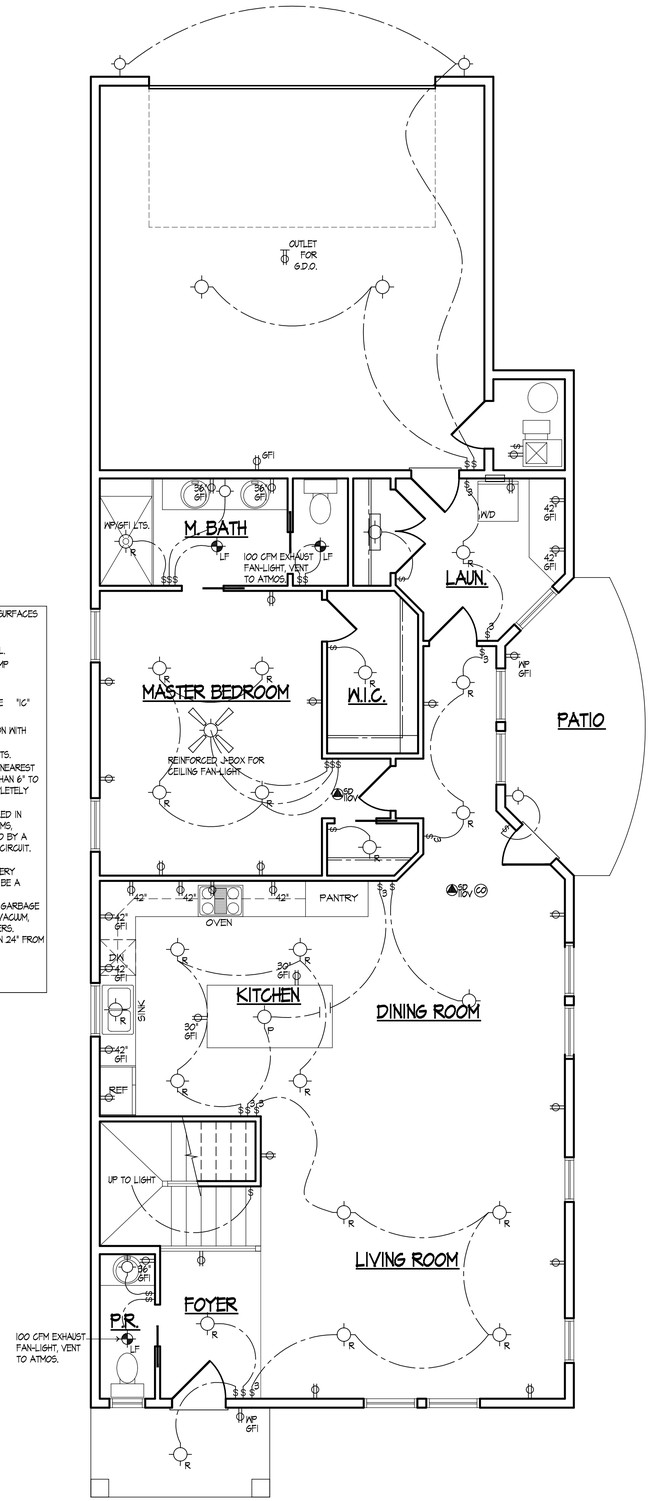
LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SNITCH TO OPERATE THE FAN.

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

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

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

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



FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

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

ELECTRICAL SYMBOLS

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

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

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

INCANDESCENT LIGHT FIXTURES

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

FLUORESCENT LIGHT FIXTURES

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

WP INDICATES WATERPROOF
GFI INDICATES GROUND FAULT INTERRUPT

DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR. 42

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

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PLAN 1
PALATINE, IL 60067

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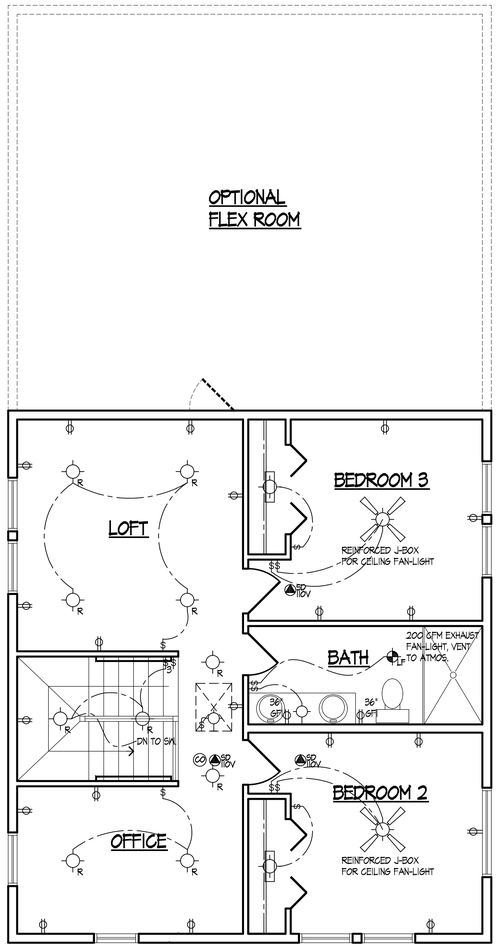
Attachment: Colfax Plan 1 - Bid Set (1).v1 (52 W. Colfax Street - FPD and Rezone 3 lots)



SECOND FLOOR ELECT. PLAN

SCALE 1/4"=1'-0"

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

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

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

ELECTRICAL PLAN NOTES:

DO NOT SCALE DRAWINGS

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

ELECTRICAL SYMBOLS

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

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

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

INCANDESCENT LIGHT FIXTURES

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

FLUORESCENT LIGHT FIXTURES

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

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Attachment: Coffax Plan 1 - Bid Set (1), v1 (52 W. Colfax Street - FPD and Rezone 3 lots)

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ROOF CONSTRUCTION

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

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

FASCIA AND SOFFIT

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

VAPOR BARRIER NOTE

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

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

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

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

SECOND FLOOR CONSTRUCTION

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

WALL CONSTRUCTION

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

SILL PLATE

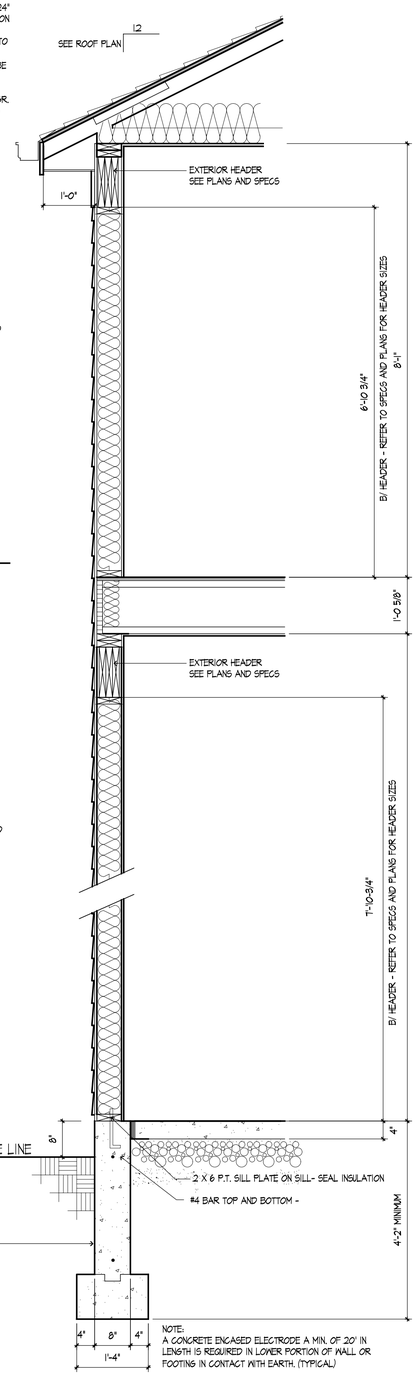
CONTINUOUS PRESSURE TREATED SILL PLATE W/ SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS W/ NUTS & WASHERS @ MAX. 6'-0" o.c. & MAX. 12" FROM CORNERS, MIN. 2 PER BOARD

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

SPRAY ON DAMP-PROOFING OR APPROVED EQUAL

CONCRETE SLAB CONSTRUCTION

4" CONC. SLAB W/ 6x6 #10 WWF.
6-MIL. POLY VAPOR BARRIER
OVER MINIMUM 4" COMPACTED GRAVEL
OVER COMPACTED EARTH
(GRAVEL TO BE MINIMUM 4" WASHED STONE)



① FRAME WALL SECTION

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

ROOF CONSTRUCTION

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

FASCIA AND SOFFIT

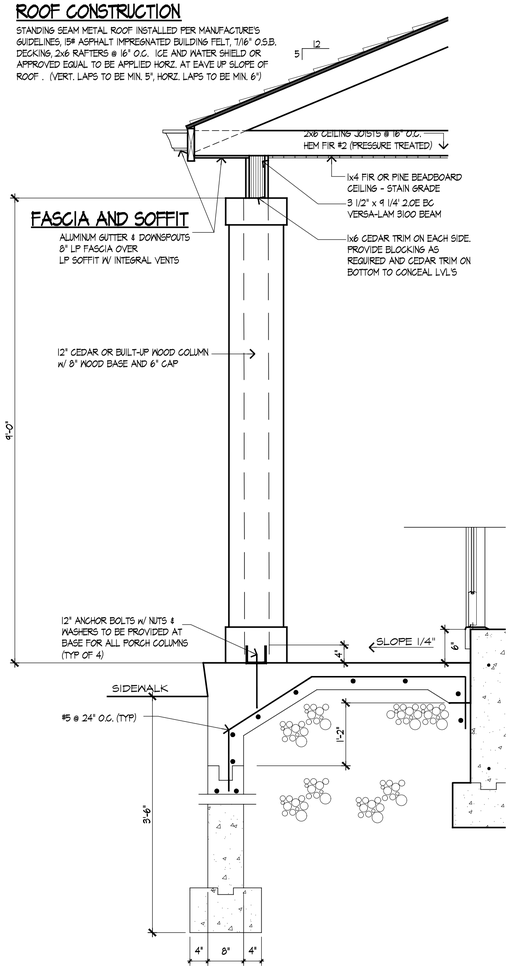
ALUMINUM GUTTER & DOWNSPOUTS
8" LP FASCIA OVER
LP SOFFIT W/ INTEGRAL VENTS

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

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

SIDEWALK

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



② PORCH SECTION

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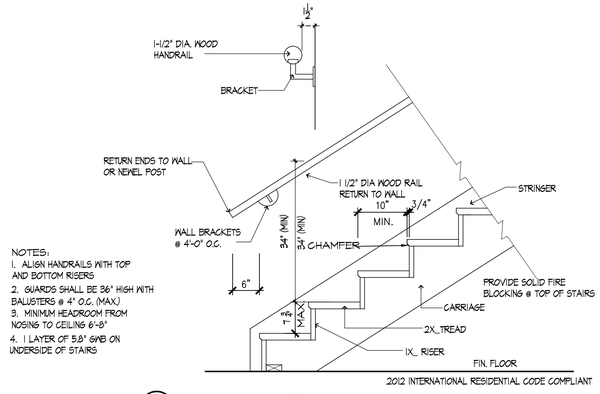
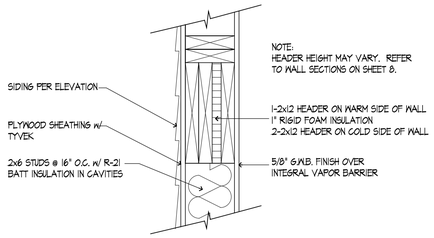
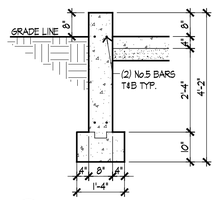


NOTES:
1. ALIGN HANDRAILS WITH TOP AND BOTTOM RISERS
2. GUARDS SHALL BE 36" HIGH WITH BALUSTERS @ 4" O.C. (MAX.)
3. MINIMUM HEADROOM FROM NOSING TO CEILING 6'-8"
4. 1 LAYER OF 5/8" GWB ON UNDERSIDE OF STAIRS

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

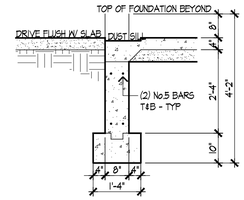


4 HEADER DETAIL
SCALE: 1 1/2" = 1'-0"

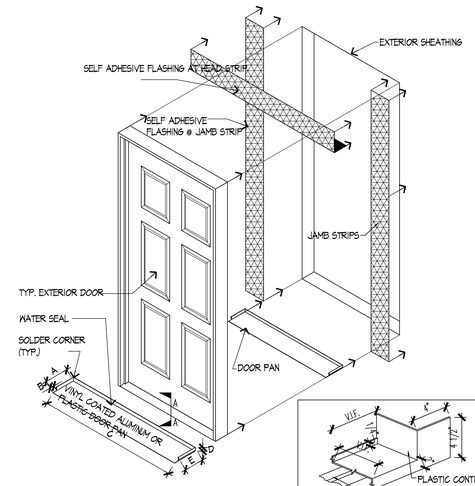


5 FND. AT GARAGE
SCALE: 1/2" = 1'-0"

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

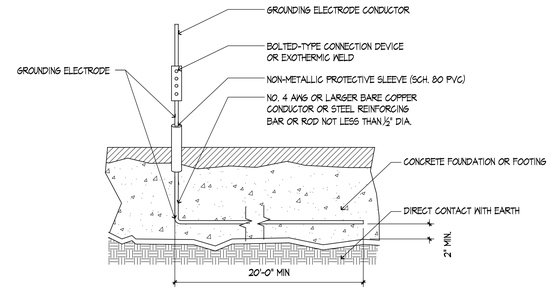


6 GARAGE OPENING
SCALE: 1/2" = 1'-0"

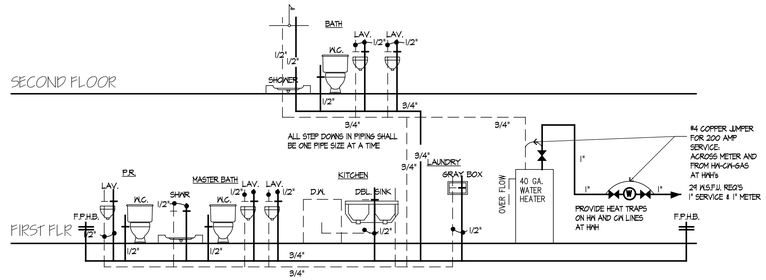


2 TYP. DOOR FLASHING
SCALE: 1/2" = 1'-0"

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



7 UFER GROUND DETAIL
SCALE: NO SCALE



SUPPLY DIAGRAM
NO SCALE

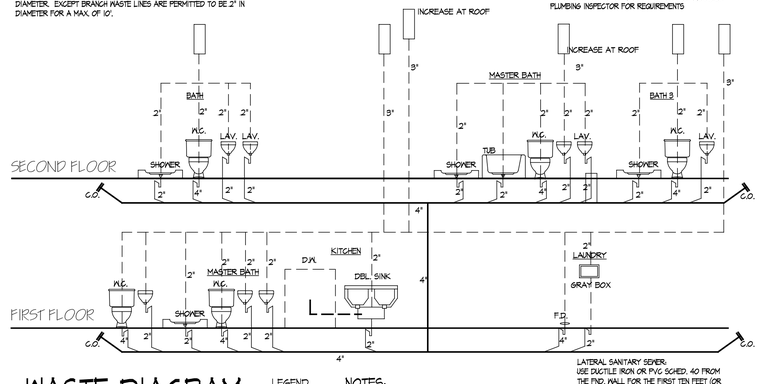
1. BUILDING SEWER SHALL HAVE A FULL SIZE CLEAN-OUT (6") INSTALLED OUTSIDE THE BUILDING.
2. A CONTINUOUS WASTE SHALL NOT BE USED ON THE KITCHEN SINK DRAIN LINES. TWO TRAPS ARE REQUIRED (GARBAGE DISPOSAL, BASKET STRAINER)
3. SEWER PIPE USED TO PENETRATE THE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE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

LEGEND
HOT WATER
COLD WATER

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

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

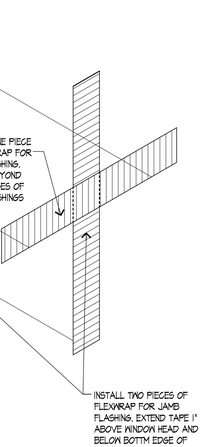
NOTE:
PER ELMHURST FIRE DEPARTMENT:
PLUMBING CONTRACTOR IS REQUIRED TO HAVE A FIRE EXTINGUISHER ON SITE - ONE PER FLOOR - AT ALL TIMES DURING HIS WORK. UL RATED 1-A: 10 BC



WASTE DIAGRAM
NO SCALE

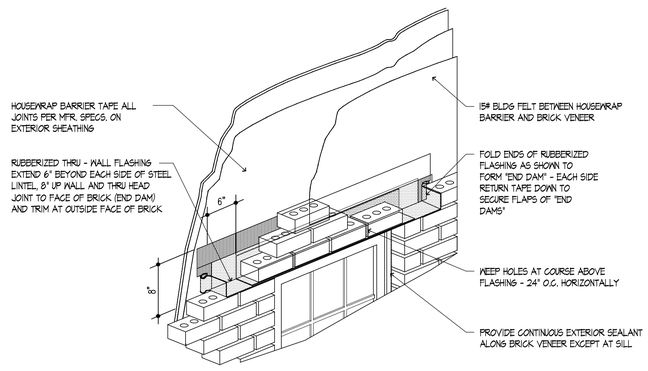
LEGEND
VENT
WASTE

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



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

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



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

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GENERAL REQUIREMENTS

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

1. CODES All work shall comply with the following:

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

2. INTENTION

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

3. DESIGN LOADS

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

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

4. PLANS AND SPECIFICATIONS

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

SITE WORK

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

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

CONCRETE

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

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

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

MASONRY

Provide masonry veneer anchorage per local codes.

METALS

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

CARPENTRY AND MILLWORK

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

1. SCOPE

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

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

2. GRADING

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

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

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

3. MATERIALS

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

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

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

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

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

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

4. FRAMING

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

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

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

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

5. MISCELLANEOUS

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

THERMAL AND MOISTURE PROTECTION

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

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

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

DOORS AND WINDOWS

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

FINISHES

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

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

TWO LAYERS ON GARAGE CEILINGS WITH HABITABLE SPACE ABOVE

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

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

PLUMBING

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

HEATING, VENTILATION AND AIR CONDITIONING

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

ELECTRICAL

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

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

FIRE–RESISTANT CONSTRUCTION

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

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

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

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

specifications

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

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

REV	DESCRIPTION	DATE
	ISSUED FOR BIDDING	05/24/23

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

PLAN 1
PALATINE, IL 60067

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Attachment: Colfax Plan 1 - Bid Set (3).v1 (52 W. Colfax Street - FPD and Rezone 3 lots)

PLANT SYMBOLS KEY

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

EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS

SHADE / CANOPY TREES, 2.5"+ CALIPER

ORNAMENTAL TREES, 8'-10'+ TALL

EVERGREEN TREES, 6'-10'+ TALL

LARGE, DECIDUOUS SHRUBS, 36"-48" TALL

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL

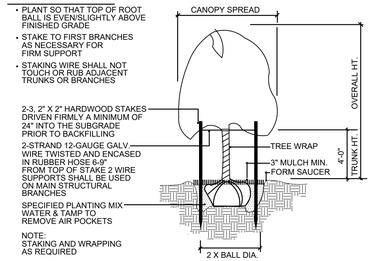
SMALL, EVERGREEN SHRUBS, 24" TALL/WIDE

LARGE, ORNAMENTAL GRASS, 3 GALLON

SMALL ORNAMENTAL GRASS, 1 GALLON

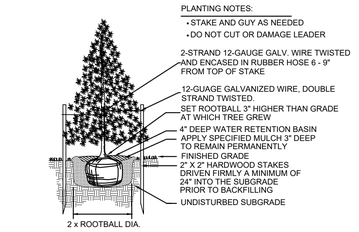
PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON

PLANTING DETAILS



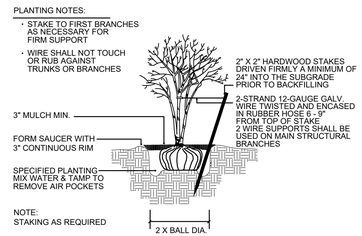
TREE PLANTING & STAKING

NOT TO SCALE



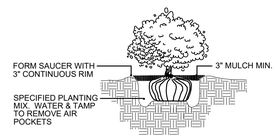
EVERGREEN TREE PLANTING

NOT TO SCALE



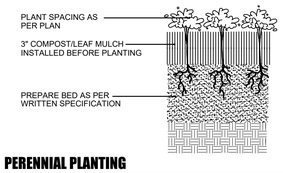
MULTI-TRUNK TREE STAKING

NOT TO SCALE



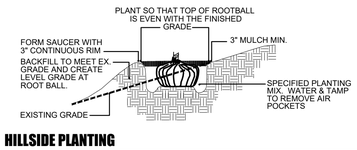
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES - GENERAL LANDSCAPE

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

PROJECT TEAM

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

CONTACT: GREG ROSE

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

CONTACT: MATTHEW MORRISON

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

CONTACT: TIM SPIES

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

CONTACT: SHARON DICKSON / JEFF TORRENS

SHEET INDEX

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

L1.1 OVERALL LANDSCAPE PLAN
PLANT & MATERIALS LIST

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

CLIENT NAME AND ADDRESS

GWR BUILDERS

PALATINE, IL

PLAN DATE

AUGUST 4, 2023

REVISIONS

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PROJECT NAME AND SHEET TITLE

OLM'S CORNER

52 W. COLFAX STREET - PALATINE, IL

LANDSCAPE PLAN - COVER

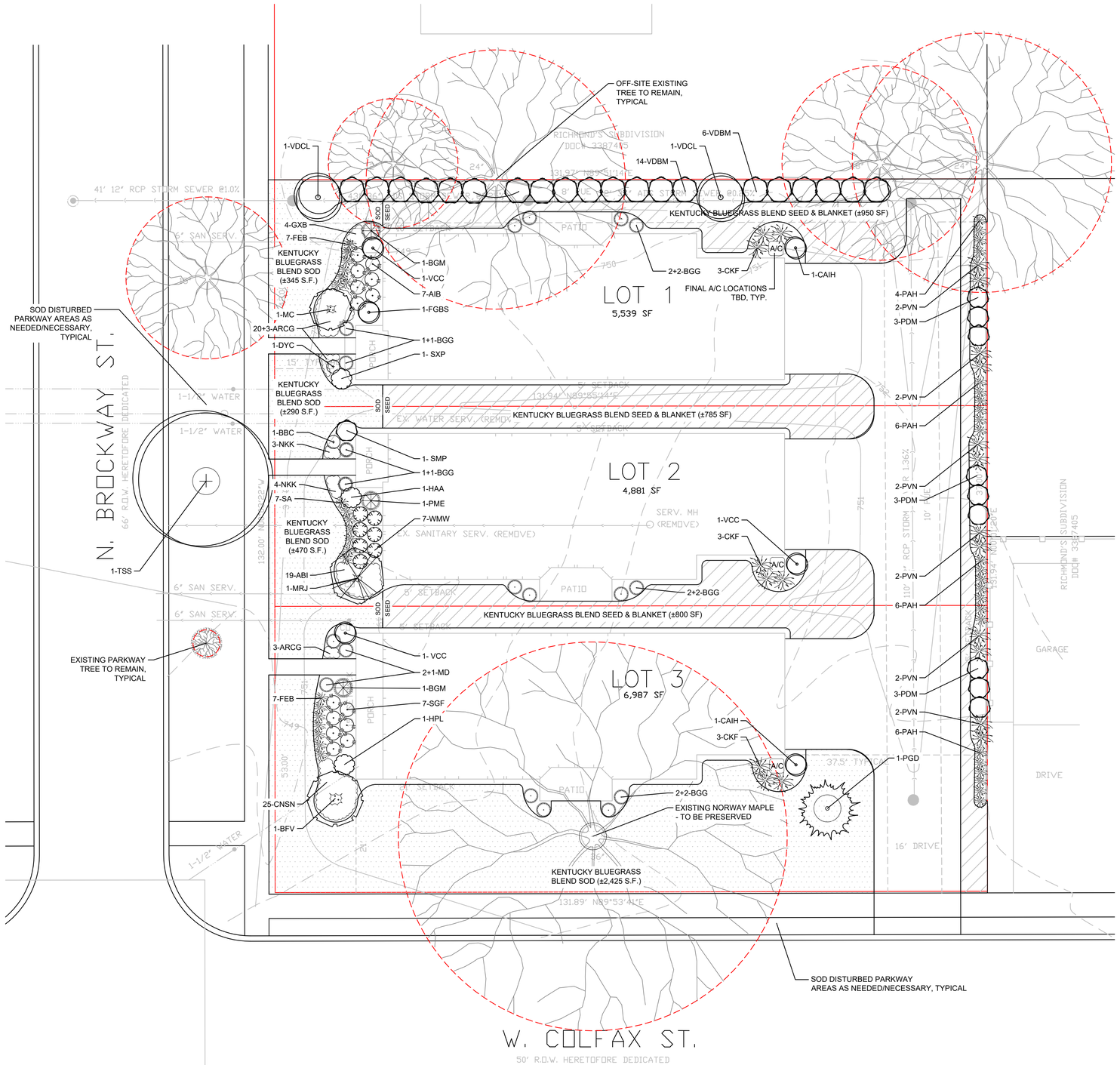
SHEET NUMBER

L0.1

Attachment: Landscaping plans - Olms Corner, Palatine_FULL SET (52 W. Colfax Street - FPD and Rezone 3 lots)

PLANT & MATERIALS LIST

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



LANDSCAPE PLAN

SCALE: 1" = 10'-0"

0 5' 10' 20'

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

CLIENT NAME AND ADDRESS

GWR BUILDERS

PALATINE, IL

PLAN DATE

AUGUST 4, 2023

REVISIONS

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PROJECT NAME AND SHEET TITLE

OLM'S CORNER

52 W. COLFAX STREET - PALATINE, IL

LANDSCAPE PLAN - OVERALL

SHEET NUMBER

L1.1

Attachment: Landscaping plans - Olms Corner, Palatine_FULL SET (52 W. Colfax Street - FPD and Rezone 3 lots)

52 W. Colfax Street: Staff recommends approval a Preliminary Planned Development for a 3-lot single-family residential development, subject to the following conditions:

1. **All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**
2. **The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.**
3. **Review fees, based upon the finally accepted EEOPC, shall be submitted in a manner acceptable to the Village Engineer.**
4. **The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution. The final separation of the dwellings shall comply with the IRC R-302, in a manner acceptable to the Director of Fire Prevention.**
5. **The Final Engineering Plans shall be submitted in a manner acceptable to the Village Engineer and shall include both volume control and stormwater detention. This would include a cross access easement or dedicated outlot for the access drive on the east side of the development.**
6. **The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.**
7. **A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**
8. **A Planned Development Letter of Credit in the amount of $30,000 - ($10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
9. **HOA declarations shall be submitted in a manner acceptable to the Village Attorney to address the shared driveway, stormwater detention, and volume control requirements.**
10. **A construction management plan shall be submitted in a manner acceptable to Village and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application.**

Attachment: 52 W Colfax Street - 5-15-23 conditions (52 W. Colfax Street - FPD and Rezone 3 lots)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 52 W. COLFAX ST.

◉ ○ ○ ○

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of SEPTEMBER, A.D. 20 23., and the last publication thereof was made on the 21ST day of SEPTEMBER, A.D. 20 23.

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 21ST day of SEPTEMBER A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 21ST day of SEPTEMBER A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (52 W. Colfax Street - FPD and Rezone 3 lots)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

REVIEWED 10/10/23 07:00 PM

STAFF REPORT (ID # 8653)

600 N. First Bank Drive Unit C

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Mallory Miller, Grow Montessori Academy

PLAN NUMBER: SU-000053-2023

ADDRESS: 600 N. First Bank Drive Unit C

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

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

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

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

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

LOCATION:	600 N. First Bank Drive Unit C District 6 (Helms)	**CURRENT ZONING:**	P - Planned Development (Renaissance)

SURROUNDING CONDITIONS:

North:	P - Planned Development (Palatine Public Library)
South	P - Planned Development (School District 15 Educational Service Center)
East:	P - Planned Development (Dental Office)
West:	P - Planned Development (Office Building)

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

Petitioner is requesting:

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

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

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

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

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

SITE ANALYSIS:

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

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

DEPARTMENTAL REVIEWS:

Community Services	There is potential for the outdoor area to impact the surrounding office environment, as it is unlike other uses within Renaissance subdivision.
Engineering	No Issues Identified.
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.

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

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

STAFF RECOMMENDATION:

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

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

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

1. The Special Use and Variation shall substantially conform to the Site Plan, Business Plan, and Floor Plan submitted by the Petitioner, Mallory Miller, except as such plans may be change to conform to Village Codes and Ordinances.

2. Any final traffic directional signage or pavement markings for a one-way drive aisle, or pick-up and drop-off locations, shall be submitted in a manner acceptable to the Village Engineer.

3. The fencing and bollard plan, enclosing the proposed outdoor play area, shall be submitted in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

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

- Public Notice

GISConsortium

600 N. First Bank Drive

0 300 600 ft

Print Date: 6/29/2023

Notes

Cook County Aerial 2020

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

Attachment: Aerial Map (600 N First Bank Drive Unit C - SU Montessori School)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Mallory Miller

Business Name (if applicable)

Grow Music Academy

Subject Property Address

600 N. First Bank Drive

Please provide a description of your proposed request:

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

Petitioner Justification

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

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

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

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

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

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

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

Attachment: Special Use Application (600 N First Bank Drive Unit C - SU Montessori School)

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

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

Attachment: Special Use Application (600 N First Bank Drive Unit C - SU Montessori School)

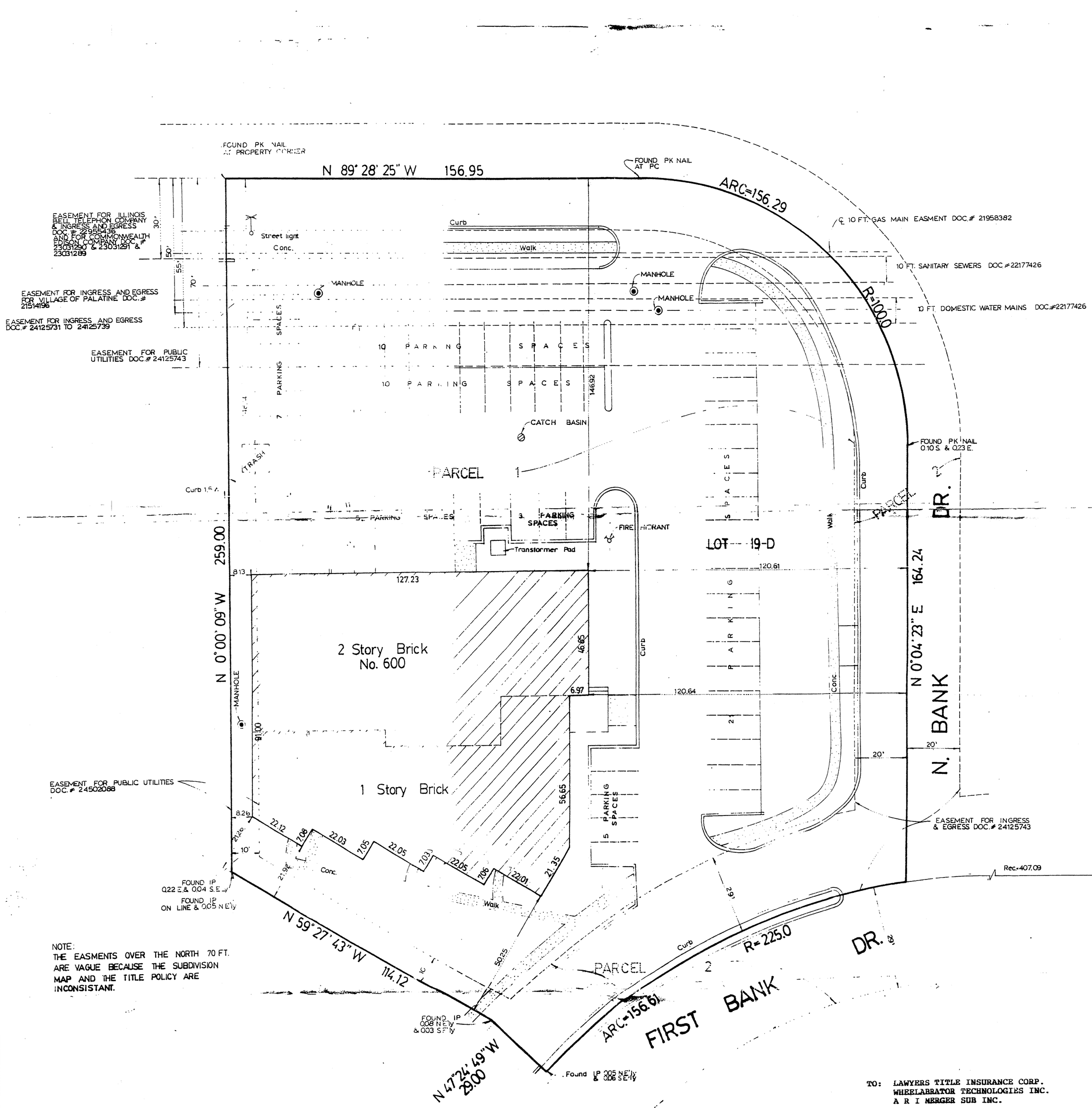
PLAT OF SURVEY

by
John D. McTigue
REGISTERED LAND SURVEYOR
3458 N. CICERO AVE. CHICAGO, IL 60641
PHONE: (312) 736-1344

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

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

AREA 72547 Sq. Ft.
1.66 Acres



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

—x—=FENCE
WD.=WOOD
N.F.=NORTH FACE
I.P.=IRON PIPE
=SEWER MANHOLE
=STORM INLET
=CITY ELECTRIC MANHOLE
=TREE WITH DIAMETER
=LIGHT POLE
=SIGN
=GAS BUFFALO BOX

=LIMITS OF CONCRETE
C.L.=CHAIN LINK
S.F.=SOUTH FACE
I.R.=IRON ROD
=CATCH BASIN
=ILLINOIS BELL MANHOLE
=COMMONWEALTH EDISON MANHOLE
=FIRE HYDRANT
=UTILITY POLE
=WATER VALVE
=WATER BUFFALO BOX

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

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

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

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

CHICAGO, IL DATED THIS 11TH DAY OF April, A.D.19 92

JOHN D. MC TIGUE
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 2230

JUN 11 2007

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

I, JOHN D. MC TIGUE, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

CHICAGO, ILLINOIS, DATED THIS 11th DAY OF April, A.D. 19 92

BY: ILLINOIS REGISTERED LAND SURVEYOR NO. 2230

THE BLUEPRINT SHOPPE 830283

Attachment: Plat of Survey (600 N First Bank Drive Unit C - SU Montessori School)

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

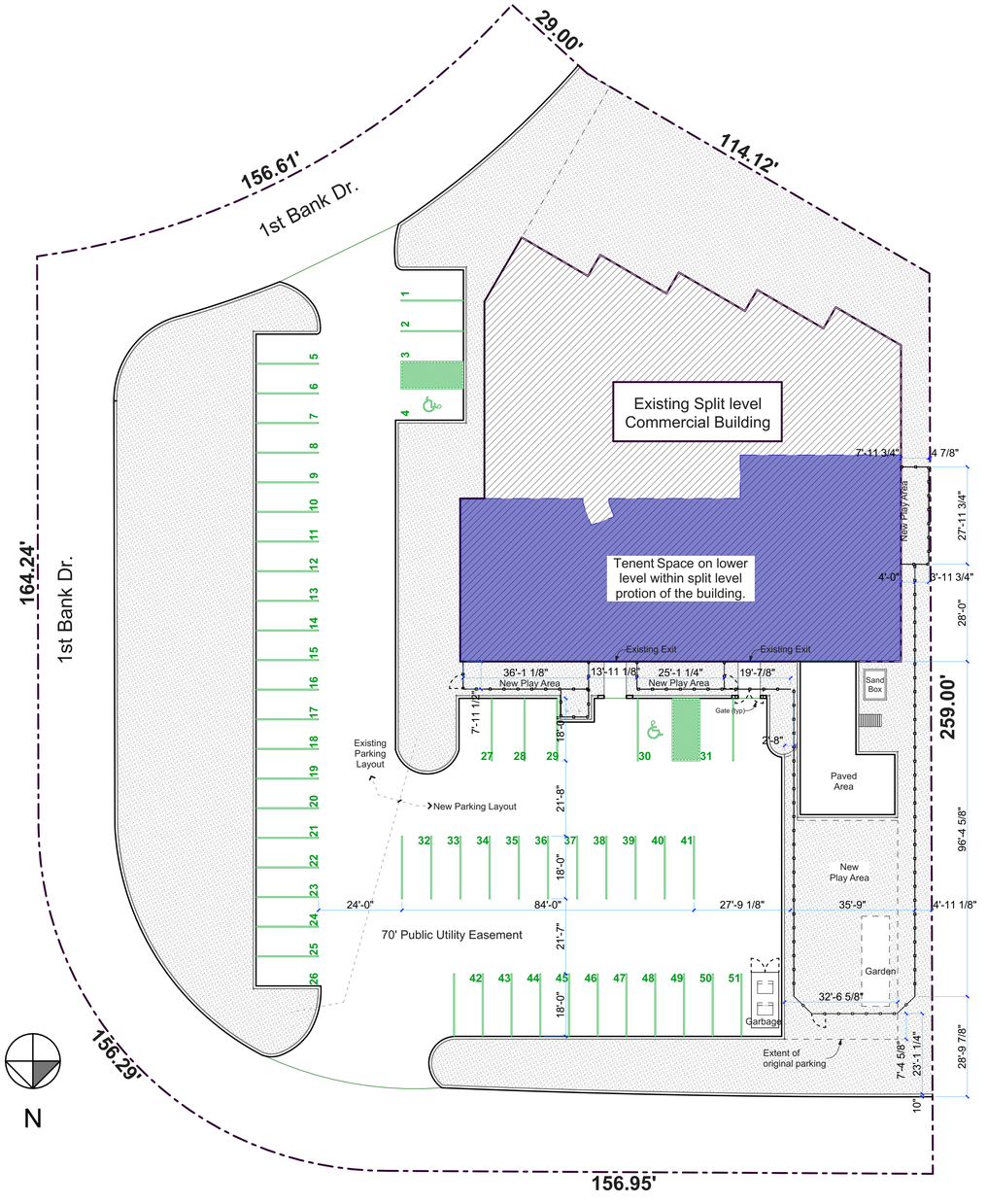
Total Building Area: 19,979sf
Area of Work: 6753sf (33% of building area)

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

Sheet Index		
ID	Name	Published
A.01	Cover	☐
A.02	Site Development	☐
A.03	Demolition Plan	☐
A.04	Floor Plans	☐
A.05	Elevations	☐
A.06	3D Views	☐

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

3 Outdoor Classroom Overhead view
SCALE: 1:2.50



1 Site Plan
SCALE: 1" = 20'

405 AZALEA - STUDIO
HOFFMAN EST, IL 60169
847-490-0094 - info@jeffwhyte.com
Licensed Architect

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

Date Signature Expires

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

GROW MONTESSORI ACADEMY

Cover

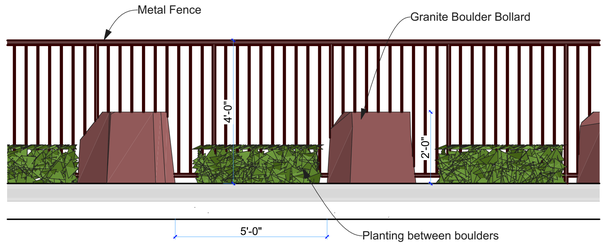
Job: 2023

Sheet Number: A.01

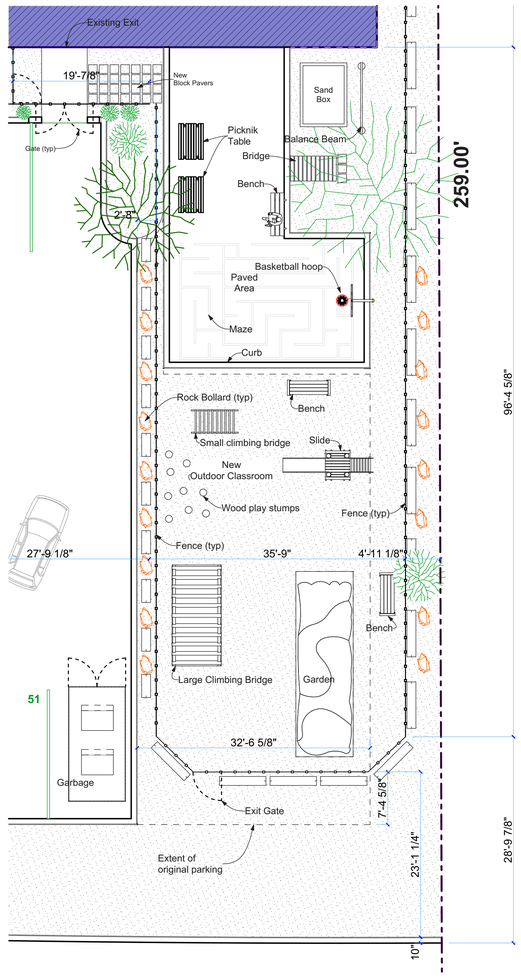
Total sheet count: 6

PUBLISHED
Special Use Review
9-1-23

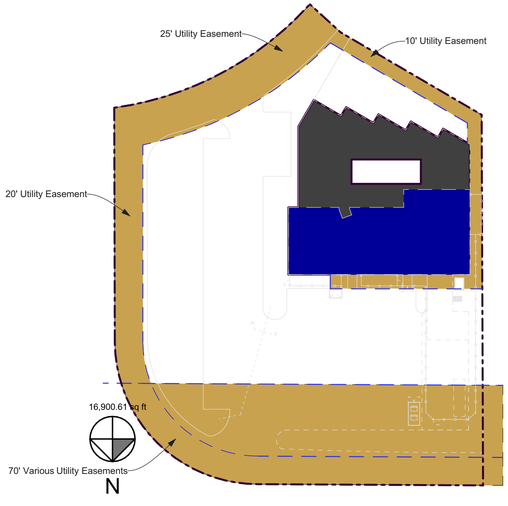
Attachment: Site Plan & Floor Plan (600 N First Bank Drive Unit C - SU Montessori School)



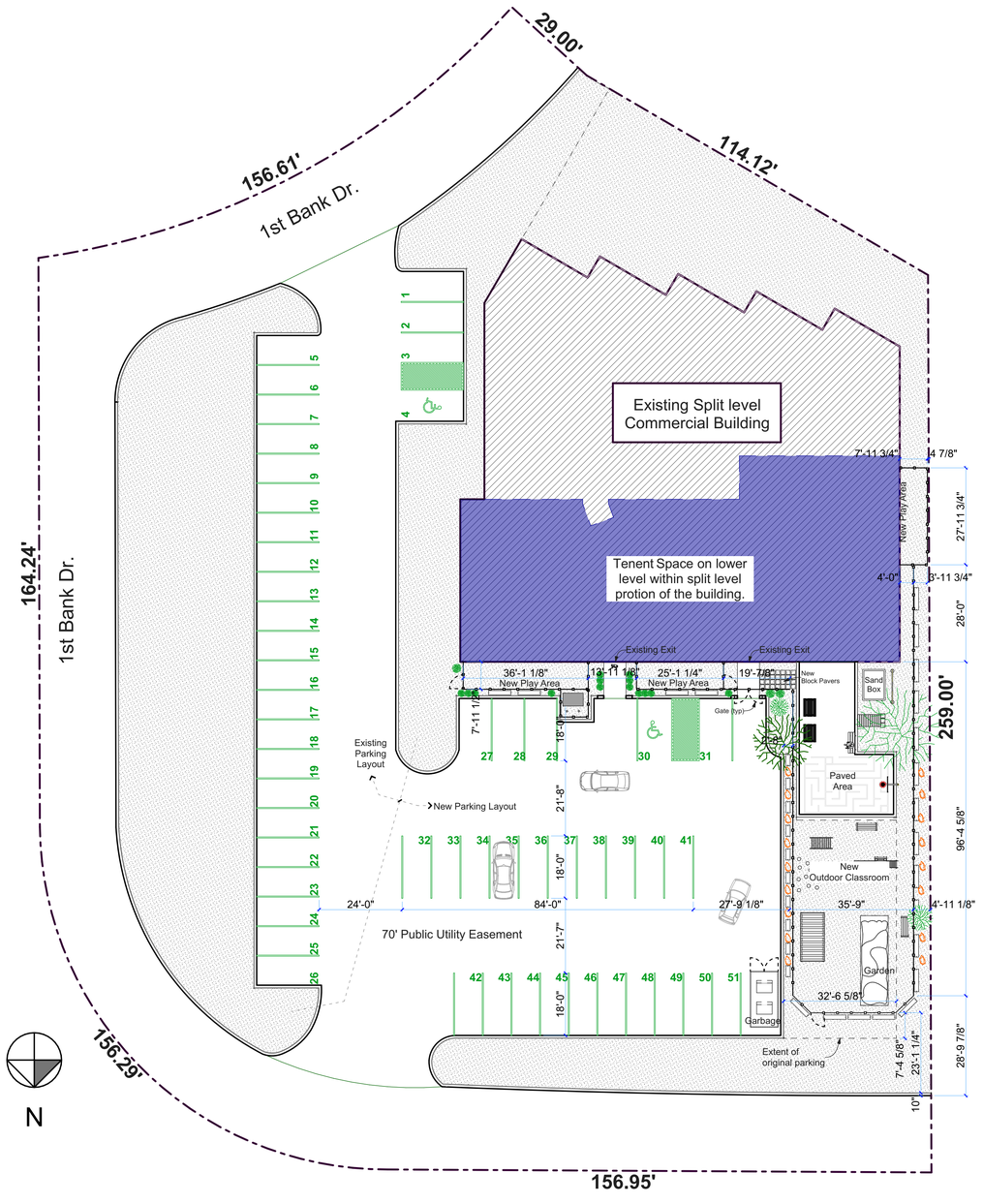
2 Fence/Bollard Elevation
SCALE: 1/2" = 1'-0"



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



4 Easement Plan
SCALE: 1" = 50'



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

PUBLISHED
Special Use Review
9-1-23

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HOFFMAN EST, IL 60169
847-490-0094 - info@jeffwhyte.com
Jeffrey William Whyte

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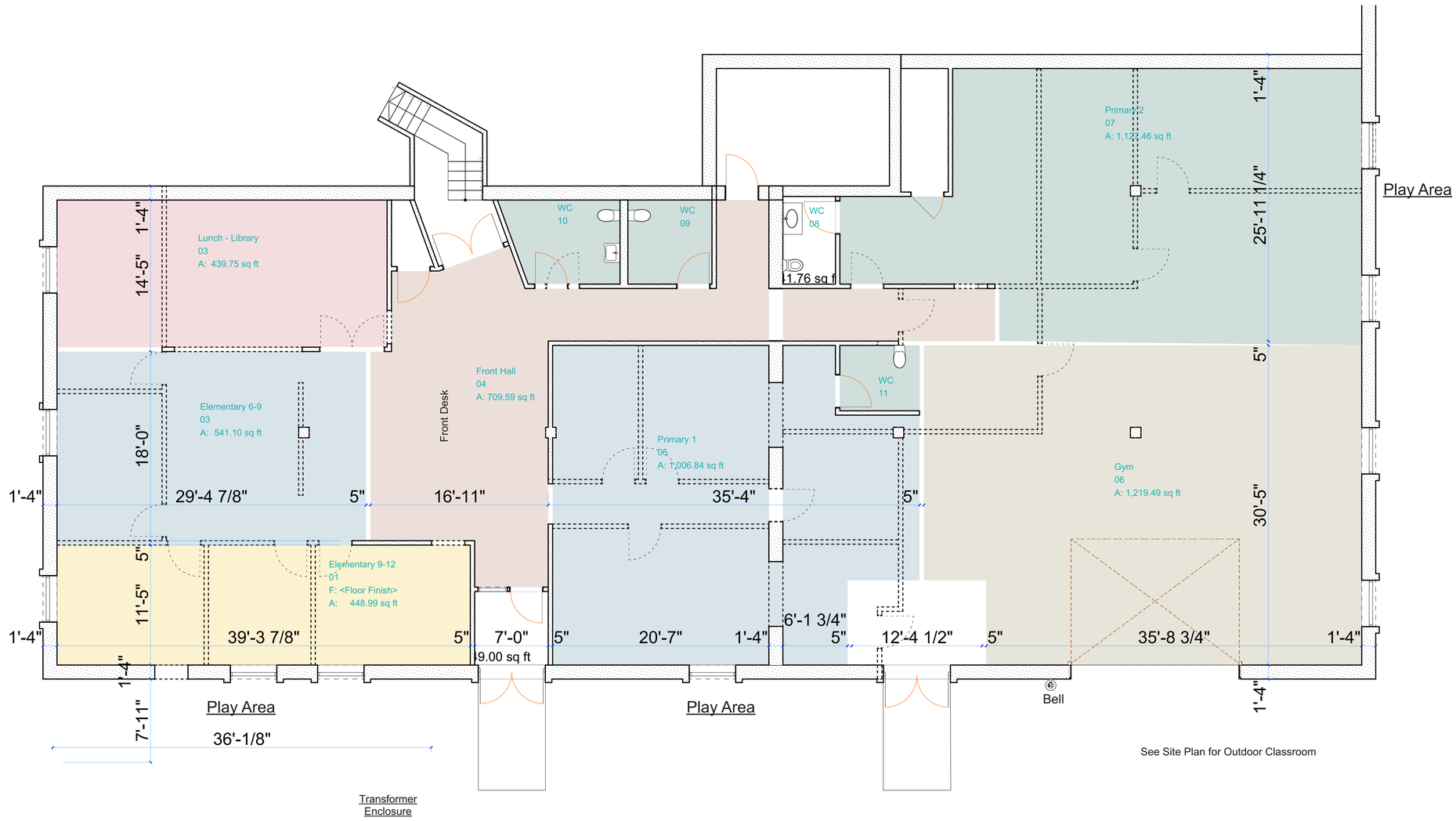
900 N. 1st Bank Dr.
Palatine, IL 60067

MONTESSORI ACADEMY

Site Development

Job: 2023
Sheet Number: **A.02**
Total sheet count: 6

Attachment: Site Plan & Floor Plan (600 N First Bank Drive Unit C - SU Montessori School)



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

PUBLISHED
Special Use Review
9-1-23

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HOFFMAN EST, IL 60169
847-490-0094 - info@jeffwhyte.com
Licensed Architect

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Date Signature Expires

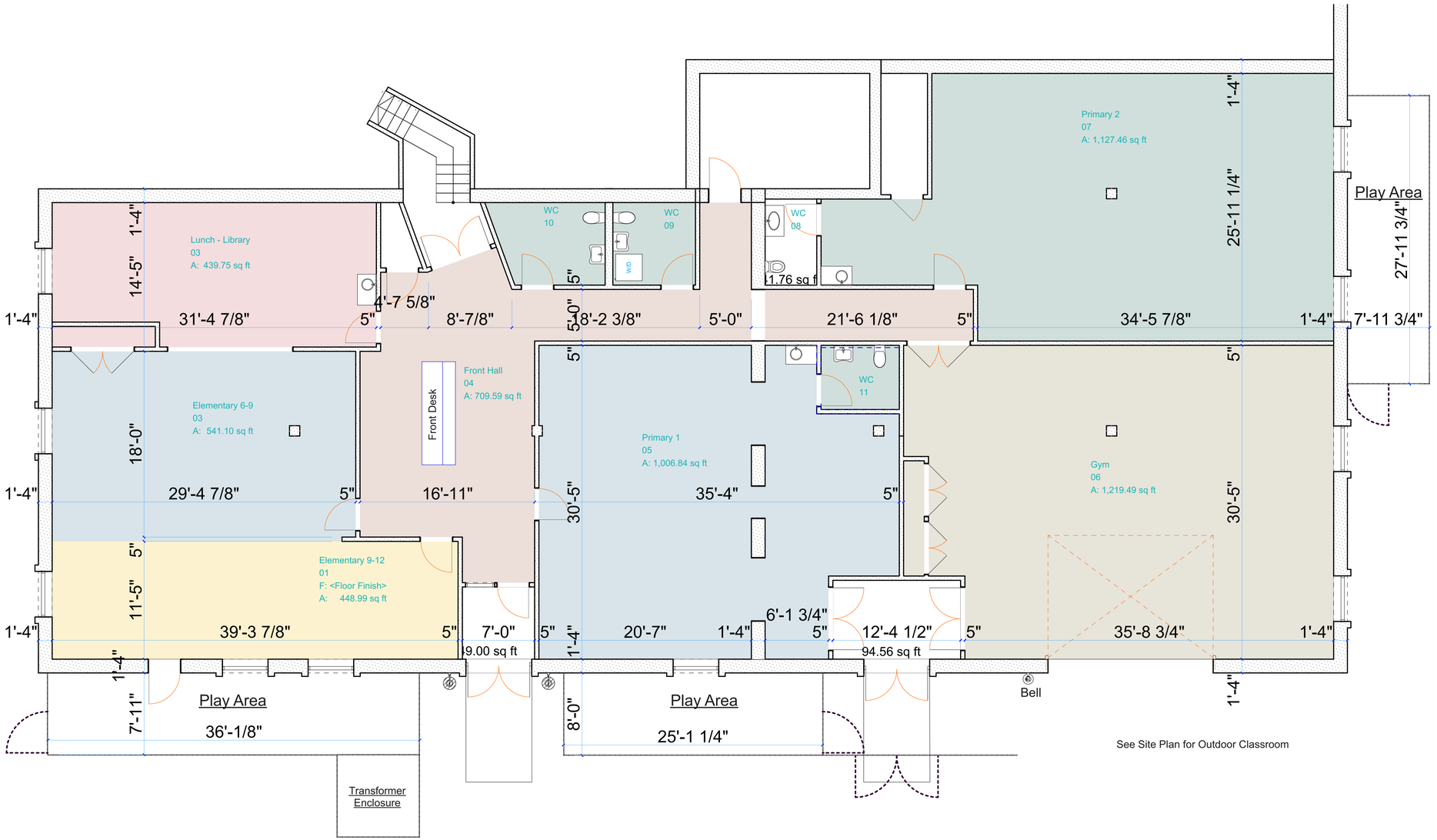
900 N. 1st Bank Dr.
Palatine, IL 60067

GLOBAL MONTESSORI ACADEMY

Demolition Plan

Job: 2023
Sheet Number: **A.03**
Total sheet count: 6

Attachment: Site Plan & Floor Plan (600 N First Bank Drive Unit C - SU Montessori School)



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

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Special Use Review
9-1-23

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Licensed Architect

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Date Signature Expires

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

GLOBAL MONTESSORI ACADEMY

Floor Plans

Job: 2023

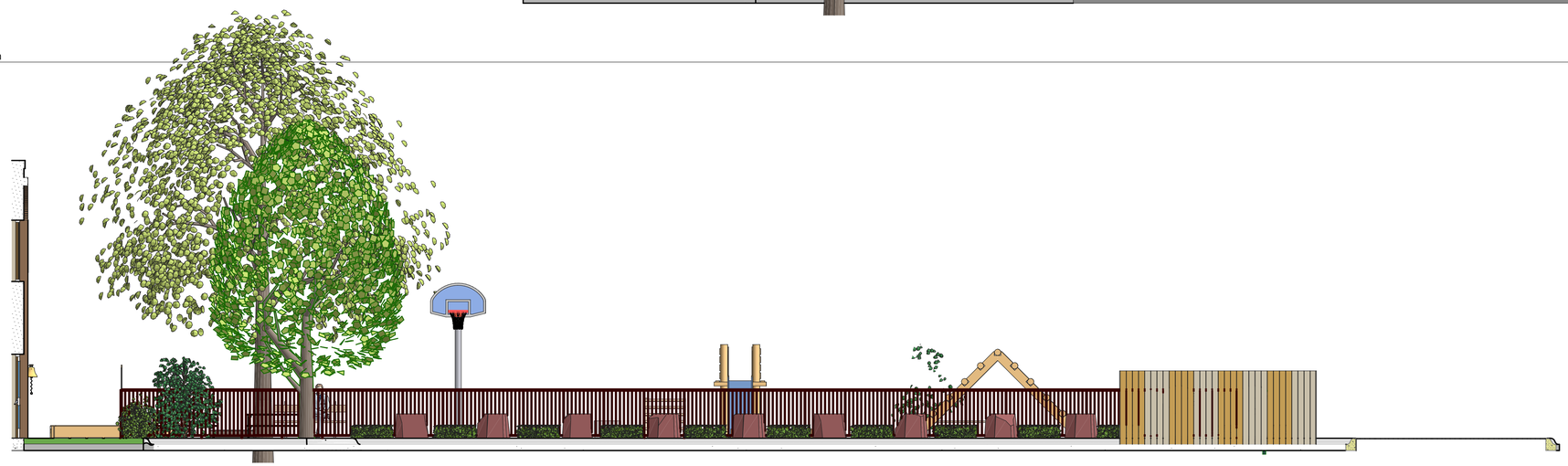
Sheet Number: **A.04**

Total sheet count: 6

Attachment: Site Plan & Floor Plan (600 N First Bank Drive Unit C - SU Montessori School)

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

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



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

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9-1-23

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Date Signature Expires

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

Grow MONTESSORI ACADEMY

Elevations

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

Attachment: Site Plan & Floor Plan (600 N First Bank Drive Unit C - SU Montessori School)

3 Outdoor Classroom 1
SCALE: 1:200

4 Outdoor Classroom 2
SCALE: 1:200

5 Library View
SCALE: 1:200

1 Plan 3D Existing
SCALE: 1:111.11

2 Plan 3D New
SCALE: 1:111.11

PUBLISHED
Special Use Review
9-1-23

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Date Signature Expires

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Palatine, IL 60067

Grow MONTESSORI ACADEMY

3D Views

Job: 2023
Sheet Number: **A.06**
Total sheet count: 6

Attachment: Site Plan & Floor Plan (600 N First Bank Drive Unit C - SU Montessori School)

grow
MONTESSORI ACADEMY

BUSINESS PLAN

Attachment: Business Plan (600 N First Bank Drive Unit C - SU Montessori School)

Table of Contents

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Our Values	3
About Grow Music Academy	4
Business Description	5
Montessori is Growing	6
Fulfilling a Need	7
Our Class Environments	8
Growth Projections	9-10
Buildout Plan - Phase 1 + 2	Attachment
Summary	

Attachment: Business Plan (600 N First Bank Drive Unit C - SU Montessori School)

Executive Summary

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

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

Our Values

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

Attachment: Business Plan (600 N First Bank Drive Unit C - SU Montessori School)

About Grow Music Academy

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

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

Attachment: Business Plan (600 N First Bank Drive Unit C - SU Montessori School)

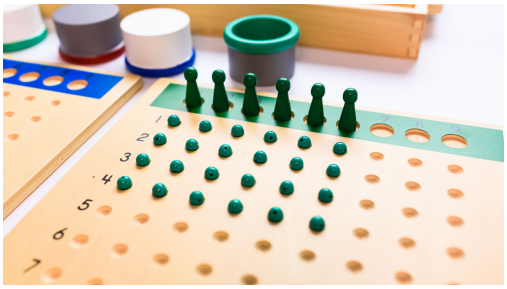
grow MONTESSORI ACADEMY

Business Description

What is the Montessori Approach to Education?

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

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



Why Montessori?

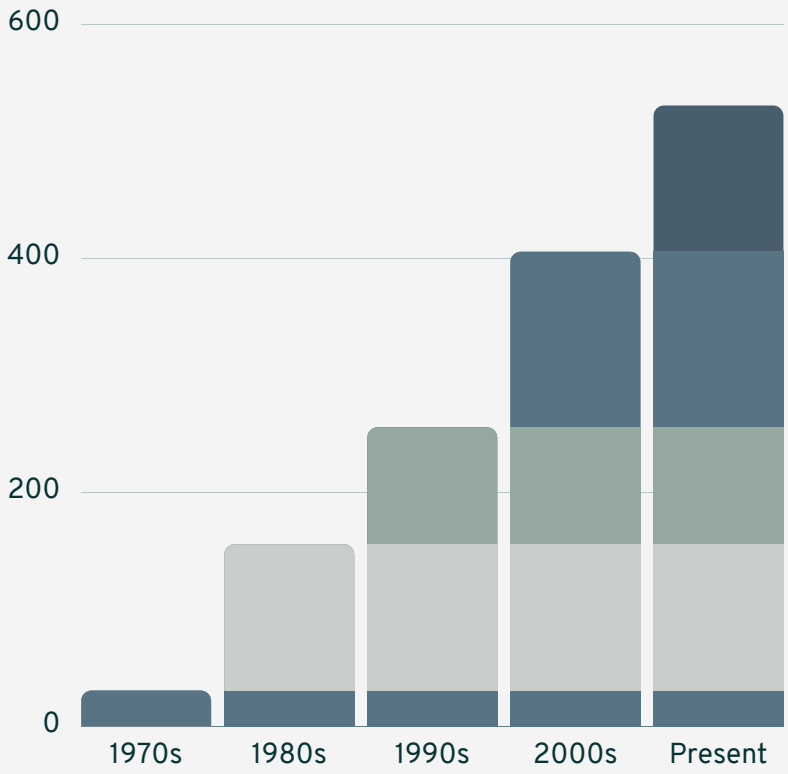
Montessori classrooms are beautifully crafted environments designed to meet the needs of children in a specific age range. Dr. Maria Montessori discovered that experiential learning in this type of classroom led to a deeper understanding of language, mathematics, science, music, allowed for greater social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

Every material in a Montessori classroom supports an aspect of child development, creating a match between the child's natural interests and the available activities. Children can learn through their own experience and at their own pace. They can respond at any moment to the natural curiosities that exist in all humans and build a solid foundation for life-long learning.

Attachment: Business Plan (600 N First Bank Drive Unit C - SU Montessori School)

Montessori is Growing

Montessori Growth in the Public and Private Sector



Public Montessori Schools

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

Current Educational Studies Highlight the Strengths

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

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

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

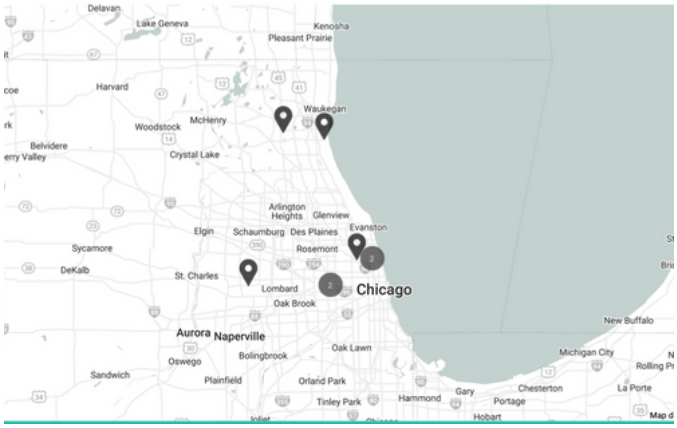
Attachment: Business Plan (600 N First Bank Drive Unit C - SU Montessori School)

Fulfilling a Need

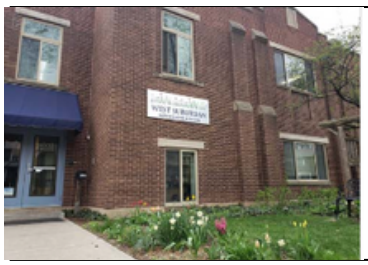
Association Montessori Internationale(AMI)

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

School Locator



Other AMI Elementary Programs

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

Attachment: Business Plan (600 N First Bank Drive Unit C - SU Montessori School)

Our Class Environments

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

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

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

Adolescent Program
"Help Me to Help You"
1 Classroom

Attachment: Business Plan (600 N First Bank Drive Unit C - SU Montessori School)

Growth Projections

Operation Year	Classroom Environments	Expected Capacity
Year 1 2023-2024	• **One Elementary 6-12 Class** • **Proposed Primary 3-6 Class**	• 6-10 • 5-7
Year 2 2024-2025	• **Proposed Toddler Class 18m-3 Class** • New or Continued Primary 3-6 Class • Continued Elementary 6-12 Class	• 5-10 • 10-20 • 8-15
Year 3 2025-2026	• New or Continued Toddler Class • Continued Primary 3-6 Class • Continued Elementary 6-12 Class	• 5-10 (MAX) • 15-25(MAX) • 15-28(MAX)
Year 4 2026-2027	• Continued Toddler Class • Continued Primary 3-6 Class • **New Primary 3-6 Class** • Continued Elementary 6-12 Class	• 10 (MAX) • 20-25(MAX) • 5-10 • 20-28(MAX)
Year 5 2027-2028	• Continued Toddler Class • Continued Primary 3-6 Class • Continued Primary 3-6 Class • Continued Elementary 6-12 Class	• 10 (MAX) • 20-25(MAX) • 10-25(MAX) • 20-28(MAX)
Year 6 2028-2029	• Continued Toddler Class • Continued Primary 3-6 Class • Continued Primary 3-6 Class • Continued Elementary 6-12 Class • **New Adolescent Program 12-14 Class**	• 10 (MAX) • 20-25(MAX) • 20-25(MAX) • 20-28(MAX) • 5-15(MAX)
Year 7+	5 Classrooms in Total	95(MAX) Students

Attachment: Business Plan (600 N First Bank Drive Unit C - SU Montessori School)

Staff Projections

Operation Year	Classroom Environments	Expected Capacity
Year 1 2023-2024	• **One Elementary 6-12 Class** • **Proposed Primary 3-6 Class**	• 2 • 1
Year 2 2024-2025	• **Proposed Toddler Class 18m-3 Class** • New or Continued Primary 3-6 Class • Continued Elementary 6-12 Class	• 1-2 • 2 • 2
Year 3 2025-2026	• New or Continued Toddler Class • Continued Primary 3-6 Class • Continued Elementary 6-12 Class	• 1-2 • 2 • 2
Year 4 2026-2027	• Continued Toddler Class • Continued Primary 3-6 Class • **New Primary 3-6 Class** • Continued Elementary 6-12 Class	• 2 • 2 • 2 • 2
Year 5 2027-2028	• Continued Toddler Class • Continued Primary 3-6 Class • Continued Primary 3-6 Class • Continued Elementary 6-12 Class	• 2 • 2 • 2 • 2
Year 6 2028-2029	• Continued Toddler Class • Continued Primary 3-6 Class • Continued Primary 3-6 Class • Continued Elementary 6-12 Class • **New Adolescent Program 12-14 Class**	• 2 • 2 • 2 • 2 • 1-2
Year 7+	5 Classrooms in Total	10 Max Staff Members

Attachment: Business Plan (600 N First Bank Drive Unit C - SU Montessori School)

GROW
MONTESSORI
ACADEMY

600 N First Bank Dr. Ste. C
+1-630-677-1608
www.growmontessoriacademy.org

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

Attachment: Business Plan (600 N First Bank Drive Unit C - SU Montessori School)

CERTIFICATE OF PUBLICATION

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

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

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

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

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of SEPTEMBER, A.D. 20 23., and the last publication thereof was made on the 21ST day of SEPTEMBER, A.D. 20 23.

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 21ST day of SEPTEMBER A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 21ST day of SEPTEMBER A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (600 N First Bank Drive Unit C - SU Montessori School)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

REVIEWED 10/10/23 07:00 PM

STAFF REPORT (ID # 8639)

519 S. Consumers Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Fred Hector

PLAN NUMBER: ZON-0001-2023

ADDRESS: 519 S. Consumers Avenue

PROPOSAL:
Rezoning from B-1 (Shopping Center District) to B-2 (General Business District);
Special Use to permit an indoor sports and recreational facility;
Vacation of the S. Consumers Avenue 60-foot right-of-way and cul-de-sac, located at northern end of S. Consumers Avenue and directly west/southwest of the building on the Subject Property. The right-of-way square footage to be vacated is approximately 13,504 square feet or .31 acres.

LOCATION:	519 S. Consumers Avenue District 5 (Kozlowski)	**CURRENT ZONING:**	B-1 Shopping Center District

SURROUNDING CONDITIONS:

North:	B-1 Shopping Center (Vacant land)
South:	B-2 General Business (Soccer Enterprises)
East:	P - Planned Development (Williams Resubdivision - Single-family residential)
West:	B-2 General Business (U.S. Postal Service)

BACKGROUND:
The Petitioners have acquired the Subject Property and are intending to complete building additions and realign the property into an amateur hockey ice rink. Therefore, the Petitioner is requesting:

Rezoning from B-1 (Shopping Center District) to B-2 (General Business District);

Special Use to permit an indoor sports and recreational facility;

Vacation of the S. Consumers Avenue 60-foot right-of-way and cul-de-sac, located at northern end of S. Consumers Avenue and directly

west/southwest of the building on the Subject Property.

SITE ANALYSIS:

- The Subject Property is zoned B-1, Shopping Center District and was initially used as a Brunswick bowling center and most recently as a paintball park, which ceased its operations in 2021.
- The submitted application requests a rezoning to B-2, which is consistent with the commercial properties in the area. The other uses along S. Consumers Avenue are currently Soccer City, Orbit Ice Area, and Salt Creek Sports Center, all of which are within the B-2 zoning district.
- The business plan indicates the hours of operation would generally mirror those of the Orbit Ice Arena, which is under the same ownership. This new location would be solely for ATH League (amateur hockey) and not open to the public.
- There would be a restaurant and bar associated with the project, and would have similar menu to their other location at 615 S. Consumers Avenue.
- The Subject Property is 29,963 square feet in a single-use building. The Petitioners are proposing to build a 13,842 square foot addition, for a total of 44,711 square feet.
- The proposed setbacks for the additions will meet the required B-2 standards:

	Front Setback (25' Required)	Rear Setback (20' Required)	Side yard Setback (5' required)
Proposed Setbacks	66'	145'	20' & 120'

- The intended hours of operation are 6 AM - 12 AM daily.
- The hockey rink will provide opportunities to host tournaments, adult ice hockey, and training and development of youth hockey players. In addition, a bar and restaurant will have food and liquor service.
- The proposed parking lot reconfiguration appears to meet the required 5-foot setback from the lot line.
- The site plan shows a total of 176 parking spaces, with an additional 19 reserved spaces. Per the architect's occupancy calculations and Village Life Safety Occupancy review, 132 spaces are required.
- A landscaping plan was provided. There are a total 37 trees proposed which appear to meet code. This will remain a condition for final approval.
- The application materials did not request any signage relief and the proposed attached sign would meet Code.

DEPARTMENTAL REVIEWS:

Community Services	A full building permit review will be required.
Engineering	No Issues Identified.
Environmental Health	A permanent food establishment permit will be required.
Fire Prevention	No Issues Identified.
Public Works	N/A
Police	N/A

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

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

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

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

1. The Special Uses shall substantially conform to the Business Plan and Site Plan Submitted by the Petitioner except as such plans may be changed to conform with Village Codes and Ordinances.

2. The Plat of Vacation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.

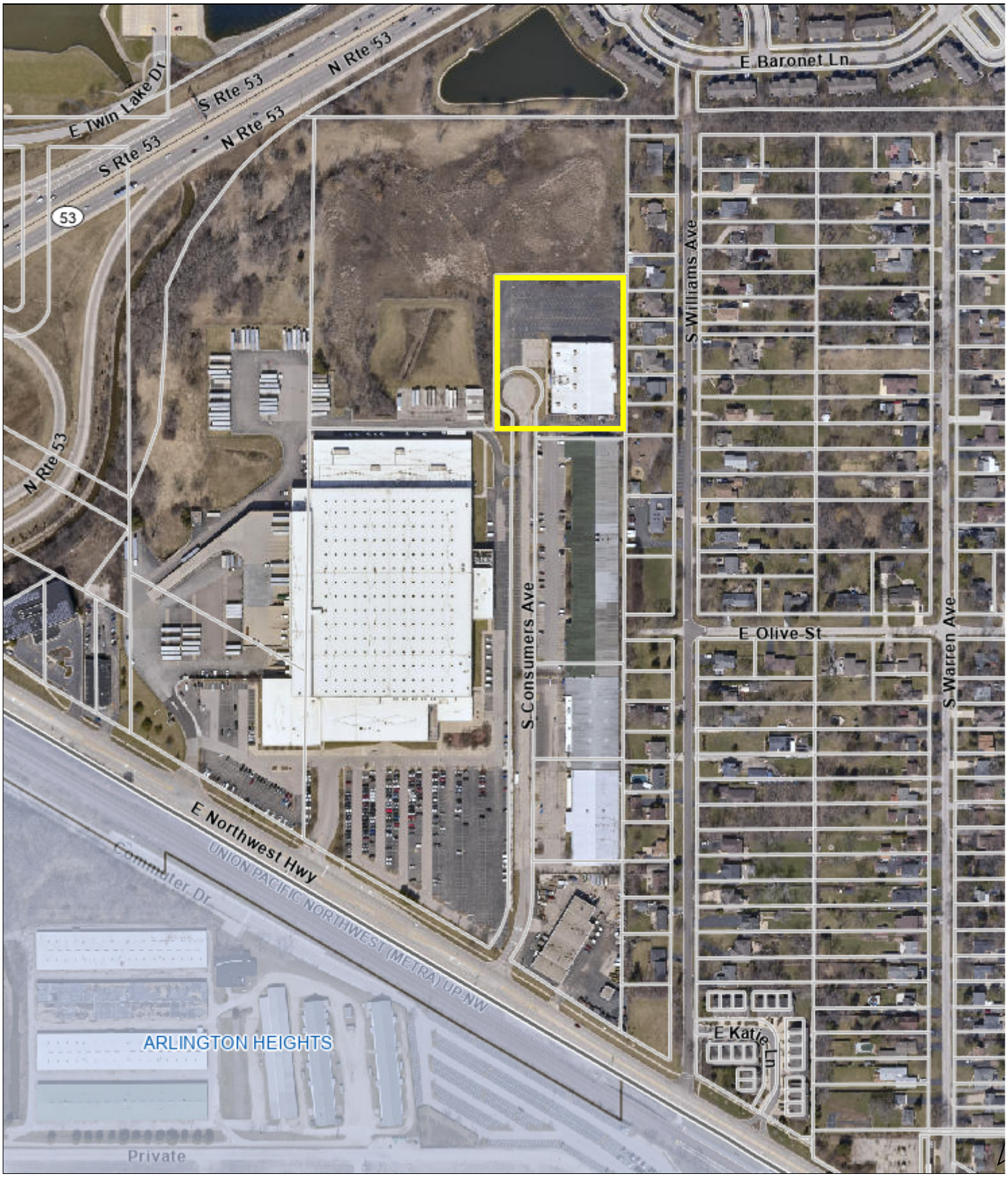
3. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Floor Plans
- Elevations
- Plat of Vacation
- Public Notice

GISConsortium

519 S Consumers Avenue



Attachment: Aerial Map (519 S Consumers Ave - REZONE SU Hockey Arena)

0 450 900 ft

Print Date: 9/13/2023

Notes

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

VILLAGE OF PALATINE

REZONING APPLICATION

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

Petitioner Name

Fred Hector

Business Name (if applicable)

Dangler III, LLC

Subject Property Address

519 S Consumers Ave.

Type of Location being Rezoned:

Currently improved/vacant.

Property acreage and proposed land use:

2 acres and proposed Ice-Skating Facility

Current Zoning:

B-1 Shopping Center

Proposed Zoning:

B-2 General Business

Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification:

the currently zoning does not contemplate indoor sports and recreational facilities

Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain:

the neighboring properties are zoned B-2 and have similar occupancies.

Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain:

Attachment: Application (519 S Consumers Ave - REZONE SU Hockey Arena)

No, the proposed hockey skating rink adds to developing of the community youth sport activities hub.

Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

The proposed zoning B-2 matches the zoning classification for neighboring properties.

Attachment: Application (519 S Consumers Ave - REZONE SU Hockey Arena)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☐ Filing Fee of $ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

THE PROPOSED project will add SPORTS FACILITY FOR TRAINING and competing, which is very popular IN THE community

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

THE PARKING and landscaped area around the facility IS used exclusively by the patrons and will not affect negatively public safety and welfare.

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

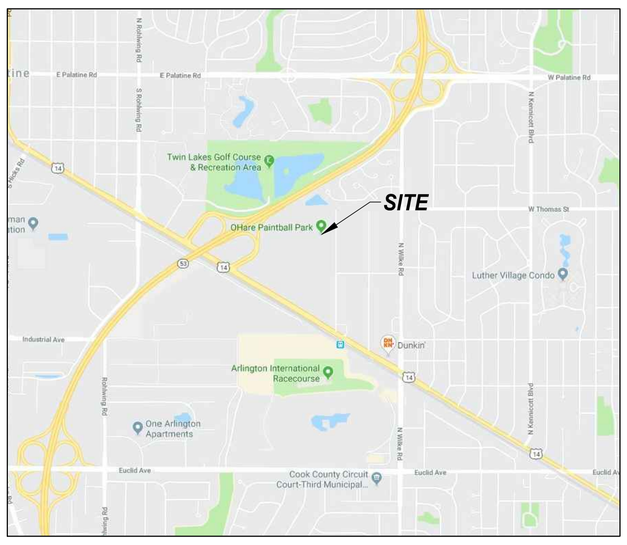
The proposed use adds convenience to the neighbouring residential community by adding fitness and entertaining facility at convenient distance.

4. With respect to live entertainment uses, the use shall not:
   a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
   b. Impose undue health, sanitation or safety burdens on the village
   c. Create excessive demands on the Village of Palatine Police Department
   d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

The proposed SITE is completely enclosed from the neighbouring area and is fenced along perimeter

Attachment: Application (519 S Consumers Ave - REZONE SU Hockey Arena)

ALTA/NSPS LAND TITLE SURVEY
OF
501-519 S. CONSUMERS AVENUE
PALATINE, ILLINOIS



VICINITY MAP
NOT TO SCALE

PARCEL 1: THE NORTH 23.5 FEET OF THE PART OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE DRAWN 1484.34 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTH EAST 1/4, WHICH POINT IS A DISTANCE OF 803.38 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTH EAST 1/4; THENCE SOUTH ALONG THE SAID PARALLEL LINE A DISTANCE OF 1,140.93 FEET TO A POINT WHICH IS A DISTANCE OF 439.57 FEET, NORTH OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST HIGHWAY (BY DOCUMENT NUMBER 11113034); THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 231.40 FEET TO THE EAST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS DOCUMENT NO. 19010004; THENCE NORTH ALONG THE EAST LINE OF THE SAID CONSUMERS AVENUE, A DISTANCE OF 1,140.59 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN A DISTANCE OF 803.38 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 231.40 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 338 FEET OF THE SOUTH 402 FEET, AS MEASURED ALONG THE EAST LINE OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 24, WHICH POINT IS A DISTANCE OF 1,484.34 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 813.4 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 803.38 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 522.0 FEET TO THE WEST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS DOCUMENT NO. 19010004; THENCE NORTH ALONG THE WEST LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 30.0 FEET TO THE NORTH LINE OF SAID CONSUMERS AVENUE; THENCE EAST ALONG THE NORTH LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 60 FEET TO THE EAST LINE OF SAID CONSUMERS AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 30 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF THE SAID SOUTH EAST 1/4, A DISTANCE OF 231.4 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN 1484.34 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 803.38 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART TAKEN FOR CONSUMERS AVENUE), IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE

40 0 20 40 80 160

1" = 40'

BASIS OF BEARINGS

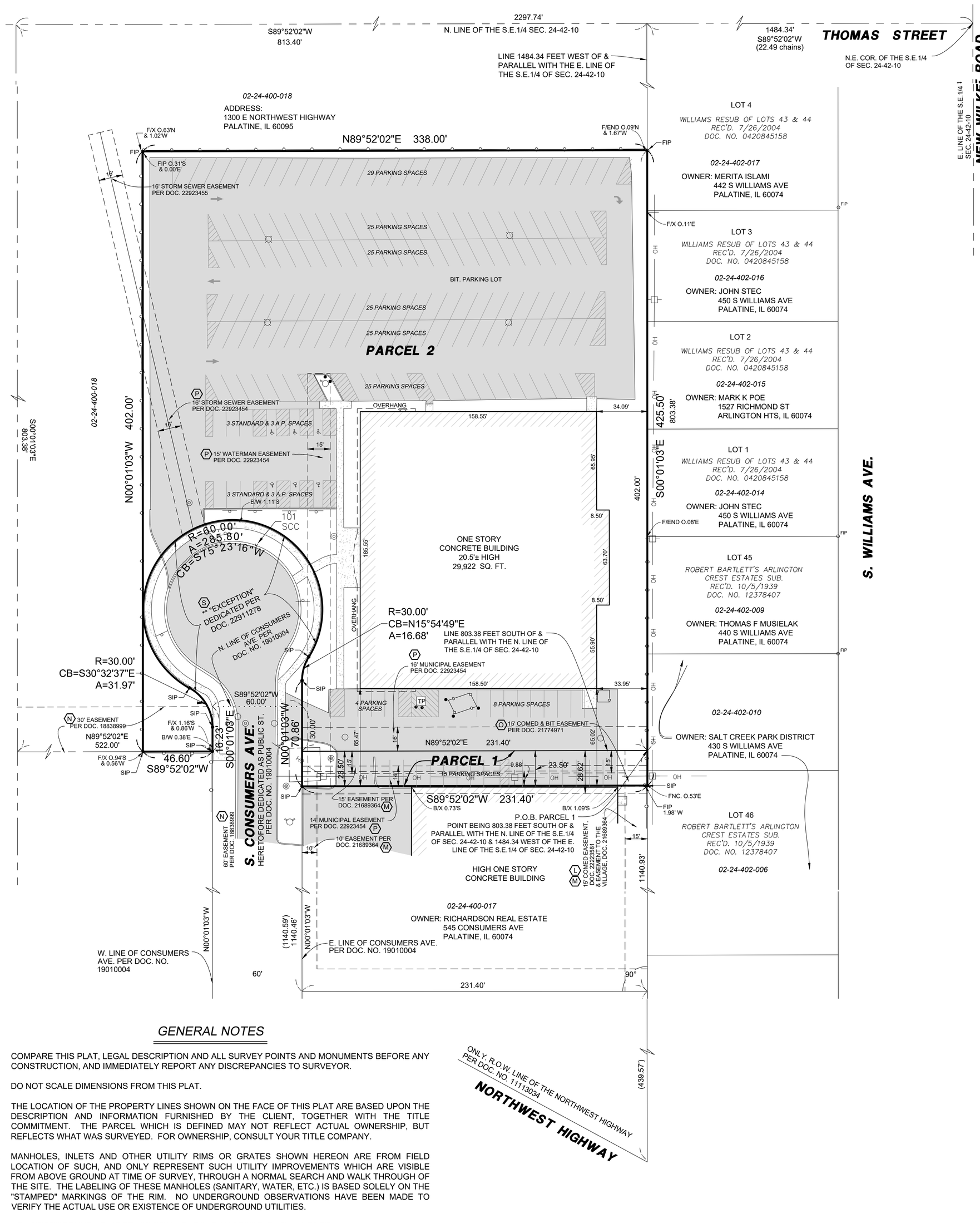
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 42° 06' 05.01348" N
LONGITUDE 88° 00' 36.75713" W
ELLIPSOIDAL HEIGHT: 612.138 SFT
GROUND SCALE FACTOR 1.0000454231
ALL MEASUREMENTS ARE ON THE GROUND.

AREA

127,517 SQ. FT.
2.9274 ACRES

PARKING STALLS

STANDARD PARKING STALLS = 184
ACCESSIBLE PARKING STALLS = 6
TOTAL PARKING STALLS = 190



LEGEND

CABLE TV PEDESTAL	PAINTED GAS LINE	HEADWALL
TRAFFIC LIGHT POLE	GAS VALVE	CURB INLET
TRAFFIC CONTROL BOX	GAS METER	STORM INLET
TRAFFIC CONTROL VAULT	GAS VALVE VAULT	STORM MANHOLE
TRAFFIC LIGHT	GAS METER	FLARED END SECTION
TELEPHONE PEDESTAL	PIPELINE MARKER	CLEANOUT
TELEPHONE MANHOLE	MONITORING WELL	SANITARY MANHOLE
PAINTED TELEPHONE LINE	POST INDICATOR VALVE	HOSE BIB
FIBER OPTIC CABLE LINE	WELL HEAD	B-BOX
ANCHOR	FLAGPOLE	HYDRANT
GUY POLE	MAILBOX	WATER VALVE
TELEPHONE POLE	SIGN	WATER VALVE VAULT
POWER POLE	POST	PAINTED WATER LINE
LIGHT STANDARD	PUBLIC PAY TELEPHONE	SPRINKLER HEAD
GROUND LIGHT FIXTURE	PARKING METER	WATER METER
ELECTRIC MANHOLE	WETLAND MARKER	FOUND DISK IN CONCRETE
ELECTRIC PEDESTAL	BASKETBALL HOOP	FOUND ROW MARKER
ELECTRIC TRANSFORMER PAD	AIR CONDITIONER PAD/UNIT	FOUND IRON ROD
ELECTRIC METER	DECIDUOUS TREE W/ TRUNK SIZE	FOUND RAILROAD SPIKE
HANDHOLE	NON-DECIDUOUS TREE W/ TRUNK SIZE	FOUND PK NAIL
ELECTRICAL JUNCTION BOX	BUSH	FOUND IRON PIPE
ELECTRIC VAULT	SOIL BORING HOLE W/ NUMBER	FOUND IRON BAR
ELECTRIC SERVICE OUTLET BOX		FOUND BRASS MONUMENT
PAINTED ELECTRIC LINE		FOUND CROSS NOTCH
		SET PK NAIL
		SET IRON PIPE
		SET MONUMENT
		SET TRAVERSE POINT
		SET CONCRETE MONUMENT

SECTION CORNER

QUARTER SECTION CORNER

PROPERTY LINE	ASPHALT PAVING OR WATER (LABELED)
EXISTING RIGHT-OF-WAY LINE	UNPAVED ROAD
PROPOSED RIGHT-OF-WAY LINE	CONCRETE
LOT LINE	WETLANDS
CENTERLINE	EXISTING BUILDING
EXISTING EASEMENT LINE	MARSH AREA
PROPOSED EASEMENT LINE	DETECTABLE WARNING PAD
BUILDING SETBACK LINE	
SECTION LINE	
DIVISIONAL SECTION LINE	
EXISTING FENCELINE (CHAIN LINK)	
EXISTING FENCELINE (WOOD)	
EXISTING FENCELINE (WIRE)	
GUARDRAIL	
RAILROAD TRACKS	
UNDERGROUND CABLE TV	
UNDERGROUND CABLE TV(ATLAS INFO.)	
UNDERGROUND FIBER OPTIC CABLE(ATLAS)	
UNDERGROUND ELECTRIC	
UNDERGROUND ELECTRIC(ATLAS INFO.)	
UNDERGROUND TELEPHONE	
UNDERGROUND TELEPHONE(ATLAS INFO.)	
GAS MAIN	
GAS MAIN(ATLAS INFO.)	
WATER MAIN	
WATER MAIN (ATLAS INFO.)	
WATER SERVICE (ATLAS INFO.)	
SANITARY SEWER	
SANITARY SEWER(ATLAS INFO.)	
STORM SEWER	
STORM SEWER(ATLAS INFO.)	
EDGE OF WATER	
OVERHEAD WIRES	
CURB	
DEPRESSED CURB	
EXISTING CONTOUR LINE	

ABBREVIATIONS

782.62	EXISTING TOP OF CURB ELEVATION
782.12	EXISTING FLOW LINE ELEVATION
+ 782.62	EXISTING SPOT ELEVATION
GFE	GARAGE FINISHED FLOOR
FFE	FINISHED FLOOR
TCF	TOP OF FOUNDATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
FRM.	FRAME
BRK.	BRICK
TC	TOP OF CURB
DEP	DEPRESSED CURB
GUT	GUTTER
EP	EDGE OF PAVEMENT
F.L.	FLOW LINE
CONC.	CONCRETE
BIT.	BITUMINOUS
MH	MANHOLE
CW	CONCRETE WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
TP	TOP OF PIPE
BW	BACK OF WALK
FES	FLARED END SECTION
INV	INVERT
DIP	DUCTILE IRON PIPE
SD	STORM DRAIN
SAN	SANITARY SEWER
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
I.E.	INGRESS & EGRESS EASEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
(REC)	RECORD DATUM
MEAS.	MEASURED DATUM
[CALC]	CALCULATED DATUM
<DEED>	INFORMATION TAKEN FROM DEED
ETBE	EXCEPTION TO BLANKET EASEMENT
(X)	SCHEDULE B EXCEPTION

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
5. NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO CITY OF PALATINE ZONING ORDINANCES AS AMENDED. IN REFERENCE TO TABLE A ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION, THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION. THIS PROPERTY IS ZONED B-1 (SHOPPING CENTER) PER CURRENT CITY OF PALATINE ONLINE ZONING MAP. SEE CITY OF PALATINE ZONING ORDINANCE FOR SPECIFICS. ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR FOR REVIEW.
11. ** S. CONSUMERS AVENUE CUL-DE-SAC RIGHT-OF-WAY SHOWN HEREON (THE "EXCEPTION") WAS TAKEN FROM CURRENT TAX MAPS. THE PLAT OF DEDICATION DOCUMENT NO. 22911278 PROVIDED TO THE SURVEYOR AND LISTED IN THE TITLE COMMITMENT WAS ILLEGIBLE.
12. THIS IS NOT A TOPOGRAPHIC SURVEY AND IS NOT TO BE USED FOR DETAILED DESIGN PURPOSES.
13. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
14. THERE ARE NO NEW RIGHT OF WAY CHANGES THAT THE SURVEYOR IS AWARE OF.
15. A CURRENT CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCHI1904502LD WITH EFFECTIVE DATE OF AUGUST 9, 2019, LAST PRINTED SEPTEMBER 10, 2019, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B" TABLE HEREON.

NOTES FROM SCHEDULE B

	EXCEPTIONS	PLOTTED HEREON
L	COMED EASEMENT, DOC. 22223581	YES
M	EASEMENT TO THE VILLAGE, DOC. 21689364	YES
N	EASEMENT, DOC. 18838999	YES
O	COMED AND IBT EASEMENT, DOC. 21774971	YES
P	EASEMENT TO THE VILLAGE, DOC. 22923454	YES
S	PLAT OF DEDICATION, DOC. 22911278 (**NOTE 11)	YES

ALL OTHER SCHEDULE B ITEMS ARE NON-PLOTTABLE OR NOT A SURVEY MATTERS

ZONING INFORMATION

ZONING DESIGNATION IS B-1 AS TAKEN FROM THE MUNICIPALITY'S WEBSITE (https://www.palatine.il.us) AND NOT PROVIDED BY THE INSURER PURSUANT TO THE ALTA REQUIREMENTS. FOR DETAILS SEE THE MUNICIPALITY'S ZONING ORDINANCE.

ZONING REQUIREMENTS:

Maximum Lot Width:	Two hundred (200) feet
Maximum Floor Are Ratio:	1.0
Minimum Setbacks:	
Front:	Thirty (30) feet
Rear:	Twenty (20) feet
Side:	Ten (10) feet
Maximum Building Height:	Three (3) stories, not to exceed forty-five (45) feet

FLOOD HAZARD NOTE

THIS PROPERTY IS IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS (COMMUNITY PANEL NO. 1703 1C01825) WITH A MAP REVISED DATE OF AUGUST 19, 2008.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: CONGINE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY;
CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 4, 2019.

DATED THIS 12TH DAY OF SEPTEMBER, A.D., 2019.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.
CBARTOSZ@V3CO.COM

CHARLES W. BARTOSZ 3188 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
WINSTON & STRAWN LP
35 WEST WACKER DRIVE - STE. 4000
CHICAGO, IL 60601
312-558-5600

REVISIONS		
NO.	DATE	DESCRIPTION

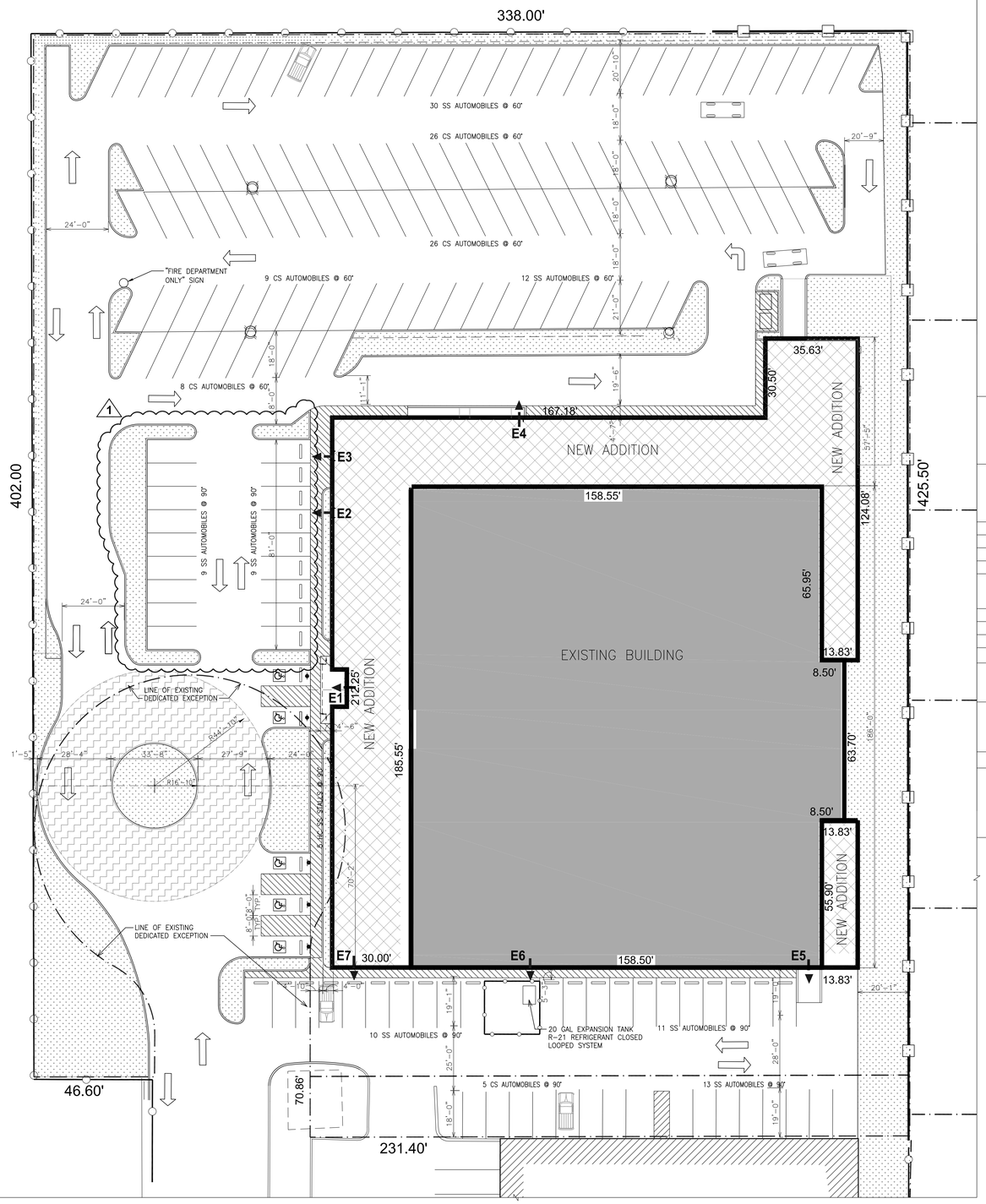
ALTA/NSPS LAND TITLE SURVEY
501-519 S. CONSUMERS AVENUE, PALATINE, ILLINOIS

Project No: 10094.WS
Group No: VP01.1

DRAFTING COMPLETED:	09-09-19	DRAWN BY:	MLP	PROJECT MANAGER:	CWB
FIELD WORK COMPLETED:	09-04-19	CHECKED BY:	CWB	SCALE:	1" = 40'

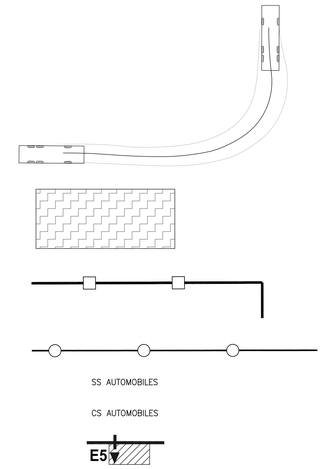
SHEET NO. 1 of 1

Attachment: Plat of Survey (519 S Consumers Ave - REZONE SU Hockey Arena)



1 **PROPOSED SITE PLAN**
SCALE: 1" : 20'-0"

PLAN LEGEND



PALATINE FERRARA INFERNO FIRE TRUCK TURNING SIMULATION (TURNED OFF FOR CLARITY)

"NO PARKING" STRIPING

8 FT HIGH SOLID FENCE

6 FT HIGH GALVANIZED CHAIN LINK FENCE

SS AUTOMOBILES — STANDARD SIZE AUTOMOBILES

CS AUTOMOBILES — COMPACT SIZE AUTOMOBILES

E5 — EXIT No. AND EXIT EGRESS PATH

SKATING RINK. BUILDING RENOVATION

CODE ENFORCEMENT JURISDICTION VILLAGE OF PALATINE

ZONING	B-2	
SITE AREA	124,162 SF	

	REQ'D	PROV'D
FRONT SETBACK	25'	115.15'
REAR SETBACK	20'	20.08'
SIDE SETBACKS	5'	65.02';117.83'

CONSTRUCTION TYPE	1B	AUTOMATIC SPRINKLER SYSTEM
BUILDING EXISTING	29,953 SF	
PROPOSED ADDITION	13,804 SF	
TOTAL PROPOSED	43,757 SF	

OCCUPANCY	ACTUAL	EXITS REQ'D	EXITS PROV'D	TOTAL EGRESS WIDTH REQ'D	TOTAL EGRESS WIDTH PROV'D	MAX TRAVEL DISTANCE REQ'D	MAX TRAVEL DISTANCE PROV'D
TRAINING FACILITIES AND LOCKERS	60 PERSONS						
ADMINISTRATION/ RETAIL	4 PERSONS						
PRIVATE CLUB RESTAURANT AND KITCHEN	60 PERSONS						
FIXED SEATING VIEWERS	315 PERSONS						
TOTAL	439 PERSONS	2	6	81"	210"	250'	208

PARKING: ASSEMBLY 30% CAPACITY IN PERSON — 1 — 132 STALLS
PARKING PROVIDED — 173 STALLS

STUDIO DOM ARCHITECTS
910 OAKTON
EVANSTON, IL 602
PH: 224 522 334

SKATING RINK
BUILDING ADDITION AND RENOVATION
505 S. CONSUMERS AVE., PALATINE, IL 60074

SITE PLAN

ISSUED
DEMO PERMIT 04.15.202
REVIEW 04.19.202

REVISIONS
09.01.2023

VICTOR MELNIKOV
LICENSED ARCHITECT
001-019109
STATE OF ILLINOIS

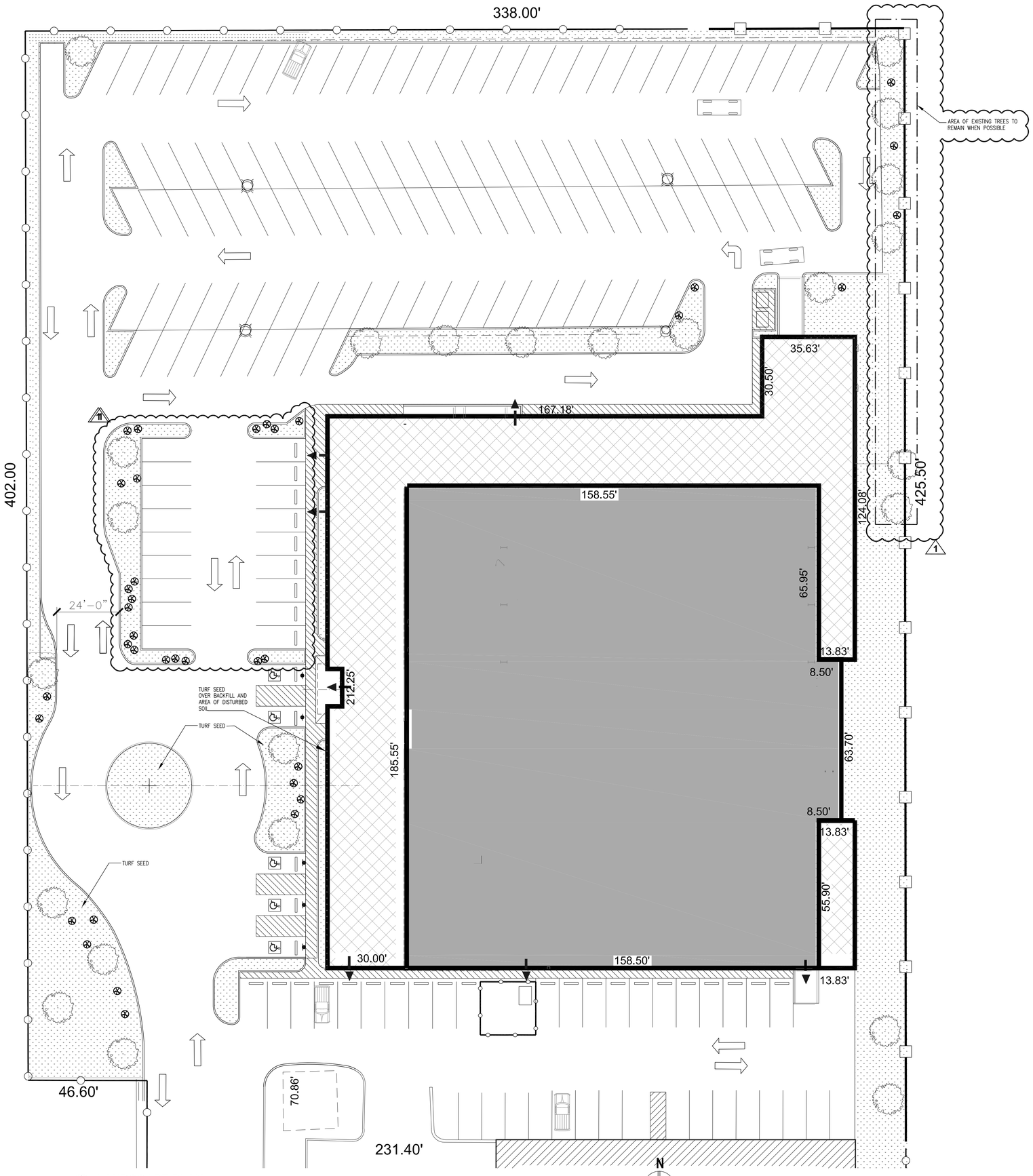
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE VILLAGE OF PALATINE ORDINANCES

VICTOR MELNIKOV
IL LIC. 001-019109
EXP. 07/31/2024

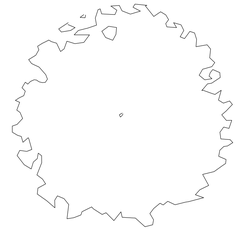
PROJECT/
DIGITAL FILE 32

SHEET A00-1

Attachment: Site Plan (519 S Consumers Ave - REZONE SU Hockey Arena)



1 **LANDSCAPE PLAN**
SCALE: 1/16=1'-0"

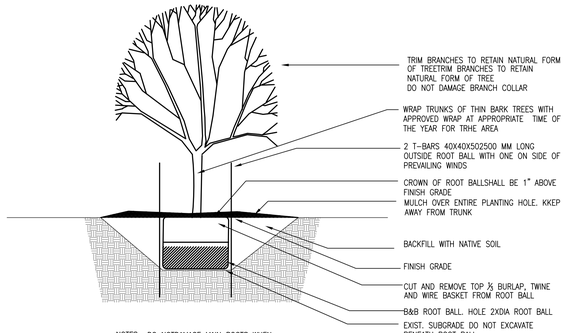


NEW TREE
GINKGO
TOTAL 17 TREES

NEW
RED CHOKEBERRY
TOTAL 20 TREES

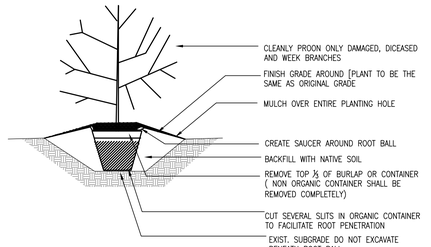
LANDSCAPED AREA

ASPHALT DRIVEWAy



NOTES: DO NOTDAMAGE MAIN ROOTS WHEN INSTALLING TREE.
WATER THOROUGHLY AFTER INSTALLATION.
REMOVE TREE RINGS AND STAKES 2 YESRS AFTER INSTALLATION
PROVIDE DRAINAGE FOR PLANTING IF IN IMPERMEABLE SOIL

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

STUDIO DOM ARCHITECTS
910 OAKTON
EVANSTON, IL 6020
PH. 224 522 334

SKATING RINK
BUILDING RENOVATION
519 S. CONSUMERS AVE., PALATINE, IL 60074

ISSUED	
DEMO PERMIT	04.15.202
REZONING	11.09.202
PROGRESS	01.20.202

REVISIONS
1 01.20.2020
2
3

VICTOR MELNIKOV 001-035199 STATE OF ILLINOIS

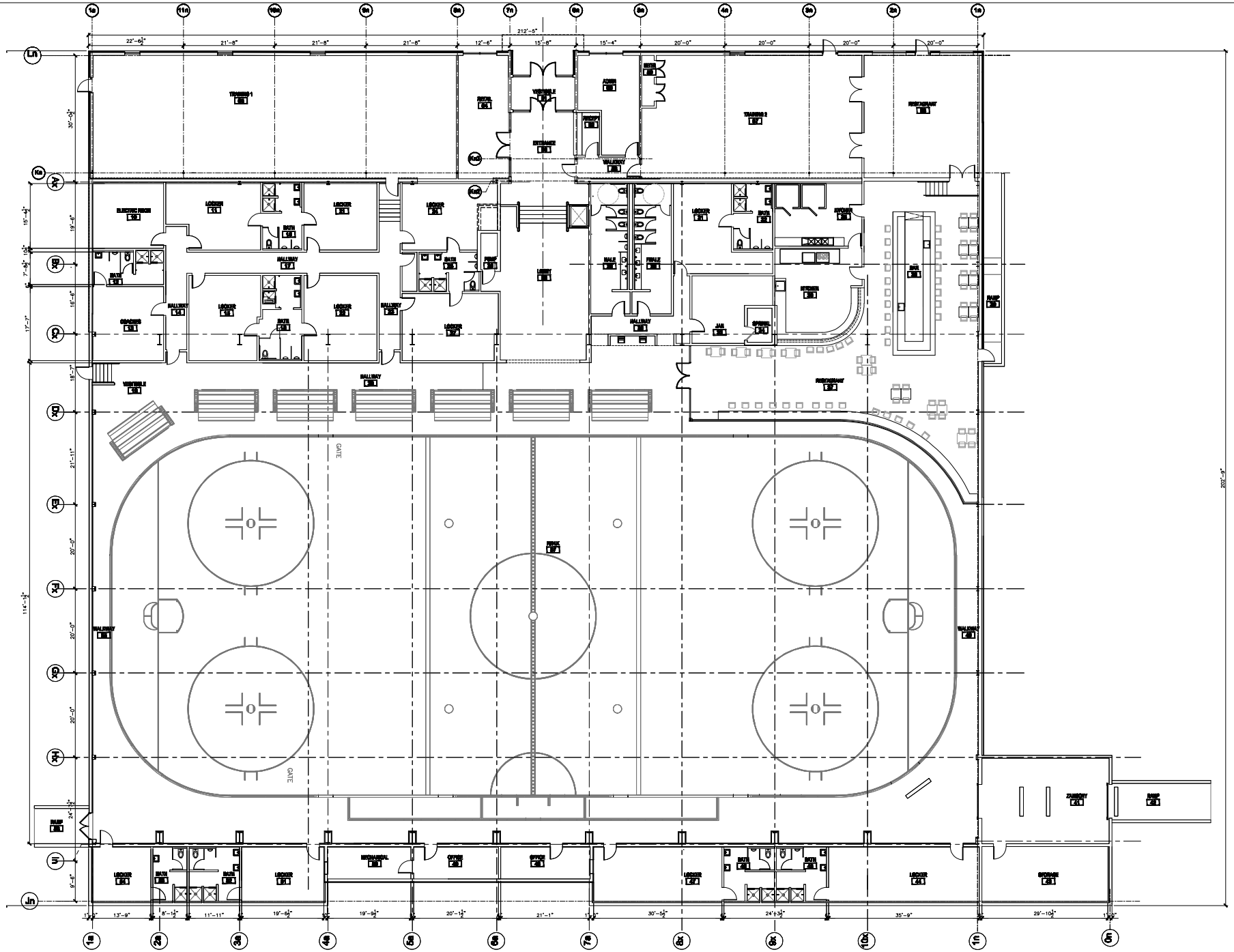
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, COMPLY WITH THE CITY'S APPLICABLE ORDINANCES OF PALATINE, ILLINOIS.

VICTOR MELNIKOV
IL LIC# 001-035199
EXP 11/30/2021

PROJECT/ DIGITAL FILE 32

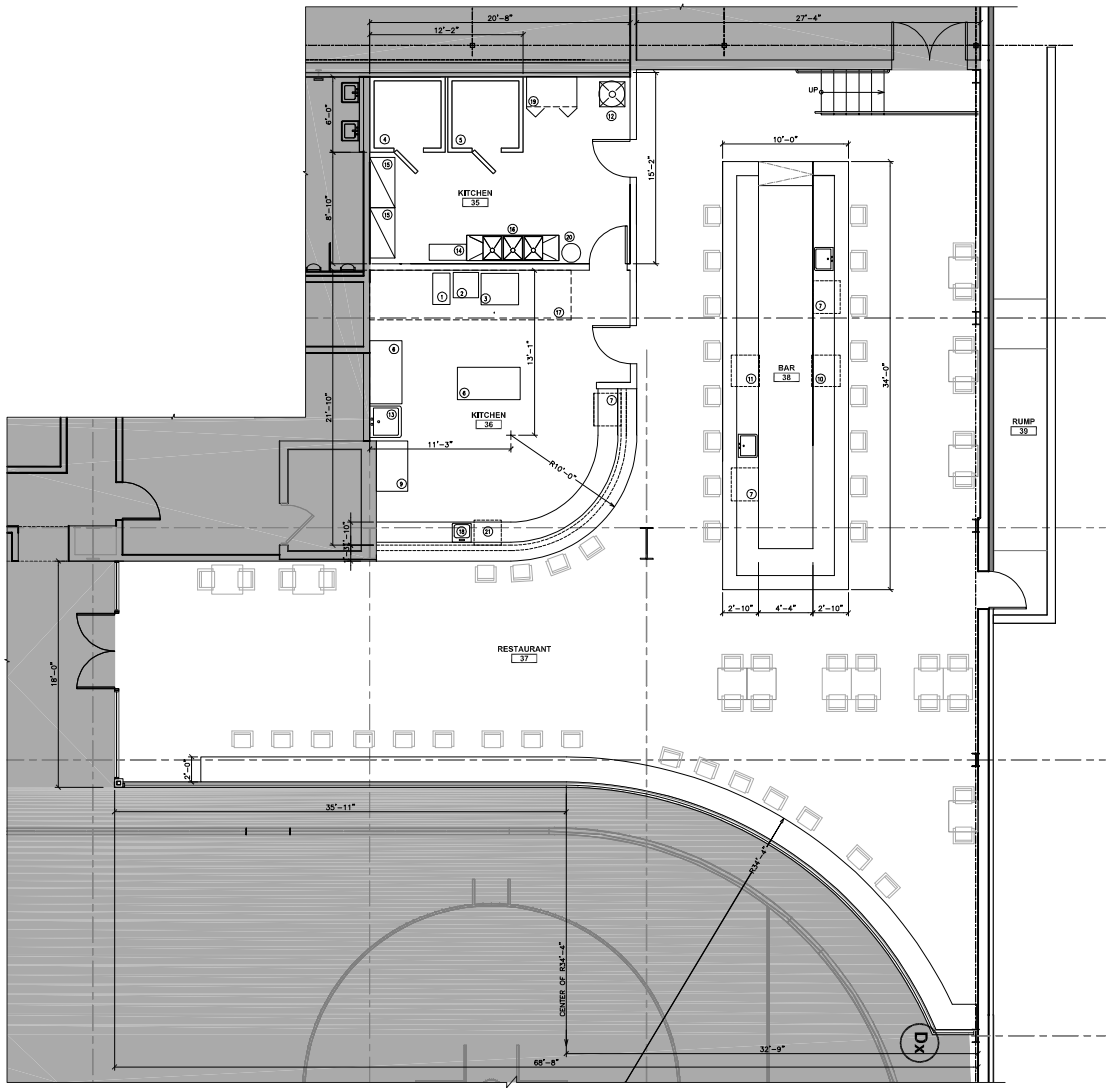
SHEET L

Attachment: Site Plan (519 S Consumers Ave - REZONE SU Hockey Arena)



1 PROPOSED RINK FLOOR PLAN
SCALE: 1/8"=1'-0"

Attachment: Floor Plans (519 S Consumers Ave - REZONE SU Hockey Arena)



8 **PARTIAL FLOOR PLAN**
SCALE: 1/4"=1'-0"

PRIVATE CLUB RESTAURANT KITCHEN EQUIPMENT SCHEDULE

NO	EQUIPMENT DESCRIPTION	ELECTRICAL VOLTS	PHASE	AMPS	PLUMBING COLD	HOT	DRAIN	GAS	REMARKS & NOTES
1	DEEP FRY 16"X30" 105,000 BTU							1/2"	
2	GRILL 24"X24"							1/2"	PROVIDE 4" LEGS
3	6 BURNER RANGE 36"X30"							3/4"	PROVIDE 4" LEGS
4	WALK-IN COOLER 64"X64"	115	1	6.32					
5	WALK-IN FREEZER 64"X64"	115	1	7.8					
6	S/S PREP TABLE 60"X30"								
7	ICE MACHINE 30"X26" UNDERCOUNTER	115	1	9.5					
8	NOT USED								
9	REFRIGERATOR (BEVERAGE)48"X30"	120	1	7.7					
10	REFRIGERATOR 27"X30" UNDERCOUNTER	115	1	7.1					
11	FREEZER 27"X30" UNDERCOUNTER	115	1	6.1					
12	MOP BASIN						1/2"		EXISTING
13	ONE COMPARTMENT SINK 30"X30"				1/2"	1/2"			
14	PAN RACKS								
15	DRY STORAGE SHELF (24 X 48)								
16	3-COMPARTMENT SINK 88"X24"				1/2"	1/2"			
17	S/S WALL MOUNT EXHAUST HOOD 48"x192"								
18	HAND SINK 18"X 18"				1/2"	1/2"			
19	CHEMICAL STORAGE								
20	18" DIA WASTE CAN								
21	DISHWASHER 26"X 24"	120	1		1/2"	1/2"			
22	S/S SHELVES								

NOTES: PROVIDE 6" CASTERS W/ QUICK GAS DISCONNECT FOR ALL COOK LINE EQUIPMENT
PROVIDE CASTERS FOR REFRIGERATORS AND FREEZERS
FREEZERS SHALL BE COMMERCIAL GRADE. NO DOMESTIC GRADE EQUIPMENT ALLOWED.

PRIVATE CLUB RESTAURANT KITCHEN FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING
DINING	RESILIENT TILE		WASHABLE PAINT	
FOOD PREPARATION KITCHEN	QUARRY TILE	3/8" R COVE BASE	STAINLESS STEEL PANELS BEHIND COOKLINE FIBERGLASS REINFORCED PANELS	USG INTERIORS OR EQUAL VINYL FAC 24"x48" WIPABLE DROP-IN TILE APPROVED FOR FOOD SERVICE AREA
DISH WASHING	QUARRY TILE	3/8" R COVE BASE	FIBERGLASS REINFORCED PANELS	USG INTERIORS OR EQUAL VINYL FAC 24"x48" WIPABLE DROP-IN TILE APPROVED FOR FOOD SERVICE AREA
MOP SINK, BROOM AREA	QUARRY TILE			

ALL CONNECTIONS SHOWN ARE THE APPROXIMATE CONNECTION LOCATIONS REQUIRED FOR THE FOOD SERVICE EQUIPMENT BEING FURNISHED BY THE KITCHEN CONTRACTOR AND ALLOWANCES MUST BE MADE TO EXTEND TO THE FINAL CONNECTION.

ANY CHANGES TO THESE LOCATIONS SHOULD BE VERIFIED WITH THE ARCHITECT OR FOOD SERVICE CONTRACTOR.

ALL DIMENSIONS SHOWN ARE FROM FINISHED WALLS, COLUMNS AND FLOORS. WHERE BASE SIZES ARE SHOWN, THEY SHALL INCLUDE FINISHED SURFACES.

TRADES ARE TO MAKE THE FINAL CONNECTIONS FROM ELECTRICAL SERVICE LOCATIONS INDICATED TO EQUIPMENT PER LOCAL CODES.

FOR ADDITIONAL INFORMATION REFER TO DETAIL DRAWINGS, MANUFACTURERS SHOP DRAWINGS, SPECIFICATIONS, AND BROCHURE BOOK.

VARIOUS TRADES TO BE RESPONSIBLE FOR THE INSTALLATION & FINAL CONNECTION OF ELECTRICAL & PLUMBING COMPONENTS (VALVES, WASTES, CONTROL PANELS, ETC.) PROVIDE BY THE FOOD SERVICE EQUIPMENT CONTRACTOR.

TRADES SHALL PROVIDE OUTLETS IN EQUIPMENT AS CALLED FOR IN THE FIELD AND DO ALL CONTROL WIRING.

VARIOUS TRADES TO FURNISH ANY ADDITIONAL HARDWARE REQUIRED FOR THE PROPER OPERATION OF FOOD SERVICE EQUIPMENT SUCH AS: VALVES, STOPS, TRAPS, DISCONNECT SWITCHES AND WIRING TO CONTROL EQUIPMENT LIKE SODA AND REMOTE COMPRESSORS, FIRE SYSTEM AND DISPENSERS AS REQUIRED.

TRADES SHALL FURNISH CONNECTIONS TO EQUIPMENT SETTING ON COUNTERTOP THAT DO NOT COME WITH CORD & PLUGS, FROM OUTLET BOX OR SOURCE.

TRADES TO COORDINATE W/ FIRE PROTECTION CONTRACTOR AND INSTALL SHUNT TRIPS IN ELECTRICAL PANELS TO SHUT OFF COOKING EQUIPMENT ITEMS IN CONJUNCTION WITH FIRE SYSTEMS AND RUN TO FIRE ALARM AND VALVES.

TRADES TO COORDINATE W/FIRE PROTECTION CONTRACTOR AND INSTALL AUTOMATIC FIRE GAS SHUT-OFF VALVE IN GAS LINE FOR EACH COOKING APPLIANCE REQUIRED. WHERE EQUIPMENT CONSTRUCTION IS HOUSED TRADES TO COORDINATE SHUT-OFF VALVE IS BEING PROVIDED.

TRADES TO PROVIDE OCTAGONAL 'J' BOXES (+0") WITH 3/4" CONDUIT TO ABOVE FINISHED CEILING FOR FIRE PROTECTION SYSTEM REMOTE PULLS. VERIFY LOCATIONS WITH PROPER AUTHORITY.

TRADES TO PROVIDE AND INSTALL GAS PRESSURE REGULATOR VALVE FROM 10 LBS. TO 8" W.C. TO INSURE EQUIPMENT TO OPERATE AT PROPER GAS PRESSURE.

ALL DIMENSIONS MUST BE VERIFIED AND AGREE WITH THE LATEST ARCHITECTURAL PLAN.

TRADES TO VERIFY M/E/CH/ARCH/FP, ENGINEER AND LOCAL CODES ALL REQUIRED COMPONENTS (DUCK AS GREASE TRAPS, VACUUM BREAKERS ETC.) FOR THE PROPER OPERATION OF FOOD SERVICE EQUIPMENT AND TYPE OF DRAIN CONNECTIONS REQUIRED AND INSTALL ACCORDINGLY.

TRADES TO SUPPLY AND INSTALL ALL REQUIRED PRESSURE REDUCING AND REGULATING VALVES REQUIRED FOR THE PROPER OPERATION OF FOOD SERVICE EQUIPMENT.

ELECTRICAL OUTLETS AND WIRING REQUIRED UP UNDER ISLAND EQUIPMENT TO BE STUBBED UP A MAXIMUM OF 4" OR LESS SO AS NOT TO INTERFERE WITH INSTALL EQUIPMENT WITH ALL FLOOR OPENINGS SEALED WATER TIGHT OR 1" MIN ABV. VIA FUR. OR FLUSH W/ CURB.

VERIFY R/EQUIPMENT MANUFACTURER PROPER PLUMBING CONNECTIONS AND REQUIREMENTS FOR COFFEE MAKERS, BEVERAGE DISPENSERS, AND ICE MAKERS.

ALL CONNECTIONS, ELECTRICAL AND PLUMBING, SHALL BE PER STATE AND LOCAL CODES.

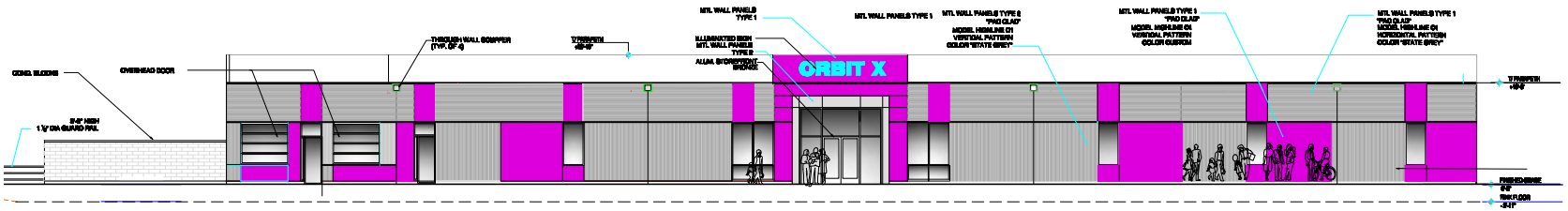
ARCHITECT, ENGINEER, & BUILDING TRADES TO VERIFY BUILDING CODE IN REGARD TO ACCEPTABLE DRAIN PIPE MATERIAL. FOOD SERVICE DRAINS NEED TO ACCOMMODATE TEMPERATURES ABOVE 212°F DRAINAGE SYSTEM NEEDS TO BE DESIGNED ACCORDINGLY

Attachment: Floor Plans (519 S Consumers Ave - REZONE SU Hockey Arena)

PRIVATE CLUB RESTAURANT KITCHEN DETAILS

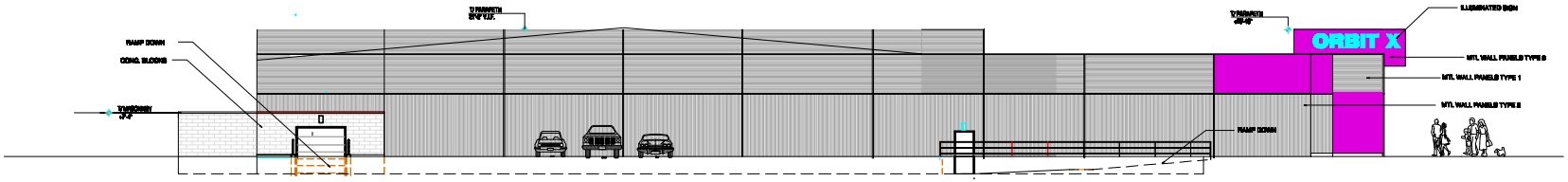
15.2022
15.2023

PROJECT
SHEET A01-5



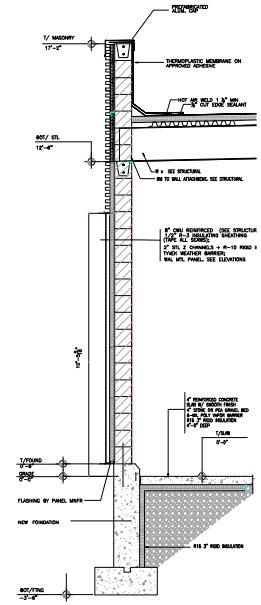
FRONT (WEST) ELEVATION

1/8"=1'-0"



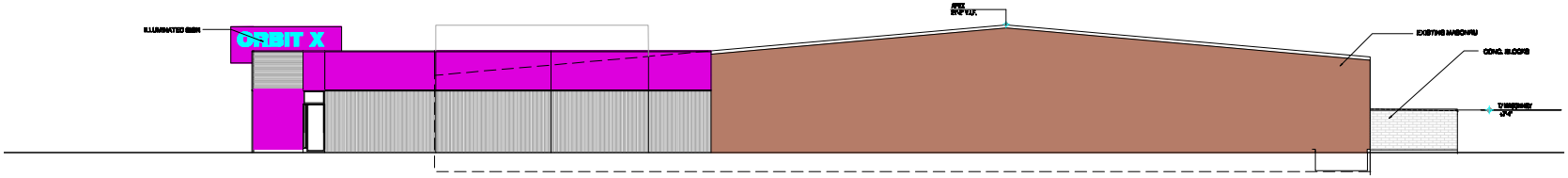
NORTH ELEVATION

1/8"=1'-0"



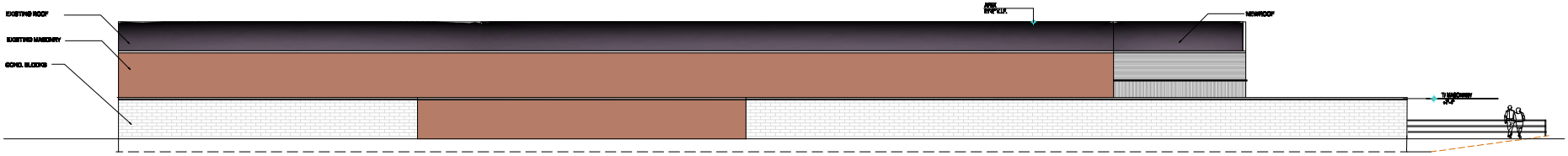
WALL SECTION

1/2"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



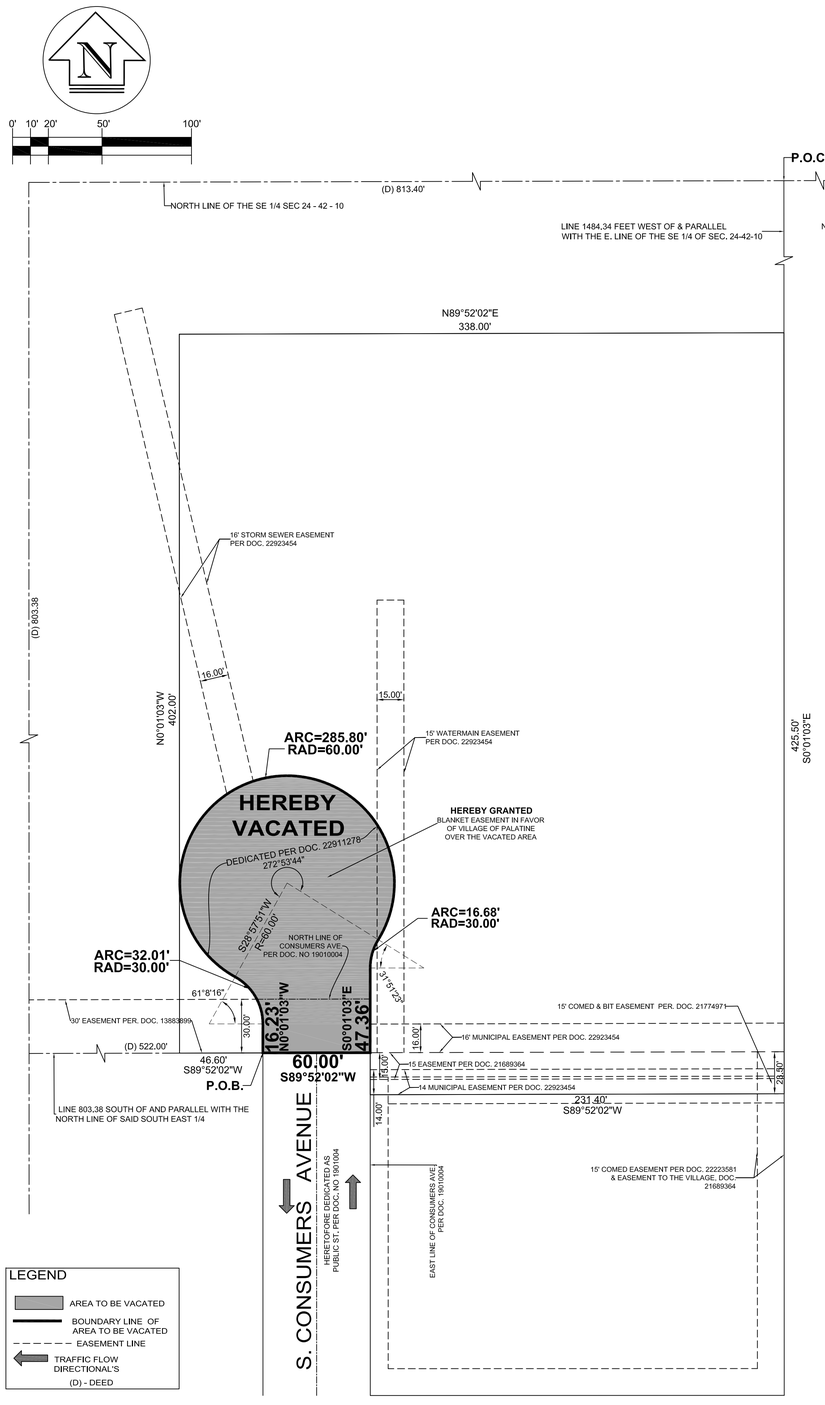
EAST ELEVATION

1/8"=1'-0"

Attachment: Elevations (519 S Consumers Ave - REZONE SU Hockey Arena)

PLAT OF VACATION

MAIL PLAT TO :
VILLAGE OF PALATINE
200 E. WOOD STREET
PALATINE, IL 60067



OF THAT PART OF S. CONSUMERS AVENUE LYING NORTH OF A LINE 803.38' SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 24, WHICH POINT IS A DISTANCE OF 1,484.34 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 813.4 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 803.38 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 522.0 FEET TO THE WEST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS DOCUMENT NO. 19010004 TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 03 SECONDS WEST, A DISTANCE OF 16.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61 DEGREES 08 MINUTES 16 SECONDS AN ARC DISTANCE OF 32.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 60.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 28 DEGREES 57 MINUTES 51 SECONDS WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 272 DEGREES 54 MINUTES 44 SECONDS TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE EASTERLY AND HAS A RADIUS OF 30 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 51 MINUTES 23 SECONDS AN ARC DISTANCE OF 16.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0 DEGREES 01 MINUTES 03 SECONDS EAST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 02 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA TO BE VACATED: 13,796 SQFT OR 0.317 ACRE MORE OR LESS

COOK COUNTY PERMANENT IDENTIFICATION NUMBER: 02 - 24 - 400 - 019 - 0000

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

_____, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED IN THE MANNER HEREON DRAWN, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

BY:_____
TITLE:

ATTEST:_____
TITLE:

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF _____)

I,_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT
NAME:_____. TITLE:_____
NAME:_____. TITLE:_____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS TITLE:_____ AND TITLE:_____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID TITLE: _____ DID ALSO THAN AND THERE ACKNOWLEDGE THAT HE/SHE AS CUSTODIAN OF THE CORPORATE SEAL TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF _____, 20___.

BY:_____
NOTARY PUBLIC

COMMISSION EXPIRES_____

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS_____ DAY _____, A.D. 20__.

SIGNED:_____
MAYOR

ATTEST:_____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

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

SIGNED:_____
CHAIRMAN

ATTEST:_____
SECRETARY

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS_____ DAY _____A.D. 20___.

BY:_____
COUNTY CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAS BEEN PAID.
DATED THIS_____ DAY _____, A.D. 20__.

SIGNED:_____
VILLAGE ENGINEER

COOK COUNTY

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT OF VACATION FOR THE PURPOSE SHOWN HEREON.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

RIVER FOREST, ILLINOIS, APRIL 3, A.D. 2023.

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

PROJECT No.: 2023 - 30853	PLAT PREPARED FOR: **VIKTOR MELNIKOV**	PLAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 E-MAIL: USURVEY@USANDCS.COM	NO.	REVISIONS	DATE
ISSUE DATE: 4/3/23			1		
SCALE: 1"=40			2		
SHEET NUMBER 1 OF 1			3		
			4		
			5		
			6		

Attachment: Plat of Vacation (519 S Consumers Ave - REZONE SU Hockey Arena)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 519 S. CONSUMERS AVE.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of SEPTEMBER, A.D. 20 23., and the last publication thereof was made on the 21ST day of SEPTEMBER, A.D. 20 23.

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 21ST day of SEPTEMBER A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 21ST day of SEPTEMBER A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (519 S Consumers Ave - REZONE SU Hockey Arena)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

REVIEWED 10/10/23 07:00 PM

STAFF REPORT (ID # 8649)

746 S. Vermont Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Robert Flubacker, Clearbrook

PLAN NUMBER: SU-000041-2023

ADDRESS: 746 S. Vermont Street

PROPOSAL:
Special Use to permit an Alternative Education Facility;

Variation to permit a patio in the required front yard;

Variation to permit a dumpster and parking lot to be closer than 5 feet to a lot line;

Variation to permit a allow a property to not provide the required 50-foot-wide buffer zone.

LOCATION:	746 S Vermont St. District 2 (Lamerand)	**CURRENT ZONING:**	M - Manufacturing

SURROUNDING CONDITIONS:

North:	M - Manufacturing
South	R-1 Single Family Residential
East:	M - Manufacturing
West:	Planned Development (Ukrainian Center)

BACKGROUND:
The Petitioners are proposing to alter the existing operations, expand the existing parking lot to the west, which will reduce the existing required buffer area, and add a patio to the east. Therefore, the Petitioner is requesting:

Special Use to permit an Alternative Education Facility;

Variation to permit a patio in the required front yard;

Variation to permit a dumpster and parking lot to be closer than 5 feet to a lot line;

Variation to permit a allow a property to not provide the required 50-foot-wide buffer zone.

SITE ANALYSIS:

- The Subject Property is within the Manufacturing Zoning District and currently occupied by Clearbrook, however, their underlying operations are changing from its initial light manufacturing component and office use to an alternative education facility and office use.
- Clearbrook is a non-profit organization that works with individuals with intellectual/developmental disabilities. Clearbrook has owned and operated out of this location for many years, and Staff acknowledges its activities and benefits to its clients and the communities served.
- The Subject Property was initially occupied by Ohm Electronics in the 1970's. Clearbrook acquired the former Electronics building in 2000. Regarding Clearbrook's occupancy, the location was considered to be a light manufacturing use, as their operations included such activities. Over time, and as outlined in the business plan, the use has evolved into an alternative education facility and thus requires a Special Use, in conjunction with the parking lot expansion.
- The building will be used for program activities including: cooking, art, healthy living, etc. and CAP/LEAP programs.
    - Hours of Operation:
        - Staff: Monday - Friday 8 AM - 4:30 PM
        - Clients: Monday - Friday 8:30 AM - 3:30 PM
        - Occasionally on weekends
- There will be a total of 64 staff members and 130 and clients.
- The Subject Property is approximately 87,313 square feet or 2 acres. There is a single-story 33,641 square foot building. The Petitioners are proposing to update the building interior, expand the parking and drive-aisle to the west, and add an activity patio along S. Vermont Street. This also requires a variation, as it lies within the zoning front yard and is not identified as a permitted obstruction in the manufacturing district.
- The proposed plans and justification indicate that the addition of the parking lot and drive aisle to the west would improve traffic flow and to allow additional

parking to relocate the passenger vans (currently stored on the south side of building along Illinois Avenue) to the west side of the building.

- Per code, a 50-foot landscaping strip is required as Insignia Woods Re-subdivision is located directly northwest. The original improvement plans for the construction of the building included the 50-foot buffer and a 50-foot area exists on the west side of the property. It contains some existing and mature trees within this area. The area of the property to the north would be considered existing nonconforming, nevertheless, parking lot addition to the west requires relief. The proposed parking lot and drive aisle to the west encroaches into the 50-foot landscape strip reducing it to approximately 9 feet.
- The proposed site plan also includes a dumpster set back 0 feet off the north lot line, instead of the minimum required 5 feet and requires another variation.
- The manufacturing district does not contemplate patios as a permitted obstruction. In this instance, the building was constructed with a 30.13-foot setback and the proposed patio (1200 square feet) is setback approximately 5 feet from the front lot line. Therefore, a variation is required.
- The site plan shows a total of 66 parking spaces which is an increase of 1 space from the previous configuration. The parking requirement is not changing a parking variation is not required.
- Per code, a 50-foot landscaping strip is required as Insignia Woods Re-subdivision is located directly northwest.

DEPARTMENTAL REVIEWS:

Community Development/Planning & Zoning	The reduction of the 50-foot buffer area, in order to more efficiently manage the bus parking needs, is not something that Staff can support. Additionally, patios are not permitted obstructions in the manufacturing district and no other properties along the S. Vermont Street corridor have such an improvement, within a required front yard. The proximity to the front property line and the existing manufacturing/truck traffic along S. Vermont Street are not conducive elements for exterior activities on a front yard patio.
Engineering	No Issues Identified
Environmental Health	N/A
Fire Prevention	No Issues Identified
Public Works	N/A
Police	N/A

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

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

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

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

Per the proposed site plan, at its narrowest point, the required buffer is reduced to under 10 feet (NOTE - this dimension includes a previously vacated section of unimproved right-of-way, which will be reaffirmed when the Special Uses and Variations are reviewed by the Village Council). The proposed landscaping plans include additional trees and planting to attempt to offset the narrowing of the buffer area. Staff questions if this enough to offset the loss of the buffer area and existing green space in the front yard. Staff acknowledges that the Petitioners have attempted to provide a more workable traffic solution in order to better serve their clients. Ultimately, the proposed reduced buffer area and 0-foot setback variation for the dumpster are more indicative of the established parking, building setbacks and buffer are not envisioning the proposed circulation or design for the use.

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

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

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Plans
- Business Plan
- Public Notice

GISConsortium

746 S. Vermont Street

0 200 400 ft

Print Date: 9/22/2023

Notes

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

Attachment: Aerial Map (746 S. Vermont St - SU VAR Clearbrook)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Robert Flubacker, agent

Business Name (if applicable)

Clearbrook

Subject Property Address

746 S. Vermont Street

Please provide a description of your proposed request:

Current zoning district, M-manufacturing. The facility provides life skills training, occupational training and physical and fine arts activities for developmentally disabled clients throughout the day. Typical day for clients extends from roughly 8:30 am to 3:30 pm.

Petitioner Justification

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

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

The facility serves developmentally disabled clients living in the local area and the surrounding communities, improving the quality of life for their clients as well as their families therefore creating a positive benefit to the public and community.

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

The facility operates in an existing one-story building and is located at an easily accessible location (the northwest intersection of East Illinois Avenue and South Vermont Street.) Clients are driven to and dropped-off at the facility at roughly 8:30 am and then picked-up at roughly 3:30 pm, coinciding within the hours of a typical working day. The office staff may be remain the facility until 5:00 pm or later.

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

Through significant improvements, updates and exterior enhancements the property will increase in value substantially which will remain consistent with other new projects in the neighborhood. The improved property will fit well within the surrounding neighborhood while also lending a uniqueness to the property.

Attachment: Application (746 S. Vermont St - SU VAR Clearbrook)

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

No fencing is existing on the property and no new fencing is proposed.

Attachment: Application (746 S. Vermont St - SU VAR Clearbrook)

VILLAGE OF PALATINE

VARIATION APPLICATION

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

Petitioner Name

Robert Flubacker Architects, Ltd.

Business Name (if applicable)

Clearbrook

Subject Property Address

746 S. Vermont St.

Please provide a description of your proposed request:

1. Request for Special Use to allow vocational, fine art and social skills training for disabled adults within the existing facility at 746 S. Vermont St.

2. Request for zoning variations as follows:
A. Allow a 24' by 50' patio, for outdoor relaxation, within the 30' front yard setback.
B. Allow a trash enclosure within the 5' side yard setback on the north side of the property.
C. Allow driveway and parking within the 50' landscape buffer on the west side of the property (except within the 50' of any residential zoned property.)

Petitioner Justification

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

That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

1. Facility was originally used for light assembly work allowed within the Manufacturing District. Changes in state laws have made the original use impractical and without the Special Use the owner will most likely need to find an alternative location. This would incur great expense and inconvenience.

2.a. There is limited outdoor space available and the east side is ideal for exterior relaxation, avoiding the hot south and west sun exposure.
2.b. Setting the trash enclosure 5' from the common lot line to the north will make maneuvering a disposal vehicle more difficult and result in a hidden and unused piece of land likely to accumulate debris.
2.c. The north side parking does not allow for vehicle turn around space. Numerous vehicular accidents occur there. The proposed drive and parking on the west side will:
1. Mitigate and/or eliminate the awkward vehicle maneuvering that currently occurs.
2. Provide a fire lane on all sides of the facility.
3. Move the large van parking from the Illinois Street frontage to the side yard enhancing the appearance of the facility.
4. Provide more convenient drop-off and pick-up operations for both staff and public vehicles.

Attachment: Application (746 S. Vermont St - SU VAR Clearbrook)

That the plight of the owner is due to unique circumstances:

1. The facility was designed and built for a previous owner, therefore the configuration was created by a previous occupant.
2. The use of the current facility by the owner has changed due to changes in State laws and industry evolutions out of the control of the owner.
3. The application of the 50' landscape buffer I believe is not applicable in this circumstance as there is no "common" lot line with residential zoning.

That the Variation, if granted, will not alter the essential character of the locality:

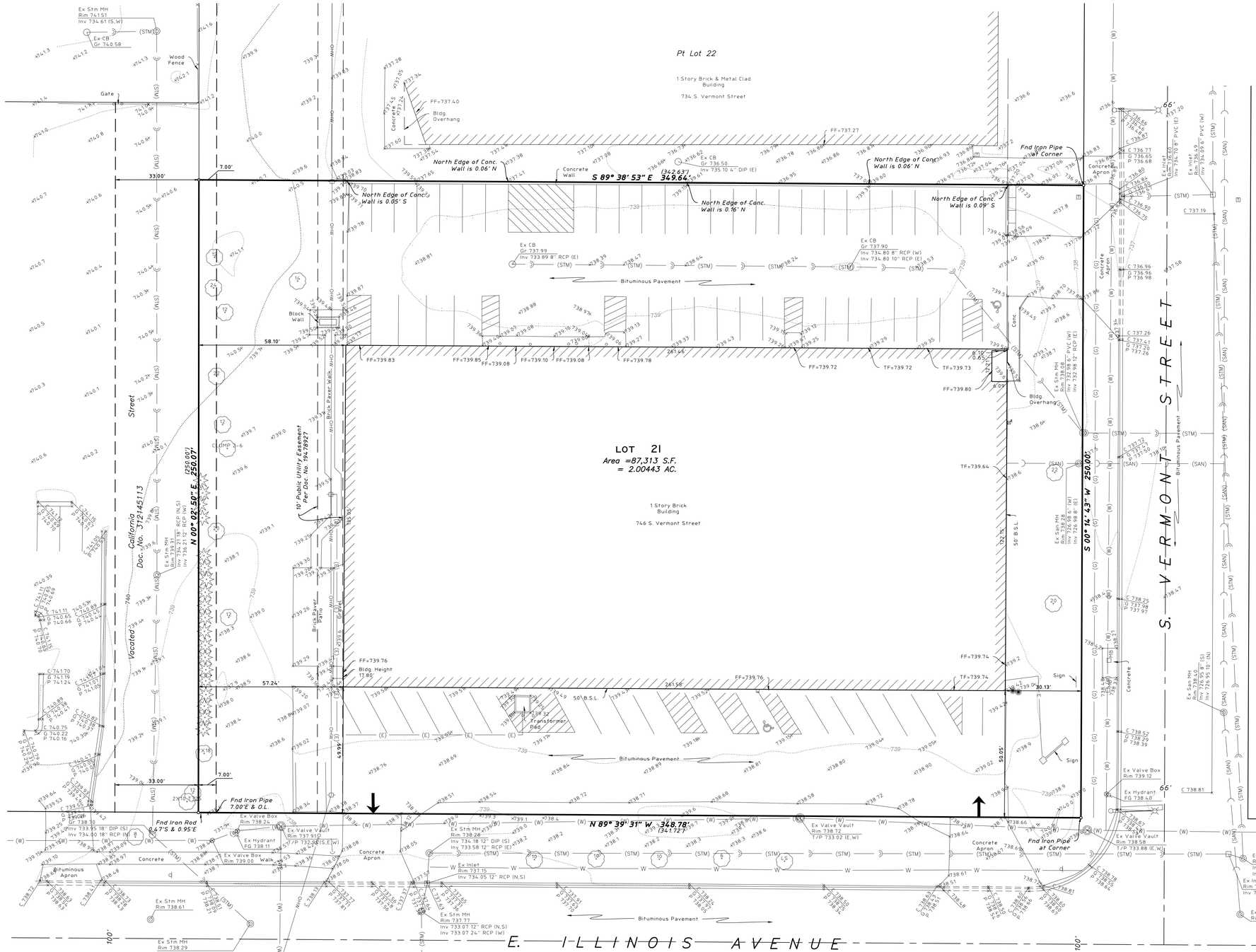
The existing facility use will not change following the granting of the Special Use. Providing additional parking will reduce, or eliminate, the need for on-street parking by the staff and will reduce traffic on Vermont Street.

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

a. The particular surroundings, shape, or topographical conditions of the property.
b. A unique hardship for the property not generally applicable to other properties in the same zoning district.
c. The request is not based on a desire to make more money out of the property.
d. The petitioner has not created the alleged hardship for the property.
e. The request will not be detrimental the public welfare or other properties in the neighborhood.
f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

a. The lack of common lot lines with residential zoning should be considered regarding the 50' landscape buffer. Property shape and topographical features do not have significant impact on this request.
b. The hardship created by the change in use of the building can lead to the facility no longer meeting the needs due to municipal action. The original intent to update and enhance the physical structure and provide a better facility for continuing services for disabled adults.
c. The owner is a non-profit entity and therefore not looking to make a financial profit from the variation but will incur significant economic hardship if forced to relocate.
d. The current owner purchased the facility more or less in its current configuration.
e. Since the activities in this request currently occur within the facility there will be no significant change to the public welfare.
f.1. The request does not include a building addition and as a result will not impair any supply of light or air to adjacent properties.
f.2. The addition of a drive on the west side of the property will enhance public safety and the villages ability to fight a fire.
f.3. With no building addition or change in use there will be no negative impact to neighboring property values. The enhancement of the landscaping and quality of building and site improvements there will probably be a positive impact on those values.

Attachment: Application (746 S. Vermont St - SU VAR Clearbrook)



LEGAL DESCRIPTION

LOT 21 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

- Manhole
- Catch Basin
- Inlet
- (STM) Storm Sewer Atlas
- (SAN) Sanitary Sewer Atlas
- (W) Water Main Atlas
- (E) Electric Line Atlas
- (G) Gas Line Atlas
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Light Pole With Mast Arm
- Fence
- Pipe Bollard
- Sign
- GM Gas Meter
- OHW Overhead Utility Line
- E Electrical Pedestal
- EM Electric Meter
- Guy Wire
- Utility Pole
- T Telephone Pedestal
- TV Cable TV Pedestal
- M Mailbox
- Handicapped Parking Stall
- X Number of Parking Stalls
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- C XXX.XX / G/P XXX.XX Curb Elevation and Gutter/Pavement Elevation
- XXX.XX Pavement Elevation
- XXX.XX Sidewalk Elevation
- XXX.X + Ground Elevation
- XXX Contour Line
- Deciduous Tree
- Coniferous Tree
- Bush
- O.L. Record On Line

NORTH
10 0 20
Scale: 1" = 20'

No.	Revision	Date

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.: 184-003192
www.haegerengineering.com

BOUNDARY & TOPOGRAPHIC SURVEY

746 S. VERMONT STREET
PALATINE, ILLINOIS
COOK COUNTY

Benchmark

Site Benchmark

CP # 600 (see survey)
Description: SE Bolt on Hydrant
Elevation: 741.16 NAVD 88 (Geoid 12A)

CP # 603 (see survey)
Description: MAG Nail
Elevation: 737.52 NAVD 88 (Geoid 12A)

CP # 617 (see survey)
Description: NE Bolt on Hydrant
Elevation: 739.65 NAVD 88 (Geoid 12A)

Surveyor's Notes:

1. Field work was completed on February 3, 2023.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
4. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
5. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

Ordered By: Clearbrook Center
Order No.: 23-011 Lot No. 21

STATE OF ILLINOIS — JEFFREY W. GLUNT — 035-3695 — SCHAUMBURG, ILLINOIS — PROFESSIONAL LAND SURVEYOR

State of Illinois)
) SS:
County of Cook)

This professional service conforms to the current Illinois minimum standards for a boundary topographic survey.

Schaumburg, Illinois February 21, 2023

By: _____
Illinois Professional Land Surveyor No. 3695

EXPIRES 11-30-24

Project Manager:	M L A
Drafter:	J C H
Date:	2023-02-21
Project No.	23-011
Sheet	1 / 1

Attachment: Plat of Survey (746 S. Vermont St - SU VAR Clearbrook)

Plot Date: Feb 21, 2023 - 2:05pm Plotted By: joe-h
File Name: P:\2023\23011\Drawings\Final Survey\23011 Boundary & Topographic Survey.dwg

ALTERATIONS AND RENOVATIONS FOR

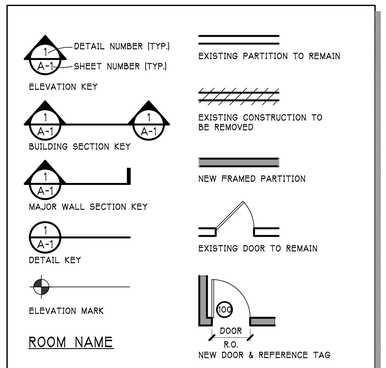
CLEARBROOK-
GETZ BUILDING

746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

ABBREVIATIONS

@	AT	EXP.	EXPANSION	P.LAM.	PLASTIC LAMINATE
∠	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R.R.	ROOF RAFTERS
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	R&S	ROD & SHELF
B/	BOTTOM OF	FTG.	FOOTING	REBAR.	REINFORCING BAR
BD.	BOARD	FURN.	FURNACE	REF.	REFRIGERATOR
B.I.	BUILT-IN	GA.	GAUGE	REG.	REGULAR
BLDG.	BUILDING	GALV.	GALVANIZED	REINF.	REINFORCE
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	RM.	ROOM
BRG.	BEARING	GYP.BD.	GYPSUM BOARD	R.O.	ROUGH OPENING
C.	CARPET	HGT.	HEIGHT	S.C.	SOLID CORE
CAB.	CABINET	H.M.	HOLLOW METAL	SECT.	SECTION
C.I.	CAST IRON	HORIZ.	HORIZONTAL	S.H.	SINGLE-HUNG CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HTG.	HEATING	SIM.	SIMILAR
CL.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	S.P.	SUMP PIT
CLG.	CEILING	H.W.	HOT WATER	SPEC.	SPECIFICATION
C.M.U.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INT.	INTERIOR	STD.	STANDARD
COL.	COLUMN	L.	LINEN	STL.	STEEL
CONC.	CONCRETE	LAM.	LAMINATE	STOR.	STORAGE
CONST.	CONSTRUCTION	LAV.	LAVATORY	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	L.L.V.	LONG LEG VERTICAL	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LVL.	LAMINATED VENEER LUMBER	T/	TOP OF
C.W.	COLD WATER	MAX.	MAXIMUM	T.&B.	TOP & BOTTOM
D.	DRYER	M.C.	MEDICINE CABINET	T.&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	MECH.	MECHANICAL	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	MED.	MEDIUM	T.M.E.	TO MATCH EXIST.
DIA.	DIAMETER	MICRO.	MICROWAVE	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	MIN.	MINIMUM	TV.	TELEVISION
DISP.	DISPOSAL	MISC.	MISCELLANEOUS	TYP.	TYPICAL
DIV.	DIVISION	M.O.	MASONRY OPENING	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	MTL.	METAL	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	NFHB	NON-FREEZE HOSE BIBB	VERT.	VERTICAL
D.W.	DISHWASHER	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
EA.	EACH	NO.	NUMBER	W/	WITH
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	NOM.	NOMINAL	W.	WASHER
		N.T.S.	NOT TO SCALE	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	O.A.	OVER ALL	WD.	WOOD
ELEV.	ELEVATION	O.C.	ON CENTER	WDW.	WINDOW
EP	EJECTOR PIT/SUMP	O.H.	OVERHANG	W.H.	WATER HEATER
EQ.	EQUAL	OPP.	OPPOSITE	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	OV.	OVEN	W/O	WITHOUT
EQUIV.	EQUIVALENT	PERF.	PERFORATED	WT.	WEIGHT
E.W.	EACH WAY	PL.	PLATE	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING				

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2015 INTERNATIONAL CODE COUNCIL SERIES:
  - -INTERNATIONAL BUILDING CODE (IBC)
  - -INTERNATIONAL EXISTING BUILDING CODE (IEBC)
  - -INTERNATIONAL FIRE CODE (IFC)
  - -INTERNATIONAL FUEL GAS CODE (IFGC)
  - -INTERNATIONAL MECHANICAL CODE (IMC)
  - -INTERNATIONAL SWIMMING POOL AND SPA CODE
- 2018 ENERGY CONSERVATION CODE w/ STATE AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2014 ILLINOIS STATE PLUMBING CODE
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2000 LIFE SAFETY CODE (NFPA 101)
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

LIST OF DRAWINGS

EX-0	TITLE SHEET
AS-1	ARCHITECTURAL SITE PLAN
AS-2	FACILITY TRAFFIC PLAN
A-1	BUILDING FLOOR PLAN
A-2	EXTERIOR ELEVATIONS

CODE REVIEW

ZONING — M, MANUFACTURING

LOT AREA (LA) — 85,543 SQ.FT.

	EXISTING	ALLOWED	PROPOSED
BUILDING AREAS	35,284 SQ.FT.	N/A	35,284 SQ.FT.
FLOOR AREA RATIO (0.41)	35,284 SQ.FT. (0.70xL.A.)	59,880 SQ.FT.	35,284 SQ.FT.
BUILDING HEIGHT	1-STORY 18 FT.	4-STORY 60 FT.	1-STORY 18 FT.

LOCATION MAP

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED

1895-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

IL Design Firm
#184.001489

ALTERATIONS AND RENOVATIONS FOR
CLEARBROOK - GETZ BUILDING
746 S. VERMONT ST.
PALATINE, ILLINOIS 60067

Date	Description
5/18/23	SPECIAL
9/6/23	⚠1 REVISIONS

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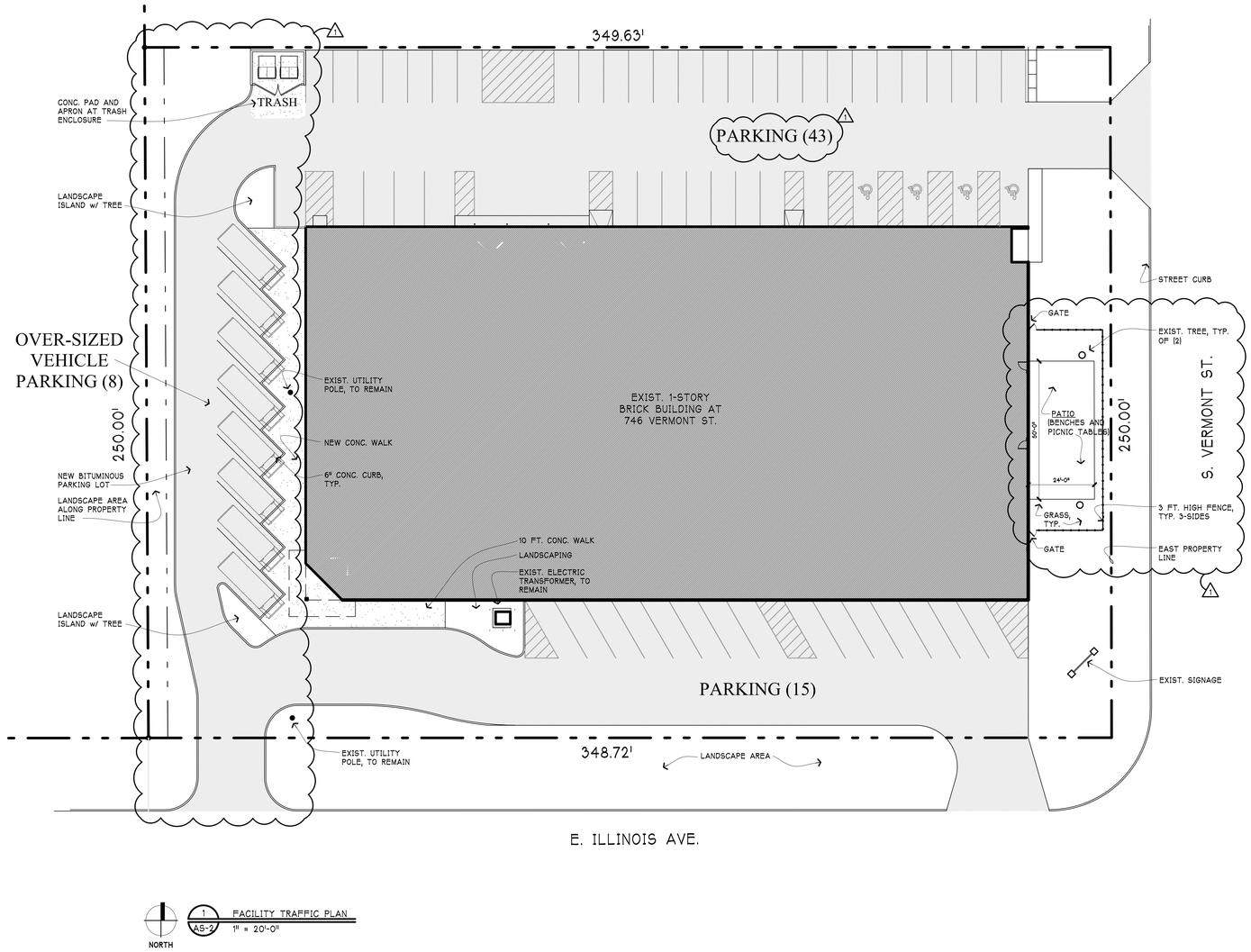
Project Number
22001

A-0

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)



NORTH

1 / AS-2 FACILITY TRAFFIC PLAN
1" = 20'-0"

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AS-1

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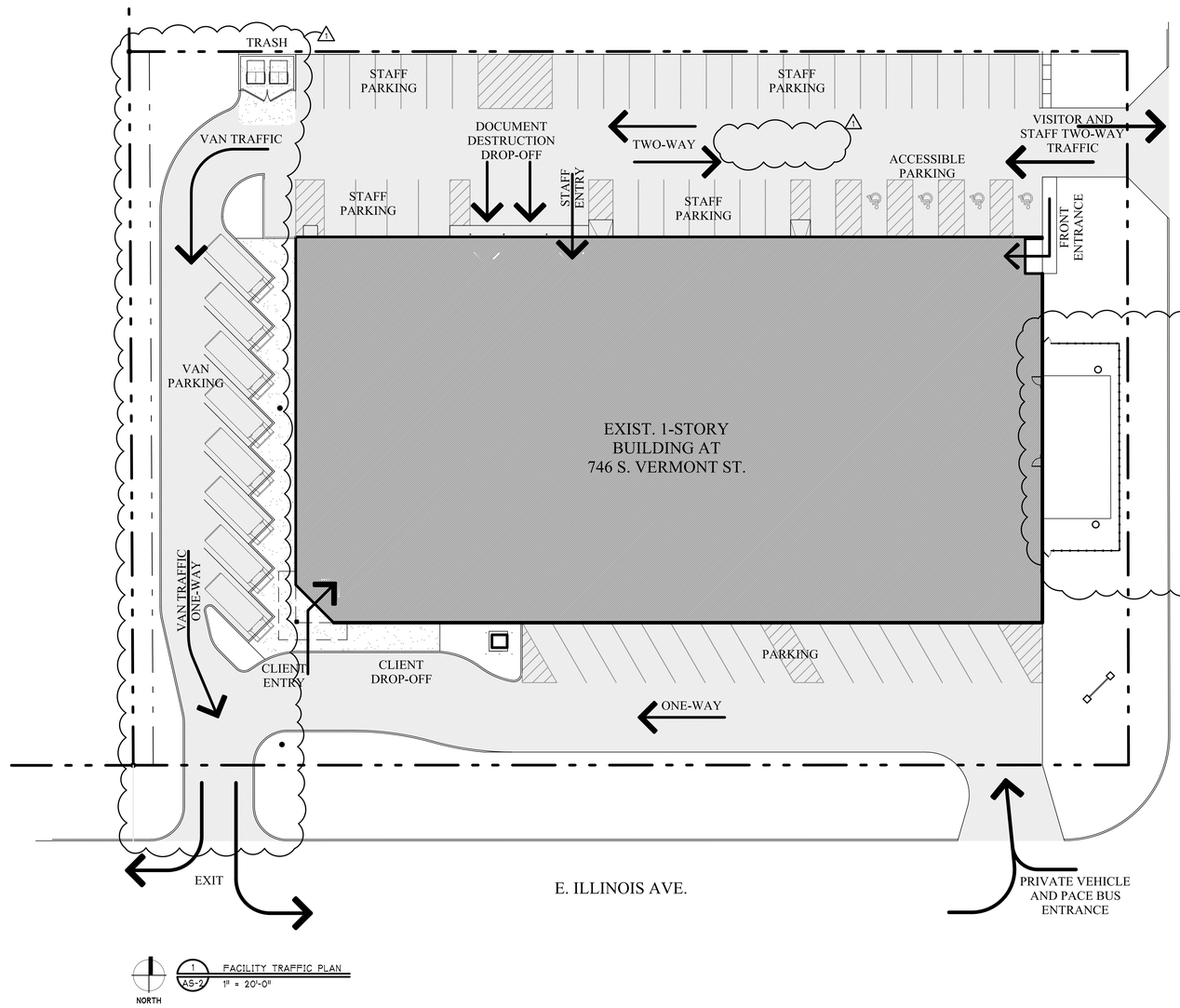

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5/18/23	SPECIAL
9/6/23	1 REVISIONS

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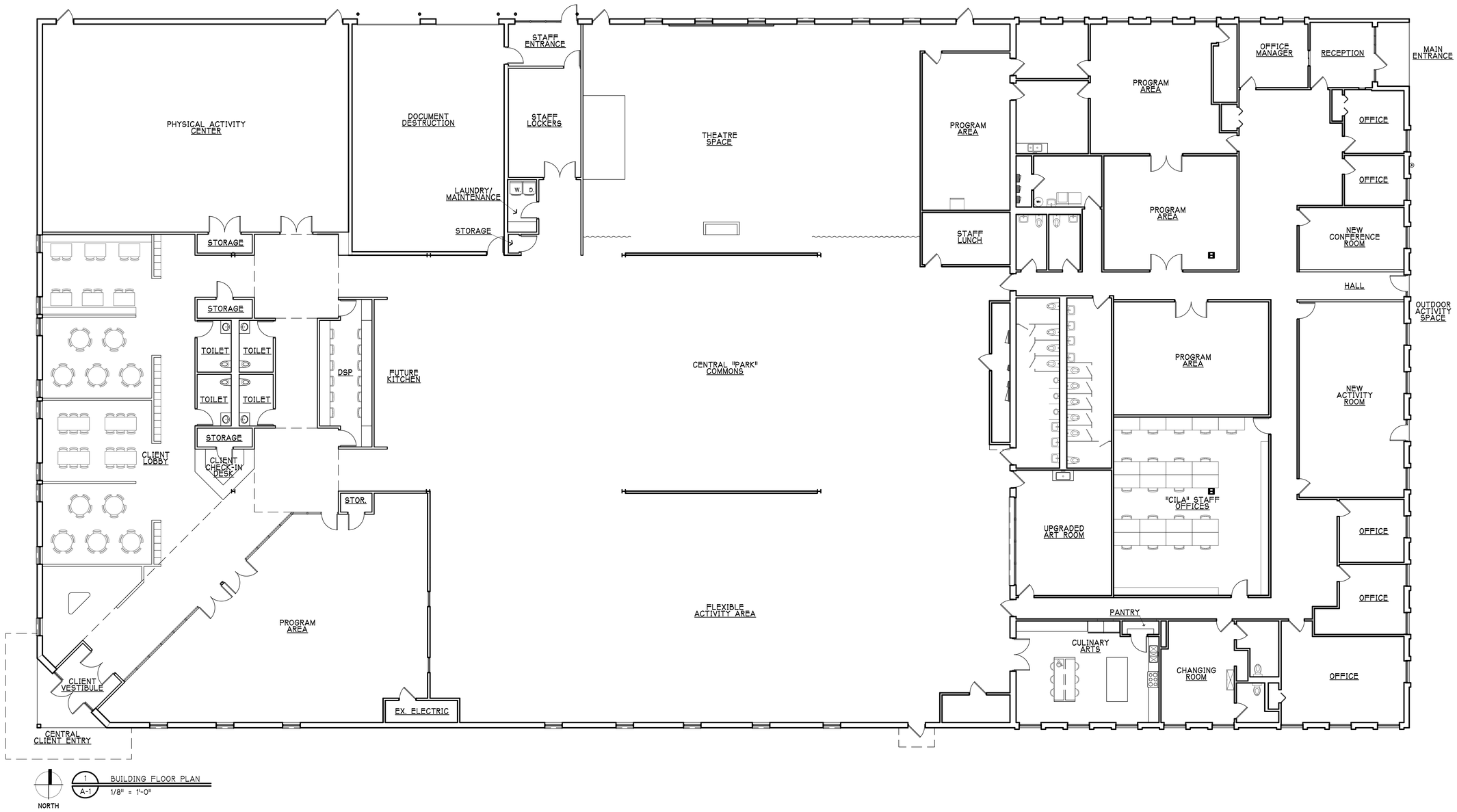
Project Number
22001

AS-2

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)



OCCUPANCY SCHEDULE		
GROUP	# OF OCCUPANTS	HOURS OF OCCUPANCY
CLIENTS	125-150 PERSONS	APPROX. 8:30 AM TO 3:30 PM
STAFF	60-70 PERSONS	APPROX. 8:00 AM TO 5:00 PM

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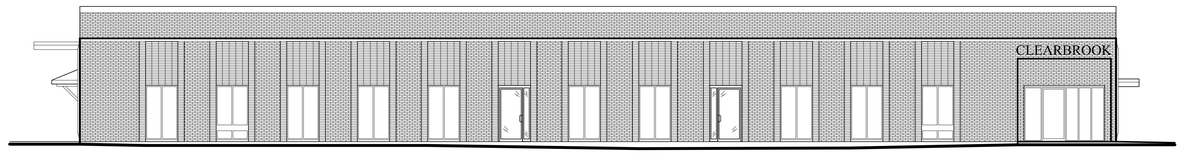
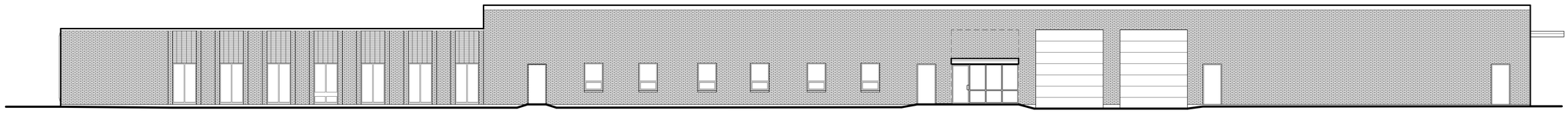
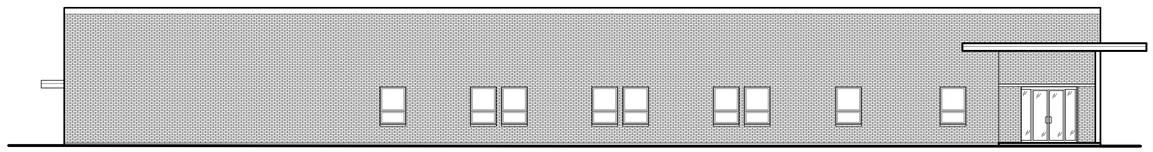


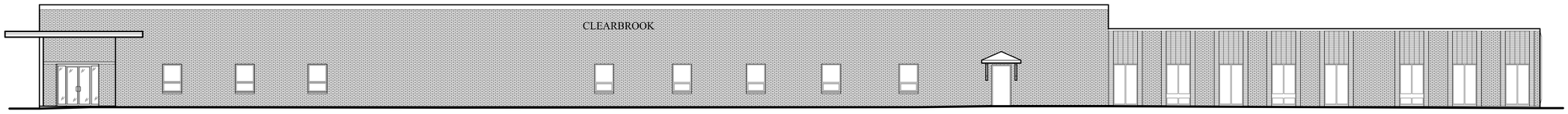
1 A-2 EAST ELEVATION
1/8" = 1'-0"



2 A-2 NORTH ELEVATION
1/8" = 1'-0"



3 A-2 WEST ELEVATION
1/8" = 1'-0"



4 A-2 SOUTH ELEVATION
1/8" = 1'-0"

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ALTERATIONS AND RENOVATIONS FOR
CLEARBROOK - GETZ BUILDING
746 S. VERMONT ST.
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Date	Description
5/18/23	SPECIAL

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Project Number
22001

A-2

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

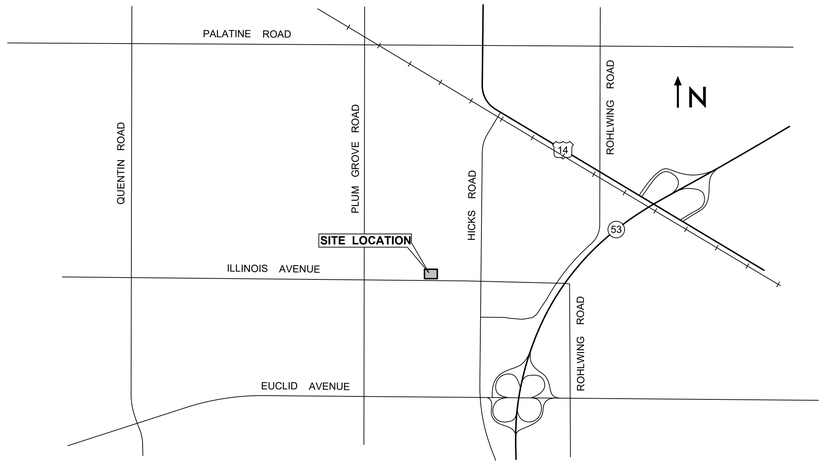
CLEARBROOK
PRELIMINARY ENGINEERING PLAN
746 S. VERMONT STREET

SECTION 23 TOWNSHIP 42 NORTH RANGE 10 EAST
PALATINE, ILLINOIS
COOK COUNTY

OWNER:
Clearbrook
1835 West Central Road
Arlington Heights, IL 60005
Tel: 847-870-7711

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

VILLAGE OF PALATINE
200 E. Wood Street
Palatine, IL 60067
Tel: (847) 358-7500



LOCATION MAP
Not To Scale

Benchmark

Site Benchmark

CP # 600 (see survey)
Description: SE Bolt on Hydrant
Elevation: 741.16 NAVD 88 (Geoid 12A)

CP # 603 (see survey)
Description: MAG Nail
Elevation: 737.52 NAVD 88 (Geoid 12A)

CP # 617 (see survey)
Description: NE Bolt on Hydrant
Elevation: 739.65 NAVD 88 (Geoid 12A)

INDEX TO SHEETS

NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C2.1	GENERAL NOTES & SPECIFICATIONS
C3.0	EXISTING CONDITIONS PLAN
C3.1	DEMOLITION PLAN
C4.0	GEOMETRY & PAVING PLAN
C5.0	GRADING & EROSION CONTROL PLAN
C6.0	UTILITY PLAN
C7.0	TYPICAL DETAILS
C7.1	TYPICAL DETAILS

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
FM	Force Main	FM
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
B	B-Box	B
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
H	Hand Hole	H
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
G	Gas Valve	G
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
FO	Fiber Optic Line	FO
E	Electrical Pedestal	E
E	Electric Manhole	E
	Guy Wire	
	Utility Pole	
T	Telephone Pedestal	T
T	Telephone Manhole	T
T	Telephone Line	T
CATV	Cable TV Line	CATV
C	Cable TV Pedestal	C
	Flagpole	
M	Mailbox	M
	Handicapped Parking Stall	
X	Number of Parking Stalls	X
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
C XXX.XX G/P XXX.XX	Curb Elevation and Gutter/Pavement Elevation	C XXX.XX G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
T/W XXX.XX	Top of Wall Elevation	T/W XXX.XX
B/W XXX.XX	Bottom of Wall Elevation	B/W XXX.XX
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	B-1
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	X.X%

Know what's **below.**
Call before you dig.

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

LEGAL DESCRIPTION

LOT 21 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MICHAEL L. ANDERSON
062-053214
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXPIRES 11-30-23

No.	Revision	Date
1	Revised Site Plan	09.06.2023

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

TITLE SHEET

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager:	M L A
Engineer:	M L A
Date:	05.17.2023
Project No.	23-011
Sheet	C1.0 / C7

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

GENERAL NOTES

1. Definition of Terms:
   a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
   b. "Engineer" shall mean Haeger Engineering, LLC.
   c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
   d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
   e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
   a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
   b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
   c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
   d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
   e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
   f. All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
   g. General Notes and Specifications contained herein or elsewhere as a separate document.

   If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
   a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
   b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
   c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
   d. The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by ____________________ dated __________________, to become familiar with the subsurface soil conditions for the site. Copies of all such soil boring reports for the property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and 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.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
16. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to believed to be in error have been verified or corrected by the Engineer.
18. The Contactor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contactor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
21. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage us a result of Contractor action, or lack thereof.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
23. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
26. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
30. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
31. The Contractor shall have appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions 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.
33. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or trees in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
34. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
37. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.
40. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction,.
41. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
42. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

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

EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and apprise themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.
12. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
13. Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
14. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
15. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
16. The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village/City Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

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

SANITARY SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.
7. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
8. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
10. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
11. Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
12. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
13. All floor drains shall discharge into the sanitary sewer.
14. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
15. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
   a. All sanitary sewers shall be tested for acceptability by either an 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.

No.	Date	Revision
1	09.06.2023	Revised Site Plan

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GENERAL NOTES & SPECIFICATIONS

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 05.17.2023
Project No. 23-011
Sheet C2.0 / C7

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

Plot Date: Sep 06, 2023 - 12:31pm Plotted By: mike-a
File Name: P:\2023\23011\Drawings\Final Engineering\23011-Final Engineering.dwg

STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
   c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
   b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
   c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
7. Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
8. Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
10. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
11. Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
12. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
13. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
14. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
15. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
16. Elevations of structures located in curb and gutter are flow line elevations.
17. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
   c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 11, 160 psi, with ductile iron pipe outside dimension.
3. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
5. Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
6. Water services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.
9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
   a. Ductile Iron Pipe (DIP) - AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe - AWWA C900.
   c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.
10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ¼ degrees or greater etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
12. All bolts and nuts shall be stainless steel.
13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
15. All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
16. Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.
18. Water Main and related appurtenances shall be tested in accordance with the following:
   a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
   b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
19. After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

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

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

PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ¾" pre-molded fiber joint filler along with two (2) 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.
3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.
4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.
5. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints consisting of a ½" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.
7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.
8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.
10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.
12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.
14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.
15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
17. Prior to installation of the aggregate base course:
   a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
   b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
   c. Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
18. Prior to the installation of the binder course:
   a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
   b. The aggregate base course shall be clean and dry.
   c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
   d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
   e. The binder course shall be placed only when the temperature in the shade is at least 40º F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
   a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   c. Structures within pavement shall be adjusted to final surface grade.
   d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
   e. The surface course shall be placed only when the air temperature in the shade is at least 45º F and the forecast is for rising temperatures.
20. Pavement marking/striping:
   a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
   b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
   c. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
   d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
   e. Pavement markings shall be uniform and have clean, straight edges.
   f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
   g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
21. Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall striping shall be yellow in color.
22. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
23. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
25. All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
7. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
11. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
13. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
15. All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.
16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
17. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
18. The Contractor shall water the site, as required during dry weather to control dust.
19. Erosion Control Maintenance and Replacement Notes:
   a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
   b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
   c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
   d. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
   e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
20. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
21. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
22. The work shall generally follow the following typical Construction Sequencing:
   a. Installation of them soil erosion and sediment control (SE/SC) measures:
      1. Selective vegetation removal for silt fence installation
      2. Silt fence installation
      3. Construction fencing around areas not to be disturbed
      4. Stabilized construction entrance
   b. Install tree protection fencing and tree removal where necessary (clear & grub)
   c. Construct sediment trapping devices (sediment traps, basins, etc.)
   d. Construct detention facilities and outlet control structure with restrictor.
   e. Strip and stockpile topsoil and mass grade the site
   f. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
   g. Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
   h. Permanently stabilize detention basins with seed and erosion control blanket
   i. Temporarily stabilize all areas including lots that have reached temporary grade
   j. Install roadways, parking areas, etc.
   k. Final grade and permanently stabilize all outlot areas with topsoil and seed
   l. Install structures and grade individual lots
   m. Permanently stabilize site with topsoil and seed
   n. Remove all temporary SE/SC measures after the site is stabilized with vegetation

MWRD GENERAL NOTES

A. Referenced Specifications
1. All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the Plans:
   - Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
   - Standard Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
   - Village of Palatine Municipal Code.
   - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
   - In case of a conflict between the applicable Ordinances noted, the more stringent shall take precedence and shall control all construction.

B. Notifications
1. The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-4055)
2. The Village of Palatine Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine items requiring inspection prior to start of construction or each phase of work
3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in location with new construction, immediately notify the engineer so that the conflic can be resolved. Call J.U.L.I.E. at 1-800-892-0123.

C. General Notes
1. All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88). Conversion factor is ZERO ft.
2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
3. The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
4. The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
5. The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
8. The underground contractor shall make all necessary arrangements to notify all inspection agencies.
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B-boxes, tees or bends shall be tied to a fire hydrant.

D. Sanitary Sewer
1. The contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
2. A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. The plug shall remain in place until removal is authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
3. Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the municipality or MWRD.
4. All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
5. All floor drains shall discharge to the sanitary sewer system.
6. All downspouts and footing drains shall discharge to the storm sewer system.
7. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

Pipe Material	Pipe Specifications	Joint Specifications
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe		
6-inch to 15-inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-inch to 27-inch Diameter F/DY=46	ASTM F-679	ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3261, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC SDR 26		
4-inch to 36-inch	ASTM D-2241	ASTM D-3139
4-inch to 12-inch	AWWA C900	ASTM D-3139
14-inch to 48-inch	AWWA C905	ASTM D-3139

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

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

8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be CA-7, CA-11 or CA-13 and shall be extended at least 12" above the top of the pipe when using PVC.
9. Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.
10. All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "SANITARY" cast into the lid.
11. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
   a. A circular saw-cut of sewer main by proper tools ("Shewer-tap" machine or similar) and proper installation of hubwye saddle or hub-tee saddle.
   b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
   c. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band Seal" or similar couplings to hold it firmly in place.
12. Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and watermains shall be maintained unless: the sewer is laid in a separate trench, keeping a minimum 18" vertical separation; or the sewer is laid in the same trench with the watermain located at the opposite side on a bench of undisturbed earth, keeping a minimum 18" vertical separation. If either the vertical or horizontal distances described cannot be maintained, or the sewer crosses above the water main, the sewer shall be constructed to water main standards or it shall be encased with a water main quality carrier pipe with the ends sealed.
13. All existing septic systems shall be abandoned. Abandoned tanks shall be filled with granular material or removed.
14. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or pre-cast reinforced concrete.
15. All sanitary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber boots" that conform to ASTM C-923 for all pipe connections. Precast sections shall consist of modified groove tongue and rubber gasket type joints.
16. All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink concreted or mortar plug.
17. 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, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers.
18. A backflow preventer is required for all detention basins tributary to combined sewers. Required backflow preventers shall be inspected and exercised annually by the property owner to ensure proper operation, and any necessary maintenances shall be performed to ensure functionality. In the event of a sewer surcharge into an open detention basin tributary to combined sewers, the permittee shall ensure that clean up and wash out of sewage takes place within 48 hours of the storm event.

E. Erosion and Sediment Control
1. The contractor shall install the erosion and sediment control devices as shown on the approved erosion and sediment control plan.
2. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.
3. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois Urban Manual.
4. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
5. Inspections and documentation shall be performed, at a minimum:
   a. Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
   b. Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 inch of rainfall or liquid equivalent precipitation.
6. Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the co-permittee shall plan for appropriate soil erosion and sediment control measures.
7. A stabilized mat of crushed stone meeting the standards of the Illinois Urban Manual shall be installed at any point where traffic will be entering or leaving a construction site. Sediment or soil reaching an improved public right-of-way, street, alley or parking area shall be removed by scraping or street cleaning as accumulations warrant and transported to a controlled sediment disposal area.
8. Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any on site construction activities involving concrete.
9. Mortar washout facilities shall be constructed 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 as temporary sediment basins.
11. Disturbed areas of the site where construction activities have temporarily or permanently ceased shall be stabilized with temporary or permanent measures within seven (7) days.
12. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent).
13. Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.
14. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall not be placed in flood protection areas or their buffers.
15. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.
16. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.
17. The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development. Drain tiles cannot be tributary to a sanitary or combined sewer. Drain tiles allowed in combined sewer area for green infrastructure practices.
18. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. Dewatering systems should be inspected daily during operational periods. The site inspector must be present at the commencement of dewatering activities.
19. The 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 appurtenances. Any trench dewatering, which contains sediment shall pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit, filter bag or existing vegetated upslope area. Sediment laden waters shall not be discharged to waterways, flood protection areas or the combined sewer system.
20. All permanent erosion control practices shall be initiated within seven (7) days following the completion of soil disturbing activities.
21. All erosion and sediment control measures shall be maintained and repaired as needed on a year-round basis during construction and any periods of construction shutdown until permanent stabilization is achieved.
22. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization.
23. The erosion and sediment control measures shown on the plans are the minimum requirements. Additional measures may be required, as directed by the engineer, site inspector, or MWRD.

No.	Date	Revision
1	09.06.2023	Revised Site Plan

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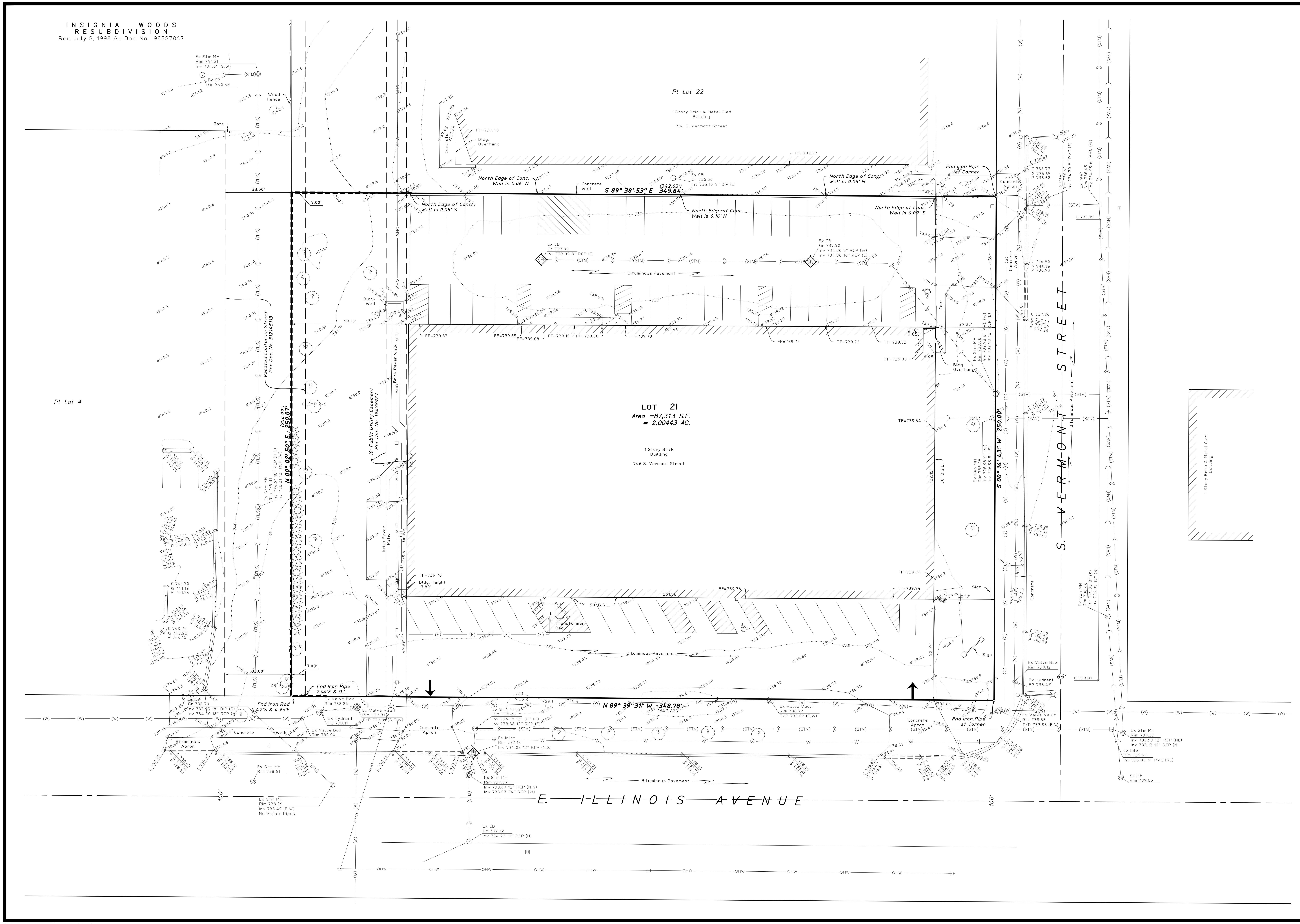
GENERAL NOTES & SPECIFICATIONS

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 05.17.2023
Project No. 23-011
Sheet C2.1 / C7

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

Plot Date: Sep 06, 2023 - 12:31pm Plotted By: mike-a
File Name: P:\2023\23011\Drawings\Final Engineering\23011-Final Engineering.dwg



NORTH

Scale: 1" = 20'

No.	Date	Revision
1	09.06.2023	Revised Site Plan

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EXISTING CONDITIONS PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 05.17.2023
Project No. 23-011
Sheet C3.0 / C7

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

Plot Date: Sep 06, 2023 - 12:31pm Plotted By: mike-a
File Name: P:\2023\23011\Drawings\Final Engineering\23011-Final Engineering.dwg

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

Pt Lot 22

1 Story Brick & Metal Clad Building
734 S. Vermont Street

Pt Lot 4

LOT 21
Area =87,313 S.F.
= 2.00443 AC.

1 Story Brick Building
746 S. Vermont Street

S. VERMONT STREET

E. ILLINOIS AVENUE

S 89° 38' 53" E 349.64'
(342.63')

N 00° 02' 50" E 250.07'
(250.00')

S 00° 14' 43" W 250.00'

N 89° 39' 31" W 348.78'
(341.72')

Vacated California Street
Per Doc. No. 31214513

10' Public Utility Easement
Per Doc. No. 194.78927

Existing Utility Pole To Remain

Coordinate with Landscape Contractor to Salvage and Relocate Arbor Vitae Row

Remove Paver Patio and Walk

Remove Existing Pavement

Remove Barrier Curb

Remove Depressed Curb

Remove Concrete Apron

Remove Walk

Bituminous Pavement

Concrete Wall

Block Wall

Brick Paver Walk

Brick Paver Patio

Wood Fence

Gate

Bldg. Overhang

Transformer Pad

Concrete Apron

Bituminous Apron

Sign

Ex Stm MH
Rim 741.51
Inv 734.61 (S,W)

Ex CB
Gr 740.58

Ex CB
Gr 736.50
Inv 735.10 4" DIP (E)

Ex CB
Gr 737.99
Inv 733.89 8" RCP (E)

Ex CB
Gr 737.90
Inv 734.80 8" RCP (W)
Inv 734.80 10" RCP (E)

Ex Stm MH
Rim 738.24
Inv 734.21 18" RCP (N,S)
Inv 736.21 12" RCP (W)

Ex Valve Box
Rim 738.24

Ex Valve Vault
Rim 737.91
T/P 732.26 (S,E,W)

Ex Hydrant
FG 738.11

Ex Valve Box
Rim 739.00

Ex Stm MH
Rim 738.61

Ex Stm MH
Rim 738.29
Inv 733.49 (E,W)
No Visible Pipes

Ex CB
Gr 738.10
Inv 733.95 18" DIP (S)
Inv 734.00 18" RCP (N)

Ex Stm MH
Rim 738.28
Inv 734.18 12" DIP (S)
Inv 733.58 12" RCP (E)

Ex Inlet
Rim 737.15
Inv 733.05 12" RCP (N,S)

Ex Stm MH
Rim 737.77
Inv 733.07 12" RCP (N,S)
Inv 733.07 24" RCP (W)

Ex CB
Gr 737.32
Inv 734.72 12" RCP (N)

Ex Valve Box
Rim 739.12

Ex Hydrant
FG 738.40

Ex Valve Vault
Rim 738.58
T/P 733.88 (E,W)

Ex Stm MH
Rim 739.33
Inv 733.53 12" RCP (NE)
Inv 733.13 12" RCP (N)

Ex Inlet
Rim 738.64
Inv 735.84 6" PVC (SE)

Ex Mh
Rim 739.65

Ex Stm MH
Rim 738.78
Inv 732.98 8" PVC (W)
Inv 732.98 12" RCP (E)

Ex Inlet
Rim 736.60
Inv 734.10 8" PVC (E)

Ex Inlet
Rim 736.49
Inv 734.09 6" PVC (W)

Ex San MH
Rim 738.40
Inv 726.98 8" (W)
Inv 726.98 8" (E)

Ex San MH
Rim 738.40
Inv 726.95 10" (S)
Inv 726.95 10" (N)

FF=737.40
FF=737.27
FF=739.83
FF=739.85
FF=739.08
FF=739.10
FF=739.08
FF=739.78
FF=739.72
TF=739.72
TF=739.73
FF=739.80
TF=739.64
FF=739.74
TF=739.74
FF=739.76
FF=739.76
TF=739.76

261.46
261.58

33.00'
7.00'
66'
50' B.S.L.
30' B.S.L.

DEMOLITION LEGEND

- BUILDING REMOVAL
- PAVEMENT REMOVAL
- GRAVEL REMOVAL
- CONCRETE REMOVAL
- UTILITY REMOVAL
- ABANDON UTILITY
- CURB REMOVAL
- FENCE REMOVAL
- MISCELLANEOUS REMOVAL
- SAW CUT
- TREE REMOVAL
- TREE PROTECTION

NORTH
10 0 20
Scale: 1" = 20'

No.	Revision	Date
1	Revised Site Plan	09.06.2023

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DEMOLITION PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager:	M L A
Engineer:	M L A
Date:	05.17.2023
Project No.	23-011
Sheet	C3.0 / C7

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

Plot Date: Sep 06, 2023 - 12:31pm Plotted By: mike-a
File Name: P:\2023\23011\Drawings\Final Engineering\23011-Final Engineering.dwg

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

PAVING LEGEND

Standard Pavement
- 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50
- 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19.0, N50
- 12" Aggregate Base Course, Type B, CA-6, Crushed
- Compacted Sub-Grade

Heavy Duty Concrete Pavement
- 8" PCC Pavement (Class PV) with 6" x 6" #6 Rigid Wire Mesh
- 4" Aggregate Base Course, CA-6, Crushed
- Compacted Sub-Grade

Concrete Sidewalk
-5" Portland Cement Concrete
-4" CA-6 Crushed Aggregate Base Course

DIMENSION LEGEND

B-B	Back of Curb to Back of Curb
F-F	Face of Curb to Face of Curb
E-E	Edge of Pavement to Edge of Pavement

NOTES:

1. All dimensions are to back of curb, face of wall and face of building unless otherwise noted.

NORTH
10 0 20
Scale: 1" = 20'

MWRD VOLUME CONTROL REQUIREMENTS

Proposed Development Impervious Area:	13,300 s.f.
Rainfall Storage per Impervious Area:	0.083 ft
Required Volume Control Storage:	1,104 c.f.

Proposed Storage within CMP with exfiltration joints,
Proposed System Storage Volume = 1,122 c.f.

No.	Date	Revision
1	09.06.2023	Revised Site Plan

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GEOMETRY & PAVING PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager:	M L A
Engineer:	M L A
Date:	05.17.2023
Project No.	23-011
Sheet	C4.0 / C7

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

Pt Lot 22

1 Story Brick & Metal Clad Building
734 S. Vermont Street

Pt Lot 4

1 Story Brick Building
746 S. Vermont Street

S. VERMONT STREET

E. ILLINOIS AVENUE

66'

100'

NORTH
10 0 20
Scale: 1" = 20'

No.	Revision	Date
1	Revised Site Plan	09.06.2023

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GRADING & EROSION CONTROL PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- EROSION CONTROL / SILT FENCE
- CONCRETE WASHOUT
- INLET PROTECTION

Project Manager:	M L A
Engineer:	M L A
Date:	05.17.2023
Project No.	23-011
Sheet	C5.0 / C7

Attachment: Plans (746 S. Vermont St - SU VAR Clearbrook)

Plot Date: Sep 06, 2023 - 12:31pm Plotted By: mike-o
File Name: P:\2023\23011\Drawings\Final Engineering\23011-Final Engineering.dwg

INSIGNIA WOODS
RESUBDIVISION
Rec. July 8, 1998 As Doc. No. 98587867

Pt Lot 4

Pt Lot 22

1 Story Brick & Metal Clad Building
734 S. Vermont Street

1 Story Brick Building
746 S. Vermont Street

S. VERMONT STREET

E. ILLINOIS AVENUE

66'

100'

CB A
Gr 738.80
Inv 733.75

70' - 36" CMP with Exfiltration Joints (Volume Control)

CB A
Gr 738.00
Inv 734.50

87' - 36" CMP with Exfiltration Joints (Volume Control)

CB A
Gr 737.50
Inv 733.15 (CMP)
Inv 734.40 (RCP)

50' - 12" RCP @ 1.0%

CB A
Gr 738.25
Inv 733.90

5' - 12" PVC C-900 @ 1.0%

23' - 12" RCP @ 1.0%

MH OCS
Rim 739.00
Inv 733.85

CB A
Gr 738.00
Inv 734.08

49'-12" PVC C-900 @ 0.5%

Inv 733.60

Ex Stm MH
Rim 741.51
Inv 734.61 (S,W)

Ex CB
Gr 740.58

Wood Fence

Gate

Concrete

Bldg. Overhang

FF=737.40

FF=737.27

Ex CB
Gr 736.50
Inv 735.10 4" DIP (E)

Concrete Wall

Ex CB
Gr 737.99
Inv 733.89 8" RCP (E)

Ex CB
Gr 737.90
Inv 734.80 8" RCP (W)
Inv 734.80 10" RCP (E)

Bituminous Pavement

261.66

FF=739.83
FF=739.85
FF=739.08
FF=739.10
FF=739.08
FF=739.78
FF=739.72
TF=739.72
TF=739.73
FF=739.80
TF=739.64

Ex Stm MH
Rim 732.98
Inv 732.98 8" PVC (W)
Inv 732.98 12" RCP (E)

Bldg. Overhang

Ex San MH
Rim 739.38
Inv 726.98 8" (W)
Inv 726.98 8" (E)

30' B.S.L.

Ex Stm MH
Rim 734.70
Inv 734.70 8" PVC (E)

Concrete Apron

Conc.

FF=739.76
Bldg. Height

261.96

FF=739.76
FF=739.74
TF=739.74

Transformer Pad

Sign

Ex Valve Box
Rim 739.12

Ex Hydrant
FG 738.40

Ex Valve Box
Rim 738.58
T/P 733.88 (E,W)

Ex Valve Vault
Rim 738.72
T/P 733.02 (E,W)

Ex Valve Vault
Rim 737.91
T/P 732.58 (S,E,W)

Ex Hydrant
FG 738.11

Ex Valve Box
Rim 738.10

Ex CB
Gr 738.10
Inv 733.95 18" DIP (S)
Inv 734.00 18" RCP (N)

Concrete Walk

Bituminous Apron

Ex Stm MH
Rim 738.28
Inv 734.18 12" DIP (S)
Inv 733.58 12" RCP (E)

Ex Inlet
Rim 737.15
Inv 734.05 12" RCP (N,S)

Ex Stm MH
Rim 737.77
Inv 733.07 12" RCP (N,S)
Inv 733.07 24" RCP (W)

Ex Stm MH
Rim 738.61

Ex Stm MH
Rim 738.29
Inv 734.21 18" RCP (N,S)
Inv 736.21 12" RCP (W)

Ex Stm MH
Rim 738.24
No Visible Pipes.
Inv 733.49 (E,W)

Ex CB
Gr 737.32
Inv 734.72 12" RCP (N)

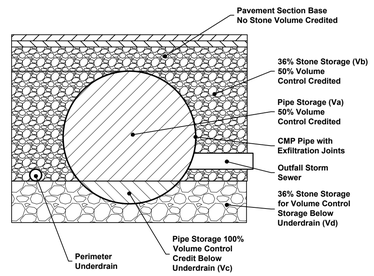
2'x10' Lintel

NORTH
10 0 20
Scale: 1" = 20'

MWRD VOLUME CONTROL REQUIREMENTS

Proposed Development Impervious Area: 13,300 s.f.
Rainfall Storage per Impervious Area: 0.083 ft
Required Volume Control Storage: 1,104 c.f.

Proposed Storage within CMP with exfiltration joints,
Proposed System Storage Volume = 1,122 c.f.



CMP VOLUME CONTROL

No.	Revision	Date
1	Revised Site Plan	09.06.2023

HAEGER ENGINEERING
consulting engineers • land surveyors
105 East Shore Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

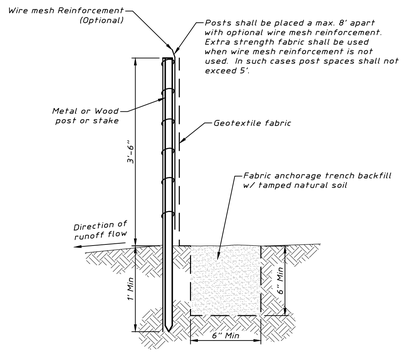
UTILITY PLAN

CLEARBROOK
746 S. VERMONT STREET
PALATINE, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 05.17.2023
Project No. 23-011
Sheet C6.0/C7

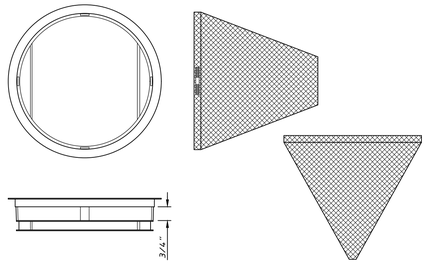
Attachment: Plans (746 S. Vermont St. - SU VAR Clearbrook)

Plot Date: Sep 06, 2023 - 12:31pm Plotted By: mike-a
File Name: P:\2023\23011\Drawings\Final Engineering\23011-Final Engineering.dwg



NOTES: Depending upon configuration, attach fabric to wire mesh w/ hog rings, steel posts w/ tie wires, wood posts w/ nails.

SILT FENCE

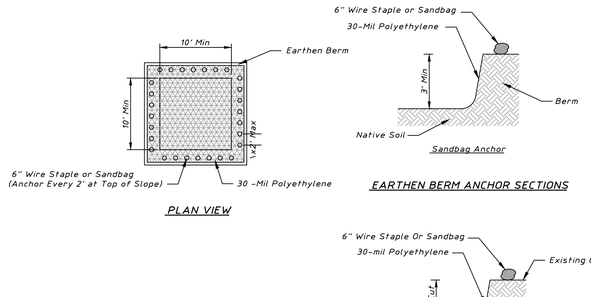


GENERAL NOTES:

FRAME: Top flange fabricated from 1-1/4"x1-1/4"x1/8" angle. Base rim fabricated from 1-1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1-1/4"x1/4" flat stock. All domestic steel conforming to ASTM-A36.

SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock. All storm structures must have either a curb silt basket cath-all or an inlet silt basket cath-all inserted prior to construction.

INLET SILT BASKET CATCH-ALL

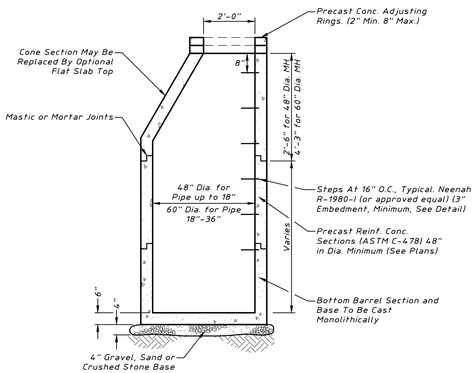


PLAN VIEW

EARTHEN BERM ANCHOR SECTIONS

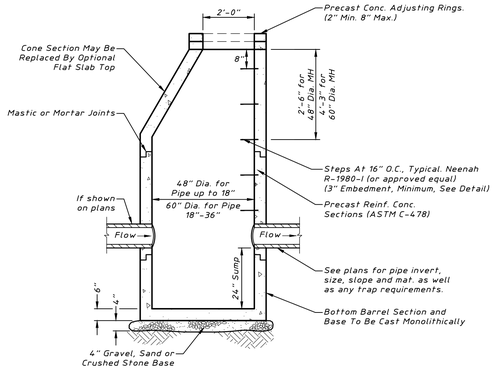
SUBGRADE ANCHOR SECTIONS

CONCRETE WASHOUT - EARTHEN



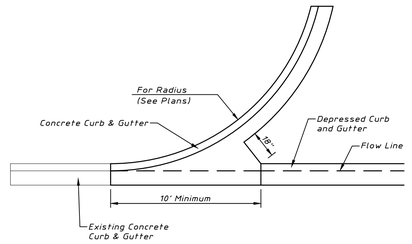
For shallow manholes, the cone shall be replaced with an 8" precast concrete slab.

STORM SEWER MANHOLE

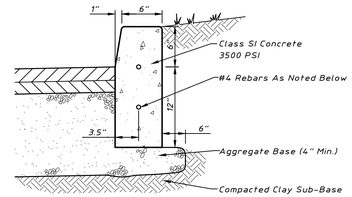


Backfill: Same material and procedure as adjacent piping.

CATCH BASIN - TYPE A



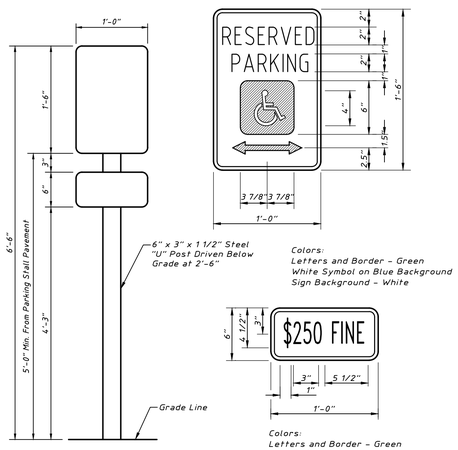
TYPICAL ENTRANCE



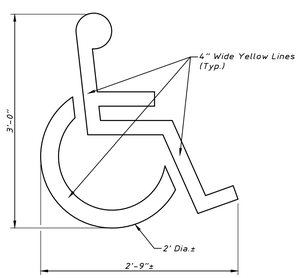
Notes:

1. Use two #4 rebars for 10 feet on either side of all utility trenches.
2. A 1" expansion joint shall be installed at all points of curvature for short radius (under 45°) curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed expansion joint filler conforming to the curb & gutter cross section and shall be provided with two, 1-1/4"Ø, 18" long coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provides a minimum of 1" expansion.
3. Maximum contraction (control) joint spacing shall be 20'.

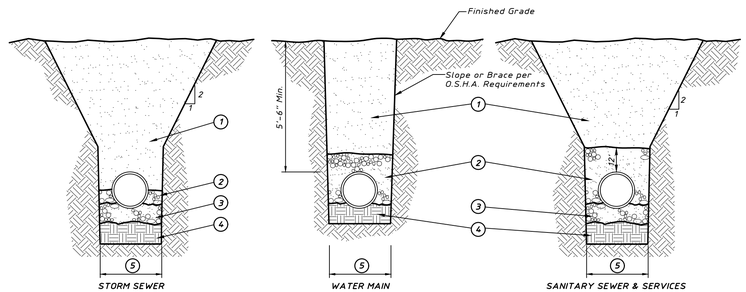
TYPE B - 6" BARRIER CURB



HANDICAP PARKING SIGN



HANDICAPPED PARKING STALL



1. CA-6 trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
2. STORM SEWER Compacted granular material CA 11 or CA 13 to springline of pipe (Granular Material = 1/4" to 1"). Compact to 95% (ASTM D-1557) 8" lifts max.

   WATER MAIN Compacted granular material CA 6 to 12" above top of of pipe Compact to 95% (ASTM D-1557) 8" lifts max.

   SANITARY SEWER (PVC, DUCTILE IRON) Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Granular Material = 1/4" to 1") (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
3. 4" Compacted granular bedding material. CA 11 or CA 13 gradation. 8" Lifts max. (Loose measure). Compact to 95% (ASTM D-1557). Bedding Material to be 1/4" to 1"
4. Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4") and replaced with suitable material and compacted.
5. Trench Width - Pipe O.D. + 24" Minimum Refer to Standard Specifications for Water and Sewer Main Construction in Illinois, Current Edition, for Trench Widths.

Notes:

1. PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2321 using either compacted granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
2. All CA 6, CA 11 and CA13 to be IDOT approved.
3. Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).

TYPICAL TRENCH CROSS SECTION - MWRD COMPLIANT

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TYPICAL DETAILS

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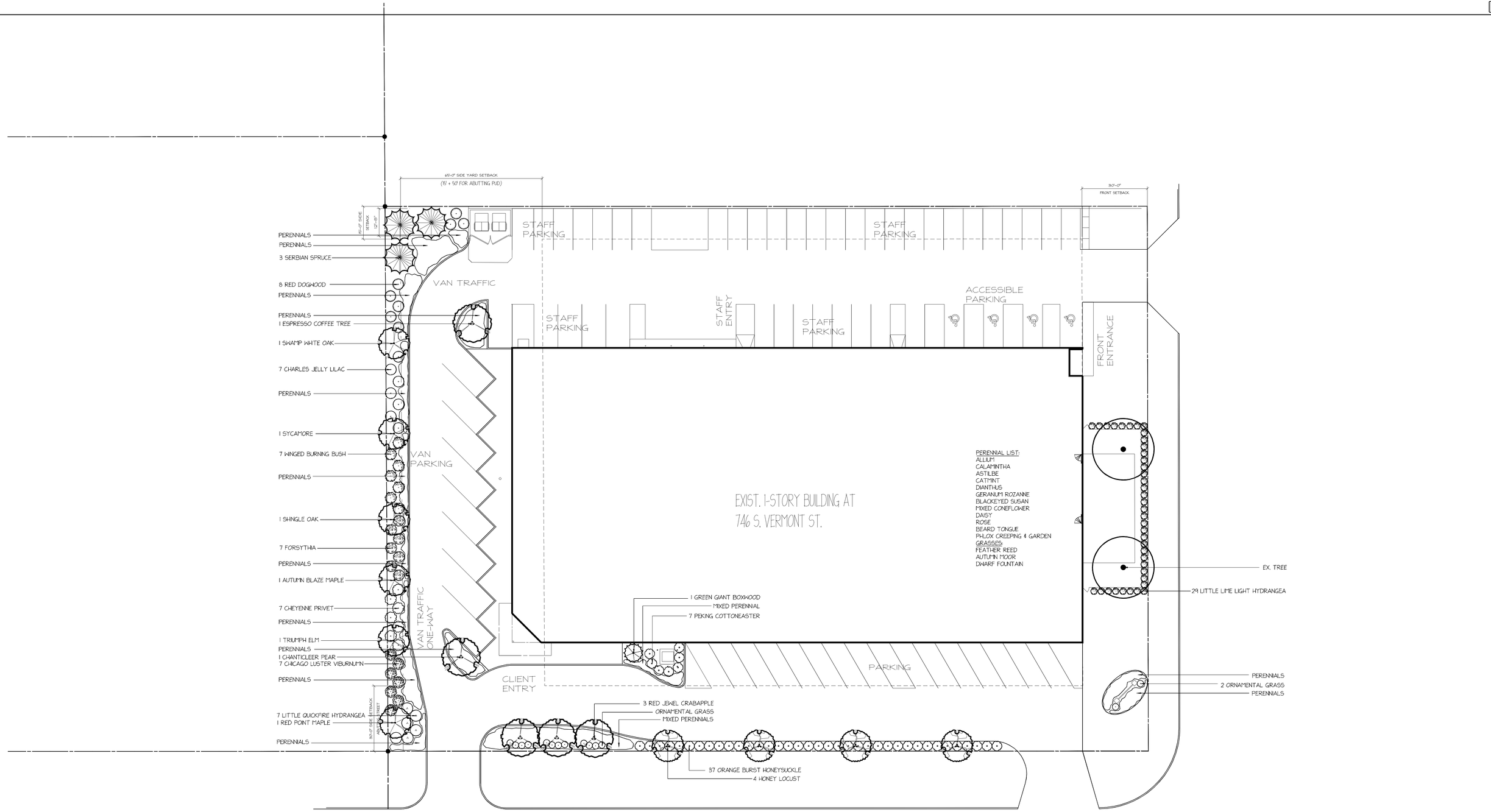

DOERING LANDSCAPE COMPANY
22345 Kelsey Road - Barrington, Illinois Ph: 847-381-5115 Email: info@doeringlandscape.com

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CLEARBROOK
746 S. VERMONT ST.

REVISION:

SCALE: 1"=20'-0"
DATE: 8-28-23
DRAWN BY: JM
DESIGN BY: TK

N
0 10 20 30 40
SCALE IN FEET

Attachment: Plans (746 S. Vermont St. - SU VAR Clearbrook)

Business Plan – Prior to December, 2021

1. Activities
    a. Completing piecework
    b. Community outings/activities
    c. Activities within the building
        i. Special interest clubs, groups, etc.
    d. CAP Program – serving individuals with autism
    e. PAL Program – serving individuals with significant physical disabilities
    f. Document Destruction
2. Hours of operation
    a. Staff: Monday – Friday 8:00am – 4:30pm; occasional weekends
    b. Clients: Monday – Friday 8:30am – 3:30 pm; occasional weekends
3. Transportation
    a. AM drop off Monday – Friday 8:15 – 9:00am
        i. CILA vans (Approximately 35)
        ii. CDS routes (5)
        iii. PACE (approximately 5)
        iv. Family vehicles (Approximately 10)
    b. PM Pickup Monday - Friday between 3:15 – 4:00pm
        i. CILA vans (Approximately 35)
        ii. CDS routes (5)
        iii. PACE (approximately 5)
        iv. Family vehicles (Approximately 10)
    c. Staff and visitors park on the north side of the building and on the street along Vermont Street and/or Illinois Avenue
    d. Busses that are housed at Getz Building are parked on the south side of the building
    e. Clients enter through door on south side of building and front door
    f. Staff enter through doors on south side, north side and front door
4. Number of staff
    a. Approximately 25 DSP staff
    b. Approximately 13 Management/Administrative staff
5. Number of clients
    a. Served a total of approximately 185
    b. On any given day there were approximately 175 clients at one time
    c. Population served:
        i. Approximately 10 very high needs individuals
        ii. Approximately 50 individuals with moderate needs
        iii. Approximately 125 individuals with very minimal needs

Attachment: Business Plan (746 S. Vermont St - SU VAR Clearbrook)

Created 3/28/23

Business Plan – Current

1. Activities
    a. Community outings/activities
    b. Activities within the building
        i. Special interest clubs/groups
    c. CAP/LEAP Programs
        i. Activities of daily living, gross and fine motor activities, communication skills, social skills
    d. PAL Program
        i. Educational activities, community engagement, Acts of Kindness
    e. Document Destruction
2. Hours of operation
    a. Staff: Monday – Friday 8:00am – 4:30pm; occasional weekends
    b. Clients: Monday – Friday 8:30am – 3:30 pm; occasional weekends
3. Transportation
    a. AM drop off Monday – Friday 8:15 – 9:30am
        i. CILA vans (26)
        ii. PACE (5)
        iii. CDS routes (5)
        iv. Family vehicles (10)
    b. PM Pickup Monday - Friday between 3:15 – 4:15pm
        i. CILA vans (26)
        ii. PACE (5)
        iii. CDS routes (5)
        iv. Family vehicles (10)
    c. Staff and visitors park on the north side of the building and on the street along Vermont Street and/or Illinois Avenue
    d. Busses that are housed at Getz are parked on the south side of the building
4. Number of staff
    a. Approximately 31 DSP staff
    b. Approximately 33 Management/Administrative staff
5. Number of clients
    a. Approximately 180 total served
    b. Approximately 155 on any given day
    c. Population served:
        i. Approximately 15 very high needs individuals
        ii. Approximately 60 individuals with moderate needs
        iii. Approximately 105 individuals with very minimal needs

Attachment: Business Plan (746 S. Vermont St - SU VAR Clearbrook)

Created 3/28/23

Business Plan – Future

1. Activities
    a. Community outings/activities
    b. Activities within the building
        i. Cooking classes in remodeled kitchen
        ii. Art in expanded/designated art rom
        iii. Healthy living / exercise groups in designated physical activity space
        iv. Leisure skills development
        v. Other specialized clubs/groups
        vi. Outdoor activity space
        vii. Flexible activity spaces that can be adjusted depending on the clubs/groups using them at any given time
    c. CAP/LEAP Programs
        i. Focused on individuals who need small, self-contained space – will participate in groups/activities throughout the rest of the building as appropriate
        ii. Activities of daily living, gross and fine motor activities, communication skills, social skills
    d. Document Destruction
2. Hours of operation
    a. Staff: Monday – Friday 8:00am – 4:30pm; occasional weekends and evenings
    b. Clients: Monday – Friday 8:30am – 3:30 pm, occasional weekends and evenings
3. Transportation
    a. AM drop off Monday – Friday 8:15 – 9:30am
        i. CILA vans (Approximately 26)
        ii. CDS routes (5)
        iii. PACE (approximately 5)
        iv. Family vehicles (Approximately 10)
    b. PM Pickup Monday - Friday between 3:15 – 4:15pm
        i. CILA vans (Approximately 26)
        ii. CDS routes (5)
        iii. PACE (approximately 5)
        iv. Family vehicles (Approximately 10)
    c. Staff park on the south side of the building
    d. Busses that are housed at Getz will park on the east side of the building
    e. Visitors/community parking will be on the north side of the building
    f. Clients will enter/exit through door on northeast corner of building
    g. Staff will enter through door on south side of building or southwest corner of building
4. Number of staff
    a. Approximately 31 DSP staff
    b. Approximately 33 Management/Administrative staff
5. Number of clients
    a. Approximately 130 total served

Created 3/28/23

Attachment: Business Plan (746 S. Vermont St - SU VAR Clearbrook)

b. Approximately 110 on any given day
c. Population served:
    i. Approximately 10 very high needs individuals
    ii. Approximately 60 individuals with moderate needs
    iii. Approximately 60 individuals with minimal needs

Attachment: Business Plan (746 S. Vermont St - SU VAR Clearbrook)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 746 S. VERMONT ST.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of SEPTEMBER, A.D. 20 23., and the last publication thereof was made on the 21ST day of SEPTEMBER, A.D. 20 23.

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 21ST day of SEPTEMBER A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 21ST day of SEPTEMBER A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (746 S. Vermont St - SU VAR Clearbrook)