VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AGENDA

SEPTEMBER 20, 2021

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - September 13, 2021

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for a Movie Night at the American Legion Post 690, 122 W. Palatine Road, on October 16, 2021 (Council District: Six)

2. Consider an Ordinance Approving a Special Use Transfer to Permit the Operation of an Automobile Sales/Rental Business at 2161 N. Rand Road (Council District: One)

3. 1611 N. Rand Rd. (Council District: Four)

   A. Consider an Ordinance Granting a Special Use to Permit a Package Liquor Store at 1611 N. Rand Road

   B. Consider an Ordinance Increasing the Number of Class B - Package Liquor Store Licenses by One for Dhanvishivay, Inc. (d/b/a Swej Liquors) at 1611 N. Rand Road

4. Consider Various Ordinances and a Resolution to Authorize an Amendment to an Existing Planned Development, Rezoning, Resubdivision, and a Special Use all Related to Portions of 2019 & 2095 N. Rand Road to Allow an Automobile Service and Repair Facility (Belle Tire) at 2019 N. Rand Road (Council District: Three)

5. As Submitted

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Purchase Four Replacement Community Development Vehicles

2. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Police Patrol Vehicle

3. As Submitted

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute Amendment 2 to the Agreement for Use of the Rights-of-Way with Verizon Access/MCImetro

2. As Submitted

D. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Approving Condominium Deconversion of Birchwood on Sterling (Woods of Countryside) (Council District: One)

2. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

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

1. Consider a Motion to approve Warrant #17

2. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for a Movie Night at the American Legion Post 690, 122 W. Palatine Road, on October 16, 2021 (Council District: Six)

3. Consider an Ordinance Approving a Special Use Transfer to Permit the Operation of an Automobile Sales/Rental Business at 2161 N. Rand Road (Council District: One)

4. Consider an Ordinance Granting a Special Use to Permit a Package Liquor Store at 1611 N. Rand Road (Council District: Four)

5. Consider an Ordinance Increasing the Number of Class B - Package Liquor Store Licenses by One for Dhanvishivay, Inc. (d/b/a Swej Liquors) at 1611 N. Rand Road (Council District: Four)

6. Consider Various Ordinances and a Resolution to Authorize an Amendment to an Existing Planned Development, Rezoning, Resubdivision, and a Special Use all Related to Portions of 2019 & 2095 N. Rand Road to Allow an Automobile Service and Repair Facility (Belle Tire) at 2019 N. Rand Road (Council District: Three)

7. Consider a Motion Authorizing the Village Manager to Purchase Four Replacement Community Development Vehicles

8. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Police Patrol Vehicle

9. Consider a Motion Authorizing the Village Manager to Execute Amendment 2 to the Agreement for Use of the Rights-of-Way with Verizon Access/MCImetro

10. Consider an Ordinance Approving Condominium Deconversion of Birchwood on Sterling (Woods of Countryside) (Council District: One)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT

VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

SEPTEMBER 13, 2021

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Sep 13, 2021 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

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

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Village Attorney Patrick Brankin, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring and Director of Human Resources Pam Jackson

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

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

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - September 7, 2021 **- Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT

1. Presentation of the Village of Palatine's 2021 Hometown Pride Awards -

   Mayor Schwantz, members of the Beautification Commission and Elias Koutas presented the 28th annual Hometown Pride Awards recognizing extraordinary effort to beautify Palatine with their outstanding landscaping and entryway decor.

2. As Submitted -

   Mayor Schwantz announced upcoming events:

   Friday, September 17 - 19
   Rotary Club of Palatine Oktoberfest
   Corner of Smith and Slade Streets

   Saturday, September 18, 8:10 AM - 11:00 AM
   Hawk Hustle 3 K Fun Run
   Hunting Ridge Elementary School

   Saturday, September 18, 9 AM - 11 AM
   Shredding Event
   Palatine Township

   Saturday, September 18, 11:30 AM
   Oktoberfest Casual Bike Ride
   Bike Palatine Club, Slade and Smith Streets

   Sunday, September 19, 7:45 AM - 1 PM
   Knights of Columbus Blood Drive
   St. Theresa Catholic Church

   Sunday, September 19, 1 PM - 4 PM
   Historical Society's Cemetery Walk
   Hillside Cemetery
   Smith Street, north of Colfax

V. RECESS TO THE COMMITTEE OF THE WHOLE

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

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

Minutes Acceptance: Minutes of Sep 13, 2021 7:00 PM (APPROVAL OF MINUTES)

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Granting a Minor Variation to Allow a Shed at 332 W. Helen Road **- Motion Carried by Voice Vote** (Council District: Two)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Minor Variation to Permit a Shed to be located in an easement with approval from neighbors and utilities. Staff recommends approval of the Minor Variation.

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

2. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Used Automobile Sales, Repair and Detailing Facility at 2105 N. Rand Road **- Motion Carried by Voice Vote** (Council District: One)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use Transfer to John Desimone and Shawn Cahoney (All in Auto Inc.) to permit the continued operation of a used automobile sales (Top Notch Auto Sales), repair and detailing facility. Staff recommends approval of the Special Use Transfer at 2105 N. Rand Road.

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

3. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Sep 13, 2021 7:00 PM (APPROVAL OF MINUTES)

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Cedar & Elm Reconstruction Council District: Two

Motion was to approve Items A. and B.

Public Works Director Matt Barry explained to use State grant money for the reconstruction of a portion of Cedar Street (south of Illinois) and Elm Street (north of Illinois), a resolution is required to be adopted by the Village Council. Barry recommended engaging the services of BLA, Incorporated in an amount not to exceed $89,118 to perform the engineering design services for this project.

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

A. Consider a Resolution Appropriating $89,118 of Rebuild Illinois Funds for Design Engineering Services for the Reconstruction of Cedar Street and Elm Street **- Adopted by Voice Vote** (Council District: Two)

B. Consider a Motion Authorizing the Village Manger to Execute a Proposal for Design Engineering Services for the Reconstruction of Cedar Street and Elm Street **- Approved** (Council District: Two)

2. Crescent Ave. & Ellis St. Reconstruction Council District: One

Motion was to approve Items A. and B.

Public Works Director Matt Barry explained to use State grant money for the reconstruction of a portion of Crescent Avenue and Ellis Street, a resolution is required to be adopted by the Village Council. Barry recommended engaging the services of BLA, Incorporated in an amount not to exceed $58,397 to perform the engineering design services for this project.

Councilman Millar stated it will be good to have improved sidewalks for pedestrians, especially students to and from school.

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

A. Consider a Resolution Appropriating $58,397 of Rebuild Illinois Funds for Design Engineering Services for the Reconstruction of Crescent Avenue and Ellis Street **- Adopted by Voice Vote** (Council District: One)

Minutes Acceptance: Minutes of Sep 13, 2021 7:00 PM (APPROVAL OF MINUTES)

B. Consider a Motion Authorizing the Village Manger to Execute a Proposal for Design Engineering Services for the Reconstruction of Crescent Avenue and Ellis Street **- Approved by Voice Vote** (Council District: One)

3. Consider a Motion to Approve Change Order #1 for the 2021 Drainage Improvements Project **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended approving a change order adding the installation of a storm sewer at the northwest corner of Portage and North Street and a 50/50 public storm sewer in the rear yards of 175, 205, 211 and 217 East Cedarwood Court. The total change order would be $72,517.

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

4. As Submitted **-**

   Nothing was submitted.

C. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:17 PM

SCOTT LAMERAND, CHAIRMAN

1. Resolution Approving An Intergovernmental Agreement with the Illinois Department of Healthcare and Family Services Concerning Reimbursement for Emergency Medical Services **- Adopted by Voice Vote**

   Village Manager Reid Ottesen recommended approval of an intergovernmental agreement to be completed by October 1st to allow Palatine to benefit from the Ground Emergency Medical Transportation (GEMT) Program.

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

2. As Submitted **-**

   Councilman Lamerand complimented the Fire Department and Police Department for Saturday's solemn ceremony recognizing the 20th anniversary of 9-11.

Minutes Acceptance: Minutes of Sep 13, 2021 7:00 PM (APPROVAL OF MINUTES)

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:19 PM

BRAD HELMS, CHAIRMAN

1. Consider a Resolution Authorizing the Redemption of Outstanding Special Service Area Number 5 Unlimited Ad Valorem Tax Bonds, Taxable Series 2008 of the Village of Palatine, Illinois **- Adopted by Voice Vote**

   Village Manager Reid Ottesen recommended approval of the Redemption Resolution which will allow the owner of the Woods of Countryside Apartment Complex to pay off the balance of the SSA bonds.

RESULT:	**ADOPTED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Ordinance Terminating Development Agreement Between Village of Palatine and CSC Palatine Apartments, **- Motion Carried by Voice Vote** (Council District: One)

   Village Manager Reid Ottesen recommended approval of an ordinance terminating the Development Agreement between the Village and owner of the Woods of Countryside development subject to the redemption of the outstanding bonds.

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

3. As Submitted **-**

   Nothing was submitted.

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:21 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Sep 13, 2021 7:00 PM (APPROVAL OF MINUTES)

F. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:21 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING

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

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

VIII.CONSENT AGENDA

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

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider an Ordinance Granting a Minor Variation to Allow a Shed at 332 W. Helen Road **- Approved** (Council District: Two)

   Ordinance #O-97-21

2. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Used Automobile Sales, Repair and Detailing Facility at 2105 N. Rand Road **- Approved** (Council District: One)

   Ordinance #O-98-21

3. Consider a Resolution Appropriating $89,118 of Rebuild Illinois Funds for Design Engineering Services for the Reconstruction of Cedar Street and Elm Street **- Adopted by Roll Call** (Council District: Two)

   Resolution #R-31-21

Minutes Acceptance: Minutes of Sep 13, 2021 7:00 PM (APPROVAL OF MINUTES)

4. Consider a Motion Authorizing the Village Manger to Execute a Proposal for Design Engineering Services for the Reconstruction of Cedar Street and Elm Street **- Approved** (Council District: Two)

5. Consider a Resolution Appropriating $58,397 of Rebuild Illinois Funds for Design Engineering Services for the Reconstruction of Crescent Avenue and Ellis Street **- Adopted by Roll Call** (Council District: One)

   Resolution #R-32-21

6. Consider a Motion Authorizing the Village Manger to Execute a Proposal for Design Engineering Services for the Reconstruction of Crescent Avenue and Ellis Street **- Approved** (Council District: One)

7. Consider a Motion to Approve Change Order #1 for the 2021 Drainage Improvements Project **- Approved**

8. Resolution Approving An Intergovernmental Agreement with the Illinois Department of Healthcare and Family Services Concerning Reimbursement for Emergency Medical Services **- Adopted by Roll Call**

   Resolution #R-33-21

9. Consider a Resolution Authorizing the Redemption of Outstanding Special Service Area Number 5 Unlimited Ad Valorem Tax Bonds, Taxable Series 2008 of the Village of Palatine, Illinois **- Adopted by Roll Call**

   Resolution #R-34-21

10. Ordinance Terminating Development Agreement Between Village of Palatine and CSC Palatine Apartments, **- Approved** (Council District: One)

    Ordinance #O-99-21

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Sep 13, 2021 7:00 PM (APPROVAL OF MINUTES)

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted -

No Report

B. VILLAGE CLERK

1. As Submitted -

No Report

C. VILLAGE ATTORNEY

1. As Submitted -

No Report

Minutes Acceptance: Minutes of Sep 13, 2021 7:00 PM (APPROVAL OF MINUTES)

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:23 PM

No one came forward.

XIII.ADJOURNMENT – Time: 7:23 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Sep 13, 2021 7:00 PM (APPROVAL OF MINUTES)

Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for a Movie Night at the American Legion Post 690, 122 W. Palatine Road, on October 16, 2021

BACKGROUND:
The American Legion Post 690, 122 W. Palatine Road, would like to host a Movie Night in their parking lot on the Saturday, October 16, 2021 from 7:30 PM (dusk) to 11 PM. The Petitioner is proposing to serve beer and wine outside and charge $10 per person (which will include 3 beer/wine tickets). Any children or persons under the age of 21 will be admitted for free. Additionally, a popcorn machine will be outside, chips and other snack foods will be for sale. To accommodate the event, the Petitioner is requesting a waiver of the Village's Sound Amplification Ordinance.

KEY ISSUES:

- The Legion is requesting a waiver of the Village's Amplified Sound Ordinance from 7:30 to 11 PM (movies to start at dusk) to accommodate the movie audio. The movie will be displayed on the north side of the Legion building (or inside due to inclement weather).
- If the proposed event is approved, Staff recommends the following conditions:
  1) The Petitioner shall submit a plan showing how the parking lot area will be secured and how the parking lot entrance will be blocked to vehicles in a manner acceptable to the Village Manager; and
  2) If any food sales will occur, the Petitioner shall apply for a Temporary Food Event Permit with the Village's Environmental Health Division.

ALTERNATIVES:

1. Approve the Movie Night sound waiver request.
2. Do not approve the Movie Night sound waiver request.

RECOMMENDATION:
Staff recommends approval of the proposed 2021 American Legion Post 690 Movie Night, subject to the proposed conditions.

ACTION REQUIRED:
Motion approving the American Post Legion 690 Movie Night, including the waiver of the Village's amplified noise ordinance, subject to the proposed conditions.

ATTACHMENTS:

- American Legion Movie Night

[redacted]

From: [redacted]
Sent:
To:
Subject: Palatine movie night permit

Hi Susan, we are going to be doing palatine movie night again this October 16 at the American legion 122 w palatine road. It's going to be the same exact thing as last time, just a different movie. Do you require me to gather the layout and all the other info from last time? Thank you!!

[redacted]

[redacted]

Attachment: American Legion Movie Night (2021 American Legion Movie Night)

[redacted]

Name of Event: Movie Night at the Legion

Hours: 7:30 - 11:00 Pm

Amplified sound: Yes, a speaker will be placed by the screen for the movies audio Parking lot will be roped off and cones will also block the entrance.

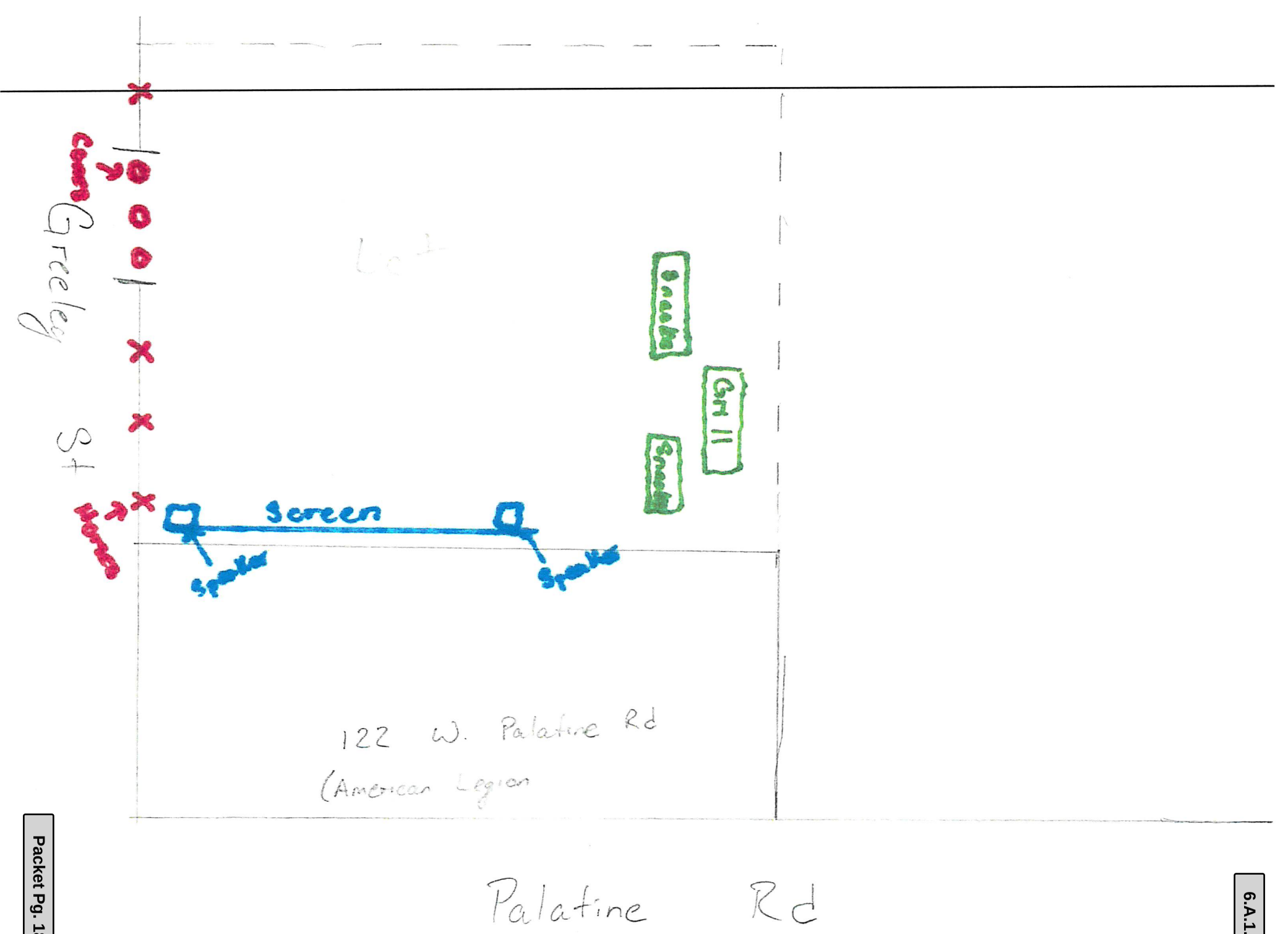
Food will consist of popcorn, chips and other snack food.

We own the parking lot.

[redacted]

In the past, Village Council approved Movie Nights in the American Legion parking lot; is this

Attachment: American Legion Movie Night (2021 American Legion Movie Night)


Screen
Speaker
Speaker
Grill
Speaker
Speaker
Screen
Entrance
Exit
122 W. Palatine Rd
(American Legion
Palatine Rd

Consider an Ordinance Approving a Special Use Transfer to Permit the Operation of an Automobile Sales/Rental Business at 2161 N. Rand Road

BACKGROUND:
The Subject Property received a Special Use to operate the Chicago Car Center in June of 2021; however, the business never opened. The Petitioner is requesting approval of the following:

- Special Use Transfer of Ordinance #O-61-21, to Chris Koulaourianos (Palatine Motors Inc.) to permit the operation of automobile sales/rental business.

KEY ISSUES:

- The Subject Property is zoned B-5 Highway Business District. The Special Use was approved in June 2021 (Ordinance #O-61-21) for the Chicago Car Center.

- There are no proposed changes to the current Special Use approval or conditions. Palatine Motors Inc. has a current registration with the Secretary of State for an existing location at 2228 N Rand Road. The Petitioners are planning to relocate the existing business to 2161 N. Rand Road, subject to the zoning review.

- Any changes to the floor plan or business operations would require Village review. Staff has also provided the temporary sign regulations to the Petitioner, as part of the Special Use transfer application process.

ALTERNATIVES:

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

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 2161 N. Rand Road.

ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance # O-61-21 to Chris Koulaourianos (Palatine Motors Inc.) to permit the operation of automobile sales/rental business at 2161 N. Rand Road.

ATTACHMENTS:

- ORD SUT 2161 N Rand Road
- Aerial Map
- Special Use Transfer Application
- SU ORD #O-61-21

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #0-61-21
2161 N. RAND ROAD

WHEREAS, Ordinance #0-61-21 granted a Special Use for an automobile sales/rental business (Chicago Car Center) on the property commonly known as 2161 N. Rand Road; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A of the Village of Palatine Code of Ordinances, in the event of the sale or lease of this business, the Special Use may be transferred after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on September 20, 2021 to review a request by Chris Koulaourianos (Palatine Motors Inc.) that the Special Use be transferred to permit the operation of an automobile sales/rental business, with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Chris Koulaourianos (Palatine Motors Inc.) be approved without amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine:

SECTION 1: That the Special Use granted by Ordinance #0-61-21 is hereby transferred to Chris Koulaourianos (Palatine Motors Inc.) that the Special Use be transferred to permit the operation of an automobile sales/rental business.

SECTION 2: All conditions of Special Use Ordinance #0-61-21 shall remain in full force and effect.

DATED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this ____ day of _____, 2021.

_____
Village Clerk

Attachment: ORD SUT 2161 N Rand Road (2161 N. Rand Road - SU Transfer Used Auto Sales)

2161 N Rand Road

Attachment: Aerial Map (2161 N. Rand Road - SU Transfer Used Auto Sales)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

Chris Koulourianos

Subject Property Address:

2161 N. Rand rd Palatine IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # O-61-21 be transferred from CHICAGO CAR CENTER to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

I have reveved and agreed to the business plan and site plan on approved Ordinance.

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

Attachment: Special Use Transfer Application (2161 N. Rand Road - SU Transfer Used Auto Sales)

ORDINANCE NO. O-61-21

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A USED AUTO SALES AND A CAR RENTAL FACILITY AT 2161 N. RAND ROAD

Attachment: SU ORD #O-61-21 (2161 N. Rand Road - SU Transfer Used Auto Sales)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on June 21, 2021

ORDINANCE NO. O-61-21

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A USED AUTO SALES AND A CAR RENTAL FACILITY AT 2161 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on June 8, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a used auto sales and a car rental facility pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance, on the following legally described property:

THE PART OF THE NORTH EAST ¼ OF THE NORTH WEST ¼ AND OF THE WEST 4 ACRES OF THE NORTH WEST ¼ OF THE NORTH EAST ¼ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE SOUTH LINE OF THE NORTH EAST ¼ OF THE NORTH WEST ¼ OF SECTION 2 SAID POINT OF INTERSECTION BEING 78.51 FEET WEST OF THE SOUTH EAST CORNER OF THE NORTH EAST ¼ OF THE NORTH WEST ¼ SAID SECTION 2. THENCE NORTH WESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD 150.50 FEET TO A PLACE OF BEGINNING; THENCE NORTH WESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD, 150 FEET, THENCE NORTH EASTERLY IN A STRAIGHT 570.47 FEET TO A POINT ON THE EAST LINE OF THE WEST 4 ACRES OF THE NORTH WEST ¼ OF THE NORTH EAST LINE OF THE WEST 4 ACRES OF THE NORTH WEST ¼ OF THE NORTH EAST 2. THAT IS 610.67 FEET NORTH OF THE SOUTH LINE OF THE NORTH WEST ¼ OF THE NORTH EAST ¼ OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF WEST 4 ACRES OF THE NORTH WEST ¼ OF THE NORTH EAST ¼ OF SECTION 2 AFCRESAID 206.02 FEET; THENCE SOUTH WESTERLY IN A STRAIGHT LINE 429.24 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

commonly known as 2161 N. Rand Road (PIN# 02-02-102-028)

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

Attachment: SU ORD #O-61-21 (2161 N. Rand Road - SU Transfer Used Auto Sales)

SECTION 1: A Special Use to permit a used auto sales and a car rental facility, pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the business plan and site plan prepared by the Petitioner, Anders Stubkjaer, submitted on 05/04/2021, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Cash-in-lieu of the sidewalk shall be submitted in a manner acceptable to the Village Engineer within 1 year of approval.
3. Parkway trees shall be installed in a manner acceptable to the Village of Palatine within 1 year of approval if permitted by IDOT.
4. Employee and customer parking spaces shall be striped in a manner acceptable to the Village of Palatine.

SECTION 2: That a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

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

PASSED: This 21 day of June, 2021

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

APPROVED by me this 21 day of June, 2021

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 21 day of June, 2021

Village Clerk

Attachment: SU ORD #O-61-21 (2161 N. Rand Road - SU Transfer Used Auto Sales)

Chicago Car Center, Inc.

Business Plan for 2161 N. Rand Road, Palatine, IL 60074

Attachment: SU ORD #O-61-21 (2161 N. Rand Road - SU Transfer Used Auto Sales)

RECEIVED
By Lyn bremanis at 3:23 pm, Apr 08, 2021

Amended Application

In light of not being able to get the Class 7 designation, the investment required to get zoning approvals and the timeframe to get the zoning approval, we are amending our application. The key changes are:

- We will no longer buy the property at this time. Instead, we will rent the front portion of the property, leaving the back, unpaved portion as is and unused
- Minimizing the activities to be performed at the location, which also reduces the staffing needs.
- We are adding Mike Halloran, the owner of Rand Road Site, LLC as an authorized agent.

Who is Chicago Car Center, Inc.

Chicago Car Center, Inc. is a family owned business that was established in 2001 and has operated car dealerships since then in the City of Chicago and Town of Cicero. We also operate a separate auto repair service shop that reconditions vehicles before sale and repairs customer vehicles after the sale.

Chicago Car Center sells fully reconditioned 2011 to 2018 vehicles with available service contracts and insurance protection programs and arranges financing.

Chicago Car Center offers a unique Auto Care product that includes money to spend on repair and maintenance of purchased vehicles including free oil changes. This product has been very successful in our existing dealerships and we believe will also appeal to car buyers in the suburbs. The result is that a larger than normal portion of our revenue comes from maintaining and repairing the vehicles we sold.

We are planning for 2161 N. Rand Road to be our first successful expansion to the suburbs.

Property Ownership

The property is owned by Rand Road Site, LLC, who purchased the property in 2017. The owner has unsuccessfully tried to sell or rent the Rand Road facing portion of the property since then.

Chicago Car Center, Inc. will enter a lease for the front portion of property including the buildings on the lot to test how successful we can be before committing to a purchase. The lease will be contingent on Chicago Car Center receiving zoning and use permits from the Village of Palatine.

Attachment: SU ORD #O-61-21 (2161 N. Rand Road - SU Transfer Used Auto Sales)

The back portion of the lot will remain unused by Chicago Car Center. Cement barriers will be installed to make sure we cannot use the area.

Future use of property:

The main use of the property will be to display and sell vehicles. The property will have capacity of upward to 40 vehicles. We expect to normally have 25 – 30 vehicles on the lot for sale leaving plenty of spaces for customers and employees. We also plan to rent out some vehicles.

There is a two-car garage on the property. We will only use this garage for storage.

No repairs will be performed at this location. Repairs will be performed at one of our service centers and Velasquez Complete Auto Care located at 1450 N. Rand Road in Palatine.

We will wash the cars at A&W Car Wash located at 1220 N. Rand Road in Palatine.

Prior Use of Property:

This property was used for a number of years as a car dealership by Olympia. The Village of Palatine approved a special use permit for Pemex Auto Sales to use this lot for a car dealership in 2017, but Pemex never occupied the property. While other companies showed interest in the property, no one decided to move forward with any operations. The property has been vacant for the last 3+ years.

Lot Improvements:

Chicago Car Center will cause the following improvements to be made to the property.

1. The parking lot will be striped for customer and employee parking in a manner acceptable to the Village of Palatine. Customers will have 25' of aisle space to park as shown on the site plan. With no more than 4 employees, no more than 4 spots need to be set aside for employees.
2. The broken road sign will be repaired.
3. The building will be repainted inside and outside to look more attractive
4. Sign will be installed on or in front of the building keeping the total sign space below the maximum allowed by the Village of Palatine.
5. Trees will be planted along Rand Road as shown on the site plan. Plant pots will be placed along the front of the building as shown on the site plan. Other landscaping as suggested by the Village of Palatine will be implemented.
6. Cash-in-lieu of installing a sidewalk will be deposited with the Village of Palatine.
7. Based on the operations at this location there is no need for a dumpster. Regular trash and recycling cans will be more than sufficient.

Attachment: SU ORD #O-61-21 (2161 N. Rand Road - SU Transfer Used Auto Sales)

8. We are not aware of any maintenance issues that will prevent a building permit to be issued.

Operations:

Our research indicates that the area within 5 miles of this location has many customers similar to the customers we currently sell to. We already attract many suburban customers to our other stores despite the travel distance, but this location would be much more convenient for many of them.

Our current locations have many Hispanic customers, so we have Spanish/English bilingual speaking staff in all our locations. We will also have bilingual staff at our Palatine location to serve both communities.

We finance most customer purchases and have options for a wide range of credit quality customers.

We are one of the few companies in the Chicago area to sell and rent vehicles to rideshare customers. Rideshare drive more miles than average drivers and find it difficult to find companies willing to finance them. Some rideshare drivers are not sure if they want to be drivers for a long time, so we offer a rental program for them until they are sure they want to buy a car. Regular customers have also expressed an interest in long term rental programs for used cars that cost less than the near new rental cars offered by major rental companies.

Competition:

There are Toyota, Chevrolet and Hyundai stores within 300 yards of the 2161 N. Rand location. There are also at least five used car dealerships within 500 yards. We learned that there are benefits of being in an area with many other dealers as customers know this is an area to go shopping for a car. In addition, if they don't find the car they like or can't get financed at one dealership, they may visit other dealers in the area.

While we count on some benefits of being in an area with other dealerships, we anticipate less than 25% of our customers will be walk-in customers. The majority of customers will come from our various marketing efforts.

Employment:

We plan to have have a staff of 3 - 4 people at this location.

Attachment: SU ORD #O-61-21 (2161 N. Rand Road - SU Transfer Used Auto Sales)

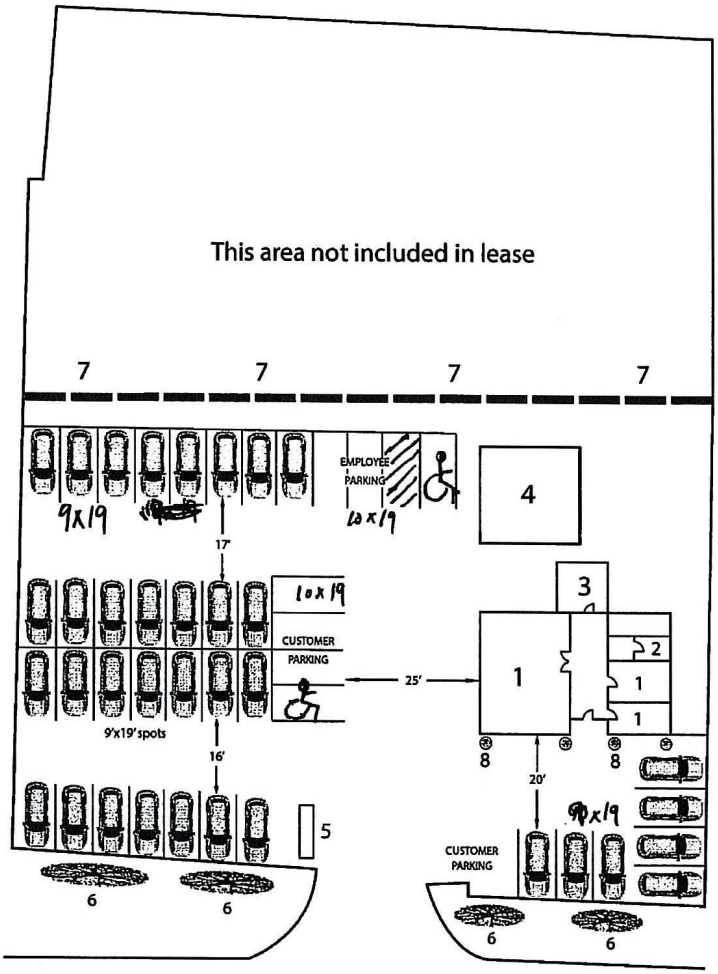
Hours of operation:

Monday to Saturday 10 am to 8 pm.

Revenues:

We expect the Palatine location to sell 20 – 30 vehicles per month resulting in annual taxable vehicle revenue of $2.8 - $4.2 million.

Attachment: SU ORD #O-61-21 (2161 N. Rand Road - SU Transfer Used Auto Sales)



1. Offices
2. Bathroom
3. Outdoor Deck
4. Garage Building
5. Road Sign
6. Trees
7. ~~Cement Barriers~~ Solid Fence
8. Plants Pots

RECEIVED
By Lyn bremanis at 4:15 pm, May 04, 2021

Attachment: SU ORD #O-61-21 (2161 N. Rand Road - SU Transfer Used Auto Sales)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 25, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit used auto sales/rental pursuant to Section 11.06 (e) (6)(33) of the Palatine Code of Ordinances.
The property is commonly known as 2161 N Rand Road (02-02-102-028 &029).
The Petitioner is requesting a Special Use to open a used car and rental business, Chicago Car Center.
The above petition has been filed by Anders Stubklaer and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-11
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 10th day of May, 2021
Published in Daily Herald May 10, 2021 (4563337)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notice as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a t copy, was published 05/10/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Bartz
Designee of the Publisher and Officer of the Daily Herald

Control # 4563337

Attachment: SU ORD #O-61-21 (2161 N. Rand Road - SU Transfer Used Auto Sales)

Consider an Ordinance Granting a Special Use to Permit a Package Liquor Store at 1611 N. Rand Road

BACKGROUND:
The Petitioner is requesting to open a packaged liquor store at 1611 N. Rand Road. Therefore the Petitioner is requesting approval of the following:

Special Use to permit a packaged liquor store

KEY ISSUES:

- The hours of operation will be:
  - Monday - Thursday 9 AM - 10 PM
  - Friday - Sunday 9 AM - 12 AM Midnight
- There will be 2 employees present during hours of operation, and the Petitioner estimates 80 customers per day.
- The Petitioner has indicated, in addition to liquor, other prepackaged items such as mixers and tobacco will be sold, as accessory items.
- Deliveries will take place at the rear entrance. The business plan indicates that deliveries would occur in the mornings.
- Subsequent to the Public Hearing, the Petitioner revised the business plan to provide additional context and information about the security protocols (CCTV and Verifone Commander Point of Sale to scan all IDs) and reiterating the Basset certification for all managers and employees.

ALTERNATIVES:

1. Approve the Special Use to permit a package liquor store.
2. Do not approve the Special Use to permit a package liquor store.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on August 24, 2021
Residents testifying:	None. One email requesting denial of the Special Use was submitted.
Vote:	The ZBA voted unanimously to approve the Special Use to permit a package liquor store and Staff recommends action at the Village Council's discretion.

ACTION REQUIRED:
Motion to approve the ordinance granting Special Use to permit a package liquor store at 1611 N. Rand Road.

ATTACHMENTS:

- ORD SU 1611 N Rand Rd
- EXHIBIT - Business Plan
- EXHIBIT - Floor Plan

- 8-24-21 ZBA materials
- Objection Letter 9-1-21
- 8-24-21 Draft ZBA Minutes

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
1611 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on August 24, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a packaged liquor store pursuant to Section 11.03 (d) (39) of the Palatine Zoning Ordinance, legally described property:

PARCEL 1
LOT 8 IN CAPRI GARDENS, BEING A SUBDIVISION or PART OF 1HE SOUTHWEST QUARTER or SECTION 1 AND PART or THE SOUTHEAST QUARTER Of SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1958, AS DOCUMENT NUMBER 17305059, IN COOK COUNTY, ILLINOIS.

PARCEL 2
THAT PART Of THE WEST HALF or THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER Of SECTION 1, AT A POINT 598.32 FEET EAST FROM THE SOUTHWEST CORNER THEREOF, THENCE EAST ALONG SAID WEST LINE 271.65 FEET, THENCE NORTH FORMING AN ANGLE OF 89 DEGREES, 46 MINUTES, 30 SECONDS WITH SAID SOUTH LINE OF SECTION 1, 280.10 FEET; THENCE WEST PARCEL TO SAID SOUTH LINE Of SECTION I, 532.7 FEET TO THE CENTER Of PAVEMENT OF RAND ROAD; THENCE SOUTHEASTERLY 387.65 FEET MORE OR LESS TO THE POINT Of BEGINNING (EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PART LYING SOUTHEASTERLY OF A LINE DRAWN PARALLEL WITH THE NORTHWESTERLY LINE Of LOTS 9 AND 10 AND THE NORTHWESTERLY LINE OF SAID LOT 9 EXTENDED SOUTHWESTERLY IN CAPRI GARDENS AFORESAID, AND DRAWN THROUGH A POINT ON THE NORTHEASTERLY LINE OF RAND ROAD, 150 FEET (AS MEASURED ALONG THE NORTHEASTERLY LINE Of RAND ROAD SOUTHWESTERLY OF THE MOST WESTERLY CORNER OF SAID LOT 9) ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 1611 N Rand Road (02-01-311-001 and 02-01-300-015).

Attachment: ORD SU 1611 N Rand Rd (1611 N Rand Road - SU Liquor Store)

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

SECTION 1: Special Use to permit a packaged liquor store pursuant to Section 11.03 (d) (39) of the Palatine Zoning Ordinance, subject to the following condition(s):

1. **The Special Use shall substantially conform to the Revised Business Plan and Revised Floor Plan dated 9/14/21submitted by the Petitioner Maulik Patel, Swej Liquors except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.**

SECTION 2: That a copy of the public notice is attached hereto and form a part of this ordinance.

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

PASSED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

_____
Village Clerk

Attachment: ORD SU 1611 N Rand Rd (1611 N Rand Road - SU Liquor Store)

BUSINESS PLAN FOR SWEJ LIQUORS, 1611 N. RAND RD.

1. WE AT SWEJ LIQUORS ARE PLANNING TO OPEN A LIQUOR STORE AT THE GIVEN ADDRESS ABOVE

2. WORKING HOURS WOULD BE FROM MORNING 09 AM TO 10 PM ON MONDAY TO THURSDAY AND 09 AM TO 12 AM MIDNIGHT ON FRIDAY, SATURDAY AND SUNDAY

3. WE ARE PLANNING TO HAVE 2 EMPLOYEES ALL THE TIME OF WORK OF OPERATION.

4. ALL MANAGERS AND EMPLOYEES WILL BE BASSET CERTIFIED AND OBTAIN AN ALCOHOLIC BEVERAGE SELLER PERMIT FROM THE VILLAGE PRIOR TO ACQUIRING THE LIQUOR LICENSE

5. ALL DELIVERIES WILL BE MADE DURING THE VILLAGE PERMITTED HOURS 7 AM – 8 PM

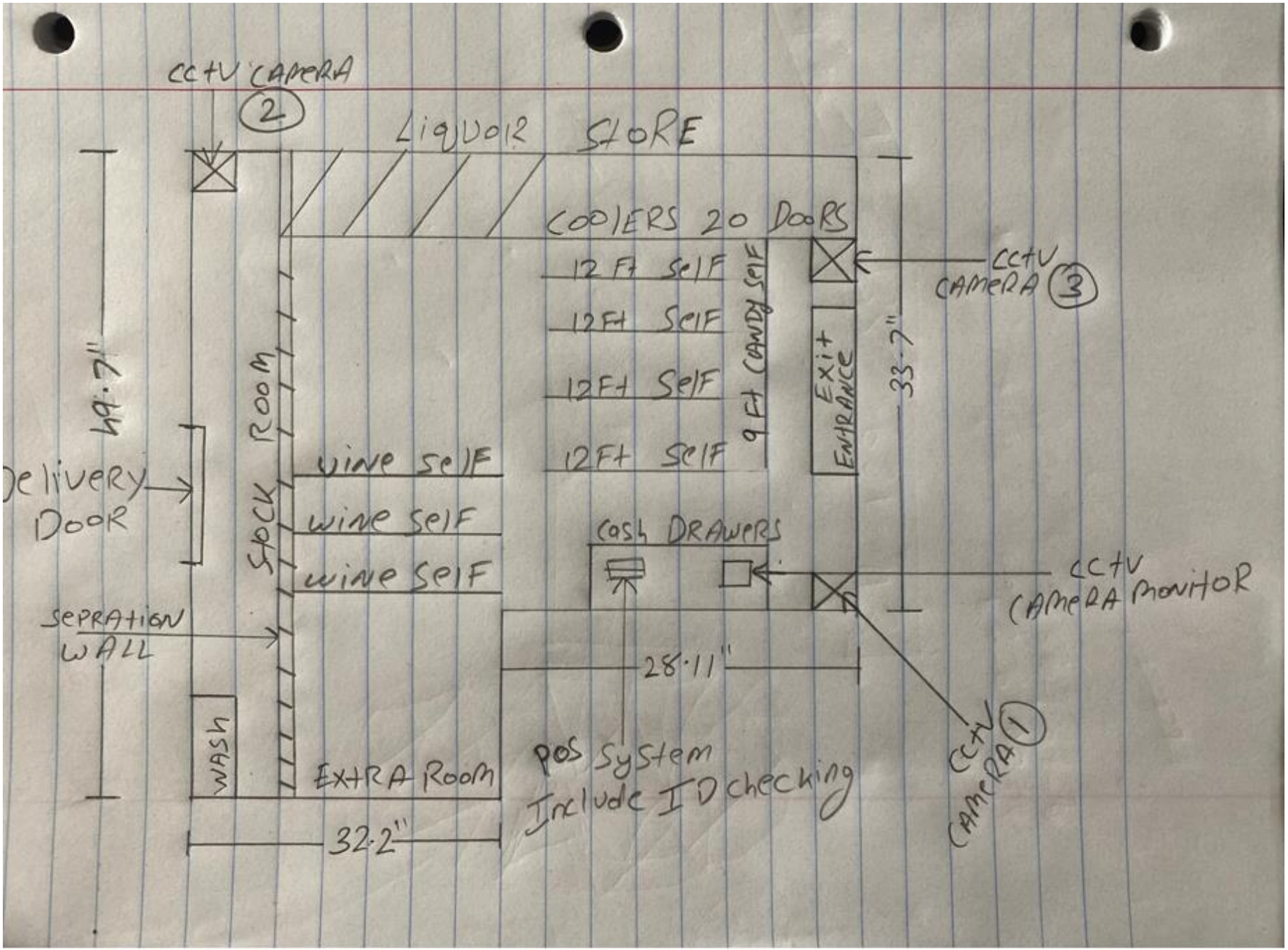
6. IN AN EFFORT TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE, EACH LOCATION UTILIZES A VERIFONE COMMANDER POINT OF SALE SCANNER AND EACH SALE OF ANY ALCOHOLIC BEVERAGE REQUIRES AN ELECTRONIC SCAN OF A PURCHASER'S ID TO VERIFY A LEGAL PURCHASE {GOKUL SYSTEM SOLUTIONS IS THE SYSTEM PROVIDER FOR OUR STORE}

7. LOADING AREA WOULD BE FROM THE BACK DOOR TO THE STOCK ROOM WHICH WILL BE LOCATED IN THE BACK ITSELF

8. WE WOULD BE HAVING ONE STOCK ROOM

9. THE STORE WILL BE EQUIPPED WITH A VIDEO SURVEILLANCE CAMERA STREAMING TO A MONITOR INSTALLED AT THE CASH COUNTER TO ENSURE THAT STAFF ON DUTY CAN MONITOR ACTIVITIES IN THE STORE.THE CAMERA SYSTEM SHALL PROVIDE AN UNOBSTRUCTED VIEW OF THE ENTIRE STORE AND WILL SAVE RECORDINGS OF ANY MOTION FOR 30 DAYS WHICH WILL BE AVAILABLE IF NEEDED BY LAW ENFORCEMENT IN COMPLIANCE WITH APPLICABLE LAWS

Attachment: EXHIBIT - Business Plan (1611 N Rand Road - SU Liquor Store)



Attachment: EXHIBIT - Floor Plan [Revision 1] (1611 N Rand Road - SU Liquor Store)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 08/24/21 07:00 PM

CASE STAFF STATEMENT (ID # 7044)

1611 N. Rand Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Maulik Patel, Swej Liquors

CASE NUMBER: 21-64

ADDRESS: 1611 N. Rand Road

PROPOSAL:
Special Use to permit a packaged liquor store pursuant to Section 11.03 (d) (39) of the Palatine Zoning Ordinance.

LOCATION:	1611 N. Rand Road District 4 (Solberg)	**CURRENT ZONING:**	B-2 General Business District

SURROUNDING CONDITIONS:

North:	B-2 General Business District
South	Planned Development
East:	R-2 Single Family Residential
West:	B-2 General Business District

BACKGROUND:
The Petitioner is requesting to open a packaged liquor store at 1611 N. Rand Road. Therefore the Petitioner is requesting:

Special Use to permit a packaged liquor store

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and is located in the Chicago Clock Shopping Plaza.
- The hours of operation will be Monday - Sunday 10 AM - 10 PM.
- There will be 2 employees present during hours of operation, and the Petitioner estimates 80 customers per day.
- The Petitioner has indicated, in addition to liquor, other prepackaged items such as mixers and tobacco will be sold, as an accessory items.

Attachment: 8-24-21 ZBA materials (1611 N Rand Road - SU Liquor Store)

- Deliveries will take place at the rear entrance. The Petitioner estimates that deliveries would occur in the mornings.
- The parking requirement would not change with this proposed use. Please note the center has a license agreement to use the parking spaces in the Capri Drive right-of-way during the hours of 6 AM to 7 PM.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

The proposed liquor store will occupy a vacant tenant space in the Chicago Clock Shopping Plaza, previously occupied by Sports Fan Marketing, a retail use. As the parking requirements are not changing, and the center has a license agreement to use additional parking spaces on Capri Drive, Staff did not identified any specific parking concerns. Additionally, the Police Department has reviewed the proposal and did not identify any initial concerns. Ultimately, the locations for liquor stores are policy recommendations for the Zoning Board to review and policy decisions for the Village Council and Liquor Commission. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

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

2. The Petitioner shall follow the Village of Palatine's Clean Indoor Air Ordinance and drug paraphernalia regulations in Chapter 12 of the Village Code.

Attachment: 8-24-21 ZBA materials (1611 N Rand Road - SU Liquor Store)

ATTACHMENTS:

- Aerial map
- Application
- Plat of Survey
- Floor Plan
- Business Plan
- Public Notice

Attachment: 8-24-21 ZBA materials (1611 N Rand Road - SU Liquor Store)

1611 N Rand Road

Attachment: 8-24-21 ZBA materials (1611 N Rand Road - SU Liquor Store)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S)
PATEL MAULIK

Business Name (if applicable)
SWEJ LIQUORS

Subject Property Address
1611 N RAND RD. PALATINE,ILLINOIS-60074

AUTHORIZED AGENT (if applicable)

Business Name (if applicable)

Address

City/State/Zip Code

Telephone	Fax	Email

Relationship to Petitioner (contractor, architect, etc.)

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use

Generally describe your request:
WE REQUEST YOU TO GRANT THE PERMISSION FOR SETTING UP A NEW LIQUOR STORE.

Attachment: 8-24-21 ZBA materials (1611 N Rand Road - SU Liquor Store)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☐ Filing Fee of $ 937
- ☐ 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

NO

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

YES

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

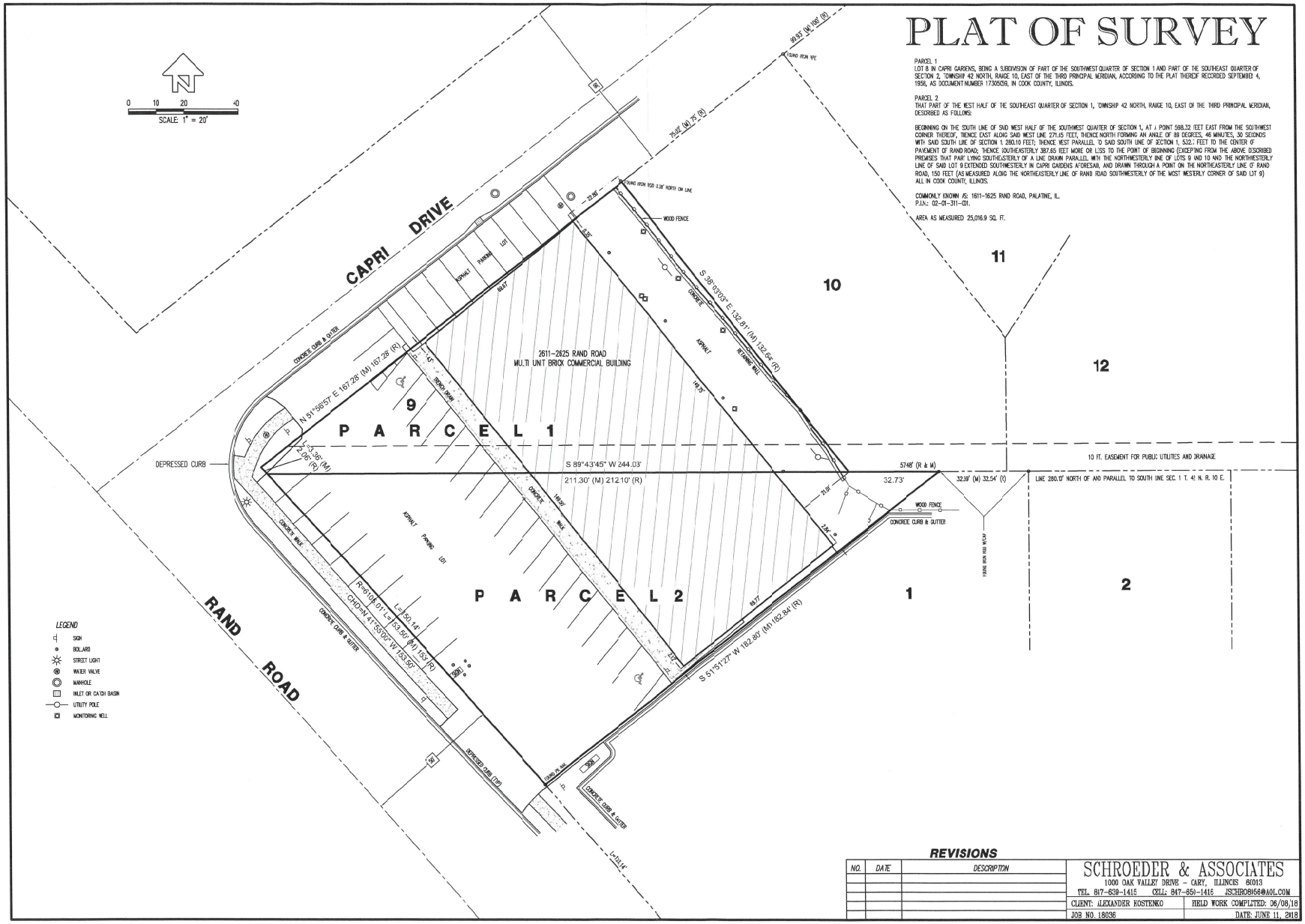
YES

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

YES

Attachment: 8-24-21 ZBA materials (1611 N Rand Road - SU Liquor Store)

PLAT OF SURVEY



PARCEL 1
LOT 8 IN CAPRI GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1956, AS DOCUMENT NUMBER 17305509, IN COOK COUNTY, ILLINOIS.

PARCEL 2
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, AT A POINT 598.32 FEET EAST FROM THE SOUTHWEST CORNER THEREOF, THENCE EAST ALONG SAID WEST LINE 271.15 FEET, THENCE NORTH FORMING AN ANGLE OF 89 DEGREES, 46 MINUTES, 30 SECONDS WITH SAID SOUTH LINE OF SECTION 1, 280.10 FEET; THENCE WEST PARALLEL TO SAID SOUTH LINE OF SECTION 1, 532.7 FEET TO THE CENTER OF PAVEMENT OF RAND ROAD; THENCE SOUTHEASTERLY 387.65 FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PART LYING SOUTHEASTERLY OF A LINE DRAWN PARALLEL WITH THE NORTHWESTERLY LINE OF LOTS 9 AND 10 AND THE NORTHWESTERLY LINE OF SAID LOT 9 EXTENDED SOUTHWESTERLY IN CAPRI GARDENS AFORESAID, AND DRAWN THROUGH A POINT ON THE NORTHEASTERLY LINE OF RAND ROAD, 150 FEET (AS MEASURED ALONG THE NORTHEASTERLY LINE OF RAND ROAD SOUTHWESTERLY OF THE MOST WESTERLY CORNER OF SAID LOT 9) ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1611-1625 RAND ROAD, PALATINE, IL.
P.I.N.: 02-01-311-001.

AREA AS MEASURED 25,016.9 SQ. FT.

REVISIONS

NO.	DATE	DESCRIPTION

SCHROEDER & ASSOCIATES
1000 OAK VALLEY DRIVE - CARY, ILLINOIS 60013
TEL. 847-639-1415 CELL: 847-651-1415 JSCHROS56@AOL.COM

CLIENT: ALEXANDER KOSTENKO | FIELD WORK COMPLETED: 06/06/18
JOB NO. 18036 | DATE: JUNE 11, 2018

Attachment: Plat of Survey (1611 N. Rand Road - SU Liquor Store)

Attachment: 8-24-21 ZBA materials (1611 N Rand Road - SU Liquor Store)

Attachment: 8-24-21 ZBA materials (1611 N Rand Road - SU Liquor Store)

BUSINESS PLAN FOR SWEJ LIQUORS

WE AT SWEJ LIQUORS ARE PLANNING TO OPEN LIQUOR STORE AT THE GIVEN ADDRESS ABOVE.

WORKING HOURS WOULD BE FROM MORNING 10:00 A.M TO EVENING 10:00 P.M . ON DELIVERY DAY IT WOULD BE MORNING 9:00 A.M TO EVENING 10:00 P.M (FOR EARLY MORNING DELIVERY TO AVOID TRAFFIC)

WE ARE PLANNING TO HAVE 2 EMPLOYEES ALL THE TIME OF WORK OF OPERATION.

WE ARE EXPECTING APPROXIMATELY 80 CUSTOMERS A DAY. (NOT EXACTLY SURE AS THIS IS OUR NEW STORE & FIRST TIME)

LOADING AREA WOULD BE FROM THE BACK DOOR TO THE STOCK ROOM WHICH WILL BE LOCATED IN THE BACK ITSELF .

WE WOULD BE HAVING ONE STOCK ROOM & ONE EXTRA ROOM FOR STOCK UP & CCTV SURVEILLANCE.

DELIVERY WILL BE ONCE A WEEK, AS BUSINESS PICKS UP WE WILL HAVE DELIVERY 1-2 TIMES A WEEK.

TO AVOID TRAFFIC PROBLEM WE WOULD CALL FOR EARLY MORNING DELIVERY AND USE BACK ALLEY, IT WONT BE A PROBLEM LATER.

Attachment: Business Plan (1611 N. Rand Road - SU Liquor Store)
Attachment: 8-24-21 ZBA materials (1611 N Rand Road - SU Liquor Store)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 24, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a packaged liquor store pursuant to Section 11.03 (d)(39) of the Palatine Zoning Ordinance.
The property is commonly known as 1611 N Rand Road (02-01-300-015-0000).
The Petitioner is requesting to open a packaged liquor store, Swej Liquors.
The above petition has been filed by Maulik Patel and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-64
VILLAGE OF PALATINE
Chair
Palatine Zoning Board of Appeals
DATED: This 9th day of August, 2021
Published in Daily Herald August 9, 2021 (4568230)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 8/9/21
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Designee of the Publisher and Officer of the Daily Herald

Control # 4568230

Attachment: 8-24-21 ZBA materials (1611 N Rand Road - SU Liquor Store)

From: Ellenbecker, Lis
Sent: Wednesday, September 1, 2021 3:14 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Cc: Urszula Panikowski
Subject: 1611 N. Rand Road - Public Notice Special Use for Liquor

Hello Ben,

I hope you are well.

Urszula Panikowski told me about the signage by 1611 N. Rand Road and that she spoke to you and found out that it is for special use for a liquor store. We are strongly against another liquor store in our community as we already have quite a few liquor stores as well as liquor sold in other stores (Jewel, Butera, Aldi, Target, Walgreens, Walmart, etc.) in the vicinity. In addition, this location is right behind apartment complexes which I believe was an issue in the past with Idols. I believe another liquor store wanted to move to this area before and it was denied.

Please let us know if there is anything else we need to do to pass along our vote. Thank you!

Lis Ellenbecker

Attachment: Objection Letter 9-1-21 (1611 N Rand Road - SU Liquor Store)

3. 1611 N. Rand Road

Notice was published in the Daily Herald on August 9, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner: Mr. Teej Patel 219 Rohlwing Road and Maulik Patel 831 Valley Stream Drive, Wheeling

Mr. Patel stated he will be the owner if approved. He stated he has lived in Palatine for 14 years. He stated they saw the empty store and inquired. Mr. Patel stated the Village has helped them through process since this is their first time.
Mr. Maulik Patel explained they are friends and he will be the co-owner.

Ms. Bremanis gave a brief overview explained the plaza is zoned B2 and packaged liquor stores require a special use in all districts in the Village of Palatine. She spoke to their business plan indicating they would be open Monday-Sunday 10am-10pm having 2 employees present during hours of operation. She stated in addition to liquor they will sell prepackaged mixers and tobacco. Ms. Bremanis spoke to deliveries being made to rear of entrance referring to the existing conditions slide. She spoke to the parking which is not changing noting there is a license agreement to allow parking on side of plaza between 6am-7pm. Ms. Bremanis stated Community Services, Fire Prevention and Police have all reviewed and have no issues.

Mr. Pirog asked about signs.
Mr. Patel stated they will put up a sign with name and Liquors and will follow all village code.
Ms. Bremanis explained they are allowed up to 40ft and will require a building permit.

Mr. McGinn asked if they had any experience.
Mr. Patel answered yes. He stated in his college years he ran a liquor store and is currently helping run the store at the corner of Rand and 53. He stated he is currently working office in the medical field. Mr. Patel stated he also has experience in gas stations and tobacco stores.

Mr. McGinn asked if Mr. Patel would be there most of the time.
Mr. Patel answered yes explaining that he will typically be there after his current job around 1 PM.

Attachment: 8-24-21 Draft ZBA Minutes (1611 N Rand Road - SU Liquor Store)

STAFF RECOMMENDATION:

The proposed liquor store will occupy a vacant tenant space in the Chicago Clock Shopping Plaza, previously occupied by Sports Fan Marketing, a retail use. As the parking requirements are not changing, and the center has a license agreement to use additional parking spaces on Capri Drive, Staff did not identified any specific parking concerns. Additionally, the Police Department has reviewed the proposal and did not identify any initial concerns. Ultimately, the locations for liquor stores are policy recommendations for the Zoning Board to review and policy decisions for the Village Council and Liquor Commission. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

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

2. The Petitioner shall follow the Village of Palatine's Clean Indoor Air Ordinance and drug paraphernalia regulations in Chapter 12 of the Village Code.

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

Mr. Pirog made a motion to approve subject staff's conditions; seconded by Mr. Larson

DELIBERATIONS:

Mr. Pirog stated it is a good use of area. He stated even though parking is tight the business is one that people only stay for 5 minutes and leave so parking should not be an issue. He stated it could be a good addition and meets the standards.

Mr. McGinn 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 September 7, 2021 or September 13, 2021.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	John Pirog, Commissioner
SECONDER:	Brent Larson, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog

Attachment: 8-24-21 Draft ZBA Minutes (1611 N Rand Road - SU Liquor Store)

Consider an Ordinance Increasing the Number of Class B - Package Liquor Store Licenses by One for Dhanvishivay, Inc. (d/b/a Swej Liquors) at 1611 N. Rand Road

BACKGROUND:
On this evening's agenda is a request for a Special Use for Swej Liquors located at 1611 N. Rand Rd. Petitioner, Maulik Patel, wishes to apply for a Class B (Package Liquor Store) Liquor License. Hours of operation are Monday - Thursday 9 AM - 10 PM and Friday - Sunday 9 AM - 12 AM (Midnight).

KEY ISSUES:
- Increase Class B (Package Liquor Store) License by one.

ALTERNATIVES:

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

RECOMMENDATION: Action is at the discretion of the Committee.

ACTION REQUIRED: Action is at the discretion of the Committee.

ATTACHMENTS:
- Increase Class B Liquor License, ORD
- Request, Business Plan, Floor Plan

ORDINANCE NO._____

AN ORDINANCE INCREASING THE NUMBER OF CLASS B (PACKAGE LIQUOR STORE) LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR DHANVISHIVAY, INC. D/B/A/SWEJ LIQUORS AT 1611 N. RAND ROAD

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

SECTION 1: That the number of Class B (Package Liquor Store) liquor licenses shall be increased by one for Swej Liquors for a total of 15 Class B liquor licenses.

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

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

PASSED this _____ day of _____, 2021

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

APPROVED by me this _____ day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2021

_____
Village Clerk

Attachment: Increase Class B Liquor License, ORD (1611 N. Rand Rd. Increase Class B Swej Liquors)

Doris Sadik

From: Maulik Patel <
Sent: Monday, August 30, 2021 12:07 PM
To: Doris Sadik
Subject: Re: Class B liquor store for swej liquors

On Mon, 30 Aug 2021 at 12:06 PM, Maulik Patel <maulikpatel4046@gmail.com> wrote:
I am requesting class B liquor license for swej liquors at 1611 n rand road
As owner of swej liquors,
Maulik patel

Attachment: Request, Business Plan, Floor Plan (1611 N. Rand Rd. Increase Class B Swej Liquors)

BUSINESS PLAN FOR SWEJ LIQUORS, 1611 N. RAND RD.

1. WE AT SWEJ LIQUORS ARE PLANNING TO OPEN A LIQUOR STORE AT THE GIVEN ADDRESS ABOVE

2. WORKING HOURS WOULD BE FROM MORNING 09 AM TO 10 PM ON MONDAY TO THURSDAY AND 09 AM TO 12 PM MIDNIGHT ON FRIDAY, SATURDAY AND SUNDAY

3. WE ARE PLANNING TO HAVE 2 EMPLOYEES ALL THE TIME OF WORK OF OPERATION.

4. ALL MANAGERS AND EMPLOYEES WILL BE BASSET CERTIFIED AND OBTAIN AN ALCOHOLIC BEVERAGE SELLER PERMIT FROM THE VILLAGE PRIOR TO ACQUIRING THE LIQUOR LICENSE

5. ALL DELIVERIES WILL BE MADE DURING THE VILLAGE PERMITTED HOURS 7 AM – 8 PM

6. IN AN EFFORT TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE, EACH LOCATION UTILIZES A VERIFONE COMMANDER POINT OF SALE SCANNER AND EACH SALE OF ANY ALCOHOLIC BEVERAGE REQUIRES AN ELECTRONIC SCAN OF A PURCHASER'S ID TO VERIFY A LEGAL PURCHASE {GOKUL SYSTEM SOLUTIONS IS THE SYSTEM PROVIDER FOR OUR STORE}

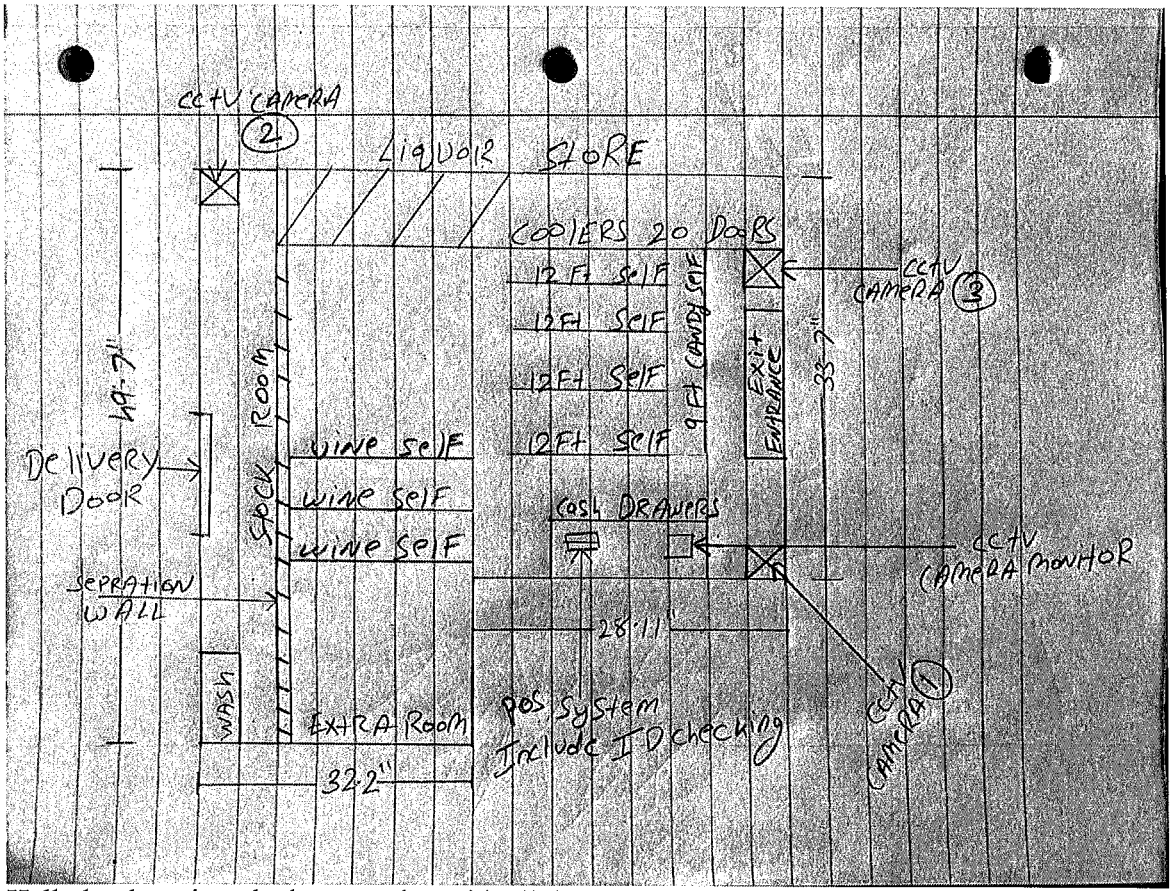
7. LOADING AREA WOULD BE FROM THE BACK DOOR TO THE STOCK ROOM WHICH WILL BE LOCATED IN THE BACK ITSELF

8. WE WOULD BE HAVING ONE STOCK ROOM

9. THE STORE WILL BE EQUIPPED WITH A VIDEO SURVEILLANCE CAMERA STREAMING TO A MONITOR INSTALLED AT THE CASH COUNTER TO ENSURE THAT STAFF ON DUTY CAN MONITOR ACTIVITIES IN THE STORE.THE CAMERA SYSTEM SHALL PROVIDE AN UNOBSTRUCTED VIEW OF THE ENTIRE STORE AND WILL SAVE RECORDINGS OF ANY MOTION FOR 30 DAYS WHICH WILL BE AVAILABLE IF NEEDED BY LAW ENFORCEMENT IN COMPLIANCE WITH APPLICABLE LAWS

Attachment: Request, Business Plan, Floor Plan (1611 N. Rand Rd. Increase Class B Swej Liquors)

From: Maulik Patel
To: Doris Sadik; Lyn Bremanis
Subject: Liquor store plan
Date: Tuesday, September 14, 2021 10:30:10 AM



Hello lyn here i made the new plan with all the requirements that you asked for have a look and tell me if anything missing

Attachment: Request, Business Plan, Floor Plan (1611 N. Rand Rd. Increase Class B Swej Liquors)

Consider Various Ordinances and a Resolution to Authorize an Amendment to an Existing Planned Development, Rezoning, Resubdivision, and a Special Use all Related to Portions of 2019 & 2095 N. Rand Road to Allow an Automobile Service and Repair Facility (Belle Tire) at 2019 N. Rand Road

BACKGROUND:

The Subject Property contains the Arlington Toyota dealership (2095 N. Rand Road) and a vacant commercial building (2019 N. Rand Road). These properties are zoned Planned Development (2095 N. Rand Road - Arlington Toyota) and B-5 (Highway Business District - 2019 N. Rand Road). Belle Tire is proposing to acquire the 2019 N. Rand Road property and resubdivide a portion of the Arlington Toyota property in order to allow for the construction of a new Belle Tire Store automotive repair store. Therefore, the Petitioners are requesting approval of the following:

1. **Preliminary & Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2095 N. Rand Road (Arlington Toyota) property;**
2. **Preliminary & Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2019 N. Rand Road;**
3. **Rezoning from Planned Development to B-5 - Highway Business District (approximately 13,000 square feet of the Arlington Toyota property would be subdivided and rezoned into the proposed Belle Tire property);**
4. **Planned Development Amendment and Rezoning from B-5 to Planned Development to incorporate approximately 24,000 square feet of the proposed Lot 2 (2019 N. Rand Road property) into the Arlington Toyota Planned Development (2095 N. Rand Road property) for continued use as a parking lot associated with Arlington Toyota; and**
5. **Special Use to allow for an automobile service and repair store (Belle Tire) at 2019 N. Rand Road.**

KEY ISSUES:

- Belle Tire intends to acquire the former car rental and dealership location at 2019 N. Rand Road, demolish the existing building, and construct a new 9,800 square foot automotive repair store. Belle Tire sells and installs passenger tires, various automotive parts, and other minor repairs, such as brakes, alignments, batteries, shocks, and struts. No major repairs or bodyworks would occur at this location.

- As part of the redevelopment of this property, a portion of the existing Arlington Toyota property would be subdivided, rezoned, an incorporated into the Belle Tire property and concurrently the remaining portion of the 2019 N. Rand Road property would be included in the overall Arlington Toyota property for continued

use as a vehicle parking lot.

- The exterior of the Belle Tire building would be constructed with a brick veneer, cast stone, an EIFS cornice, with clear glazing and an aluminum frame at the showroom. The Belle Tire site plan conforms to all of the underlying zoning and bulk standard requirements.

- The Plat of Subdivision includes cross access on the proposed Belle Tire and Arlington Toyota properties. The cross access for the 2019 property aligns with the existing cross access at 2017 N. Rand Road and also adheres to the Village's goal of providing cross access along IDOT controlled roadways.

ALTERNATIVES:

1. Approve the Subdivision, Rezoning, Special Use, and Planned Development Amendment.

2. Do not approve the Subdivision, Rezoning, Special Use, and Planned Development Amendment.

RECOMMENDATION:

Public Hearing:	Plan Commission - September 8, 2021
Residents testifying:	None.
Vote:	The Plan Commission voted unanimously to approve the requested Resubdivision, Planned Development Amendment, Special Use and Rezoning, and Staff concurs.

ACTION REQUIRED:

Motion to approve the Resubdivision, Rezoning, Planned Development Amendment, and Special Use at 2019 and 2095 N. Rand Road.

ATTACHMENTS:

- Aerial Map - 2019 and 2095 N. Rand Road
- ORD - PDA
- Arl Toyota & Belle Tire PD Amendment Exhibit A
- REZ ORD
- Arl Toyota & Belle Tire Rez Amendment Exhibit A
- RES SUB AT and Belle Tire
- EXHIBIT - Plat of Subdivision 8-12-21
- ORD Special Use- Belle Tire
- EXHIBIT - Combined Plans 8-12-21
- EXHIBIT - AT Planned Development - narrative
- Final 9-8-21 Plan Commission materials

- Draft Plan Commission minutes - September 8, 2021

2019 and 2095 N. Rand Road

Attachment: Aerial Map - 2019 and 2095 N. Rand Road (Belle Tire - 2019 N. Rand Road and 2095 N. Rand

ORDINANCE NO. _____

**AN ORDINANCE GRANTING
A PLANNED DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT
ORDINANCE #O-109-08, AS AMENDED, FOR ARLINGTON TOYOTA
AT 2019 AND 2095 N. RAND ROAD**

WHEREAS, upon petition of owners of said property a public hearing was held by the Village of Palatine Plan Commission on September 8, 2021, and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Mayor and Village Council, having made its findings regarding a request for Planned Development Amendment to permit a resubdivision and site plan amendment, on the following legally described property:

PARCEL 1:
THAT PART OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF RAND ROAD AS DEDICATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES; 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10027.92 SUBTENDI A CHORD BEARING NORTH 42 DEGREES 43 MINUTES 09 SECONDS WEST, AN ARC AND CHORD DISTANCE OF 54.22 FEET; 2) THENCE NORTH 42 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.62 FEET; THENCE NORT 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY MOST LINE OF SA LOT 1, A DISTANCE OF 169.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR THE LAST DESCRIBED COURSE, A DISTANCE OF 60.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 196.00 FEET; THENCE SOUTH 42 DEGREE 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.84 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 24 MINUTES 11 SECONDS WEST ALONG SAI EASTERLY MOST LINE, A DISTANCE OF 364.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEI A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG THI EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 364.87 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECON EAST, A DISTANCE OF 100.08 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 26 SECONDS WEST, A DISTANCE 36 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RAND ROAD AS MONUMENTED AND OCCUPIED; THENCE NORTH 42 DEGREES 50 MINUTES 14 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.16 FEE TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Attachment: ORD - PDA (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

PARCEL 3:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065; THENCE SOUTH 80 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.93 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 26 SECONDS WEST, A DISTANCE OF 286.46 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 49 SECONDS WEST, A DISTANCE OF 100.08 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 209.95 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 4:
LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, EXCLUDING THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF RAND ROAD AS DEDICATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES; 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10027.92 SUBTENDING A CHORD BEARING NORTH 42 DEGREES 43 MINUTES 09 SECONDS WEST, AN ARC AND CHORD DISTANCE OF 54.22 FEET; 2) THENCE NORTH 42 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.62 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY MOST LINE OF SAID LOT 1, A DISTANCE OF 169.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 60.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 196.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.84 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 24 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY MOST LINE, A DISTANCE OF 364.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 14.882 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

In Cook County, Illinois and commonly known as 2019 and 2095 N. Rand Road

02-02-203-016-0000 and 02-02-203-066-0000 (Arlington Toyota Subdivision).

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

<u>SECTION 1:</u> That Planned Development Amendment to permit a resubdivision and site plan amendment, is hereby granted, subject to the following condition(s):

1. **The planned development shall substantially conform to the Plat of Resubdivision prepared by CAGE Civil Engineers, last revised on August 12, 2021, and as illustrated on the attached Exhibit A, except as such plans may be revised to conform to Village Codes and Ordinances.**

2. **The Planned Development Amendment shall conform to the Arlington Toyota narrative, dated August 17, 2021.**

3. **All of the other conditions and requirements for Planned Development Ordinance #O-109-08, as amended, remain in effect.**

4. **The attached Exhibit A shall also hereby stand as and for Exhibit B, the "Property", as referenced in Ordinance #O-62-07 Authorizing the Mayor to Execute a Redevelopment Agreement Between the Village of Palatine and Arlington Automotive Group, Inc. for the Properties at the Northeast Corner of Rand and Hicks Roads, as amended.**

Attachment: ORD - PDA (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

SECTION 2: That a copy of the report of the hearing and the public notice be attached hereto and form a part of this ordinance.

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

PASSED: This _____ day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2021

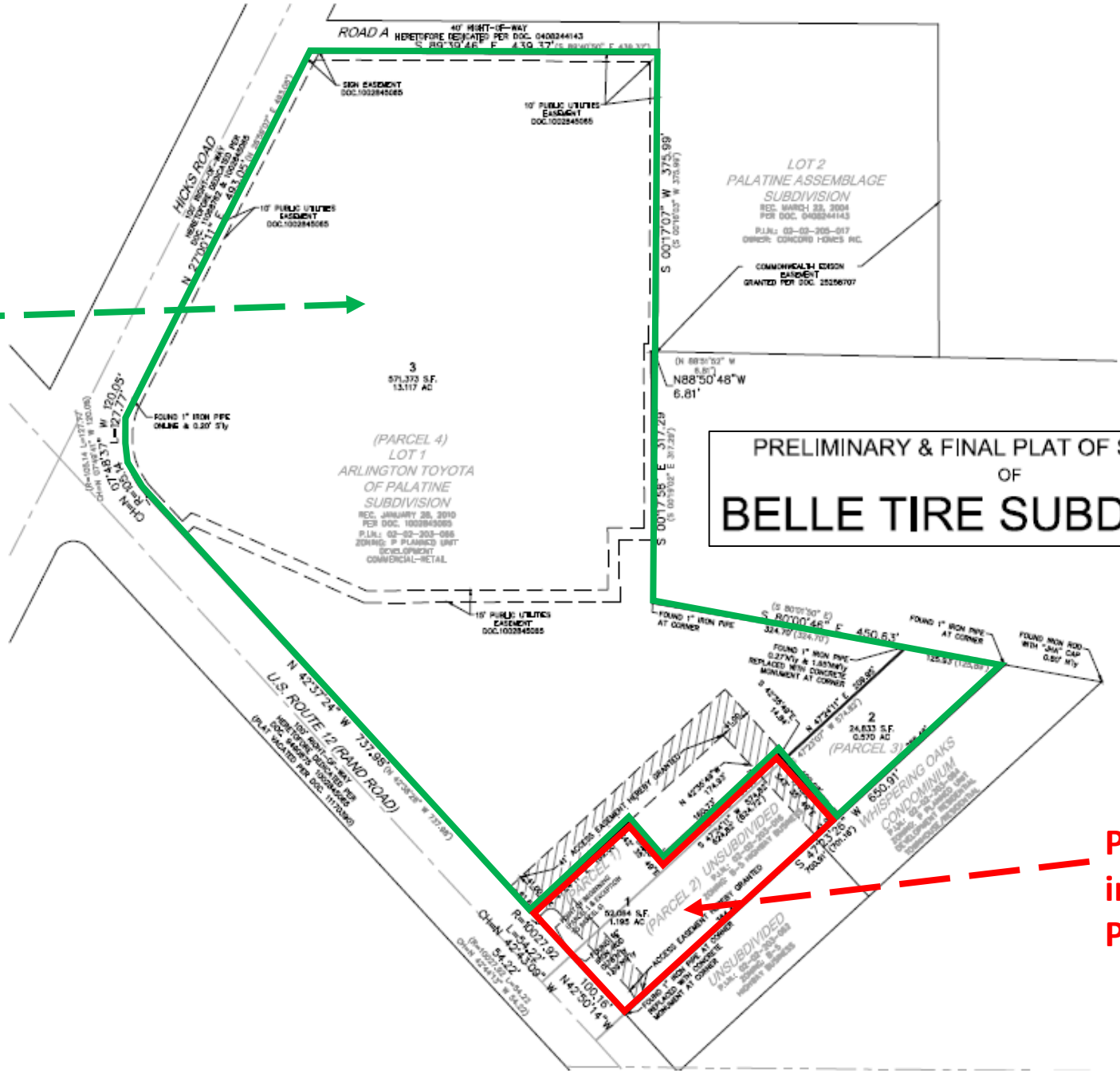
_____

Village Clerk

Attachment: ORD - PDA (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

Exhibit A

Property Included in the Arlington Toyota Planned Development



Property Not Included in the Arlington Toyota Planned Development

Attachment: Arl Toyota & Belle Tire PD Amendment Exhibit A (Belle Tire - 2019 N. Rand

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY FROM 'PLANNED DEVELOPMENT' TO 'B-5 HIGHWAY BUSINESS DISTRICT' AND FROM 'B-5 HIGHWAY BUSINESS DISTRICT' TO 'PLANNED DEVELOPMENT'
2019 AND 2095 N. RAND ROAD

WHEREAS, pursuant to a public hearing held on September 8, 2021 before the Plan Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described property, and also illustrated on the attached Exhibit A, from 'Planned Development' to 'B-5 Highway Business District' and from 'B-5 Highway Business District' to 'Planned Development'.

Legal Description of Property Rezoned from Planned Development to B-5:

PARCEL 1:
THAT PART OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF RAND ROAD AS DEDICATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES; 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10027.92 SUBTENDIN(A CHORD BEARING NORTH 42 DEGREES 43 MINUTES 09 SECONDS WEST, AN ARC AND CHORD DISTANCE OF 54.22 FEET; 2) THENCE NORTH 42 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.62 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY MOST LINE OF SAID LOT 1, A DISTANCE OF 169.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR T THE LAST DESCRIBED COURSE, A DISTANCE OF 60.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 196.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.84 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 24 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY MOST LINE, A DISTANCE OF 364.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEIN(A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 364.87 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 100.08 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 26 SECONDS WEST, A DISTANCE 364.4 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RAND ROAD AS MONUMENTED AND OCCUPIED; THENCE NORTH 42 DEGREES 50 MINUTES 14 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.16 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Commonly known as 2019 and 2095 N. Rand Road (PIN: # 02-02-203-066-0000 & 02-02-203-016-0000).

Attachment: REZ ORD (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

Legal Description of Property Rezoned from B-5 to Planned Development:

PARCEL 3:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065; THENCE SOUTH 80 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.93 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 26 SECONDS WEST, A DISTANCE OF 286.46 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 49 SECONDS WEST, A DISTANCE OF 100.08 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 209.95 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 4:
LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, EXCLUDING THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF RAND ROAD AS DEDICATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES; 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10027.92 SUBTENDING A CHORD BEARING NORTH 42 DEGREES 43 MINUTES 09 SECONDS WEST, AN ARC AND CHORD DISTANCE OF 54.22 FEET; 2) THENCE NORTH 42 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.62 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY MOST LINE OF SAID LOT 1, A DISTANCE OF 169.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 60.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 196.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.84 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 24 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY MOST LINE, A DISTANCE OF 364.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 14.882 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Commonly known as 2019 and 2095 N. Rand Road.

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

SECTION 1: That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying the property described above as "B-5" Highway Business District and "Planned Development".

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

Attachment: REZ ORD (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

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

PASSED: This ____day of _____, 2021

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

APPROVED by me this ____day of _____, 2021

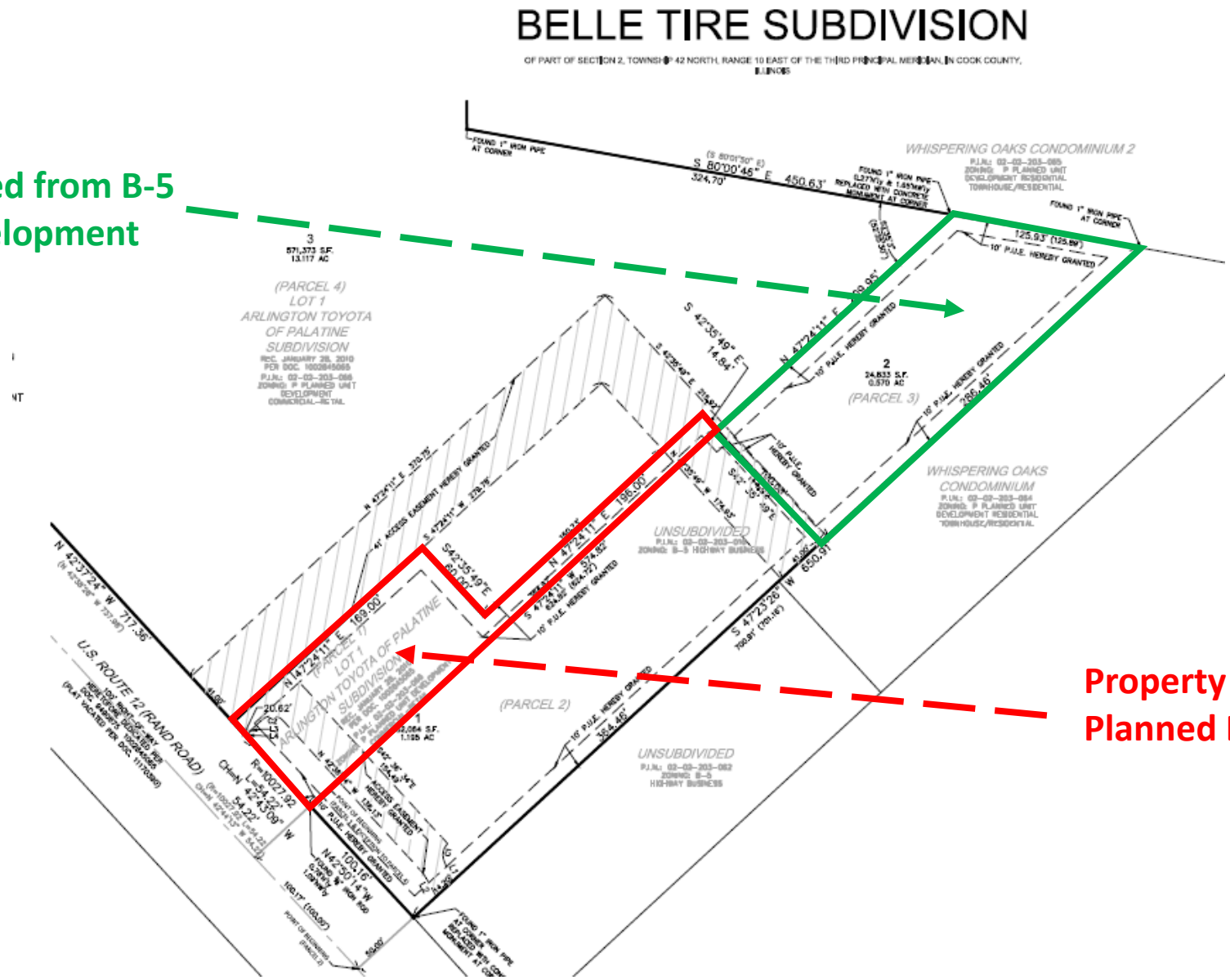
_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this ____ day of _____, 2021

_____
Village Clerk

Attachment: REZ ORD (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

Exhibit A



Property Rezoned from B-5 to Planned Development

Property Rezoned from Planned Development to B-5

Attachment: Arl Toyota & Belle Tire Rez Amendment Exhibit A (Belle Tire - 2019 N. Rand

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL
2019 AND 2095 N. RAND ROAD

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

WHEREAS, 2019 and 2095 N. Rand Road have complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine at the September 8, 2021 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute a preliminary and final plat of subdivision "Belle Tire Subdivision" pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following condition(s):

1. **The Final Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer and submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by CAGE Civil Engineers.**
2. **Recording fees in the amount of $300 shall be submitted.**
3. **The Subdivision and Planned Development Amendment shall substantially conform to the Plat of Subdivision prepared by CAGE Civil Engineers, last revised on August 12, 2021 and Arlington Toyota narrative, except as such plans may be revised to conform to Village Codes and Ordinances.**
4. **If required by the Village Attorney, a Subdivision Improvement Agreement shall be submitted.**
5. **A cross access and parking easement shall be revised in a manner acceptable to the Village Attorney.**
6. **MWRD and IDOT permits are required and shall remain a condition of approval.**

Attachment: RES SUB AT and Belle Tire (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

7. **The declarations shall be revised in a manner acceptable to the Village Attorney to reflect the shared use of the detention basin between both the Arlington Toyota and Belle Tire properties.**

DATED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this _____ day of _____, 2021

_____
Village Clerk

Attachment: RES SUB AT and Belle Tire (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

PRELIMINARY & FINAL PLAT OF SUBDIVISION
OF
BELLE TIRE SUBDIVISION

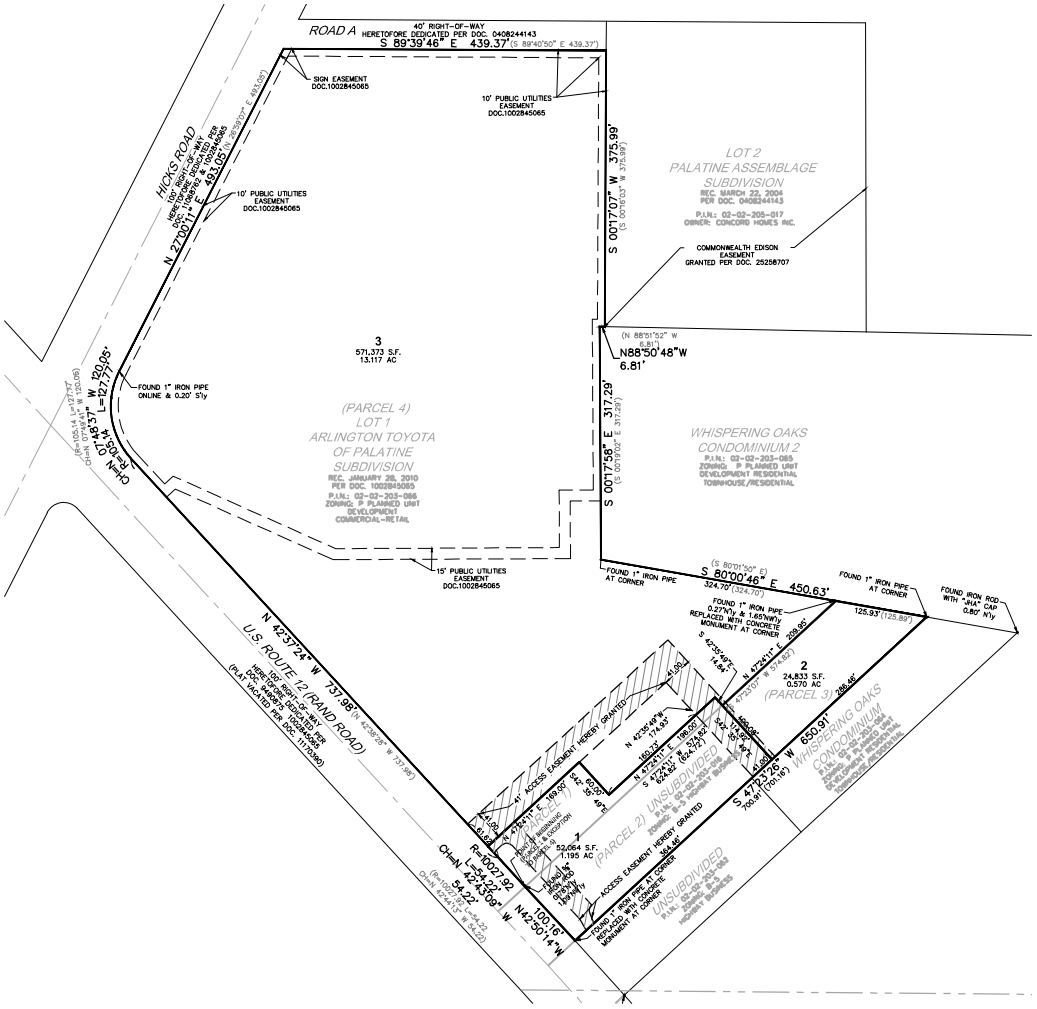
OF PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER/CLIENT

BELLE TIRE
1000 ENTERPRISE DRIVE
ALLEN PARK, MICHIGAN

LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. SETBACK LINE
- = PROP. LOT LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- = FOUND IRON ROD/PIPE
- = ACCESS EASEMENT (HEREBY GRANTED)



SHEET INDEX

- SHEET 1 OF 3: OVERALL ALL BOUNDARY, EX. EASEMENTS AND LOTS
- SHEET 2 OF 3: LOT DETAILS AND EASEMENTS
- SHEET 3 OF 3: LEGAL DESCRIPTION, EASEMENT PROVISIONS AND CERTIFICATES

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE VILLAGE OF PALATINE UNLESS NOTED OTHERWISE.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. THERE SHALL BE AT MOST ONE (1) VEHICULAR ACCESS POINT TO U.S. ROUTE 12 (RAND ROAD) FROM LOT 1.
8. ALL OTHER ACCESS SHALL BE FROM INTERNAL CIRCULATION.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

0 80' 160'

1" = 80' (HORIZONTAL)

CURRENT P.I.N.:

02-02-203-016-0000 &
02-02-203-066-0000

AREA TABLE

LOT 1:	52,064 SQUARE FEET (1.195 AC±)
LOT 2:	24,833 SQUARE FEET (0.570 AC±)
LOT 3:	571,373 SQUARE FEET (13.117 AC±)
TOTAL:	648,270 SQUARE FEET (14.882 AC±)

SEND NEXT TAX BILL TO:

(NAME)

(ADDRESS)

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS
ADD. ACCESS
REV. ACCESS

BELLE TIRE SUBDIVISION
PALATINE, ILLINOIS

PROJ NO: 21004
PM: SJP
DATE: 06/03/21
SCALE: 1" = 80'
SHEET NUM
1 OF

Attachment: EXHIBIT - Plat of Subdivision 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road

PRELIMINARY & FINAL PLAT OF SUBDIVISION
OF
BELLE TIRE SUBDIVISION

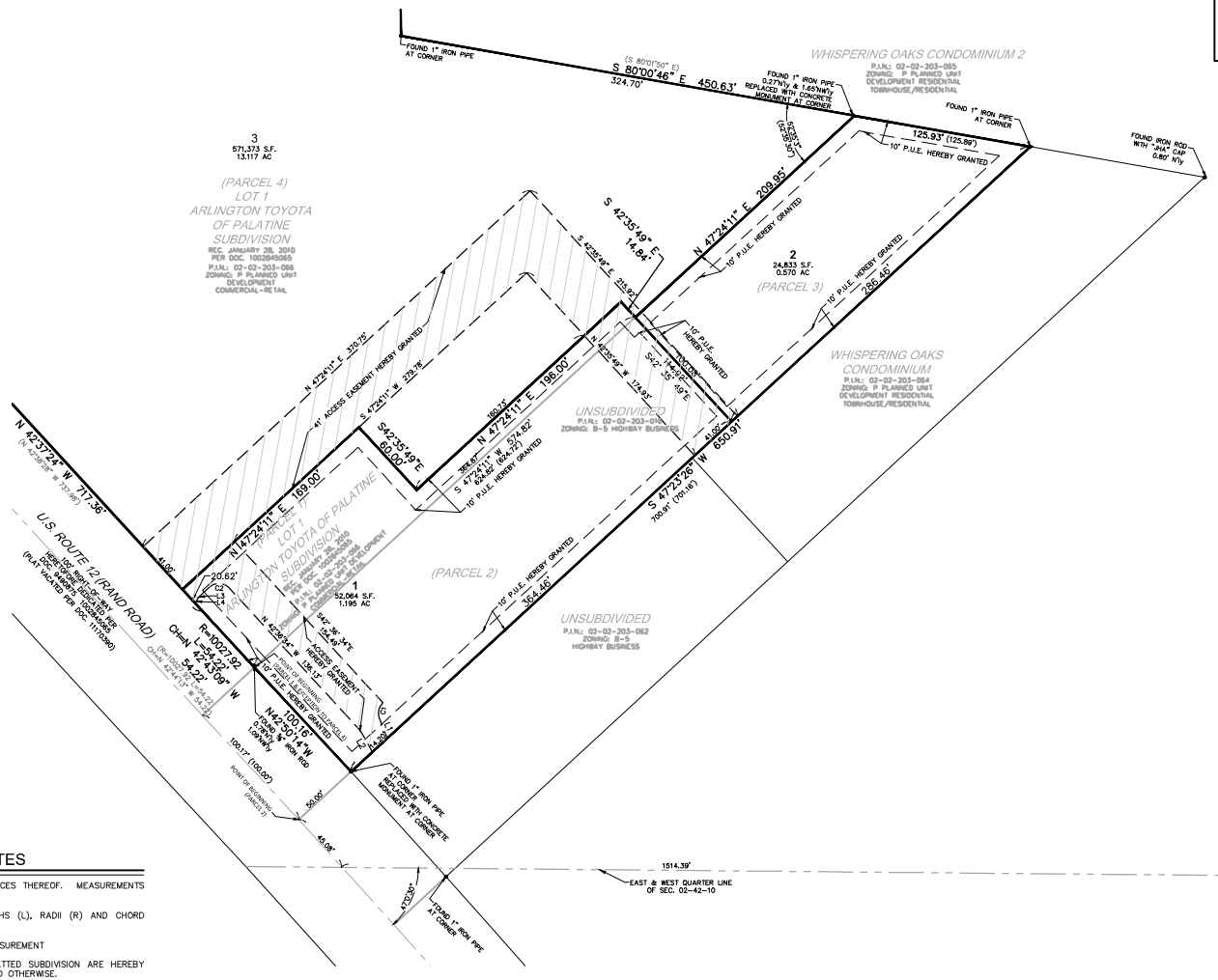
OF PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER/CLIENT

BELLE TIRE
1000 ENTERPRISE DRIVE
ALLEN PARK, MICHIGAN

LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. SETBACK LINE
- = PROP. LOT LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- = FOUND IRON ROD/PIPE
- = ACCESS EASEMENT (HEREBY GRANTED)



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE VILLAGE OF PALATINE UNLESS NOTED OTHERWISE.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. THERE SHALL BE AT MOST ONE (1) VEHICULAR ACCESS POINT TO U.S. ROUTE 12 (RAND ROAD) FROM LOT 1.
8. ALL OTHER ACCESS SHALL BE FROM INTERNAL CIRCULATION.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

0 40' 80'

1" = 40' (HORIZONTAL)

CURRENT P.I.N.:

02-02-203-016-0000 &
02-02-203-066-0000

AREA TABLE

LOT 1:	52,064 SQUARE FEET (1.195 AC±)
LOT 2:	24,833 SQUARE FEET (0.570 AC±)
LOT 3:	571,373 SQUARE FEET (13.117 AC±)
TOTAL:	648,270 SQUARE FEET (14.882 AC±)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S21° 50' 14"E	15.02'
L2	N29° 53' 11"W	17.60'
L3	S35° 39' 12"W	2.24'
L4	S28° 22' 20"W	3.41'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10.00'	12.08'	S12°46'36"W	11.36'
C2	10.00'	15.71'	N87°36'34"W	14.14'

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

BELLE TIRE SUBDIVISION
PALATINE, ILLINOIS

PROJ NO: 21004
PM: SJP
DATE: 06/03/21
SCALE: 1" = 40'
SHEET NUM
2 OF

Attachment: EXHIBIT - Plat of Subdivision 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road

PRELIMINARY PLAT OF SUBDIVISION
OF
BELLE TIRE SUBDIVISION

OF PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CURRENT P.I.N.:

02-02-203-016-0000 &
02-02-203-066-0000

OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS ____ DAY OF_____ A.D., 20___.

BY: _____

PRINT: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF_____ A.D., 20___.

_____
NOTARY PUBLIC SIGNATURE

SCHOOL DISTRICT CERTIFICATE

COMMUNITY CONSOLIDATED SCHOOL DISTRICT #15 – ALL LOTS

TOWNSHIP HIGH SCHOOL DISTRICT #211 – ALL LOTS

_____
OWNER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

SIGNED: _____
CHAIRPERSON

ATTEST: _____
SECRATARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

SIGNED: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

BY: _____
VILLAGE COLLECTOR

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1, 2 AND 3, THEIR SUCCESSORS, ASSIGNS, TENANTS, CUSTOMERS, INVITEE'S AND EMPLOYEES ON, OVER AND THROUGH THE AREA DELINEATED AND LABELED "CROSS ACCESS EASEMENT" AS SHOWN HEREON, FOR CROSS ACCESS TO ALL PLATTED LOTS. MAINTENANCE OF SAID ACCESS EASEMENT WILL BE SHARED EQUALLY BETWEEN THE 3 LOT OWNERS. ANY CHANGES TO THE EXISTING DRIVES, ACCESS POINTS OR ASPHALT WILL BE APPROVED BY ALL 3 LOT OWNERS IN WRITING.

VILLAGE OF PALATINE EASEMENT PROVISIONS

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" (P.U.E.) SHALL APPEAR ON THIS PLAT, THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS, JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES ON THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE 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. OBSTRUCTIONS 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. 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.

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMCAST CABLE COMMUNICATIONS, INC. (CABLE TV)
COMMONWEALTH EDISON COMPANY
AND AT&T ILLINOIS (TELEPHONE), GRANTEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUND AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED EASEMENT, THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS COMMON ELEMENTS, AND THE PROPERTY DESIGNATED ON THE PLAT AS A COMMON AREA OR AREAS AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, 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, 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. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED EASEMENT 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 SECTION 2 (E) OF AN ACT IN RELATION TO CONDOMINIUMS, ILLINOIS REVISED STATUES, CH. 30, PAR 302 (E), 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 AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS, OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, 'OUTLOTS'; 'COMMON ELEMENTS'; 'OPEN SPACE'; 'OPEN AREA'; 'COMMON GROUND'; 'PARKING AND 'COMMON AREA'; THE TERMS 'COMMON AREA OR AREAS' AND 'COMMON ELEMENTS' INCLUDES 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 OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER UPON WRITTEN REQUEST.

COOK COUNTY RECORDER

COOK COUNTY CLERK

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

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

_____
ANTHONY QUIGLEY, P.E.
DEPUTY DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

DATED THIS ____ DAY OF_____ A.D., 20___.

_____
MATTHEW P. SCHUMACHER
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NO. 062-062674
LICENSE EXPIRES NOVEMBER 30, 2021

OWNER'S OR ATTORNEY'S SIGNATURE: _____

PRINTED NAME: _____

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE FROM THE VILLAGE CLERK'S OFFICE OF THE VILLAGE OF PALATINE, ILLINOIS TO RECORD THIS PLAT WITH THE COOK COUNTY RECORDER'S OFFICE. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.
DATED THIS ____ DAY OF_____ A.D., 20___.

BY: _____
SAMUEL J. PHILLIPPE
SPHILLIPPE@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2022

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS DOWNERS GROVE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THAT PART OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF RAND ROAD AS DEDICATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES; 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10027.92 SUBTENDING A CHORD BEARING NORTH 42 DEGREES 43 MINUTES 09 SECONDS WEST, AN ARC AND CHORD DISTANCE OF 54.22 FEET; 2) THENCE NORTH 42 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.62 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY MOST LINE OF SAID LOT 1, A DISTANCE OF 169.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 60.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 196.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.84 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 24 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY MOST LINE, A DISTANCE OF 364.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 364.87 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 100.08 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 26 SECONDS WEST, A DISTANCE 364.46 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RAND ROAD AS MONUMENTED AND OCCUPIED; THENCE NORTH 42 DEGREES 50 MINUTES 14 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.16 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065; THENCE SOUTH 80 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.93 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 26 SECONDS WEST, A DISTANCE OF 286.46 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 49 SECONDS WEST, A DISTANCE OF 100.08 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 209.95 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 4:
LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, EXCLUDING THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF RAND ROAD AS DEDICATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES; 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10027.92 SUBTENDING A CHORD BEARING NORTH 42 DEGREES 43 MINUTES 09 SECONDS WEST, AN ARC AND CHORD DISTANCE OF 54.22 FEET; 2) THENCE NORTH 42 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.62 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY MOST LINE OF SAID LOT 1, A DISTANCE OF 169.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 60.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 196.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.84 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 24 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY MOST LINE, A DISTANCE OF 364.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 14.882 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT 5/8" X 24" IRON RODS HAVE BEEN SET OR WILL BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL CORNERS, POINTS OF CURVATURE AND TANGENTS AND CONCRETE MONUMENTS WILL BE PLACED AS INDICATED HEREON, UNLESS NOTED OTHERWISE.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17031C0044J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE X. ZONE X IS DEFINED AS ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS,
THIS ____ DAY OF_____ A.D., 20___.

BY: FOR REVIEW
SAMUEL J. PHILLIPPE
SPHILLIPPE@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2022

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS DOWNERS GROVE, ILLINOIS

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2023.

DATE OF FIELD SURVEY: MARCH 30, 2021

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

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

BELLE TIRE SUBDIVISION
PALATINE, ILLINOIS

PROJ NO: 21004
PM: SJP
DATE: 06/03/21
SCALE: N/A
SHEET NUM
3 OF

Attachment: EXHIBIT - Plat of Subdivision 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT AN AUTO SERVICE AND REPAIR STORE AT 2019 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on September 8, 2021, of which public notice was given as required by law, the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an auto service and repair store (Belle Tire) pursuant to Section 11.06 (e)(20) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1:
THAT PART OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF RAND ROAD AS DEDICATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES; 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10027.92 SUBTENDING A CHORD BEARING NORTH 42 DEGREES 43 MINUTES 09 SECONDS WEST, AN ARC AND CHORD DISTANCE OF 54.22 FEET; 2) THENCE NORTH 42 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.62 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY MOST LINE OF SAID LOT 1, A DISTANCE OF 169.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 60.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 196.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.84 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 24 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY MOST LINE, A DISTANCE OF 364.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 364.87 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 100.08 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 26 SECONDS WEST, A DISTANCE 364.46 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RAND ROAD AS MONUMENTED AND OCCUPIED; THENCE NORTH 42 DEGREES 50 MINUTES 14 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.16 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

commonly known as 2019 N. Rand Road (02-02-203-016; 02-03-203-066)

Attachment: ORD Special Use- Belle Tire (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

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

SECTION 1: A Special Use to permit an automobile service and repair store, pursuant to Section 11.06 (e)(20) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Uses shall substantially conform to the Belle Tire business plan, floor plan, architectural plans, and engineering plans submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.**

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

3. **The sign plans shall comply with the Zoning Ordinance B-5 district requirements.**

SECTION 2: That a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

Attachment: ORD Special Use- Belle Tire (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

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

PASSED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

_____
Village Clerk

Attachment: ORD Special Use- Belle Tire (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

CHRISTOPHER ENRIGHT ARCHITECTS
A PROFESSIONAL CORPORATION

628 E. Parent Avenue
Suite 106
Royal Oak, MI 48067
248.258.6485 (O)
248.330.9395 (C)
cenright@enrightarchitects.com

LICENSED ARCHITECT
CHRISTOPHER VINCENT ENRIGHT
001-024653
STATE OF ILLINOIS

BELLE TIRE - PALATINE, IL

XXXX North Rand Road
Palatine IL. 60074

21-130 Belle Tire
Palatine, IL
Village Re-Submittal

DRAWING ISSUE

June 25, 2021	VILLAGE SUBMITTAL
August 12, 2021	VILLAGE RE-SUBMITTAL

BUILDING AREA

TABLE 1004.1.1 — OCCUPANT LOAD

SHOWROOM AREA
- CUSTOMER WAITING - ROOM 112
  - 396 S.F. - USE "BUSINESS AREAS" - 100 S.F. PER OCCUPANT
  - 396 S.F. / 100 = 4 OCCUPANTS
- SALES AREA - ROOM 110
  - 900 S.F. - USE "MERCANTILE - BASEMENT AND MAIN FLOOR AREAS" - 30 S.F. PER OCCUPANT
  - 900 S.F. / 30 S.F. PER OCCUPANT = 30 OCCUPANTS
- OFFICE - ROOM 109
  - 79 S.F. - USE "BUSINESS AREAS" - 100 S.F. PER OCCUPANT
  - 79 S.F / 100 = .79 OCCUPANTS
- CUSTOMER TOILET - ROOM 108
  - 60 S.F. - USE "BUSINESS AREAS" - 100 S.F. PER OCCUPANT
  - 60 S.F / 100 = .60 OCCUPANTS

TOTAL SHOWROOM OCCUPANTS - 35.39 = 36 OCCUPANTS
ONE EXIT REQUIRED

SHOP AREA
- MECHANICAL - ROOM 104
  - 196 S.F. - USE "MECHANICAL ROOMS" 300 S.F PER OCCUPANT
  - 156 S.F. / 300 = .52 OCCUPANTS
- PARTS - ROOM 105
  - 196 S.F. - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT
  - 196 S.F. / 500 = .39 OCCUPANTS
- STORAGE - ROOM 113
  - 130 S.F - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT
  - 130 / 500 = .26 OCCUPANTS
- LUNCH ROOM - ROOM 115
  - 100 S.F. - USE "BUSINESS AREAS" - 100 S.F PER OCC. 100 / 100 = 1 OCCUPANT
- LOCKER ROOM - ROOM 107
  - 100 S.F. - "USE LOCKER ROOMS" - 50 S.F. PER OCCUPANT
  - 100 / 50 = 2 OCCUPANTS
- INVENTORY - ROOM 102
  - 1730 S.F. - USE "WAREHOUSES" -500 S.F. PER OCCUPANT
  - 1730 /500 = 3.46 OCCUPANTS
- SERVICE BAYS - ROOM 102
  - 4600 S.F. - USE "PARKING GARAGES" - 200 S.F. PER OCC. 4600 / 200 = 23 OCCUPANTS
- SCRAP TIRES - ROOM 101
  - 420 S.F - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT
  - 420 / 500 = .84 OCCUPANTS
- UPPER LEVEL INVENTORY
  - 3000 S.F. - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT
  - 3000/ 500 = 6 OCCUPANTS

TOTAL SERVICE AREA OCCUPANTS - 38
ONE EXIT REQUIRED

TOTAL OCCUPANTS IN FACILITY - 76 OCCUPANTS

TABLE 1005.1 — 32 INCHES MINIMUM CLEAR WIDTH PROVIDED

TABLE 1005.1 — EXIT STAIR WIDTH - 36" BETWEEN HANDRAILS

1015.2.1 2014 IBC — TWO EXITS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.

1016.1 2014 IBC — EXIT ACCESS TRAVEL DISTANCE
USE "N" WITHOUT SPRINKLER SYSTEM = 250 FEET
USE "S-1" WITHOUT SPRINKLER SYSTEM = 250 FEET

CONTACT INDEX

OWNER Barnes Development Company LLC 1000 Enterprise Drive Allen Park, MI 48101 313.271.9400	ARCHITECT Christopher Enright Architects 628 E.Parent Ave, Suite 106 Royal Oak, MI 48067 Contact: Chris Enright 248.258.6485 (p) 248.330.9395 (c) cenright@enrightarchitects.com	GEOLOGICAL ENGINEER Cardno ATC 46555 Humbolt Drive, Suite 100 Novi, MI 48377 Contact: David "Jack" Sattelmeier, P.E. 248.669.5140 (p) 248.669.5147 (f) jack.sattelmeier@cardno.com	SOILS ENGINEER Cardno ATC 46555 Humbolt Drive, Suite 100 Novi, MI 48377 Contact: David "Jack" Sattelmeier, P.E. 248.669.5140 (p) 248.669.5147 (f) jack.sattelmeier@cardno.com	CIVIL ENGINEER CAGE - Civil Engineering, INC 3110 Woodcreek Drive Downers Grove, IL 60515 Contact: Greg J. Horejs, P.E. President 630.598.007 (p) www.cagecivil.com
PLASTIC LAM. / CABINETRY Cabinet One 4571 White Lake Court Clarkston, MI 48346 248.625.9440 p 248.625.0544 f cabinetone@sprintpcs.com	VILLAGE OF Palatine, IL Address: 200 East Wood Street Palatine, IL 60067 Planning & Zoning: Contact: Lyn Bremanis Email: lbremanis@palatine.il.us Phone: (847) 359-9046 Engineering: Contact: George Ruppert Email: gruppert@palatine.il.us Phone: (847) 705-5500	FIRE DEPARTMENT INSPECTION Fire Chief: Scott Andersen Email: sandersen@palatine.il.us Phone: (847) 202-6320	PUBLIC WORKS: Palatine, IL Contact: Jim Hrycko Email: jhrycko@palatine.il.us Phone: (847) 202-6970 PHONE AND CABLE: ATT Phone: (800) 288-2080	ELECTRIC: ComEd Phone: 1-866-639-3532 GAS NICOR Gas Contact: Foram Shah Email: fshah@southernco.com Phone: (847) 598-4011
FLAG POLE Rocket Enterprises 30660 Ryan Road Warren, MI 48092 CONTACT: 586.751.7600 (p) 586.751.7636 (f) info@rocketenterprise.com	TIRE MACHINES / EQUIPMENT Hennessy Industries / Coats 1601 J.P. Hennessy Drive La Vergne, TN 37086 Contact: Bob Beitz 800.688.6359(p) bob.beitz@ammcoats.com	HOISTS / LIFTS Challenger Lifts Contact: Trevor Coleman Sr. Key Account Manager Great Lakes Regional Manager (419) 349-6834 Trevor@challengerlifts.com	RACKS / STORAGE SYSTEMS Rayhaven Group 35901 Schoolcraft Rd. Livonia, MI 48150 Contact: Peter Huebner 734.744.9260 (p) 734.744.9270 (f) phuebner@rayhaven.com	ALIGNMENT EQUIPMENT Hunter Engineering Company 11250 Hunter Drive Bridgeton, MO 63044 CONTACT: Jeff Russell 248.302.8890 (p) 734.513.8700 (f) jrussell@hunter.com

DRAWING INDEX

		June 25, 2021 Village Submittal	August 12, 2021 Village Re-Submittal
COVER SHEET		○	●
CIVIL			
C0.0 - SITE LOCATION MAP & CIVIL LEGEND		●	
C0.1 - GENERAL NOTES & SPECIFICATIONS		●	
C1.0 - EXISTING CONDITIONS & DEMOLITION PLAN		●	
C2.0 - SITE LAYOUT PLAN		○	●
C3.0 - GRADING & SWM PLAN		○	●
C4.0 - SOIL EROSION & SEDIMENT CONTROL PLAN		●	
C4.1 - SOIL EROSION & SEDIMENT CONTROL DETAILS		●	
C5.0 - UTILITY PLAN		○	●
C6.0 - CONSTRUCTION DETAILS		●	
C6.1 - CONSTRUCTION DETAILS		●	
C6.2 - CONSTRUCTION DETAILS		○	●
L.1 – TREE PROTECTION AND REMOVAL PLAN		○	●
L.2 – LANDSCAPE PLAN		○	●
L.3 – LANDSCAPE DETAILS AND NOTES		●	
EXT-1 – SITE PHOTOMETRIC PLAN		○	●
ARCHITECTURAL			
A 101	FLOOR PLAN	●	
A 201	BUILDING ELEVATIONS	○	●
A 202	BUILDING ELEVATIONS	●	
A 203	BUILDING ELEVATIONS	○	●
A 204	DUMPSTER	●	
R 101	RENDERINGS	●	

NOTES

1. OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISEASED, DEAD OR DAMAGED PLANTS, REPLENISH MULCH, CONTROL WEEDS, FERTILIZE AND PRUNE BEGINNING UPON COMPLETION OF CONSTRUCTION OF LANDSCAPING
2. ANY HAZARDOUS MATERIALS USED, STORED OR PROCESSED ON SITE WILL BE SUBJECT TO ALL APPLICABLE REGULATIONS.
3. ALL SITE LIGHTING SHALL BE SHIELDED OR DIRECTED TO REMAIN WITHIN THE SITE BOUNDARIES. THIS SHALL INCLUDE SHIELDING FROM VIEW FROM OFFSITE THE HOTSPOT OF LIGHTS
4. OWNER AGREES TO PICK-UP DEBRIS ON PROPERTY AND BLOWING FROM PROPERTY WEEKLY AS NEEDED.
5. ALL SIGNAGE TO CONFORM TO THE VILLAGE OF Palatine ZONING ORDINANCE
6. OWNER AGREES THAT PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKING SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.
7. HAZARDOUS MATERIALS:
   ALL WASTE LIQUIDS GENERATED FROM THE REPAIR OF VEHICLES IN THE FACILITY ARE TO BE CAPTURED AND DISPOSED OFF SITE BY LICENSED WASTE HAULERS. USED TIRES ARE STORED INSIDE THE FACILITY IN SPECIFICALLY DESIGNATED AREAS AND ARE DISPOSED / RECYCLED OFF-SITE BY LICENSED WASTE HAULERS. ALL LICENSES ARE AVAILABLE FOR REVIEW UPON REQUEST.
8. NO VEHICLES TO BE LEFT OUTSIDE THE BUILDING OVERNIGHT, AND NO OUTDOOR STORAGE OF NEW OR USED AUTO PARTS.
9. GENERAL CONTRACTOR TO PROVIDE ASSISTANCE TO ALL VENDORS OF OWNER SUPPLIED AND INSTALLED ELEMENTS IN UNLOADING AND PLACING SAID MATERIAL ON PROJECT SITE.
10. DESCRIPTION OF OPERATIONS:
    BELLE TIRE FACILITY SELLS AND INSTALLS TIRES AND AUTOMOTIVE PARTS FOR PASSENGER AND SMALL COMMERCIAL VEHICLES. BELLE ALSO OFFERS AUTOMOTIVE SERVICE INDEPENDENT FROM THE PRODUCTS THAT ARE SOLD ON SITE AS WELL AS REPAIR OF WINDSHIELDS. SALES ARE CONDUCTED IN THE SHOWROOM / WAITING AREA AND INSTALLED IN THE 10 CONNECTED SERVICE BAYS. MAXIMUM AMOUNT OF EMPLOYEES ON ANY SHIFT IS 10.

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -

PROPOSED IMPROVEMENTS FOR

BELLE TIRE PALATINE

XXXX N. RAND ROAD

INDEX OF SHEETS

C0.0 - SITE LOCATION MAP & CIVIL LEGEND
C0.1 - GENERAL NOTES & SPECIFICATIONS
C1.0 - EXISTING CONDITIONS & DEMOLITION PLAN
C2.0 - SITE LAYOUT PLAN
C3.0 - GRADING & SWM PLAN
C4.0 - SOIL EROSION & SEDIMENT CONTROL PLAN
C4.1 - SOIL EROSION & SEDIMENT CONTROL DETAILS
C5.0 - UTILITY PLAN
C6.0 - CONSTRUCTION DETAILS
C6.1 - CONSTRUCTION DETAILS
C6.2 - CONSTRUCTION DETAILS
L.1 - TREE PROTECTION AND REMOVAL PLAN
L.2 - LANDSCAPE PLAN
L.3 - LANDSCAPE DETAILS AND NOTES
EXT.1 - SITE PHOTOMETRIC PLAN

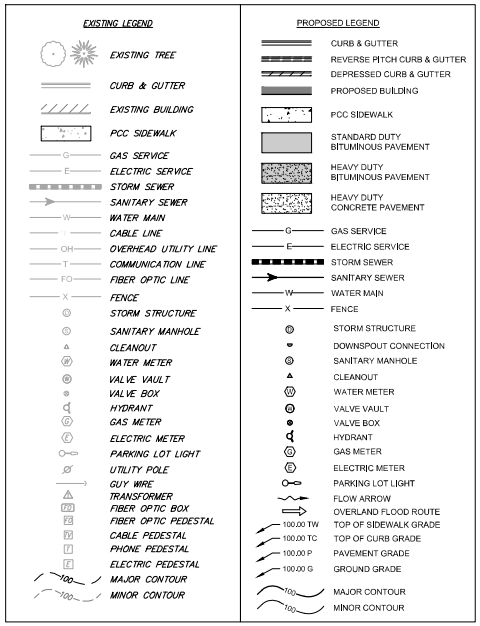
LOCATION MAP

SECTION 2, TOWNSHIP 42N , RANGE 10E

OWNER/DEVELOPER
ENRIGHT ARCHITECTS
628 E. PARENT AVE, SUITE 106
ROYAL OAK, MI 48067
PHONE: 248.258.6485
CHRIS ENRIGHT, NCARB

ENGINEER/SURVEY
CAGE ENGINEERING
3110 WOODCREEK DR.
DOWNERS GROVE, IL 60515
PHONE: 630.598.0007
BRAD HOVANEC, P.E.

LANDSCAPE ARCHITECT
LG WORKSHOP, LLC.
2324 W. ARMITAGE AVE
CHICAGO, IL 60647
PHONE: 773.697.4388
LARRY GLASSCOCK, P.L.A.



811 Know what's below. Call before you dig. JULIE

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER BRADLEY P HOVANEC 062-07224 STATE OF ILLINOIS

REVISIONS

BELLE TIRE PALATINE

PROJ. NO: 21004
ENG.: AMS / BPH
DATE: 06/29/202

SHEET TITLE
SITE LOCATION MAP & CIV LEGEND

SHEET NUM
C0.(
1 OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -

GENERAL REQUIREMENTS:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED APRIL 1, 2016 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHEREANCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
25. ALL SIDEWALKS SHALL BE 4 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS OR AS REQUIRED BY THE MUNICIPALITY.
26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

1. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

1. EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
2. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
4. CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
7. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
8. ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
9. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
12. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
13. ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE PROVIDED TO THE OWNER AND ENGINEER.
14. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
15. CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF MATERIALS AND SYSTEMS.
16. CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT:

1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
7. CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

SITE GRADING AND EROSION CONTROL:

1. ALL SUBGRADE EXCAVATION AND COMPACTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "**GEOTECHNICAL ENGINEERING INVESTIGATION**" PREPARED BY ATC GROUP SERVICES LLC, DATED MAY 17, 2021.
2. ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
3. WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
4. TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
6. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
7. THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
9. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
10. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
11. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
12. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
13. ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
14. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
15. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
16. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
17. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
18. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
19. ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
20. CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES:

1. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
   B. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
   C. CITY OF PALATINE OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TRENCHES WITHIN PUBLIC RIGHT OF WAY. THE CLSM SHALL EXTEND 2 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
3. OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
4. CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
5. ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
6. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
7. WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
8. ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
9. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
   A. REINFORCED CONCRETE PIPE (RCP), ASTM C76
      a. GASKETS - ASTM C443
      b. FITTINGS - ASTM C443
   B. SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
      a. WATER TIGHT JOINTS
      b. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
   C. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
      a. BELL-AND-SPIGOT ENDS
      b. ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
   D. FRAME AND GRATES
      a. TYPE 1 CLOSED LID = NEENAH R-1713
      b. TYPE 1 OPEN LID = NEENAH R-2504
      c. TYPE 3 = NEENAH R-3281-A
      d. DITCH GRATE = NEENAH R-4342
10. SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
    A. PIPE AND FITTING MATERIAL - POLYVINYL CHLORIDE (PVC) SDR 26, ASTM D 3034, TYPE PSM
    B. GASKETS - FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
    C. JOINTS - ASTM D 3212
    D. BEDDING - CLASS II, ASTM 2321
11. ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
12. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
13. CONTRACTOR SHALL COORDINATE WATER MAIN, FIRE AND DOMESTIC WATER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 5-FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM 5-FEET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
15. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
16. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
17. ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE APRON AT THE SURFACE.
18. FOR ALL WATERMAIN CONSTRUCTION:
    A. WATER MAIN AND SERVICES TO BE INSTALLED WITH A MINIMUM OF 5'-6" OF COVER FROM FINISHED GRADE TO TOP OF WATER PIPE.
    B. TWO COMPLETE PIPE LENGTHS OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON THE BRANCH LEG OF ALL TEES AND BOTH SIDES OF ALL 90 DEGREE BENDS.
    C. ONE COMPLETE PIPE LENGTH OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL 11-1/4 AND 22-1/2 DEGREE BENDS.
    D. ALL BENDS, TEES, PLUGS, VALVES AND HYDRANTS SHALL BE RESTRAINED JOINT.
    E. ALL WATERMAIN PIPE 4" AND LARGER SHALL BE POLY WRAPPED DUCTILE IRON PIPE SPECIAL CLASS 52, 250 PSI RATING, WITH SINGLE GASKET JOINTS. CEMENT LINING SHALL BE PROVIDED FOR ALL PIPE.
    F. ALL WATER SERVICE PIPE LESS THAN 4" SHALL BE COPPER PIPE, TYPE K OR PVC SDR 9 WITH A PRESSURE RATING OF 200 PSI.

INDEMNIFICATION:

1. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE CITY OF PALATINE, AND CAGE ENGINEERING, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR CAGE ENGINEERING, INC. BY ANY EMPLOYEE OF THE CONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATIONS ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

CONSTRUCTION MEANS, METHODS, SAFETY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AN HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS."

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ... OF ILLINOIS
BRADLEY P. HOVANEC
062-07224

REVISIONS

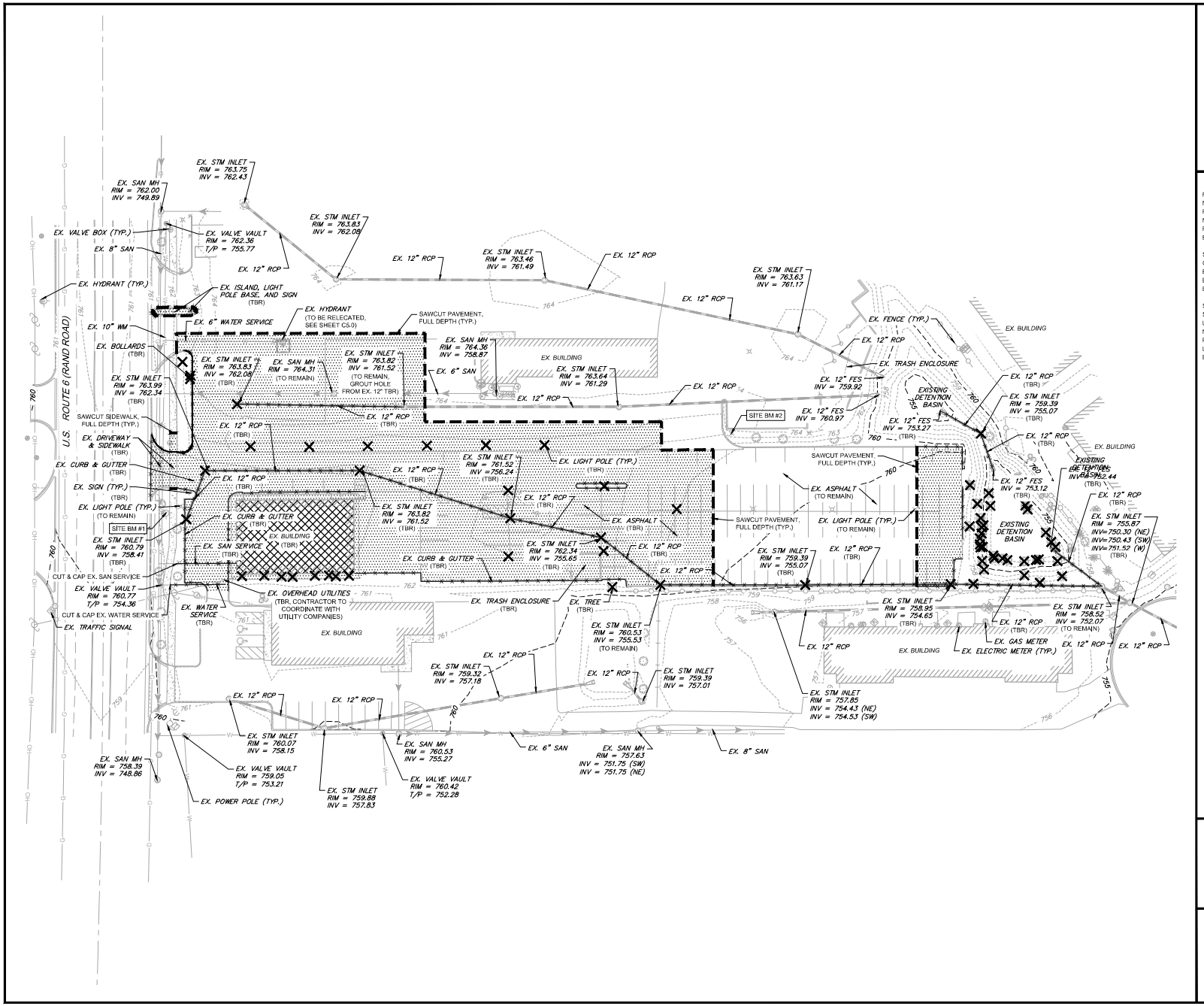
THIS DESIGN AND THESE DRAWINGS ARE CAGE ENGINEERING, INC. NO PART OF T... REPRODUCED WITHOUT PRIOR WRITTEN ... CAGE ENGINEERING, INC.

BELLE TIRE PALATINE

PROJ NO: 210047
ENG : AMS / BPH
DATE : 06/29/202

SHEET TIT
GENERAL NOTES & SPECIFICAT

SHEET NUM
C0.
2 OF



DEMOLITION LEGEND

- BUILDING DEMOLITION
- ASPHALT OR CONCRETE PAVEMENT REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- (TBR) TO BE REMOVED

TOPOGRAPHIC SURVEY INFORMATION

REFERENCE BENCHMARK: NGS MON. PID: AJ2847
NGS STEEL ROD LOCATED NEAR THE EAST FRONTAGE ROAD OF SOUTH HIGHWAY 53, APPROXIMATELY 80 FEET NORTH OF WOODBURY LANE AND 3 EAST OF A CHAINLINK FENCE, WITH A FIBERGLASS WITNESS POST.
ELEVATION: 721.66 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 1:
CROSS CUT ON NORTH BOLT ON FIRE HYDRANT LOCATED IN EASTERLY RIGHT OF WAY OF RAND ROAD IN FRONT OF EXISTING SITE BUILDING, 2019 N RAND ROAD.
ELEVATION: 763.31 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 2:
SET CUT SQUARE ON WEST SIDE OF THE 2ND CONCRETE LIGHT POLE BASE, LYING SOUTHWESTERLY OF THE NORTHERLY MOST PROPERTY CORNER OF SITE. LIGHT POLE IS ALONG THE NORTHERLY PROPERTY LINE AND THE LAST POLE IN GRASS ISLAND.
ELEVATION: 765.86 DATUM: NAVD88-GEOID 12B

811 JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

BRADLEY P HOVANEC 062-07224 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

REVISIONS

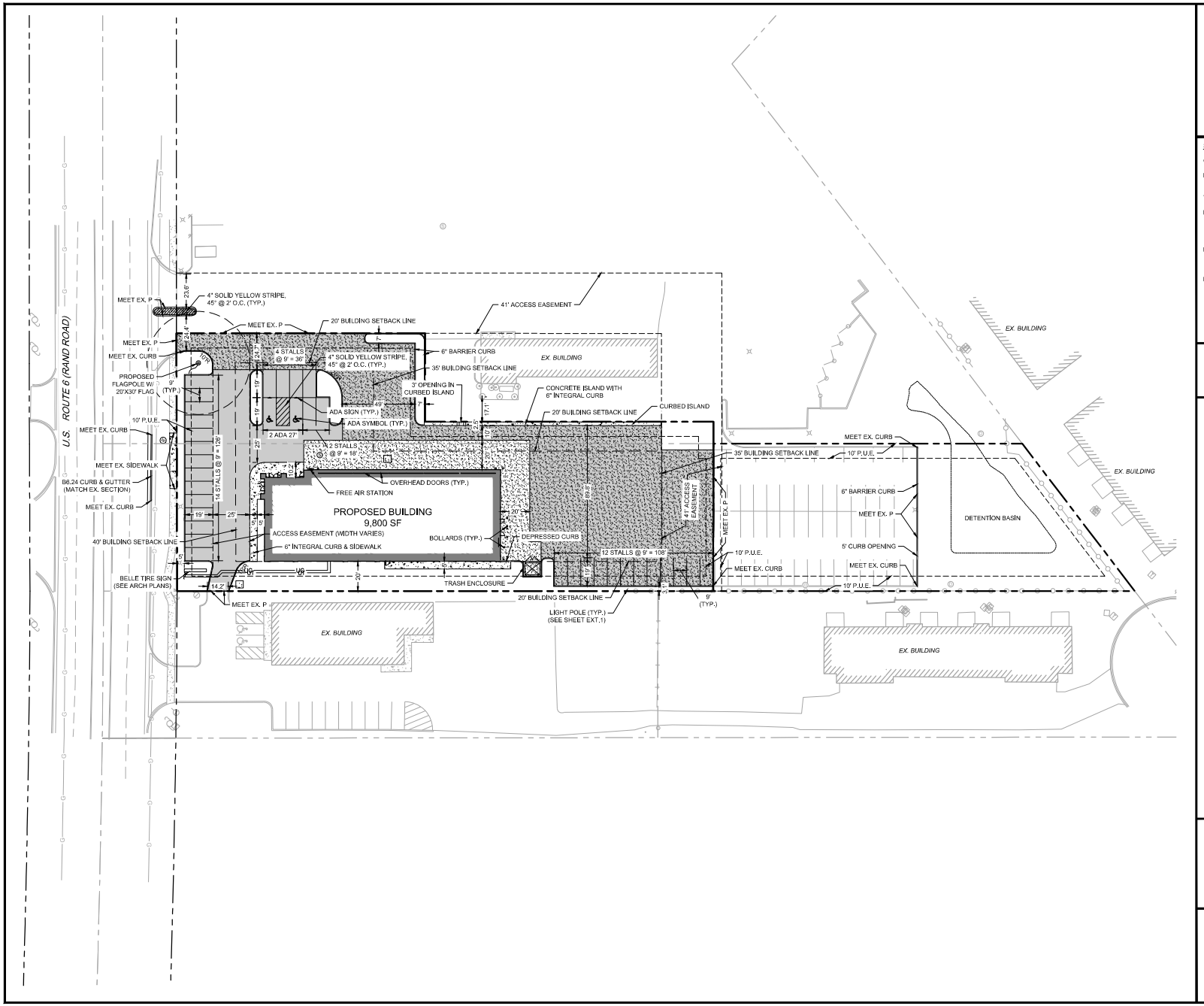
BELLE TIRE PALATINE

PROJ NO: 21004
ENG: AMS / BPH
DATE: 06/29/202

SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUM: C1.0

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PCC SIDEWALK

SITE SUMMARY

CURRENT ZONING:	P AND B-5
PROPOSED LAND USE:	VEHICLE SERVICE FACILITY
TOTAL LOT AREA:	1.195 AC
BUILDING SETBACKS:	
FRONT	40 FT
SIDE	20 FT
REAR	35 FT
PARKING SETBACKS:	
FRONT	5 FT
INTERIOR	2 FT
PARKING SUMMARY:	
REQUIRED PARKING (1 SPACES/300 SF GFA)	32 STALLS
PROVIDED PARKING:	
STANDARD STALLS	32
ADA STALLS	2
TOTAL PROVIDED STALLS	34

BID ALTERNATE #1

INSTALLATION OF HEAVY DUTY CONCRETE PAVEMENT (PER DETAIL ON PLAN SHEET C5.0) SITE WIDE IN LIEU OF ASPHALT PAVEMENT

811 JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

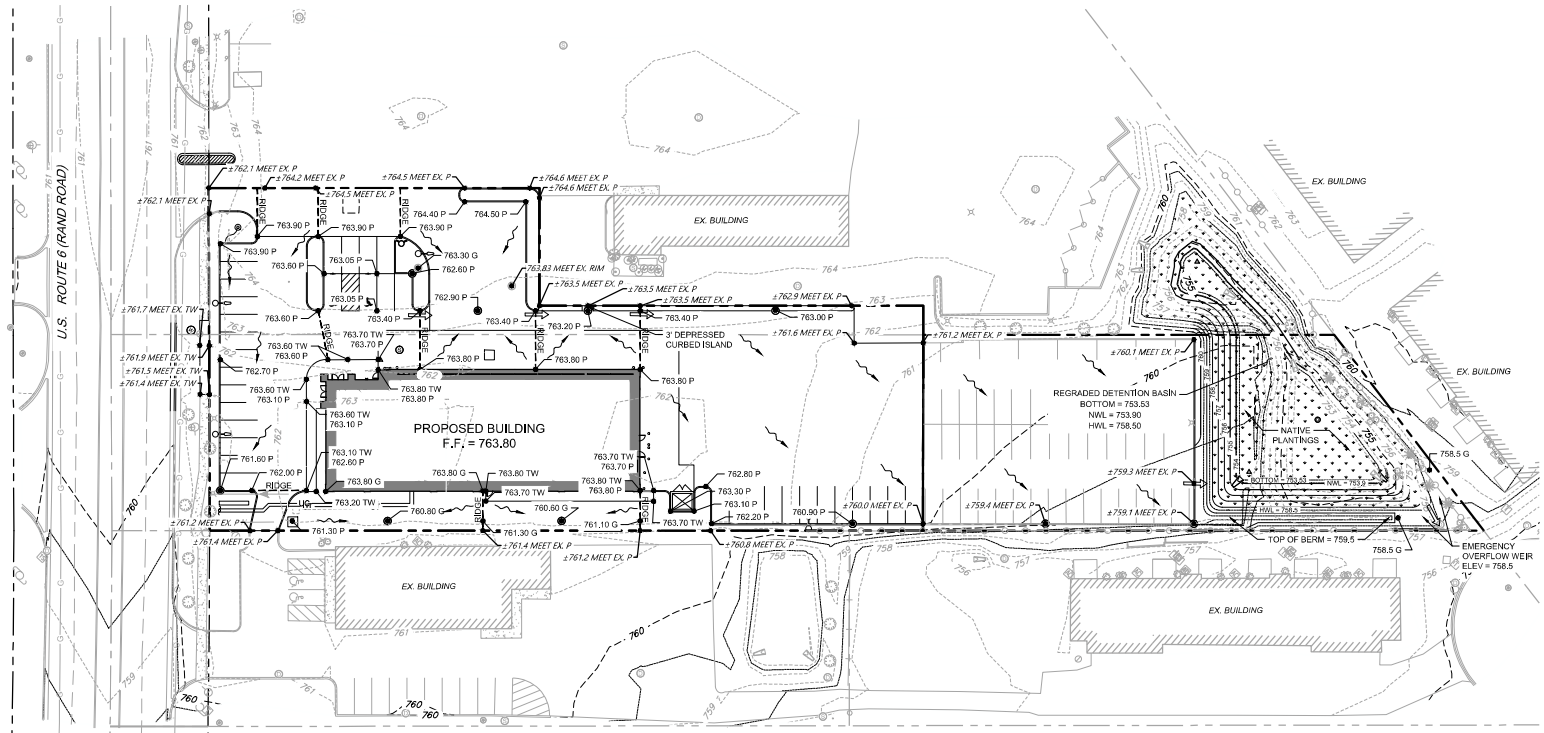
LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

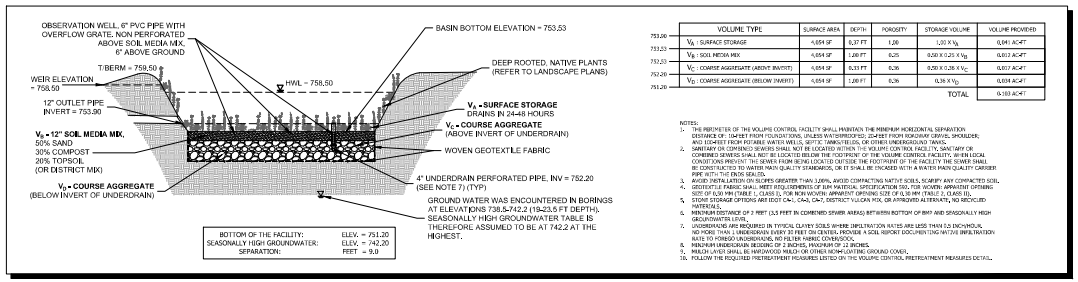
REVISIONS

BELLE TIRE PALATINE

PROJ. NO: 21004
ENG.: AMS / BPH
DATE: 06/29/202
SHEET TIT
SITE LAYOU PLAN
SHEET NUM
C2.
4 OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -





VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
753.00					
V_A - SURFACE STORAGE	4,654 SF	0.37 FT	1.00	1.00 X V_A	0.041 AC-FT
753.53					
V_B - SOIL MEDIA MIX	4,654 SF	1.49 FT	0.25	0.50 X 0.25 X V_B	0.013 AC-FT
755.02					
V_C - COURSE AGGREGATE (ABOVE INVERT)	4,654 SF	0.33 FT	0.35	0.50 X 0.35 X V_C	0.017 AC-FT
752.20					
V_D - COURSE AGGREGATE (BELOW INVERT)	4,654 SF	1.49 FT	0.35	0.35 X V_D	0.024 AC-FT
751.20				TOTAL	0.103 AC-FT

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 25-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY, IN-SITU LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH TWO ENDS SEALED.
3. AVOID DISTURBANCE WHERE SLOPES GREATER THAN 1:6(6%). AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. AGGREGATE MATERIALS SHALL MEET REQUIREMENTS OF IDOT MATERIAL SPECIFICATION 350, FOR WOVEN APPARENT OPENING SIZE OF 0.20 MM (TABLE 1, CLASS 1), FOR NON WOVEN APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS 1)).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-2, CA-7, DISTRICT 1 LOCAL FOX, OR APPROVED ALTERNATE, NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATES TO FOREGO UNDERDRAINS, NO FILTER FABRIC OVER SOIL.
8. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

DETENTION BASIN & BIORETENTION DETAIL

GRADING LEGEND

- PROPOSED FLOW ARROW
- PROPOSED OVERLAND FLOOD ROUTE
- 100.00 TW PROPOSED TOP OF SIDEWALK GRADE
- 100.00 P PROPOSED PAVEMENT GRADE
- 100.00 G PROPOSED GROUND GRADE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING INTERMEDIATE CONTOUR

STORMWATER MANAGEMENT SUMMARY

ACCORDING TO MWRD PERMIT NO. 02-287, 3.58 ACRES ARE TRIBUTARY TO THE EXISTING DETENTION BASIN LOCATED IN THE NORTH PORTION OF PROPOSED LOT 2 & THE NORTHEAST CORNER OF PROPOSED LOT 3. WHEN PERMITTED IN 2008, THE REQUIRED DETENTION VOLUME WAS CALCULATED TO BE 0.70 AC-FT WITH A REQUIRED RELEASE RATE OF 0.92 CFS.

PROPOSED IMPROVEMENTS RESULT IN A REDEVELOPED AREA OF 0.83 ACRES AND A MAINTENANCE AREA OF 0.35 ACRES. UPON COMPLETION OF THE MWRD SCHEDULE D LEGACY AND ASSOCIATED WMO CALCULATOR, IT WAS CALCULATED THAT 0.096 AC-FT OF VOLUME CONTROL STORAGE AND 0.714 AC-FT OF DETENTION VOLUME ARE REQUIRED. THE PROPOSED DETENTION BASIN IS PROPOSED TO BE ALTERED AND IS DESIGNED TO PROVIDE 0.103 AC-FT OF VOLUME CONTROL STORAGE AND 0.799 AC-FT OF DETENTION VOLUME, WHICH MEET MWRD REQUIREMENTS.

JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

REVISIONS

08-17-2021 REVISE STAFF COMMENTS

BELLE TIRE PALATINE

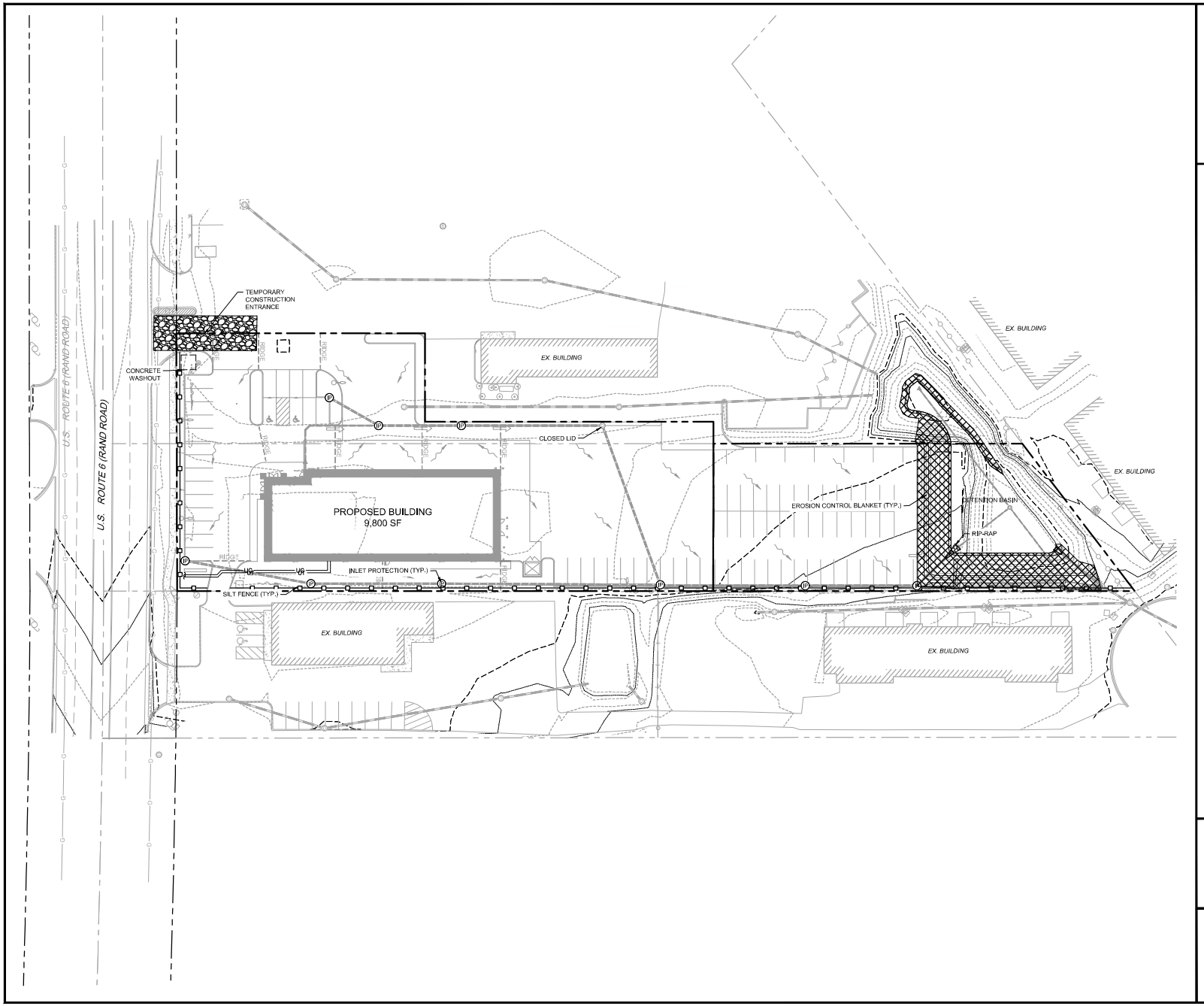
PROJ NO: 210041
ENG: AMS / BPH
DATE: 06/29/202

SHEET TITLE: GRADING & SWM PLAN

SHEET NUMBER: C3.0

5 OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -



SESC LEGEND

- SILT FENCE
- EROSION CONTROL BLANKET
- RIPRAP
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT

SHEET NOTES

1. CONTRACTOR SHALL TEMPORARILY SEED ALL OPEN SPACES DURING CONSTRUCTION.

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

REVISIONS

BELLE TIRE PALATINE

PROJ. NO: 21004
ENG.: AMS / BPH
DATE: 06/29/202

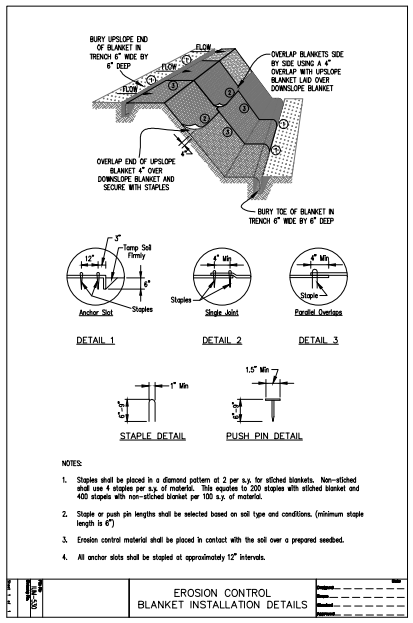
SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUM
C4.
6 OF

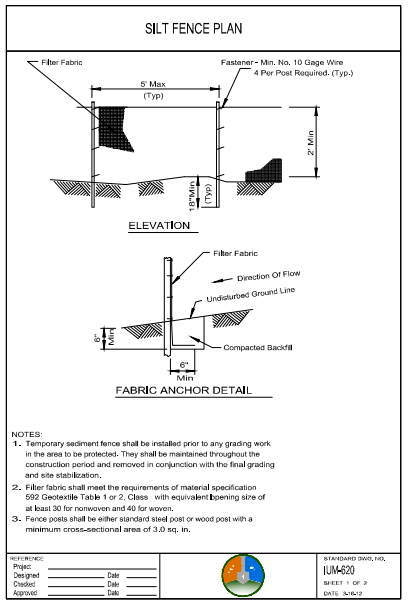
811 JULIE CALL BEFORE YOU DIG 811

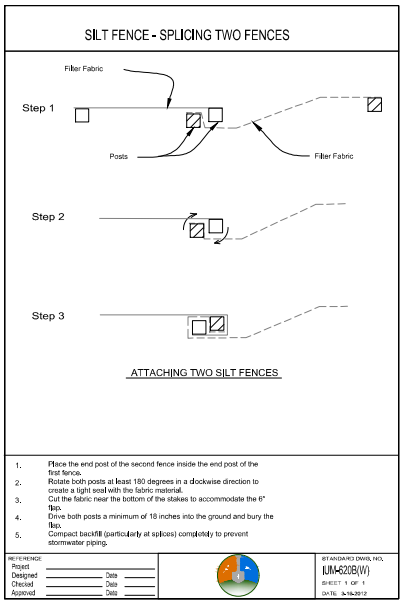
0 30' 60'
1" = 30' (HORIZONTAL)

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -

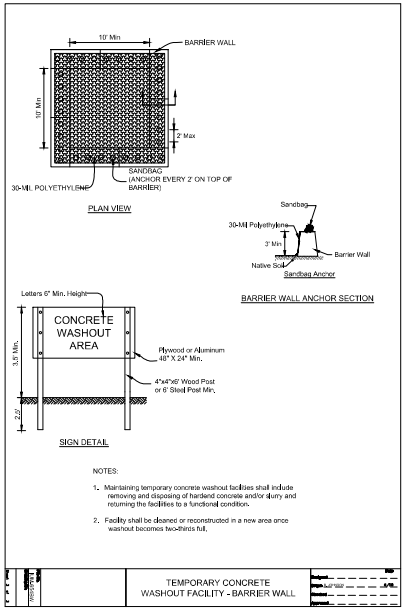


EROSION CONTROL BLANKET DETAIL
Scale: NOT TO SCALE

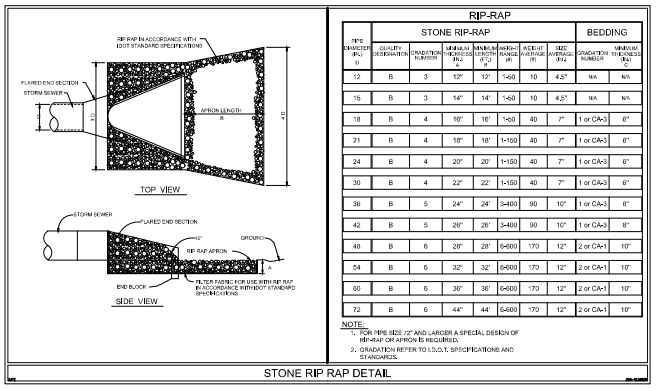




SILT FENCE DETAIL
Scale: NOT TO SCALE



CONCRETE WASHOUT DETAIL
Scale: NOT TO SCALE



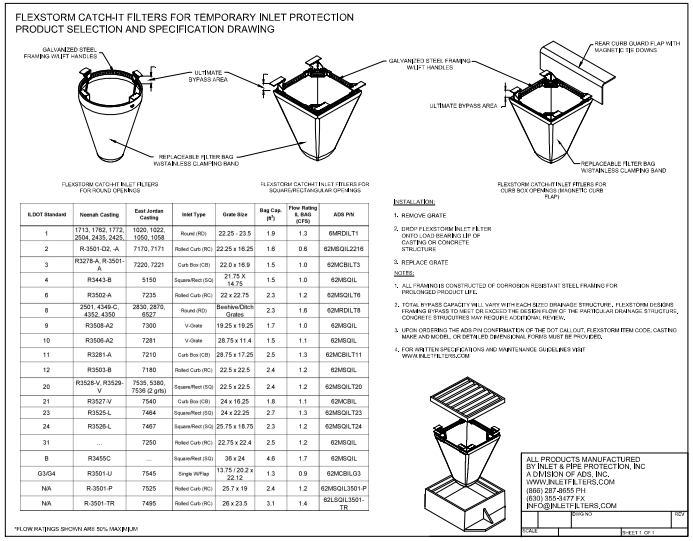
RIP-RAP

PIPE DIAMETER (IN.) D	STONE RIP-RAP QUALITY DESIGNATION	STONE RIP-RAP GRADATION NUMBER	STONE RIP-RAP MINIMUM WIDTH (IN.) A	STONE RIP-RAP MINIMUM LENGTH (FT.) B	STONE RIP-RAP HEIGHT (IN)	STONE RIP-RAP WEIGHT RANGE (LB)	STONE RIP-RAP SIZE AVERAGE (IN.)	BEDDING GRADATION NUMBER	BEDDING MINIMUM THICKNESS (IN.) C
12	B	3	12"	12'	1-50	10	4.5"	N/A	N/A
15	B	3	14"	14'	1-50	10	4.5"	N/A	N/A
18	B	4	16"	16'	1-50	40	7"	1 or CA-3	6"
21	B	4	18"	18'	1-150	40	7"	1 or CA-3	6"
24	B	4	20"	20'	1-150	40	7"	1 or CA-3	6"
30	B	4	22"	22'	1-150	40	7"	1 or CA-3	6"
36	B	5	24"	24'	3-400	90	10"	1 or CA-3	8"
42	B	5	26"	26'	3-400	90	10"	1 or CA-3	8"
48	B	6	28"	28'	5-600	170	12"	2 or CA-1	10"
54	B	6	32"	32'	5-600	170	12"	2 or CA-1	10"
60	B	6	36"	36'	5-600	170	12"	2 or CA-1	10"
72	B	6	44"	44'	5-600	170	12"	2 or CA-1	10"

NOTE
1. FOR PIPE SIZE 72" AND LARGER A SPECIAL DESIGN OF RIP-RAP OR APRON IS REQUIRED.
2. GRADATION REFER TO I.D.O.T. SPECIFICATIONS AND STANDARDS.

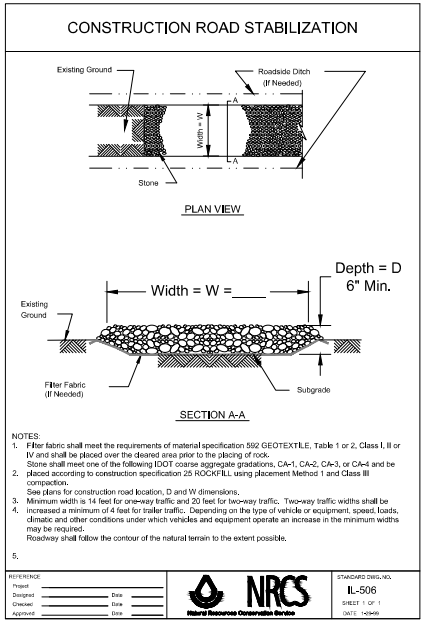
STONE RIP RAP DETAIL

RIP-RAP DETAIL
Scale: NOT TO SCALE



IL DOT Standard	Neenah Casting	East Jordan Casting	Inlet Type	Grate Size	Bag Cap. (ft³)	Flow Rating IL BAG (CFS)	ADS P/N
1	1713, 1762, 1772, 2504, 2435, 2425	1020, 1022, 1050, 1058	Round (RD)	22.25 - 23.5	1.9	1.3	6MRDILT1
2	R-3501-D2, -A	7170, 7171	Rolled Curb (RC)	22.25 x 16.25	1.6	0.6	62MSQIL2216
3	R3278-A, R-3501-A	7220, 7221	Curb Box (CB)	22.0 x 16.9	1.5	1.0	62MCBILT3
4	R3443-B	5150	Square/Rect (SQ)	21.75 X 14.75	1.5	1.0	62MSQIL
6	R3502-A	7235	Rolled Curb (RC)	22 x 22.75	2.3	1.2	62MSQILT6
8	2501, 4349-C, 4352, 4350	2830, 2870, 6527	Round (RD)	Beehive/Ditch Grates	2.3	1.6	62MRDILT8
9	R3508-A2	7300	V-Grate	19.25 x 19.25	1.7	1.0	62MSQIL
10	R3508-A2	7281	V-Grate	28.75 x 11.4	1.5	1.1	62MSQIL
11	R3281-A	7210	Curb Box (CB)	28.75 x 17.25	2.5	1.3	62MCBILT11
12	R3503-B	7180	Rolled Curb (RC)	22.5 x 22.5	2.4	1.2	62MSQIL
20	R3528-V, R3529-V	7535, 5380, 7536 (2 grte)	Square/Rect (SQ)	22.5 x 22.5	2.4	1.2	62MSQILT20
21	R3527-V	7540	Curb Box (CB)	24 x 16.25	1.8	1.1	62MCBIL
23	R3525-L	7464	Square/Rect (SQ)	24 x 22.25	2.7	1.3	62MSQILT23
24	R3526-L	7467	Square/Rect (SQ)	25.75 x 18.75	2.3	1.2	62MSQILT24
31	....	7250	Rolled Curb (RC)	22.75 x 22.4	2.5	1.2	62MSQIL
B	R3455C	....	Square/Rect (SQ)	36 x 24	4.6	1.7	62MSQIL
G3/G4	R3501-U	7545	Single W/Flap	13.75 / 20.2 x 22.12	1.3	0.9	62MCBILG3
N/A	R-3501-P	7525	Rolled Curb (RC)	25.7 x 19	2.4	1.2	62MSQIL3501-P
N/A	R-3501-TR	7495	Rolled Curb (RC)	26 x 23.5	3.1	1.4	62LSQIL3501-TR

INLET PROTECTION DETAIL
Scale: NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
Scale: NOT TO SCALE

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-072242
OF ILLINOIS

REVISIONS

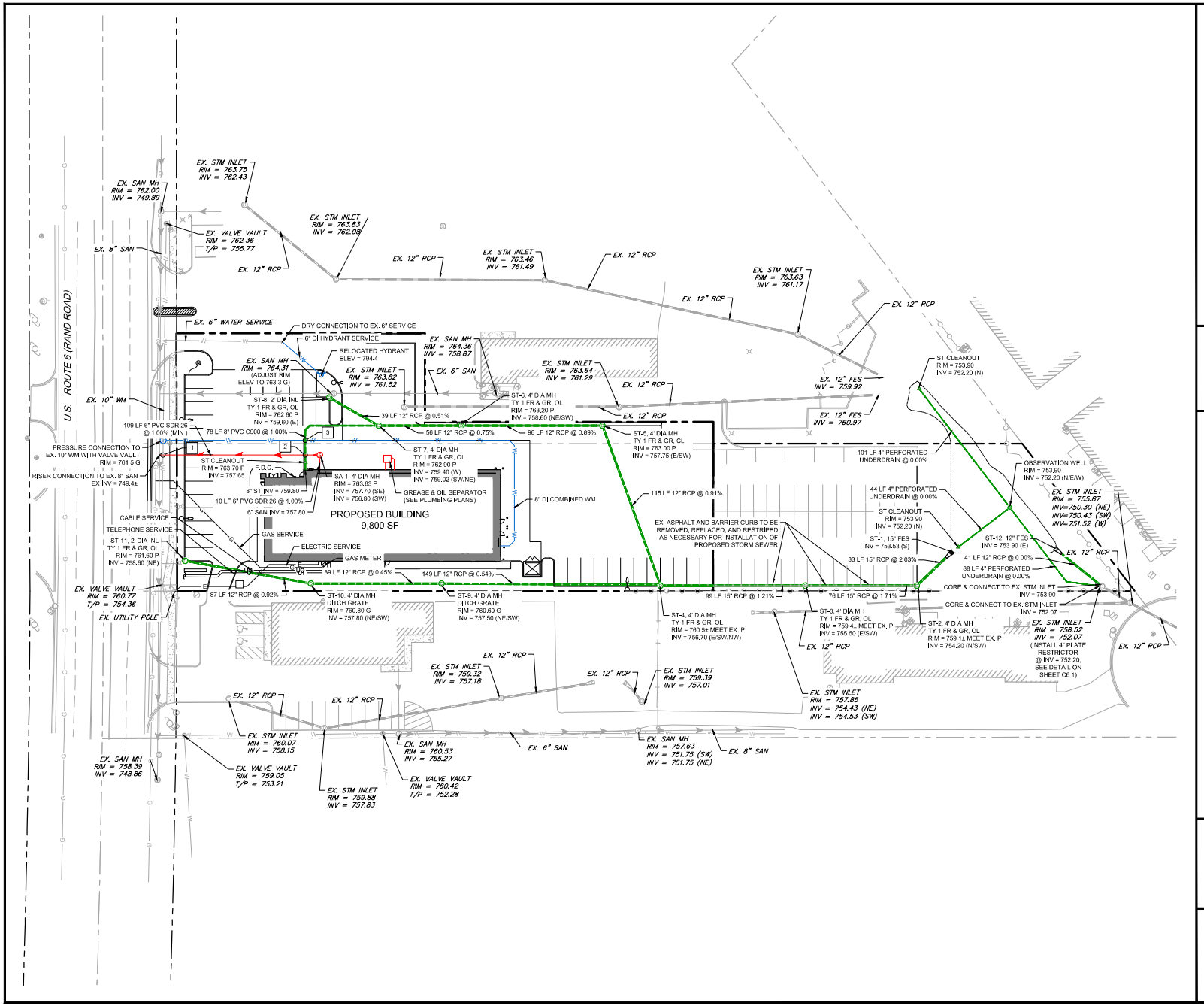
BELLE TIRE PALATINE

PROJ NO: 210041
ENG: AMS / BPH
DATE: 06/29/202

SHEET TITLE
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUM
C4.
7 OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -



LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- PROPOSED FLARED END SECTION
- PROPOSED STORM CLEANOUT
- PROPOSED GAS SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED CABLE SERVICE
- PROPOSED TELEPHONE SERVICE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

UTILITY CROSSINGS:

1. 10" WM T/P = 753.3± 8" SAN B/P = 751.8 (MAX. ELEV)
2. 8" ST B/P = 757.5 8" SAN T/P = 757.3
3. 8" ST B/P = 759.5 6" WM T/P = 757.8

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

BRADLEY P HOVANEC 062-07224 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

REVISIONS

BELLE TIRE PALATINE

PROJ. NO: 21004
ENG.: AMS / BPH
DATE: 06/29/202

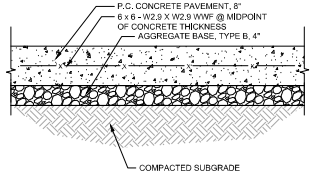
SHEET TITLE: UTILITY PLAN

SHEET NUMBER: C5.(

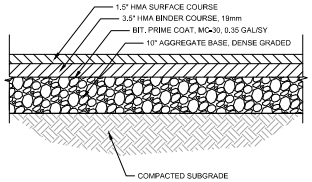
JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

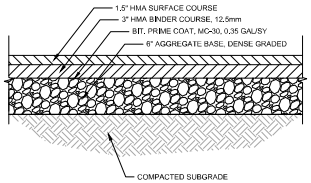
Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -



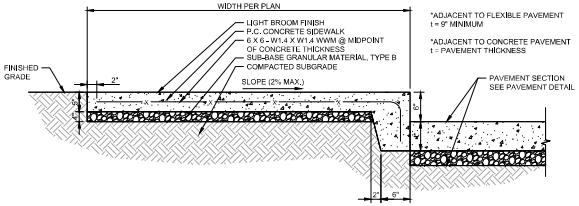
HEAVY DUTY CONCRETE PAVEMENT DETAIL
Scale: NOT TO SCALE



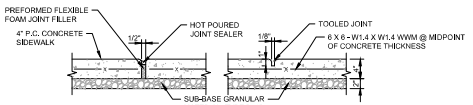
HEAVY DUTY ASPHALT PAVEMENT DETAIL
Scale: NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT DETAIL
Scale: NOT TO SCALE



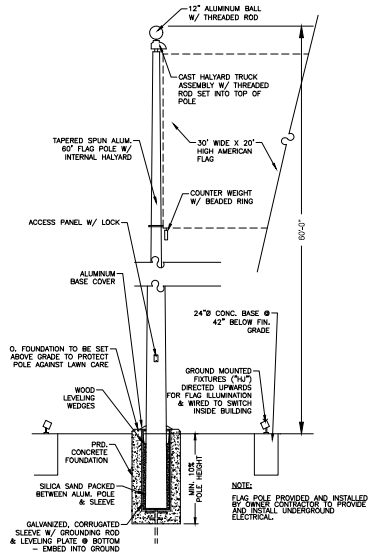
CONCRETE SIDEWALK DETAIL
Scale: NOT TO SCALE



EXPANSION JOINT CONTRACTION JOINT

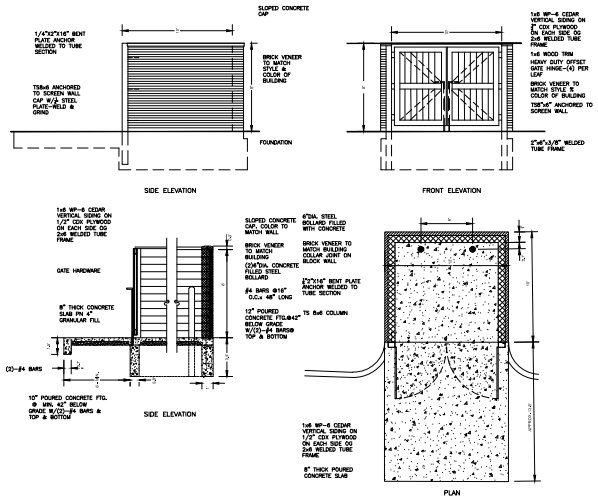
1. PROVIDE EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM AND AT INTERSECTION WITH STRUCTURES AND ABRUPT CHANGES.
2. PROVIDE CONTRACTION JOINTS AT 5' INTERVALS OR AS NOTED ON PLANS OR SHOWN IN DETAILS.

SIDEWALK JOINTS DETAIL
Scale: NOT TO SCALE



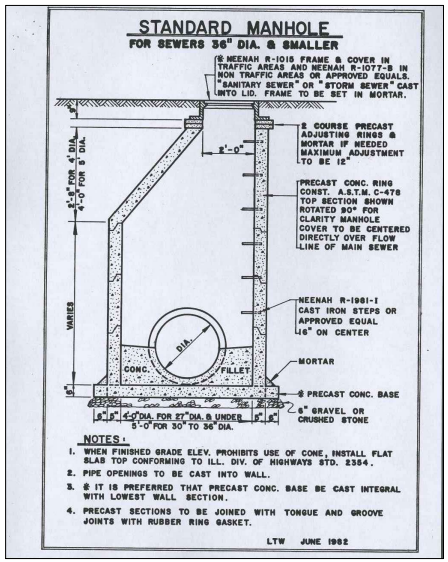
FLAG POLE DETAIL (BY OWNER)
NO SCALE

FLAG POLE DETAIL
Scale: NOT TO SCALE

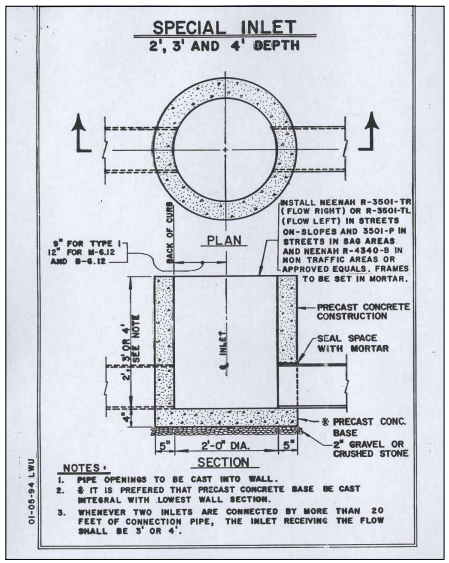


DUMPSTER ENCLOSURE
NO SCALE

DUMPSTER ENCLOSURE DETAIL
Scale: NOT TO SCALE



STANDARD MANHOLE DETAIL
Scale: NOT TO SCALE



SPECIAL INLET DETAIL
Scale: NOT TO SCALE

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

REVISIONS

BELLE TIRE PALATINE

PROJ.NO: 210041
ENG.: AMS / BPH
DATE: 06/29/202

SHEET TITLE:
CONSTRUC
DETAILS

SHEET NUM
C6.(
9 OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -

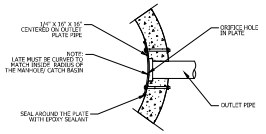


PLATE RESTRICTOR DETAIL: SECTION

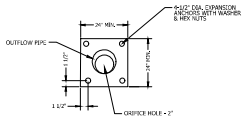
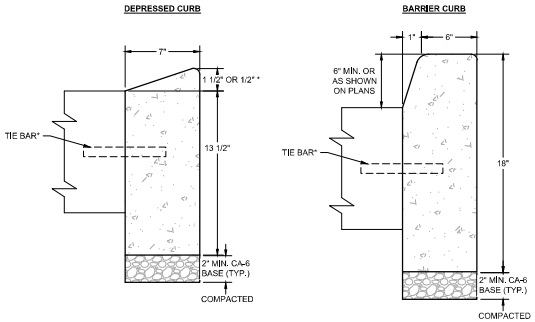


PLATE RESTRICTOR DETAIL: ELEVATION

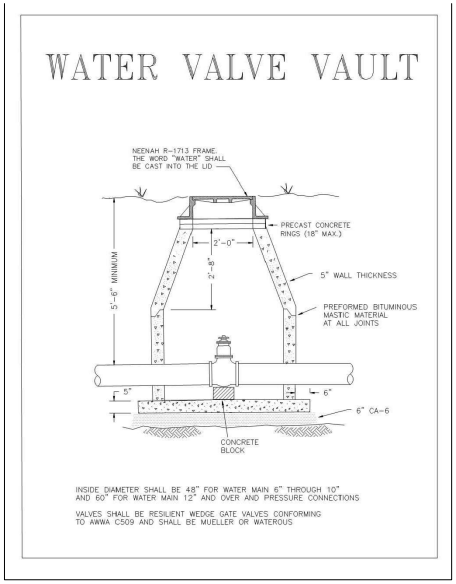
* ANCHORS SHALL BE TACK WELDED TO THE PLATE. ANCHOR EMBEDMENT SHALL BE 3" MIN.

PLATE RESTRICTOR DETAIL
Scale: NOT TO SCALE

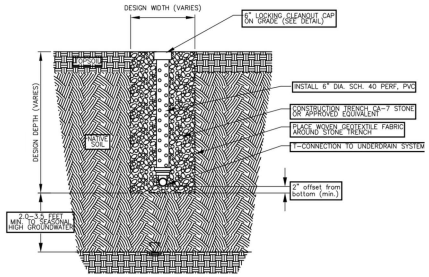


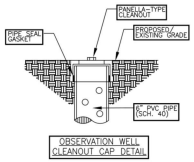
* LONGITUDINAL TIE BARS SHALL ONLY BE USED WHEN CURB IS ADJACENT TO P.C.C. PAVEMENT. TIE BARS SHALL BE NO. 6 AT 24" CENTERS IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND SHALL BE CENTERED ON ADJACENT P.C.C. PAVEMENT SECTION

BARRIER CURB DETAIL
Scale: NOT TO SCALE



VALVE VAULT DETAIL
Scale: NOT TO SCALE

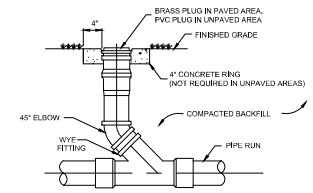




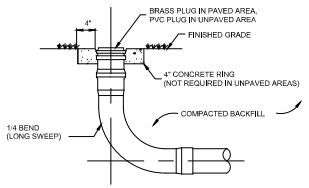
OBSERVATION WELL CLEANOUT CAP DETAIL

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

OBSERVATION WELL DETAIL
Scale: NOT TO SCALE

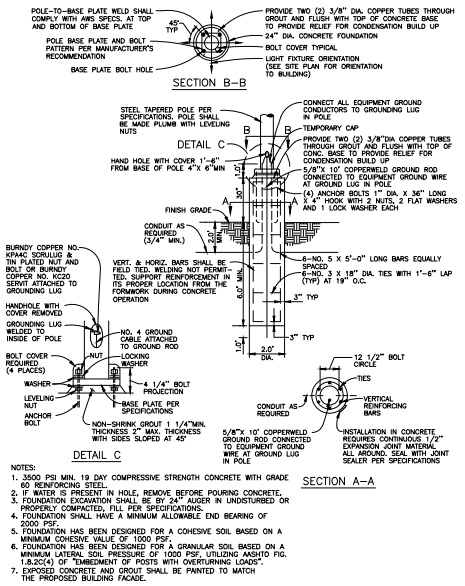


IN-LINE CLEANOUT



TERMINAL CLEANOUT

CLEANOUT DETAIL
Scale: NOT TO SCALE



NOTES:
1. 3500 PSI MIN. 19 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED, FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIG. 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
7. EXPOSED CONCRETE AND GROUT SHALL BE PAINTED TO MATCH THE PROPOSED BUILDING FACADE.

LIGHT POLE BASE DETAIL
Scale: NOT TO SCALE

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

REVISIONS

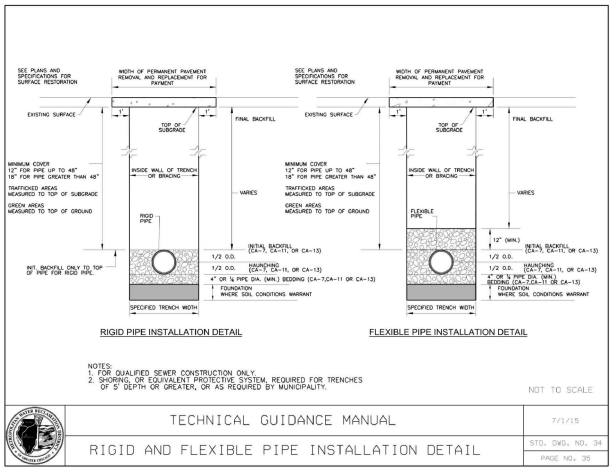
BELLE TIRE PALATINE

PROJ NO: 21004
ENG: AMS / BPH
DATE: 06/29/202

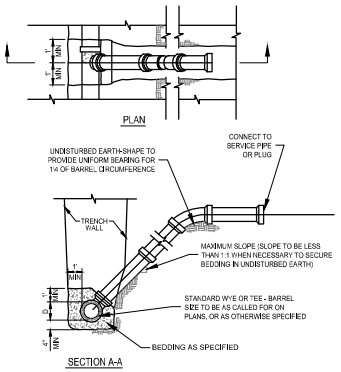
SHEET TIT
CONSTRUC
DETAILS

SHEET NUM
C6.
10 OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -



RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL
Scale: NOT TO SCALE



SANITARY SEWER RISER CONNECTION DETAIL
Scale: NOT TO SCALE

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

REVISIONS

08-17-2021 REVISE STAFF COMMENTS

BELLE TIRE PALATINE

PROJ. NO: 21004
ENG.: AMS / BPH
DATE: 06/29/202

SHEET TIT
CONSTRUC
DETAILS

SHEET NUM
C6..
11 OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -

LG Workshop, LLC
Landscape Architecture
Site Planning
Illustration
2324 W. Armitage Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR
157-001009
STATE OF ILLINOIS

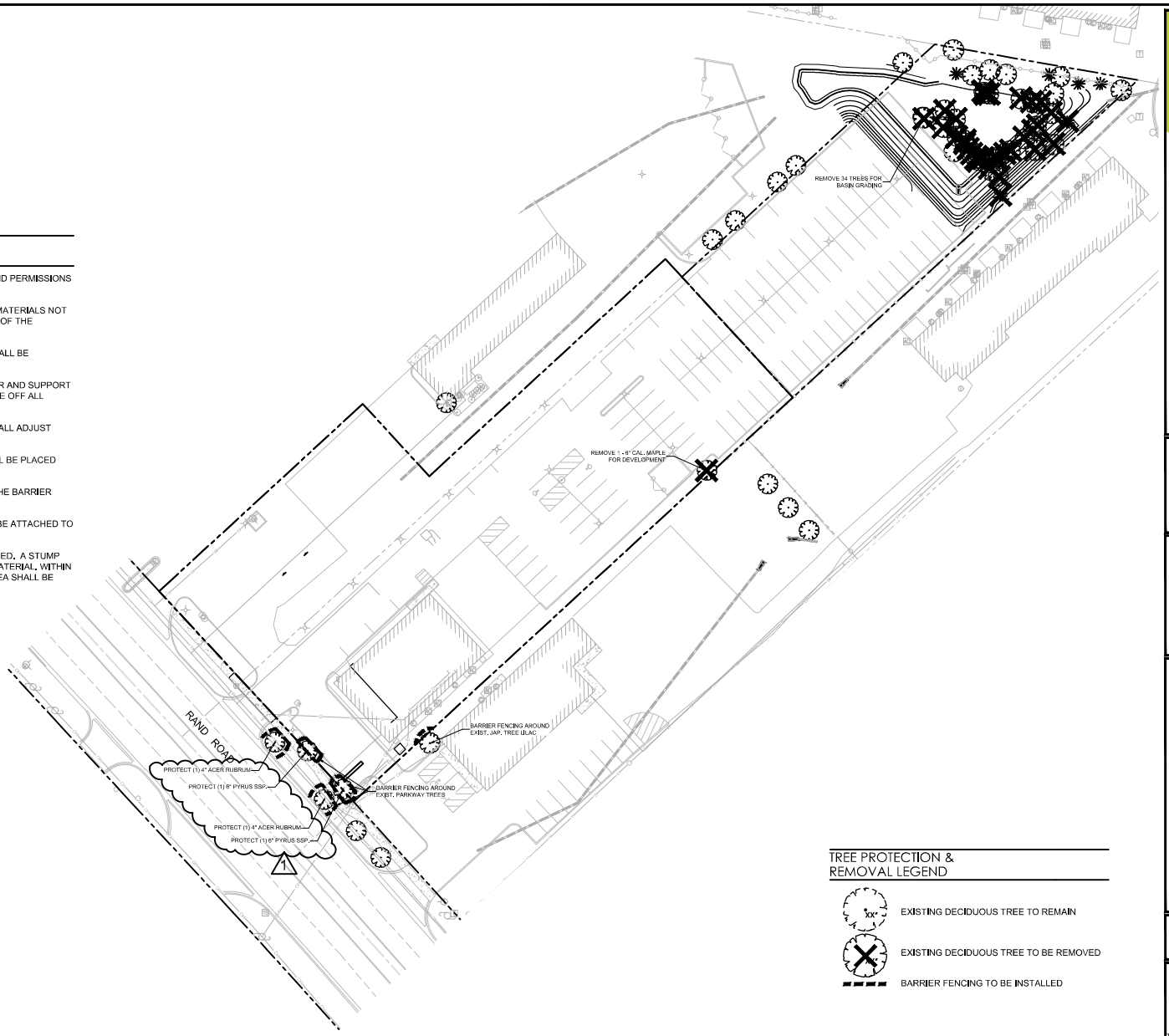
EXPIRES 08/2021

TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSIST OF A VACANT SITE. PARKWAY PLANTINGS WERE INSTALLED SEVERAL YEARS AGO AS PART OF THE NEIGHBORING DEVELOPMENT. ALL PARKWAY PLANTINGS WILL BE RETAINED AND COMPLIMENTED WITH ADDITIONAL PLANTINGS. NO REMOVALS ON SITE.



1 TREE REMOVAL & PROTECTION PLAN

TREE PROTECTION & REMOVAL LEGEND

- XX" EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- BARRIER FENCING TO BE INSTALLED

N SHEET SCALE 1"=30'
0' 15' 30' 60' 90'

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

1 08/12/21 PER STAFF COM

BELLE TIRE PALATINE

PROJ NO: 21062
ENG : LCG
DATE : 06/29/202

SHEET TIT

TREE PROTEC
REMOVAL PL

SHEET NUM
L.
OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -

LG Workshop LLC
Landscape Architecture
Site Planning
Illustration
2324 W. Armitage Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR.
157-001020
STATE OF ILLINOIS

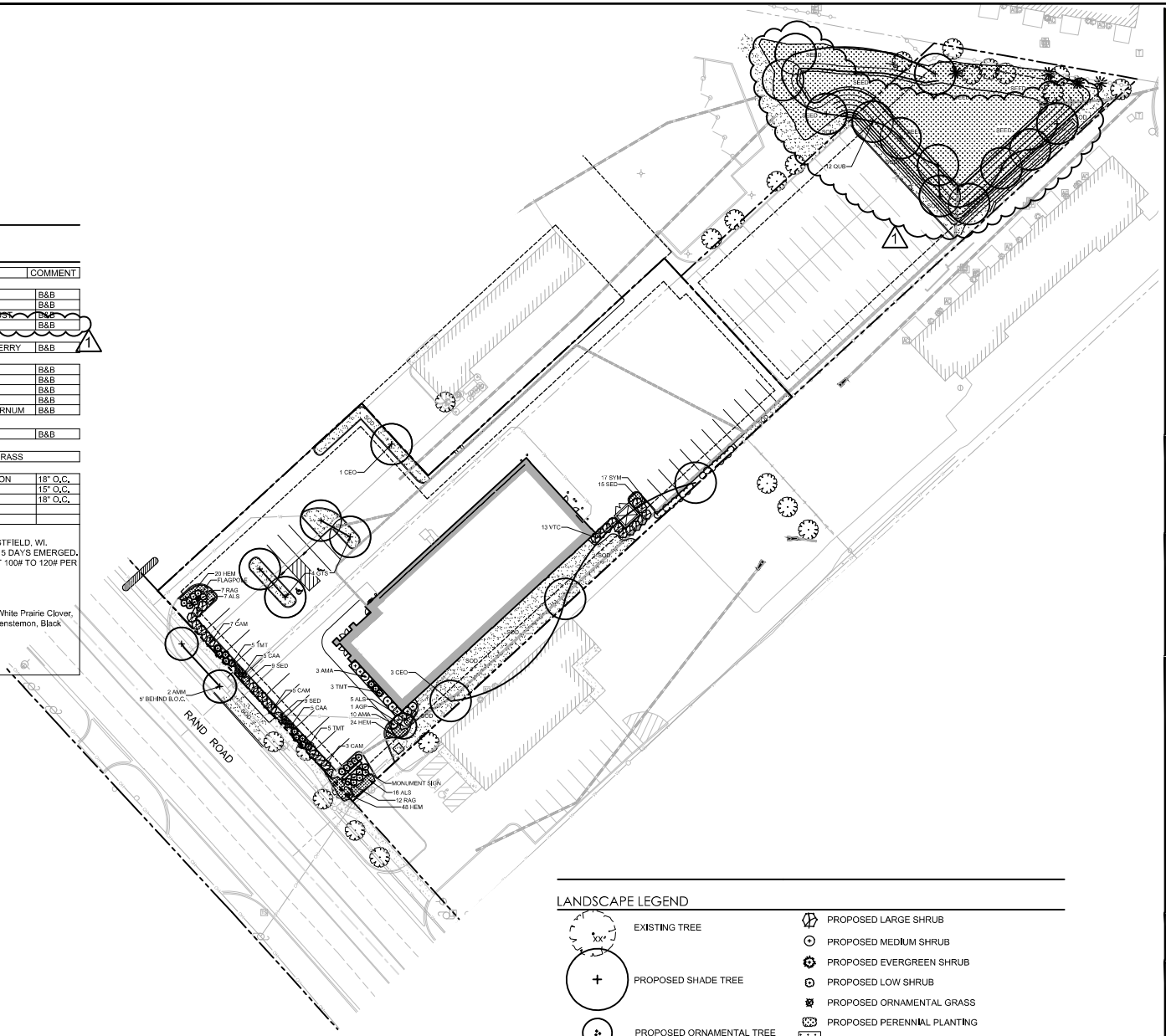
EXPIRES 08/2021

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AMM	2.5" CAL.	2	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	B&B
CEO	2.5" CAL.	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B
GTS	2.5" CAL.	4	GLEDITSIA TRI. SHADEMASTER	SHADEMASTER HONEYLOCUST	B&B
QUB	2.5" CAL.	12	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B
ORNAMENTAL TREES					
AGP	6' MULTI	1	AMELANCHIER GRAN. 'PRINCESS DI'	PRINCESS DIANA SERVICEBERRY	B&B
DECIDUOUS SHRUBS					
AMA	24" HT.	11	ARONIA MELANO. 'ELATA'	ELATA CHOKEBERRY	B&B
CAM	30" HT.	15	CORNUS ALBA 'ARGENTEO MARG.'	CREAM EDGE DOGWOOD	B&B
RAG	18" W.	19	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	B&B
SYM	24" HT.	17	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	B&B
VTC	30" HT.	12	VIBURNUM TRIL. 'ALFREDO'	ALFREDO CRANBERRY VIBURNUM	B&B
EVERGREEN SHRUBS					
TMT	24" W.	13	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	B&B
ORNAMENTAL GRASSES					
CAA	#3 CONT.	10	CALAMAGROSTIS ACUT. 'STRICTUS'	STRICTUS FEATHER REED GRASS	
GROUNDCOVER / PERENNIALS					
ALS	#1 CONT.	28	ALLUM TANGUT. 'SUMMER BEAUTY'	SUMMER BEAUTY WILD ONION	18" O.C.
HEM	#1 CONT.	92	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	15" O.C.
SED	#1 CONT.	42	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	18" O.C.
SEED	SQ. YD.	1220	LOW GROWING PRARIE FOR CLAY SOILS - SEE BELOW		
SOD	SQ. YD.	934	SODDED LAWN		

SEED APPLICATION
LOW-GROWING PRAIRIE FOR CLAY SOILS - AVAILABLE THROUGH PRAIRIE NURSERY, WESTFIELD, WI. 1-800-476-9453. WWW. PRAIRIENURSERY.COM. SUITABLE FOR WET APPLICATIONS UP TO 5 DAYS EMERGED. APPLY AT 10# PER ACRE. SEED COVER CROP OF OATS OVER ENTIRE PLANTING AREA AT 100# TO 120# PER ACRE. SOW NATIVE SEED BEST BETWEEN 8/15 AND 9/15.

SEED MIX CONTENTS.
Wildflowers
Nodding Pink Onion, Smooth Aster, Canada Milk Vetch, Cream False Indigo,Lanceleaf Coreopsis, White Prairie Clover, Purple Prairie Clover, Shootingstar, Purple Coneflower, Prairie Blazingstar, Wild Quinine, Smooth Penstemon, Black Eyed Susan, Ohio Goldenrod, Stiff Goldenrod, Ohio Spiderwort, Golden Alexanders.
Grasses Sedges
Sideoats Grama, Little Bluestem, Prairie Dropseed, Fox Sedge.



LANDSCAPE LEGEND

EXISTING TREE
PROPOSED SHADE TREE
PROPOSED ORNAMENTAL TREE
PROPOSED LARGE SHRUB
PROPOSED MEDIUM SHRUB
PROPOSED EVERGREEN SHRUB
PROPOSED LOW SHRUB
PROPOSED ORNAMENTAL GRASS
PROPOSED PERENNIAL PLANTING
SODDED LAWN

N SHEET SCALE 1"=30'
0' 15' 30' 60' 90'

1 LANDSCAPE PLAN

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS
1 08/10/21 PER STAFF COMMENTS

BELLE TIRE PALATINE

PROJ NO: 210620
ENG : LCG
DATE : 06/29/202
SHEET TIT
LANDSCAPE
SHEET NUM
L.1
OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -

LG Workshop LLC
Landscape Architecture
Site Planning
Illustration
2324 W. Armitage Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

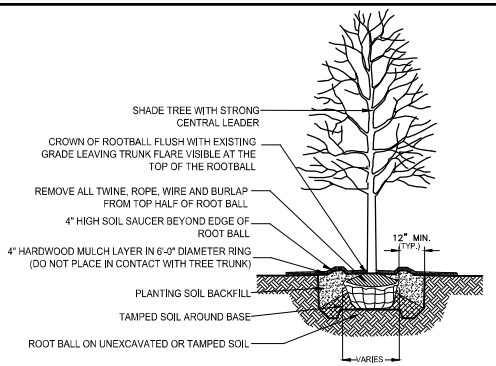
SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR.
157-001020
STATE OF ILLINOIS

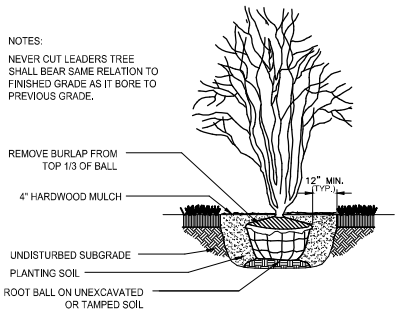
EXPIRES 08/2021

LANDSCAPE NOTES

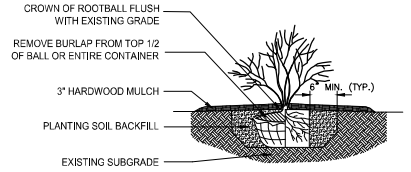
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF PALATINE LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE WITHIN NORTHEAST ILLINOIS. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
12. CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
13. SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,0000 SF.
14. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.



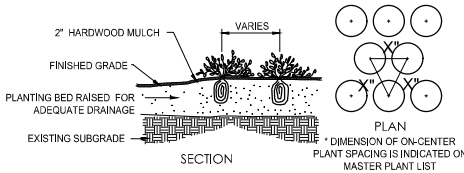
1 SHADE TREE PLANTING DETAIL — NOT TO SCALE



2 ORNAMENTAL TREE PLANTING DETAIL — NOT TO SCALE



3 SHRUB PLANTING DETAIL — NOT TO SCALE



4 PERENNIAL / ANNUAL PLANTING DETAIL — NOT TO SCALE

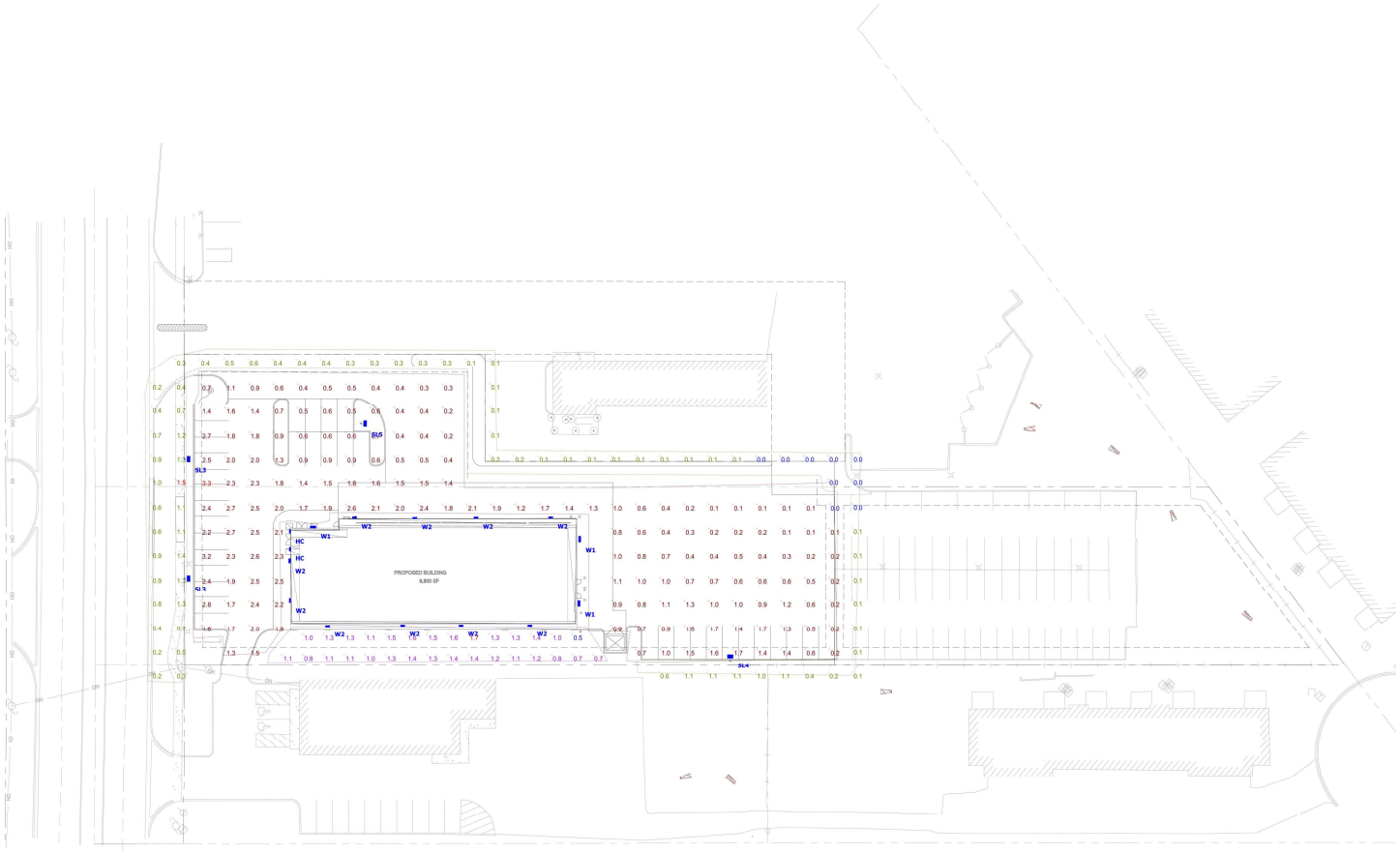
CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

BELLE TIRE PALATINE

PROJ NO: 21062
ENG : LCG
DATE : 06/29/202
SHEET TIT
LANDSCAPI
DETAILS & N
SHEET NUM
L.2
OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Notes
	SL4	1	Cree Inc	OSQ-A-NM-4ME-B-57K-UL- WUSHQ-BLNFP Supplied w/ 25' Pole	OSQ Series Area Luminaire, Type IV Medium w/ backlight Shield, B Input Power Designator, 5700K	1	8950	1	86	100%	
	W1	3	Cree Lighting	XSPW-B-WM-4ME-2L-57K-UL	XSPW Version B, Wall Mount, Type 4ME Distribution, 2l Lumen Package, 5700K, 120-277V	1	2490	1	19	100%	
	W2	10	Cree Inc	XSPW-B-WM-2ME-2L-57K-UL	XSPW Wall Mount, Type II Medium Distribution, BL, 5700K CCT	1	2490	0.98	19	100%	
	HC	2	New Star	LUX-C-LED50-2=RW-G-12-BZ	Decorative Exterior Wall Sconce	1	676	1	0	100%	
	SL5	1	Cree Inc	OSQ-A-NM-5SH-B-57K-U-BZ-QA Supplied w/ 25' Pole	OSQ Series Area Luminaire, Type V Short, B Input Power Designator, 5700K	1	11479	0.54	86	100%	
	SL3	2	Cree Inc	OSQ-A-NM-3ME-B-57K-U-BZ Supplied w/ 25' Pole	OSQ Series Area Luminaire, Type III Medium Distribution, B Input Power Designator, 5700K	1	11649	1	86	100%	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min
General Parking	+	1.2 fc	3.3 fc	0.0 fc	N/A
Perimeter	+	0.4 fc	1.5 fc	0.0 fc	N/A
West Side Security	+	1.2 fc	1.7 fc	0.5 fc	3.4:1

0 30' 60'
1" = 30' (HORIZONTAL)

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

REVISIONS

08-17-2021 REVISE STAFF COMMEN

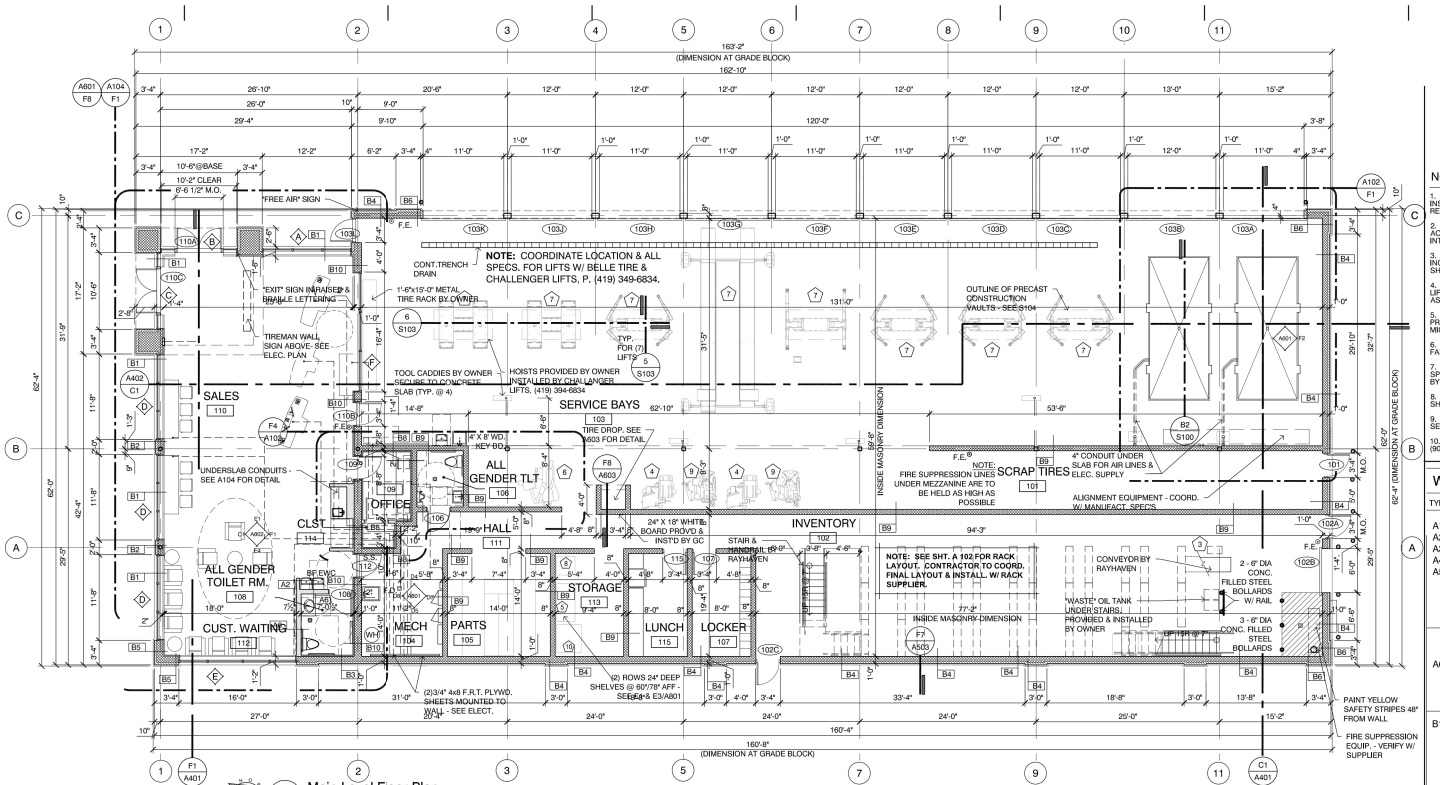
BELLE TIRE PALATINE

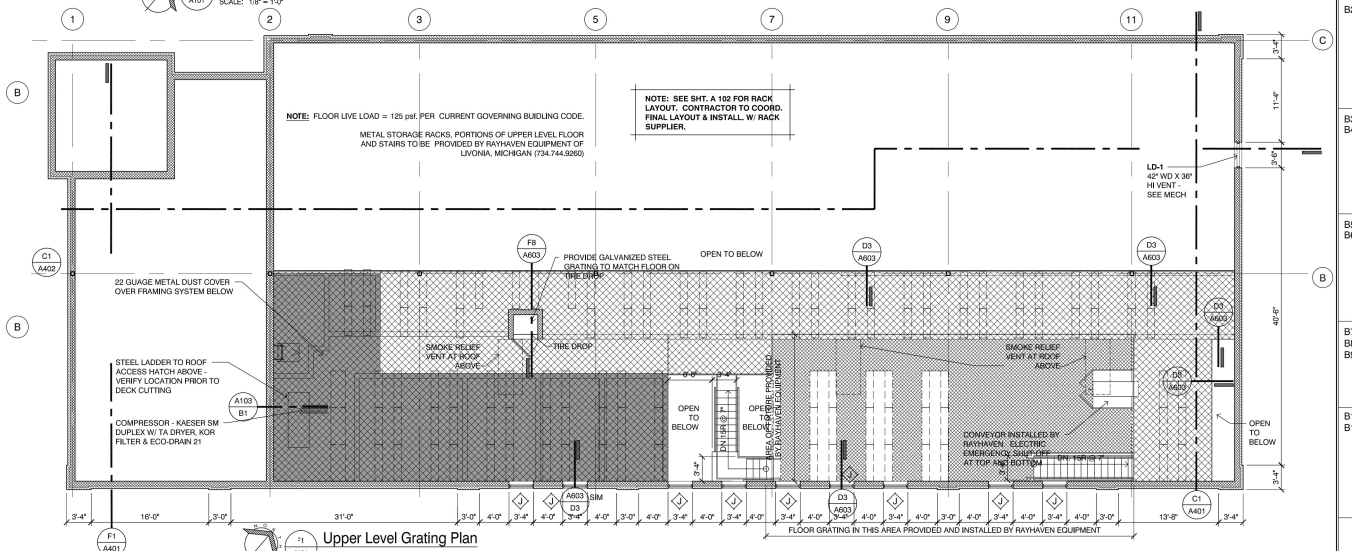
PROJ NO: 210041
ENG: AMS / BPH
DATE: 06/29/202

SHEET TITLE
SITE PHOTOME PLAN

SHEET NUM
EXT
15 OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -





© Copyright 2017, Enright Architects

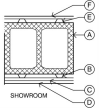
Equipment List (By Owner)

3	CONVEYOR	7 LIFTS (8)	COORD. W/ BELLE TIRE & DOWS EQUIP. SALES & SERVICE
4	WHEEL BALANCER - COORDINATE WITH HUNTER	8 BRAKE LATHE (2)	COORD. W/ BELLE TIRE
5	SAFETY CLEAN - COORDINATE WITH BELLE	9 RIM CLAMP - COORDINATE WITH BELLE	
6	TIRE MACHINE - COORDINATE WITH HUNTER	10 BENCH GRINDER ON METAL TABLE	COORD. W/ BELLE TIRE

NOTES:

1. CONVEYOR SHALL BE MANUFACTURED, INSTALLED & GUARDED IN ACCORDANCE W/ THE REQUIREMENTS OF ASME B20.1.
2. ALL FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 13 AND THE INTERNATIONAL FIRE CODE
3. ALL NON-CARPETED WALKING SURFACES, INCLUDING MEANS OF EGRESS WALKING SURFACES, SHALL HAVE A SLIP-RESISTANT SURFACE.
4. COORDINATE METAL STORAGE RACK, LIFT EQUIPMENT & METAL STAIRS WITH THE ASSOCIATED EQUIPMENT SUPPLIERS.
5. METAL LOCKERS LOCATED IN BREAK ROOM TO BE PROVIDED BY RAYHAVEN EQUIPMENT OF LIVONIA MICHIGAN (734.744.9260)
6. VERIFY ALL COLUMN LINE DIMENSIONS W/ STEEL FABRICATION DOCUMENTS
7. ALL ACCESSIBLE DOORS, RAMPS, PARKING SPACES, ETC., SHALL MEET WITH STANDARDS SET BY THE 2015 INTERNATIONAL BUILDING CODE
8. ALL SIGNAGE, INTERIOR AND/ OR EXTERIOR SHALL CONFORM WITH THE VILLAGE ORDINANCE
9. ALL OPERABLE PARTS SHALL COMPLY WITH SECTION 309 ICC/ANSI AND IBC 2015 (1109.13)
10. ALL AUDIBLE DEVICES COMPLY WITH IBC 2015 (903.4.2)
11. ALARMS SHALL MEET THE REQUIREMENTS SET FORTH IN THE ICC/ANSI A117.1 SECTION (700)
12. VISUAL & AUDIBLE ALARMS SHALL MEET THE REQUIREMENTS SET FORTH IN MBC 2015 (907.9, 1.1) (907.9.2)
13. NOT USED
14. ALL WOOD TO BE FIRE-RETARDANT TREATED
15. TACTILE SIGNAGE TO BE INSTALLED AT EACH EXIT STAIR AND EXIT DISCHARGE
16. FACILITY DOES NOT REPAIR VEHICLES WITH NONODARIZED GASES AND IS NOT DESIGNED TO ACCOMMODATE SUCH VEHICLES
17. AUTOMATIC FIRE SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED TO THE VILLAGE OF PALANTINE BY THE CONTRACTOR AND MEET NFPA 13
18. FACILITES AND ELEMENTS IDENTIFIED TO BE ACCESSIBLE SHALL USE THE INTERNATIONAL SYMBOL FOR THE FRONT ENTRY

WALL TYPES

TYPE	DETAIL	DESCRIPTION	REMARKS
A1 A2 A3 A4 A5		A) 5/8" GYP BOARD B) METAL STUDS / 20 GA. / 16" O.C. C) 5/8" GYP BOARD D) SOUND INSULATION E) PT-1 CERAMIC TILE WAINSCOT F) PT-1 CERAMIC TILE WAINSCOT (NOTE: INSULATION TO HAVE A FLAME SPREAD RATING OF 75 OR LESS & A SMOKE-DEVELOPED RATING OF 450 OR LESS WHEN TESTEDIN ACCORDANCE W/ ASTM E84)	A2 OMIT D A3 OMIT D & F A4 OMIT D, E, F A5 OMIT C, D, E
A6		A) 5/8" GYPBOARD / CERAMIC TILE B) 6" METAL STUD 20 GA / 16" O.C. C) FULL BATT SOUND INSULATION D) PT-1 CERAMIC TILE WAINSCOT	
B1		A) 10" ARCHITECTURAL BLOCK B) 1 1/2" GALV. MT. FURRING C) RIGID INSULATION D) ¾" GYP BD. E) MODULAR CLAY BRICK F) GLAZING SYSTEM ABOVE G) FOAMED-IN BLOCK INSULATION H) CERAMIC TILE WAINSCOT (SEE ELEVATIONS)	
B2		A) 10" ARCHITECTURAL BLOCK B) 1 1/2" GALV. METAL CHANNELS C) RIGID INSULATION D) ¾" GYP BD. E) MODULAR CLAY BRICK F) LINE OF BRICK VENEER & 8" CONC BLOCK ABOVE G) FOAMED-IN BLOCK INSULATION H) CERAMIC TILE WAINSCOT (SEE ELEVATIONS)	
B3 B4		A) 10" CONC BLOCK BASE W/ 8" BLOCK ABOVE B) MODULAR CLAY BRICK C) LINE OF BRICK VENEER & 8" CONC BLOCK ABOVE D) FOAMED-IN BLOCK INSUL E) 1 1/2" GALV. MTL FURRING F) RIGID INSULATION G) ¾" GYP BD. H) CERAMIC TILE WAINSCOT (SEE ELE.)	B4 OMIT E,F,G,H
B5 B6		A) 12" CONC BLOCK BASE W/ 10" BLOCK ABOVE B) MODULAR CLAY BRICK C) LINE OF BRICK VENEER & 10" CONC BLOCK ABOVE D) FOAMED-IN BLOCK INSUL E) 1 1/2" GALV. MTL FURRING F) RIGID INSULATION G) ¾" GYP BD. H) CERAMIC TILE WAINSCOT (SEE ELE.)	B6 OMIT E,F,G,H PAINT BLOCK AT PIERS AND COLUMNS ONLY. SEE PLAN FOR LOCATIONS
B7 B8 B9		A) 5/8" GYP. BOARD (SALES SIDE) B) 1 1/2" GALV. FURRING STRIPS C) 8" CONC. BLOCK D) 1 1/2" GALV. FURRING STRIPS E) 5/8" GYP. BOARD	B8 OMIT D, E PAINT BLOCK B9 OMIT A, B, D, E PAINT BLOCK
B10 B11		A) 12" CONC. BLOCK WALL B) 1 1/2" GALV. FURRING STRIPS C) 5/8" GYP BOARD D) CERAMIC TILE WAINSCOT (SEE ELEVATIONS) E) 1 ½" GALV. FURRING STRIPS F) ¾" GYP BD.	B10 OMIT E, F PAINT BLOCK B11 OMIT B, C, D PAINT BLOCK

Seal
LICENSED ARCHITECT
CHRISTOPHER VINCENT ENRIGHT
001-024653
STATE OF ILLINOIS

CHRISTOPHER ENRIGHT A PROFESSIONAL CORPORATION
628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Consultant

Project
Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

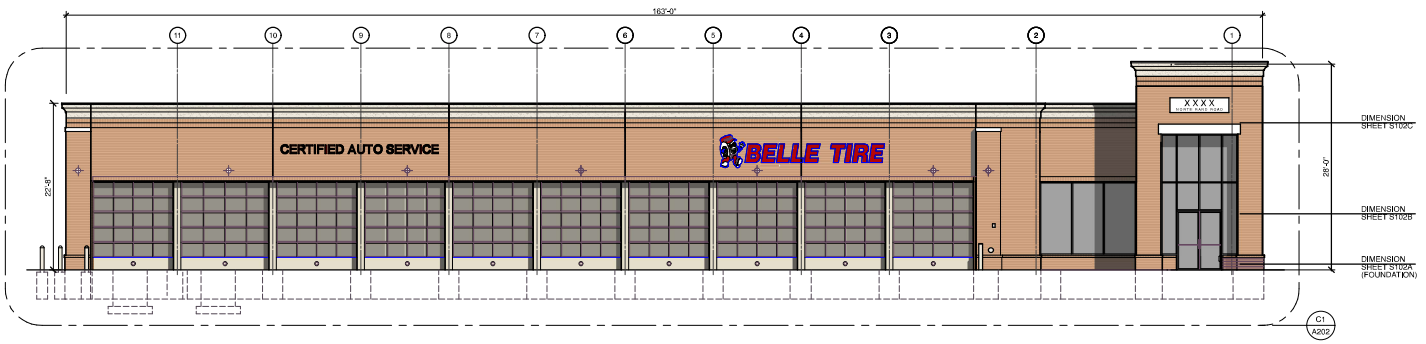
Sheet
Floor Plan

Issued for
Village Submittal:

Project Number
21-130

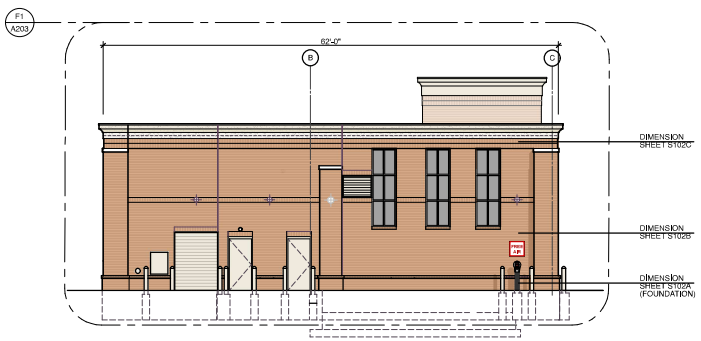
Sheet Number
A101

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -

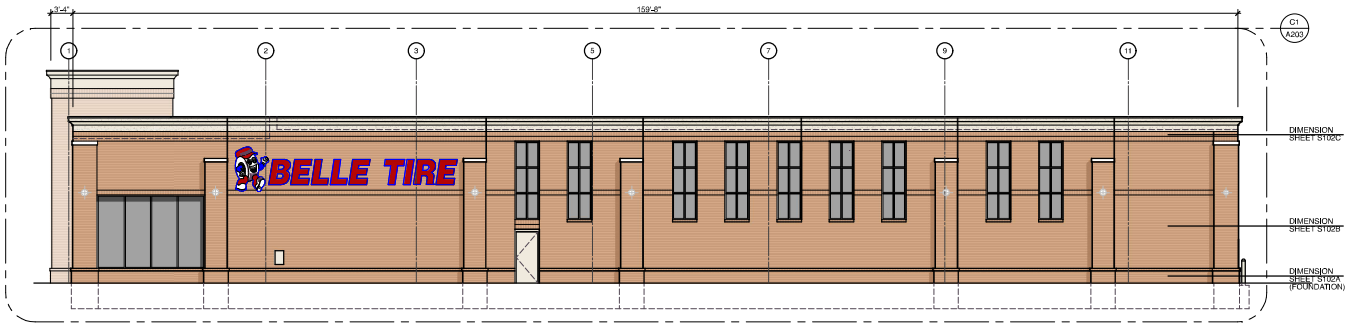


B1 A201 North Elevation
SCALE: 1/8" = 1'-0"

D1 A201 West Elevation
SCALE: 1/8" = 1'-0"



D5 A201 East Elevation
SCALE: 1/8" = 1'-0"



F1 A201 South Elevation
SCALE: 1/8" = 1'-0"

MATERIALS:

MARK	MATERIAL	DESCRIPTION
EIFS-1	E.I.F.S.	STO-STOLIT 1.0 MOONLIT SAND 10611-84
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.
GB-1	GLAZED BLOCK	TRENWYTH ASTRA-GLAZE-SW + SERIES -COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROVIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURO-LAST 2 PIECE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECTS APPROVAL
P-1	PAINT	#2333 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7666 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GRENADIER RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

NOTE:
ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 5-1-13.

© Copyright 2020, Enright Architects

Seal

LICENSED ARCHITECT
CHRISTOPHER VINCENT ENRIGHT
001-024653
STATE OF ILLINOIS

CHRISTOPHER ENRIGHT A
A PROFESSIONAL CORPORATION
628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Consultant

Project
Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

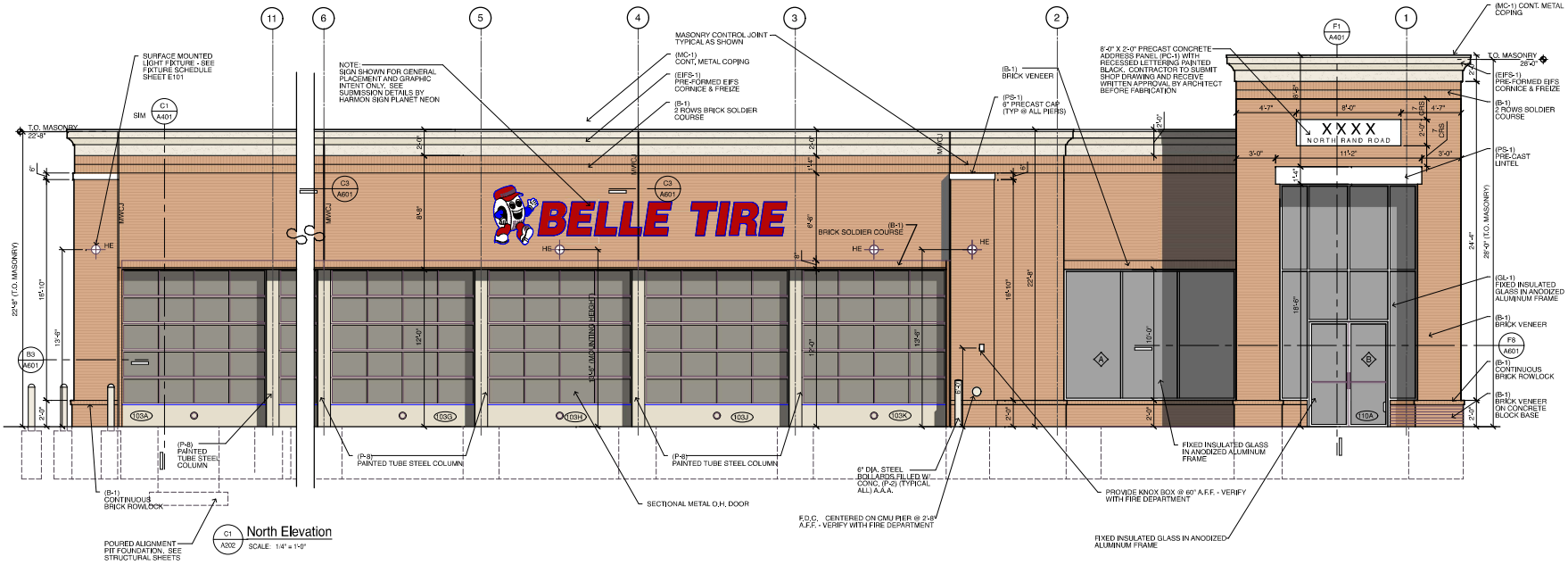
Sheet
Building Eleva

Issued for
Village Submittal:
Village Re-Submittal:

Project Number
21-130

Sheet Number
A201

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -



MATERIALS:

MARK	MATERIAL	DESCRIPTION
EIFS-1	E.I.F.S.	STO-STOLIT 1.0 MOONLIT SAND 10611-84
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.
GB-1	GLAZED BLOCK	TRENWYTH ASTRA-GLAZE-SW + SERIES -COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROVIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURO-LAST 2 PIECE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL
P-1	PAINT	#2333 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7666 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GRENADIER RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

NOTE:
ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 5-1-13.

© Copyright 2020, Enright Architects

Seal

CHRISTOPHER VINCENT ENRIGHT 001-024653 STATE OF ILLINOIS

CHRISTOPHER ENRIGHT A PROFESSIONAL CORPORATION
628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Consultant

Project
Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

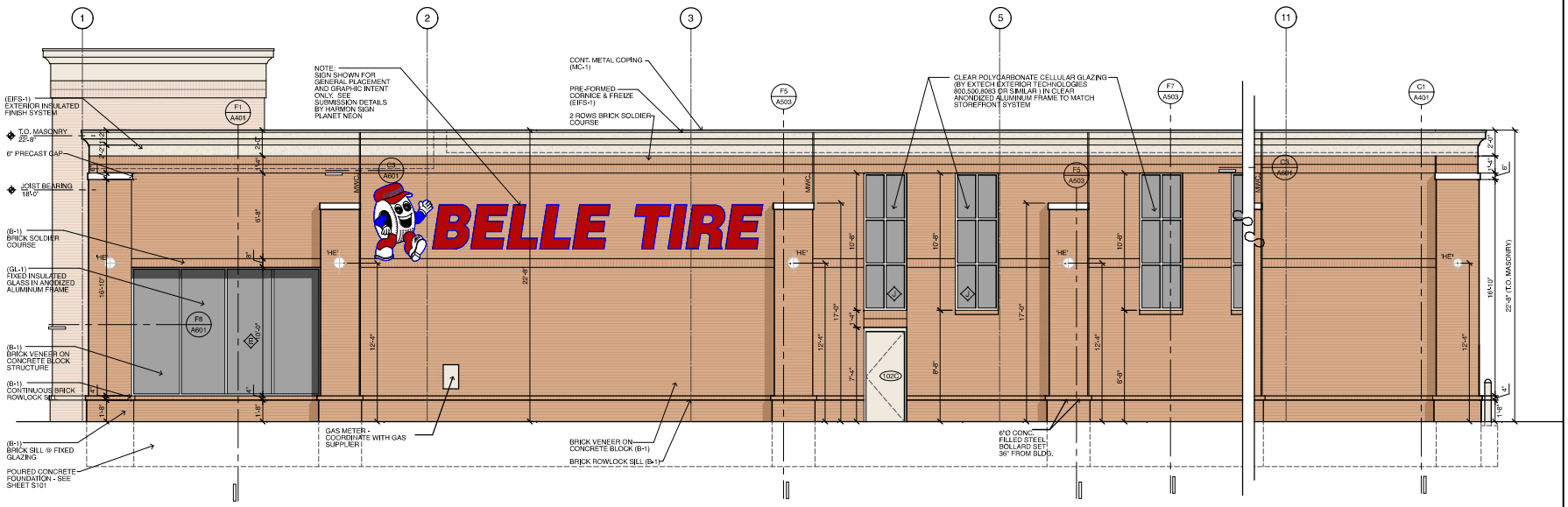
Sheet
Building Eleva

Issued for
Village Submittal:

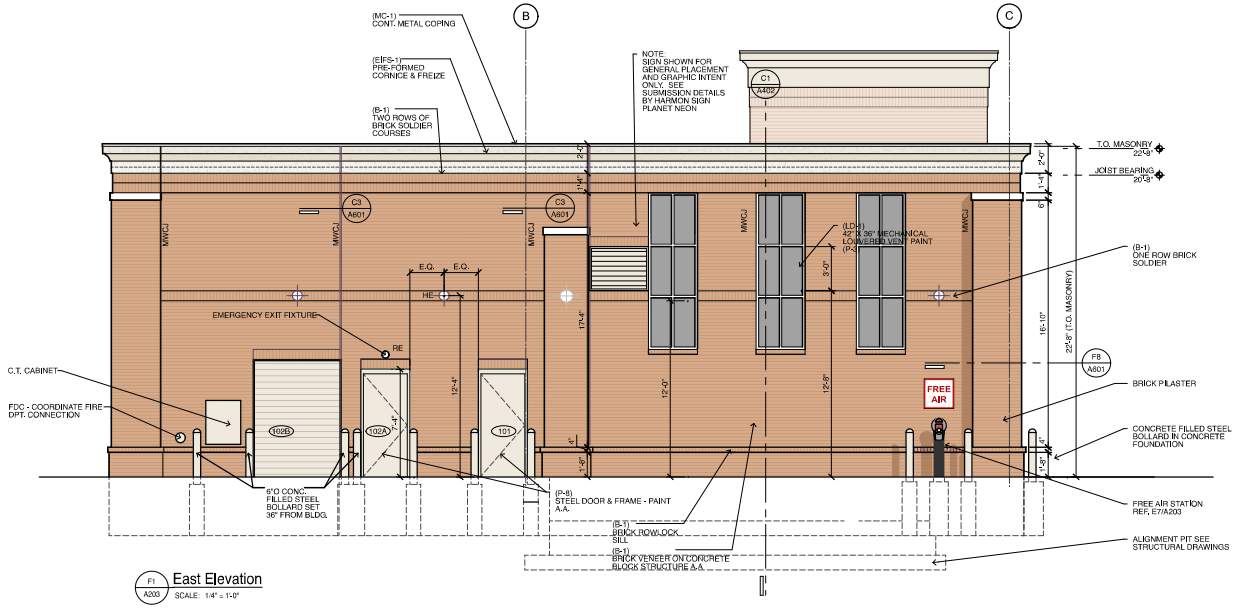
Project Number
21-130

Sheet Number
A202

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -



C1 A203 South Elevation
SCALE: 1/4" = 1'-0"



F1 A203 East Elevation
SCALE: 1/4" = 1'-0"

E7 A203 Free Air Station Example

MATERIALS:

MARK	MATERIAL	DESCRIPTION
EIFS-1	E.I.F.S.	STO-STOLIT 1.0 MOONLIT SAND 10611-84
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.
GB-1	GLAZED BLOCK	TRENWYTH ASTRA-GLAZE-SW + SERIES -COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROVIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURO-LAST 2 PIECE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL
P-1	PAINT	#2333 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7666 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GRENADIER RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

NOTE:
ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 5-1-13.

© Copyright 2020, Enright Architects

Seal

LICENSED ARCHITECT
CHRISTOPHER VINCENT ENRIGHT
001-024653
STATE OF ILLINOIS

CHRISTOPHER ENRIGHT A
A PROFESSIONAL CORPORATION
628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Consultant

Project
Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

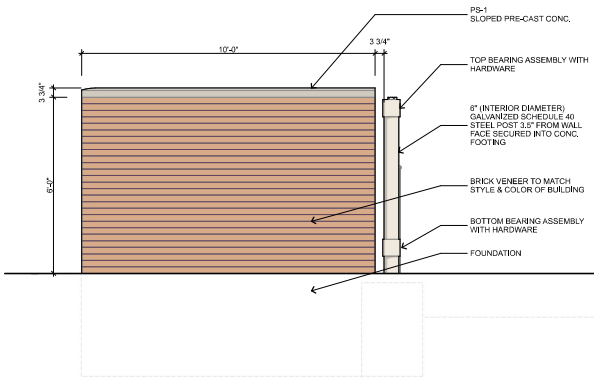
Sheet
Building Eleva

Issued for
Village Submittal:
Village Re-Submittal:

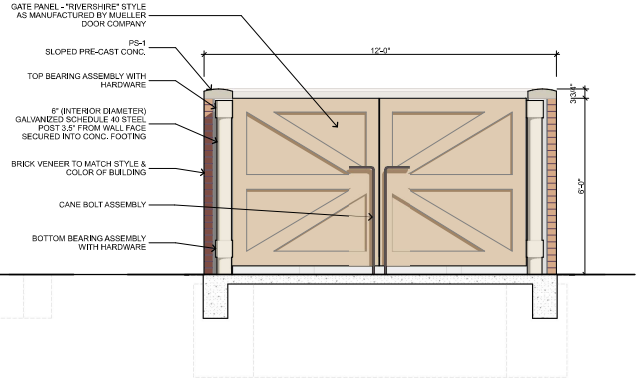
Project Number
21-130

Sheet Number
A203

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -



C1 / A204 West Elevation
SCALE: 1/2" = 1'-0"



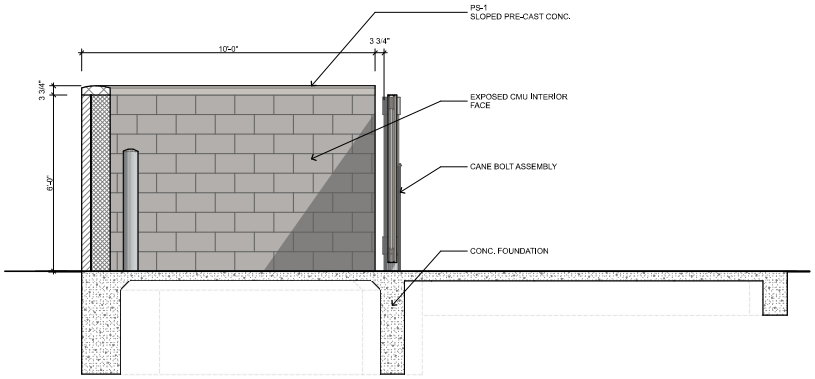
C5 / A204 South Elevation
SCALE: 1/2" = 1'-0"

MATERIALS:

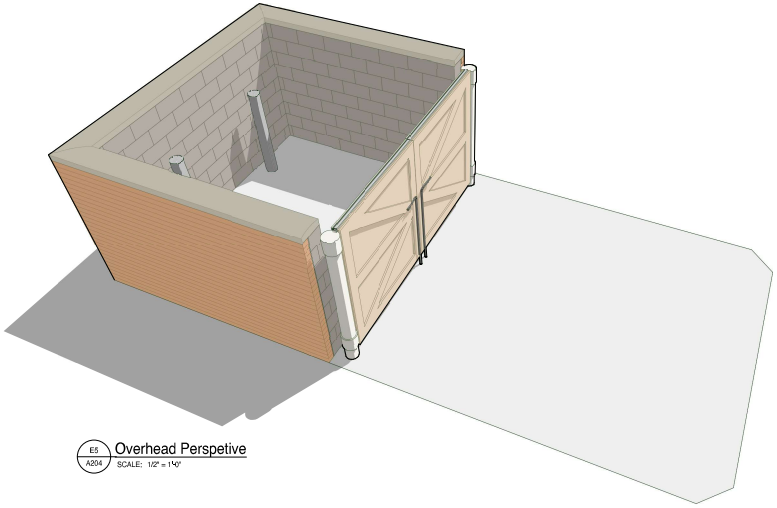
MARK	MATERIAL	DESCRIPTION
EIFS-1	E.I.F.S.	STO-STOLIT 1.0 MOONLIT SAND 10611-64
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.
GB-1	GLAZED BLOCK	TRENWYTH ASTRA-GLAZE-SW + SERIES -COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROVIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURO-LAST 2 PIECE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECTS APPROVAL
P-1	PAINT	#2333 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT. / #7666 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GRENADIER RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

NOTE:

ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 5-1-13.



E1 / A204 Section Looking East
SCALE: 1/2" = 1'-0"



E5 / A204 Overhead Perspetive
SCALE: 1/2" = 1'-0"

Seal

CHRISTOPHER VINCENT ENRIGHT 001-024653 LICENSED ARCHITECT STATE OF ILLINOIS

CHRISTOPHER ENRIGHT A PROFESSIONAL CORPORATION

628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Consultant

Project

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

Sheet

Dumpster

Issued for

Village Submittal:

Project Number

21-130

Sheet Number

A204

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -

© Copyright 2020, Enright Architects

View From West

View From South

© Copyright 2020, Enright Architects

Seal

LICENSED ARCHITECT
CHRISTOPHER VINCENT ENRIGHT
001-024653
STATE OF ILLINOIS

CHRISTOPHER ENRIGHT A
A PROFESSIONAL CORPORATION

628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Consultant

Project

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

Sheet

Renderings

Issued for

Village Submittal:

Project Number

21-130

Sheet Number

R101

Attachment: EXHIBIT - Combined Plans 8-12-21 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road -

ARLINGTON TOYOTA | SCION

August 17, 2021

Ben Vyverberg

Director of Planning and Zoning

Village of Palatine

200 E. Wood Street

Palatine, IL 60067

Hello Ben,

The southern-most portion of our property at 2019 N. Rand Road (aka GenII Realty, Inc. parcel) will be used for vehicle storage upon consummation redrawing of the boundaries and sale to Belle Tire. It is contemplated that new Toyota vehicles, and dealer used car inventory awaiting the detail process and/or bound for auction will be temporarily held in that location.

Sincerely,

Gary Vicari

President

cc: Mark Raymond – Meltzer, Purtill and Stelle LLC

Attachment: EXHIBIT - AT Planned Development - narrative (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

CASE NUMBER: 21-60

PETITIONER: Christopher Enright - Enright Architects on behalf of Belle Tire (Barnes Development, LLC) and the amendment to the Arlington Toyota Plat of Subdivision and Planned Development.

LOCATION: 2019 N. Rand Road (proposed Belle Tire Special Use - auto repair) and 2095 N. Rand Road (Arlington Toyota - Plat of Resubdivision and Planned Development Amendment)

PROPOSAL:

1. **Preliminary and Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2095 N. Rand Road (Arlington Toyota property);**
2. **Preliminary and Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2019 N. Rand Road property (proposed Belle Tire property);**
3. **Rezoning from Planned Development to B-5 - Highway Business District (approximately 13,000 square feet of the Arlington Toyota property would be subdivided and rezoned into the proposed Belle Tire property);**
4. **Planned Development Amendment and Rezoning from B-5 to Planned Development to incorporate approximately 24,000 square feet of the proposed Lot 2 (2019 N. Rand Road property) into the Arlington Toyota Planned Development (2095 N. Rand Road property) for continued use as a parking lot associated with Arlington Toyota;**
5. **Special Use to allow for an automobile service and repair store (Belle Tire) at 2019 N. Rand Road, pursuant to Section 11.06 (e) 20 of the Village of Palatine Zoning Ordinance.**

ZONING AND LAND USE: 2019 N. Rand Road - B-5 (Highway business district - lots with frontage along Rand Road (Illinois Route 12) and Planned Development (Arlington Toyota). 2019 N. Rand Road previously functioned a used car dealership and car rental use. 2095 N. Rand Road is the location for Arlington Toyota, which was approved as a Planned Development in 2008.

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

SURROUNDING CONDITIONS:

North:	B-5 - Highway business zoning and uses
South:	B-5 - Highway business zoning and uses
East:	Whispering Oaks and Falcon Park Recreation Center (Planned Development and Single-family Residential)
West:	Foxfire Shopping Center and Condominiums (Planned Development)

COMPREHENSIVE PLAN:

The Future Land Use map recommends continued commercial and business uses for these properties.

BACKGROUND AND ANALYSIS:

- The Subject Properties contain the existing Arlington Toyota Dealership and an existing unoccupied commercial building at 2019 N. Rand Road. Both properties are located on the Rand Road corridor.

- Belle Tire is proposing to acquire the property at 2019 N. Rand Road, demolish the existing building (former Hertz car rental) at 2019 N. Rand Road and construct a new 9,800 square foot building.

- Per the business plan, Belle Tire sells and installs passenger vehicle tires, various automotive parts, and offers minor automotive repairs such as brakes, alignments, batteries, shocks and struts, and oil changes.

- No major engine, transmission repair or bodywork will take place. All repair and installation will take place inside, and any vehicles left overnight are stored inside. Auto repair uses require a Special Use in all of the Village's business districts. The Petitioner's application speaks to compliance with the required special use standards.

- The proposed hours of operation are Monday - Thursday 8 AM - 8 PM, Saturday 8 AM - 5 PM, and closed on Sunday. There will be a max of 10-15 employees at one time. There will be 10 service bay doors on the north side of the building, facing Arlington Toyota.

- Belle Tire is an approximately 90-year old company, which began and is headquartered in Michigan and has over 130 locations in Michigan, Ohio, and Indiana.

- The proposed resubdivision would take a portion of the Arlington Toyota property

and incorporate it into the Belle Tire property. The rear existing parking lot for the 2019 N. Rand Road property would be concurrently incorporated into the Arlington Toyota property for continued use as a parking lot for their vehicles. This is consistent with the current use of the parking area.

- The Petitioner is proposing to demolish the building, and construct a new building utilizing the existing infrastructure's parking lot and utility connections. The proposed subdivision is approximately 1.77 acres, and includes a portion of what is now Arlington Toyota's property (approximately 13,000 square feet).
- The existing Rand Road curb cut for the 2019 property will be removed, and the proposed use would access the existing curb cut through Arlington Toyota's property. A 41' access easement will be provided for ingress/egress.
- Parcel 3 (rear portion of 2019 property - approximately 24,000) will be retained by Arlington Toyota. A 41' access easement will be provided for ingress/egress. Additionally, as part of the resubdivision a new cross access, running parallel with Rand Road, will be provided for the 2019 lot. This is dimensionally consistent and will align with the existing cross access for the 2017 N. Rand Road property (existing auto repair use).
- The building exterior would be constructed with a brick veneer, cast stone, an EIFS cornice, with clear glazing and an aluminum frame at the showroom.
- The proposed building meets the height and B-5 setback requirements. The site plan includes 34 parking spaces. Per Code, 33 parking spaces are required.
- There are 8 overstory trees proposed. Per Code, 3 overstory trees are required. There are 2 parkway trees proposed. Per Code, 4 are required. However, there appear to be suitable trees in existence.
- Existing infrastructure and services are proximate to the subject property and would be extended in order to serve the new building.
- A detention basin exists at the rear of the 2019 property and would be expanded to accommodate Belle Tire. The detention basin would be owned by Arlington Toyota and service both properties. Some of the existing trees will be removed to widen the detention basin. The Petitioner's landscaping plan identifies additional plantings within this area, in order to continue to maintain the separation from the Rand Road commercial corridor and the residential properties within Whispering Oaks. The Zoning Ordinance requires parking lot screening with either landscaping or fencing between commercial and residential uses.

RECOMMENDATION:

The Subject Properties are both part of the Rand Road corridor and the collection of auto sales and related repair uses, which are not uncommon in this area. In addition to the proposed Belle Tire use, there is also an existing auto repair use at 2017 N. Rand Road, directly to the south and the proposed maintains the established character of

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use)

uses in the area.

The bay doors are facing north and directed toward the surrounding commercial uses and additional landscaping would be included within the detention area to further buffer the residential properties to the north. The proposed rezoning will maintain the current zoning for both Arlington Toyota and the underlining B-5 district zoning for 2019 N. Rand Road. Finally, the expansion of the cross access will continue the Village's goal to provide concurrent cross access along IDOT roadways in the Village. Therefore, Staff recommends approval of the resubdivision, Special Use for Belle Tire, and the rezoning to P and B-5 for 2095 and 2019 N. Rand Road respectively, subject to the following conditions:

1. The Special Uses shall substantially conform to the Belle Tire business plan, floor plan, architectural plans, and engineering plans submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The Subdivision and Planned Development Amendment shall substantially conform to the Plat of Subdivision prepared by CAGE Civil Engineers, last revised on August 12, 2021 and Arlington Toyota narrative, except as such plans may be revised to conform to Village Codes and Ordinances.

3. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by CAGE Civil Engineers

4. If required by the Village Attorney, a Subdivision Improvement Agreement shall be submitted.

5. A cross access and parking easement shall be revised in a manner acceptable to the Village Attorney.

6. MWRD and IDOT permits are required and shall remain a condition of approval.

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

8. The declarations for shall be revised in a manner acceptable to the Village Attorney to reflect the shared use of the detention basin between both properties.

9. The sign plans shall comply with the Zoning Ordinance B-5 district requirements.

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

PRELIMINARY & FINAL PLAT OF SUBDIVISION
OF
BELLE TIRE SUBDIVISION

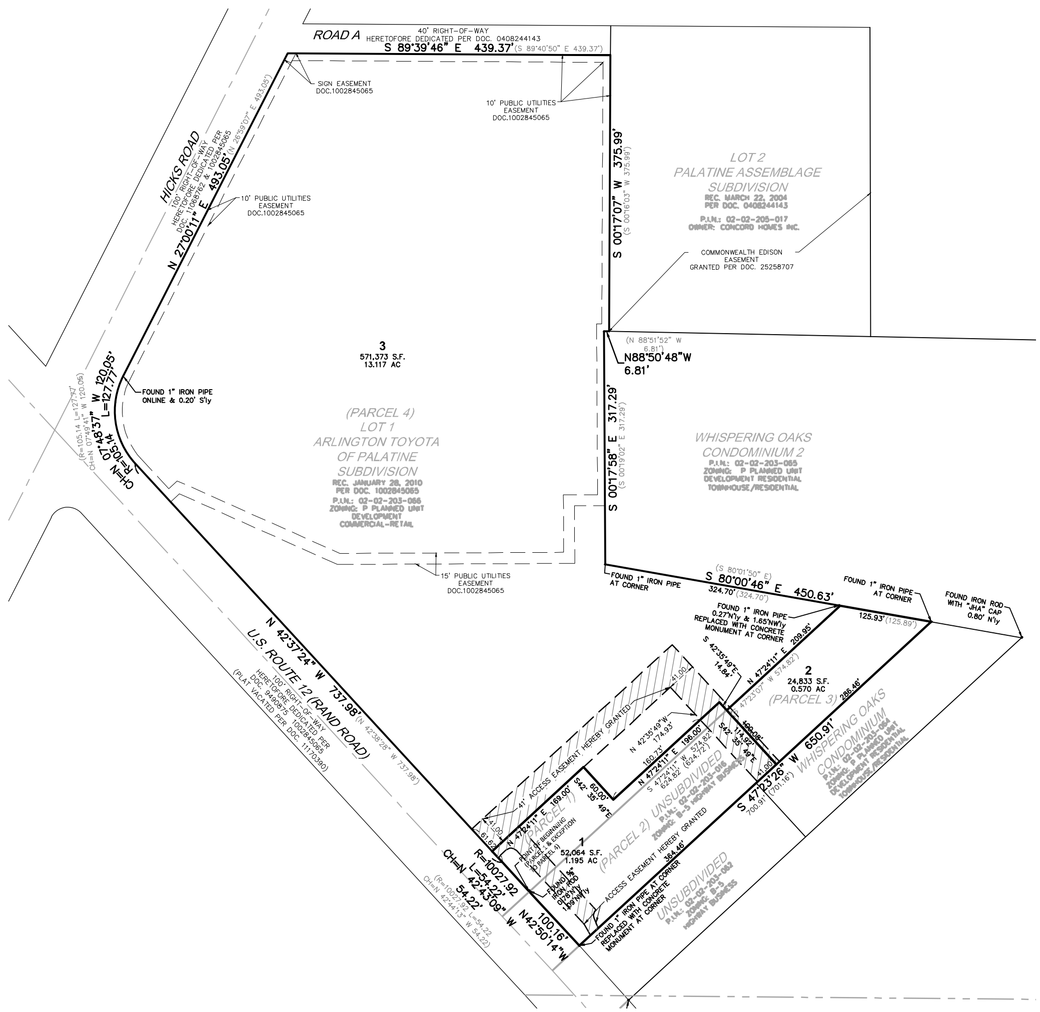
OF PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER/CLIENT

BELLE TIRE
1000 ENTERPRISE DRIVE
ALLEN PARK, MICHIGAN

LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. SETBACK LINE
- = PROP. LOT LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- = FOUND IRON ROD/PIPE
- = ACCESS EASEMENT (HEREBY GRANTED)



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE VILLAGE OF PALATINE UNLESS NOTED OTHERWISE.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. THERE SHALL BE AT MOST ONE (1) VEHICULAR ACCESS POINT TO U.S. ROUTE 12 (RAND ROAD) FROM LOT 1.
8. ALL OTHER ACCESS SHALL BE FROM INTERNAL CIRCULATION.

SHEET INDEX

SHEET 1 OF 3: OVERALL ALL BOUNDARY, EX. EASEMENTS AND LOTS
SHEET 2 OF 3: LOT DETAILS AND EASEMENTS
SHEET 3 OF 3: LEGAL DESCRIPTION, EASEMENT PROVISIONS AND CERTIFICATES

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

0 80' 160'
1" = 80' (HORIZONTAL)

CURRENT P.I.N.:

02-02-203-016-0000 &
02-02-203-066-0000

AREA TABLE

LOT 1: 52,064 SQUARE FEET (1.195 AC±)
LOT 2: 24,833 SQUARE FEET (0.570 AC±)
LOT 3: 571,373 SQUARE FEET (13.117 AC±)
TOTAL: 648,270 SQUARE FEET (14.882 AC±)

SEND NEXT TAX BILL TO:

(NAME)

(ADDRESS)

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS
1 ADD. ACCESS
2 REV. ACCESS

BELLE TIRE SUBDIVISION
PALATINE, ILLINOIS

PROJ NO: 21004
PM: SJP
DATE: 06/03/21
SCALE: 1" = 80'
SHEET NUM
1 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand

PRELIMINARY & FINAL PLAT OF SUBDIVISION
OF
BELLE TIRE SUBDIVISION

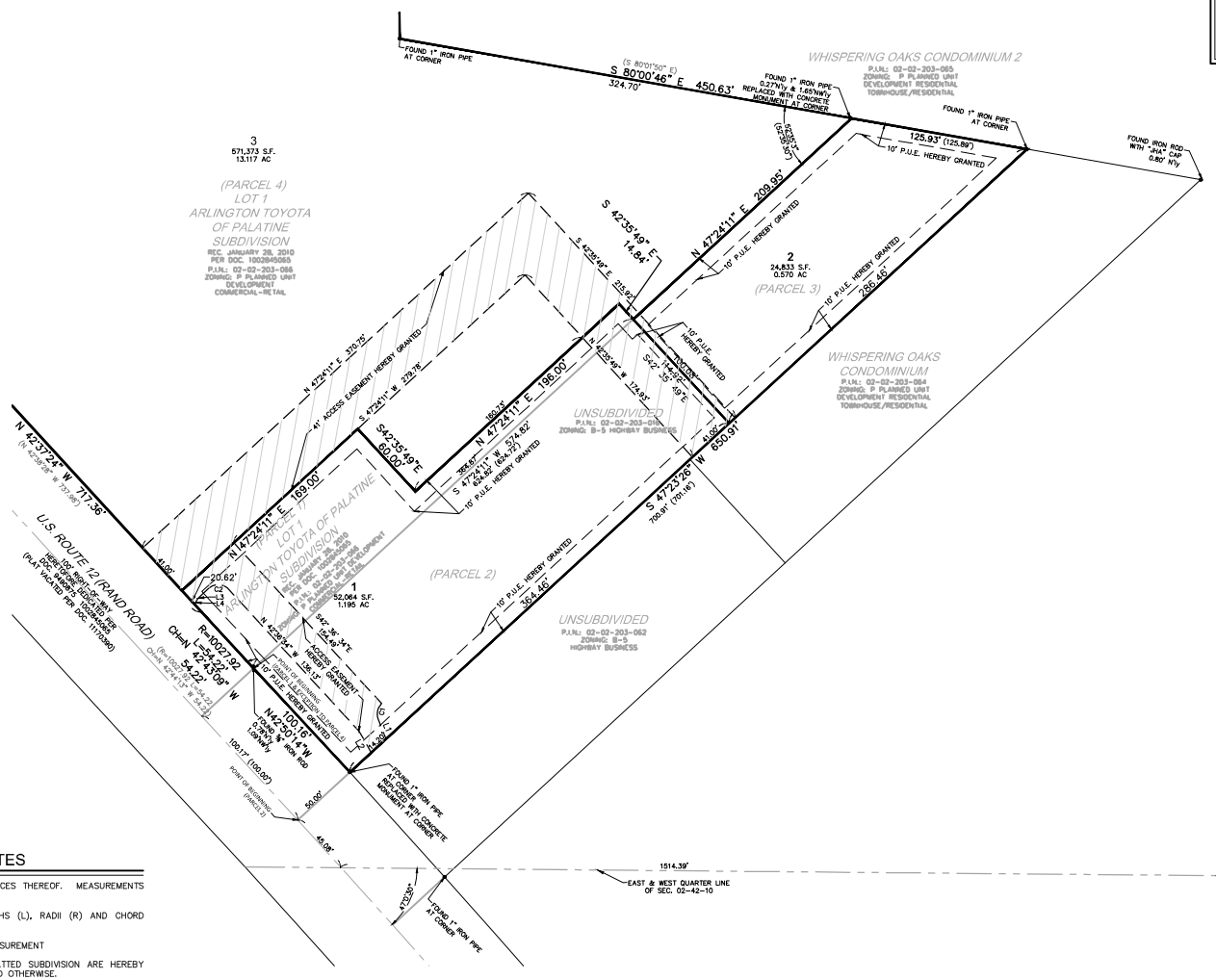
OF PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER/CLIENT

BELLE TIRE
1000 ENTERPRISE DRIVE
ALLEN PARK, MICHIGAN

LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. SETBACK LINE
- = PROP. LOT LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- = FOUND IRON ROD/PIPE
- = ACCESS EASEMENT (HEREBY GRANTED)



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE VILLAGE OF PALATINE UNLESS NOTED OTHERWISE.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. THERE SHALL BE AT MOST ONE (1) VEHICULAR ACCESS POINT TO U.S. ROUTE 12 (RAND ROAD) FROM LOT 1.
8. ALL OTHER ACCESS SHALL BE FROM INTERNAL CIRCULATION.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

0 40' 80'

1" = 40' (HORIZONTAL)

CURRENT P.I.N.:

02-02-203-016-0000 &
02-02-203-066-0000

AREA TABLE

LOT 1:	52,064 SQUARE FEET (1.195 AC±)
LOT 2:	24,833 SQUARE FEET (0.570 AC±)
LOT 3:	571,373 SQUARE FEET (13.117 AC±)
TOTAL:	648,270 SQUARE FEET (14.882 AC±)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S21° 50' 14"E	15.02'
L2	N29° 53' 11"W	17.60'
L3	S35° 39' 12"W	2.24'
L4	S28° 22' 20"W	3.41'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10.00'	12.08'	S12°46'36"W	11.36'
C2	10.00'	15.71'	N87°36'34"W	14.14'

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

BELLE TIRE SUBDIVISION
PALATINE, ILLINOIS

PROJ NO: 21004
PM: SJP
DATE: 06/03/21
SCALE: 1" = 40'
SHEET NUM
2 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand

PRELIMINARY PLAT OF SUBDIVISION
OF
BELLE TIRE SUBDIVISION

OF PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CURRENT P.I.N.:

02-02-203-016-0000 &
02-02-203-066-0000

OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS ____ DAY OF_____ A.D., 20___.

BY: _____

PRINT: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF_____ A.D., 20___.

_____
NOTARY PUBLIC SIGNATURE

SCHOOL DISTRICT CERTIFICATE

COMMUNITY CONSOLIDATED SCHOOL DISTRICT #15 – ALL LOTS

TOWNSHIP HIGH SCHOOL DISTRICT #211 – ALL LOTS

_____
OWNER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

SIGNED: _____
CHAIRPERSON

ATTEST: _____
SECRATARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

SIGNED: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

BY: _____
VILLAGE COLLECTOR

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1, 2 AND 3, THEIR SUCCESSORS, ASSIGNS, TENANTS, CUSTOMERS, INVITEE'S AND EMPLOYEES ON, OVER AND THROUGH THE AREA DELINEATED AND LABELED "CROSS ACCESS EASEMENT" AS SHOWN HEREON, FOR CROSS ACCESS TO ALL PLATTED LOTS. MAINTENANCE OF SAID ACCESS EASEMENT WILL BE SHARED EQUALLY BETWEEN THE 3 LOT OWNERS. ANY CHANGES TO THE EXISTING DRIVES, ACCESS POINTS OR ASPHALT WILL BE APPROVED BY ALL 3 LOT OWNERS IN WRITING.

VILLAGE OF PALATINE EASEMENT PROVISIONS

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" (P.U.E.) SHALL APPEAR ON THIS PLAT, THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS, JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES ON THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE 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. OBSTRUCTIONS 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. 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.

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMCAST CABLE COMMUNICATIONS, INC. (CABLE TV)
COMMONWEALTH EDISON COMPANY
AND AT&T ILLINOIS (TELEPHONE), GRANTEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUND AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED EASEMENT, THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS COMMON ELEMENTS; AND THE PROPERTY DESIGNATED ON THE PLAT AS A COMMON AREA OR AREAS AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, 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, 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. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED EASEMENT 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 SECTION 2 (E) OF "AN ACT IN RELATION TO CONDOMINIUMS", ILLINOIS REVISED STATUES, CH. 30, PAR 302 (E), 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 AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS, OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, 'OUTLOTS'; 'COMMON ELEMENTS'; 'OPEN SPACE'; 'OPEN AREA'; 'COMMON GROUND'; 'PARKING AND COMMON AREA'; THE TERMS 'COMMON AREA OR AREAS' AND 'COMMON ELEMENTS' INCLUDES 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 OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER UPON WRITTEN REQUEST.

COOK COUNTY RECORDER

COOK COUNTY CLERK

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

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

_____
ANTHONY QUIGLEY, P.E.
DEPUTY DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

DATED THIS ____ DAY OF_____ A.D., 20___.

_____
MATTHEW P. SCHUMACHER
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NO. 062-062674
LICENSE EXPIRES NOVEMBER 30, 2021

OWNER'S OR ATTORNEY'S SIGNATURE: _____

PRINTED NAME: _____

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE FROM THE VILLAGE CLERK'S OFFICE OF THE VILLAGE OF PALATINE, ILLINOIS TO RECORD THIS PLAT WITH THE COOK COUNTY RECORDER'S OFFICE. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.
DATED THIS ____ DAY OF_____ A.D., 20___.

BY: _____
SAMUEL J. PHILLIPPE
SPHILLIPPE@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2022

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS DOWNERS GROVE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THAT PART OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF RAND ROAD AS DEDICATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES; 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10027.92 SUBTENDING A CHORD BEARING NORTH 42 DEGREES 43 MINUTES 09 SECONDS WEST, AN ARC AND CHORD DISTANCE OF 54.22 FEET; 2) THENCE NORTH 42 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.62 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY MOST LINE OF SAID LOT 1, A DISTANCE OF 169.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 60.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 196.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.84 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 24 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY MOST LINE, A DISTANCE OF 364.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 364.87 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 100.08 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 26 SECONDS WEST, A DISTANCE 364.46 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RAND ROAD AS MONUMENTED AND OCCUPIED; THENCE NORTH 42 DEGREES 50 MINUTES 14 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.16 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065; THENCE SOUTH 80 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.93 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 26 SECONDS WEST, A DISTANCE OF 286.46 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 49 SECONDS WEST, A DISTANCE OF 100.08 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 209.95 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 4:
LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, EXCLUDING THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF RAND ROAD AS DEDICATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES; 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10027.92 SUBTENDING A CHORD BEARING NORTH 42 DEGREES 43 MINUTES 09 SECONDS WEST, AN ARC AND CHORD DISTANCE OF 54.22 FEET; 2) THENCE NORTH 42 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.62 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY MOST LINE OF SAID LOT 1, A DISTANCE OF 169.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 60.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 196.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.84 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 24 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY MOST LINE, A DISTANCE OF 364.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 14.882 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT 5/8" X 24" IRON RODS HAVE BEEN SET OR WILL BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL CORNERS, POINTS OF CURVATURE AND TANGENTS AND CONCRETE MONUMENTS WILL BE PLACED AS INDICATED HEREON, UNLESS NOTED OTHERWISE.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17031C0044J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE X. ZONE X IS DEFINED AS ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS,
THIS ____ DAY OF_____ A.D., 20___.

BY: FOR REVIEW
SAMUEL J. PHILLIPPE
SPHILLIPPE@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2022

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS DOWNERS GROVE, ILLINOIS

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2023.

DATE OF FIELD SURVEY: MARCH 30, 2021

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

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

BELLE TIRE SUBDIVISION
PALATINE, ILLINOIS

PROJ NO: 21004
PM: SJP
DATE: 06/03/21
SCALE: N/A
SHEET NUM
3 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand

CHRISTOPHER ENRIGHT ARCHITECTS

A PROFESSIONAL CORPORATION

628 E. Parent Avenue
Suite 106
Royal Oak, MI 48067
248.258.6485 (O)
248.330.9395 (C)
cenright@enrightarchitects.com

LICENSED ARCHITECT
CHRISTOPHER VINCENT ENRIGHT
001-024653
STATE OF ILLINOIS

BELLE TIRE - PALATINE, IL

XXXX North Rand Road
Palatine IL. 60074

DRAWING ISSUE

June 25, 2021	VILLAGE SUBMITTAL
August 12, 2021	VILLAGE RE-SUBMITTAL

BUILDING AREA

TABLE 1004.1.1 — OCCUPANT LOAD

SHOWROOM AREA
- CUSTOMER WAITING - ROOM 112
  - 396 S.F. - USE "BUSINESS AREAS" - 100 S.F. PER OCCUPANT
  - 396 S.F. / 100 = 4 OCCUPANTS
- SALES AREA - ROOM 110
  - 900 S.F. - USE "MERCANTILE - BASEMENT AND MAIN FLOOR AREAS" - 30 S.F. PER OCCUPANT
  - 900 S.F. / 30 S.F. PER OCCUPANT = 30 OCCUPANTS
- OFFICE - ROOM 109
  - 79 S.F. - USE "BUSINESS AREAS" - 100 S.F. PER OCCUPANT
  - 79 S.F / 100 = .79 OCCUPANTS
- CUSTOMER TOILET - ROOM 108
  - 60 S.F. - USE "BUSINESS AREAS" - 100 S.F. PER OCCUPANT
  - 60 S.F / 100 = .60 OCCUPANTS

TOTAL SHOWROOM OCCUPANTS - 35.39 = 36 OCCUPANTS
ONE EXIT REQUIRED

SHOP AREA
- MECHANICAL - ROOM 104
  - 196 S.F. - USE "MECHANICAL ROOMS" 300 S.F PER OCCUPANT
  - 156 S.F. / 300 = .52 OCCUPANTS
- PARTS - ROOM 105
  - 196 S.F. - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT
  - 196 S.F. / 500 = .39 OCCUPANTS
- STORAGE - ROOM 113
  - 130 S.F - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT
  - 130 / 500 = .26 OCCUPANTS
- LUNCH ROOM - ROOM 115
  - 100 S.F. - USE "BUSINESS AREAS" - 100 S.F PER OCC.
  - 100 / 100 = 1 OCCUPANT
- LOCKER ROOM - ROOM 107
  - 100 S.F. - USE LOCKER ROOMS" - 50 S.F. PER OCCUPANT
  - 100 / 50 = 2 OCCUPANTS
- INVENTORY - ROOM 102
  - 1730 S.F. - USE "WAREHOUSES" -500 S.F. PER OCCUPANT
  - 1730 /500 = 3.46 OCCUPANTS
- SERVICE BAYS - ROOM 102
  - 4600 S.F. - USE "PARKING GARAGES" - 200 S.F. PER OCC.
  - 4600 / 200 = 23 OCCUPANTS
- SCRAP TIRES - ROOM 101
  - 420 S.F. - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT
  - 420 / 500 = .84 OCCUPANTS
- UPPER LEVEL INVENTORY
  - 3000 S.F. - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT
  - 3000/ 500 = 6 OCCUPANTS

TOTAL SERVICE AREA OCCUPANTS - 38
ONE EXIT REQUIRED

TOTAL OCCUPANTS IN FACILITY - 76 OCCUPANTS

TABLE 1005.1 — 32 INCHES MINIMUM CLEAR WIDTH PROVIDED

TABLE 1005.1 — EXIT STAIR WIDTH - 36" BETWEEN HANDRAILS

1015.2.1 2014 IBC — TWO EXITS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.

1016.1 2014 IBC — EXIT ACCESS TRAVEL DISTANCE
USE "N" WITHOUT SPRINKLER SYSTEM = 250 FEET
USE "S-1" WITHOUT SPRINKLER SYSTEM = 250 FEET

CONTACT INDEX

OWNER Barnes Development Company LLC 1000 Enterprise Drive Allen Park, MI 48101 313.271.9400	ARCHITECT Christopher Enright Architects 628 E.Parent Ave, Suite 106 Royal Oak, MI 48067 Contact: Chris Enright 248.258.6485 (p) 248.330.9395 (c) cenright@enrightarchitects.com	GEOLOGICAL ENGINEER Cardno ATC 46555 Humbolt Drive, Suite 100 Novi, MI 48377 Contact: David "Jack" Sattelmeier, P.E. 248.669.5140 (p) 248.669.5147 (f) jack.sattelmeier@cardno.com	SOILS ENGINEER Cardno ATC 46555 Humbolt Drive, Suite 100 Novi, MI 48377 Contact: David "Jack" Sattelmeier, P.E. 248.669.5140 (p) 248.669.5147 (f) jack.sattelmeier@cardno.com	CIVIL ENGINEER CAGE - Civil Engineering, INC 3110 Woodcreek Drive Downers Grove, IL 60515 Contact: Greg J. Horejs, P.E. President 630.598.007 (p) www.cagecivil.com
PLASTIC LAM. / CABINETRY Cabinet One 4571 White Lake Court Clarkston, MI 48346 248.625.9440 p 248.625.0544 f cabinetone@sprintpcs.com	VILLAGE OF Palatine, IL Address: 200 East Wood Street Palatine, IL 60067 Planning & Zoning: Contact: Lyn Bremanis Email: lbremanis@palatine.il.us Phone: (847) 359-9046 Engineering: Contact: George Ruppert Email: gruppert@palatine.il.us Phone: (847) 705-5500	FIRE DEPARTMENT INSPECTION Fire Chief: Scott Andersen Email: sandersen@palatine.il.us Phone: (847) 202-6320	PUBLIC WORKS: Palatine, IL Contact: Jim Hrycko Email: jhrycko@palatine.il.us Phone: (847) 202-6970 PHONE AND CABLE: ATT Phone: (800) 288-2080	ELECTRIC: ComEd Phone: 1-866-639-3532 GAS NICOR Gas Contact: Foram Shah Email: fshah@southernco.com Phone: (847) 598-4011
FLAG POLE Rocket Enterprises 30660 Ryan Road Warren, MI 48092 CONTACT: 586.751.7600 (p) 586.751.7636 (f) info@rocketenterprise.com	TIRE MACHINES / EQUIPMENT Hennessy Industries / Coats 1601 J.P. Hennessy Drive La Vergne, TN 37086 Contact: Bob Beitz 800.688.6359(p) bob.beitz@ammcoats.com	HOISTS / LIFTS Challenger Lifts Contact: Trevor Coleman Sr. Key Account Manager Great Lakes Regional Manager (419) 349-6834 Trevor@challengerlifts.com	RACKS / STORAGE SYSTEMS Rayhaven Group 35901 Schoolcraft Rd. Livonia, MI 48150 Contact: Peter Huebner 734.744.9260 (p) 734.744.9270 (f) phuebner@rayhaven.com	ALIGNMENT EQUIPMENT Hunter Engineering Company 11250 Hunter Drive Bridgeton, MO 63044 CONTACT: Jeff Russell 248.302.8890 (p) 734.513.6700 (f) jrussell@hunter.com

DRAWING INDEX

		June 25, 2021 Village Submittal	August 12, 2021 Village Re-Submittal
	COVER SHEET	○	●
	CIVIL		
C0.0	SITE LOCATION MAP & CIVIL LEGEND	●	
C0.1	GENERAL NOTES & SPECIFICATIONS	●	
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN	●	
C2.0	SITE LAYOUT PLAN	○	●
C3.0	GRADING & SWM PLAN	○	●
C4.0	SOIL EROSION & SEDIMENT CONTROL PLAN	●	
C4.1	SOIL EROSION & SEDIMENT CONTROL DETAILS	●	
C5.0	UTILITY PLAN	○	●
C6.0	CONSTRUCTION DETAILS	●	
C6.1	CONSTRUCTION DETAILS	●	
C6.2	CONSTRUCTION DETAILS	○	●
L.1	TREE PROTECTION AND REMOVAL PLAN	○	●
L.2	LANDSCAPE PLAN	○	●
L.3	LANDSCAPE DETAILS AND NOTES	●	
EXT-1	SITE PHOTOMETRIC PLAN	○	●
	ARCHITECTURAL		
A 101	FLOOR PLAN	●	
A 201	BUILDING ELEVATIONS	○	●
A 202	BUILDING ELEVATIONS	●	
A 203	BUILDING ELEVATIONS	○	●
A 204	DUMPSTER	●	
R 101	RENDERINGS	●	

NOTES

1. OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISEASED, DEAD OR DAMAGED PLANTS, REPLENISH MULCH, CONTROL WEEDS, FERTILIZE AND PRUNE BEGINNING UPON COMPLETION OF CONSTRUCTION OF LANDSCAPING
2. ANY HAZARDOUS MATERIALS USED, STORED OR PROCESSED ON SITE WILL BE SUBJECT TO ALL APPLICABLE REGULATIONS.
3. ALL SITE LIGHTING SHALL BE SHIELDED OR DIRECTED TO REMAIN WITHIN THE SITE BOUNDARIES. THIS SHALL INCLUDE SHIELDING FROM VIEW FROM OFFSITE THE HOTSPOT OF LIGHTS
4. OWNER AGREES TO PICK-UP DEBRIS ON PROPERTY AND BLOWING FROM PROPERTY WEEKLY AS NEEDED.
5. ALL SIGNAGE TO CONFORM TO THE VILLAGE OF Palatine ZONING ORDINANCE
6. OWNER AGREES THAT PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKING SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.
7. HAZARDOUS MATERIALS:
   ALL WASTE LIQUIDS GENERATED FROM THE REPAIR OF VEHICLES IN THE FACILITY ARE TO BE CAPTURED AND DISPOSED OFF SITE BY LICENSED WASTE HAULERS. USED TIRES ARE STORED INSIDE THE FACILITY IN SPECIFICALLY DESIGNATED AREAS AND ARE DISPOSED / RECYCLED OFF-SITE BY LICENSED WASTE HAULERS. ALL LICENSES ARE AVAILABLE FOR REVIEW UPON REQUEST.
8. NO VEHICLES TO BE LEFT OUTSIDE THE BUILDING OVERNIGHT, AND NO OUTDOOR STORAGE OF NEW OR USED AUTO PARTS.
9. GENERAL CONTRACTOR TO PROVIDE ASSISTANCE TO ALL VENDORS OF OWNER SUPPLIED AND INSTALLED ELEMENTS IN UNLOADING AND PLACING SAID MATERIAL ON PROJECT SITE.
10. DESCRIPTION OF OPERATIONS:
    BELLE TIRE FACILITY SELLS AND INSTALLS TIRES AND AUTOMOTIVE PARTS FOR PASSENGER AND SMALL COMMERCIAL VEHICLES. BELLE ALSO OFFERS AUTOMOTIVE SERVICE INDEPENDENT FROM THE PRODUCTS THAT ARE SOLD ON SITE AS WELL AS REPAIR OF WINDSHIELDS. SALES ARE CONDUCTED IN THE SHOWROOM / WAITING AREA AND INSTALLED IN THE 10 CONNECTED SERVICE BAYS. MAXIMUM AMOUNT OF EMPLOYEES ON ANY SHIFT IS 10.

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand

PROPOSED IMPROVEMENTS FOR

BELLE TIRE PALATINE

XXXX N. RAND ROAD

INDEX OF SHEETS

C0.0 - SITE LOCATION MAP & CIVIL LEGEND
C0.1 - GENERAL NOTES & SPECIFICATIONS
C1.0 - EXISTING CONDITIONS & DEMOLITION PLAN
C2.0 - SITE LAYOUT PLAN
C3.0 - GRADING & SWM PLAN
C4.0 - SOIL EROSION & SEDIMENT CONTROL PLAN
C4.1 - SOIL EROSION & SEDIMENT CONTROL DETAILS
C5.0 - UTILITY PLAN
C6.0 - CONSTRUCTION DETAILS
C6.1 - CONSTRUCTION DETAILS
C6.2 - CONSTRUCTION DETAILS
L.1 - TREE PROTECTION AND REMOVAL PLAN
L.2 - LANDSCAPE PLAN
L.3 - LANDSCAPE DETAILS AND NOTES
EXT.1 - SITE PHOTOMETRIC PLAN

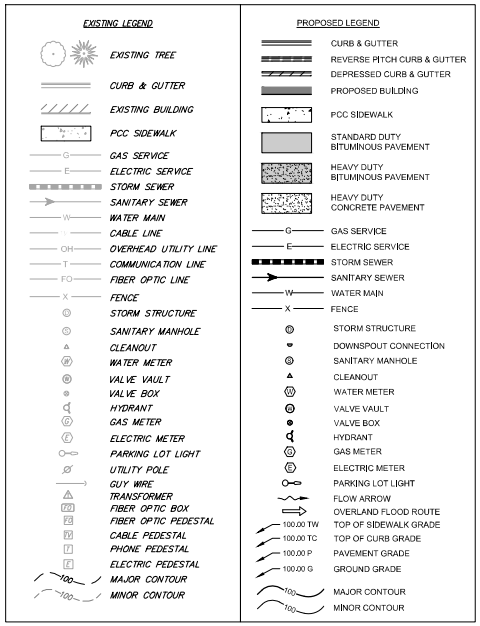
LOCATION MAP

SECTION 2, TOWNSHIP 42N , RANGE 10E

OWNER/DEVELOPER
ENRIGHT ARCHITECTS
628 E. PARENT AVE, SUITE 106
ROYAL OAK, MI 48067
PHONE: 248.258.6485
CHRIS ENRIGHT, NCARB

ENGINEER/SURVEY
CAGE ENGINEERING
3110 WOODCREEK DR.
DOWNERS GROVE, IL 60515
PHONE: 630.598.0007
BRAD HOVANEC, P.E.

LANDSCAPE ARCHITECT
LG WORKSHOP, LLC.
2324 W. ARMITAGE AVE
CHICAGO, IL 60647
PHONE: 773.697.4388
LARRY GLASSCOCK, P.L.A.



811 Know what's below. Call before you dig. JULIE

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER BRADLEY P HOVANEC 062-07224 STATE OF ILLINOIS

REVISIONS

BELLE TIRE PALATINE

PROJ. NO: 21004
ENG.: AMS / BPH
DATE: 06/29/202

SHEET TITLE
SITE LOCATION MAP & CIV LEGEND

SHEET NUM
C0.(
1 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand

GENERAL REQUIREMENTS:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED APRIL 1, 2016 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHEREANCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
25. ALL SIDEWALKS SHALL BE 4 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS OR AS REQUIRED BY THE MUNICIPALITY.
26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

1. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

1. EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
2. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
4. CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
7. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
8. ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
9. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
12. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
13. ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE PROVIDED TO THE OWNER AND ENGINEER.
14. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
15. CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF MATERIALS AND SYSTEMS.
16. CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT:

1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
7. CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

SITE GRADING AND EROSION CONTROL:

1. ALL SUBGRADE EXCAVATION AND COMPACTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "**GEOTECHNICAL ENGINEERING INVESTIGATION**" PREPARED BY ATC GROUP SERVICES LLC, DATED MAY 17, 2021.
2. ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
3. WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
4. TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
6. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
7. THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
9. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
10. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
11. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
12. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
13. ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
14. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
15. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
16. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
17. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
18. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
19. ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
20. CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES:

1. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
   B. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
   C. CITY OF PALATINE OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TRENCHES WITHIN PUBLIC RIGHT OF WAY. THE CLSM SHALL EXTEND 2 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
3. OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
4. CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
5. ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
6. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
7. WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
8. ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
9. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
   A. REINFORCED CONCRETE PIPE (RCP), ASTM C76
      a. GASKETS - ASTM C443
      b. FITTINGS - ASTM C443
   B. SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
      a. WATER TIGHT JOINTS
      b. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
   C. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
      a. BELL-AND-SPIGOT ENDS
      b. ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
   D. FRAME AND GRATES
      a. TYPE 1 CLOSED LID = NEENAH R-1713
      b. TYPE 1 OPEN LID = NEENAH R-2504
      c. TYPE 3 = NEENAH R-3281-A
      d. DITCH GRATE = NEENAH R-4342
10. SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
   A. PIPE AND FITTING MATERIAL - POLYVINYL CHLORIDE (PVC) SDR 26, ASTM D 3034, TYPE PSM
   B. GASKETS - FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
   C. JOINTS - ASTM D 3212
   D. BEDDING - CLASS II, ASTM 2321
11. ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
12. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
13. CONTRACTOR SHALL COORDINATE WATER MAIN, FIRE AND DOMESTIC WATER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 5-FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM 5-FEET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
15. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
16. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
17. ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE APRON AT THE SURFACE.
18. FOR ALL WATERMAIN CONSTRUCTION:
   A. WATER MAIN AND SERVICES TO BE INSTALLED WITH A MINIMUM OF 5'-6" OF COVER FROM FINISHED GRADE TO TOP OF WATER PIPE.
   B. TWO COMPLETE PIPE LENGTHS OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON THE BRANCH LEG OF ALL TEES AND BOTH SIDES OF ALL 90 DEGREE BENDS.
   C. ONE COMPLETE PIPE LENGTH OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL 11-1/4 AND 22-1/2 DEGREE BENDS.
   D. ALL BENDS, TEES, PLUGS, VALVES AND HYDRANTS SHALL BE RESTRAINED JOINT.
   E. ALL WATERMAIN PIPE 4" AND LARGER SHALL BE POLY WRAPPED DUCTILE IRON PIPE SPECIAL CLASS 52, 250 PSI RATING, WITH SINGLE GASKET JOINTS. CEMENT LINING SHALL BE PROVIDED FOR ALL PIPE.
   F. ALL WATER SERVICE PIPE LESS THAN 4" SHALL BE COPPER PIPE, TYPE K OR PVC SDR 9 WITH A PRESSURE RATING OF 200 PSI.

INDEMNIFICATION:

1. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE CITY OF PALATINE, AND CAGE ENGINEERING, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR CAGE ENGINEERING, INC. BY ANY EMPLOYEE OF THE CONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATIONS ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

CONSTRUCTION MEANS, METHODS, SAFETY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AN HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS."

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE

LICENSED PROFESSION[AL] ... BRADLEY P. HOVANEC 062-07224 ... OF ILLINOIS

REVISIONS

THIS DESIGN AND THESE DRAWINGS ARE CAGE ENGINEERING, INC. NO PART OF T... REPRODUCED WITHOUT PRIOR WRITTEN ... CAGE ENGINEERING, INC.

BELLE TIRE PALATINE

PROJ NO: 21004
ENG : AMS / BPH
DATE : 06/29/202

SHEET TIT

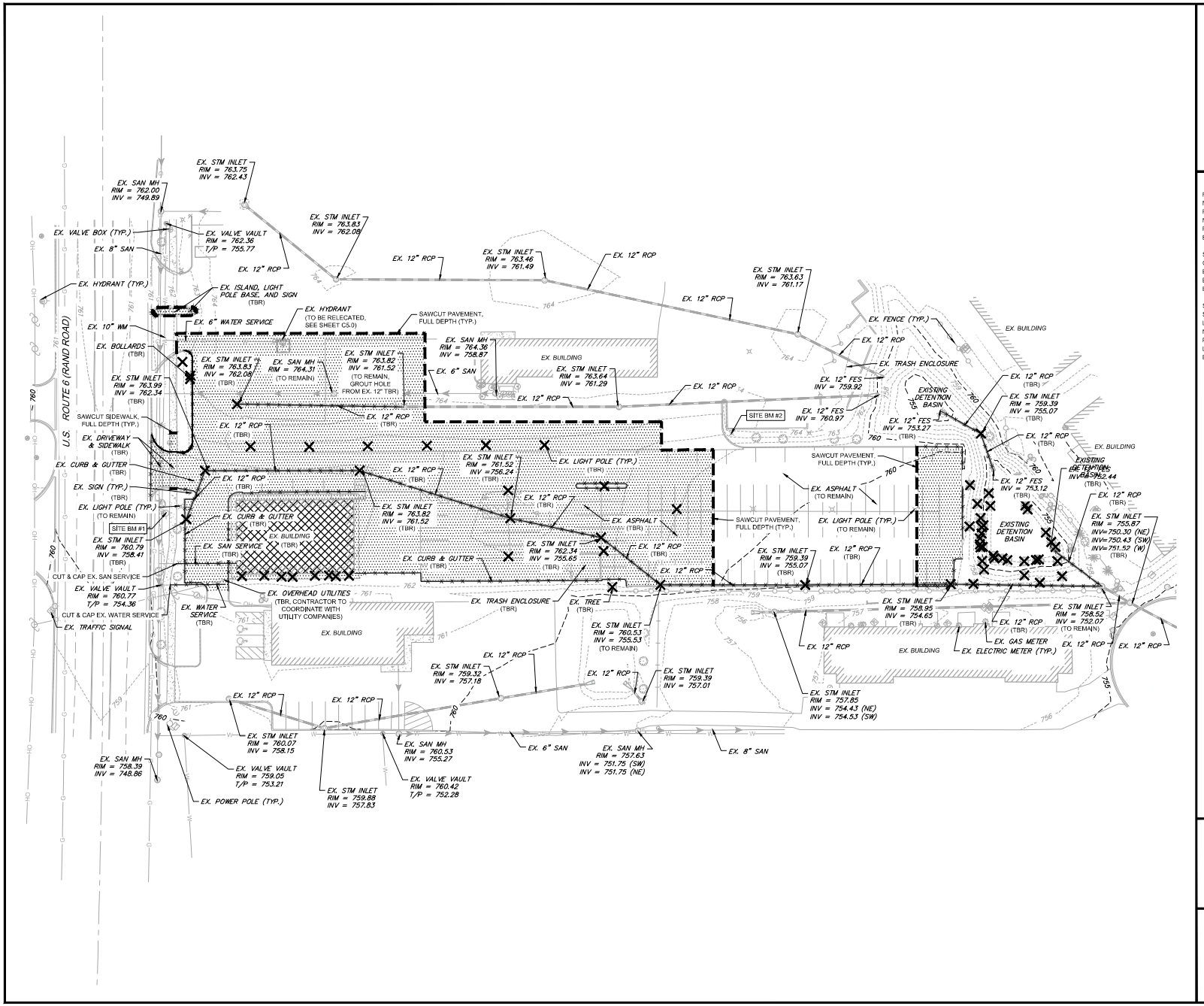
GENERAL NOTES & SPECIFICAT

SHEET NUM

C0.

2 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand



DEMOLITION LEGEND

- BUILDING DEMOLITION
- ASPHALT OR CONCRETE PAVEMENT REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- (TBR) TO BE REMOVED

TOPOGRAPHIC SURVEY INFORMATION

REFERENCE BENCHMARK: NGS MON. PID: AJ2847
NGS STEEL ROD LOCATED NEAR THE EAST FRONTAGE ROAD OF SOUTH HIGHWAY 53, APPROXIMATELY 80 FEET NORTH OF WOODBURY LANE AND 3 EAST OF A CHAINLINK FENCE, WITH A FIBERGLASS WITNESS POST.
ELEVATION: 721.66 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 1:
CROSS CUT ON NORTH BOLT ON FIRE HYDRANT LOCATED IN EASTERLY RIGHT OF WAY OF RAND ROAD IN FRONT OF EXISTING SITE BUILDING, 2019 N RAND ROAD.
ELEVATION: 763.31 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 2:
SET CUT SQUARE ON WEST SIDE OF THE 2ND CONCRETE LIGHT POLE BASE, LYING SOUTHWESTERLY OF THE NORTHERLY MOST PROPERTY CORNER OF SITE. LIGHT POLE IS ALONG THE NORTHERLY PROPERTY LINE AND THE LAST POLE IN GRASS ISLAND.
ELEVATION: 765.86 DATUM: NAVD88-GEOID 12B

811 JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

BRADLEY P HOVANEC 062-07224 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

REVISIONS

BELLE TIRE PALATINE

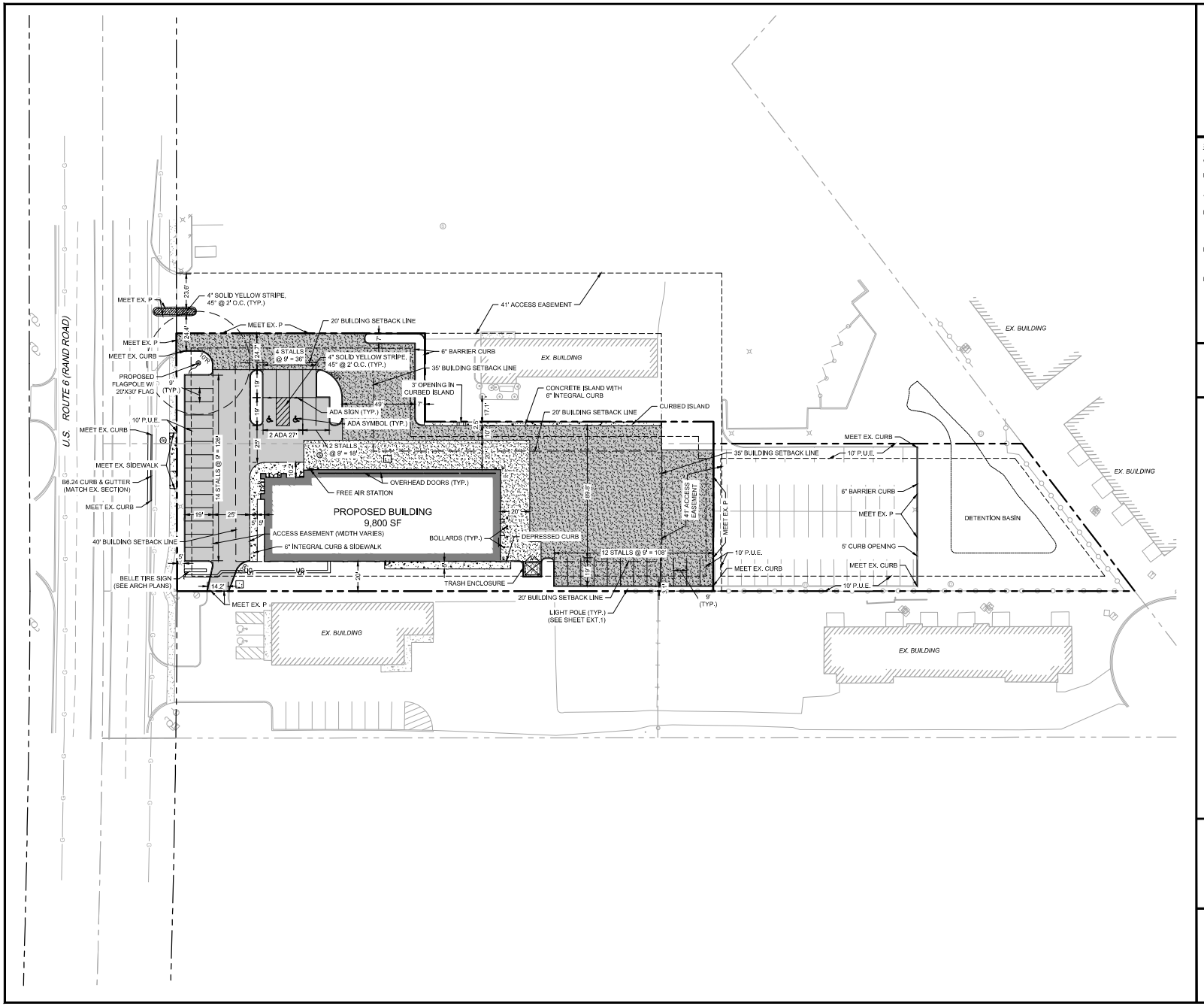
PROJ NO: 21004
ENG: AMS / BPH
DATE: 06/29/202

SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER: C1.0

3 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PCC SIDEWALK

SITE SUMMARY

CURRENT ZONING:	P AND B-5
PROPOSED LAND USE:	VEHICLE SERVICE FACILITY
TOTAL LOT AREA:	1.195 AC
BUILDING SETBACKS:	
FRONT	40 FT
SIDE	20 FT
REAR	35 FT
PARKING SETBACKS:	
FRONT	5 FT
INTERIOR	2 FT
PARKING SUMMARY:	
REQUIRED PARKING (1 SPACES/300 SF GFA)	32 STALLS
PROVIDED PARKING:	
STANDARD STALLS	32
ADA STALLS	2
TOTAL PROVIDED STALLS	34

BID ALTERNATE #1

INSTALLATION OF HEAVY DUTY CONCRETE PAVEMENT (PER DETAIL ON PLAN SHEET C5.0) SITE WIDE IN LIEU OF ASPHALT PAVEMENT

811 JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

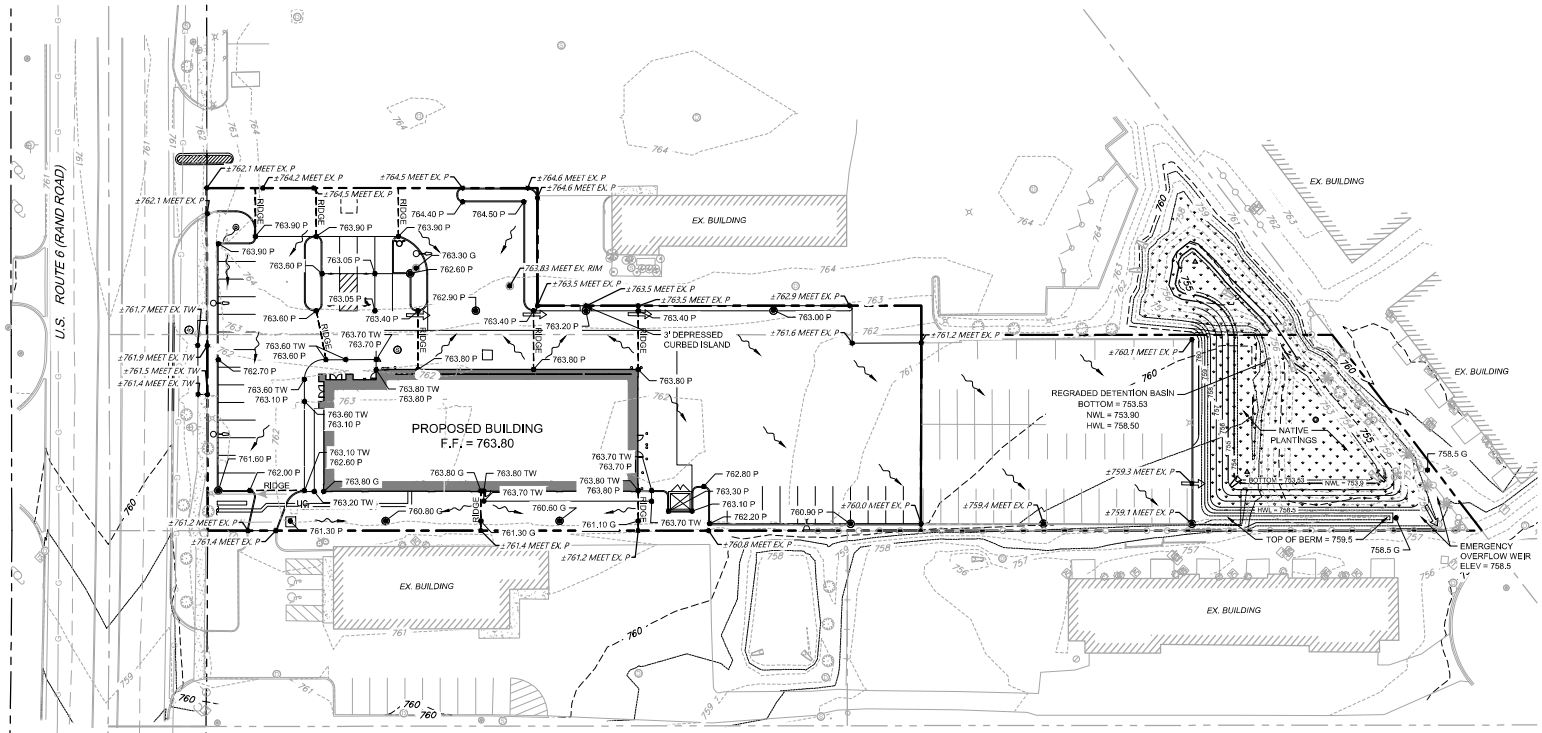
LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

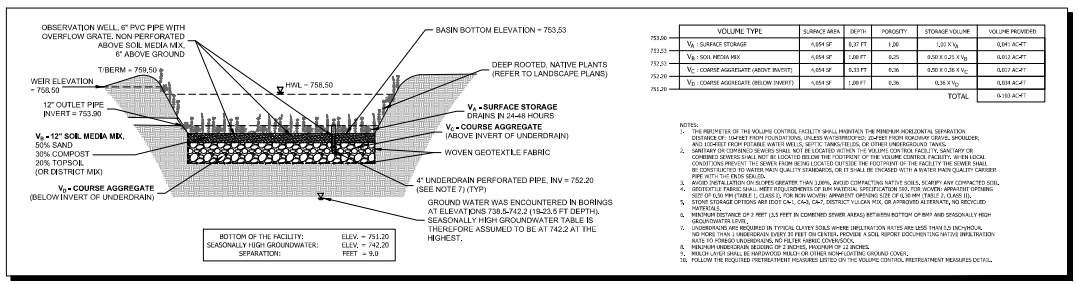
REVISIONS

BELLE TIRE PALATINE

PROJ. NO: 21004
ENG.: AMS / BPH
DATE: 06/29/202
SHEET TIT
SITE LAYOU PLAN
SHEET NUM
C2.
4 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand





VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A - SURFACE STORAGE	4,654 SF	0.37 FT	1.00	1.00 X V_A	0.041 AC-FT
V_B - SOIL MEDIA MIX	4,654 SF	1.00 FT	0.25	0.50 X 0.25 X V_B	0.013 AC-FT
V_C - COURSE AGGREGATE (ABOVE INVERT)	4,654 SF	0.33 FT	0.35	0.50 X 0.35 X V_C	0.017 AC-FT
V_D - COURSE AGGREGATE (BELOW INVERT)	4,654 SF	1.00 FT	0.35	0.35 X V_D	0.034 AC-FT
				TOTAL	0.103 AC-FT

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 25-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY, IN-SITU LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH TWO ENDS SEALED.
3. AVOID COMPACTING NATIVE SOILS. WHERE GREATER THAN 1.00%, AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GRADED AGGREGATE MATERIALS SHALL MEET REQUIREMENTS OF IDOT MATERIAL SPECIFICATION 351, FOR SEWERS APPARENT OPENING SIZE OF 0.30 MM (TABLE 1, CLASS 1), FOR NON SEWERS APPARENT OPENING SIZE OF 0.15 MM (TABLE 2, CLASS 1).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-2, CA-7, DISTRICT 'ILLIANA MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATES TO FOREGO UNDERDRAINS. NO FILTER FABRIC OVER/SOCK.
8. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

DETENTION BASIN & BIORETENTION DETAIL

GRADING LEGEND

- PROPOSED FLOW ARROW
- PROPOSED OVERLAND FLOOD ROUTE
- 100.00 TW PROPOSED TOP OF SIDEWALK GRADE
- 100.00 P PROPOSED PAVEMENT GRADE
- 100.00 G PROPOSED GROUND GRADE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING INTERMEDIATE CONTOUR

STORMWATER MANAGEMENT SUMMARY

ACCORDING TO MWRD PERMIT NO. 02-287, 3.58 ACRES ARE TRIBUTARY TO THE EXISTING DETENTION BASIN LOCATED IN THE NORTH PORTION OF PROPOSED LOT 2 & THE NORTHEAST CORNER OF PROPOSED LOT 3. WHEN PERMITTED IN 2008, THE REQUIRED DETENTION VOLUME WAS CALCULATED TO BE 0.70 AC-FT WITH A REQUIRED RELEASE RATE OF 0.92 CFS.

PROPOSED IMPROVEMENTS RESULT IN A REDEVELOPED AREA OF 0.83 ACRES AND A MAINTENANCE AREA OF 0.35 ACRES. UPON COMPLETION OF THE MWRD SCHEDULE D LEGACY AND ASSOCIATED WMO CALCULATOR, IT WAS CALCULATED THAT 0.096 AC-FT OF VOLUME CONTROL STORAGE AND 0.714 AC-FT OF DETENTION VOLUME ARE REQUIRED. THE PROPOSED DETENTION BASIN IS PROPOSED TO BE ALTERED AND IS DESIGNED TO PROVIDE 0.103 AC-FT OF VOLUME CONTROL STORAGE AND 0.799 AC-FT OF DETENTION VOLUME, WHICH MEET MWRD REQUIREMENTS.

811 JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

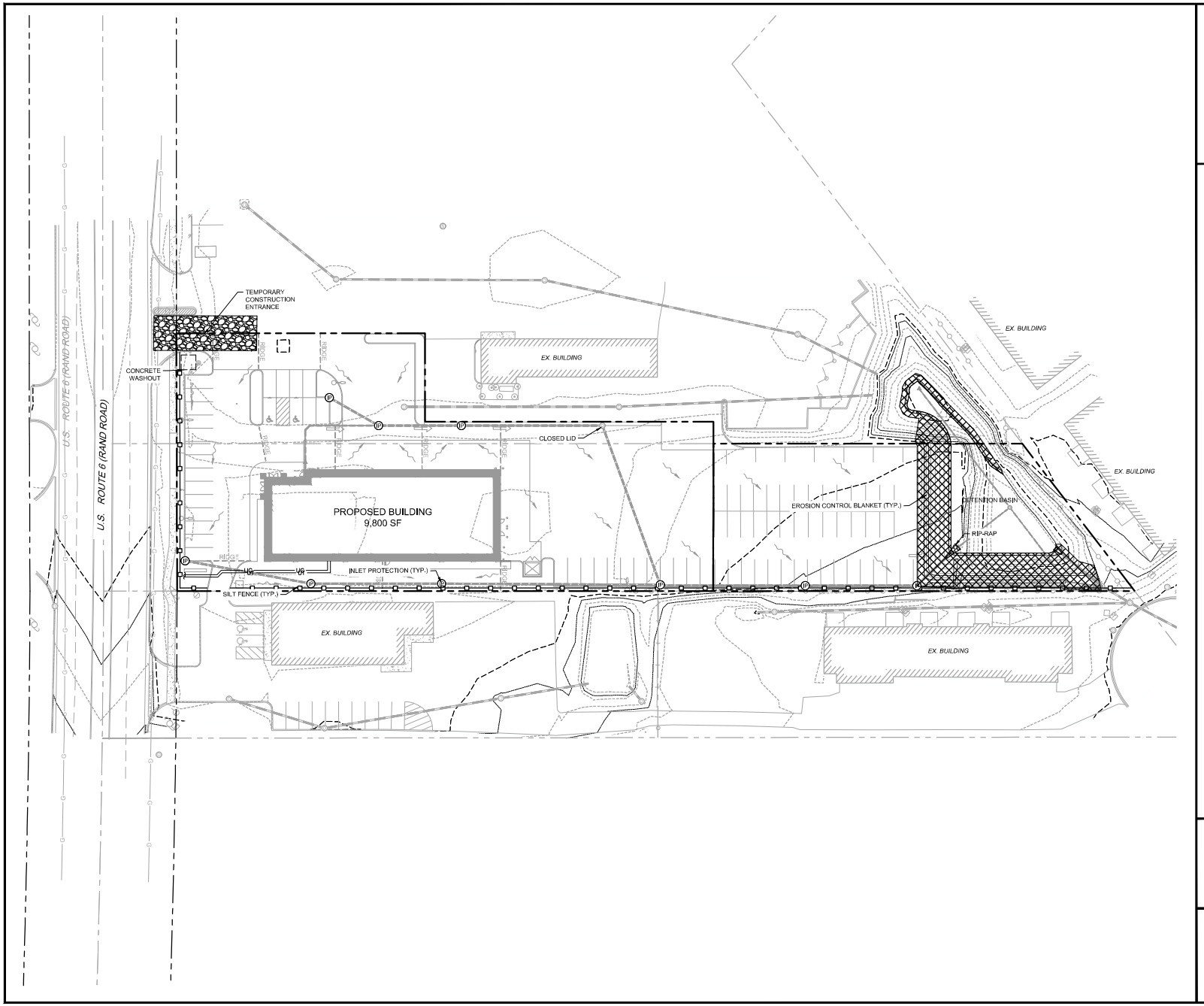
REVISIONS

08-17-2021 REVISED PER STAFF COMMENTS

BELLE TIRE PALATINE

PROJ NO: 21004
ENG: AMS / BPH
DATE: 06/29/202
SHEET TIT
GRADING & SWM PLAN
SHEET NUM
C3.
5 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand



SESC LEGEND

- SILT FENCE
- EROSION CONTROL BLANKET
- RIPRAP
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT

SHEET NOTES

1. CONTRACTOR SHALL TEMPORARILY SEED ALL OPEN SPACES DURING CONSTRUCTION.

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

REVISIONS

BELLE TIRE PALATINE

PROJ. NO: 21004
ENG.: AMS / BPH
DATE: 06/29/202

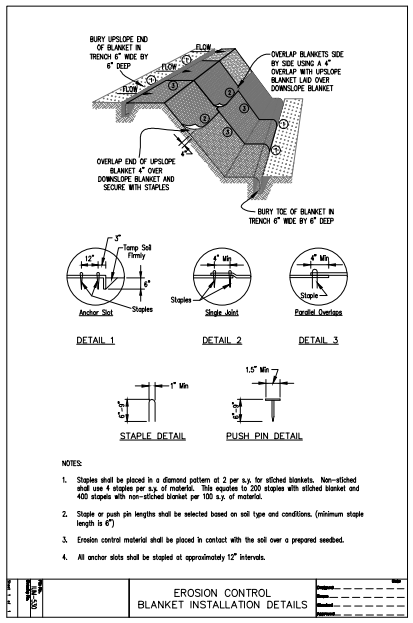
SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUM
C4.
6 OF

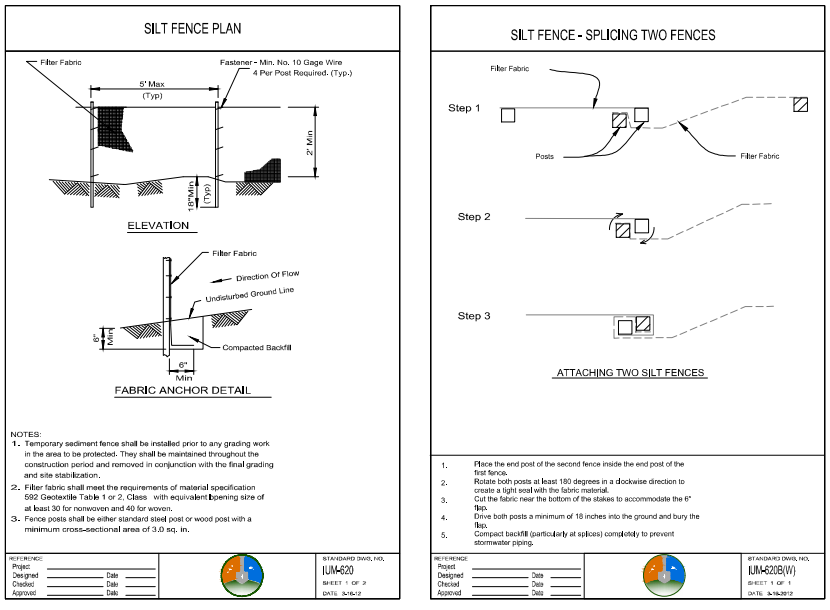
811 JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

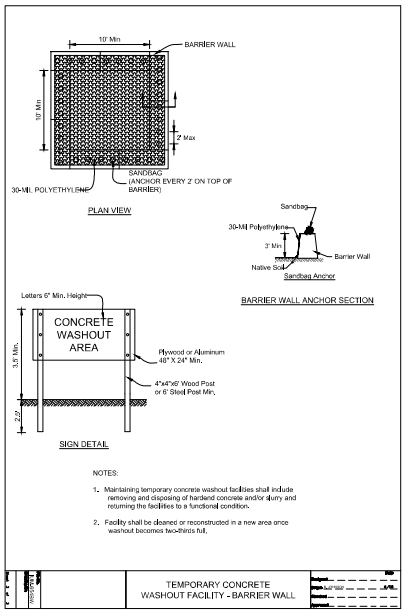
Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand



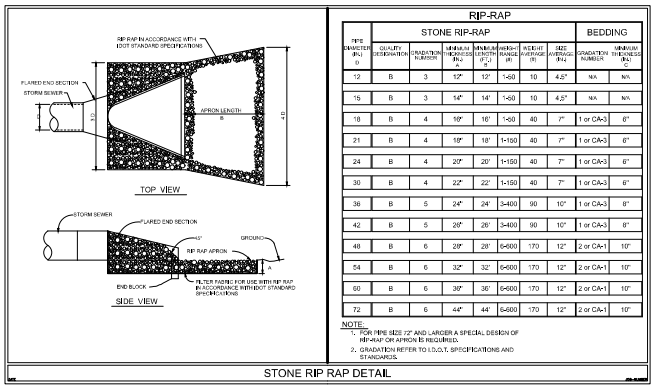
EROSION CONTROL BLANKET DETAIL
Scale: NOT TO SCALE



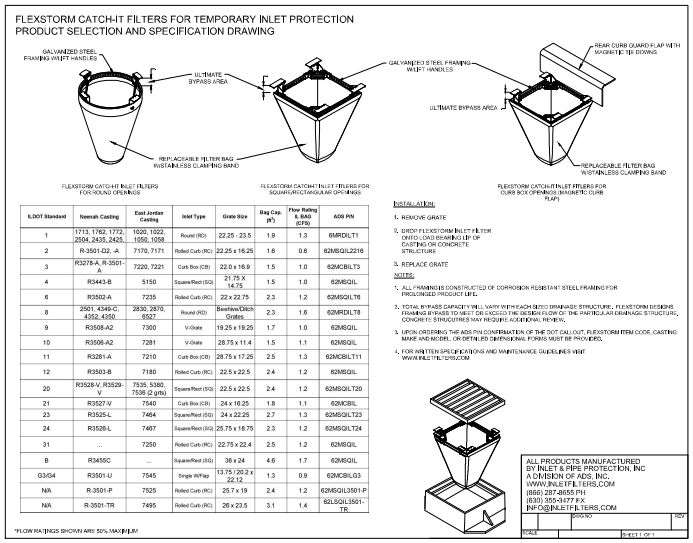
SILT FENCE DETAIL
Scale: NOT TO SCALE



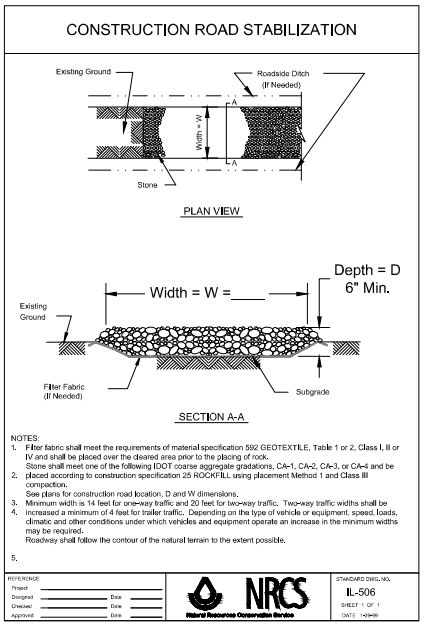
CONCRETE WASHOUT DETAIL
Scale: NOT TO SCALE



RIP-RAP DETAIL
Scale: NOT TO SCALE



INLET PROTECTION DETAIL
Scale: NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
Scale: NOT TO SCALE

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-072242
OF ILLINOIS

REVISIONS

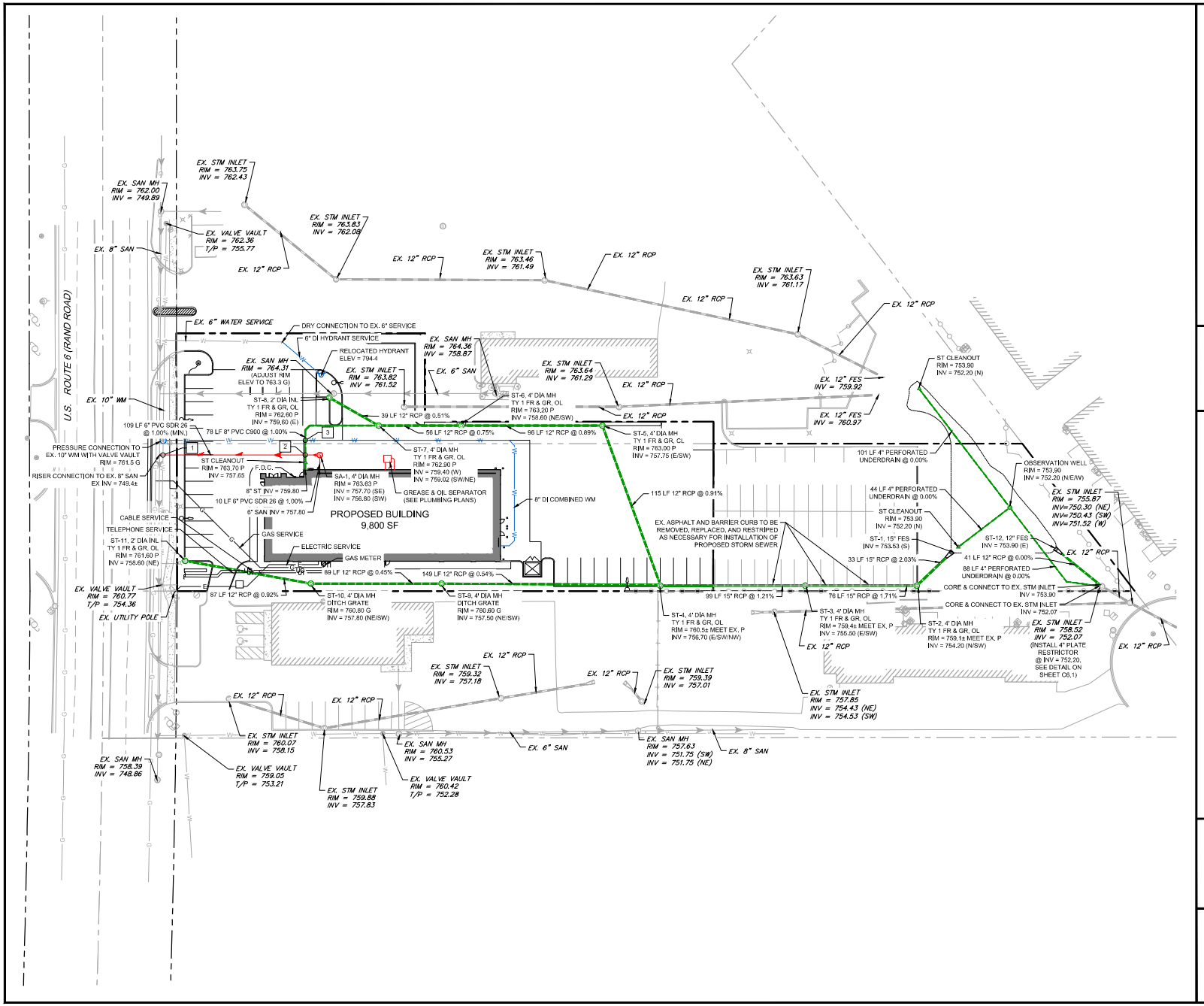
BELLE TIRE PALATINE

PROJ NO: 21004
ENG: AMS / BPH
DATE: 06/29/202

SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUM
C4.
7 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand



LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- PROPOSED FLARED END SECTION
- PROPOSED STORM CLEANOUT
- PROPOSED GAS SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED CABLE SERVICE
- PROPOSED TELEPHONE SERVICE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

UTILITY CROSSINGS:

1. 10" WM T/P = 753.3± 8" SAN B/P = 751.8 (MAX. ELEV)
2. 8" ST B/P = 757.5 8" SAN T/P = 757.3
3. 8" ST B/P = 759.5 6" WM T/P = 757.8

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

BELLE TIRE PALATINE

PROJ. NO: 21004
ENG.: AMS / BPH
DATE: 06/29/202

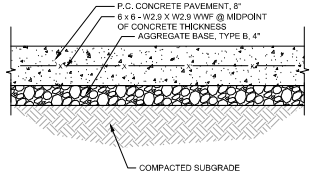
SHEET TITLE: UTILITY PLAN

SHEET NUM: C5.

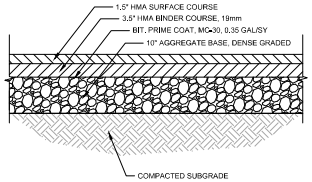
JULIE CALL BEFORE YOU DIG 811

0 30' 60'
1" = 30' (HORIZONTAL)

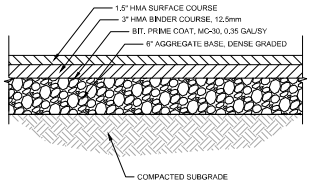
Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand



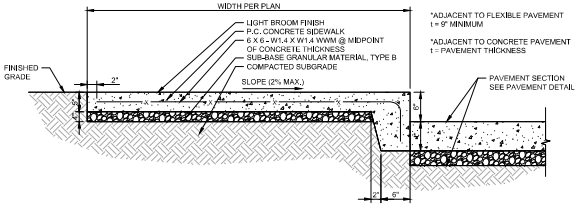
HEAVY DUTY CONCRETE PAVEMENT DETAIL
Scale: NOT TO SCALE



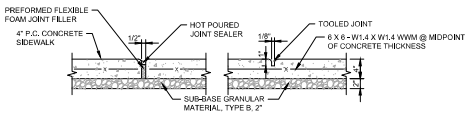
HEAVY DUTY ASPHALT PAVEMENT DETAIL
Scale: NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT DETAIL
Scale: NOT TO SCALE



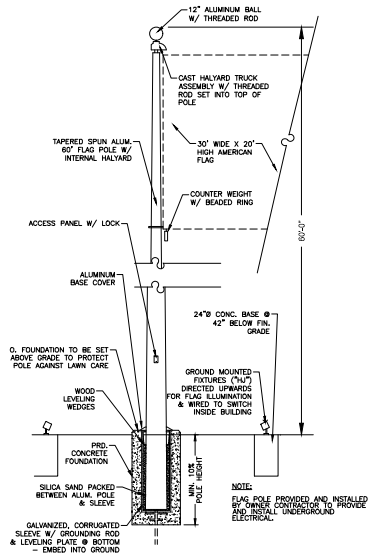
CONCRETE SIDEWALK DETAIL
Scale: NOT TO SCALE



EXPANSION JOINT CONTRACTION JOINT

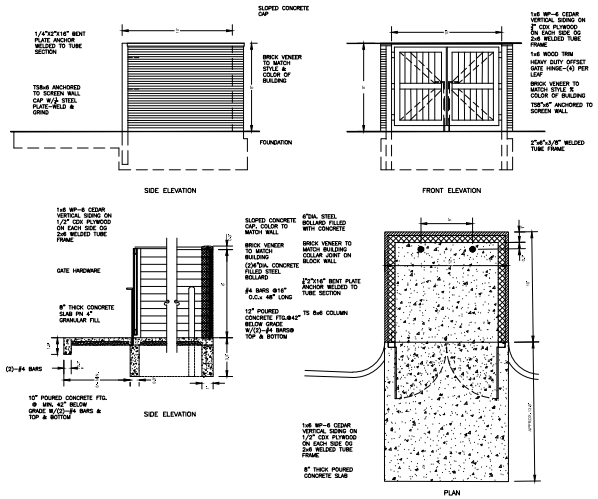
1. PROVIDE EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM AND AT INTERSECTION WITH STRUCTURES AND ABRUPT CHANGES.
2. PROVIDE CONTRACTION JOINTS AT 5' INTERVALS OR AS NOTED ON PLANS OR SHOWN IN DETAILS.

SIDEWALK JOINTS DETAIL
Scale: NOT TO SCALE



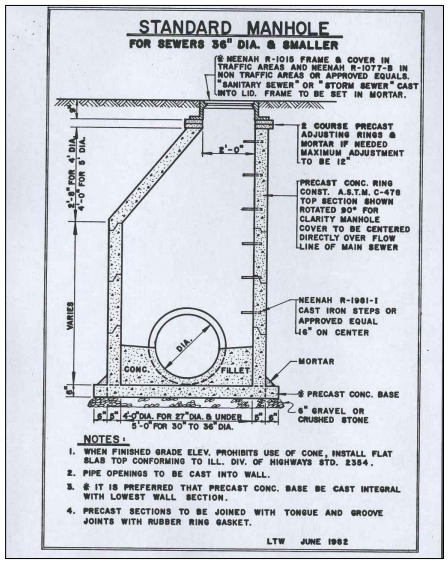
FLAG POLE DETAIL (BY OWNER)
NO SCALE

FLAG POLE DETAIL
Scale: NOT TO SCALE

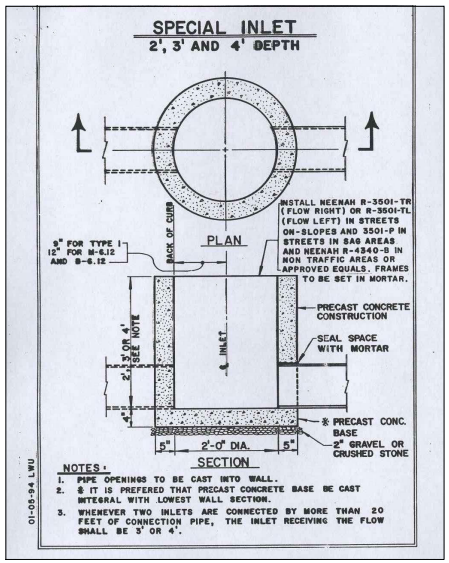


DUMPSTER ENCLOSURE
NO SCALE

DUMPSTER ENCLOSURE DETAIL
Scale: NOT TO SCALE



STANDARD MANHOLE DETAIL
Scale: NOT TO SCALE



SPECIAL INLET DETAIL
Scale: NOT TO SCALE

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

REVISIONS

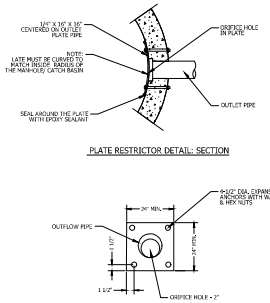
BELLE TIRE PALATINE

PROJ NO: 21004
ENG: AMS / BPH
DATE: 06/29/202

SHEET TIT
CONSTRUC
DETAILS

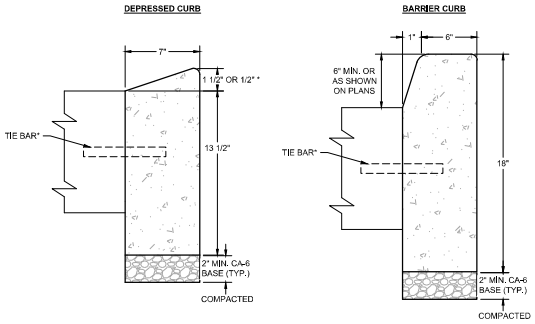
SHEET NUM
C6.(
9 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand



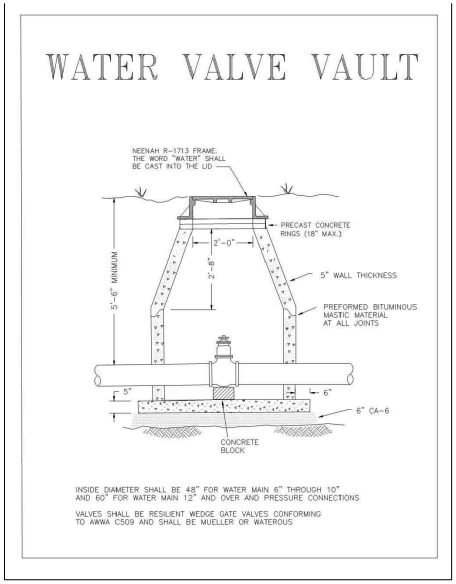
* ANCHORS SHALL BE TACK WELDED TO THE PLATE. ANCHOR EMBEDMENT SHALL BE 3" MIN.

PLATE RESTRICTOR DETAIL
Scale: NOT TO SCALE

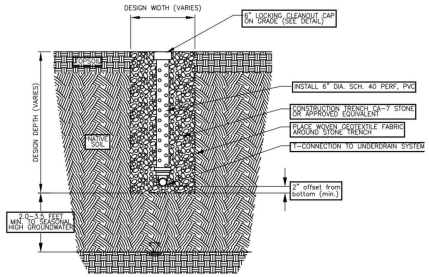


* LONGITUDINAL TIE BARS SHALL ONLY BE USED WHEN CURB IS ADJACENT TO P.C.C. PAVEMENT. TIE BARS SHALL BE NO. 6 AT 24" CENTERS IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND SHALL BE CENTERED ON ADJACENT P.C.C. PAVEMENT SECTION

BARRIER CURB DETAIL
Scale: NOT TO SCALE

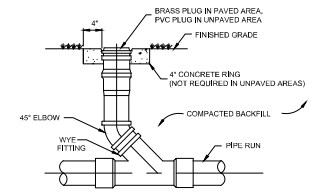


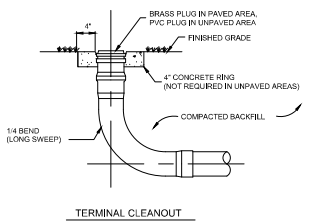
VALVE VAULT DETAIL
Scale: NOT TO SCALE



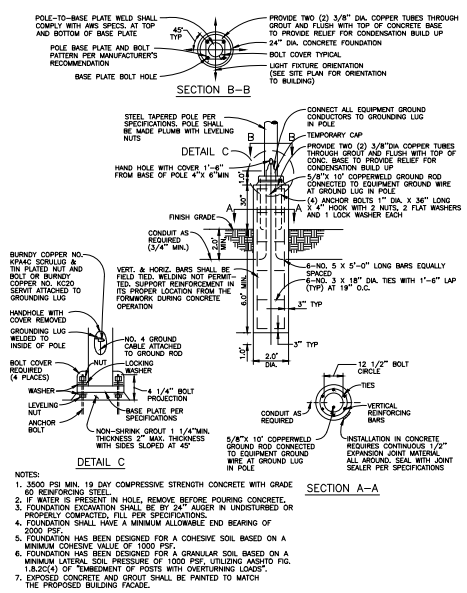
NOTES:
1) ONE OBSERVATION WELL SHALL BE INSTALLED PER 6,000 SQ. FT. OF SURFACE AREA.
2) PERFORATIONS SHALL BE 3/8" CIRCULAR HOLES, 4" ON CENTER, 90° AROUND PIPE.
3) OBSERVATION WELL FOR BIORETENTION FACILITIES SHALL EXTEND 6"-12" ABOVE GRADE AND CONTAIN AN OVERFLOW GRATE INSTEAD OF LOCKING CAP.
4) PIPES/FITTINGS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

OBSERVATION WELL DETAIL
Scale: NOT TO SCALE





CLEANOUT DETAIL
Scale: NOT TO SCALE



NOTES:
1. 3500 PSI MIN. 19 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED, FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIG. 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
7. EXPOSED CONCRETE AND GROUT SHALL BE PAINTED TO MATCH THE PROPOSED BUILDING FACADE.

LIGHT POLE BASE DETAIL
Scale: NOT TO SCALE

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

REVISIONS

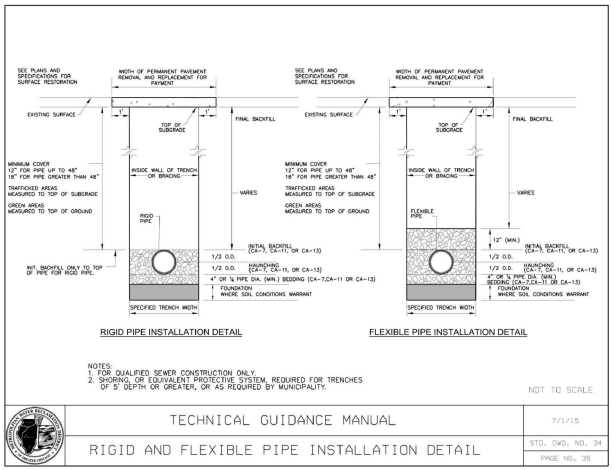
BELLE TIRE PALATINE

PROJ NO: 21004
ENG: AMS / BPH
DATE: 06/29/202

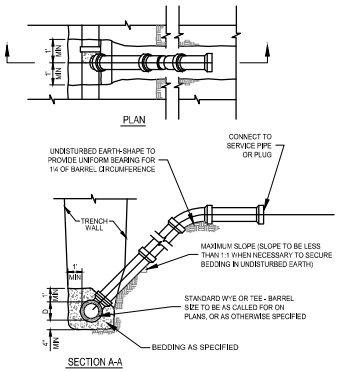
SHEET TIT
CONSTRUC
DETAILS

SHEET NUM
C6.
10 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand



RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL
Scale: NOT TO SCALE



SANITARY SEWER RISER CONNECTION DETAIL
Scale: NOT TO SCALE

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

REVISIONS

BELLE TIRE PALATINE

PROJ. NO: 21004
ENG.: AMS / BPH
DATE: 06/29/202

SHEET TIT
CONSTRUC
DETAILS

SHEET NUM
C6..
11 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand

LG Workshop, LLC
Landscape Architecture
Site Planning
Illustration
2324 W. Armitage Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR
157-001000
STATE OF ILLINOIS

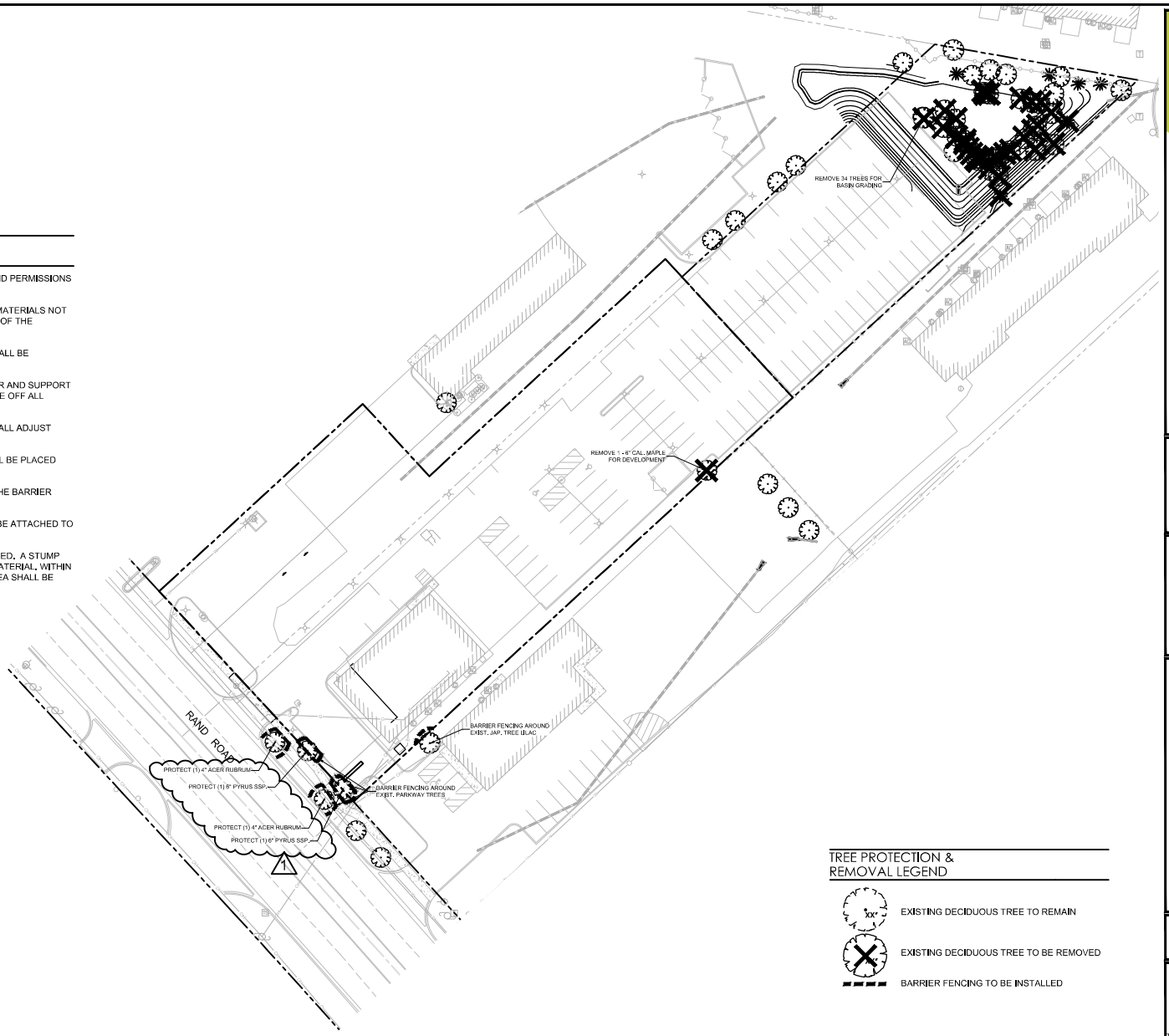
EXPIRES 08/2021

TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSIST OF A VACANT SITE. PARKWAY PLANTINGS WERE INSTALLED SEVERAL YEARS AGO AS PART OF THE NEIGHBORING DEVELOPMENT. ALL PARKWAY PLANTINGS WILL BE RETAINED AND COMPLIMENTED WITH ADDITIONAL PLANTINGS. NO REMOVALS ON SITE.



TREE PROTECTION & REMOVAL LEGEND

- XX" EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- BARRIER FENCING TO BE INSTALLED

1 TREE REMOVAL & PROTECTION PLAN

N SHEET SCALE 1"=30'
0' 15' 30' 60' 90'

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS
1 09/13/21 PER STAFF COM

BELLE TIRE PALATINE

PROJ NO: 21062
ENG : LCG
DATE : 06/29/20
SHEET TIT
TREE PROTEC
REMOVAL PL
SHEET NUM
L.
OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand

LG Workshop LLC
Landscape Architecture
Site Planning
Illustration
2324 W. Armitage Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR.
157-001000
STATE OF ILLINOIS

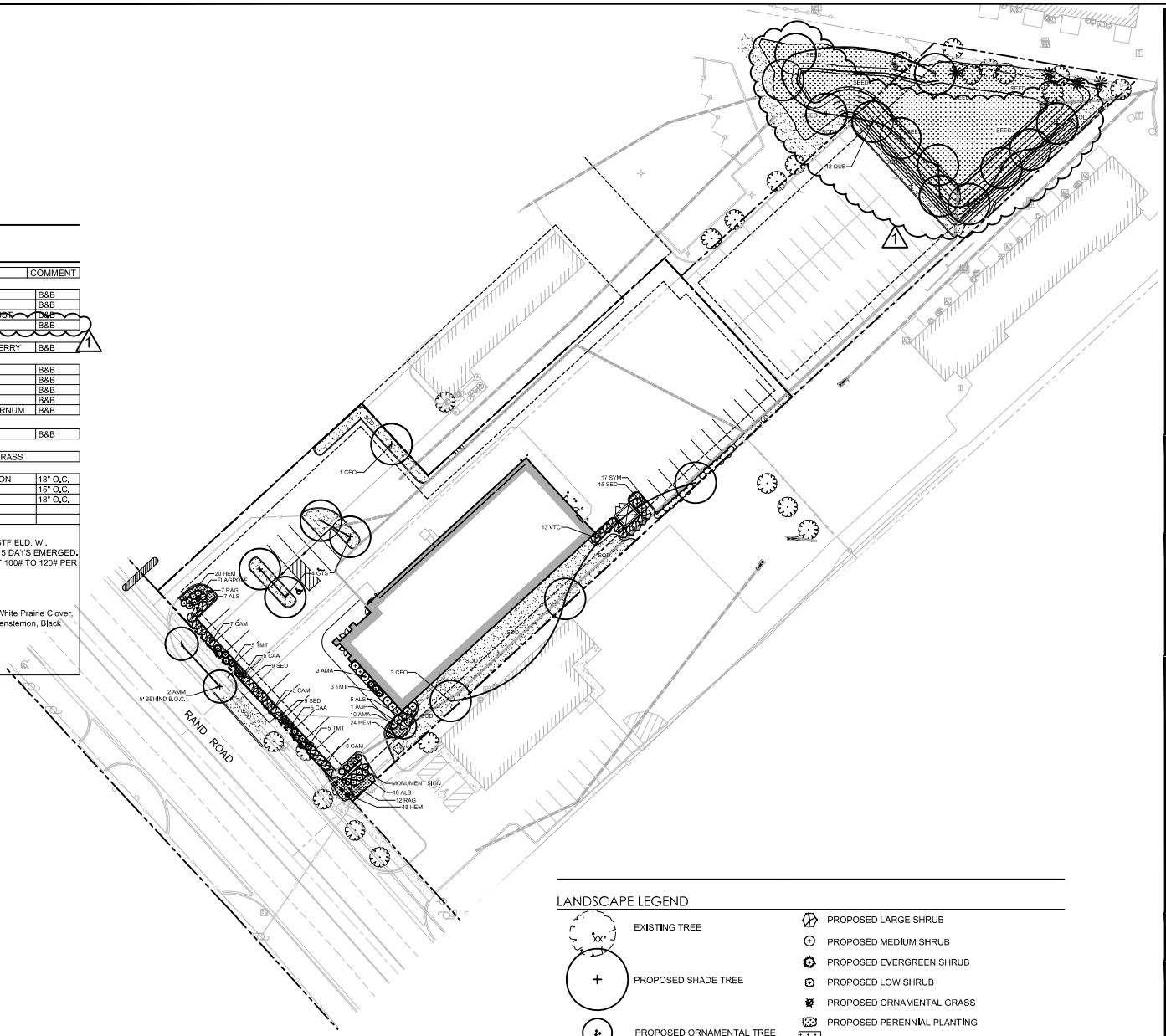
EXPIRES 08/2021

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AMM	2.5" CAL.	2	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	B&B
CEO	2.5" CAL.	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B
GTS	2.5" CAL.	4	GLEDITSIA TRI. 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B
QUB	2.5" CAL.	12	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B
ORNAMENTAL TREES					
AGP	6' MULTI	1	AMELANCHIER GRAN. 'PRINCESS DI'	PRINCESS DIANA SERVICEBERRY	B&B
DECIDUOUS SHRUBS					
AMA	24" HT.	11	ARONIA MELANO. 'ELATA'	ELATA CHOKEBERRY	B&B
CAM	30" HT.	15	CORNUS ALBA 'ARGENTEO MARG.'	CREAM EDGE DOGWOOD	B&B
RAG	18" W.	19	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	B&B
SYM	24" HT.	17	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	B&B
VTC	30" HT.	12	VIBURNUM TRIL. 'ALFREDO'	ALFREDO CRANBERRY VIBURNUM	B&B
EVERGREEN SHRUBS					
TMT	24" W.	13	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	B&B
ORNAMENTAL GRASSES					
CAA	#3 CONT.	10	CALAMAGROSTIS ACUT. 'STRICTUS'	STRICTUS FEATHER REED GRASS	
GROUNDCOVER / PERENNIALS					
ALS	#1 CONT.	28	ALLUM TANGUT. 'SUMMER BEAUTY'	SUMMER BEAUTY WILD ONION	18" O.C.
HEM	#1 CONT.	92	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	15" O.C.
SED	#1 CONT.	42	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	18" O.C.
SEED	SQ. YD.	1220	LOW GROWING PRARIE FOR CLAY SOILS - SEE BELOW		
SOD	SQ. YD.	934	SODDED LAWN		

SEED APPLICATION
LOW-GROWING PRAIRIE FOR CLAY SOILS - AVAILABLE THROUGH PRAIRIE NURSERY, WESTFIELD, WI. 1-800-476-9453. WWW.PRAIRIENURSERY.COM. SUITABLE FOR WET APPLICATIONS UP TO 5 DAYS EMERGED. APPLY AT 10# PER ACRE. SEED COVER CROP OF OATS OVER ENTIRE PLANTING AREA AT 100# TO 120# PER ACRE. SOW NATIVE SEED BEST BETWEEN 8/15 AND 9/15.

SEED MIX CONTENTS.
Wildflowers
Nodding Pink Onion, Smooth Aster, Canada Milk Vetch, Cream False Indigo,Lanceleaf Coreopsis, White Prairie Clover, Purple Prairie Clover, Shootingstar, Purple Coneflower, Prairie Blazingstar, Wild Quinine, Smooth Penstemon, Black Eyed Susan, Ohio Goldenrod, Stiff Goldenrod, Ohio Spiderwort, Golden Alexanders.
Grasses Sedges
Sideoats Grama, Little Bluestem, Prairie Dropseed, Fox Sedge.



LANDSCAPE LEGEND

EXISTING TREE
PROPOSED SHADE TREE
PROPOSED ORNAMENTAL TREE
PROPOSED LARGE SHRUB
PROPOSED MEDIUM SHRUB
PROPOSED EVERGREEN SHRUB
PROPOSED LOW SHRUB
PROPOSED ORNAMENTAL GRASS
PROPOSED PERENNIAL PLANTING
SODDED LAWN

N SHEET SCALE 1"=30'
0' 15' 30' 60' 90'

1 LANDSCAPE PLAN

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE

REVISIONS
1 08/10/21 PER STAFF COM

BELLE TIRE PALATINE

PROJ NO: 210820
ENG : LCG
DATE : 06/29/202
SHEET TIT
LANDSCAPE
SHEET NUM
L.
OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand

LG Workshop LLC
Landscape Architecture
Site Planning
Illustration
2324 W. Armitage Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

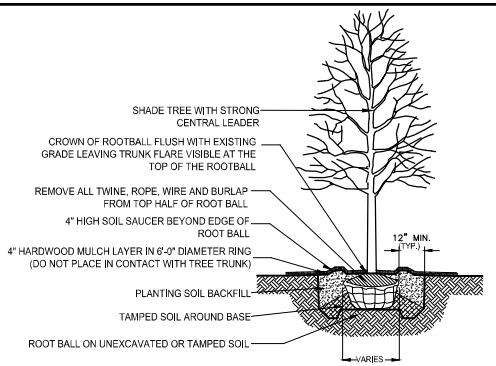
SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR.
157-001000
STATE OF ILLINOIS

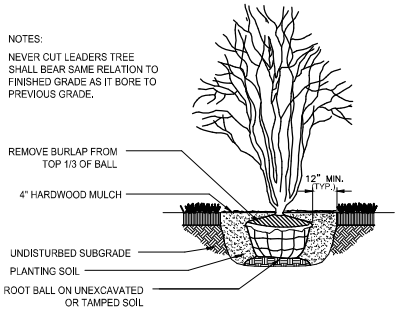
EXPIRES 08/2021

LANDSCAPE NOTES

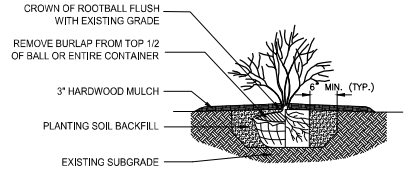
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF PALATINE LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE WITHIN NORTHEAST ILLINOIS. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
12. CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
13. SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,0000 SF.
14. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.



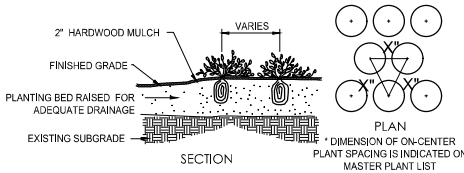
1 SHADE TREE PLANTING DETAIL — NOT TO SCALE



2 ORNAMENTAL TREE PLANTING DETAIL — NOT TO SCALE



3 SHRUB PLANTING DETAIL — NOT TO SCALE



4 PERENNIAL / ANNUAL PLANTING DETAIL — NOT TO SCALE

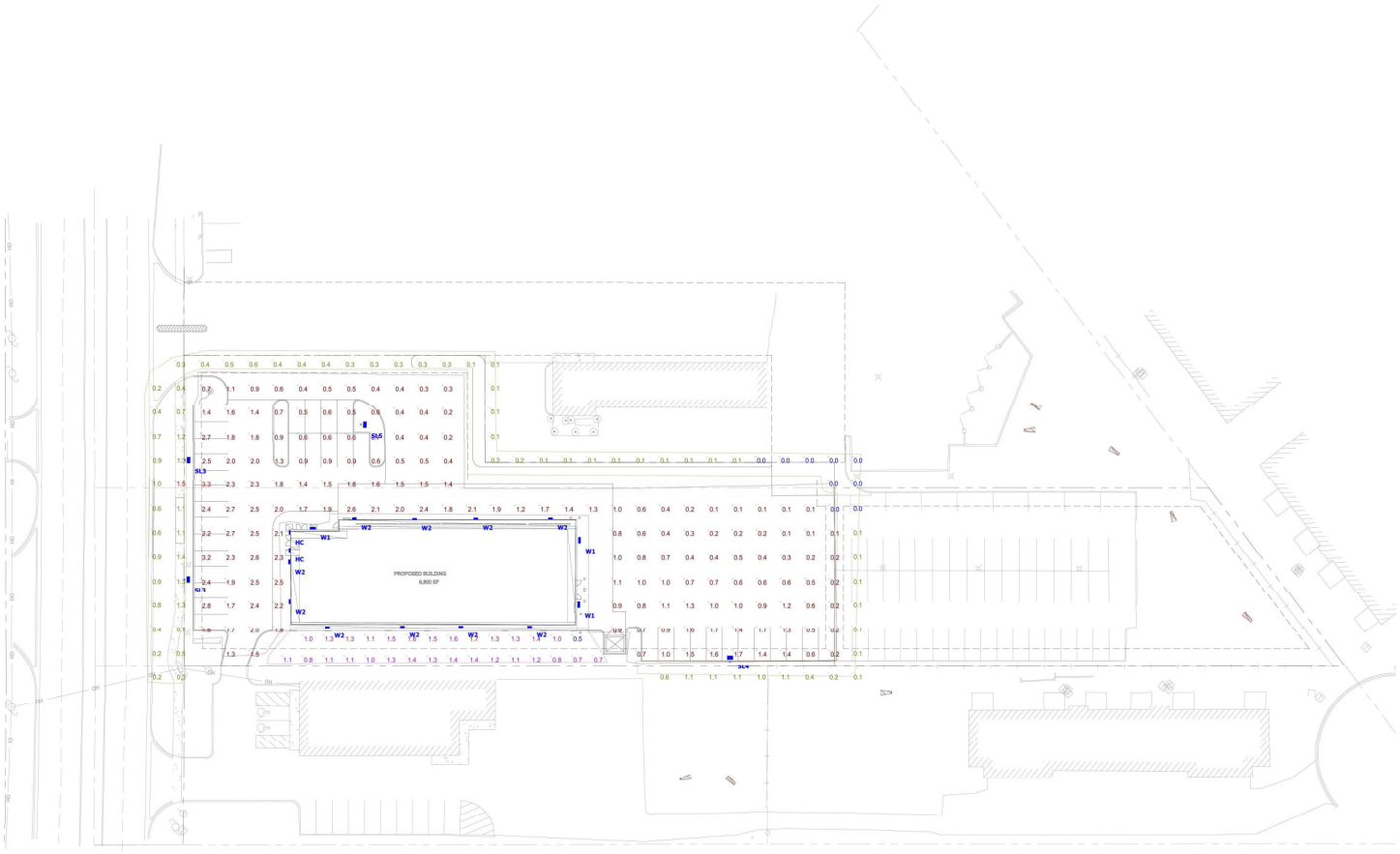
CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

BELLE TIRE PALATINE

PROJ NO: 210620
ENG : LCG
DATE : 06/29/202
SHEET TIT
LANDSCAPI
DETAILS & N
SHEET NUM
L.2
OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Notes
	SL4	1	Cree Inc	OSQ-A-NM-4ME-B-57K-UL- WUUSQ-BSJMP Supplied w/ 25' Pole	OSQ Series Area Luminaire, Type IV Medium w/ backlight Shield, B Input Power Designator, 5700K	1	8950	1	86	100%	
	W1	3	Cree Lighting	XSPW-B-WM-4ME-2L-57K-UL	XSPW Version B, Wall Mount, Type 4ME Distribution, 2L Lumen Package, 5700K, 120-277V	1	2490	1	19	100%	
	W2	10	Cree Inc	XSPW-B-WM-2ME-2L-57K-UL	XSPW Wall Mount, Type II Medium Distribution, BL, 5700K CCT	1	2490	0.98	19	100%	
	HC	2	New Star	LUN-C-LED50-2-RW-G-12-BZ	Decorative Exterior Wall Sconce	1	676	1	0	100%	
	SL5	1	Cree Inc	OSQ-A-NM-5SH-B-57K-U-BZ-QH Supplied w/ 25' Pole	OSQ Series Area Luminaire, Type V Short, B Input Power Designator, 5700K	1	11479	0.54	86	100%	
	SL3	2	Cree Inc	OSQ-A-NM-3ME-B-57K-U-BZ Supplied w/ 25' Pole	OSQ Series Area Luminaire, Type III Medium Distribution, B Input Power Designator, 5700K	1	11649	1	86	100%	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min
General Parking	+	1.2 fc	3.3 fc	0.0 fc	N/A
Perimeter	+	0.4 fc	1.5 fc	0.0 fc	N/A
West Side Security	+	1.2 fc	1.7 fc	0.5 fc	3.4:1

0 30' 60'
1" = 30' (HORIZONTAL)

CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
BRADLEY P HOVANEC
062-07224
OF ILLINOIS

REVISIONS

08-17-2021 REVISE STAFF COMMEN

BELLE TIRE PALATINE

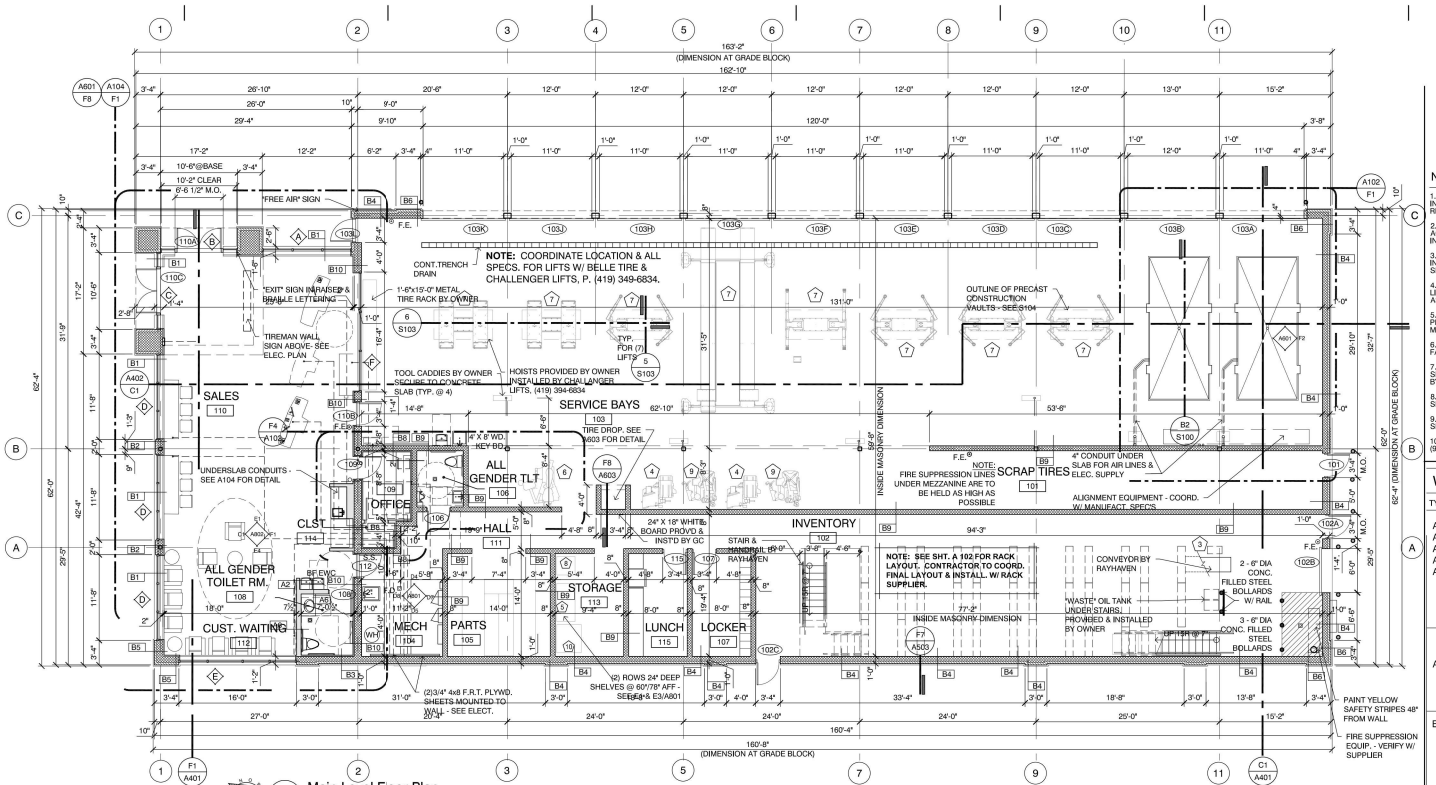
PROJ NO: 21004
ENG: AMS / BPH
DATE: 06/29/202

SHEET TITLE
SITE PHOTOME PLAN

SHEET NUM
EXT

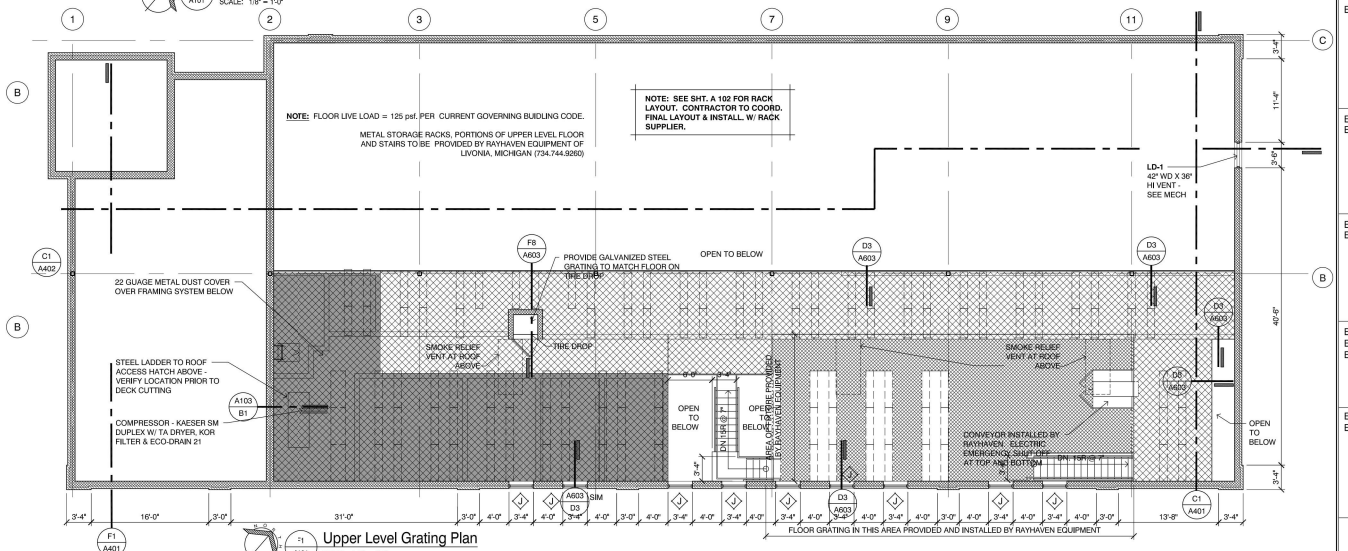
15 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand



Main Level Floor Plan

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



Upper Level Grating Plan

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

© Copyright 2017, Enright Architects

Equipment List (By Owner)

3	CONVEYOR	7	LIFTS (8) COORD. W/ BELLE TIRE & DOWS EQUIP. SALES & SERVICE
4	WHEEL BALANCER - COORDINATE WITH HUNTER	8	BRAKE LATHE (2) COORD. W/ BELLE TIRE
5	SAFETY CLEAN - COORDINATE WITH BELLE	9	RIM CLAMP - COORDINATE WITH BELLE
6	TIRE MACHINE - COORDINATE WITH HUNTER	10	BENCH GRINDER ON METAL TABLE COORD. W/ BELLE TIRE

NOTES:

1. CONVEYOR SHALL BE MANUFACTURED, INSTALLED & GUARDED IN ACCORDANCE W/ THE REQUIREMENTS OF ASME B20.1.
2. ALL FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 13 AND THE INTERNATIONAL FIRE CODE
3. ALL NON CARPETED WALKING SURFACES, INCLUDING MEANS OF EGRESS WALKING SURFACES, SHALL HAVE A SLIP-RESISTANT SURFACE.
4. COORDINATE METAL STORAGE RACK, LIFT EQUIPMENT & METAL STAIRS WITH THE ASSOCIATED EQUIPMENT SUPPLIERS.
5. METAL LOCKERS LOCATED IN BREAK ROOM TO BE PROVIDED BY RAYHAVEN EQUIPMENT OF LIVONIA MICHIGAN (734.744.9260)
6. VERIFY ALL COLUMN LINE DIMENSIONS W/ STEEL FABRICATION DOCUMENTS
7. ALL ACCESSIBLE DOORS, RAMPS, PARKING SPACES, ETC., SHALL MEET WITH STANDARDS SET BY THE 2015 INTERNATIONAL BUILDING CODE
8. ALL SIGNAGE, INTERIOR AND/ OR EXTERIOR SHALL CONFORM WITH THE VILLAGE ORDINANCE
9. ALL OPERABLE PARTS SHALL COMPLY WITH SECTION 309 ICC/ANSI AND IBC 2015 (1109.13)
10. ALL AUDIBLE DEVICES COMPLY WITH IBC 2015 (903.4.2)
11. ALARMS SHALL MEET THE REQUIREMENTS SET FORTH IN THE ICC/ANSI A117.1 SECTION (700)
12. VISUAL & AUDIBLE ALARMS SHALL MEET THE REQUIREMENTS SET FORTH IN MBC 2015 (907.9, 1.1) (907.9.2)
13. NOT USED
14. ALL WOOD TO BE FIRE-RETARDANT TREATED
15. TACTILE SIGNAGE TO BE INSTALLED AT EACH EXIT STAIR AND EXIT DISCHARGE
16. FACILITY DOES NOT REPAIR VEHICLES WITH NONODARIZED GASES AND IS NOT DESIGNED TO ACCOMMODATE SUCH VEHICLES
17. AUTOMATIC FIRE SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED TO THE VILLAGE OF PALANTINE BY THE CONTRACTOR AND MEET NFPA 13
18. FACILITES AND ELEMENTS IDENTIFIED TO BE ACCESSIBLE SHALL USE THE INTERNATIONAL SYMBOL FOR THE FRONT ENTRY

WALL TYPES

TYPE	DETAIL	DESCRIPTION	REMARKS
A1 A2 A3 A4 A5		A) 5/8" GYP BOARD B) METAL STUDS / 20 GA. / 16" O.C. C) 5/8" GYP BOARD D) SOUND INSULATION E) PT-1 CERAMIC TILE WAINSCOT F) PT-1 CERAMIC TILE WAINSCOT (NOTE: INSULATION TO HAVE A FLAME SPREAD RATING OF 75 OR LESS & A SMOKE-DEVELOPED RATING OF 450 OR LESS WHEN TESTEDIN ACCORDANCE W/ ASTM E84)	A2 OMIT D A3 OMIT D & F A4 OMIT D, E, F A5 OMIT C, D, E
A6		A) 5/8" GYPBOARD / CERAMIC TILE B) 6" METAL STUD 20 GA / 16" O.C. C) FULL BATT SOUND INSULATION D) PT-1 CERAMIC TILE WAINSCOT	
B1		A) 10" ARCHITECTURAL BLOCK B) 1 1/2" GALV. MT. FURRING C) RIGID INSULATION D) 5/8" GYP BD. E) MODULAR CLAY BRICK F) GLAZING SYSTEM ABOVE G) FOAMED-IN BLOCK INSULATION H) CERAMIC TILE WAINSCOT (SEE ELEVATIONS)	
B2		A) 10" ARCHITECTURAL BLOCK B) 1 1/2" GALV. METAL CHANNELS C) RIGID INSULATION D) 5/8" GYP BD. E) MODULAR CLAY BRICK F) LINE OF BRICK VENEER & 8" CONC BLOCK ABOVE G) FOAMED-IN BLOCK INSULATION H) CERAMIC TILE WAINSCOT (SEE ELEVATIONS)	
B3 B4		A) 10" CONC BLOCK BASE W/ 8" BLOCK ABOVE B) MODULAR CLAY BRICK C) LINE OF BRICK VENEER & 8" CONC BLOCK ABOVE D) FOAMED-IN BLOCK INSUL E) 1 1/2" GALV. MTL FURRING F) RIGID INSULATION G) 5/8" GYP BD. H) CERAMIC TILE WAINSCOT (SEE ELE.)	B4 OMIT E,F,G,H
B5 B6		A) 12" CONC BLOCK BASE W/ 10" BLOCK ABOVE B) MODULAR CLAY BRICK C) LINE OF BRICK VENEER & 10" CONC BLOCK ABOVE D) FOAMED-IN BLOCK INSUL E) 1 1/2" GALV. MTL FURRING F) RIGID INSULATION G) 5/8" GYP BD. H) CERAMIC TILE WAINSCOT (SEE ELE.)	B6 OMIT E,F,G,H PAINT BLOCK AT PIERS AND COLUMNS ONLY. SEE PLAN FOR LOCATIONS
B7 B8 B9		A) 5/8" GYP. BOARD (SALES SIDE) B) 1 1/2" GALV. FURRING STRIPS C) 8" CONC. BLOCK D) 1 1/2" GALV. FURRING STRIPS E) 5/8" GYP. BOARD	B8 OMIT D, E PAINT BLOCK B9 OMIT A, B, D, E PAINT BLOCK
B10 B11		A) 12" CONC. BLOCK WALL B) 1 1/2" GALV. FURRING STRIPS C) 5/8" GYP BOARD D) CERAMIC TILE WAINSCOT (SEE ELEVATIONS) E) 1 1/2" GALV. FURRING STRIPS F) 5/8" GYP BD.	B10 OMIT E, F PAINT BLOCK B11 OMIT B, C, D PAINT BLOCK

Seal

LICENSED ARCHITECT CHRISTOPHER VINCENT ENRIGHT 001-024653 STATE OF ILLINOIS

CHRISTOPHER ENRIGHT A PROFESSIONAL CORPORATION

628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Consultant

Project

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

Sheet

Floor Plan

Issued for

Village Submittal:

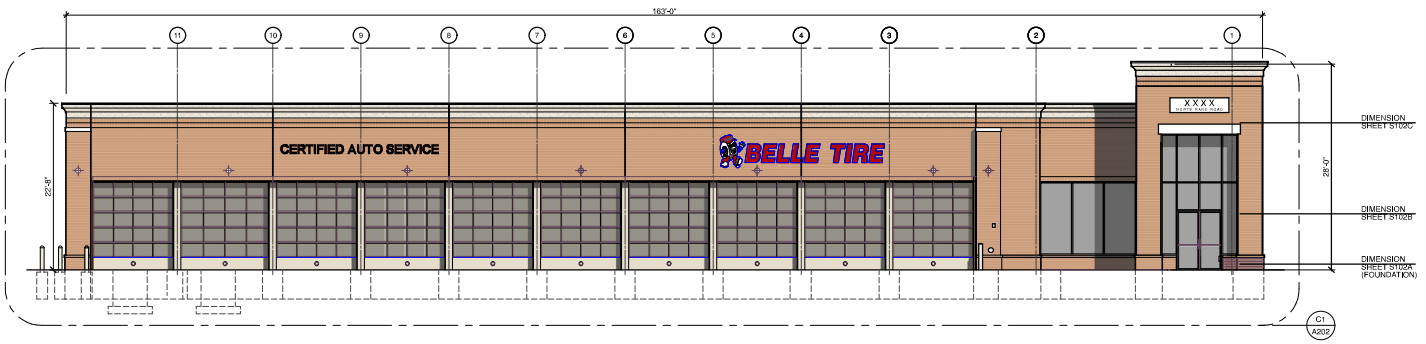
Project Number

21-130

Sheet Number

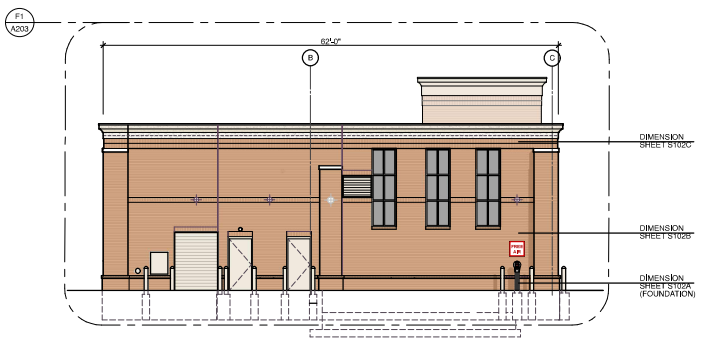
A101

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand

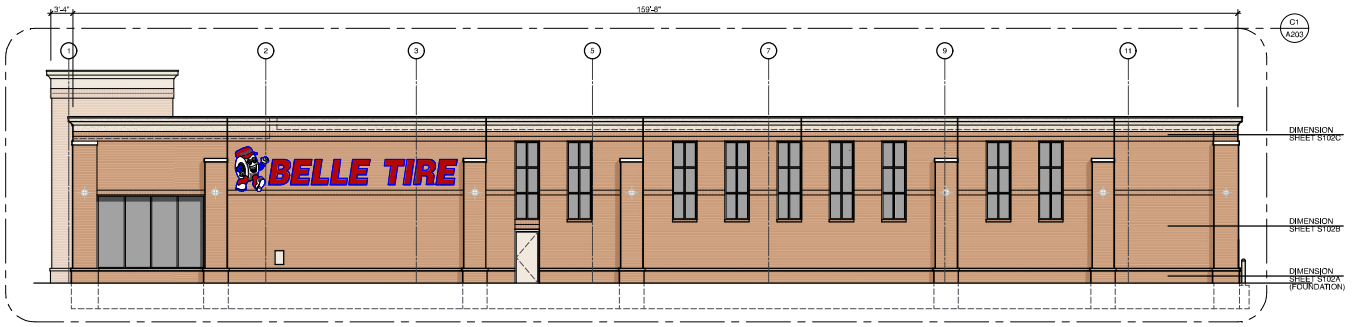


B1 A201 North Elevation
SCALE: 1/8" = 1'-0"

D1 A201 West Elevation
SCALE: 1/8" = 1'-0"



D5 A201 East Elevation
SCALE: 1/8" = 1'-0"



F1 A201 South Elevation
SCALE: 1/8" = 1'-0"

© Copyright 2020, Enright Architects

MATERIALS:

MARK	MATERIAL	DESCRIPTION
EIFS-1	E.I.F.S.	STO-STOLIT 1.0 MOONLIT SAND 10611-84
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.
GB-1	GLAZED BLOCK	TRENWYTH ASTRA-GLAZE-SW + SERIES -COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROVIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURO-LAST 2 PIECE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL
P-1	PAINT	#2333 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7666 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GRENADIER RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

NOTE:

ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 5-1-13.

Seal

LICENSED ARCHITECT
CHRISTOPHER VINCENT ENRIGHT
001-024653
STATE OF ILLINOIS

CHRISTOPHER ENRIGHT A
A PROFESSIONAL CORPORATION

628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Consultant

Project

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

Sheet

Building Eleva

Issued for

Village Submittal:

Village Re-Submittal:

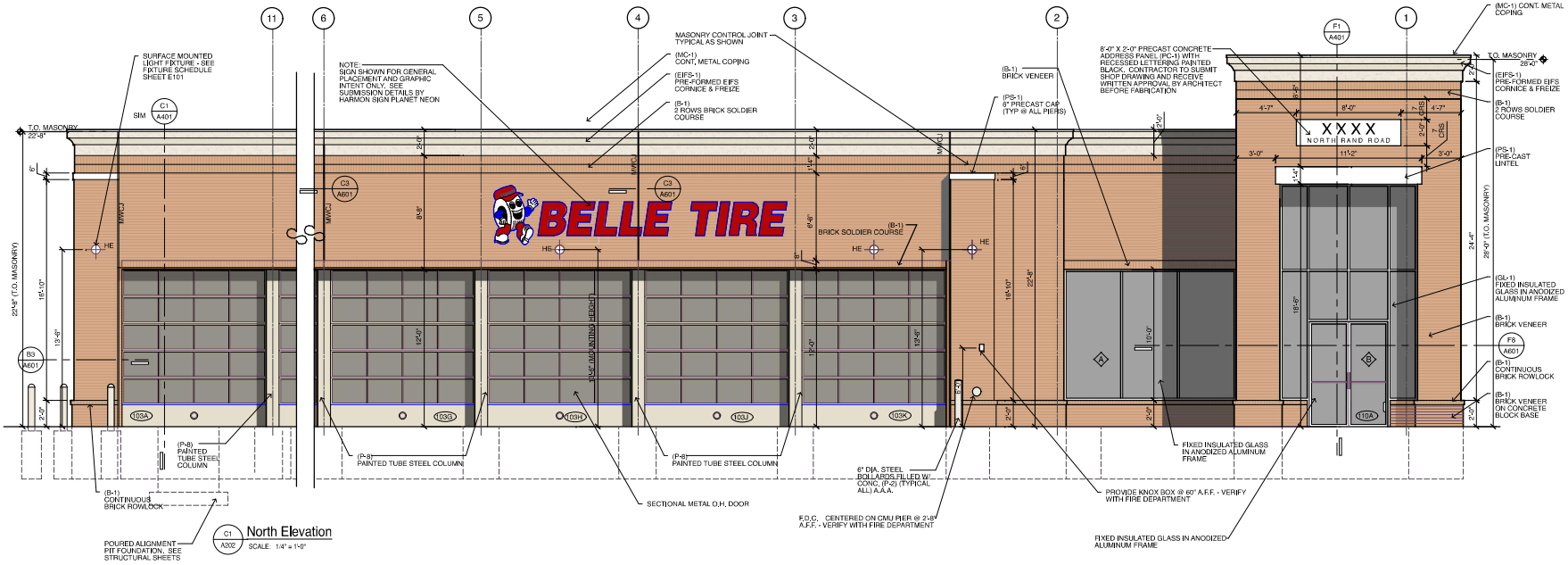
Project Number

21-130

Sheet Number

A201

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand



MATERIALS:

MARK	MATERIAL	DESCRIPTION
EIFS-1	E.I.F.S.	STO-STOLIT 1.0 MOONLIT SAND 10611-84
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.
GB-1	GLAZED BLOCK	TRENWYTH ASTRA-GLAZE-SW + SERIES -COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROVIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURO-LAST 2 PIECE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL
P-1	PAINT	#2333 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7666 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GRENADIER RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

NOTE:
ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 5-1-13.

© Copyright 2020, Enright Architects

Seal

LICENSED ARCHITECT
CHRISTOPHER VINCENT ENRIGHT
001-024653
STATE OF ILLINOIS

CHRISTOPHER ENRIGHT A PROFESSIONAL CORPORATION
628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Consultant

Project
Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

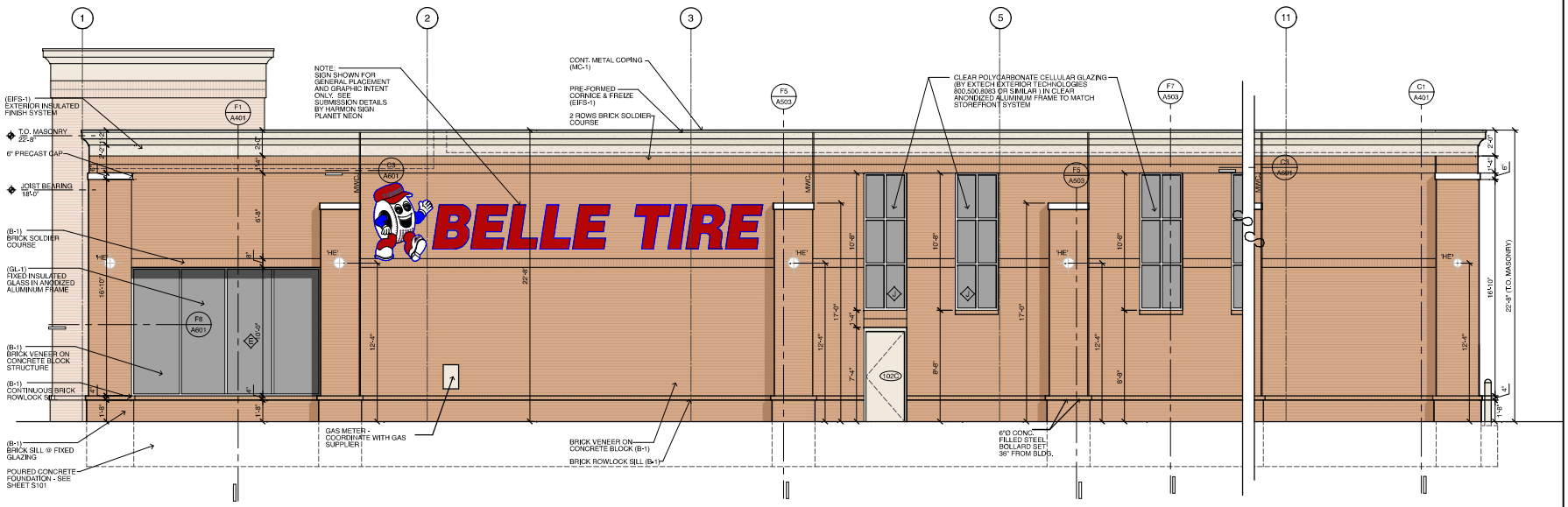
Sheet
Building Eleva

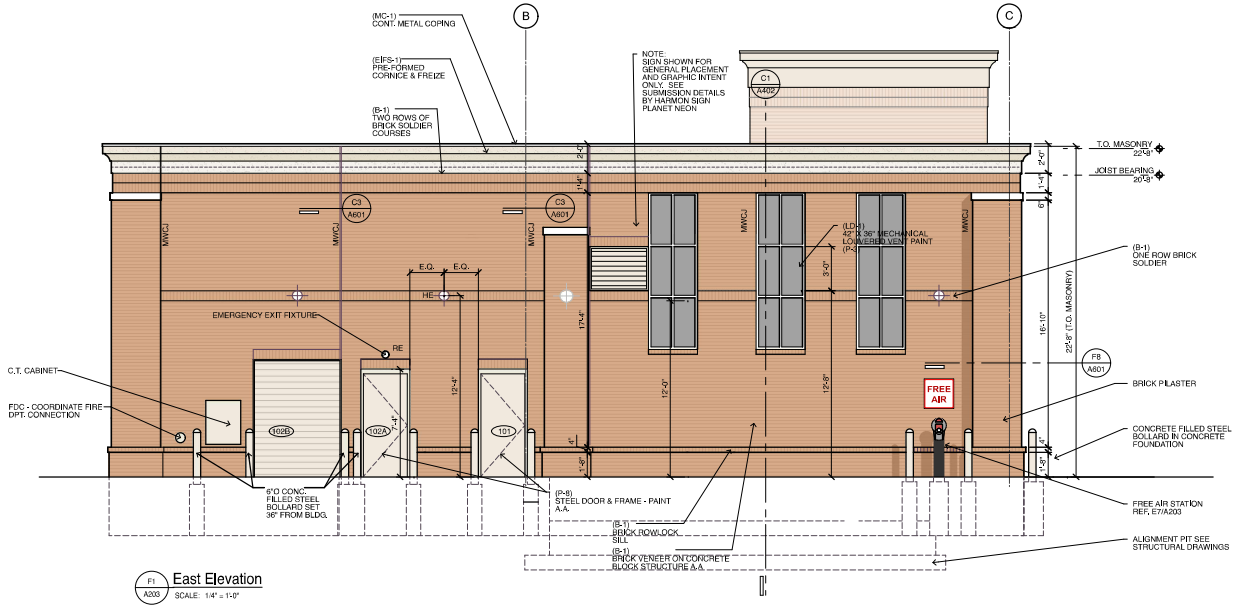
Issued for
Village Submittal:

Project Number
21-130

Sheet Number
A202

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand





E7 A203 Free Air Station Example

MATERIALS:

MARK	MATERIAL	DESCRIPTION
EIFS-1	E.I.F.S.	STO-STOLIT 1.0 MOONLIT SAND 10611-84
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.
GB-1	GLAZED BLOCK	TRENWYTH ASTRA-GLAZE-SW + SERIES -COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROVIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURO-LAST 2 PIECE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL
P-1	PAINT	#2333 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7666 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GRENADIER RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

NOTE:
ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 5-1-13.

© Copyright 2020, Enright Architects

Seal
LICENSED ARCHITECT CHRISTOPHER VINCENT ENRIGHT 001-024653 STATE OF ILLINOIS
CHRISTOPHER ENRIGHT A
A PROFESSIONAL CORPORATION
628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@cenrightarchitects.com
Consultant

Project
Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

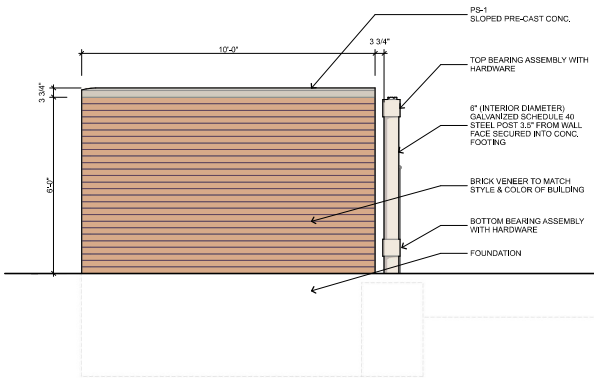
Sheet
Building Eleva

Issued for
Village Submittal:
Village Re-Submittal:

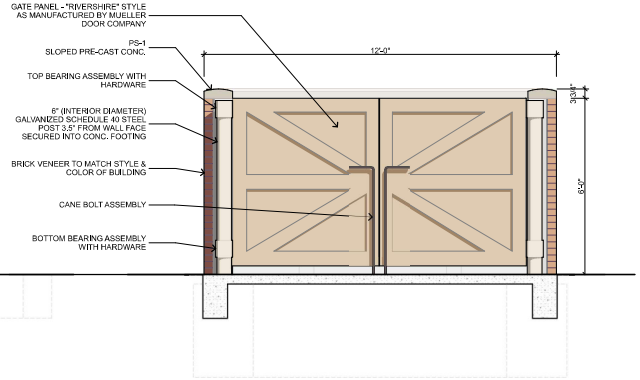
Project Number
21-130

Sheet Number
A203

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand



C1 A204 West Elevation
SCALE: 1/2" = 1'-0"



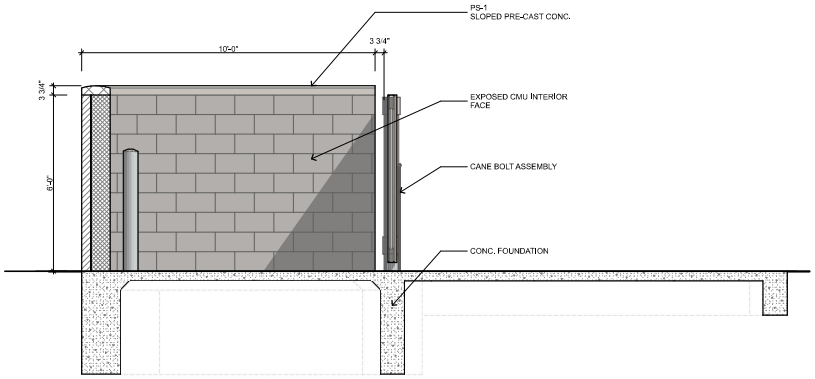
C5 A204 South Elevation
SCALE: 1/2" = 1'-0"

MATERIALS:

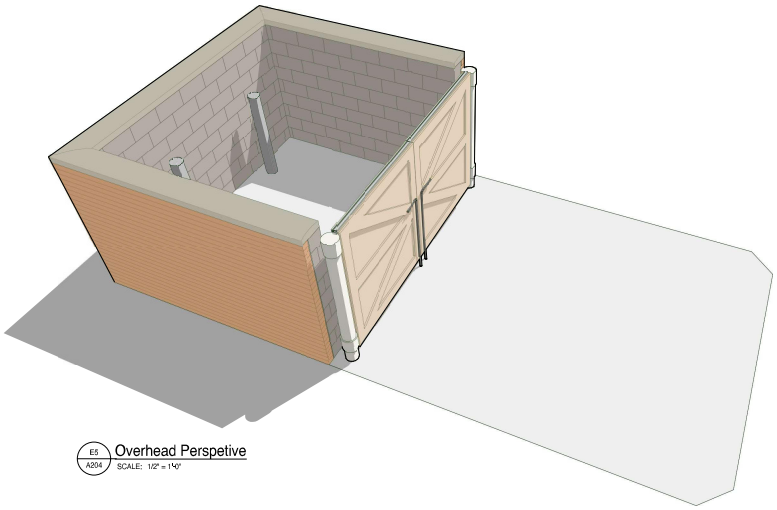
MARK	MATERIAL	DESCRIPTION
EIFS-1	E.I.F.S.	STO-STOLIT 1.0 MOONLIT SAND 10611-64
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.
GB-1	GLAZED BLOCK	TRENWYTH ASTRA-GLAZE-SW + SERIES -COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROVIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURO-LAST 2 PIECE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECTS APPROVAL
P-1	PAINT	#2333 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT. / #7666 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GRENADIER RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

NOTE:

ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 5-1-13.



E1 A204 Section Looking East
SCALE: 1/2" = 1'-0"



E5 A204 Overhead Perspetive
SCALE: 1/2" = 1'-0"

CHRISTOPHER ENRIGHT A
A PROFESSIONAL CORPORATION
628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Project
Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

Sheet
Dumpster

Issued for
Village Submittal:

Project Number
21-130

Sheet Number
A204

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand

© Copyright 2020, Enright Architects

View From West

View From South

© Copyright 2020, Enright Architects

Seal

LICENSED ARCHITECT
CHRISTOPHER VINCENT ENRIGHT
001-024653
STATE OF ILLINOIS

CHRISTOPHER ENRIGHT A
A PROFESSIONAL CORPORATION

628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.9395
cenright@enrightarchitects.com

Consultant

Project

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

Sheet

Renderings

Issued for

Village Submittal:

Project Number

21-130

Sheet Number

R101

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand

ALTA/NSPS LAND TITLE SURVEY

PRELIMINARY

TITLE NOTES

1. FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER NCS-1057521-CHI2 WITH AN EFFECTIVE DATE OF MARCH 9, 2021, HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

2. SCHEDULE B, ITEM 1, PART 1: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.

3. SCHEDULE B, ITEM 2, PART 1: THE SURVEY PROPERTY IS SUBJECT TO EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.

4. SCHEDULE B, ITEM 3, PART 1: THE SURVEYED PROPERTY IS SUBJECT TO ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND.

5. SCHEDULE B, ITEMS 4-6, PART 1: NOT SURVEY RELATED.

6. SCHEDULE B, ITEMS 1-4, PART 2: NOT SURVEY RELATED.

7. SCHEDULE B, ITEM 5 & 12, PART 2: THE SURVEYED PROPERTY MAY BE SUBJECT TO AN EASEMENT GRANT TO ILLINOIS BELL TELEPHONE COMPANY TO PLACE AND MOVE POLES ALONG THE NORTHEAST SIDE OF RAND ROAD AS CONTAINED IN GRANT RECORDED NOVEMBER 3, 1927 AS DOCUMENT 9830214. GRANT ONLY DEFINES THE NORTHEAST SIDE OF RAND ROAD WITH NO OTHER EXPLANATION OF LOCATION.

8. SCHEDULE B, ITEM 6 & 11, PART 2 : THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF THE PUBLIC, STATE OF ILLINOIS, THE MUNICIPALITY AND ADJOINING OWNERS IN AND TO THAT PART OF THE LAND FALLING WITHIN RAND ROAD AS DEDICATED BY PLAT OF RANGE HIGHLANDS, RECORDED DECEMBER 9, 1926 AS DOCUMENT 9490875. PLAT WAS VACATED BY DOCUMENT 11170390, SEE DOCUMENT FOR PARTICULARS.

9. SCHEDULE B, ITEM 7, PART 2: SURVEY PROPERTY IS SUBJECT TO AN AGREEMENT GRANTING A SPECIAL USE FOR A JAPANESE CULTURAL CENTER AS CONTAINED IN AGREEMENT RECORDED FEBRUARY 24, 2000 AS DOCUMENT 00135693. DOCUMENT CONTAINS NO REVERSIONARY CLAUSES, AND IS NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS..

10. SCHEDULE B, ITEMS 8, PART 2: THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCE NO. 0-16-10 AUTHORIZING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT INCLUDING TIF FUNDING, AGREEMENT TO KEEP USED CAR SALES FACILITY OPEN, DEVELOPMENT SIGNAGE AMONG OTHER ITEMS. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

    ORDINANCE NO 0-59-11 AUTHORIZING A SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED AUGUST 9, 2011 AS DOCUMENT 1122121043. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

    ORDINANCE NO 0-4-12 AUTHORIZING A FIRST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED FEBRUARY 8, 2012 AS DOCUMENT 1205949036. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

11. SCHEDULE B, ITEM 9, PART 2: THE SURVEYED PROPERTY IS SUBJECT TO A POSSIBLE EASEMENT WITH THE ADJOINING PROPERTY TO THE SOUTHEAST OVER THE EXISTING CROSS ACCESS DRIVEWAY BETWEEN THE 2 PROPERTIES, AS SHOWN HEREON. NO FORMAL EASEMENT AGREEMENT COULD BE FOUND IN A SEARCH OF THE COOK COUNTY RECORDERS DOCUMENTS.

12. SCHEDULE B, ITEM 10, PART 2: THE SURVEYED PROPERTY IS SUBJECT TO THE RESTRICTIONS, TERMS, PROVISIONS, COVENANTS AND AGREEMENTS CONTAINED IN AN ORDINANCE FOR A REDEVELOPMENT AGREEMENT RELATING TO VILLAGE PURCHASE OPTIONS OF PROPERTY, TIF FUNDING, DEVELOPMENT SIGNAGE, CONSTRUCTION FINANCING, PERMITTING, TIMING FOR COI AND REAL ESTATE TAX PAYMENTS AMONG OTHER ITEMS AS CONTAINED IN ORDINANCE RECORDED MAY 24, 2007 AS DOCUMENT 0714449021. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

    ORDINANCE NO. 0-107-08 AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT RECORDED SEPTEMBER 25, 2008 AS DOCUMENT 0826949044. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

    ORDINANCE NO. 0-15-09 AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT RECORDED JANUARY 23, 2009 AS DOCUMENT 0902355010. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

13. SCHEDULE B, ITEM 13, PART 2: THE SURVEYED PROPERTY IS NOT SUBJECT TO THE COVENANTS AND RESTRICTIONS CONTAINED IN DEED RESERVING THE RIGHT OF THE PUBLIC IN RAND ROAD RECORDED BY DOCUMENT 11068762, AS CONTAINED IN DEED RECORDED OCTOBER 19, 1964 AS DOCUMENT 19277108. NOT PLOTTABLE, DEED AND DEDICATION ARE NOT COINCIDENT WITH THE SURVEYED PROPERTY.

14. SCHEDULE B, ITEM 14, PART 2: THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCE NO. 0-131-98 ANNEXING LAND INTO THE VILLAGE OF PALATINE AS CONTAINED IN ORDINANCE RECORDED SEPTEMBER 23, 1998 AS DOCUMENT 98850668. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

15. SCHEDULE B, ITEM 15, PART 2: THE SURVEYED PROPERTY IS SUBJECT TO AN ORDINANCE ANNEXING LAND INTO THE PALATINE PARK DISTRICT AS CONTAINED IN ORDINANCE RECORDED SEPTEMBER 27, 1999 AS DOCUMENT 99910734 AND DECEMBER 11, 1998 AS DOCUMENT 08129267. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

16. SCHEDULE B, ITEMS 16-18, PART 2: THE SURVEYED PROPERTY IS NOT SUBJECT TO THE GRANT OF PUBLIC UTILITY EASEMENTS AND SIGN EASEMENTS AS GRANTED ON THE PLAT OF ARLINGTON TOYOTA OF PALATINE SUBDIVISION, RECORDED JANUARY 28, 2010 AS DOCUMENT 1002845065. EASEMENTS ARE NOT COINCIDENT WITH THE SURVEYED PROPERTY.

17. SCHEDULE B, ITEM 19, PART 2: THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCE NO. 0-109-08 GRANTING A FINAL PLANNED DEVELOPMENT RELATING TO THE DEVELOPMENT OF THE EXISTING SITE AS CONTAINED IN ORDINANCE RECORDED JANUARY 28, 2010 AS DOCUMENT 1002845066. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

18. SCHEDULE B, ITEM 20, PART 2: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF THE UTILITY COMPANIES TO THOSE UTILITIES SHOWN HEREON, NOT CONTAINED WITHIN AN EASEMENT, INCLUDING OVERHEAD UTILITY LINES, STORM SEWER AND SANITARY SEWER.

19. SCHEDULE B, ITEM 21, PART 2: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

20. SCHEDULE B, ITEM 22, PART 2: NOT SURVEY RELATED.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (123.45') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEE DISCLOSED BY THE TITLE COMMITMENT.
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. 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 AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE **WAS NOT** COVERED BY SNOW.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E.. AT 811.
9. THE SURVEYED PROPERTY IS A COMMERCIAL PROPERTY WITH A POSTED ADDRESS OF 2019 RAND ROAD. (TABLE A, ITEM 2).
10. SURVEYED PROPERTY IS CONTAINED WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD MAP 17031C0044J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008. (TABLE A, ITEM 3)
11. THE SURVEY PROPERTY IS CURRENTLY ZONED: B-5 "HIGHWAY BUSINESS DISTRICT". INFORMATION OBTAINED FROM THE VILLAGE OF PALATINE ONLINE ZONING MAP. (TABLE A, ITEM 6A)
12. UTILITY LINES AND MARKINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND UTILITY MARKINGS LOCATED WHILE CONDUCTING THE FIELD SURVEY. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN OR FOUND DUE TO CONSTRUCTION ACTIVITIES, PARKED CARS OR MATERIAL OVER UTILITIES. (TABLE A, ITEM 11a)
13. THE SURVEYED PROPERTY IS LOCATED APPROXIMATELY 840 FEET SOUTHEASTERLY OF THE SOUTHEAST CORNER OF HICKS ROAD AND RAND ROAD. (TABLE A, ITEM 14)
14. THERE DID NOT APPEAR TO BE ANY EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE FIELD WORK PROCESS AT THE TIME OF SURVEY. (TABLE A, ITEM 16)
15. ILLINOIS DEPARTMENT OF TRANSPORTATION, DISTRICT 1 HAS BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHT-OF-WAY LINE FOR RAND ROAD. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE FIELD WORK PROCESS AT THE TIME OF SURVEY. (TABLE A, ITEM 17)
16. ALL CURB SHOWN HEREON IS B6:12 UNLESS NOTED OTHERWISE.

SURVEYOR'S LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF RAND ROAD AS DEDICATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES; 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10027.92 SUBTENDING A CHORD BEARING NORTH 42 DEGREES 43 MINUTES 09 SECONDS WEST, AN ARC AND CHORD DISTANCE OF 54.22 FEET; 2) THENCE NORTH 42 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.62 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY MOST LINE OF SAID LOT 1, A DISTANCE OF 169.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 60.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 196.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.84 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 24 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY MOST LINE, A DISTANCE OF 364.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

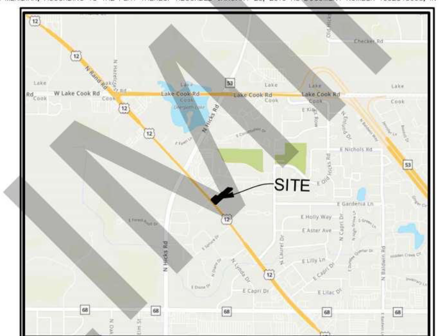
PARCEL 2:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 364.87 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 100.08 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 26 SECONDS WEST, A DISTANCE 364.46 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RAND ROAD AS MONUMENTED AND OCCUPIED; THENCE NORTH 42 DEGREES 50 MINUTES 14 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.16 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065; THENCE SOUTH 80 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.93 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 26 SECONDS WEST, A DISTANCE OF 286.46 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 49 SECONDS WEST, A DISTANCE OF 100.08 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 209.95 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST AND WEST QUARTER LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD, SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION MEASURED ON THE SAID EAST AND WEST QUARTER LINE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD, SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES, 00 MINUTES 30 SECONDS WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION AND A DISTANCE OF 45.08 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD, 100 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO RAND ROAD, 624.72 FEET; THENCE SOUTHEASTERLY ON A LINE THAT FORMS AN ANGLE OF 52 DEGREES 35 MINUTES 30 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 125.89 FEET; THENCE SOUTHWESTERLY, 701.16 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, IN COOK COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE

B-5 HIGHWAY BUSINESS DISTRICT BULK REGS.

MINIMUM LOT WIDTH: 100 FEET
MAXIMUM FLOOR AREA RATIO: 1.50
MINIMUM SETBACKS:
FRONT: 40 FEET
REAR: 35 FEET
SIDE: 20 FEET
TRANSITIONAL YARDS: WHERE A REAR OR SIDE LOT LINE COINCIDES WITH A REAR OR SIDE LOT LINE IN AN ADJACENT RESIDENTIALLY ZONED DISTRICT, REAR AND SIDE YARD SETBACKS OF AT LEAST 25 FEET SHALL BE PROVIDED.
ADJOINING PARKING AREAS SHALL BE SCREENED FROM RESIDENTIAL VIEW BY A LANDSCAPE PLAN APPROVED BY THE ADMINISTRATOR.
MAXIMUM BUILDING HEIGHT: 3 STORIES, NOT TO EXCEED 45 FEET

INFORMATION TAKEN FROM THE PALATINE ZONING WEBSITE. SEE WEBSITE FOR PARTICULARS.

SHEET INDEX

SHEET 1 OF 3: LEGAL DESCRIPTION, TITLE EXCEPTIONS, SURVEYORS NOTES AND CERTIFICATIONS
SHEET 2 OF 3: BOUNDARY, TOPOGRAPHIC EASEMENTS AND LABELS
SHEET 3 OF 3: BOUNDARY, TOPOGRAPHIC INFORMATION, EASEMENTS AND LABELS

OWNER/CLIENT

ENRIGHT ARCHITECTS
628 E. PARENT AVENUE
ROYAL OAK, MICHIGAN

CURRENT P.I.N.:

02-02-203-016-0000 &
PART OF 02-02-203-066-0000

PARKING SUMMARY

PARKING STALLS: 105
HANDICAPPED STALLS: 2
TOTAL: 107

SURVEYED AREA

PARCEL 1: 15,555 SQUARE FEET (0.357 AC±)
PARCEL 2: 36,510 SQUARE FEET (0.838 AC±)
PARCEL 3: 24,833 SQUARE FEET (0.570 AC±)
TOTAL: 76,898 SQUARE FEET (1.765 AC±)

BENCHMARKS

REFERENCE BENCHMARK: NGS MON. PID: AJ2847
NGS STEEL ROD LOCATED NEAR THE EAST FRONTAGE ROAD OF SOUTH HIGHWAY 53, APPROXIMATELY 80 FEET NORTH OF WOODBURY LANE AND 3 EAST OF A CHAINLINK FENCE, WITH A FIBERGLASS WITNESS POST.
ELEVATION: 721.66 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 1:
CROSS CUT ON NORTH BOLT ON FIRE HYDRANT LOCATED IN EASTERLY RIGHT OF WAY OF RAND ROAD IN FRONT OF EXISTING SITE BUILDING, 2019 N RAND ROAD.
ELEVATION: 763.31 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 2:
SET CUT SQUARE ON WEST SIDE OF CONCRETE 2ND LIGHT POLE BASE, LYING SOUTHWESTERLY OF THE NORTHERLY MOST PROPERTY CORNER OF SITE. LIGHT POLE IS ALONG THE NORTHERLY PROPERTY LINE AND THE LAST POLE IN GRASS ISLAND.
ELEVATION: 765.86 DATUM: NAVD88-GEOID 12B

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0044J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS. THESE LOCATIONS ARE SUBJECT TO SCALING AND MAP INTERPRETATION.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: BELLE TIRE
FIRST AMERICAN 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 3, 4, 5, 6a, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16 & 17 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MARCH 30, 2021.

GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS,
THIS ____ DAY OF__________________ A.D., 2021.

BY: FOR REVIEW
SAMUEL J. PHILLIPPE
SPHILLIPPE@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2021.

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS DOWNERS GROVE, ILLINOIS

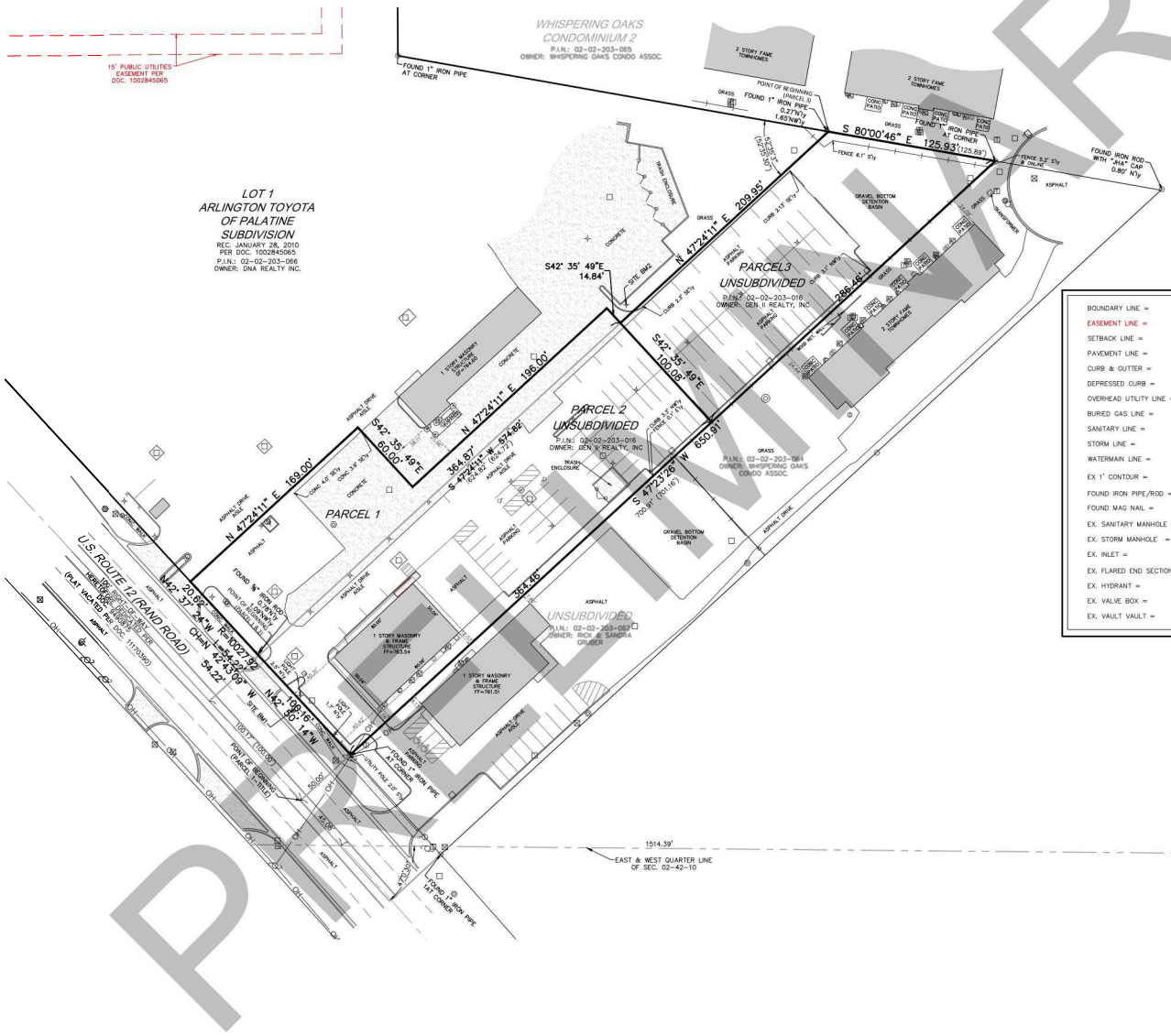
CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS
1 ADD. BNDY DE
2 ADD. PARCEL

BELLE TIRE
PALATINE, ILLINOIS

PROJ NO: 21004
PM: SJP
DATE: 04/07/21
SCALE: N/A
SHEET NUM
1 OF

ALTA/NSPS LAND TITLE SURVEY



CAGE
3110 WOODCREEK DRIVE
DOWNERS GROVE IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

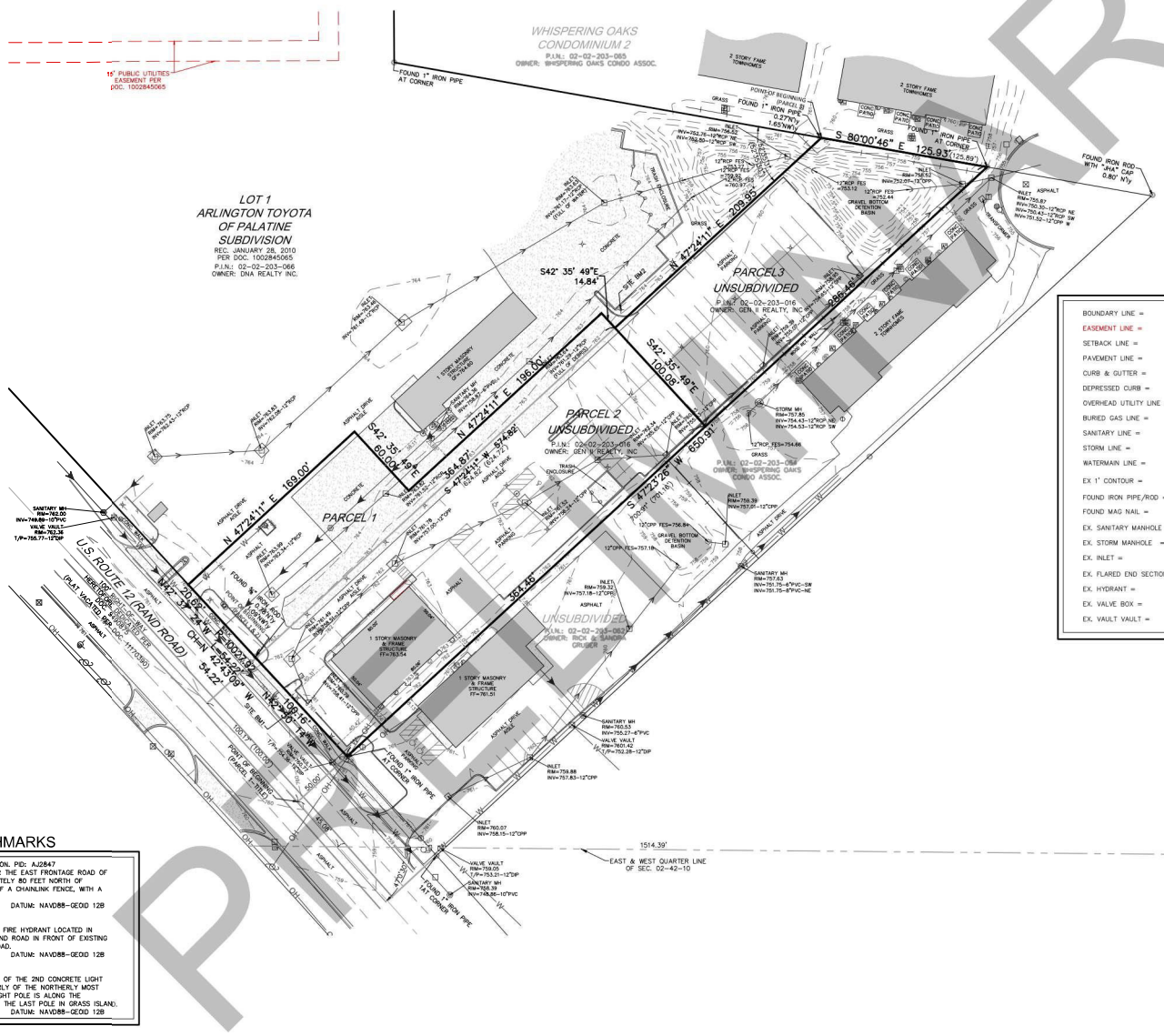
BELLE TIRE
PALATINE, ILLINOIS

PROJ NO: 21004
PM: SJP
DATE: 04/07/21
SCALE: 1"=40'
SHEET NUM
2 OF

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road : 4.1.4

Attachment: ALTA Land Survey (2019 and 2095 N. Rand Road - Belle Tire)

ALTA/NSPS LAND TITLE SURVEY



Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road : 4.1.1

CHRISTOPHER ENRIGHT ARCHITECTS
A PROFESSIONAL CORPORATION

DETAILED DESCRIPTION OF THE PROPOSED DEVELOPMENT / BUSINESS PLAN

We are pleased to present our proposal to the Village of Palatine for the new Belle Tire store to be located on the northeast side of US Route 12 (North Rand Road), southeast of North Hicks Road, directly southeast of the existing Arlington Car Wash and Detail Center. Our proposal includes the construction of a 9,800 square foot single story brick and cast stone veneer building and over one acre site development that includes a fully compliant expanded storm water detention and treatment pond. A drive connection will be eliminated on US Route 12 currently being reviewed by IDOT.

Belle Tire is a more than 90-year-old company privately owned by the Barnes family headquartered in Allen Park, Michigan. The company was started by Mr. Sam Waze in 1922 who named the business after his wife, Belle. The Waze family eventually partnered with the Barnes family, who purchased the interests in the early 1960's and is now in the third generation of ownership. Currently, Belle employs more than 2,000 people and has over 130 locations in Michigan, Ohio and Indiana. Construction is currently underway in 5 locations in Illinois with 50 planned in 3 years.

Belle sells and installs passenger vehicle tires, various automotive parts and offers minor automotive repairs such as brakes, alignments, batteries, shocks and struts and oil changes. No major engine, transmission repair or body work is conducted in the facility. All repair and installation work will take place inside the building and though rare, if vehicles are left overnight, they are stored inside. All scrap tires are stored in a specifically designated area inside the facility and are picked up by Belle vehicles on a regular basis. All floor drains in the service area are connected to an oil / water separator to prevent any unapproved chemicals from reaching the sanitary system. No outdoor displays are used.

Sales staff and porters handle all customer vehicles for service, and customers are discouraged from entering the service area. A well-appointed customer lounge is provided for those who choose to wait for service and installation to be completed. Since the service doors are clear glass, staff will not use vehicle horns to alert staff to open doors. There are no outdoor annunciators, PA systems or other noxious exterior noise sources. Belle Tire has created a significant in-house Property Management group that is responsible for all maintenance, repair and care of the property and building after construction. Should the Village require to contact Belle for any reason, staff at headquarters is available 24 hours a day, seven days a week.

Hours of operation in all stores is Tuesday, Wednesday and Friday – 8:00 a.m. to 6:00 p.m., Monday and Thursday – 8:00 a.m.to 8:00 p.m., Saturday – 8:00 a.m. to 5:00 p.m. and closed on Sunday. This location anticipates a maximum employee shift of 10 to 15 employees on staff in various capacities.

Phone: 248.258.6485 (office)
248.330.9395 (cell)
628 E. Parent Avenue
Suite 106
Royal Oak, MI 48067
cenright@enrightarchitects.com

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use)

The exterior of the facility is comprised of brick veneer, cast stone detailing, small continuous EIFS cornice, clear glazing and aluminum frame at the showroom, striated clear glazing and aluminum frame at the remaining inventory areas, and wall washing feature lighting at the perimeter of the building. All landscape, lighting and site elements meet or exceed Palatine standards. One HVAC roof top unit is proposed and will be obscured by parapet walls and the proposed entry tower. All other roof elements such as plumbing vents, exhaust fans and the like will be obscured by the parapet walls at the rear portion of the building. The interior of the facility is completely suppressed with a NFPA approved sprinkler system.

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	**Business Name (If applicable)**
Barnes Development Company, LLC	
Address: 1000 Enterprise Drive	City/State/Zip Code: Allen Park, MI 48101
Telephone: 313.203.2195	Fax:
Email: wshotwell@belletire.com	
Subject Property Address: 2019 N Rand Road and 2095 N Rand Road	
AUTHORIZED AGENT (if applicable): Christopher Enright, NCARB	**Business Name (if applicable)**: Enright Architects
Address: 628 E Parent Ave, Ste 106	City/State/Zip Code: Royal Oak, MI 48067
Telephone: 248.258.6485	Fax:
Email: cenright@enrightarchitects.com	

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) — **Business Name (if applicable)**
Barnes Development Company, LLC

Subject Property Address
2019 N Rand Road and 2095 N Rand Road

AUTHORIZED AGENT (if applicable) — **Business Name (if applicable)**
Christopher Enright, NCARB — Enright Architects

Address	City/State/Zip Code
628 E Parent Ave, Ste 106	Royal Oak, MI 48067

Telephone	Fax	Email
248.258.6485		cenright@enrightarchitects.com

Relationship to Petitioner (contractor, architect, etc.)
Architect

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
B-5 Highway Business PUD	Car Wash and Car Rental Agency	Automotive Service and Repair

Generally describe your request:

The Petitioner is requesting to construct a new 9,800 square foot Belle Tire store utilizing most of the existing infrastructure's parking lot and utility connections. Belle Tire sells and installs vehicle tires, various automotive parts, and offers minor repairs such as brakes, alignments, batteries, shocks and struts, and oil changes.

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

VILLAGE OF PALATINE

Signature Page

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

6.25.2021

Signature | Date

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

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

✓ List of Adjacent Property Owners

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

With more than 130 stores, Belle Tire Marketing Department studies each future market location carefully. The Department has identified the Village of Palatine, specifically the Rand Road corridor, as an ideal location for this future store. Further, Belle often finds locations near Discount Tire to be very successful.

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

The development will meet all engineering, public health, safety and general welfare standards of the Village. The building will be fully fire suppressed and meet all aspects of NFPA as well as provide visual and audible security systems. The development will not require any special security of safety support from the Village other than standard emergency services. Electric tire equipment in Belle's new stores going forward will reduce any potential noise concerns.

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

This multi-million dollar development will increase surrounding property values. Belle has a very active Property Management department that services and maintains their buildings on a scheduled basis so quality is maintained. Belle is a substantial, long standing entity that will provide constant support to the proposed facility and area.

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

Belle Tire is not a live entertainment use.

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

VILLAGE OF PALATINE

FINAL PLAT OF SUBDIVISION

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

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

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Barnes Development Company, LLC

2. Authorized Agent of Petitioner (if different):

   Name: Christopher Enright, NCARB, Enright Architects

   Address: 628 E Parent Ave, Ste 106, Royal Oak, MI 48067

   Telephone No. 248.330.9395 Business No. 248.258.6485

   Email: cenright@enrightarchitects.com

   Relationship to Petitioner: Architect

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

4. Address of the property for which this application is being filed:
   2019 N Rand Road and 2095 N Rand Road

5. All existing land use(s) on the property are: Car Wash and Car Rental Agency

6. Current zoning of property: B-5 Highway Business District - PUD Size of the property: 1.195 acres

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

The Petitioner is requesting to construct a new 9,800 square foot single story Belle Tire Automotive Service and Repair store. Belle's hours of operation are either similar to or more restrictive to those of our commercial neighbors. The proposed building layout reduces visual/audio impacts to residential neighbors with Belle's commitment to using battery operated hand tools. The proposed use has very limited peak hour vehicular trips and will not create traffic congestion. All illumination shall be full "cut-off" to limit any light pollution.

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

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

Signature: _____ Date: 06/25/21

State of Illinois

County of Cook

This instrument was acknowledged before me on June 25, 2021 by Christopher Enright

Antonia Marie Bufalino
Notary Public of Michigan
Oakland County
Expires 11/14/2024
Acting in the County of Oakland

Antonia Marie Bufalino

Notary Public

(Seal)

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

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

The subject property can be reasonably developed in accordance with the existing classification. This rezoning request is due to a redefined property line which will take a portion from the 2019 N Rand Road property currently zoned B-5 Highway Business District, and combine it with the lot to the northwest, currently zoned Planned Development. This portion will be retained by the same property owner as the Arlington Toyota property to the immediate northwest.

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

The proposed zoning classification is identical to the zoning classification of the property to the northwest. The Arlington Toyota property owner will retain this portion of property, so this will create a continuous zoning for contiguous parcels.

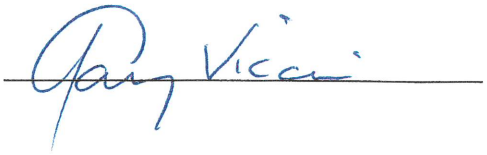
12. Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain.

No, the proposed zoning classification does not conflict with the Village's Comprehensive Plan. Per the Village of Palatine Comprehensive Plan, dated December 19, 2011, this property is classified as Commercial. Per Commercial Land Use Policies C-10 and C-11, property owners are to maintain commercial properties in accordance with community standards and to promote the use of sustainable practices with commercial land use areas. The proposed development will bring this commercial property's shared detention pond into code compliance with the latest requirements of the Metropolitan Water Reclamation District of Greater Chicago (MWRD).

13. 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?

While the proposed development will require the removal of several volunteer trees which were not planned and cannot remain in the detention pond for its functionality, there will be several shade trees planted in their place along the banks of the improved pond to provide screening to the residential properties located to the northeast.

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

Signature:  Date: 09.08.2021

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

VILLAGE OF PALATINE

REZONING

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline

Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Barnes Development Company, LLC

2. Authorized Agent of Petitioner (if different):
   Name: Christopher Enright, NCARB
   Address: 628 E Parent Avenue, Suite 106, Royal Oak, MI 48067
   Telephone No. 248.330.9395 Business No. 248.258.6485
   Relationship to Petitioner: Architect

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

4. Address of the property for which this application is being filed:
   2095 N Rand Road

5. This petition is for: (check one)
   X Rezoning of currently incorporated property (within Village limits)
   _____ Rezoning of currently unincorporated property, in conjunction with annexation

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

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

8. Current zoning of property: Planned Development Size of the Property: 0.357 acres

9. Proposed new zoning classification: B-5 Highway Business District

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use)

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

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

The subject property can be reasonably developed in accordance with the existing classification. This rezoning request is due to a redefined property line which will take a portion from the 2095 N Rand Road property currently zoned Planned Development and combine it with the lot to the southeast, currently zoned B-5, Highway Business District.

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

The proposed zoning classification is identical to the zoning classification of the property to the southeast. The proposed development will then have the same zoning classification for its entirety.

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

No, the proposed zoning classification does not conflict with the Village's Comprehensive Plan. Per the Village of Palatine Comprehensive Plan, dated December 19, 2011, this property is classified as Commercial. Per Commercial Land Use Policies C-4 and C-5, redevelopment of obsolete commercial uses and additional landscaping and facade improvements to existing commercial developments along Rand Road is encouraged. The proposed development will demolish an existing, vacant building and construct a new, multi-million dollar Belle Tire commercial business along with landscape plantings meeting or exceeding the Village requirements. In addition, the Comprehensive Plan notes a concern of multiple drive cuts in the Rand Road Subarea. This proposed development will eliminate an existing drive cut and share an existing drive entrance with our neighbor to the northwest.

13. 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?

This multi-million dollar development will increase surrounding property values. Belle has a very active Property Management department that services and maintains their buildings on a scheduled basis so quality is maintained. Belle is a substantial, long standing entity that will provide constant support to the proposed facility and area.

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

Signature: Date: 09.08.2021

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

VILLAGE OF PALATINE

FINAL PLAT OF SUBDIVISION

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

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

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Barnes Development Company, LLC

2. Authorized Agent of Petitioner (if different):

   Name: Christopher Enright, NCARB, Enright Architects

   Address: 628 E Parent Ave, Ste 106, Royal Oak, MI 48067

   Telephone No. 248.330.9395 Business No. 248.258.6485

   Email: cenright@enrightarchitects.com

   Relationship to Petitioner: Architect

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

4. Address of the property for which this application is being filed:
   2019 N Rand Road and 2095 N Rand Road

5. All existing land use(s) on the property are: Car Wash and Car Rental Agency

6. Current zoning of property: B-5 Highway Business District - PUD Size of the property: 1.195 acres

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

The Petitioner is requesting to construct a new 9,800 square foot single story Belle Tire Automotive Service and Repair store. Belle's hours of operation are either similar to or more restrictive to those of our commercial neighbors. The proposed building layout reduces visual/audio impacts to residential neighbors with Belle's commitment to using battery operated hand tools. The proposed use has very limited peak hour vehicular trips and will not create traffic congestion. All illumination shall be full "cut-off" to limit any light pollution.

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

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

Signature: _____ Date: 06/25/21

State of Illinois

County of Cook

This instrument was acknowledged before me on June 25, 2021 by Christopher Enright

Antonia Marie Bufalino
Notary Public of Michigan
Oakland County
Expires 11/14/2024
Acting in the County of Oakland

Antonia Marie Bufalino

Notary Public

(Seal)

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

VILLAGE OF PALATINE

REZONING

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

Office Use Only		
	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline

Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Gen II Realty, Inc.

2. Authorized Agent of Petitioner (if different):
   Name: Gary Vicari, President
   Address: 2095 N. Rand Road, Palatine, IL 60074
   Telephone No. _____ Business No. _____
   Relationship to Petitioner: _____

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

4. Address of the property for which this application is being filed:
   2019 N Rand Road

5. This petition is for: (check one)
   X Rezoning of currently incorporated property (within Village limits)
   _____ Rezoning of currently unincorporated property, in conjunction with annexation

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

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

8. Current zoning of property: B-5 Highway Business District Size of the Property: 0.570 acres

9. Proposed new zoning classification: Planned Development

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use)

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

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

The subject property can be reasonably developed in accordance with the existing classification. This rezoning request is due to a redefined property line which will take a portion from the 2019 N Rand Road property currently zoned B-5 Highway Business District, and combine it with the lot to the northwest, currently zoned Planned Development. This portion will be retained by the same property owner as the Arlington Toyota property to the immediate northwest.

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

The proposed zoning classification is identical to the zoning classification of the property to the northwest. The Arlington Toyota property owner will retain this portion of property, so this will create a continuous zoning for contiguous parcels.

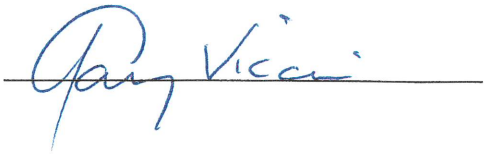
12. Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain.

No, the proposed zoning classification does not conflict with the Village's Comprehensive Plan. Per the Village of Palatine Comprehensive Plan, dated December 19, 2011, this property is classified as Commercial. Per Commercial Land Use Policies C-10 and C-11, property owners are to maintain commercial properties in accordance with community standards and to promote the use of sustainable practices with commercial land use areas. The proposed development will bring this commercial property's shared detention pond into code compliance with the latest requirements of the Metropolitan Water Reclamation District of Greater Chicago (MWRD).

13. 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?

While the proposed development will require the removal of several volunteer trees which were not planned and cannot remain in the detention pond for its functionality, there will be several shade trees planted in their place along the banks of the improved pond to provide screening to the residential properties located to the northeast.

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

Signature:  Date: 09.08.2021

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Plan Commission on Wednesday, September 8, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. **Preliminary and Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2095 N. Rand Road (Arlington Toyota property);**
2. **Preliminary and Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2019 N. Rand Road property (proposed Belle Tire property);**
3. **Rezoning from Planned Development to B-5 – Highway Business District (approximately 13,000 square feet of the Arlington Toyota property would be subdivided and rezoned into the proposed Belle Tire property);**
4. **Planned Development Amendment and Rezoning from B-5 to Planned Development to incorporate approximately 24,000 square feet of the proposed Lot 2 (2019 N. Rand Road property) into the Arlington Toyota Planned Development (2095 N. Rand Road property) for continued use as a parking lot associated with Arlington Toyota;**
5. **Special Use to allow for an automobile service and repair store (Belle Tire) at 2019 N. Rand Road, pursuant to Section 11.06 (e) 20 of the Village of Palatine Zoning Ordinance.**

The property is commonly known as 2019 N. Rand Road & 2095 N. Rand Road (PIN #: 02-02-203-016-0000 & 02-02-203-066-0000).

The Petitioner is requesting to subdivide and rezone a portion of the property for a new Belle Tire Automotive Service and Repair store and amend the Arlington Toyota Planned Development to reflect these changes.

The above petition has been filed by Barnes Development Company, LLC (Christopher Enright) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-60 VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission

DATED: This 23rd day of August of 2021
Published in Daily Herald August 23, 2021 (4568997)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to not as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5 Section 1 and 5. That a notice of which the annexed printed slip is copy, was published 08/23/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4568997

Attachment: Final 9-8-21 Plan Commission materials (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

Attachment: Draft Plan Commission minutes - September 8, 2021 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special

III. PUBLIC HEARING

IV. CASE STAFF STATEMENTS

1. 2019 and 2095 N. Rand Road - 1. Preliminary and Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2095 N. Rand Road (Arlington Toyota property); 2. Preliminary and Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2019 N. Rand Road property (proposed Belle Tire property); 3. Rezoning from Planned Development to B-5 - Highway Business District (approximately 13,000 square feet of the Arlington Toyota property would be subdivided and rezoned into the proposed Belle Tire property); 4. Planned Development Amendment and Rezoning from B-5 to Planned Development to incorporate approximately 24,000 square feet of the proposed Lot 2 (2019 N. Rand Road property) into the Arlington Toyota Planned Development (2095 N. Rand Road property) for continued use as a parking lot associated with Arlington Toyota; 5. Special Use to allow for an automobile service and repair store (Belle Tire) at 2019 N. Rand Road, pursuant to Section 11.06 (e) 20 of the Village of Palatine Zoning Ordinance. **- Recommended to Approve**

   Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on August 19th, 2021 and mailed to the owners of the surrounding properties.

   The following petitioner's exhibits were introduced:

1. Public Notice
2. Final Plat of Subdivision Application
3. Special Use Application
4. Final Plan Development
5. Preliminary Final Plat of Subdivision
6. Combined Plans - Belle Tire
7. Architectural Elevations - Belle Tire
8. Business Plan
9. Dumpster Enclosure
10. Renderings
11. Floor Plan
12. Proof of Ownership
13. Survey

Sworn in Petitioner: Mr. Christopher Enright of Christopher Enright Architects - 628 E. Parent Ave #106, Royal Oak, MI 48067

Mr. Enright provides an overall description of the special use request and explains that Belle Tire is proposing to acquire the property at 2019 N Rand Road, demolish the existing building and construct a new building. The Belle Tire building will be a 10,000 square foot building with 10 service bays and an

auto parts facility. Their plans include new landscaping, lighting and updates to the storm water facilities. He describes the building exterior details and provides details for the customer service area. Mr. Enright explains the usage for the bay areas and the repairs that will be done within the service bays. He states that there will be no service work performed in the exterior areas of the building, there will be no outdoor displays and nothing will be stored outside the building. All service takes place within the bay areas.
Mr. Enright states that there will be approximately 10-12 employees maximum on site at any given time. He also talks about the plan for scrap disposal and explains that a service would be scheduled twice a week to remove the waste.

Chairman Dwyer asks if the Commission has any questions at this time.

Mr. Friedman asks what the rear parking lot will be used for.
Mr. Enright refers to the site plan and explains that the parking lot is being split and will become part of the development and the existing line is being moved approximately 25' to the west to accommodate and improve the detention area.

Mr. Friedman asks if the adjacent property will remain the detail center for the Toyota Facility.
Mr. Enright confirms it will remain as is.

Mr. Fedota asks is the detailing center will be on Belle Tire property or is it being subdivided.
Mr. Enright explains that the building will be on its own property but giving up a portion.
Mr. Fedota asks about the storm water detention pond and how it will be accessed.
Mr. Enright states that the detention basin would be owned by Arlington Toyota and service both properties.

Sworn in staff - Mr. Ben Vyverberg

Mr. Vyverberg provides a summary of the submitted plans and talks about the grading plan, storm water flowage, dumpster enclosure, floor plans, elevations and site plans. He explains that staff has no specific concerns. Mr. Vyverberg confirms that the rear parking lot is owned by Arlington Toyota and will be used for overflow parking of their vehicles.

Mr. Kolososki asks if there is any other signage planned besides what is currently on the existing building.
Mr. Vyverberg states that petitioner has not proposed any signage but conditions are noted in the recommendation.
Mr. Kolososki asks if there are any triple basin plans for disposal of oil or gas.
Mr. Enright states that specifications for the basin plans are detailed in the plumbing plans.

Attachment: Draft Plan Commission minutes - September 8, 2021 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special

STAFF RECOMMENDATION:

The Subject Properties are both part of the Rand Road corridor and the collection of auto sales and related repair uses, which are not uncommon in this area. In addition to the proposed Belle Tire use, there is also an existing auto repair use at 2017 N. Rand Road, directly to the south and the proposed maintains the established character of uses in the area.

The bay doors are facing north and directed toward the surrounding commercial uses and additional landscaping would be included within the detention area to further buffer the residential properties to the north. The proposed rezoning will maintain the current zoning for both Arlington Toyota and the underlining B-5 district zoning for 2019 N. Rand Road. Finally, the expansion of the cross access will continue the Village's goal to provide concurrent cross access along IDOT roads in the Village. Therefore, Staff recommends approval of the resubdivision, Special Use for Belle Tire, and the rezoning to P and B-5 for 2095 and 2019 N. Rand Road respectively, subject to the following conditions:

1. The Special Uses shall substantially conform to the Belle Tire business plan, floor plan, architectural plans, and engineering plans submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The Subdivision and Planned Development Amendment shall substantially conform to the Plat of Subdivision prepared by CAGE Civil Engineers, last revised on August 12, 2021 and Arlington Toyota narrative, except as such plans may be revised to conform to Village Codes and Ordinances.
3. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by CAGE Civil Engineers
4. If required by the Village Attorney, a Subdivision Improvement Agreement shall be submitted.
5. A cross access and parking easement shall be revised in a manner acceptable to the Village Attorney.

6. MWRD and IDOT permits are required and shall remain a condition of approval.

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

8. The declarations for shall be revised in a manner acceptable to the Village Attorney to reflect the shared use of the detention basin between both properties.

9. The sign plans shall comply with the Zoning Ordinance B-5 district requirements.

Commissioner Dwyer made a motion to close the public hearing.

Attachment: Draft Plan Commission minutes - September 8, 2021 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special

Mr. Noonan made a motion to accept case # 21-60 with the (9) Conditions - 2nd by Mr. Fedota; Unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Village Council on Monday, September 20th, 2021

Communication:
1113 N Grove was heard by Council and approved
874-920 N Quentin has been withdrawn
Meeting Scheduled for 9/21/21 has been cancelled.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Stephen Fedota, Plan Commissioner
AYES:	Dwyer, Noonan, Williams, Friedman, Kolososki, Fedota
ABSENT:	Hansen, Bettenhausen

Attachment: Draft Plan Commission minutes - September 8, 2021 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special

V. COMMUNICATIONS

VI. ADJOURNMENT

Attachment: Draft Plan Commission minutes - September 8, 2021 (Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special

Consider a Motion Authorizing the Village Manager to Purchase Four Replacement Community Development Vehicles

BACKGROUND:
As part of the Capital Vehicle Replacement Budget for 2021, the Village Council appropriated $89,603 in funds for the replacement of three building inspector trucks and one sedan for a health inspector. One truck (T-328) is a 2004 Ford Ranger, the second (T-361) is a 2008 Ford Ranger and the third (T-363) is a 2008 Ford Ranger. The sedan (C-329) is a 2007 Ford Focus. These vehicles are recommended for replacement after an inspection, evaluation, and life-cycle cost analysis.

KEY ISSUES:

- Ford has discontinued the Focus sedan and has only recently brought back the Ranger pickup. There are currently no joint-purchase contracts on either of these vehicles through the Northwest Municipal Conference's Suburban Purchasing Cooperative (SPC) or State of Illinois.
- For a pickup truck replacement, the SPC does have a contract on the Ford F-150. The F-150 would be a full-size pickup truck versus the Ranger which is a mid-size pickup. The only sedan contract offered through the SPC is a Chevrolet Bolt all-electric model that, at a cost of $29,000, will not give a good return on investment for its intended mission and lower lifetime mileage anticipated.
- The State of Illinois has a joint-purchase contract for a Chevrolet Colorado mid-size pickup and a Chevrolet Malibu sedan, which is comparable to a Ford Focus.
- Local governments are permitted to purchase vehicles through these joint-purchase bids, and take advantage of the purchasing power and attractive pricing.
- The cost for one Chevy Colorado is $22,477, for a total purchase cost for three vehicles of $67,431. The contract does not offer a tonneau cover for the truck bed, so they would be purchased aftermarket for approximately $900 each, or $2,700 total. The grand total purchase price for three vehicles plus tonneau covers is $70,131, leaving a savings of $1,989 from budgeted funds.
- The cost for one Chevy Malibu is $18,417, which is over budget by $934. The overage will be offset by savings on the pickup trucks.

ALTERNATIVES:

1. Authorize the Village Manager to purchase three 2022 Chevrolet Colorado pickup trucks and one 2022 Chevrolet Malibu sedan through the State of Illinois contracts.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to purchase three 2022 Chevrolet Colorado pickup trucks through the State of Illinois Contract #19-416CMS-BOSS4-P-11941 from Miles Chevrolet in the amount of $67,473 and a total cost (including outfitting) not to exceed $70,173. Staff also recommends authorizing the Village Manager to purchase one 2022 Chevrolet Malibu sedan through the State of Illinois Contract # 19-416CMS-BOSS4-P-11941 from Miles Chevrolet in the amount of

$18,417.

BUDGET IMPACT:
Funds in the amount of $72,120 have been appropriated in the Capital Vehicle Replacement Budget for the building inspector vehicles. Funds in the amount of $17,483 have been appropriated for the health inspector vehicle. Savings from the pickup trucks will cover the overage on the sedan, for a net savings of $1,055.

ACTION REQUIRED:
Motion to authorize the Village Manager to purchase three 2022 Chevrolet Colorado pickup trucks through the State of Illinois Contract #19-416CMS-BOSS4-P-11941 from Miles Chevrolet of Decatur, Illinois in the amount of $67,431 and outfitting for a total cost not to exceed $70,131. Motion to authorize the Village Manger to purchase one 2022 Chevrolet Malibu sedan through the State of Illinois Contract #19-416-CMS-BOSS4-P-11941 from Miles Chevrolet of Decatur, Illinois in the amount of $18,417.

ATTACHMENTS:

- Purchase Memorandum
- Capital Budget Page and Order Forms

VILLAGE OF PALATINE
Department of Public Works
148 West Illinois Avenue
Palatine, IL 60067
847-705-5200

MEMORANDUM

To: Matt Barry, Director of Public Works

From: Matt Dusckett, Acting Superintendent of Support Services

Date: September 10, 2021

Subject: Replacement of Building Inspector Pickup Trucks and Health Inspector Sedan

Issue: As part of the Capital Vehicle Replacement Budget for CY 2021, the Village Council has appropriated $89,603 in funds for the replacement of a three building inspector trucks, and a sedan for a health inspector. One truck (T-328) is a 2004 Ford Ranger with 60,000 miles, the second (T-361) is a 2008 Ford Ranger with 105,000 miles, and the third (T-363) is a 2008 Ford Ranger with 72,000 miles. The sedan (C-329) is a 2007 Ford Focus with 38,000 miles. These vehicles are recommended for replacement after an inspection, evaluation, and life-cycle cost analysis.

Analysis: Ford has discontinued the Focus sedan and has only recently brought back the Ranger pickup. There are currently no joint-purchase contracts on either of these vehicles through the Northwest Municipal Conference or State of Illinois.

For a pickup truck replacement, the Northwest Municipal Conference does have a contract on the Ford F-150. The F-150 would be a full-size pickup truck versus the Ranger which is a mid-size pickup. The only sedan contract offered through the Conference is a Chevrolet Bolt all-electric battery model that, at a cost of $29,000, will not give a good return on investment for its intended mission and lower lifetime mileage anticipated.

The State of Illinois has a joint-purchase contract for a Chevrolet Colorado mid-size pickup and also a Chevrolet Malibu sedan which is comparable to a Ford Focus.

Local governments are permitted to purchase vehicles through these joint-purchase bids, and take advantage of the purchasing power and attractive pricing. I have detailed the purchase pricing below:

Building Inspector Pickup Truck Repl. Chevy Colorado – Budget $24,040.00

2022 Chevy Colorado 2-Wheel Drive Ext Cab Pickup (Base Price) **State Bid**		$22,044.00
Options:		
Delivery (In state multiple units)		$ 275.00
License & Title – (M-Plate)		$ 158.00
TOTALS		**$22,477.00**
	X3	**$67,431.00**

Exterior color – White Interior color – Black

The Chevrolet Colorado contract does not offer a tonneau cover for the truck bed, so they would be purchased aftermarket for approximately $900.00 each or a total of $2,700.00 for a **grand total purchase price of $70,131.00.**

Total purchase price of three Chevy Colorado's is $70,131.00 which is a savings of $1,989.00 from budgeted funds.

Attachment: Purchase Memorandum (Purchase Community Services Vehicles)

The Chevrolet Malibu Sedan pricing is detailed below:

Health Inspector Sedan Repl. Chevrolet Malibu – Budget $17,483.00

2022 Chevy Malibu 4 Door Sedan (Base Price) **State Bid**	$17,984.00
Options:	
Delivery (In state multiple units)	$ 275.00
License & Title – (M-Plate)	$ 158.00
TOTALS	**$18,417.00**

Exterior color – White Interior color – Black

Total purchase price of a Chevy Malibu is $18,417.00 which is over budget by $934.00. The overage will be offset by savings on the pickup trucks.

Recommendation: Staff recommends that the Village Council approve the purchase of three Chevrolet Colorado pickup trucks through the Illinois State Contract #19-416CMS-BOSS4-P-11941 from Miles Chevrolet 150 W. Pershing Rd. Decatur, IL 62526, in the total amount of $67,431.00.

Additionally, Staff recommends that the Village Council approve the purchase of one 2022 Chevrolet Malibu sedan through the Illinois State Contract # 19-416CMS-BOSS4-P-11941from Miles Chevrolet 150 W. Pershing Rd. Decatur, IL 62526, in the total amount of $18,417.00.

I have attached a copy of the capital budget project page, as well as the Miles Chevrolet completed order forms for these purchases.

Attachments: Capital Budget "Project VE 0006" Page
Miles Chevrolet Malibu and Colorado Order Sheets

Attachment: Purchase Memorandum (Purchase Community Services Vehicles)

Capital

2021 *thru* 2025

Village of Palatine, IL

Department 52-Public Works
Contact Matt Dusckett
Type Equipment
Useful Life 10 years
Category Vehicles & Equipment

Project # VE 0006
Project Name Administrative Vehicle Replacements

Account # 401-52-75-6070 625

Description

CY 2021 Replacements
$ 17,483 - C329 - 2007 Ford Focus (Replace with same) Community Services
24,040 - T328 - 2004 Ford Pickup (Replace with same) Community Services
24,040 - T361 - 2008 Ford Pickup (Replace with same) Community Services
24,040 - T363 - 2009 Ford Pickup (Replace with same) Community Services

Justification

This program provides the planned replacement of necessary Administrative Vehicles in order to prevent obsolescence, maintain the functionality of the Departments, and enhance operational efficiency.

Expenditures	2021	2022	2023	2024	2025	Total
Equipment	89,605					89,605
Total	**89,605**					**89,605**

Funding Sources	2021	2022	2023	2024	2025	Total
Capital Equipment - 401	89,605					89,605
Total	**89,605**					**89,605**

Attachment: Capital Budget Page and Order Forms (Purchase Community Services Vehicles)

* Order Placement Form *

Miles Chevrolet, LLC

Miles Chevrolet has been awarded State Contract # 19-416CMS-BOSS4-P-11941 for the

2022 Chevrolet Colorado 2WD Ext Cab Pick-up

2WD [x] $ 22,044.00 **4WD [ ] $ 25,944.00**

Includes All Equipment Below:

6 Foot Bed	2.5 L 4 Cyl DI DOHC Engine	17" Silver Metallic Wheels	Tilt Wheel
4.10 Rear Axle	6-Speed Automatic Transmission	P255/65/R17 Tires	Cruise Control
Air Conditioning	4 Wheel Anti-Lock Disc Brakes	Compact Spare Tire	Power Windows
Front Bucket Seats	Dual Rear Seats w/ Underseat Storage	Electric Power Steering	Power Door Locks
Driver & Pass Air Bags	Side Impact & Head Curtain Air Bags	Carpet & Carpeted Mats	Keyless Entry
12 Volt Power Outlet	Audio System w/7" Color Touchscreen	Cab Mounted Cargo Lamp	Power Mirrors
Rear Vision Camera	Apple CarPlay & Android Auto Capable	Bluetooth, Voice Command	Intermittent Wipers

X Please check all options desired

CONTRACT OPTIONS

	Extra Key	$ 49.00
	Engine Block Heater	$ 100.00
	Tow Package (includes V6)	$ 1850.00
	Under Body Shield (4WD)	$ 75.00
	Cloth Interior	$ 0.00
	3.6 L V6 DOHC Engine	$ 1500.00
	Crew Cab	$ 1900.00
	4WD Crew Cab Includes V6	
	In State Delivery - Single Unit	$ 300.00
X	In State Delivery - Multiple Units	$ 275.00

NON-CONTRACT OPTIONS

	4 Cyl Duramax Turbo Diesel (4WD only / req. Tow Pkg)	$ 5800.(
	Running Boards (Rectangular / Chrome or Black)	$ 850.(
	Splash Guards Front & Rear	$ 235.(
X	Floor Covering / Black Vinyl	$ 0.(
	All Weather Mats	$ 190.(
	Bedliner (Spray –On)	$ 699.(
	Undercoat / Sound Shield	$ 199.(
	Locking Rear Differential	$ 325.(
X	Illinois Title & Municipal Plates	$ 158.(

All Fleet Colorados come with the GM 5 year / 100,000 mile Drivetrain Warranty and Free Roadside Assistance for 5 year / 100,000 miles

Exterior Color / Quantity

(All Interiors are Black)

___ Black **X** White ___ Satin Steel ___ Special Paint + $695.00

BILL/SHIP TO:

City, County or Village Village of Palatine **Tax Exemption #** E99 98-1424

Address 200 E Wood Street **City** Palatine **State** IL **Zip** 60067

Contact Person Matt Dusckett **Phone** 847-202-6976 **Email** Mdusckett@palatine.il.us

Total Price $ 22,477.00 **Quantity** 3 **Grand Total** $ 67,431.00

Britney Zola, Fleet Mgr. **Miles Chevrolet 150 W. Pershing Rd. Decatur, IL 6252(**

(217) 872-2070 **Fax (217) 872-2069** **EMAIL: bzola@vtaig.com**

Attachment: Capital Budget Page and Order Forms (Purchase Community Services Vehicles)

* Order Placement Form *

MILES CHEVROLET, LLC

Miles Chevrolet has been awarded State Contract # 19-416CMS-BOSS4-P-11941 for the

New 2022 Chevrolet Malibu 4 Door Sedan

Includes All Equipment Below: **$17,984.00**

Front Wheel Drive	1.5L Turbo DOHC 4 Cyl. Engine	4 Wheel Anti Lock Brakes	Power Windows
Power Door Locks	Continuously Variable Transmission	8 Way Power Driver Seat	Cruise Control
Air Conditioning	Carpeted Front & Rear Floor Mats	Front Cloth Bucket Seats	Tilt Wheel
Intermittent Wipers	18" Black Chrome Aluminum Wheels	Fixed Rear Bench Seat	Keyless Entry
Rear Window Defroster	Chevrolet Infotainment 3 w/ 8" Screen	Dual Power Remote Mirrors	Keyless Start
12 Volt Power Point	Hands Free Phone Capability	Air Bags (10 Total)	Tinted Glass
Traction Control	Apple CarPlay & Android Auto Capable	Rear Vision Camera	Bluetooth

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings or Teen Driver menu

X Please check all options desired

Contract Options

	Engine Block Heater	$ 100.00
	In State Delivery – Single Unit	$ 300.00
X	In State Delivery – Multiple units	$ 275.00

DRIVER'S EDUCATION

	*Passenger Side Brake (Installed)	$ 995.00
	*Passenger Side Mirror (Installed)	$ 155.00

Non-Contract Options

	Extra Key Fob	$ 195.00
	Remote Start	$ 350.00
	All Weather Floor Liners	$ 265.00
	Front & Rear Splash Guards	$ 225.00
	Undercoat / Sound Shield	$ 199.00
X	Illinois Title & Municipal Plates	$ 158.00

All Fleet Malibu's come with the GM 5 year / 100,000 mile Drivetrain Warranty and Free Roadside Assistance for 5 year / 100,000 miles

Exterior Color / Quantity **(All Interiors Are Black)**

____ Black X White ____ Silver ____ Gray ____ Ash

BILL/SHIP TO:

City, County or Village **Village of Palatine** Tax Exemption # **E99**

Address **200 E Wood Street** City **Palatine** State **IL** Zip **60067**

Contact Person **Matt Dusckett** Phone **847-202-6976** Email MDusckett@palatine.il.us

Total Price $ **18,417.00** Quantity **1** Grand Total $ **18,417.00**

Britney Zola, Fleet Mgr. **Miles Chevrolet 150 W. Pershing Rd. Decatur, IL 62526**

(217) 872-2070 **Fax (217) 872-2069** **EMAIL: bzola@vtaig**

Attachment: Capital Budget Page and Order Forms (Purchase Community Services Vehicles)

Consider a Motion Authorizing the Village Manager to Purchase a Replacement Police Patrol Vehicle

BACKGROUND:
As part of the Capital Vehicle Replacement Budget for 2022, staff has requested $37,554 in funds for the replacement of a 2014 Dodge Charger police patrol vehicle (C-361) with 93,000 miles. This vehicle was originally a deputy police chief's car that was placed into patrol service after the total loss of patrol car C-362 a few years back.

C-361 developed engine noise recently and was taken to Wickstrom Dodge for evaluation. Wickstrom states the camshaft and lifters have worn out and have spread metal pieces throughout the engine. Therefore, their recommendation is to replace the entire engine to be able to guarantee against any future engine issues. Their estimate is approximately $11,000 and they are having difficulty locating an engine. The powertrain warranty on this car expired two years ago.

The current value of the car is approximately $11,000 - $13,000, but it would not make fiscal sense to invest 85% - 90% of the car's value on a repair such as a new engine, when there are a host of other potential issues on a 7-year old car with 93,000 miles.

Staff has identified savings of $36,832 in the 2021 Public Works Vehicle Replacement project (VE 0003) that can be utilized towards the purchase of a replacement Dodge Charger patrol car.

KEY ISSUES:
- The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) has a contract on the 2021 Dodge Charger, but the vendor (Roesch Truck) is not accepting orders until they hear back from the factory.
- Staff obtained pricing from Bob Ridings Fleet (Illinois state contract) at a cost of $29,210. They anticipate delivery in December of this year.
- Finally, Staff obtained a proposal of $27,410 from Thomas Dodge Chrysler-Jeep (Southwest Conference of Mayors Joint Purchasing Co-Op. They also anticipate delivery in December of this year.
- Local governments are permitted to purchase vehicles through these joint purchase bids and take advantage of the purchasing power and attractive pricing.
- The remaining funds of $9,422 will be used for outfitting costs for lights, sirens, and installing radios, laptop, and camera system.
- The existing unit will be sent to auction.

ALTERNATIVES:

1. Authorize the Village Manager to purchase one 2021 Dodge Charger Pursuit through the Southwest Conference of Mayors Contract.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to purchase one 2021 Dodge Charger Pursuit through the Southwest Conference of Mayors Contract from Thomas

Dodge Chrysler-Jeep in the amount of $27,410 and a total cost (including outfitting) not to exceed $36,832.

BUDGET IMPACT:
Funds in the amount of $36,832 have been identified in the Capital Vehicle Replacement Budget due to savings from the purchase of three 2022 Freightliner five-ton dump trucks earlier in the year.

ACTION REQUIRED:
Motion to authorize the Village Manager to use surplus 2021 Capital Vehicle Replacement Funds to purchase one 2021 Dodge Charger Pursuit through the Southwest Conference of Mayors Contract from Thomas Dodge Chrysler-Jeep of Highland, Indiana in the amount of $27,410 and outfitting for a total cost not to exceed $36,832.

ATTACHMENTS:

- Purchase Memorandum
- Thomas Dodge Quote
- Bob Ridings Proposal Letter
- VE 0003 Balance, Roesch Email, and Kelly Blue Book and NADA Pricing Reports

VILLAGE OF PALATINE
Department of Public Works
148 West Illinois Avenue
Palatine, IL 60067
847-705-5200

MEMORANDUM

To: Matt Barry, Director of Public Works

From: Matt Dusckett, Acting Superintendent of Support Services

Date: September 13, 2021

Subject: Replacement of Police Patrol Dodge Charger

Issue: As part of the Capital Vehicle Replacement Budget for CY 2022, Staff has requested $37,554 for the replacement of C-361 (2014 Dodge Charger police patrol vehicle with 93,000 miles). The vehicle was originally a deputy police chief's car that was placed into patrol service after the total loss of patrol car C-362 a few years back.

C-361 developed engine noise recently and was taken to Wickstrom Dodge for evaluation. Wickstrom states the camshaft and lifters have worn out and have spread metal pieces throughout the engine. Therefore, their recommendation is to replace the entire engine to be able to guarantee against any future engine issues. Their estimate is approximately $11,000.00, and they are having difficulty locating an engine. The powertrain warranty on this car expired two years ago.

The current value of the car is approximately $11,000 - $13,000, but it wouldn't make fiscal sense to invest 85% - 90% of the car's value on a repair such as a new engine, when there are a host of other potential issues on a 7-year old car with 93,000 miles.

As an alternative, Staff has identified savings of $36,832 in the 2021 public works vehicle replacement fund (VE 0003) that can be utilized towards the purchase of a replacement Dodge Charger patrol car.

Analysis: The Northwest Municipal Conference has a contract on the 2021 Dodge Charger, but they are not accepting orders until they hear back from the factory (see attached email from Roesch Fleet Center).

Staff obtained pricing from Bob Ridings Fleet (Illinois state contract) at a cost of $29,210.00 (see attached proposal). They anticipate delivery in December of this year.

Finally, Staff obtained a proposal of $27,410 from Thomas Dodge Chrysler Jeep (Southwest Conference of Mayors Joint-Purchasing Co-Op (see attached proposal). They also anticipate delivery in December of this year.

Local governments are permitted to purchase vehicles through these joint-purchase bids, and take advantage of the purchasing power and attractive pricing. I have detailed the purchase pricing below:

2021 Dodge Charger Police All-Wheel Drive V-6 – Budget $36,832.00

2021 Dodge Charger Police AWD V-6 (Base Price) Southwest Conf. of Mayors	$27,252.00
Options:	
License & Title – (M-Plate)	$ 158.00
TOTALS	**$27,410.00**

Interior color – black Exterior color – black

Attachment: Purchase Memorandum (Purchase Police Patrol Vehicle)

Recommendation: Staff recommends that the Village Council authorize the use of surplus 2021 capital equipment replacement funds towards the purchase of a 2021 Dodge Charger Police Sedan through the Southwest Conference of Mayors Contract from Thomas Dodge Chrysler Jeep, 9604 Indianapolis Blvd., Highland, Indiana 46322 in the amount of $27,410.00.

The remainder of the surplus ($9,422) will be used for outfitting costs for lights, sirens, and installing radios, laptop, and camera system. The existing unit will go to auction.

I have attached a copy of the 2021 public works capital budget project page VE 0003, as well as the Miles Chevrolet completed order forms for these purchases.

Attachments: Capital Budget "Project VE 0003" Fund Balance
Thomas Dodge Chrysler Jeep Dodge Charger Proposal
Bob Ridings Dodge Charger Proposal
NWMC Email Describing No Order Taking
Kelly Blue Book and NADA Market Value Assessment

Attachment: Purchase Memorandum (Purchase Police Patrol Vehicle)

THOMAS DODGE CHRYSLER-JEEP of Highland, Inc

YOUR FAVORITE DODGE BOYS

9604 INDIANAPOLIS BLVD.
HIGHLAND, INDIANA 46322
(219) 924-6100 • FAX 922-229

www.ThomasAutoGroup.com

September 10, 2021

Matthew Dusckett
Village of Palatine
148 W Illinois Ave
Palatine, IL 60067

Mr. Dusckett,

We are pleased to quote you on your new vehicle through the Southwest Conference of Mayor's Joint Purchasing Co-Op:

Vehicles shall be 1 (one) 2021 Dodge Charger Pursuit V6 AWD, including all the standard equipment;

- Factory warranty consisting of 3 years -or- 36,000 mile bumper-to-bumper
- coverage, 5 years -or- 100,000 mile powertrain coverage;
- ~~Optional Patrol Package Wiring Prep, **$1,036.00**~~;
- Optional Illinois Title and MP Plates, **$158.00**;
- Total Purchase Price: ~~**$28,446.00.**~~

$27,410.00

All standard and available options can be found at www.dodgecopcars.com.

If you need any further assistance, feel free to contact me at 708:403-8801 ext 5 or nicholasp@thomasautogroup.com.

Thank you for the opportunity.

Very Truly Yours,

Nicholas Pash

Nick Pash
Fleet Manager

Attachment: Thomas Dodge Quote (Purchase Police Patrol Vehicle)

DODGE CHRYSLER Jeep

Bob Ridings Fleet Sales
Todd Crews, Fleet Sales Mgr.
931 Springfield Rd
Taylorville IL 62568
Ph. 217-824-2207 **Email todd fleet@aol.com** **Fax 217-824-4252**

Tuesday, September 14, 2021

MATT DUSCKETT
VILLAGE OF PALATINE
148 W ILLINOIS ST
PALATINE, IL 60067

Dear Matt,

Thank you for your inquiry about our Fleet Sales Program, please accept this letter as our bid. We are pleased you are again considering us for your new cars, these are ordered and in line for production but delivery is still TBD. Note THIS PROPOSAL LETTER IS NOT AN ORDER, you must issue a purchase order to confirm ASAP to reserve if desired. Contact me if any questions or changes and thanks,

WE PROPOSE 2021 Dodge Charger Police Pursuit 4dr Sedan ***ALL Wheel Drive w/3.6 V6***
INCLUDES All Standard Equipment and all items below: MARKED PATROL Spec
Severe Duty Police Cooling System, 220 Amp Alternator & 800 CCA Battery
Special Police 4 Wheel Disc Anti Lock Brakes, Traction Control w/Electronic Stability
Speed Rated P225/60R18 V Rated Radials w/FULL SIZE Spare
Tilt Wheel & Cruise, AM/FM w/UConnect Bluetooth, Power Windows/Locks/Mirrors, Keyless Remote
Cloth Bucket Seats and Rear Bench, Carpeted Floor, Column Shift, Dual Airbags
160 MPH Certified Speedometer, Tachometer Steel Wheels w/Small Hub Caps
Radio Suppression Pkg, Dome Light Switch Disabled & Stealth Mode, Hour Meter
Police Wiring Feed to IP, Interface Module for Added Wiring, PLUS MORE!!
(PX8) Black Ext, (X5X9) Black Cloth Front Seats/VINYL Rear w/Full Vinyl Floor Covering

	3.6 V6 ALL Wheel Drive Base Price	***$28,707.00***
~~ADD~~	~~(LNX) Driver's Black Spotlight, LED Bulb~~	~~$325.00~~
	~~(GXA) 6 Extra Key Fobs, 8 Total~~	~~$135.00~~
	~~(GUK) Heated Outside Mirrors~~	~~$60.00~~
	~~(CUG) 24" HAVIS Steel & Aluminum Police Console w/Armrest & Cupholder~~	~~$695.00~~
	~~*(AYW) Factory Police Wiring Prep Pkg, Includes: 220 amp Electrical Power Distribution Center mounted in trunk. Provides relays, front & rear wiring harnesses with clearly labeled circuits including install points for cameras, computers, horn circuits, etc. Includes (13) Pre-wired light head locations w/power for lightbars & other lights, & grounding points.*~~	~~*$1100.00*~~
	~~*ADD (AYE) Siren Speaker & Bracket & Pull Out Trunk Tray w/Cooling Fan & Spare Tire Relocate (TBH)*~~	~~*$925.00*~~
	~~(CW$70.006) Deactivated Rear Locks & Handles~~	
	Delivery to your Location	$295.00
	New Municipal Title & Lic	$208.00
	YOUR COST, P/O # Pending	~~***$32,520.00***~~ **$29,210.00**

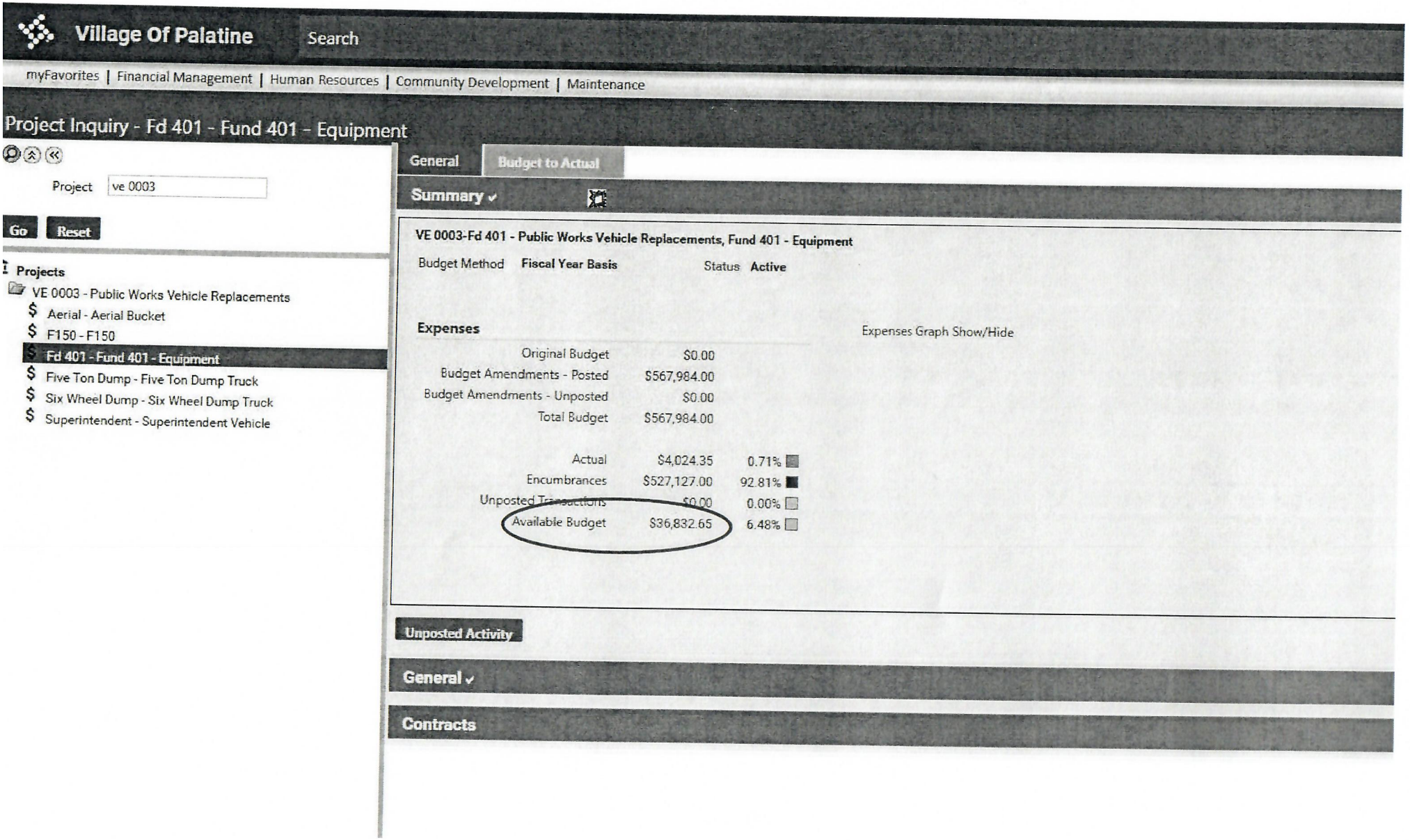
Please contact me with any questions and thanks for your business!

Sincerely,

Todd Crews
Fleet Sales Manager

Attachment: Bob Ridings Proposal Letter (Purchase Police Patrol Vehicle)

Attachment: VE 0003 Balance, Roesch Email, and Kelly Blue Book and NADA Pricing Reports (Purchase Police Patrol V



Matthew Dusckett

Subject: FW: Palatine Charger Order

From: Mike Hilmers <mikehilmers@roeschtrucks.com>
Sent: Friday, September 10, 2021 11:26 AM
To: Matthew Dusckett <MDusckett@palatine.il.us>
Subject: Re: Palatine Charger Order

It's possible that the contract will not be extended. I'm waiting on direction from the manufacturer.

Michael Hilmers
Roesch Truck Center
Government & Fleet Sales
303 W. Grand Ave.
Bensenville, IL 60106
630-279-6000 (office)
Mikehilmers@roeschtrucks.com

On Sep 10, 2021, at 11:22 AM, Matthew Dusckett <MDusckett@palatine.il.us> wrote:
Do you anticipate it would be weeks?? or months??

Thanks,
Matt

From: Mike Hilmers <mikehilmers@roeschtrucks.com>
Sent: Friday, September 10, 2021 11:20 AM
To: Matthew Dusckett <MDusckett@palatine.il.us>
Subject: Re: Palatine Charger Order

Hi Matt-
Currently we are not receiving orders for 2022 pursuit vehicles. I will let you know as soon as we are accepting orders again.

Thanks!

Michael Hilmers
Roesch Truck Center
Government & Fleet Sales

> On Sep 10, 2021, at 11:09 AM, Matthew Dusckett <MDusckett@palatine.il.us> wrote:
>
> Hey Mike,
> If I was to order a Charger PPV this month, can I use the 2021 order sheet on the SPC website? I assume any orders now will be 2022 models.
>
> Thanks,
> Matt
>
> Matthew Dusckett
> Fleet Services Coordinator
> Village of Palatine Public Works
> 148 W. Illinois Ave.

Attachment: VE 0003 Balance, Roesch Email, and Kelly Blue Book and NADA Pricing Reports (Purchase Police Patrol Vehicle)

Kelley Blue Book
THE TRUSTED RESOURCE

2014 Dodge Charger Pricing Report

Style: R/T Sedan 4D

Mileage: 93,000

KBB.com Consumer Rating: 4.8/5

Vehicle Highlights

Fuel Economy: City 15/Hwy 23/Comb 18 MPG

Engine: V8, HEMI, 5.7 Liter

Transmission: Automatic, 5-Spd

Drivetrain: AWD

Country of Assembly: Canada

Country of Origin: United States

EPA Class: Large Cars

Max Seating: 5

Doors: 4

Body Style: Sedan

Trade in to a Dealer

Valid for **ZIP code 60067** through **09/13/2021**

Attachment: VE 0003 Balance, Roesch Email, and Kelly Blue Book and NADA Pricing Reports (Purchase Police Patrol Vehicle)

Did you know J.D. Power's industry-leading valuations data drives NADAguides.com? Learn more

Packet P

J.D. POWER | NADA GUIDES SINCE 1933

NADAguides Value Report 9/13/2021

2014 Dodge Charger

Sedan 4D Police AWD V8

CHANGE CAR COMPARE

Values

	Rough Trade-In	Average Trade-In	Clean Trade-In	Clean Retail
Base Price	$9,250	$10,625	$11,775	$14,875
Mileage (93,000)	$350	$350	$350	$350
Total Base Price	$9,600	$10,975	$12,125	$15,225
Options				
Price + Options	**$9,600**	**$10,975**	**$12,125**	**$15,225**

Sell my car fast. **Get Offer.**

Consider a Motion Authorizing the Village Manager to Execute Amendment 2 to the Agreement for Use of the Rights-of-Way with Verizon Access/MCImetro

BACKGROUND:
An Agreement for Use of Right-of-Way with Verizon, through its wholly owned subsidiary MCImetro Access Transmission Services Corporation (d/b/a Verizon Access Transmission Services), was approved at the Village Council meeting of May 11, 2020. MCImetro Access subsequently was provided approval for an amendment to adjust the locations of their facilities.

WOW Internet, Cable and Phone had constructed a fiber optic network in the early 2000's and had previously been licensed by the Village to own and maintain these facilities. Verizon purchased the facilities located within the Village rights-of-way and seeks to maintain and expand the network.

KEY ISSUES:

- MCImetro Access Transmission Services has approached the Village to again amend the Agreement for Use of Right-of-Way.

- The amendment seeks to replace the current Exhibit B (a map of MCImetro's planned fiber routes) with an updated Exhibit B which includes adjustments deleting certain locations and adding in other locations. The net change is an addition of 2,069 feet of buried cable.

- All other terms and conditions of the Agreement remain unchanged.

ALTERNATIVES:

1. Authorize the Village Manager to execute Amendment 2 to the Agreement for Use of Right-of-Way with MCImetro.
2. Refer back to Staff with comments.

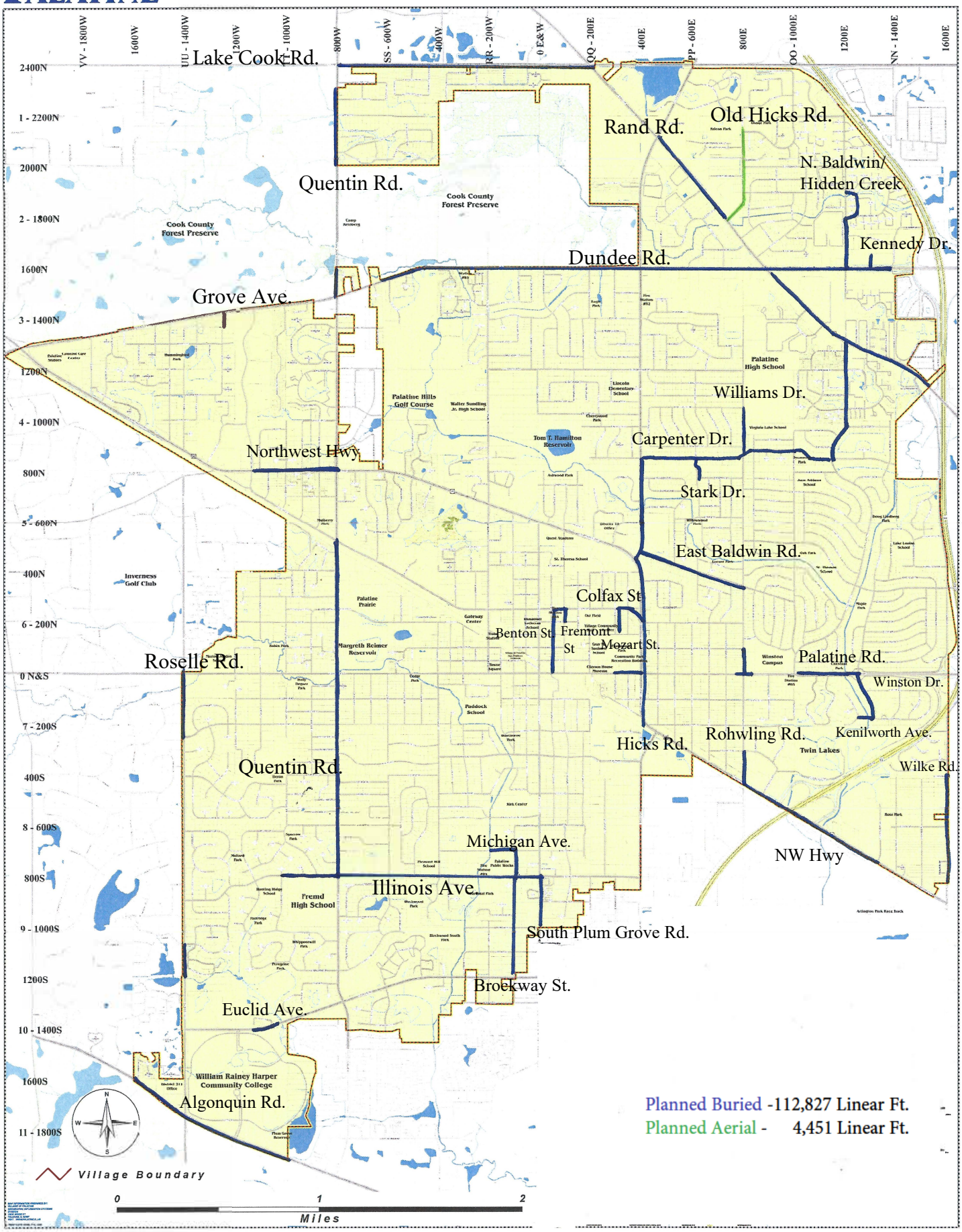
RECOMMENDATION:
It is recommended the Village Manager be authorized to execute Amendment 2 to the Agreement for Use of Right-of-Way with MCImetro as MCImetro Access Transmission Services corporation has been certified by the Illinois Commerce Commission to provide telecommunication services by the Public Utilities Act.

ACTION REQUIRED:
Motion to authorize the Village Manger to execute Amendment 2 to the Agreement for Use of Right-of-Way with MCImetro Access Transmission Services.

ATTACHMENTS:

- Verizon Palatine 2021 Fiber Permit Map (4.0)0910
- MCIMetro ROW License Amendment 2

VILLAGE OF PALATINE



Attachment: Verizon Palatine 2021 Fiber Permit Map (4.0)0910 (Verizon Access/MCImetro ROW Agreement Amendment 2)

AMENDMENT No. 2
TO THE AGREEMENT FOR USE OF RIGHT-OF-WAY
BETWEEN THE VILLAGE OF PALATINE AND MCIMETRO ACCESS TRANSMISSION SERVICES CORP.

This Amendment Number 2, ("Amendment") is entered into effective as of ___/___/___ ("Amendment Effective Date") by and between the Village of Palatine, Illinois, an Illinois municipal corporation ("Village"), and MCImetro Access Transmission Services Corp., d/b/a Verizon Access Transmission Services, a subsidiary of Verizon, a Delaware Corporation ("Company"), referred to collectively as "Parties".

RECITALS

A. Village and Company entered in an Agreement for Use of Right-of-Way ("Agreement") effective May 11, 2020 which grants Company the right to install certain fiber in the Village right-of-way, set forth in Exhibit B of the Agreement.
B. Village and Company entered in an Amendment No. 1 for Use of Right-of-Way ("Agreement") effective February 24, 2021 which grants Company the right to install certain fiber in the Village right-of-way, set forth in Exhibit B of the Agreement.
C. The parties wish to amend the Agreement as set forth in this Amendment.

NOW THEREFORE, in consideration of the promises of each of the parties to the other and the covenants contained herein, it is agreed as follows:

1. Exhibit B of the Agreement is replaced with a new Exhibit B dated _____.
2. All other terms and conditions that are not hereby amended are to remain in full force and effect.

VILLAGE OF PALATINE, an Illinois Municipal Corporation

BY:_____
Reid T. Ottesen / Village Manger

MCI/METRO ACCESS TRANSMISSION CERVICES CORP., d/b/a Verizon Access Transmission Services, a Delaware Corporation

BY:_____
Robert J. Hayes / Senior Manager-Network Engineering & Operations

Attachment: MCIMetro ROW License Amendment 2 (Verizon Access/MCImetro ROW Agreement Amendment 2)

Consider an Ordinance Approving Condominium Deconversion of Birchwood on Sterling (Woods of Countryside)

BACKGROUND: In 2007, the Village approved the conversion of the Woods of Countryside from an apartment complex to a condominium development. Subsequently, a Special Service Area Number 5 was approved to fund the installation of fire sprinklers and street lights for the subject property.

KEY ISSUES: The property has been sold several times since 2007, but remained a condominium development. The current owners (CSC Palatine Apartments, LLC) have been working through the process to deconvert the units and return to a single owner, for rent community. Over the past several years they have aquired the units back from individual owners and are now in a position for the deconversion.

As part of the process, an inspection has been conducted and deficiencies in the property identified. The current owner and subsequent new owner will be responsible for complying with all codes in the time frame agreed to by Staff. This will remain a condition of their deconversion.

Additionally, the deconversion shall be subject to the full payment of the balance of Special Service Area #5, thus retiring that outstanding debt.

ALTERNATIVES:

1. Approve an ordinance granting the deconversion of the property.
2. Do not grant approval of the deconversion.

RECOMMENDATION:
Staff recommends approval of the ordinance approving the deconversion of the property subject tot he conditions contained in the ordinance.

ACTION REQUIRED:
A motion to approve the ordinance granting the deconversion.

ATTACHMENTS:

- Deconversion of the Condo Property ORD
- Exhibit A-Woods at Countryside Deconversion Plan

Attachment: Deconversion of the Condo Property ORD (Ordinance Approving Condominium Deconversion of Birchwood on Sterling (Woods of

ORDINANCE NO. O - _____ - 21

AN ORDINANCE AUTHORIZING THE DECONVERSION OF THE CONDOMINIUM PROPERTY KNOWN AS THE WOODS AT COUNTRYSIDE – 975 NORTH STERLING AVENUE

WHEREAS, on August 20, 2007, the Village Council approved Ordinance – O-147-07 approving the condominium plats and amended condominium declarations for the Woods at Countryside – 975 North Sterling Avenue ("Property"); and

WHEREAS, the current owner of the Property CSC Palatine Apartments, LLC has requested to deconvert the Property; and

WHEREAS, pursuant to Section 6-89A of the Village Code of Ordinances, CSC has filed a deconversion plan with the Village; and

WHEREAS, the Village finds the deconversion plan to be reasonable and acceptable.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, that:

SECTION 1: The deconversion of the Property commonly known as the Woods at Countryside – 975 North Sterling Avenue is hereby approved.

SECTION 2: That the deconversion is subject to the deconversion plan attached hereto as Exhibit A and is subject to the final review and approval of the Village Attorney.

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

PASSED: This 13th day of September, 2021

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

APPROVED by me this 20th day of September 2021.

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the Office of the Village Clerk this 20th day of September 2021.

_____
Village Clerk

Attachment: Deconversion of the Condo Property ORD (Ordinance Approving Condominium Deconversion of Birchwood on Sterling (Woods of

Attachment: Exhibit A-Woods at Countryside Deconversion Plan (Ordinance Approving Condominium Deconversion of Birchwood on Sterling

Deconversion Plan
to the
Village of Palatine

The undersigned hereby submits this Deconversion Plan to the Village of Palatine for The Woods at Countryside Condominium now known as Birchwood on Sterling.

A. Deconverter: CSC Palatine Apartments LLC ("CSC") and Albion at Palatine, LLC, a Delaware limited liability company ("Albion")

B. The status of the capital improvements for Birchwood on Sterling is attached hereto as Exhibit A.

C. CSC acquired 542 of 719 units in the Woods at Countryside community on June 5th, 2018, pursuant to a Section 15 sale duly voted by the association pursuant to the Illinois Condominium Property Act. Since then CSC finished acquiring the balance of the Units from the Unit Owners.

On the capital investment side, CSC has spent over $5 million to improve the community, with most of that capital going to deferred maintenance and common area improvements. The work has included roof repairs and replacements, plumbing repairs throughout the property, asphalt repair and replacement and significant renovation of the clubhouse. CSC is currently under contract to sell Birchwood on Sterling to Albion. Albion's plan is to continue to improve the property, and specifically to address all of the items noted by the Village inspectors set forth on Exhibit A.

D. CSC's lender financing their acquisition of the property and some of the capital improvements is Hunt Finance Company, LLC, c/o Hunt Mortgage Group, 230 Park Avenue, 19th Floor, New York, New York 10169.

E. The undersigned will bring all of the building code violations set forth on Exhibit A into compliance with their capital improvements and Albion at Palatine, LLC shall waive service and voluntarily appeal in all pending administrative adjudication actions pending involving the property within fifteen (15) days after the date the property has closed.

CSC PALATINE APARTMENTS LLC, a
Delaware limited liability company

By: CSC Palatine LLC, a New York limited liability company, as Manager

By: _____
Name: Chase S. Chavin
Title: Manager

ALBION AT PALATINE, LLC, a
Delaware limited liability company

By: _____
Name: Jason Koehn
Title: Authorized Signatory

22924021v3

Attachment: Exhibit A-Woods at Countryside Deconversion Plan (Ordinance Approving Condominium Deconversion of Birchwood on Sterling

EXHIBIT A
CAPITAL IMPROVEMENTS
AND
CODE VIOLATIONS

SEE ATTACHED PAGES

Attachment: Exhibit A-Woods at Countryside Deconversion Plan (Ordinance Approving Condominium Deconversion of Birchwood on Sterling

THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General descrption	Detail Description	Status
Garage Structural - life safety				
925	1	Floor at dumpster enclosure	Floor at dumpster enclosure is deteriorated. Replace the floor	complete
1010	1	Dumpster Enclosure by Garage 89	Immediate repairs needed and approval of Village of Palatine dumpster enclosure & storage room	complete
1095	1	Garage 118-124	Garage 118-124 has a wall supported by support posts. Repair the wall	complete
1155	1	Front N Entry Door	Front north entry door has pane of glass missing. Provide the glass for the door. Picture	complete
1205	1	Storage Room at Garage 200	Side door for storage room at garage 200 at dumpster is deteriorated or rusted out. Replace door	complete
Railings - life safety				
925	2	2nd Landing by 2nd Rail bldg 925	Stairs are cracked and deteriorated at the 2nd landing by 2nd rail to the front of bldg 925	
925	2	Front of bldg 925	Remove the white pipe sticking out of the ground at front of bldg 925	complete
980	2	Exterior Window Sil	Back of Bldg 2nd Floor exterior window sill is deteriorated at SE corner. Replace window sil.	complete
980	2	Deteriorated Railing on balcony	Balcony at front of bldg NW side has a section deteriorated railing. Replace the railing	complete
1010	2	SE Sidewalk	SE sidewalk is cracked & deteriorated & cracked at railing corners too. Repair the sidewalk.	
1010	2	Corner of Sidewalk Steps	Corner of sidewalks steps where the railing is set into the concrete is broken. Repair the corners	
1095	2	Back Side SE Side of Bldg	Balcony railing post is deteriorated at the back side SE of bldg. Replace deteriorated section	complete
1145	2	Front of Bldg - SE Side	Corner balcony at front of bldg has a deteriorated ceiling above the balcony. Repair ceiling SE side	complete
1170	2	Main Entrance to Bldg	Sidewalk rail at main entrance to building is loose. Secure the loose rail	complete
Sidewalks				
915	3	Sidewalk Front of Bldg	Sidewalk at front of bldg is deteriorated. Repair the sidewalk.	
915	3	Front Main Entry	Sidewalk is cracked at the front main entry to bldg. Repair the sidewalk	
920	3	NE Sidewalk	NE sidewalk is broken and deteriorated. Replace the sidewalk.	
920	3	Sidewalk Deteriorated	SE front corner of bldg has a deteriorated sidewalk. Repair the sidewalk	
920	3	Floor Drainage Cover	Floor drainage cover is missing at front of bldg sidewalk. Provide a cover	complete
925	3	Cracked sidewalk by storm sewer	Sidewalk by storm sewer is cracked up. Replace the sidewalk	
925	3	SW corner Sidewalk 2nd landing	Southwest corner sidewalk, 2nd landing is deteriorated. Replace the sidewalk.	
935	3	Exposed Gutter	Front sidewalk has an exposed gutter. Cover exposed gutter in concrete	complete
935	3	Front Sidewalk by Fire Hydrant	Front sidewalk by the fire hydrant has a large gap in it. Repair the sidewalk.	
950	3	Sidewalk Front of Bldg	Sidewalk is deteriorated at front of bldg. Repair the sidewalk	
950	3	SW Corner Sidewalk	Sidewalk is deteriorated at the SW corner. Repair the sidewalk	
980	3	Front of 980 Bldg	Trip hazard open black corrugated gutter pipe near sidewalk not covered. Correct issue	complete
1010	3	Drainage Gutter	Sidewalk is missing the drainage gutter. Replace the drainage gutter	complete
1010	3	Back of Building	Back of bldg has a handicap entrance that is broken up. Repair the handicap entrance.	

1/9

THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General descrption	Detail Description	Status
1010	3	Sidewalk Gutter	Gutter line is exposed at the sidewalk. Line is not covered by sidewalk. Repair	
1010	3	Front NE Side of Bldg.	Large crevice in the sidewalk at the front north east of the building. Repair sidewalk	
1025	3	Front Entrance of Bldg.	The step to the main front entrance to bldg 1025 is deteriorated. Replace the steps.	
1025	3	Front of Bldg	Curb at front of bldg is raised causing a trip hazard. Repair the curb so that the sidewalk meets curb	
1065	3	Front SE Corner of Sidewalk	Front SE side corner of sidewalk is broken. Repair the sidewalk.	
1095	3	Front Right Side of Bldg	Sidewalk at front of 1095 right side is deteriorated. Replace the sidewalk	
1095	3	SE Corner by Storm Sewer	Sidewalk has lifted up and become a trip hazard by storm sewer at SE corner. Repair or replace.	
1095	3	Main Entrance to Back of Bldg.	Sidewalk is deteriorated at main entrance to the back of bldg. Repair the sidewalk	
1120	3	Sidewalk to Tennis Court	Sidewalk leading up to tennis court is deteriorated. Repair the sidewalk.	
1120	3	Walk up to 1120 Main Entrance	Stairs are deteriorated at the walk up to 1120 main entrance. Repair or replace the stairs.	
1120	3	Sidewalk at Front of Bldg 1120	Sidewalk at front of building 1120 is deteriorated & cracked at different areas. Repair sidewalk	
1145	3	Front Bldg Right Side of Main Entry	Sidewalk is cracked up at front of bldg right side to the main entry. Replace the sidewalk	
1145	3	Front Bldg - Another Area	Sidewalk is cracked up at the front of the bldg at another area. Replace the sidewalk.	
1155	3	Front of 1155 bldg	Sidewalk is deteriorated at front of bldg 1155. Replace the deteriorated sidwalk	
1185	3	Sidewalk	Remove plywood put on sidewalk & repair the sidewalk beneath	
1205	3	Sidewalk that Leads to Garage	Sidewalk that leads to garage is cracked. Repair or replace the driveway	
1205	3	Garage 188	Apron to garage 188 is cracked. Replace the apron	
1270	3	Back of Building	Steps to the back of bldg are deteriorated. Repair the steps	
1270	3	NW Side of Front of Bldg	Sidewalk at NW side of front of bldg is cracked. Replace the cracked sidewalk	
1270	3	Main Entrance of Bldg	Main Entrance to bldg has cracked sidewalk. Repair the cracked sidewalk or replace	
1270	3	SE Side of Bldg	There is a hole in the sidewalk at SE side of bldg. Repair sidewalk.	
1270	3	Handicap Sign	Trip hazard at handicap sign. Repair trip hazard at the handicap sign	
			remaining for 2020	
		Soffit / Siding		
920	4	Soffit Repair	Repair soffit at back of the garage. The soffit is falling down and wood is deteriorated.	
920	4	Soffit Missing	Backside of bldg at southeast corner soffit is missing. Replace the soffit.	
920	4	Siding installed incorrectly	Reinstall siding at NW corner of back of building.	
925	4	Dumpster Corral by garage 35	Siding coming up at dumpster corral by garage 35. Repair the siding or replace it	
925	4	Missing soffit on back of garage	Soffit is rotted in several places & deteriorated. Replace the soffits.	
925	4	Soffit by dumpster enclosure	Soffit by dumpster enclosure is coming down. Repair or replace deteriorated soffit	
925	4	Southwest side/front bldg 925	Section of siding is not installed correctly. Install the siding correctly	
935	4	Soffit Bldg 2nd Floor	Soffit is deteriorated at the NW front of building, 2nd floor window sil. Repair the soffit.	

THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General descrption	Detail Description	Status
935	4	Vent N Side of Bldg	Vent on north side of bldg has no cover. Cover the vent.	
950	4	Back of Garages 57-61	Back of garages 57-61 has holes in the soffit. Repair the holes and any and all deteriorated wood	
980	4	Soffits Missing	Back of Bldg to left side of entry 2 soffits are missing. Provide soff on bldg not allow animals in	
980	4	Missing Siding	Section of siding missing to left SW side of bldg. Provide section of missing siding.	
980	4	Soffit coming down	Soffitt to the right of the front entry door is coming down. Secure the soffit to the ceiling	
980	4	Garage 69-75	Soffit falling at the back of garages 69-75. Remove all deteriorated wood and secure soffit	
980	4	Dumpster Enclosure	Sections of siding are missing by dumpster enclosure. Provide siding	
980	4	Deteriorated Soffit	NE corner of building has deteriorated soffit. Replace the soffit.	
1010	4	Soffit Behind Garage 1010	Soffit behind garage 1010 is coming down. Repair the soffit. Replace all deteriorated wood	
1010	4	Light Fixture at Garage	Soffit is falling down by the light fixture at the garage. Repair the soffit and the light fixture.	
1010	4	Back of Garage	Soffit is falling down at the back of the garage. Repair the soffit on the back of the garage.	
1010	4	Front of Garage	Soffit at the front of the garage is deteriorated and falling. Repair the soffit.	
1025	4	Garage 90-96	Soffit at Garage 90-96 is falling down. Repair the soffit.	complete
1025	4	Garage 90-96	Back soffit of Garage 90-96 is coming down. Repair the soffit.	complete
1025	4	Back of Garage	Siding is missing at the back of the garage. Replace the siding	complete
1065	4	Dumpster Enclosure	Holes in soffit by dumpster enclosure. Repair the soffit.	
1065	4	Back of Bldg.	Soffit has a hole at the back of the building. Repair the hole in the soffit.	
1065	4	Front Right Side of Bldg	Front right side of bldg has rust stains on siding at roof line where gutters leaking. Repair/replace	
1065	4	SE Side of Bldg	SE side of bldg, corner soffit has sections of plywood. Repair soffit in workman ship manner	
1095	4	NW Side of Bldg	NW side of bldg has cracked, chipped siding. Replace section of siding in workmanship manner.	
1095	4	Garage 124 by Dumpster	Holes in siding at Garage 124 by dumpster end. Repair holes. Replace siding.	
1155	4	Back Side Garages 146-152	Back sided Garages 146-152 the soffit is hanging down. Repair the soffit. Remove deteriorated wood	
1155	4	Back of Building	Siding is missing at the back of bldg down from right to back entry near roof line. Replace siding	
1170	4	North Side of Bldg	Vent cover missing at north side of the building. Provide a vent cover	
1170	4	Side Soffit of Bldg.	Side soffit and the siding are damaged. Repair the soffit & siding or replace it	
1185	4	Garage 181-187	Siding is damaged. Repair siding.	
1185	4	Back of Garage 181-187	Soffit at back of garage 181-187 is falling down. Repair the soffit	
1205	4	Back of Garage 188-194	Back garage 188-194 soffit has holes and falling down. Repair the soffit. Remove deterioriated wood	
1205	4	Garages 188-194 Siding	Siding on garages 188-194 is damaged. Replace all bent and damaged siding.	
1205	4	Garages 188-194	Flashing is missing at corner of roof line at garages 188-194. Install flashing.	
1205	4	SE Back Side of Bldg	SE back side of bldg has a section of siding that is not installed correctly. Install siding correctly	
Gutters/Drains				

3/9

THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General descrption	Detail Description	Status
920	5	Sidewalk Drainage Gutter	Trim back & repair drainage sidewalk gutter.	
920	5	Sections of Gutter	Remove the gutter sections that are stored at the back of bldg to the left of entrance	complete
920	5	Roof Drainage Pipe	Drainage pipe is broken at the right side of bldg. Repair the roof drain to go into pipe not ground	complete
925	5	Garage door 34	Does not seal to apron of garage. Repair garage door so to seal to apron	complete
925	5	Garage door 35	Right trim to the door is damaged. Repair or replace the casing and/or flashing	complete
925	5	SW corner downspout	Downspout not connected to exterior pipe. Repair drainage to bldg.	complete
950	5	Back of Bldg.	Open black corrugated pipe at the back of bldg creating tripping hazard. Cover the pipe.	complete
1010	5	North Exterior of Bldg.	Internal roof gutter is disconnected at north side exterior of the building. Repair	complete
1025	5	Back Left Side Gutter	Back left side gutter is disconnected. Repair the gutter. Reconnect it to the underground system.	complete
1025	5	NW Side of Bldg.	Gutter pipe at NW side of bldg is disconnected. Repair the gutter Reconnect to underground system	complete
1025	5	Back of Garage 97-113	Back of garage 97-113 the gutter has come off. Reattach it to the bldg.	
1025	5	Garage 90-96	Provide a gutter downspout at garage 90-96 on the back of the garages	
1065	5	Back Bldg Gutter	Back building gutter is disconnected to right of bldg entry. Repair the disconnected gutter.	complete
1095	5	East Side of Bldg	Drain is broken by east side of bldg. Repair the drain so the roof gutter drains into pipe	complete
1095	5	Back of Garage	Back of garage gutter has hole; leaks into the ground slowly seeps into foundation. Repair & sod	complete
1120	5	Left Side of Building Entrance	Gutter is cracked & redirected at back of bldg to left side of entrance of bldg. Repair line correctly	complete
1145	5	NW Side of Bldg	NW Side of Bldg gutter system is not connected to its drain pipe. Reattach the gutter line	complete
1145	5	Roof Gutter	Roof Gutter is not connected. Connect gutter	
1145	5	Garage 174-180	Garage 174-180 has peeling deteriorated paint. Replace all paint on the garage.	
1145	5	Garages 176 & 178	Garages 176-178 are not sealing to the garages. Repair the doors to seal when closed with apron	
1145	5	Side of Building	Side of bldg has a roof drain that is not connected at the west side of the building. Repair roof drain	
1155	5	Garages 146-152 & 153-159	Garages have holes at the gutter at back of the garages. Replace the gutters.	
1155	5	Roof Drain Gutters	Drain to roof gutter is not connected at ground level. Reconnect drain so water does not pool	complete
1185	5	Right Side Drainage	Right side drainage no longer connected. Drain for the roof	complete
1205	5	Back of Garage of 200	Back of garage has gutter detached from garage wall. Secure the gutter to the wall at garage 200.	
1205	5	Storm Sewer Drain	Storm sewer drainage has deteriorated timber. Replace all deteriorated timber.	complete
1205	5	Back of Bldg at Center Entrance	Gutter at back of bldg center entrance area has no downspout. Provide a downspout from top roof	
1205	5	Back of Bldg near Transformer	Gutter for internal roof drainage is broken near the transformer at the back of bldg. Repair gutter	complete
1270	5	Roof Drainage System	Roof drain has been diverted from underground system to above ground. Repair existing system	complete
1270	5	S Side of Bldg	Drainage pip at south side of bldg is not connected. Reconnect the drainage pipe	complete
		Tuck Pointing		
920	6	Garages 24 & 25	Tuck point the walls by garages 24 & 25, brick is spaulding	complete

THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General descrption	Detail Description	Status
925	6	Garage 29-35	Re-tuck point all bldgs. & replace all damaged Spaulding bricks or repair them	complete
925	6	Garages 36-42	Tuck point the bottom portion of the middle walls of garages 36-42	complete
950	6	Garage 67	Deteriorated brick/spaulding brick at Garage 67. Tuck point the garage.	complete
980	6	All Garages at 980	Tuck point the center wall of all the garages	complete
980	6	All Garages at 980	Tuck point all the garage center walls	complete
1010	6	Dumpster Enclosure	Dumpster enclosure bricks are spaulding. Repair or replace bricks	complete
1010	6	Side of Garage 83	Side of Garage 3 requires tuck pointing. Not the bricks are spaulding at the bottom of wall. Repair	complete
1010	6	Garage 132	Area by Garage 132 has deteriorated brick. Replace the deteriorated brick.	complete
1065	6	Garage 104-110	Dumpster enclosure at Garage 104-110 has spaulding brick. Replace or repair the wall	complete
1065	6	Dumpster Enclosure	Exterior wall of the dumpster enclosure has spaulding brick. Repair brick.	complete
1065	6	Back of Garage 104-110	Back wall of Garage 104-110 has spaulding brick. Repair or replace the wall.	complete
		Garages		
935	7	Garage 55 Door	Garage 55 door does not seal to the apron of the entrance. Repair garage door to seal at apron	complete
935	7	Garage 56	Garage 56 side access door is deteriorated at bottom. Replace the door.	complete
950	7	Garage 68 Door	Garage 68 door does not seal to apron. Repair the door to seal with apron of the garage	complete
980	7	Garage Doors 71, 72 & 74	Garage doors 71, 72, 74 are deteriorated at the bottom. Replace the deteriorated garage doors	complete
980	7	Garages 76, 77 & 78	Doors are deteriorating on garages 76, 77 & 78. Replace deteriorated doors.	complete
1010	7	Garage 88	Door of Garage 88 is not sealing with the apron. Repair the door.	complete
1025	7	Garage Storage Door	Garage storage door is not closing and not latching. Repair floor of garage. Replace concrete	complete
1025	7	Garage 90-96	Garage 90-96 by dumpster enclosure has a door that is cracked open. Repair the door to not open	complete
1025	7	Garage 93	Garage 93 casing is missing creating a gap. Repair the door so there are not gaps	complete
1025	7	Garage 90	Door by Garage 90 has hole in the corner. Repair the door so there are no holes & no animals.	complete
1065	7	Garages 114 &113	Garages 114 & 113 have gaps on them on left sides of door. Repair the gaps so rodents can get in	complete
1095	7	Garage 120	Garage 120 is cracked open on side or bottom. Repair the door so all sides and apron seal	complete
1120	7	Garage Doors 139-145	Bottoms of garage doors of 139-145 are deteriorated. Repair the doors	complete
1155	7	Garages 153-159	Garage 153-159 paint is faded and worn. Walls and doors require painting.	complete
1155	7	Garages 146-152	Garage 146-152 paint is faded and worn. Walls and doors require painting	complete
1155	7	Garage 152	Garage 152 is not sealing to the apron. Repair the door so it seals with the apron.	complete
1155	7	Garage Door 158	Gap on garage door 158. Repair the Gap	complete
1170	7	Garage 160-166	Peeling paint at the bottom of the doors at Garage 160-166. Paint doors	complete
1170	7	Garage Door 168	Garage Door 168 is not sealing to the apron. Repair the apron	complete

5/9

THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General descrption	Detail Description	Status
1170	7	Garage Door 172	Paint garage door i172	complete
1170	7	Garage Door 204	Garage Door 2014 is not sealing with the apron. Repair the apron	complete
1170	7	Garage 202 & 203	Garage Doors 202 & 203 aprons are deteriorated. Replace the aprons	complete
1185	7	Garage 183	Garage 183 has gap at the door. Repair the door so there is no gap	complete
1205	7	Garage Door at 198	Garage door at 198 is deteriorated at the bottom. Replace the garage door	complete
1205	7	Garage Door at 199	Siding by Garage 199 is damaged. Replace the siding	
1205	7	Garage Door at 200	Siding by Garage 200 is damaged. Repair the siding	
1205	7	Garages 188-194	Side storage room by dumpster has door that is rusted or deteriorated. Replace damaged door.	complete
1270	7	Garage Doors 209-215	Garage doors at 209-215 have peeling paint. Repaint the garage doors	complete
1270	7	Garage Door 213	Garage door 213 has broken panels. Repair the panels	complete
		Asphalt		
915	8	Parking Lot	Parking lot is deteriorated. Repair or replace deteriorated parking lot.	complete
920	8	Parking Lot	Parking lot is deteriorated. Resurface the parking lot.	complete
920	8	Parking Lots at 920	Parking lots have ruts and are damaged throughout the property. Repair parking lots.	complete
925	8	Parking lot by garage 35	Parking lot has ruts in several areas. Resurface the parking lot by the garage	complete
925	8	Parking lot by garage 36-42	Parking lot is deteriorated. Resurface or replace parking lot.	complete
935	8	Parking Lot	Parking lot is deteriorated. Replace parking lot surface	complete
950	8	Parking Lot	Parking lot has ruts in it and is deteriorated. Has pot holes too. Replace or repair parking lot	complete
980	8	Parking Lot at 980	Parking lot is deteriorated and damaged beyond repair. Replace the parking lot surface	
980	8	Curb at Parking Stall	NW corner of the building has a trip hazard at the curb of the parking stall. Front of bldg.	complete
1010	8	Garage 84	Apron of Garage 84 is deteriorated. Repair the apron.	
1025	8	Front of Bldg	Parking Lot at front of bldg is deteriorated and worn. Replace or repair.	
1025	8	Tennis Court	Tennis Court is no longer utilized. Remove the tennis court, tennis court is dilapidated.	
1095	8	Front Parking Lot at SE Corner	A curb is broken up at front parking lot on SE corner by storm sewer. Repair or replace the curb	
1120	8	Curb of Parking Lot	Curb is cracked & deteriorated at parking lot between 1120 & 1010. Repair the parking lot	complete
1120	8	Parking Lot Between 1010 & 1120	Parking Lot between 1010 & 1120 is deteriorated. Repair or replace.	complete
1155	8	N Side Front of Bldg	North side of front of bldg has sink hole forming by curb. Repair the sink hole.	complete
1155	8	South Side of Bldg	Parking lot by the front south side of bldg is deteriorated. Repair or replace the parking lot.	
1170	8	Parking Lot at 1170	Parking Lot at 1170 is deteriorated. Replace or repair the parking lot	
1170	8	Parking Lot by Garage 202-208	Parking Lot by Garage 202-208 is rutted and deteriorated. Repair the parking lot.	
		CleanUp		
915	9	Stored Bricks Front Bldg	Bricks are stored by sliding door at front of bldg to the left side of entry way. Remove bricks.	complete

6/9

THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General descrption	Detail Description	Status
915	9	Left Side of Front Entrance	Two indoor type table & bags stored on patio located to left side of entrance to bldg. Remove.	complete
920	9	Vehicle Expired Plates	R45-3411 Cadillac Deville expired 3/18 plates. Remove car or update plates on vehicle	complete
920	9	Indoor Furniture on patio	Backside of bldg left of entry way has indoor furniture on patio.	complete
920	9	Cable Wire	Remove cable wire that is hanging over bldg to the left of the back entry of bldg.	complete
920	9	Plywood Stored	Remove stored plywood by the patio at the back of the bldg.	complete
925	9	Wood/lumber back of garage	Wood/lumber stored at back of the garage with nails. Remove all wood/lumber	complete
925	9	Main entrance to bldg 925	Bicycle stored at front main entrance. Remove the bicycle.	complete
925	9	Front of bldg 925	Remove 2 posts in the ground at front of bldg 925	complete
935	9	SE Back of Bldg	The SE back of bldg has indoor type table on patio. Remove the table.	complete
950	9	East Side of Bldg	Indoor type chairs on patio at front east side of bldg. Remove chairs from patio.	complete
950	9	Back Side of Garages 62-68	Rubbish storage at back side of Garages 62-68. Remove the rubbish.	complete
980	9	Logs stored by gutter	SW side back of bldg are logs stored by the gutter. Remove the logs	complete
980	9	Hanging cable	Hanging cable over the west side of building. Secure cable to building	complete
1010	9	Behind Garage	Rubbish, refuse and debris behind garage. Remove all.	complete
1010	9	Brick pavers at Garage	Brick pavers stored by garage. Remove the brick pavers	complete
1025	9	Back of Garage 97-113	Back of garage 97-113 has plywood and other debris stored behind it. Remove all items.	complete
1025	9	Behind Tennis Court	Remove the old abandoned truck from behind or beside the tennis court.	complete
1025	9	By Tennis Court	Remove the refuse, rubbish, tires, gas containers etc. by tennis court and cut weeds down.	complete
1025	9	Garage 90-96	Remove the tire from behind garage 90-96.	complete
1065	9	Dumpsters	Dumpsters at dumpster enclosure have no lids. Provide new dumpster	complete
1065	9	Back Sidewalk at Center Entry	Soil/dirt on back sidewalk at the center entry. Remove the soil	complete
1095	9	Unit 122 at Bldg 1095	Bird's nest in light fixture. Remove the nest.	complete
1095	9	Ground Behind Garage 118-124	Sign on ground behind the garage at 118-124. Remove the sign or set the sign up correctly	complete
1095	9	Dumpsters at Garage 118-124	Dumpsters at Garage 118-124 have no lids. Provide dumpsters with lids.	complete
1095	9	Back of Garage 125-131	Back of garage 125-131 has exposed electrical wires. Secure exposed electrical wires.	complete
1120	9	Parking Lot Sign	Sign to the parking lot is faded. Replace faded sign or remove it.	complete
1120	9	Back of Building	Pavers are stored at back of the bldg. Store pavers in a storage room or discard the pavers	complete
1145	9	Behind Building	Drain pipe from behind bldg, right of back entry is not connected. Has caused hole. Fill hole.	complete
1145	9	Ground by Patio Back side of Bldg	Old electrical wires on ground by a patio at back side of bldg. Remove wires-not connected.	complete
1145	9	Back of Bldg by Transformer	Grass not cut by transformer at back of bldg. Cut grass	complete
1145	9	Ground by Bldg	Mound of dirt that has not settled. Remove the mound of dirt.	complete
1145	9	Back of Bldg.	On back of bldg there is plywood on the sidewalk. Remove the plywood from the sidewalk	complete

7/9

THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General descrption	Detail Description	Status
1145	9	Balcony Left of Bldg Entry Side	Paint ceiling of balcony which is located in area to left of building side.	complete
1145	9	Ground by Bldg	Pipe above ground at drainage system was underground. Return drainage system back to original	complete
1155	9	Front of Bldg	Handicap sign is faded at front of bldg. Replace the sign	complete
1155	9	Front Left Side to Main Entry	Front left side to main entry to bldg has a hole in the ground. Fill the hole.	complete
1155	9	Back side Bldg	Indoor type chairs on patio located on back side of bldg 2nd patio from south side of bldg.	complete
1155	9	Ground near Bldg	Hole in ground where gutter line washing out the soil. Fill in with soil	complete
1155	9	Back of Building	Dead Christmas tree stored on patio at back of building. Discard the tree	complete
1170	9	Behind garage	Debris, refuse & rubbish behind the garage. Remove debris, refuse & rubbish	complete
1185	9	Back of Bldg	Back of Bldg at end patio there is plywood stored in the back of bldg. Remove plywood	complete
1185	9	NW Side of Bldg	Red sofa at the end balcony at NW side of bldg. Remove the sofa	complete
1185	9	Main Entry at Front of Bldg	At main entry to front of bldg right side patio there is a coffee table, stool, cooler. Store items inside	complete
1185	9	Front of Bldg	No Parking Sign has graffiti on it. Replace or remove the sign.	complete
1185	9	Between Bldg 1205 & 1185	Faded sign between 1205 & 1185. Remove or replace.	complete
1205	9	Back of Bldg	Deteriorated garden logs at back of bldg with reed bar sticking out of ground. Remove garden logs	complete
Landscape				
915	10	Stagnant Water Back of Bldg	Stagnant water at back of bldg 915 on sidewalk. Repair the drainage	Complete
920	10	Stagnant Water	Stagnant water on sidewalk by bldg. 920. Correct drainage.	Complete
920	10	Stagnant Water	Stagnant water at backside of bldg by a patio, 2 units to the right of entry of bldg. repair drainage	Complete
925	10	Dead tree by garage 36-42	Remove dead tree by garage 36-42	complete
1025	10	Front of Bldg.	Remove dead tree at front of bldg 1025 middle entry.	Complete
1095	10	Back of Building	Back of building has stagnant water to the left of bldg entry. Repair damage so water flows	Complete
1145	10	Back of Bldg	Repair drainage issues at back of bldg	Complete
1145	10	Behind Building	Remove mounds of soil behind bldg. Re-seed or sod the area	complete
1145	10	Dumpster Enclosure	Replace deteriorated rail tie at wall by dumpster enclosure.	in process
1145	10	Back of Bldg - Middle Area	Remove standing dead tree/trunk at the back of the bldg in the middle area	complete
1185	10	Back of Bldg	Large mounds of dirt due underground plumb line repair. Remove mounds reseed the surface	complete
1205	10	Back of Bldg near Transformer	Water stagnant near transformer in same area as above.	Complete
Village Responsibility				
935	Village	Entrance to Parking Lot	Large sink hole in ground at entrance to parking lot that extends into parking lot street. Repair	
Removed from inspection				
1010	10	Fence Behind Bldg	Fence repair - does not belong to the property - confirmed with village	

8/9

9/9

Village of Palatine
Asphalt Priority List
6/16/2021

Priority 1	Lot #8				
Priority 2	Lot # 3	Lot #6	Lot #12	Lot #13	Lot #14
Priority 3	Lot #2	Lot #5	Lot #17	Lot #18	
Priority 4	Lot #9	Lot #10			

Per Engineering Inspection report 5-25-2018

At each parking lot, all of the existing asphalt layers and the granular base course should be removed. The underlying subgrade should be evaluated using a proof roll from a heavily loaded truck. Any areas of unsuitable subgrade should be removed and replaced. A granular base course can then be installed. The thickness of this layer would vary based on the original cross section of the pavement. It is recommended that the base layer be at least 6 inches thick. Layers of asphalt surface and binder should be installed above the granular base. The typical cross section is one layer of surface and one layer of binder. The new pavement system will have to meet certain benchmarks, such as the garage entrances, so the granular base thickness should be adjusted to allow the final top of pavement elevation to reach the desired level.

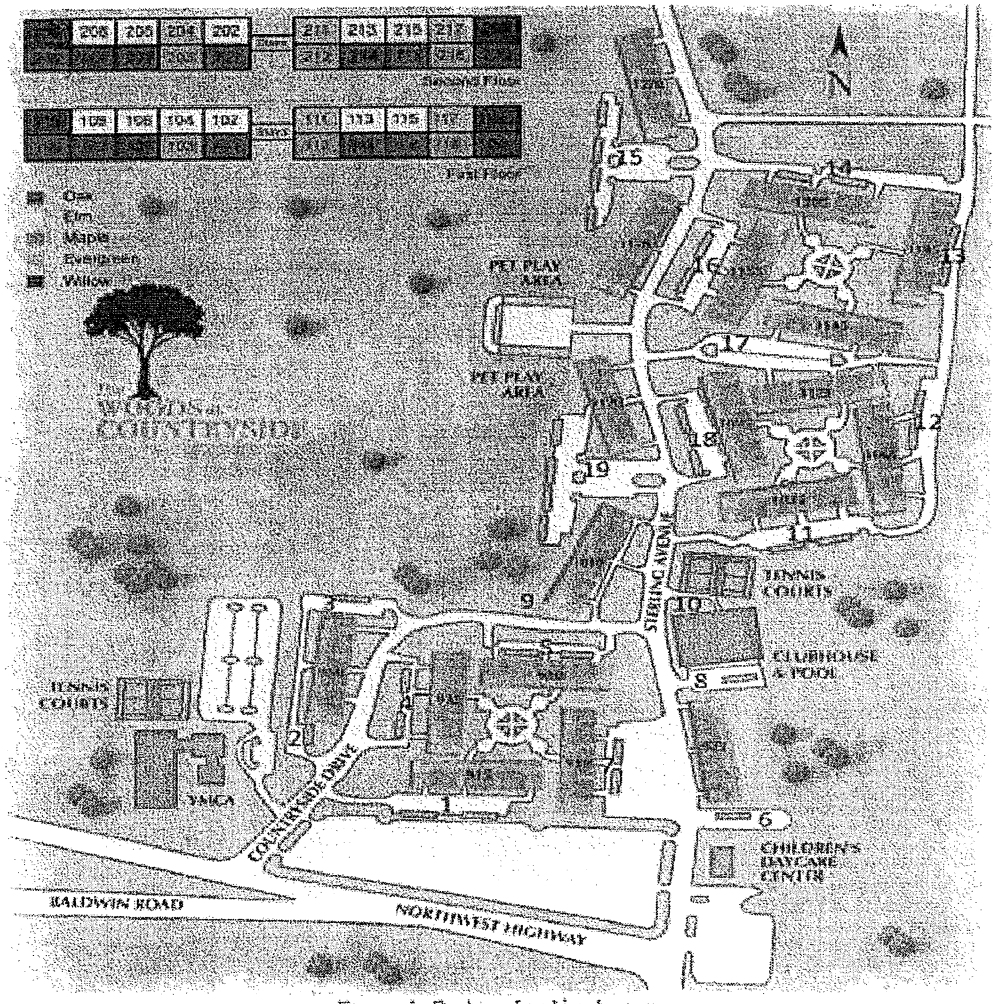


Figure 1. Parking Lot Numbering

Attachment: Exhibit A-Woods at Countryside Deconversion Plan (Ordinance Approving Condominium Deconversion of Birchwood on Sterling

Consider a Motion to approve Warrant #17

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 17 having been approved by the Village Council on 09/20/2021 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	204,531.73	21,004.58	-	-	225,536.31
Downtown TIF Fund	233	101,990.88	-	-	-	101,990.88
Capital Equipment Fund	401	9,428.23	-	-	-	9,428.23
Capital Improvements Fund	402	32,493.83	-	-	-	32,493.83
Water Fund	605	547,663.43	556.14	-	-	548,219.57
Sewer Fund	610	212,182.40	-	-	-	212,182.40
Refuse Fund	615	-	252,230.52	-	179.27	252,409.79
Parking Fund	620	10,705.79	156.43	-	-	10,862.22
Fleet Services Fund	710	68,998.31	1,278.20	-	-	70,276.51
Total Report		**1,187,994.60**	**275,225.87**	**-**	**179.27**	**1,463,399.74**

ATTACHMENTS:

- Warrant #17

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **1553 - Acme Truck & Brake Supply**									
01_202557	Credit Memo	Open		08/18/2021	09/23/2021	08/27/2021			(102.0
02_8146	Parts - T-412	Open		08/24/2021	09/23/2021	08/27/2021			134.
01_206164	Parts-Stock	Open		09/03/2021	10/03/2021	09/10/2021			118.
			Vendor **1553 - Acme Truck & Brake Supply** Totals			Invoices	3		$151.
Vendor **4853 - Advance Auto Parts**									
2376-1013403	Parts-Stock	Open		07/26/2021	09/15/2021	09/10/2021			206.
2376-1020354	Parts - PT-205	Open		08/23/2021	09/22/2021	08/27/2021			51.
2376-1020366	Parts-PT-205	Open		08/23/2021	09/22/2021	09/10/2021			51.
2376-1020409	Credit Memo	Open		08/23/2021	09/22/2021	09/10/2021			(51.6
2376-1020704	Parts - T-259	Open		08/24/2021	09/23/2021	08/27/2021			13.
2376-1022112	Parts-Stock	Open		08/30/2021	09/29/2021	09/10/2021			6.
2376-1023190	Parts-C-361	Open		09/02/2021	10/02/2021	09/10/2021			52.
2376-1023289	Parts-C-361	Open		09/03/2021	10/03/2021	09/10/2021			18.
2376-1023292	Parts-C-361	Open		09/03/2021	10/03/2021	09/10/2021			4.
			Vendor **4853 - Advance Auto Parts** Totals			Invoices	9		$353.
Vendor **1759 - Air One Equipment, Inc.**									
171946	Clothing	Open		08/24/2021	09/23/2021	08/18/2021			1,106.
172085	Ponn Conquest Attack Hose	Open		08/26/2021	09/25/2021	08/30/2021			1,530.
			Vendor **1759 - Air One Equipment, Inc.** Totals			Invoices	2		$2,636.
Vendor **2611 - Al Warren Oil Co**									
W1414287	Motor Fuel	Open		08/26/2021	09/25/2021	08/27/2021			14,243.
W1414288	Motor Fuel	Open		08/26/2021	09/27/2021	08/27/2021			2,764.
			Vendor **2611 - Al Warren Oil Co** Totals			Invoices	2		$17,008.
Vendor **3060 - Allegra Print & Imaging**									
96970	Patient history pads/ refusal forms	Open		08/24/2021	09/23/2021	08/30/2021			983.
96967	Alarm Labels	Open		08/27/2021	09/26/2021	08/30/2021			261.
			Vendor **3060 - Allegra Print & Imaging** Totals			Invoices	2		$1,244.
Vendor **2491 - Anderson Pest Solutions**									
8898354	Service - 301 W Johnson	Open		08/24/2021	09/23/2021	08/30/2021			120.
8898521	Service - 846 W Brookside Dr	Open		08/24/2021	09/23/2021	08/30/2021			120.
8956130	Service - 857 N Crestview Dr	Open		08/26/2021	09/25/2021	08/30/2021			120.
8959882	Service - 15 S Rose	Open		08/27/2021	09/26/2021	08/30/2021			120.
8959889	Service - 1225 E Patten	Open		08/27/2021	09/26/2021	08/30/2021			120.
8960430	Service - 658 S Mallard	Open		08/27/2021	09/26/2021	08/30/2021			120.
8999904	Service - 919 W Willow St	Open		08/30/2021	09/29/2021	08/30/2021			120.
8999909	Service - 1410 N King George Ct	Open		08/30/2021	09/29/2021	08/30/2021			120.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
9050099	524 S Elm St	Open		09/01/2021	10/01/2021	09/14/2021			120.
			Vendor **2491 - Anderson Pest Solutions** Totals			Invoices	9		$1,080.
Vendor **5021 - Arlington Heights Ford LLC**									
CM25254H	Credit Memo	Open		08/18/2021	09/24/2021	08/31/2021			(78.0
27619H	Parts - T-462	Open		08/25/2021	09/24/2021	08/31/2021			284.
27786H	Parts-T-462	Open		08/26/2021	09/25/2021	09/10/2021			284.
28533H	Parts - STOCK	Open		09/01/2021	10/01/2021	09/15/2021			83.
28604H	Parts - STOCK	Open		09/01/2021	10/01/2021	09/15/2021			253.
			Vendor **5021 - Arlington Heights Ford LLC** Totals			Invoices	5		$826.
Vendor **1443 - Arlington Power Equipment**									
88859	Parts-PT-181	Open		08/21/2021	09/20/2021	09/10/2021			110.
89910	Parts - PT-27	Open		08/31/2021	09/30/2021	09/15/2021			21.
90011	Parts - PT-124	Open		08/31/2021	09/30/2021	09/15/2021			98.
			Vendor **1443 - Arlington Power Equipment** Totals			Invoices	3		$231.
Vendor **2322 - Arrow Road Construction Company**									
28798	Binder and Surface for Hot Paving	Open		08/24/2021	09/23/2021	09/14/2021			434.
28948	Binder and Surface for Hot Paving	Open		09/01/2021	10/01/2021	09/14/2021			152.
			Vendor **2322 - Arrow Road Construction Company** Totals			Invoices	2		$587.
Vendor **2744 - Avalon Petroleum Company**									
466599	Motor Fuel	Open		09/02/2021	10/02/2021	09/15/2021			18,645.
			Vendor **2744 - Avalon Petroleum Company** Totals			Invoices	1		$18,645.
Vendor **5111 - Bendita Cocina LLC**									
Bendita091621Ref	Streetfest Refund for Food Vendor Cancellation	Open		09/16/2021	09/20/2021	09/16/2021			700.
			Vendor **5111 - Bendita Cocina LLC** Totals			Invoices	1		$700.
Vendor **1722 - BLA, Inc**									
20652	2019 Mallard/Wood WM Replacement Construction Engineering Final	Open		10/31/2020	09/09/2021	09/07/2021			1,200.
21259-17	Palatine Road Resurfacing Phase I Engineering Services	Open		08/31/2021	09/30/2021	09/07/2021			30,179.
			Vendor **1722 - BLA, Inc** Totals			Invoices	2		$31,379.
Vendor **1492 - Bound Tree Medical LLC**									
84183171	King Vision Cable	Open		08/25/2021	09/24/2021	09/03/2021			36.
			Vendor **1492 - Bound Tree Medical LLC** Totals			Invoices	1		$36.
Vendor **1857 - Brian Edward Landscaping Inc**									

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
24396	September 2021 Landscape Maintenance Program	Open		09/01/2021	10/01/2021	09/14/2021			8,876.
HRDRPW9022021	Hydrant Meter Deposit Refund	Open		09/02/2021	09/17/2021	09/09/2021			845.
			Vendor **1857 - Brian Edward Landscaping Inc** Totals			Invoices	2		$9,721.
Vendor **2243 - Bristol Hose & Fitting**									
3465278	Parts-M-999 & PT-999	Open		08/24/2021	09/23/2021	09/10/2021			139.
			Vendor **2243 - Bristol Hose & Fitting** Totals			Invoices	1		$139.
Vendor **1278 - Buck Bros Inc**									
312540	Parts-T-259	Open		08/31/2021	09/30/2021	09/10/2021			466.
			Vendor **1278 - Buck Bros Inc** Totals			Invoices	1		$466.
Vendor **4911 - CADD Microsystems, Inc**									
SO30026597	Bluebeam Licenses & Training	Open		08/25/2021	09/25/2021	08/31/2021			4,893.
			Vendor **4911 - CADD Microsystems, Inc** Totals			Invoices	1		$4,893.
Vendor **3403 - Call One**									
449130	Landline Phone Service	Open		09/15/2021	10/01/2021	09/15/2021			2,410.
			Vendor **3403 - Call One** Totals			Invoices	1		$2,410.
Vendor **2453 - CDS Office Technologies**									
INV1401082	Copier Usage	Open		08/31/2021	09/30/2021	09/08/2021			488.
			Vendor **2453 - CDS Office Technologies** Totals			Invoices	1		$488.
Vendor **4916 - Chicago Culinary Kitchen**									
CCK091521Refund	Refund for Cancellation as Streetfest Food Vendor	Open		09/15/2021	09/20/2021	09/15/2021			700.
			Vendor **4916 - Chicago Culinary Kitchen** Totals			Invoices	1		$700.
Vendor **2555 - Chicago Parts & Sound**									
1-0222775	Parts - T-462	Open		08/20/2021	09/19/2021	09/15/2021			55.
1-0223078	Parts - PT-205	Open		08/23/2021	10/01/2021	09/15/2021			178.
1-0223304	Parts - T-350	Open		08/24/2021	09/23/2021	08/31/2021			99.
1-0223395	Parts - STOCK	Open		08/24/2021	09/23/2021	08/31/2021			27.
1CR0037939	Credit Memo	Open		08/25/2021	10/01/2021	09/15/2021			(259.9
1-0225024	Parts - T-409	Open		09/01/2021	10/01/2021	09/15/2021			113.
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	6		$214.
Vendor **1528 - Chicagoland Paving Inc**									
200803-F	2020 Brockway Street Improvements Project DPW-2015	Open		06/17/2021	09/08/2021	09/08/2021			83,447.
			Vendor **1528 - Chicagoland Paving Inc** Totals			Invoices	1		$83,447.
Vendor **4343 - Christopher B. Burke Engineering Ltd**									

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
168347	Smith Street Connector Path Phase II Engineering Services	Open		08/11/2021	09/10/2021	09/07/2021			2,164.
		Vendor **4343 - Christopher B. Burke Engineering Ltd** Totals				Invoices	1		$2,164.
Vendor **3050 - Cintas #22**									
4094187039	Uniform Cleaning	Open		08/27/2021	09/26/2021	08/31/2021			127.
4094855796	Uniform Cleaning	Open		09/03/2021	10/03/2021	09/15/2021			129.
		Vendor **3050 - Cintas #22** Totals				Invoices	2		$257.
Vendor **2383 - Colfax Welding & Fabricating**									
62681	Station 85- Metal Plate	Open		09/02/2021	10/01/2021	09/03/2021			244.
		Vendor **2383 - Colfax Welding & Fabricating** Totals				Invoices	1		$244.
Vendor **3033 - Comcast Cable**									
FD83 08-21 A	Backup Internet Connections	Open		08/24/2021	09/21/2021	08/31/2021			84.
PW 08-21 B	Backup Internet Connections	Open		08/24/2021	09/21/2021	08/31/2021			6.
CC 08-21 B	Backup Internet Connections	Open		08/25/2021	09/22/2021	09/08/2021			59.
PW 09-21 A	Backup Internet Connections	Open		09/02/2021	09/30/2021	09/15/2021			271.
PD21-Sept	Monthly Service Charge (09/11/21 - 10/10/21)	Open		09/04/2021	10/02/2021	09/14/2021			18.
		Vendor **3033 - Comcast Cable** Totals				Invoices	5		$440.
Vendor **3810 - Conrad Polygraph Inc**									
4550	2021 Services Other (Austin Mathews - PD new hire) Conrad Poly	Open		08/31/2021	09/02/2021	09/02/2021			160.
		Vendor **3810 - Conrad Polygraph Inc** Totals				Invoices	1		$160.
Vendor **2741 - Conserv FS**									
65124035	Roundup	Open		08/26/2021	09/25/2021	09/14/2021			516.
777003249	Motor Fuel	Open		08/24/2021	09/23/2021	09/15/2021			20,610.
		Vendor **2741 - Conserv FS** Totals				Invoices	2		$21,126.
Vendor **3706 - Constellation NewEnergy Inc**									
60286484501	Electricity-1199 W. Northwest Highway Countryside Pump Station	Open		08/11/2021	09/26/2021	09/15/2021			1,691.
60286484601	Electricity-884 E. Lilly Lane Rose and Lilly Lift Station	Open		08/11/2021	09/26/2021	09/15/2021			286.
60286524601	Electricity-700 N. North Court RT/25 Street Lighting	Open		08/11/2021	09/26/2021	09/09/2021			48.
60299787501	Electricity-0 W. Rohlwing Road RT/25 Street Lighting	Open		08/12/2021	09/27/2021	09/09/2021			97.
60310747601	Electricity-2175 N. Coach Road Long Grove Pump Station	Open		08/13/2021	09/28/2021	09/15/2021			102.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
60310754601	Electricity-2175 N. Coach Road Long Grove Well 15	Open		08/13/2021	09/28/2021	09/15/2021			47.
60310760601	Electricity-1501 N. Hicks Road Hicks and Dundee Pump Station	Open		08/13/2021	09/28/2021	09/15/2021			345.
60310837501	Electricity-975 N. Sterling Avenue RT/25 Street Lighting	Open		08/13/2021	09/28/2021	09/09/2021			70.
60310839501	Electricity-0 Haleyshill Court Dunhaven Woods Lift Station	Open		08/13/2021	09/28/2021	09/15/2021			89.
60324160401	Electricity-1381 N. Rohlwing Road North Supply Pump Station	Open		08/16/2021	10/01/2021	09/15/2021			3,527.
60324170801	Electricity-137 W. Wood Street Unit 2 Train Station	Open		08/16/2021	10/01/2021	09/09/2021			543.
60324173501	Electricity-137 W. Wood Street Unit 1 Parking Lot Lights	Open		08/16/2021	10/01/2021	09/09/2021			278.
60324176901	Electricity-137 W. Wood Street Unit 3 Starbucks	Open		08/16/2021	10/01/2021	09/09/2021			161.
60324181801	Electricity-550 N. Smith Street Well 7 Pump Station	Open		08/16/2021	10/01/2021	09/15/2021			89.
60324184401	Electricity-Heron Drive Well 10 Pump Station	Open		08/16/2021	10/01/2021	09/15/2021			4,419.
60324198701	Electricity-429 N. Hicks Road Holiday Lighting	Open		08/16/2021	10/01/2021	09/09/2021			19.
60324215101	Electricity-1484 N. Oak Street Pepper Tree Lift Station	Open		08/16/2021	10/01/2021	09/15/2021			286.
60324228701	Electricity-1465 E. Evergreen Drive Randville Lift Station	Open		08/16/2021	10/01/2021	09/15/2021			907.
60324238401	Electricity-251 W. Colfax Street Parking Deck	Open		08/16/2021	10/01/2021	09/09/2021			2,028.
60324256101	Electricity-1 N. Plum Grove Road Rotary Plaza Sign	Open		08/16/2021	10/01/2021	09/09/2021			38.
60324263701	Electricity-150 W. Wilson Street Clu Building	Open		08/16/2021	10/01/2021	09/09/2021			985.
60324266001	Electricity-0 N. Hicks Pl./1 W. Northwest Hwy. Holiday Lighting	Open		08/16/2021	10/01/2021	09/09/2021			48.
60336125101	Electricity-50 N. Brockway Street Parking Lot Lighting	Open		08/17/2021	10/02/2021	09/09/2021			54.
60336132101	Electricity-803 W. Panorama Drive Deer Grove Lift Station	Open		08/17/2021	10/02/2021	09/15/2021			125.
60336138601	Electricity-560 S. Hale Street Storm Water Pump Station	Open		08/17/2021	10/02/2021	09/15/2021			61.
60336150401	Electricity-2399 N. Dee Lane Deer Park Booster Station	Open		08/17/2021	10/02/2021	09/15/2021			121.
60336225601	Electricity-519 S. Consumers Ave Arlington Crest Lift Station	Open		08/17/2021	10/02/2021	09/15/2021			108.
60336245501	Electricity-0 Kenilworth and Elizabeth Winston Tank	Open		08/17/2021	10/02/2021	09/15/2021			34.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
60336256701	Electricity-1830 N. Baldwin Road Kasuba Lift Station	Open		08/17/2021	10/02/2021	09/15/2021			884.
60336257601	Electricity-0 N. Smith Street Union Pacific Box	Open		08/17/2021	10/02/2021	09/09/2021			56.
60336290201	Electricity-0 Benton and Wilmette Wilmette Lift Station	Open		08/17/2021	10/02/2021	09/15/2021			77.
60336298601	Electricity-Palatine and Oak Street Lighting	Open		08/17/2021	10/02/2021	09/09/2021			66.
60336325201	Electricity-Palatine and Bothwell Street Lighting	Open		08/17/2021	10/02/2021	09/09/2021			127.
60336333201	Electricity-0 N. Smith St/1 N. Cherrywood Dr. Street Lighting	Open		08/17/2021	10/02/2021	09/09/2021			4,347.
60336329901	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		08/18/2021	10/03/2021	09/09/2021			5,595.
60348206301	Electricity-0 Harper Well 6	Open		08/18/2021	10/03/2021	09/15/2021			344.
60348252601	Electricity-914 W. Lukas Avenue Square D Lift Station	Open		08/18/2021	10/03/2021	09/15/2021			83.
60348276501	Electricity-826 W. Exner Court Pond Aerator	Open		08/18/2021	10/03/2021	09/15/2021			98.
60348277701	Electricity-1100 W. Illinois Avenue Well 5	Open		08/18/2021	10/03/2021	09/15/2021			674.
60348279201	Electricity-149 W. Michigan Avenue South Supply Pump Station	Open		08/18/2021	10/03/2021	09/15/2021			4,251.
60348287001	Electricity-1525-35 S. Roselle Road Shires Lift Station	Open		08/18/2021	10/03/2021	09/15/2021			183.
60348333501	Electricity-1279 W. Palatine Road Entrance Sign	Open		08/18/2021	10/03/2021	09/09/2021			5.
60336212501	Electricity-47 W. Slade Street RT/25 Street Lighting	Open		08/19/2021	10/04/2021	09/09/2021			25.
60336345301	Electricity-251 W. Colfax Street RT/25 Parking Lot Lighting	Open		08/19/2021	10/04/2021	09/09/2021			18.
		Vendor **3706 - Constellation NewEnergy Inc** Totals				Invoices	44		$33,459.
Vendor **2981 - Continental Weather Service**									
193941	Monthly Weather Forecasting-September 2021	Open		09/01/2021	10/01/2021	09/14/2021			150.
		Vendor **2981 - Continental Weather Service** Totals				Invoices	1		$150.
Vendor **3840 - Crown Trophy**									
18016	Retirement Plaque - M. Dockendorff	Open		09/01/2021	09/20/2021	09/14/2021			95.
		Vendor **3840 - Crown Trophy** Totals				Invoices	1		$95.
Vendor **4918 - DACRA Tech LLC**									
DT 2021-08-28	Municipal Enforcement Software Monthly Service Fee (Aug)	Open		08/31/2021	08/31/2021	09/14/2021			2,492.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **4918 - DACRA Tech LLC** Totals			Invoices	1		$2,492.
Vendor **3852 - De Lage Landen Public Finance**									
15162668	Purchase of Copiers	Open		08/24/2021	09/23/2021	09/08/2021			2,547.
			Vendor **3852 - De Lage Landen Public Finance** Totals			Invoices	1		$2,547.
Vendor **4781 - Document Imaging Services, LLC**									
2126	Toner	Open		09/13/2021	09/13/2021	09/08/2021			85.
2133	Toner	Open		09/13/2021	09/13/2021	09/08/2021			257.
			Vendor **4781 - Document Imaging Services, LLC** Totals			Invoices	2		$342.
Vendor **2057 - Doje's Forensic Supplies**									
21922	CST Unit Supplies	Open		09/08/2021	09/20/2021	09/14/2021			60.
			Vendor **2057 - Doje's Forensic Supplies** Totals			Invoices	1		$60.
Vendor **1728 - Doland Engineering, LLC**									
21-9663	August 2021 Engineering Plan Review Services	Open		08/31/2021	09/30/2021	09/09/2021			1,875.
21-9664	August 2021 Site Development Permit Inspection Services	Open		08/31/2021	09/30/2021	09/09/2021			5,258.
			Vendor **1728 - Doland Engineering, LLC** Totals			Invoices	2		$7,133.
Vendor **3049 - Robert Doppelt**									
2020	Palatine PT '20 Refund	Open		09/13/2021	09/13/2021	09/13/2021			2,080.
			Vendor **3049 - Robert Doppelt** Totals			Invoices	1		$2,080.
Vendor **2786 - EJ Equipment Inc**									
P04687	Parts - T-454	Open		08/24/2021	09/23/2021	08/31/2021			354.
			Vendor **2786 - EJ Equipment Inc** Totals			Invoices	1		$354.
Vendor **5049 - James P Etchingham**									
August 2021	Village Prosecutor Legal	Open		08/29/2021	09/20/2021	09/07/2021			3,450.
			Vendor **5049 - James P Etchingham** Totals			Invoices	1		$3,450.
Vendor **4685 - Fire Catt, LLC**									
9966	Hose Testing	Open		08/27/2021	09/26/2021	08/27/2021			4,141.
			Vendor **4685 - Fire Catt, LLC** Totals			Invoices	1		$4,141.
Vendor **2195 - FMP**									
162-088492	Parts - C-369	Open		07/27/2021	09/23/2021	08/31/2021			103.
162-089244	Credit Memo	Open		08/03/2021	09/23/2021	08/31/2021			(103.3
162-090765	Parts-T-462	Open		08/20/2021	09/19/2021	09/10/2021			45.
162-091067	Parts - T-350	Open		08/24/2021	09/23/2021	08/31/2021			154.
50-3514312	Parts - STOCK	Open		09/02/2021	10/02/2021	09/15/2021			312.
50-3515119	Parts - STOCK	Open		09/02/2021	10/02/2021	09/15/2021			110.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **2195 - FMP** Totals			Invoices	6		$622.
Vendor **5073 - FulLife Safety LLC**									
55849	Labor for Calibration and Certification-S/N 371447	Open		08/02/2021	09/01/2021	09/14/2021			77.
			Vendor **5073 - FulLife Safety LLC** Totals			Invoices	1		$77.
Vendor **5045 - GFL Solid Waste Midwest LLC**									
V90000034755	Waste Disposal	Open		08/31/2021	09/30/2021	09/14/2021			1,534.
			Vendor **5045 - GFL Solid Waste Midwest LLC** Totals			Invoices	1		$1,534.
Vendor **1667 - Gilio Landscape Contractors**									
8880	108 S Linden - 8/23/21	Open		08/25/2021	09/24/2021	08/30/2021			65.
8881	491 W Helen-8/23/21 / PIN 02-22 -117-004-0000	Open		08/25/2021	09/24/2021	08/30/2021			65.
8882	491 W Helen-8/23/21 / PIN 02-22 -117-005-0000	Open		08/25/2021	09/24/2021	08/30/2021			65.
			Vendor **1667 - Gilio Landscape Contractors** Totals			Invoices	3		$195.
Vendor **1233 - Golf Rose Boarding Kennel**									
2021-00000783	Monthly Strays (August)	Open		09/01/2021	10/01/2021	09/14/2021			210.
			Vendor **1233 - Golf Rose Boarding Kennel** Totals			Invoices	1		$210.
Vendor **2281 - Grainger**									
9038557139	Parts - T-459	Open		08/30/2021	09/29/2021	09/15/2021			13.
			Vendor **2281 - Grainger** Totals			Invoices	1		$13.
Vendor **4753 - Granicus Llc**									
143121	Civic Streaming & Agenda & Minutes Renewal	Open		09/01/2021	10/01/2021	08/31/2021			1,540.
			Vendor **4753 - Granicus Llc** Totals			Invoices	1		$1,540.
Vendor **1638 - H & H Electric Co.**									
37419	Pole/Base Removal & Replacement for Commuter Lot K & Harris Lot	Open		07/31/2021	08/30/2021	09/14/2021			18,543.
			Vendor **1638 - H & H Electric Co.** Totals			Invoices	1		$18,543.
Vendor **3419 - Halloran Power Equipment Inc**									
116455	Parts for Saw	Open		09/03/2021	10/02/2021	09/03/2021			37.
			Vendor **3419 - Halloran Power Equipment Inc** Totals			Invoices	1		$37.
Vendor **5078 - Holiday Sewer & Water Construction Inc**									
82849	2021 Colfax, Ventura, & Skylark Water Main Replacements DPW-2122	Open		08/31/2021	09/30/2021	09/07/2021			184,887.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor **5078 - Holiday Sewer & Water Construction Inc** Totals				Invoices	1		$184,887.
Vendor **3733 - Honeywell Analytics**									
5257311793	Calibration/Clean/Upgrade-PosiChek Flow Testing	Open		08/27/2021	09/26/2021	09/10/2021			2,027.
		Vendor **3733 - Honeywell Analytics** Totals				Invoices	1		$2,027.
Vendor **2976 - Huffman Landscape**									
HUFF9-2-21	Brick Paver Replacement-Dunhaven Woods Pump Station	Open		09/02/2021	10/02/2021	09/14/2021			4,000.
		Vendor **2976 - Huffman Landscape** Totals				Invoices	1		$4,000.
Vendor **2420 - Hydraulic Services, Inc**									
361941	Parts-T-412	Open		08/24/2021	09/23/2021	09/10/2021			73.
361988	Parts-E-212	Open		08/31/2021	09/30/2021	09/10/2021			128.
		Vendor **2420 - Hydraulic Services, Inc** Totals				Invoices	2		$202.
Vendor **4591 - IL Department of Innovation & Technology**									
T2200168	Custom Bandwidth	Open		08/23/2021	09/23/2021	08/31/2021			428.
		Vendor **4591 - IL Department of Innovation & Technology** Totals				Invoices	1		$428.
Vendor **2470 - ILCMA**									
3060	Job Posting Deputy Village Manager	Open		09/10/2021	09/24/2021	09/10/2021			50.
		Vendor **2470 - ILCMA** Totals				Invoices	1		$50.
Vendor **4951 - Interstate Batteries of North Chicago**									
70124185	Parts - STOCK	Open		08/31/2021	09/30/2021	09/15/2021			273.
70124186	Credit Memo	Open		08/31/2021	09/30/2021	09/15/2021			(6.0
		Vendor **4951 - Interstate Batteries of North Chicago** Totals				Invoices	2		$267.
Vendor **2695 - JG Uniforms Inc**									
88816	Misc Uniform/Equipment Items (McGee)	Open		09/07/2021	10/01/2021	09/14/2021			12.
88817	Misc Uniform/Equipment Items (Christudhas)	Open		09/07/2021	10/01/2021	09/14/2021			12.
88831	Misc Uniform/Equipment Items (Gancarz)	Open		09/08/2021	10/01/2021	09/14/2021			4.
88833	Misc Uniform/Equipment Items (J. Taylor)	Open		09/08/2021	10/01/2021	09/14/2021			172.
		Vendor **2695 - JG Uniforms Inc** Totals				Invoices	4		$200.
Vendor **3869 - John Nelson Architect Inc**									
JN 09/13/21	Services 9/1/21 - 9/10/21	Open		09/13/2021	09/14/2021	09/14/2021			2,100.
		Vendor **3869 - John Nelson Architect Inc** Totals				Invoices	1		$2,100.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2219 - Just Faucets**									
197840	Faucet Repair-FS 81	Open		08/23/2021	09/22/2021	09/01/2021			103.
			Vendor **2219 - Just Faucets** Totals			Invoices	1		$103.
Vendor **3754 - KC's Car Wash Llc**									
PWVMKC09012021	Car Wash - August	Open		09/01/2021	10/01/2021	09/15/2021			248.
			Vendor **3754 - KC's Car Wash Llc** Totals			Invoices	1		$248.
Vendor **2641 - Lyons Pinner Electric Co.**									
18165	Monthly Traffic Signal Maintenance-August 2021	Open		08/29/2021	09/28/2021	09/15/2021			940.
			Vendor **2641 - Lyons Pinner Electric Co.** Totals			Invoices	1		$940.
Vendor **2348 - M & V Auto Body**									
G21-39	Repairs - T-476	Open		09/01/2021	10/01/2021	09/15/2021			2,205.
			Vendor **2348 - M & V Auto Body** Totals			Invoices	1		$2,205.
Vendor **5066 - Marco Technologies LLC**									
451734602	Copier Maintenance Agreement	Open		08/27/2021	09/23/2021	09/08/2021			1,643.
			Vendor **5066 - Marco Technologies LLC** Totals			Invoices	1		$1,643.
Vendor **2756 - Mc Master Carr Supply Co.**									
63841405	Parts - T-259	Open		08/24/2021	09/23/2021	09/15/2021			7.
64181386	Parts - STOCK	Open		08/30/2021	09/29/2021	09/15/2021			27.
			Vendor **2756 - Mc Master Carr Supply Co.** Totals			Invoices	2		$35.
Vendor **4600 - Meridian IT Inc**									
497641	Reporting and Support Services: Commvault Licenses	Open		09/01/2021	10/01/2021	08/11/2021			539.
			Vendor **4600 - Meridian IT Inc** Totals			Invoices	1		$539.
Vendor **2668 - Metropolitan Mayors Caucus**									
2021-206	Membership Dues	Open		09/03/2021	09/27/2021	09/03/2021			3,085.
			Vendor **2668 - Metropolitan Mayors Caucus** Totals			Invoices	1		$3,085.
Vendor **2998 - Midwest Groundcovers**									
I685450	Plants	Open		09/02/2021	10/02/2021	09/14/2021			902.
			Vendor **2998 - Midwest Groundcovers** Totals			Invoices	1		$902.
Vendor **1405 - MPC Communications & Lighting Inc**									
21-1229	Police Department Vehicle Decommissioning - T-434	Open		08/25/2021	09/24/2021	08/24/2021			390.
21-1241	Police Department Vehicle Decommissioning - T-402	Open		09/03/2021	10/03/2021	09/10/2021			380.
			Vendor **1405 - MPC Communications & Lighting Inc** Totals			Invoices	2		$770.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **5099 - NAPA Auto Parts**									
341888	Parts - T-396	Open		08/23/2021	09/22/2021	08/31/2021			6.
341999	Parts - G-001	Open		08/23/2021	09/22/2021	08/31/2021			14.
342139	Parts - T-423	Open		08/24/2021	09/23/2021	08/31/2021			52.
342759	Parts - M-999	Open		08/30/2021	09/29/2021	09/15/2021			34.
343194	Parts - M-999	Open		09/02/2021	10/02/2021	09/15/2021			15.
343247	Parts - STOCK	Open		09/03/2021	10/03/2021	09/15/2021			31.
			Vendor **5099 - NAPA Auto Parts** Totals			Invoices	6		$154.
Vendor **4130 - Norlab Inc**									
85259	Tracing Dye	Open		09/02/2021	10/02/2021	09/14/2021			687.
			Vendor **4130 - Norlab Inc** Totals			Invoices	1		$687.
Vendor **1413 - Northwest Central Dispatch Syst**									
9127	2021 - PPD & PFD Member Assessment Fee's (Oct)	Open		09/01/2021	10/01/2021	09/14/2021			47,519.
			Vendor **1413 - Northwest Central Dispatch Syst** Totals			Invoices	1		$47,519.
Vendor **3002 - Northwest Community Hospital-OEHS**									
24315	2021 Services Medical (M.Heiderman, B.O'Mahoney - FD new hires)	Open		09/02/2021	09/02/2021	09/02/2021			2,123.
			Vendor **3002 - Northwest Community Hospital-OEHS** Totals			Invoices	1		$2,123.
Vendor **2753 - Office Depot Inc**									
19419977	Department Copy Paper & Office Supplies	Open		08/31/2021	09/30/2021	09/14/2021			396.
			Vendor **2753 - Office Depot Inc** Totals			Invoices	1		$396.
Vendor **1214 - On Time Embroidery Inc.**									
88926	Clothing	Open		07/20/2021	08/19/2021	09/03/2021			157.
84666	Clothing	Open		08/30/2021	09/29/2021	08/27/2021			149.
88547	Clothing	Open		08/30/2021	09/29/2021	08/27/2021			284.
89488	Clothing	Open		08/30/2021	09/29/2021	08/27/2021			189.
90865	Clothing	Open		08/30/2021	09/29/2021	08/27/2021			312.
90866	Clothing	Open		08/30/2021	09/29/2021	08/27/2021			350.
87671	Clothing	Open		09/03/2021	10/02/2021	09/03/2021			16.
89716	Clothing	Open		09/03/2021	10/02/2021	09/03/2021			152.
90125	Clothing	Open		09/03/2021	10/02/2021	09/03/2021			48.
90492	Clothing	Open		09/03/2021	10/02/2021	09/03/2021			66.
91087	Clothing	Open		09/03/2021	10/02/2021	09/03/2021			62.
91088	Clothing	Open		09/03/2021	10/02/2021	09/03/2021			128.
			Vendor **1214 - On Time Embroidery Inc.** Totals			Invoices	12		$1,915.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **3147 - Reid T Ottesen**									
ICMA-Ottesen2021	ICMA Per Diem Ottesen	Open		09/09/2021	09/24/2021	09/09/2021			264.
			Vendor **3147 - Reid T Ottesen** Totals			Invoices	1		$264.
Vendor **4155 - Ozinga Ready Mix Concrete Inc**									
ARI00212618	Concrete-605	Open		08/25/2021	09/24/2021	09/14/2021			801.
			Vendor **4155 - Ozinga Ready Mix Concrete Inc** Totals			Invoices	1		$801.
Vendor **2572 - Paddock Publications, Inc**									
190288	Legal Notices	Open		08/28/2021	09/28/2021	09/03/2021			116.
			Vendor **2572 - Paddock Publications, Inc** Totals			Invoices	1		$116.
Vendor **2338 - Palatine Animal Hospital**									
119799	Euthanasia Solution	Open		09/07/2021	09/20/2021	09/14/2021			127.
			Vendor **2338 - Palatine Animal Hospital** Totals			Invoices	1		$127.
Vendor **1583 - Palatine Park District**									
PPDENG-2022WAR	Extended Warrant - Large Format Printer	Open		08/30/2021	09/29/2021	09/15/2021			705.
			Vendor **1583 - Palatine Park District** Totals			Invoices	1		$705.
Vendor **1455 - Patnick Construction, Inc.**									
3	2021 Harvard Dr. and Arlene Ave. Water Main Replacement DPW-2121	Open		08/31/2021	09/30/2021	09/07/2021			181,814.
			Vendor **1455 - Patnick Construction, Inc.** Totals			Invoices	1		$181,814.
Vendor **4636 - PDC Laboratories Inc**									
I9479163	Water Sample Testing-Annual Guard Dog Project Management Fee	Open		08/31/2021	09/30/2021	09/14/2021			290.
I9479440	Water Sample Testing	Open		08/31/2021	09/30/2021	09/14/2021			1,916.
			Vendor **4636 - PDC Laboratories Inc** Totals			Invoices	2		$2,206.
Vendor **3721 - Positive Promotions**									
06793347	Crime Prevention Supplies (Key Rings)	Open		09/01/2021	09/20/2021	09/14/2021			497.
06794260	Crime Prevention Supplies (Coloring Books)	Open		09/02/2021	09/20/2021	09/14/2021			570.
			Vendor **3721 - Positive Promotions** Totals			Invoices	2		$1,067.
Vendor **5077 - Public Safety Direct Inc**									
98337	Police Department Vehicle Upfitting - T-495 (P-11)	Open		08/23/2021	09/22/2021	08/24/2021			8,658.
			Vendor **5077 - Public Safety Direct Inc** Totals			Invoices	1		$8,658.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2954 - Quadient Leasing USA, Inc**									
N9024585	Postage Machine Lease	Open		08/31/2021	10/01/2021	09/08/2021			967.
			Vendor **2954 - Quadient Leasing USA, Inc** Totals			Invoices	1		$967.
Vendor **2953 - Quadient, Inc**									
16469751	Postage Machine Supplies	Open		08/24/2021	09/24/2021	08/31/2021			389.
			Vendor **2953 - Quadient, Inc** Totals			Invoices	1		$389.
Vendor **1944 - Quill LLC**									
19146402	Copy paper	Open		08/30/2021	09/29/2021	09/14/2021			298.
			Vendor **1944 - Quill LLC** Totals			Invoices	1		$298.
Vendor **2274 - Savatree, LLC**									
8068779	Disease Treatment Holiday Tree Town Square	Open		08/24/2021	09/23/2021	09/14/2021			117.
			Vendor **2274 - Savatree, LLC** Totals			Invoices	1		$117.
Vendor **2673 - Schain Banks Kenny & Schwartz**									
2021-00000776	Legal Services August 2021	Open		09/07/2021	09/20/2021	09/09/2021			21,407.
			Vendor **2673 - Schain Banks Kenny & Schwartz** Totals			Invoices	1		$21,407.
Vendor **4087 - Service Components Inc.**									
100143	Parts - STOCK	Open		08/25/2021	09/24/2021	09/15/2021			526.
100143-1	Parts - STOCK	Open		09/01/2021	10/01/2021	09/15/2021			48.
			Vendor **4087 - Service Components Inc.** Totals			Invoices	2		$574.
Vendor **1474 - Sewer Equipment Corp Of America**									
0000192116	Parts-E-639	Open		08/12/2021	09/11/2021	09/10/2021			766.
0000192576	Parts-E-639	Open		08/25/2021	09/24/2021	09/10/2021			156.
0000192679	Parts-E-639	Open		08/27/2021	09/26/2021	09/10/2021			37.
			Vendor **1474 - Sewer Equipment Corp Of America** Totals			Invoices	3		$960.
Vendor **1377 - Southern Computer Warehouse**									
IN-000707187	Dell Battery	Open		08/31/2021	09/30/2021	09/08/2021			83.
			Vendor **1377 - Southern Computer Warehouse** Totals			Invoices	1		$83.
Vendor **1547 - Spring Align**									
119035	Black Paint-Station 85 Natural Gas Vault	Open		09/02/2021	10/02/2021	09/15/2021			21.
			Vendor **1547 - Spring Align** Totals			Invoices	1		$21.
Vendor **1804 - Staples Advantage**									
8063409072	Office Supplies	Open		08/28/2021	09/27/2021	09/03/2021			425.
			Vendor **1804 - Staples Advantage** Totals			Invoices	1		$425.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **3873 - Superior Road Striping Inc**									
773021	2021 Pavement Striping Program DPW-2131	Open		08/24/2021	09/23/2021	09/14/2021			26,513.
			Vendor **3873 - Superior Road Striping Inc** Totals			Invoices	1		$26,513.
Vendor **4966 - T-Mobile**									
965537055-0821	CS Telematics Program Monthly Service Fee-August	Open		08/29/2021	09/21/2021	09/10/2021			255.
			Vendor **4966 - T-Mobile** Totals			Invoices	1		$255.
Vendor **4754 - Tech Electronics of Illinois, Llc**									
N000098192	Pump Station Door Security Enhancements-Smith and Long Grove	Open		08/28/2021	09/27/2021	09/07/2021			4,840.
			Vendor **4754 - Tech Electronics of Illinois, Llc** Totals			Invoices	1		$4,840.
Vendor **2545 - Terrace Supply Co**									
01027703	Parts - M-999	Open		08/31/2021	09/30/2021	09/15/2021			23.
			Vendor **2545 - Terrace Supply Co** Totals			Invoices	1		$23.
Vendor **5069 - Theodore Polygraph Service Incorporated**									
7558	2021 -PD 6 new hires Auman/Amezcua/Martinez/Amundsen/Kross/Burke	Open		08/26/2021	09/08/2021	09/08/2021			1,200.
			Vendor **5069 - Theodore Polygraph Service Incorporated** Totals			Invoices	1		$1,200.
Vendor **1844 - Third Millennium Associates Inc**									
26641	Vehicle Sticker 2021/2022 Mailing	Open		08/30/2021	09/20/2021	09/01/2021			24,350.
			Vendor **1844 - Third Millennium Associates Inc** Totals			Invoices	1		$24,350.
Vendor **1199 - Thompson Elevator Inspection Service Inc**									
21-2337	1 full mod permit insp - 1111 N Rohwing Rd	Open		08/23/2021	09/22/2021	08/30/2021			75.
			Vendor **1199 - Thompson Elevator Inspection Service Inc** Totals			Invoices	1		$75.
Vendor **4553 - Total Parking Solutions Inc**									
105290	4G Modem Upgrade Kits for Parking Terminals	Open		05/21/2021	09/15/2021	09/15/2021			5,720.
			Vendor **4553 - Total Parking Solutions Inc** Totals			Invoices	1		$5,720.
Vendor **3787 - Township High School District 211**									
08/25/2021	Motor Fuel	Open		08/25/2021	09/24/2021	08/31/2021			2,023.
			Vendor **3787 - Township High School District 211** Totals			Invoices	1		$2,023.
Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc**									

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
71751-Aug-21	Online Investigative Search Engine (Aug)	Open		09/01/2021	10/01/2021	09/14/2021			194.
	Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc** Totals					Invoices	1		$194.
Vendor **4797 - Ultra Cleaning, Inc.**									
1134	Cleaning Services for CSF and Police HQ-August 2021	Open		08/30/2021	09/29/2021	09/15/2021			3,800.
	Vendor **4797 - Ultra Cleaning, Inc.** Totals					Invoices	1		$3,800.
Vendor **3157 - UniFirst Corporation**									
061 1393174	Shop Rags/Carpets	Open		08/23/2021	09/22/2021	08/31/2021			42.
061 1394819	Shop Rags/Carpets	Open		08/30/2021	09/29/2021	09/15/2021			42.
	Vendor **3157 - UniFirst Corporation** Totals					Invoices	2		$85.
Vendor **3156 - Utility Service Co, Inc**									
542644	Long Grove Tank Water Tank Maintenance Semi-Annual Fee	Open		09/01/2021	10/01/2021	09/07/2021			39,227.
542776	South Supply 1 North Reservoir Water Tank Maintenance SemiAnnual	Open		09/01/2021	10/01/2021	09/07/2021			10,000.
542813	Hicks & Dundee Ground Storage Water Tank Maintenance Semi-Annual	Open		09/01/2021	10/01/2021	09/07/2021			10,000.
543102	South Supply 2 South Reservoir Water Tank Maintenance SemiAnnual	Open		09/01/2021	10/01/2021	09/07/2021			86,272.
	Vendor **3156 - Utility Service Co, Inc** Totals					Invoices	4		$145,499.
Vendor **3709 - Verizon Wireless**									
9887423607	Cellular In-Vehicle	Open		09/01/2021	09/23/2021	09/08/2021			2,521.
	Vendor **3709 - Verizon Wireless** Totals					Invoices	1		$2,521.
Vendor **4908 - Visu-Sewer of Illinois LLC**									
9180	2021 Sewer Rehabilitation Program - CIPP DPW-2101	Open		08/31/2021	09/30/2021	09/15/2021			205,542.
	Vendor **4908 - Visu-Sewer of Illinois LLC** Totals					Invoices	1		$205,542.
Vendor **3209 - Warehouse Direct**									
5039511-0	Paper	Open		08/30/2021	09/20/2021	09/07/2021			21.
5046825-0	Pens	Open		09/13/2021	09/21/2021	09/13/2021			8.
	Vendor **3209 - Warehouse Direct** Totals					Invoices	2		$30.
Vendor **5110 - Waukegan Roofing**									
BLDC274-2020	Refund permit fee/CO & Insp	Open		09/15/2021	09/15/2021	09/15/2021			777.
	Vendor **5110 - Waukegan Roofing** Totals					Invoices	1		$777.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2258 - Wickstrom Ford Lincoln Mercury**									
820595	Repairs & Maintenance - T-483	Open		08/31/2021	09/30/2021	09/15/2021			54.
820768	Repairs & Maintenance - T-455	Open		09/01/2021	10/01/2021	09/15/2021			28.
160650	Parts - C-361	Open		09/02/2021	10/02/2021	09/15/2021			186.
		Vendor	**2258 - Wickstrom Ford Lincoln Mercury** Totals			Invoices	3		$269.
Vendor **3016 - Z Rose Productions**									
11142	Crime Prevention Supplies (PPD Pens & Pencils)	Open		09/14/2021	09/20/2021	09/14/2021			852.
		Vendor	**3016 - Z Rose Productions** Totals			Invoices	1		$852.
Vendor **2131 - Zarnoth Brush Works**									
0186092-IN	Parts-E-222 & E-224	Open		08/13/2021	09/12/2021	09/10/2021			2,055.
		Vendor	**2131 - Zarnoth Brush Works** Totals			Invoices	1		$2,055.
Vendor **4656 - ZIP Specialties, Inc.**									
4120	Retirement Sublimated Plates	Open		08/27/2021	09/26/2021	08/30/2021			120.
		Vendor	**4656 - ZIP Specialties, Inc.** Totals			Invoices	1		$120.
Vendor **92 Smoke & Vape Inc**									
2021-00000755	withdrawn app/ 1590 N Rand Rd K / 21-65	Open		09/08/2021	09/08/2021	09/08/2021			937.
		Vendor	**92 Smoke & Vape Inc** Totals			Invoices	1		$937.
Vendor **Kristofer Ames**									
2021-00000778	sign refund/ 700-790 W Euclid Ave (Regency)	Open		09/09/2021	09/09/2021	09/09/2021			250.
		Vendor	**Kristofer Ames** Totals			Invoices	1		$250.
Vendor **Chicago Car Center**									
2021-00000780	sign refund/ 2161 N Rand Rd / 21 -11	Open		09/13/2021	09/13/2021	09/13/2021			125.
		Vendor	**Chicago Car Center** Totals			Invoices	1		$125.
Vendor **Melanie Guidotti**									
VS #24957, 24601	Refund - New Vehicle/Resid. Late Fee Removal and Pro Rated Price	Open		09/08/2021	09/08/2021	09/08/2021			70.
		Vendor	**Melanie Guidotti** Totals			Invoices	1		$70.
Vendor **Thomas Hake**									
VS #40305	Refund - Senior Discount	Open		09/08/2021	09/08/2021	09/08/2021			29.
		Vendor	**Thomas Hake** Totals			Invoices	1		$29.
Vendor **Lisa Mirabelli**									
VS #24888	Refund - New Vehicle Late Fee Removal and Pro Rated Price	Open		09/08/2021	09/08/2021	09/08/2021			35.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **Lisa Mirabelli** Totals			Invoices	1		$35.
Vendor **R Group Properties & Management Inc**									
2021-00000754	sign refund/ 365 W Northwest Hwy / 21/41	Open		09/07/2021	09/07/2021	09/07/2021			125.
			Vendor **R Group Properties & Management Inc** Totals			Invoices	1		$125.
Vendor **William J Rech**									
2021-00000784	50/50 Sidewalk Replacement Program Reimbursement	Open		09/15/2021	09/17/2021	09/15/2021			150.
			Vendor **William J Rech** Totals			Invoices	1		$150.
Vendor **Safe Swim LLC**									
2021-00000777	sign refund / 1590 N Rand Rd Unit E / 21-66	Open		09/09/2021	09/09/2021	09/09/2021			125.
			Vendor **Safe Swim LLC** Totals			Invoices	1		$125.
Vendor **Chuck Weck**									
2021-00000781	sign refund/ 1979 N Rand Rd / 21 -53	Open		09/13/2021	09/13/2021	09/13/2021			125.
			Vendor **Chuck Weck** Totals			Invoices	1		$125.
			Grand Totals			Invoices	252		$1,187,994.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17 EFT #1

Payment Date Range 09/08/21 - 09/08/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4466 - JP Morgan Chase Bank Commercial Card**									
MWJ-082521-1	Vistapr*Vistaprint.com	Paid by EFT #4919		08/25/2021	09/08/2021	09/08/2021		09/08/2021	130.
FIN-082521-1	Groot Industries	Paid by EFT #4915		08/25/2021	09/08/2021	09/08/2021		09/08/2021	252,230.
FIN-082521-2	Federal Express	Paid by EFT #4916		08/25/2021	09/08/2021	09/08/2021		09/08/2021	24.
PDM-082521-1	IGFOA	Paid by EFT #4917		08/25/2021	09/08/2021	09/08/2021		09/08/2021	325.
PDM-082521-2	Hertz	Paid by EFT #4918		08/25/2021	09/08/2021	09/08/2021		09/08/2021	266.
PJ-082521-1	Human Resources Certification Institute	Paid by EFT #4802		08/25/2021	09/08/2021	09/08/2021		09/08/2021	169.
PJ-082521-2	Eagle Ridge Resort and Spa	Paid by EFT #4803		08/25/2021	09/08/2021	09/08/2021		09/08/2021	183.
BRV-082521-1	American Planning Assoc	Paid by EFT #4805		08/25/2021	09/08/2021	09/08/2021		09/08/2021	539.
BRV-082521-2	American Planning Assoc	Paid by EFT #4804		08/25/2021	09/08/2021	09/08/2021		09/08/2021	618.
LAS-082521-1	B&H Photo	Paid by EFT #4892		08/25/2021	09/08/2021	09/08/2021		09/08/2021	61.
LAS-082521-10	CDW-G	Paid by EFT #4901		08/25/2021	09/08/2021	09/08/2021		09/08/2021	100.
LAS-082521-11	Google	Paid by EFT #4902		08/25/2021	09/08/2021	09/08/2021		09/08/2021	30.
LAS-082521-12	Ebay	Paid by EFT #4903		08/25/2021	09/08/2021	09/08/2021		09/08/2021	43.
LAS-082521-13	Amazon	Paid by EFT #4904		08/25/2021	09/08/2021	09/08/2021		09/08/2021	28.
LAS-082521-14	Ebay	Paid by EFT #4905		08/25/2021	09/08/2021	09/08/2021		09/08/2021	103.
LAS-082521-15	Ebay	Paid by EFT #4906		08/25/2021	09/08/2021	09/08/2021		09/08/2021	62.
LAS-082521-16	Amazon	Paid by EFT #4907		08/25/2021	09/08/2021	09/08/2021		09/08/2021	327.
LAS-082521-17	Ebay	Paid by EFT #4908		08/25/2021	09/08/2021	09/08/2021		09/08/2021	39.
LAS-082521-18	CDW-G	Paid by EFT #4909		08/25/2021	09/08/2021	09/08/2021		09/08/2021	106.
LAS-082521-19	KVM Cable	Paid by EFT #4910		08/25/2021	09/08/2021	09/08/2021		09/08/2021	25.
LAS-082521-2	B&H Photo	Paid by EFT #4893		08/25/2021	09/08/2021	09/08/2021		09/08/2021	338.
LAS-082521-20	Processor	Paid by EFT #4911		08/25/2021	09/08/2021	09/08/2021		09/08/2021	42.
LAS-082521-21	Ebay	Paid by EFT #4912		08/25/2021	09/08/2021	09/08/2021		09/08/2021	.
LAS-082521-22	Amazon	Paid by EFT #4913		08/25/2021	09/08/2021	09/08/2021		09/08/2021	28.
LAS-082521-23	Amazon	Paid by EFT #4914		08/25/2021	09/08/2021	09/08/2021		09/08/2021	34.
LAS-082521-3	Ebay	Paid by EFT #4894		08/25/2021	09/08/2021	09/08/2021		09/08/2021	59.
LAS-082521-4	Ebay	Paid by EFT #4895		08/25/2021	09/08/2021	09/08/2021		09/08/2021	.
LAS-082521-5	Ebay	Paid by EFT #4896		08/25/2021	09/08/2021	09/08/2021		09/08/2021	37.
LAS-082521-6	Ebay	Paid by EFT #4897		08/25/2021	09/08/2021	09/08/2021		09/08/2021	92.
LAS-082521-7	Ebay	Paid by EFT #4898		08/25/2021	09/08/2021	09/08/2021		09/08/2021	20.
LAS-082521-8	The Home Depot	Paid by EFT #4899		08/25/2021	09/08/2021	09/08/2021		09/08/2021	23.
LAS-082521-9	Abt	Paid by EFT #4900		08/25/2021	09/08/2021	09/08/2021		09/08/2021	2,410.
BMB-082521-1	CBI Parallels	Paid by EFT #4863		08/25/2021	09/08/2021	09/08/2021		09/08/2021	110.
BMB-082521-2	Flagstore	Paid by EFT #4864		08/25/2021	09/08/2021	09/08/2021		09/08/2021	328.
BMB-082521-3	Einstein Bros Bagels	Paid by EFT #4865		08/25/2021	09/08/2021	09/08/2021		09/08/2021	38.
BMB-082521-4	Spunky Dunkers	Paid by EFT #4866		08/25/2021	09/08/2021	09/08/2021		09/08/2021	27.
BMB-082521-5	Chiggy's Gyros	Paid by EFT #4867		08/25/2021	09/08/2021	09/08/2021		09/08/2021	159.
BMB-082521-6	Heng Wing Restaurant	Paid by EFT #4868		08/25/2021	09/08/2021	09/08/2021		09/08/2021	68.
BMB-082521-7	Heng Wing Restaurant	Paid by EFT #4869		08/25/2021	09/08/2021	09/08/2021		09/08/2021	73.
PAC-082521-1	USAMM	Paid by EFT #4822		08/25/2021	09/08/2021	09/08/2021		09/08/2021	93.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17 EFT #1

Payment Date Range 09/08/21 - 09/08/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
PAC-082521-2	Amazon Marketplace	Paid by EFT #4823		08/25/2021	09/08/2021	09/08/2021		09/08/2021	31.
PAC-082521-3	Amazon Marketplace	Paid by EFT #4824		08/25/2021	09/08/2021	09/08/2021		09/08/2021	29.
PAC-082521-4	Amazon Marketplace	Paid by EFT #4825		08/25/2021	09/08/2021	09/08/2021		09/08/2021	209.
PAC-082521-5	Amazon.Com	Paid by EFT #4826		08/25/2021	09/08/2021	09/08/2021		09/08/2021	27.
PAC-082521-6	Sirchie Finger Print	Paid by EFT #4827		08/25/2021	09/08/2021	09/08/2021		09/08/2021	969.
PAC-082521-7	Amazon Marketplace	Paid by EFT #4828		08/25/2021	09/08/2021	09/08/2021		09/08/2021	57.
WEN-082521-1	Transunion Shareable	Paid by EFT #4884		08/25/2021	09/08/2021	09/08/2021		09/08/2021	60.
WEN-082521-2	Transunion Shareable	Paid by EFT #4885		08/25/2021	09/08/2021	09/08/2021		09/08/2021	60.
WEN-082521-3	Transunion Shareable	Paid by EFT #4886		08/25/2021	09/08/2021	09/08/2021		09/08/2021	60.
WEN-082521-4	Transunion Shareable	Paid by EFT #4887		08/25/2021	09/08/2021	09/08/2021		09/08/2021	60.
WEN-082521-5	Transunion Shareable	Paid by EFT #4888		08/25/2021	09/08/2021	09/08/2021		09/08/2021	60.
WEN-082521-6	FBINAA IL (Paypal)	Paid by EFT #4889		08/25/2021	09/08/2021	09/08/2021		09/08/2021	700.
ARL-082521-1	The Blue Line	Paid by EFT #4878		08/25/2021	09/08/2021	09/08/2021		09/08/2021	298.
CJZ-082521-1	Mutual Ace Hardware	Paid by EFT #4879		08/25/2021	09/08/2021	09/08/2021		09/08/2021	89.
JJA-082521-1	Marianos	Paid by EFT #4819		08/25/2021	09/08/2021	09/08/2021		09/08/2021	8.
JJA-082521-2	NFPA Natl Fire Protection	Paid by EFT #4820		08/25/2021	09/08/2021	09/08/2021		09/08/2021	1,458.
JJA-082521-3	Caseys Gen Store	Paid by EFT #4821		08/25/2021	09/08/2021	09/08/2021		09/08/2021	32.
MDB-082521-1a	Home Depot	Paid by EFT #4814		08/25/2021	09/08/2021	09/08/2021		09/08/2021	48.
MON-082521-1	The UPS Store	Paid by EFT #4829		08/25/2021	09/08/2021	09/08/2021		09/08/2021	217.
NLB-082521-1	FS Digitalcombust	Paid by EFT #4847		08/25/2021	09/08/2021	09/08/2021		09/08/2021	475.
NLB-082521-2	Andy Mohr Ford Lincoln	Paid by EFT #4848		08/25/2021	09/08/2021	09/08/2021		09/08/2021	612.
NLB-082521-3	Circle K	Paid by EFT #4849		08/25/2021	09/08/2021	09/08/2021		09/08/2021	55.
PMG-082521-1	Home Depot	Paid by EFT #4880		08/25/2021	09/08/2021	09/08/2021		09/08/2021	59.
PMG-082521-2	Holiday Inn Indianapolis	Paid by EFT #4881		08/25/2021	09/08/2021	09/08/2021		09/08/2021	652.
PMG-082521-3	Tavern On South	Paid by EFT #4882		08/25/2021	09/08/2021	09/08/2021		09/08/2021	120.
PMG-082521-4	PILOT	Paid by EFT #4883		08/25/2021	09/08/2021	09/08/2021		09/08/2021	50.
RRK-082521-1	Mutual Ace Hardware	Paid by EFT #4808		08/25/2021	09/08/2021	09/08/2021		09/08/2021	29.
RSB-082521-1	Home Depot	Paid by EFT #4815		08/25/2021	09/08/2021	09/08/2021		09/08/2021	11.
RSB-082521-2	Home Depot	Paid by EFT #4816		08/25/2021	09/08/2021	09/08/2021		09/08/2021	22.
SEM-082521-1	Amazon.com	Paid by EFT #4853		08/25/2021	09/08/2021	09/08/2021		09/08/2021	36.
SEM-082521-10	NVN Marine	Paid by EFT #4862		08/25/2021	09/08/2021	09/08/2021		09/08/2021	166.
SEM-082521-2	Tyco Integrated Security	Paid by EFT #4854		08/25/2021	09/08/2021	09/08/2021		09/08/2021	70.
SEM-082521-3	Tyco Integrated Security	Paid by EFT #4855		08/25/2021	09/08/2021	09/08/2021		09/08/2021	70.
SEM-082521-4	Tyco Integrated Security	Paid by EFT #4856		08/25/2021	09/08/2021	09/08/2021		09/08/2021	61.
SEM-082521-5	FDIC/EMS Today	Paid by EFT #4857		08/25/2021	09/08/2021	09/08/2021		09/08/2021	110.
SEM-082521-6	Amazon.com	Paid by EFT #4858		08/25/2021	09/08/2021	09/08/2021		09/08/2021	54.
SEM-082521-7	Amazon.com	Paid by EFT #4859		08/25/2021	09/08/2021	09/08/2021		09/08/2021	46.
SEM-082521-8	Amazon.com	Paid by EFT #4860		08/25/2021	09/08/2021	09/08/2021		09/08/2021	59.
SEM-082521-9	UPS Billing Center	Paid by EFT #4861		08/25/2021	09/08/2021	09/08/2021		09/08/2021	14.
AJB-082521-1	TreeStuff.com	Paid by EFT #4851		08/25/2021	09/08/2021	09/08/2021		09/08/2021	248.
AJB-082521-2	eBay	Paid by EFT #4852		08/25/2021	09/08/2021	09/08/2021		09/08/2021	32.
AJB-082521-3	TreeStuff.com	Paid by EFT #4850		08/25/2021	09/08/2021	09/08/2021		09/08/2021	311.96

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17 EFT #1

Payment Date Range 09/08/21 - 09/08/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
DVN-082521-1	SAI Subscription	Paid by EFT #4874		08/25/2021	09/08/2021	09/08/2021		09/08/2021	49.
DVN-082521-2	Signet Pavement Supply	Paid by EFT #4875		08/25/2021	09/08/2021	09/08/2021		09/08/2021	648.
DVN-082521-3	SAI Subscription	Paid by EFT #4876		08/25/2021	09/08/2021	09/08/2021		09/08/2021	49.
JRK-082521-1	Mutual Ace Hardware	Paid by EFT #4877		08/25/2021	09/08/2021	09/08/2021		09/08/2021	16.
KCH-082521-1	The Home Depot #1927	Paid by EFT #4890		08/25/2021	09/08/2021	09/08/2021		09/08/2021	49.
KCH-082521-2	The Home Depot #1927	Paid by EFT #4891		08/25/2021	09/08/2021	09/08/2021		09/08/2021	20.
KML-082521-1	Amazon Marketplace	Paid by EFT #4841		08/25/2021	09/08/2021	09/08/2021		09/08/2021	129.
KML-082521-10	Amazon.com	Paid by EFT #4843		08/25/2021	09/08/2021	09/08/2021		09/08/2021	47.
KML-082521-11	Amazon Marketplace	Paid by EFT #4844		08/25/2021	09/08/2021	09/08/2021		09/08/2021	72.
KML-082521-12	Amazon.com	Paid by EFT #4845		08/25/2021	09/08/2021	09/08/2021		09/08/2021	7.
KML-082521-13	Amazon.com	Paid by EFT #4846		08/25/2021	09/08/2021	09/08/2021		09/08/2021	21.
KML-082521-14	Amazon Marketplace	Paid by EFT #4838		08/25/2021	09/08/2021	09/08/2021		09/08/2021	51.
KML-082521-15	Amazon Marketplace	Paid by EFT #4839		08/25/2021	09/08/2021	09/08/2021		09/08/2021	68.
KML-082521-16	Amazon Marketplace	Paid by EFT #4840		08/25/2021	09/08/2021	09/08/2021		09/08/2021	22.
KML-082521-2	Amazon Marketplace	Paid by EFT #4832		08/25/2021	09/08/2021	09/08/2021		09/08/2021	54.
KML-082521-3	Amazon Marketplace	Paid by EFT #4833		08/25/2021	09/08/2021	09/08/2021		09/08/2021	101.
KML-082521-4	Amazon Marketplace	Paid by EFT #4834		08/25/2021	09/08/2021	09/08/2021		09/08/2021	127.
KML-082521-5	Amazon Marketplace	Paid by EFT #4842		08/25/2021	09/08/2021	09/08/2021		09/08/2021	65.
KML-082521-6	Amazon Marketplace	Paid by EFT #4835		08/25/2021	09/08/2021	09/08/2021		09/08/2021	131.
KML-082521-7	Amazon Marketplace	Paid by EFT #4836		08/25/2021	09/08/2021	09/08/2021		09/08/2021	160.
KML-082521-8	Amazon Marketplace	Paid by EFT #4837		08/25/2021	09/08/2021	09/08/2021		09/08/2021	42.
KML-082521-9	Warehouse Direct	Paid by EFT #4831		08/25/2021	09/08/2021	09/08/2021		09/08/2021	27.
MAT-082521-1	Arlington Power Equipment	Paid by EFT #4870		08/25/2021	09/08/2021	09/08/2021		09/08/2021	351.
MDB-082521-1	American Public Works	Paid by EFT #4806		08/25/2021	09/08/2021	09/08/2021		09/08/2021	829.
MDB-082521-2	American Public Works	Paid by EFT #4807		08/25/2021	09/08/2021	09/08/2021		09/08/2021	829.
MJK-082521-1	Home Depot	Paid by EFT #4817		08/25/2021	09/08/2021	09/08/2021		09/08/2021	41.
MJK-082521-2	Home Depot	Paid by EFT #4818		08/25/2021	09/08/2021	09/08/2021		09/08/2021	58.
MKD-082521-1	Grainger	Paid by EFT #4809		08/25/2021	09/08/2021	09/08/2021		09/08/2021	60.
MKD-082521-2	Grainger	Paid by EFT #4810		08/25/2021	09/08/2021	09/08/2021		09/08/2021	34.
MKD-082521-3	Grainger	Paid by EFT #4811		08/25/2021	09/08/2021	09/08/2021		09/08/2021	110.
MKD-082521-4	SupplyHouse.com	Paid by EFT #4812		08/25/2021	09/08/2021	09/08/2021		09/08/2021	199.
MKD-082521-5	Grainger	Paid by EFT #4813		08/25/2021	09/08/2021	09/08/2021		09/08/2021	53.
RLK-082521-1	Home Depot	Paid by EFT #4830		08/25/2021	09/08/2021	09/08/2021		09/08/2021	87.
SC-082521-1	The Home Depot #1927	Paid by EFT #4871		08/25/2021	09/08/2021	09/08/2021		09/08/2021	26.
SC-082521-2	The Home Depot #1927	Paid by EFT #4872		08/25/2021	09/08/2021	09/08/2021		09/08/2021	122.
SC-082521-3	The Home Depot #1927	Paid by EFT #4873		08/25/2021	09/08/2021	09/08/2021		09/08/2021	196.
	Vendor **4466 - JP Morgan Chase Bank Commercial Card** Totals					Invoices	118		$272,225.
				Grand Totals		Invoices	118		$272,225.

Attachment: Warrant #17 (Warrant # 17)

VILLAGE OF PALATINE

Warrant #17 EFT #2

Payment Date Range 09/14/21 - 09/14/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2048 - Quadient Finance USA, Inc**									
09/14/2021	Village Wide Postage for Postage Machine	Paid by EFT #4920		09/10/2021	09/14/2021	09/14/2021		09/14/2021	3,000.
			Vendor **2048 - Quadient Finance USA, Inc** Totals			Invoices	1		$3,000.
			Grand Totals			Invoices	1		$3,000.

Attachment: Warrant #17 (Warrant # 17)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 09/07/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	09/07/2021	257838	Utility Management Refund	KHAN , MALIK W		7.28
	Account Type		Account Number	Transaction Date	Transaction Type	
Check	09/07/2021	257839	Utility Management Refund	MONTANEZ , IRENE		166.10
	Account Type		Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:				Transactions: 2		$173.38
	Checks:	2	$173.38			

Attachment: Warrant #17 (Warrant # 17)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 09/10/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	09/10/2021	257840	Utility Management Refund	EBERHARDT , EMILY		5.89

Account Type	Account Number	Transaction Date	Transaction Type

AP Accounts Payable ZBA Totals:		Transactions: 1	$5.89
Checks:	1	$5.89	

Attachment: Warrant #17 (Warrant # 17)

Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for a Movie Night at the American Legion Post 690, 122 W. Palatine Road, on October 16, 2021

BACKGROUND:
The American Legion Post 690, 122 W. Palatine Road, would like to host a Movie Night in their parking lot on the Saturday, October 16, 2021 from 7:30 PM (dusk) to 11 PM. The Petitioner is proposing to serve beer and wine outside and charge $10 per person (which will include 3 beer/wine tickets). Any children or persons under the age of 21 will be admitted for free. Additionally, a popcorn machine will be outside, chips and other snack foods will be for sale. To accommodate the event, the Petitioner is requesting a waiver of the Village's Sound Amplification Ordinance.

KEY ISSUES:

- The Legion is requesting a waiver of the Village's Amplified Sound Ordinance from 7:30 to 11 PM (movies to start at dusk) to accommodate the movie audio. The movie will be displayed on the north side of the Legion building (or inside due to inclement weather).
- If the proposed event is approved, Staff recommends the following conditions:
  1) The Petitioner shall submit a plan showing how the parking lot area will be secured and how the parking lot entrance will be blocked to vehicles in a manner acceptable to the Village Manager; and
  2) If any food sales will occur, the Petitioner shall apply for a Temporary Food Event Permit with the Village's Environmental Health Division.

ALTERNATIVES:

1. Approve the Movie Night sound waiver request.
2. Do not approve the Movie Night sound waiver request.

RECOMMENDATION:
Staff recommends approval of the proposed 2021 American Legion Post 690 Movie Night, subject to the proposed conditions.

ACTION REQUIRED:
Motion approving the American Post Legion 690 Movie Night, including the waiver of the Village's amplified noise ordinance, subject to the proposed conditions.

Consider an Ordinance Approving a Special Use Transfer to Permit the Operation of an Automobile Sales/Rental Business at 2161 N. Rand Road

BACKGROUND:
The Subject Property received a Special Use to operate the Chicago Car Center in June of 2021; however, the business never opened. The Petitioner is requesting approval of the following:

- Special Use Transfer of Ordinance #O-61-21, to Chris Koulaourianos (Palatine Motors Inc.) to permit the operation of automobile sales/rental business.

KEY ISSUES:

- The Subject Property is zoned B-5 Highway Business District. The Special Use was approved in June 2021 (Ordinance #O-61-21) for the Chicago Car Center.

- There are no proposed changes to the current Special Use approval or conditions. Palatine Motors Inc. has a current registration with the Secretary of State for an existing location at 2228 N Rand Road. The Petitioners are planning to relocate the existing business to 2161 N. Rand Road, subject to the zoning review.

- Any changes to the floor plan or business operations would require Village review. Staff has also provided the temporary sign regulations to the Petitioner, as part of the Special Use transfer application process.

ALTERNATIVES:

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

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 2161 N. Rand Road.

ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance # O-61-21 to Chris Koulaourianos (Palatine Motors Inc.) to permit the operation of automobile sales/rental business at 2161 N. Rand Road.

Consider an Ordinance Granting a Special Use to Permit a Package Liquor Store at 1611 N. Rand Road

BACKGROUND:
The Petitioner is requesting to open a packaged liquor store at 1611 N. Rand Road. Therefore the Petitioner is requesting approval of the following:

Special Use to permit a packaged liquor store

KEY ISSUES:

- The hours of operation will be:
  - Monday - Thursday 9 AM - 10 PM
  - Friday - Sunday 9 AM - 12 AM Midnight
- There will be 2 employees present during hours of operation, and the Petitioner estimates 80 customers per day.
- The Petitioner has indicated, in addition to liquor, other prepackaged items such as mixers and tobacco will be sold, as accessory items.
- Deliveries will take place at the rear entrance. The business plan indicates that deliveries would occur in the mornings.
- Subsequent to the Public Hearing, the Petitioner revised the business plan to provide additional context and information about the security protocols (CCTV and Verifone Commander Point of Sale to scan all IDs) and reiterating the Basset certification for all managers and employees.

ALTERNATIVES:

1. Approve the Special Use to permit a package liquor store.
2. Do not approve the Special Use to permit a package liquor store.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on August 24, 2021
Residents testifying:	None. One email requesting denial of the Special Use was submitted.
Vote:	The ZBA voted unanimously to approve the Special Use to permit a package liquor store and Staff recommends action at the Village Council's discretion.

ACTION REQUIRED:
Motion to approve the ordinance granting Special Use to permit a package liquor store at 1611 N. Rand Road.

Consider an Ordinance Increasing the Number of Class B - Package Liquor Store Licenses by One for Dhanvishivay, Inc. (d/b/a Swej Liquors) at 1611 N. Rand Road

BACKGROUND:
On this evening's agenda is a request for a Special Use for Swej Liquors located at 1611 N. Rand Rd. Petitioner, Maulik Patel, wishes to apply for a Class B (Package Liquor Store) Liquor License. Hours of operation are Monday - Thursday 9 AM - 10 PM and Friday - Sunday 9 AM - 12 AM (Midnight).

KEY ISSUES:
- Increase Class B (Package Liquor Store) License by one.

ALTERNATIVES:

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

RECOMMENDATION: Action is at the discretion of the Committee.

ACTION REQUIRED: Action is at the discretion of the Committee.

Consider Various Ordinances and a Resolution to Authorize an Amendment to an Existing Planned Development, Rezoning, Resubdivision, and a Special Use all Related to Portions of 2019 & 2095 N. Rand Road to Allow an Automobile Service and Repair Facility (Belle Tire) at 2019 N. Rand Road

BACKGROUND:

The Subject Property contains the Arlington Toyota dealership (2095 N. Rand Road) and a vacant commercial building (2019 N. Rand Road). These properties are zoned Planned Development (2095 N. Rand Road - Arlington Toyota) and B-5 (Highway Business District - 2019 N. Rand Road). Belle Tire is proposing to acquire the 2019 N. Rand Road property and resubdivide a portion of the Arlington Toyota property in order to allow for the construction of a new Belle Tire Store automotive repair store. Therefore, the Petitioners are requesting approval of the following:

1. **Preliminary & Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2095 N. Rand Road (Arlington Toyota) property;**
2. **Preliminary & Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2019 N. Rand Road;**
3. **Rezoning from Planned Development to B-5 - Highway Business District (approximately 13,000 square feet of the Arlington Toyota property would be subdivided and rezoned into the proposed Belle Tire property);**
4. **Planned Development Amendment and Rezoning from B-5 to Planned Development to incorporate approximately 24,000 square feet of the proposed Lot 2 (2019 N. Rand Road property) into the Arlington Toyota Planned Development (2095 N. Rand Road property) for continued use as a parking lot associated with Arlington Toyota; and**
5. **Special Use to allow for an automobile service and repair store (Belle Tire) at 2019 N. Rand Road.**

KEY ISSUES:

- Belle Tire intends to acquire the former car rental and dealership location at 2019 N. Rand Road, demolish the existing building, and construct a new 9,800 square foot automotive repair store. Belle Tire sells and installs passenger tires, various automotive parts, and other minor repairs, such as brakes, alignments, batteries, shocks, and struts. No major repairs or bodyworks would occur at this location.

- As part of the redevelopment of this property, a portion of the existing Arlington Toyota property would be subdivided, rezoned, an incorporated into the Belle Tire property and concurrently the remaining portion of the 2019 N. Rand Road property would be included in the overall Arlington Toyota property for continued

use as a vehicle parking lot.

- The exterior of the Belle Tire building would be constructed with a brick veneer, cast stone, an EIFS cornice, with clear glazing and an aluminum frame at the showroom. The Belle Tire site plan conforms to all of the underlying zoning and bulk standard requirements.

- The Plat of Subdivision includes cross access on the proposed Belle Tire and Arlington Toyota properties. The cross access for the 2019 property aligns with the existing cross access at 2017 N. Rand Road and also adheres to the Village's goal of providing cross access along IDOT controlled roadways.

ALTERNATIVES:

1. Approve the Subdivision, Rezoning, Special Use, and Planned Development Amendment.

2. Do not approve the Subdivision, Rezoning, Special Use, and Planned Development Amendment.

RECOMMENDATION:

Public Hearing:	Plan Commission - September 8, 2021
Residents testifying:	None.
Vote:	The Plan Commission voted unanimously to approve the requested Resubdivision, Planned Development Amendment, Special Use and Rezoning, and Staff concurs.

ACTION REQUIRED:

Motion to approve the Resubdivision, Rezoning, Planned Development Amendment, and Special Use at 2019 and 2095 N. Rand Road.

Consider a Motion Authorizing the Village Manager to Purchase Four Replacement Community Development Vehicles

BACKGROUND:
As part of the Capital Vehicle Replacement Budget for 2021, the Village Council appropriated $89,603 in funds for the replacement of three building inspector trucks and one sedan for a health inspector. One truck (T-328) is a 2004 Ford Ranger, the second (T-361) is a 2008 Ford Ranger and the third (T-363) is a 2008 Ford Ranger. The sedan (C-329) is a 2007 Ford Focus. These vehicles are recommended for replacement after an inspection, evaluation, and life-cycle cost analysis.

KEY ISSUES:

- Ford has discontinued the Focus sedan and has only recently brought back the Ranger pickup. There are currently no joint-purchase contracts on either of these vehicles through the Northwest Municipal Conference's Suburban Purchasing Cooperative (SPC) or State of Illinois.
- For a pickup truck replacement, the SPC does have a contract on the Ford F-150. The F-150 would be a full-size pickup truck versus the Ranger which is a mid-size pickup. The only sedan contract offered through the SPC is a Chevrolet Bolt all-electric model that, at a cost of $29,000, will not give a good return on investment for its intended mission and lower lifetime mileage anticipated.
- The State of Illinois has a joint-purchase contract for a Chevrolet Colorado mid-size pickup and a Chevrolet Malibu sedan, which is comparable to a Ford Focus.
- Local governments are permitted to purchase vehicles through these joint-purchase bids, and take advantage of the purchasing power and attractive pricing.
- The cost for one Chevy Colorado is $22,477, for a total purchase cost for three vehicles of $67,431. The contract does not offer a tonneau cover for the truck bed, so they would be purchased aftermarket for approximately $900 each, or $2,700 total. The grand total purchase price for three vehicles plus tonneau covers is $70,131, leaving a savings of $1,989 from budgeted funds.
- The cost for one Chevy Malibu is $18,417, which is over budget by $934. The overage will be offset by savings on the pickup trucks.

ALTERNATIVES:

1. Authorize the Village Manager to purchase three 2022 Chevrolet Colorado pickup trucks and one 2022 Chevrolet Malibu sedan through the State of Illinois contracts.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to purchase three 2022 Chevrolet Colorado pickup trucks through the State of Illinois Contract #19-416CMS-BOSS4-P-11941 from Miles Chevrolet in the amount of $67,473 and a total cost (including outfitting) not to exceed $70,173. Staff also recommends authorizing the Village Manager to purchase one 2022 Chevrolet Malibu sedan through the State of Illinois Contract # 19-416CMS-BOSS4-P-11941 from Miles Chevrolet in the amount of

$18,417.

BUDGET IMPACT:
Funds in the amount of $72,120 have been appropriated in the Capital Vehicle Replacement Budget for the building inspector vehicles. Funds in the amount of $17,483 have been appropriated for the health inspector vehicle. Savings from the pickup trucks will cover the overage on the sedan, for a net savings of $1,055.

ACTION REQUIRED:
Motion to authorize the Village Manager to purchase three 2022 Chevrolet Colorado pickup trucks through the State of Illinois Contract #19-416CMS-BOSS4-P-11941 from Miles Chevrolet of Decatur, Illinois in the amount of $67,431 and outfitting for a total cost not to exceed $70,131. Motion to authorize the Village Manger to purchase one 2022 Chevrolet Malibu sedan through the State of Illinois Contract #19-416-CMS-BOSS4-P-11941 from Miles Chevrolet of Decatur, Illinois in the amount of $18,417.

Consider a Motion Authorizing the Village Manager to Purchase a Replacement Police Patrol Vehicle

BACKGROUND:
As part of the Capital Vehicle Replacement Budget for 2022, staff has requested $37,554 in funds for the replacement of a 2014 Dodge Charger police patrol vehicle (C-361) with 93,000 miles. This vehicle was originally a deputy police chief's car that was placed into patrol service after the total loss of patrol car C-362 a few years back.

C-361 developed engine noise recently and was taken to Wickstrom Dodge for evaluation. Wickstrom states the camshaft and lifters have worn out and have spread metal pieces throughout the engine. Therefore, their recommendation is to replace the entire engine to be able to guarantee against any future engine issues. Their estimate is approximately $11,000 and they are having difficulty locating an engine. The powertrain warranty on this car expired two years ago.

The current value of the car is approximately $11,000 - $13,000, but it would not make fiscal sense to invest 85% - 90% of the car's value on a repair such as a new engine, when there are a host of other potential issues on a 7-year old car with 93,000 miles.

Staff has identified savings of $36,832 in the 2021 Public Works Vehicle Replacement project (VE 0003) that can be utilized towards the purchase of a replacement Dodge Charger patrol car.

KEY ISSUES:
- The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) has a contract on the 2021 Dodge Charger, but the vendor (Roesch Truck) is not accepting orders until they hear back from the factory.
- Staff obtained pricing from Bob Ridings Fleet (Illinois state contract) at a cost of $29,210. They anticipate delivery in December of this year.
- Finally, Staff obtained a proposal of $27,410 from Thomas Dodge Chrysler-Jeep (Southwest Conference of Mayors Joint Purchasing Co-Op. They also anticipate delivery in December of this year.
- Local governments are permitted to purchase vehicles through these joint purchase bids and take advantage of the purchasing power and attractive pricing.
- The remaining funds of $9,422 will be used for outfitting costs for lights, sirens, and installing radios, laptop, and camera system.
- The existing unit will be sent to auction.

ALTERNATIVES:

1. Authorize the Village Manager to purchase one 2021 Dodge Charger Pursuit through the Southwest Conference of Mayors Contract.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to purchase one 2021 Dodge Charger Pursuit through the Southwest Conference of Mayors Contract from Thomas

Dodge Chrysler-Jeep in the amount of $27,410 and a total cost (including outfitting) not to exceed $36,832.

BUDGET IMPACT:
Funds in the amount of $36,832 have been identified in the Capital Vehicle Replacement Budget due to savings from the purchase of three 2022 Freightliner five-ton dump trucks earlier in the year.

ACTION REQUIRED:
Motion to authorize the Village Manager to use surplus 2021 Capital Vehicle Replacement Funds to purchase one 2021 Dodge Charger Pursuit through the Southwest Conference of Mayors Contract from Thomas Dodge Chrysler-Jeep of Highland, Indiana in the amount of $27,410 and outfitting for a total cost not to exceed $36,832.

Consider a Motion Authorizing the Village Manager to Execute Amendment 2 to the Agreement for Use of the Rights-of-Way with Verizon Access/MCImetro

BACKGROUND:
An Agreement for Use of Right-of-Way with Verizon, through its wholly owned subsidiary MCImetro Access Transmission Services Corporation (d/b/a Verizon Access Transmission Services), was approved at the Village Council meeting of May 11, 2020. MCImetro Access subsequently was provided approval for an amendment to adjust the locations of their facilities.

WOW Internet, Cable and Phone had constructed a fiber optic network in the early 2000's and had previously been licensed by the Village to own and maintain these facilities. Verizon purchased the facilities located within the Village rights-of-way and seeks to maintain and expand the network.

KEY ISSUES:

- MCImetro Access Transmission Services has approached the Village to again amend the Agreement for Use of Right-of-Way.

- The amendment seeks to replace the current Exhibit B (a map of MCImetro's planned fiber routes) with an updated Exhibit B which includes adjustments deleting certain locations and adding in other locations. The net change is an addition of 2,069 feet of buried cable.

- All other terms and conditions of the Agreement remain unchanged.

ALTERNATIVES:

1. Authorize the Village Manager to execute Amendment 2 to the Agreement for Use of Right-of-Way with MCImetro.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended the Village Manager be authorized to execute Amendment 2 to the Agreement for Use of Right-of-Way with MCImetro as MCImetro Access Transmission Services corporation has been certified by the Illinois Commerce Commission to provide telecommunication services by the Public Utilities Act.

ACTION REQUIRED:
Motion to authorize the Village Manger to execute Amendment 2 to the Agreement for Use of Right-of-Way with MCImetro Access Transmission Services.

Consider an Ordinance Approving Condominium Deconversion of Birchwood on Sterling (Woods of Countryside)

BACKGROUND: In 2007, the Village approved the conversion of the Woods of Countryside from an apartment complex to a condominium development. Subsequently, a Special Service Area Number 5 was approved to fund the installation of fire sprinklers and street lights for the subject property.

KEY ISSUES: The property has been sold several times since 2007, but remained a condominium development. The current owners (CSC Palatine Apartments, LLC) have been working through the process to deconvert the units and return to a single owner, for rent community. Over the past several years they have aquired the units back from individual owners and are now in a position for the deconversion.

As part of the process, an inspection has been conducted and deficiencies in the property identified. The current owner and subsequent new owner will be responsible for complying with all codes in the time frame agreed to by Staff. This will remain a condition of their deconversion.

Additionally, the deconversion shall be subject to the full payment of the balance of Special Service Area #5, thus retiring that outstanding debt.

ALTERNATIVES:

1. Approve an ordinance granting the deconversion of the property.
2. Do not grant approval of the deconversion.

RECOMMENDATION:
Staff recommends approval of the ordinance approving the deconversion of the property subject tot he conditions contained in the ordinance.

ACTION REQUIRED:
A motion to approve the ordinance granting the deconversion.