



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 20, 2021

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Greg Solberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Late	7:02 PM
Brad Helms	District 6 Councilman	Present	

Also Present:

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Village Attorney Nicholas Standiford, Planning & Zoning Director Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratziana, 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 – Time: 7:01 PM

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

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

IV. MAYOR'S REPORT – Time: 7:01 PM

1. As Submitted -

Mayor Schwantz announced upcoming events:

Palatine Area Chamber of Commerce - Business Expo & Community Showcase

Saturday, September 25: 10 AM-2 PM

Falcon Park Recreation Center

Palatine Township Senior Center's Girls' Night IN Event

Thursday, September 30: 5:30 PM-8 PM

Palatine Township Senior Center

Palatine Jaycees - Fall Back Brew Fest

Saturday, October 2: 1 PM-5PM

Palatine Family Aquatic Center

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:01 PM

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:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE**A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:01 PM**

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 - **Approved by Voice Vote** (Council District: Six)

Village Manager Reid Ottesen presented the American Legion Post 690's request for a waiver of the Village Sound Amplification Ordinance for a Movie Night Saturday, October 16, from 7:30-11 PM. Staff recommends approval, subject to the proposed parking lot security and conditions acceptable to the Village Manager.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

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)

Village Manager Reid Ottesen reported this item was withdrawn by the petitioner and also should be removed from the Consent Agenda.

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

The Motion was to approve items A. and B.

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to open a packaged liquor store at 1611 N. Rand Road with 2 employees during business hours. The ZBA voted unanimously to approve the Special Use to permit a package liquor store. Vyverberg added petitioner's revised floor plan, surveillance cameras, purchase tracking system and additional parking spaces available which complies with zoning requirements.

Mayor Schwantz expressed concern for sufficient parking and limits on posters, neon signs blocking view in the windows. Vyverberg confirmed that this code has been discussed with the petitioner.

Village Manager Reid Ottesen added that Code covers these issues and limited window coverage will be the focus of letters to liquor establishments with their license renewal notices this coming year.

In response to Councilman Solberg regarding a moratorium on liquor licenses along that corridor, Ottesen stated many liquor establishments have closed reducing the proliferation of complaints in that area.

Vyverberg reported the Petitioner, Maulik Patel's application for a Class B (Package Liquor Store) Liquor License. Action is at the discretion of the Committee.

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

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

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

Planning & Zoning Director Ben Vyverberg presented Belle Tire's request for approval of: 1) Preliminary & Final Plat of Resubdivision to permit a 2-lot Subdivision for 2095 N. Rand Road, 2) Preliminary & Final Plat of Resubdivision to permit a 2-lot Subdivision for 2019 N. Rand Road, 3) Rezoning, 4) Planned Development Amendment and 5) Special Use for an automobile service and repair store at 2095 and 2019 N. Rand Road. Vyverberg explained plans to demolish existing building, reconfigure the lot providing some area to Arlington Toyota, landscaping and cross access to both businesses. The Plan Commission voted unanimously to approve the requested approvals and staff concurs.

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

5. As Submitted -

Nothing was submitted.

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:11 PM

TIM MILLAR, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Purchase Four Replacement Community Development Vehicles - **Approved by Voice Vote**

Public Works Director Matt Barry recommended authorizing the Village Manager to purchase three 2022 Chevrolet Colorado pickup trucks through the State of Illinois Contract from Miles Chevrolet in the amount of \$67,473 and a total cost (including outfitting) not to exceed \$70,173; and an additional 2022 Chevrolet Malibu sedan through the State of Illinois Contract from Miles Chevrolet in the amount of \$18,417.

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

2. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Police Patrol Vehicle - **Approved by Voice Vote**

Public Works Director Matt Barry recommended 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 (savings in the 2021 Public Works Vehicle Replacement Project).

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

3. As Submitted -

Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:

7:13 PM

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 - **Approved by Voice Vote**

Public Works Director Matt Barry recommended the Village Manager be authorized to execute Amendment 2 to the 2020 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, replacing the current map of MCImetro's planned fiber routes with an updated map, deleting certain locations and adding others. The net change is an additional 2,069 feet of buried cable.

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

2. As Submitted -

Nothing was submitted.

D. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:15 PM

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Approving Condominium Deconversion of Birchwood on Sterling (Woods of Countryside) - **Motion Carried by Voice Vote** (Council District: One)

Village Manager Reid Ottesen recommended approval of the Ordinance deconverting the Woods of Countryside property (from condo to rental), subject to the conditions contained in the Ordinance complying with all codes in the time frame agreed to by staff and subject to the full payment of the balance of Special Service Area #5, thus retiring that outstanding debt.

In response to Councilman Millar regarding complaints, Ottesen stated complaints have reduced in number. Prior complaints were largely from condo owners holding out for continued ownership. Necessary improvements have been made.

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

2. As Submitted -

Councilman Solberg commented on the liquor store, approved earlier, noting the previous concern for Panera's cross access easement and asked if the same issue exists at 1611 N. Rand.

Village Manager Reid Ottesen stated that engineering-wise, no option exists.

E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:18 PM

BRAD HELMS, CHAIRMAN

1. As Submitted -

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:18 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:18 PM**Reconvene the Village Council Meeting - Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Tim Millar, District 1 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.

Consent Agenda item #3 was withdrawn by the petitioner and removed from the Consent Agenda.

Motion was to approve Items 1, 2, 4-10.

RESULT:	ADOPTED BY ROLL CALL [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider a Motion to approve Warrant #17 - **Approved**
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 - **Approved** (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 - **Approved** (Council District: One)

This item was removed from the Consent Agenda.

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

Ordinance #O-100-21

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

Ordinance #O-101-21

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

Ordinance #O-102-21

Ordinance #O-103-21

Resolution #R-35-21

Ordinance #O-104-21

7. Consider a Motion Authorizing the Village Manager to Purchase Four Replacement Community Development Vehicles - **Approved**
8. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Police Patrol Vehicle - **Approved**
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 - **Approved**
10. Consider an Ordinance Approving Condominium Deconversion of Birchwood on Sterling (Woods of Countryside) - **Approved** (Council District: One)

Ordinance #O-105-21

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:

7:19 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

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

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:19 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:19 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:19 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:19 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 7:20 PM

A. VILLAGE MANAGER – Time: 7:20 PM

1. As Submitted -

No Report

B. VILLAGE CLERK – Time: 7:20 PM

1. As Submitted -

No Report

C. VILLAGE ATTORNEY – Time: 7:20 PM

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:20 PM

Frank Skorski, 145 W. Bryant Avenue, thanked Council, Staff and Police for running a good Village. He said many, many people came to Rotary Fest and commented on the well run Village enabling everyone to enjoy such events.

XIII. ADJOURNMENT – Time: 7:21 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk



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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

SEPTEMBER 13, 2021

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
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 Gratziana, IT Director Larry Schroth, Director of Finance Paul Mehning 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

- 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

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

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.

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 Manager 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.

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.

F. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:21 PM*GREG SOLBERG, CHAIRMAN***1. As Submitted -**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETINGReconvene 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

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

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

RESULT: **APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER: Brad Helms, District 6 Councilman
SECONDER: Tim Millar, District 1 Councilman
AYES: Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

[REDACTED]

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
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)



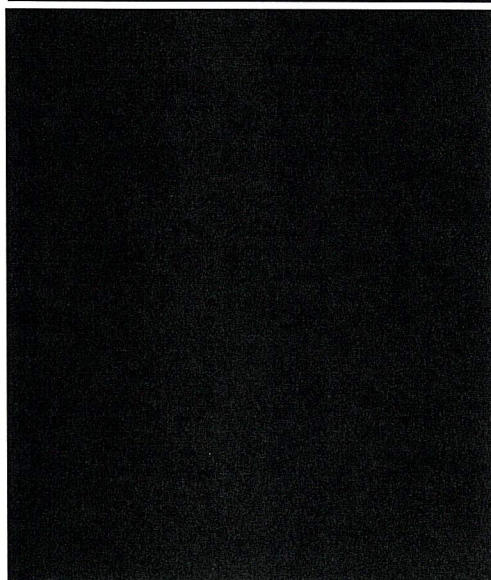
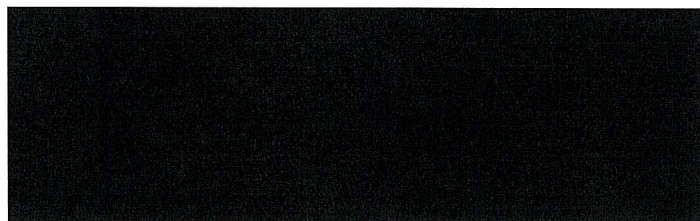
Name of Event: Movie Night at the Legion

Hours: 7:30 - 11:00 Pm

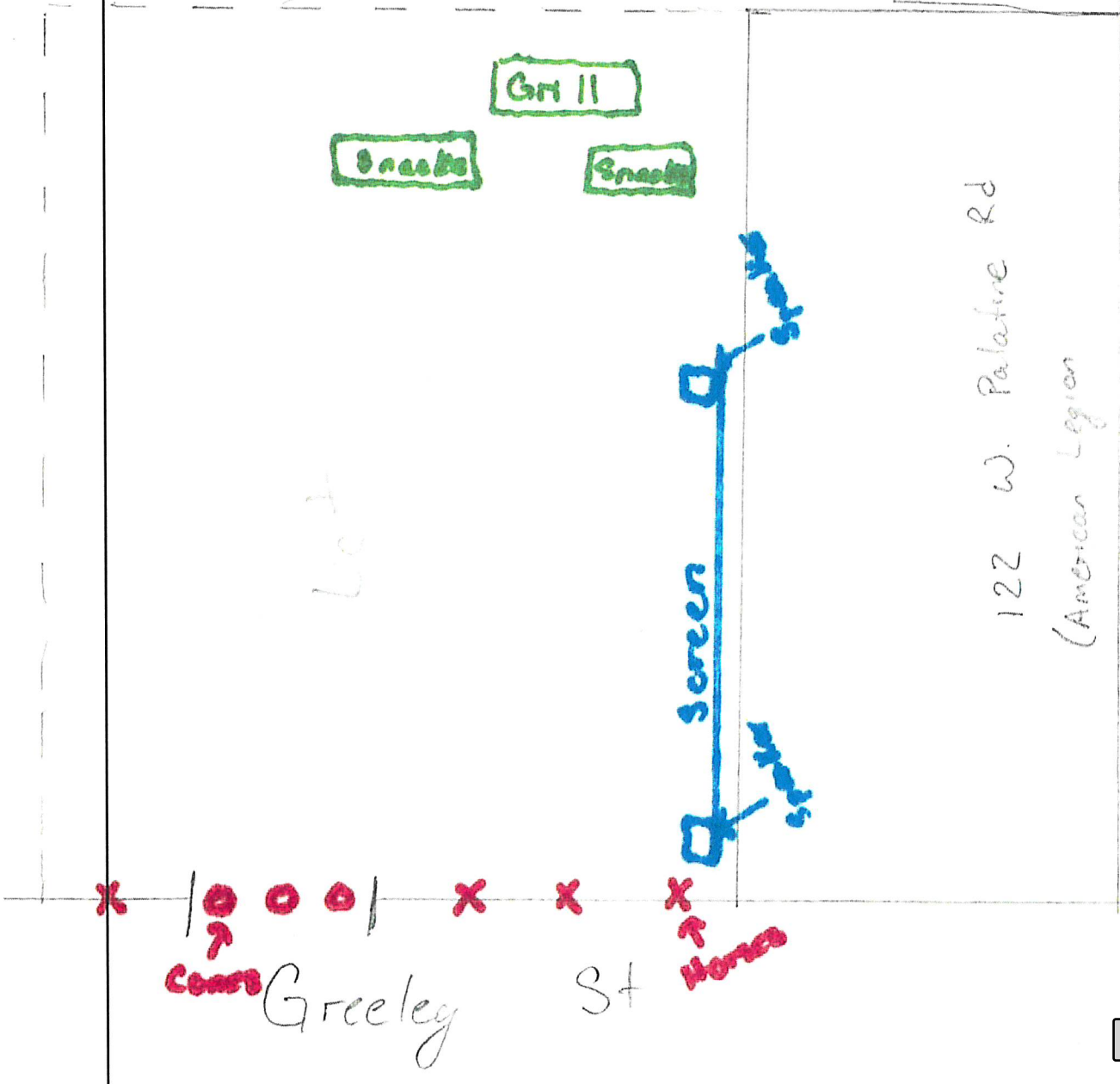
Amplified sound: Yes, a speaker will be placed by the screen for the movies audio Parking lot will be roped off and cones will also block the entrance.

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

We own the parking lot.



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



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

VILLAGE OF
PALATINE



Attachment: Aerial Map (2021-99 : 2161 N. Rand Road - SU Transfer Used Auto Sales)





SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

Chris Koulourianos

Subject Property Address:

2161 Rand rd Palatine IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # 0-61-21 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 reviewed 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 (2021-99 : 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 (2021-99 : 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. 0-61-21**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 $\frac{1}{4}$ OF THE NORTH WEST $\frac{1}{4}$ AND OF THE WEST 4 ACRES OF THE NORTH WEST $\frac{1}{4}$ OF THE NORTH EAST $\frac{1}{4}$ 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 $\frac{1}{4}$ OF THE NORTH WEST $\frac{1}{4}$ OF SECTION 2 SAID POINT OF INTERSECTION BEING 78.51 FEET WEST OF THE SOUTH EAST CORNER OF THE NORTH EAST $\frac{1}{4}$ OF THE NORTH WEST $\frac{1}{4}$ 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 $\frac{1}{4}$ OF THE NORTH EAST $\frac{1}{4}$ OF SECTION 2. THAT IS 610.67 FEET NORTH OF THE SOUTH LINE OF THE NORTH WEST $\frac{1}{4}$ OF THE NORTH EAST $\frac{1}{4}$ OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF WEST 4 ACRES OF THE NORTH WEST $\frac{1}{4}$ OF THE NORTH EAST $\frac{1}{4}$ OF SECTION 2 A FCRESAID 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 (2021-99 : 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.

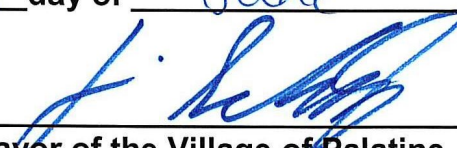
SECTION 2: That a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

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 (2021-99 : 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 (2021-99 : 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.



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.



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.

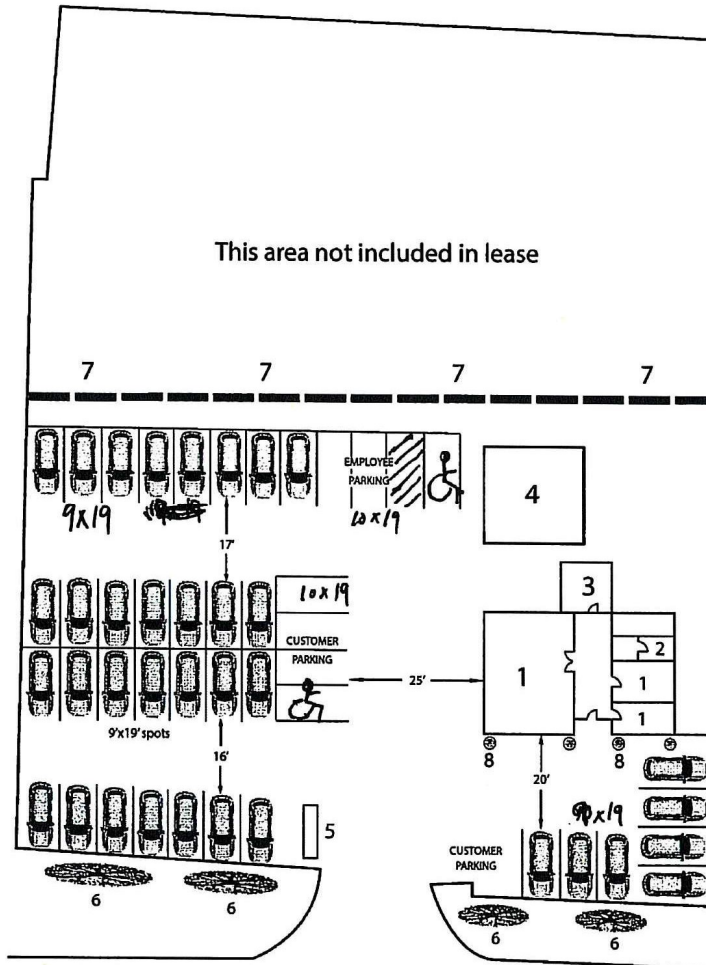


Hours of operation:

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.



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

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 Stubbler 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 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 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 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, the authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

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

Control # 4563337

Attachment: SU ORD #O-61-21 (2021-99 : 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

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

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 (2021-102 : 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 9/14/21 submitted 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

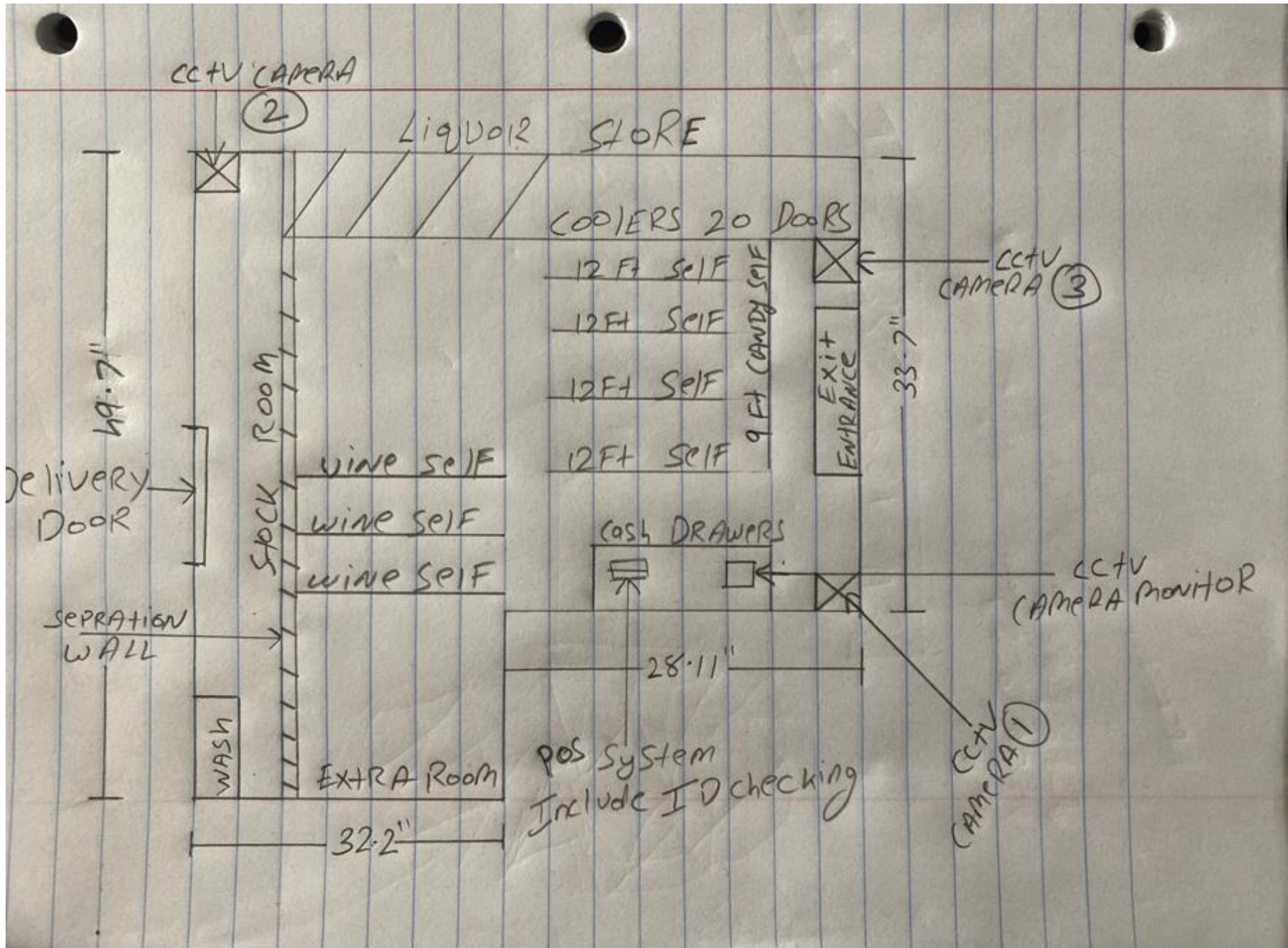
ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2021

Village Clerk

Attachment: ORD SU 1611 N Rand Rd (2021-102 : 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 - Floor Plan [Revision 1] (2021-102 : 1611 N Rand Road - SU Liquor Store)

**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.

<u>LOCATION:</u> 1611 N. Rand Road District 4 (Solberg)	<u>CURRENT ZONING:</u> B-2 General Business District
---	--

SURROUNDING CONDITIONS:

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

Case Staff Statement (ID # 7044)
Meeting of August 24, 2021

- 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.

Case Staff Statement (ID # 7044)
Meeting of August 24, 2021

ATTACHMENTS:

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

Attachment: 8-24-21 ZBA materials (2021-102 : 1611 N Rand Road - SU Liquor Store)

1611 N Rand Road

6.A.3.A.d

VILLAGE OF
PALATINE



Attachment: 8-24-21 ZBA materials (2021-102 : 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.			

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

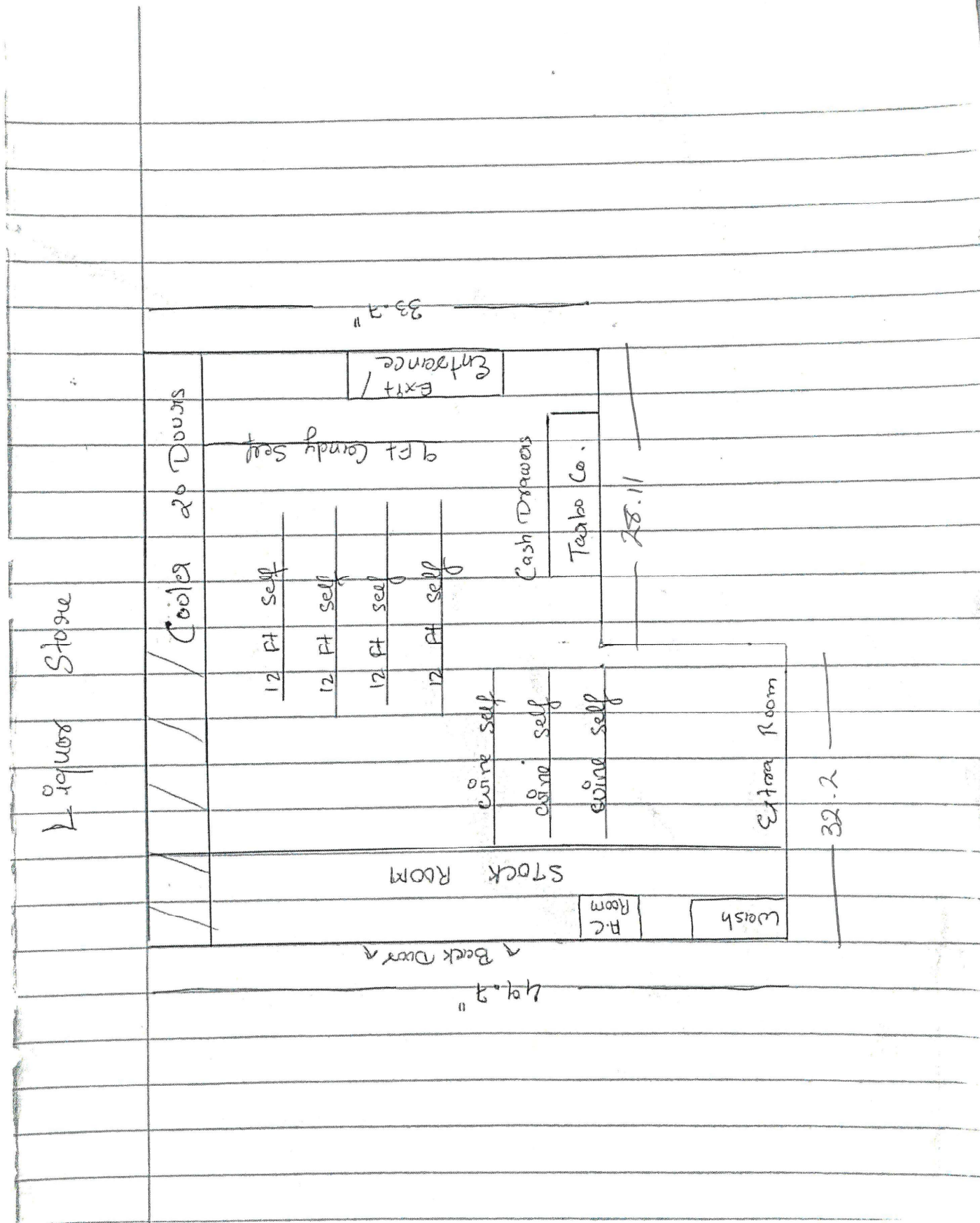
3. The use will not cause substantial injury to nearby property values

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



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 (2021-102 : 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 P.M. 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, Swel 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

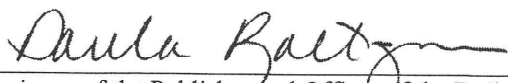
County(ies) of Cook

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 
 Designee of the Publisher and Officer of the Daily Herald

Control # 4568230

Attachment: 8-24-21 ZBA materials (2021-102 : 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 (2021-102 : 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.

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, Luszczyk, McGinn, Cavanaugh, Pirog

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

RESULT: **APPROVED BY CONSENT VOTE [UNANIMOUS]**

MOVER: Tim Millar, District 1 Councilman

SECONDER: Doug Myslinski, District 3 Councilman

AYES: Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

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 (2021-103 : 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

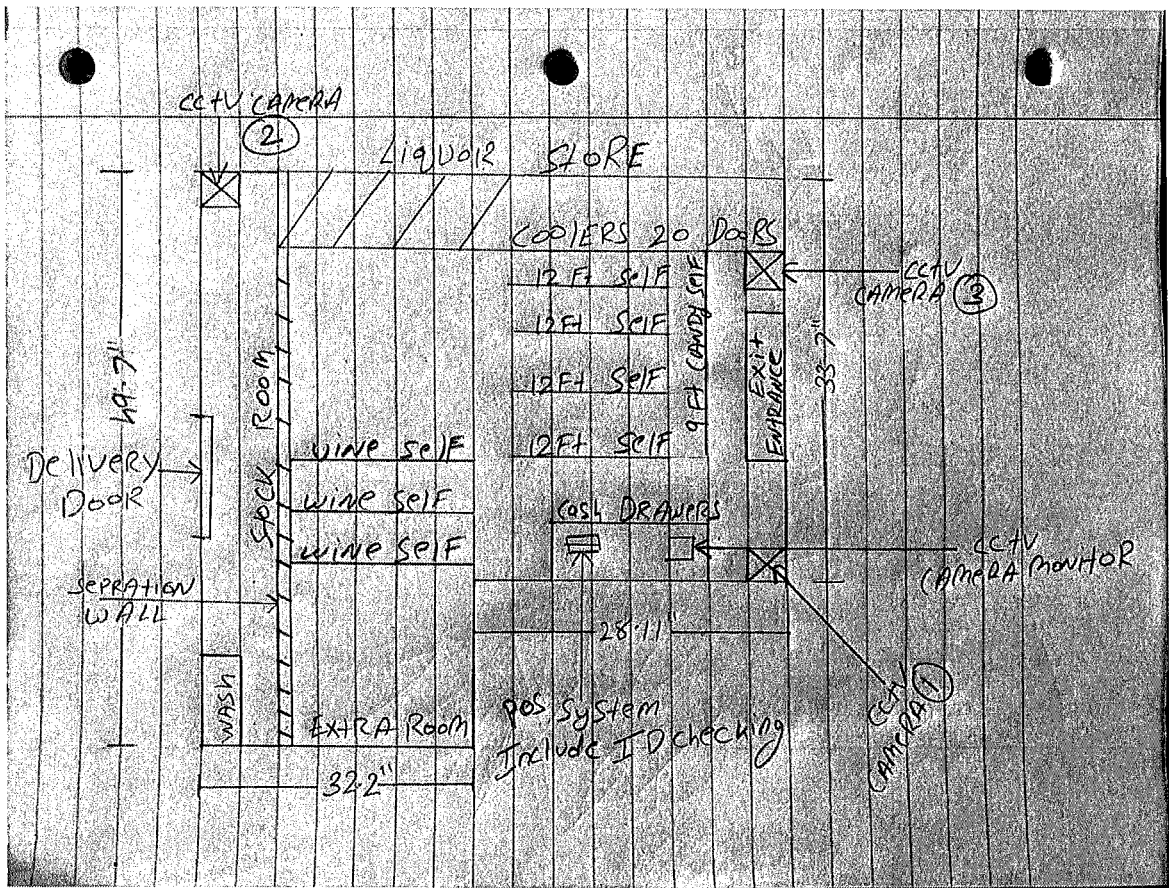
On Mon, 30 Aug 2021 at 12:06 PM, Maulik Patel <maulikpatel4046@gmail.com> wrote:
I am requesting class B liquor license for swej liquors at 1611 n rand road
As owner of swej liquors,
Maulik patel

Attachment: Request, Business Plan, Floor Plan (2021-103 : 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
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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

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, and 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

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

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 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 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 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Attachment: ORD - PDA (2021-100 : 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:**

**SECTION 1: 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.**

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 (2021-100 : Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use.)

Property Included in the Arlington Toyota Planned Development



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:
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PARCEL 2:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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Commonly known as 2019 and 2095 N. Rand Road (PIN: # 02-02-203-066-0000 & 02-02-203-016-0000).

Attachment: REZ ORD (2021-100 : 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:
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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.

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

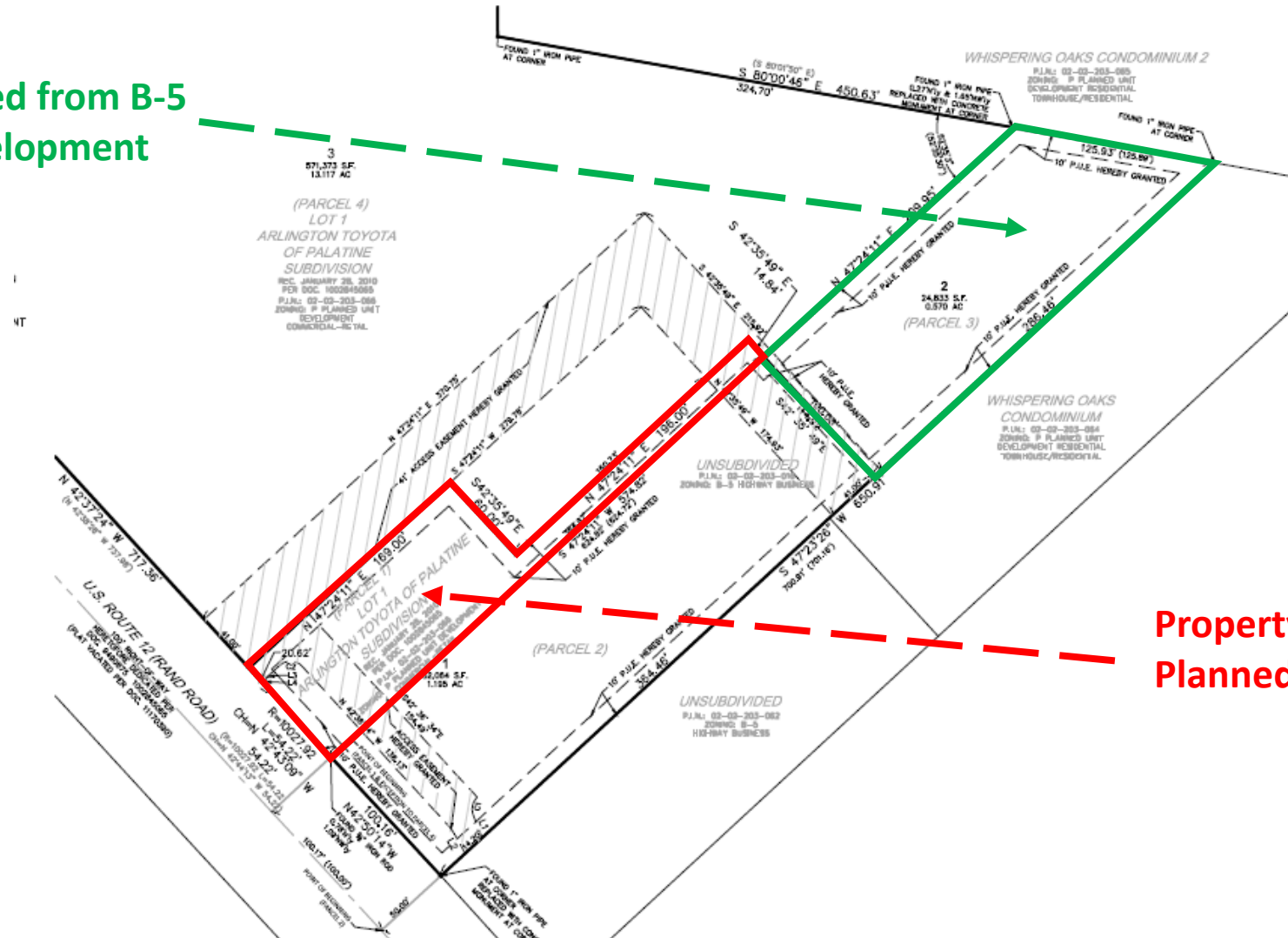
ATTESTED and **FILED** in the office of the Village Clerk this
____ day of _____, 2021

Village Clerk

Attachment: REZ ORD (2021-100 : Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ., Special Use,)

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

Property Rezoned from Planned Development to B-5



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.

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

OWNER/CLIENT

BELLE TIRE
1000 ENTERPRISE DRIVE
ALLEN PARK, MICHIGAN

LEGEND

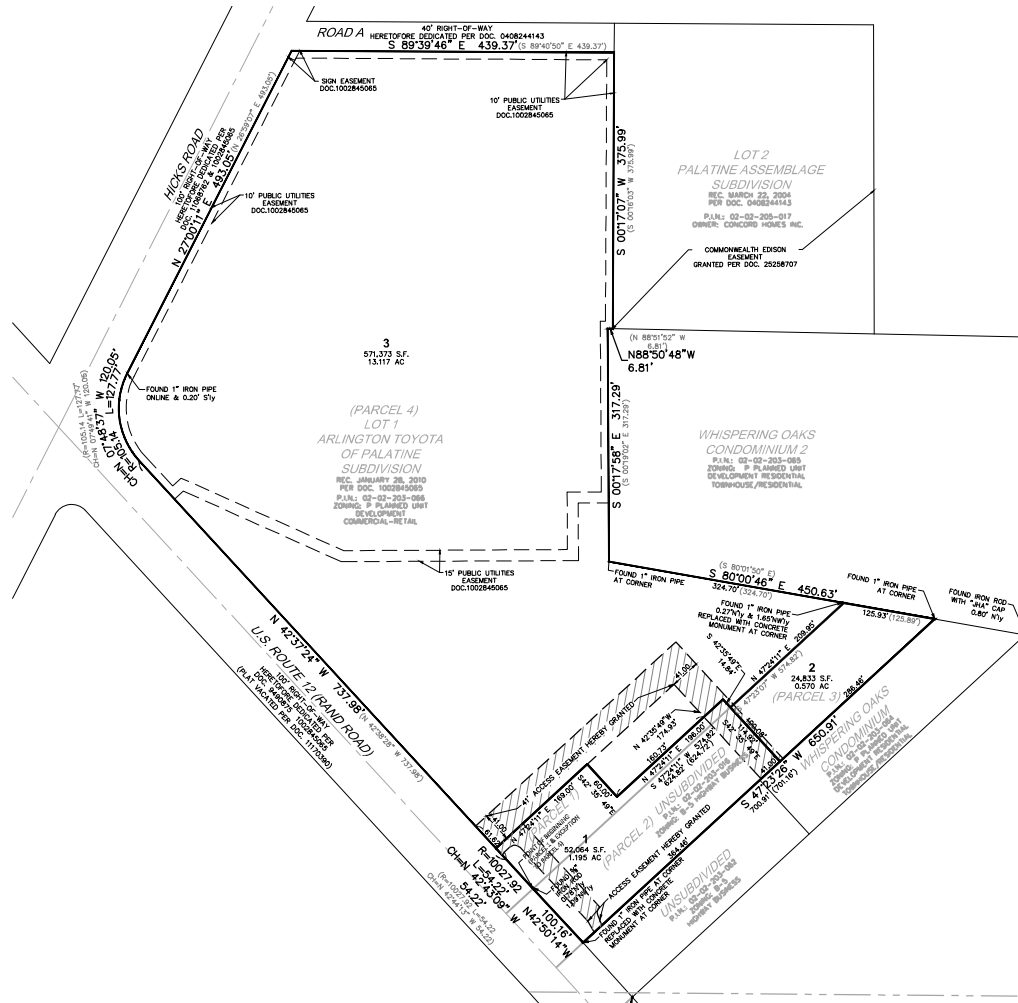
- = EX. BOUNDARY LINE
- = EX. LOT LINE
- - - = EX. EASEMENT LINE
- - - = EX. SETBACK LINE
- = PROP. LOT LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- = FOUND IRON ROD/PIPE
-  = ACCESS EASEMENT (HEREBY GRANTED)

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.

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



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.:

02-02-2023-016-0000 &
02-02-2023-016-0000

AREA TABLE

LOT 1: 52,064 SQUARE FEET (1.189 AC.)
LOT 2: 24,833 SQUARE FEET (0.570 AC.)
LOT 3: 471,573 SQUARE FEET (10.717 AC.)
TOTAL: 648,470 SQUARE FEET (14.882 AC.)

SEND NEXT TAX BILL TO:

(NAME)

(ADDRESS)

REVISIONS

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REV. ACCESS

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330 WOODCREEK DRIVE
PALATINE, ILLINOIS 60067
P. 630.598.0007
WWW.CAGEILL.COM



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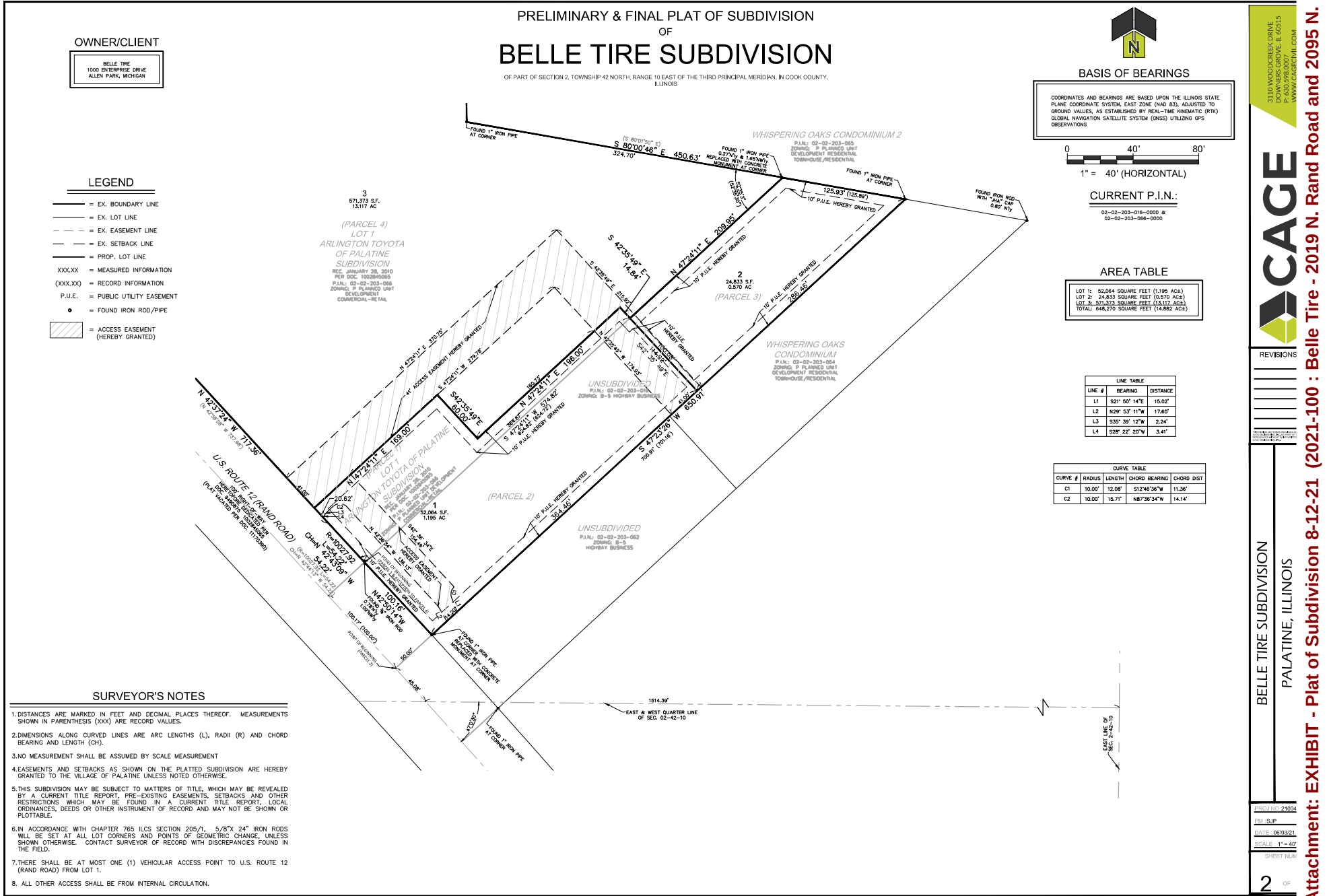
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330 WOODCREEK DRIVE
PALATINE, ILLINOIS 60067
P. 630.598.0007
WWW.CAGEILL.COM



REVISIONS

ADD. ACCESS



Attachment: EXHIBIT - Plat of Subdivision 8-12-21 (2021-100 : Belle Tire - 2019 N. Rand Road and 2095 N.

CURRENT P.I.N.:

02-02-203-016-0000 A
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/HEY 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: SECRETARY _____

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 PLAN 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 _____

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

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, INVITEES 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. MAJOR 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 SIGNALS AND SEWERS, 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 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 (C) OF "AN ACT IN RELATION TO CONDOMINIUMS," ILLINOIS REVISED STATUTES, 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 PLAT THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

ANTHONY GURLEY, 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 DRAINAGE WATERS OF THE SUBDIVISION AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS PROPERTY IN SUCH CONCENTRATION AS TO CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

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

MATTHEW P. SCHMADDER
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NO. 062-062474
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. PHILLIPE, 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. PHILLIPE
PHILLIPS@CAGEINC.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2022



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY: SAMUEL J. PHILLIPE, 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 DESIGNATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES: 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 15027.92 SUBTENDING A CHORD BEARING NORTH 42 DEGREES 44 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 168.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 65.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 106.00 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 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET TO THE 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 SOUTH 80 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.83 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 65.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST 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 125.83 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 65.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY 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 DESIGNATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES: 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 15027.92 SUBTENDING A CHORD BEARING NORTH 42 DEGREES 44 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 168.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 65.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 106.00 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 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET TO THE 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 17021C0044J 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 XA. ZONE XA AREAS ARE 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 45 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____

FOR REVIEW

BY: _____

SAMUEL J. PHILLIPE
PHILLIPS@CAGEINC.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2022

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.



330 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P-630-595-0007
WWW.CAGEINC.COM



REVISIONS

NO.	DATE	DESCRIPTION

BELLE TIRE SUBDIVISION
PALATINE, ILLINOIS

DRAWING 21004
DW-SUP
DATE: 06/03/21
SCALE: N/A
SHEET N/A

3 OF

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)

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.

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

BELLE TIRE - PALATINE, IL
XXXX North Rand Road
Palatine IL. 60074

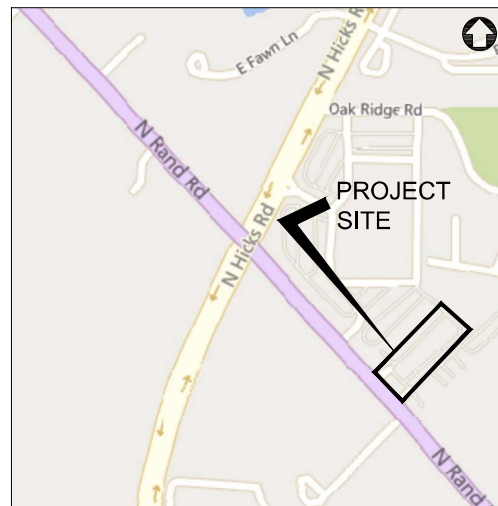
XXXX North Rand Road
Palatine IL. 60074

An architectural rendering of a Belle Tire store. The building is a single-story structure with a red brick facade and a flat roof with a gold-colored metal edge. The storefront features large glass windows and doors. On the left, a red car is parked in a drive-through lane. The Belle Tire logo, featuring a cartoon dog head and the text "BELLE TIRE", is prominently displayed on the brick wall. Several white human figures are placed around the entrance to provide a sense of scale. The scene is set against a blue sky with wispy clouds and green trees.

DRAWING INDEX		June 26, 2021 (Milestone Statement)	August 12, 2021 (Milestone Statement)
COVER SHEET			
C01			
C02	SITE LOCATION MAP & CIVIL LEGEND		
C03	GENERAL NOTES & SPECIFICATIONS		
C04	EXISTING CONDITIONS & DEMOLITION PLAN		
C05	SITE LAYOUT PLAN		
C30	GRADING & SWM PLAN		
C40	SOIL EROSION & SEDIMENT CONTROL PLAN		
C41	SOIL EROSION & SEDIMENT CONTROL DETAILS		
C50	UTILITY PLAN		
C60	CONSTRUCTION DETAILS		
C61	CONSTRUCTION DETAILS		
C62	CONSTRUCTION DETAILS		
L1	TREE PROTECTION AND REMOVAL PLAN		
L2	LANDSCAPE PLAN		
L3	LANDSCAPE DETAILS AND NOTES		
EX1	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	FINISHES		
NOTES			
1. OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISCARDED, DEAD OR DAMAGED PLANTS, REPLISH ALL MISSING CONTAINING VESSELS, FERTILIZE AND PRUNE BEGINNING UPON COMPLETION OF CONSTRUCTION OF LANDSCAPING. 2. ANY HAZARDOUS MATERIALS & BULKY, STORED OR PROCESSED ON SITE SHALL BE SUBJECT TO APPLICABLE REGULATIONS. 3. ALL SITE LIGHTING SHALL BE SHIELDED OR DIRECTED TO REMAIN WITHIN THE SITE BOUNDARIES. THIS SHALL INCLUDE SHIELDING FROM OFF SITE, 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 PALATKA 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 MATERIALS GENERATED FROM THE REPAIR OF VEHICLES IN THE FACILITY ARE TO BE CAPTURED AND DISPOSED OFF SITE BY LICENSED WASTE HANDLERS. USED TIRES ARE STORED NEAR THE FACILITY IN SPECIFICALLY DESIGNATED AREAS AND ARE DISPOSED / RECYCLED OFF-SITE BY LICENSED WASTE HANDLERS. 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 TRIE FACILITY SELLS AND INSTALLS TREES 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 REPAIRS. 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.			

PROPOSED IMPROVEMENTS FOR BELLE TIRE PALATINE XXXX N. RAND ROAD

LOCATION MAP



SECTION 2, TOWNSHIP 42N , RANGE 10E

INDEX OF SHEETS

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- C1.0 - EXISTING CONDITIONS & DEMOLITION PLAN
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- C3.0 - GRADING & SWM PLAN
- C4.0 - SOIL EROSION & SEDIMENT CONTROL PLAN
- C4.1 - SOIL EROSION & SEDIMENT CONTROL DETAILS
- C5.0 - UTILITY PLAN
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- C6.2 - CONSTRUCTION DETAILS
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- L.3 - LANDSCAPE DETAILS AND NOTES
- EXT.1 - SITE PHOTOMETRIC PLAN

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PHONE: 248.258.6485
CHRIS ENRIGHT, NCARB

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

EXISTING LEGEND	PROPOSED LEGEND
EXISTING TREE	CURB & GUTTER
CURB & GUTTER	REVERSE PITCH CURB & GUTTER
EXISTING BUILDING	DEPRESSED CURB & GUTTER
PCC SIDEWALK	PROPOSED BUILDING
GAS SERVICE	PCC SIDEWALK
ELECTRIC SERVICE	STANDARD DUTY BITUMINOUS PAVEMENT
STORM SEWER	HEAVY DUTY BITUMINOUS PAVEMENT
SANITARY SEWER	HEAVY DUTY CONCRETE PAVEMENT
WATER MAIN	GAS SERVICE
CABLE LINE	ELECTRIC SERVICE
OVERHEAD UTILITY LINE	STORM SEWER
COMMUNICATION LINE	SANITARY SEWER
FIBER OPTIC LINE	WATER MAIN
FENCE	FENCE
STORM STRUCTURE	STORM STRUCTURE
SANITARY MANHOLE	DOWNSPOUT CONNECTION
CLEANOUT	SANITARY MANHOLE
VALVE VAULT	CLEANOUT
VALVE BOX	VALVE VAULT
HYDRANT	VALVE BOX
GAS METER	HYDRANT
ELECTRIC METER	GAS METER
PARKING LOT LIGHT	ELECTRIC METER
UTILITY POLE	PARKING LOT LIGHT
GUY WIRE	FLOW ARROW
TRANSFORMER	OVERLAND FLOOD ROUTE
FIBER OPTIC BOX	TOP OF SIDEWALK GRADE
FIBER OPTIC PEDESTAL	TOP OF CURB GRADE
CABLE PEDESTAL	PAVEMENT GRADE
PHONE PEDESTAL	GROUND GRADE
ELECTRIC PEDESTAL	MAJOR CONTOUR
MAJOR CONTOUR	MINOR CONTOUR
MINOR CONTOUR	

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CAGE

REGISTERED PROFESSIONAL
BRADLEY P. HOVANEC
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OF ILLINOIS

REVISIONS

BELLE TIRE PALATINE

PROJECT NO. 21004
ENR / AMS / BPH
DATE: 06/28/2022
SHEET 11

SITE
LOCATION
MAP & CIV
LEGEND

SHEET NO.
C0.1

Attachment: EXHIBIT - Combined Plans 8-12-21 (2021-100 : Belle Tire - 2019 N. Rand Road and 2095 N.

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 (HEREINAFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED APRIL 1, 2016 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 100.10, 105.08, 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 PILLS, 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 PROJECT OR THE SAFETY OF THE PROJECT SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONSTRUCTION PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK. COMPLETELY RESPONSIBLE 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 OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE PUBLIC ENGINEERS OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADES SHALL CONFORM TO THE APPROPRIATE APPLICATIONS 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 ON-SITE AND OFF-SITE, 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.E.D. SUPERIOR TO 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.P.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONSTRUCTION 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 WARNING SIGNS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-APPLY 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, WORKSMANSHIP OR NON-ADHERENCE 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-FLOORED 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 SURFACE.
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 OR INSTALLING ANY PUBLIC SEWER OR WATER MAIN.
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 800-1111 TELEPHONE NUMBER 1-800-882-2135, 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 IDENTIFIED 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 BEIDING 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 CONSTRUCTION OPERATIONS.
12. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
13. ALL EXISTING 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 SL 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 COMPACTON SHALL BE COMPLETED IN ACCORDANCE WITH THE "GEO-TECHNICAL ENGINEERING INVESTIGATION" PREPARED BY ATC GROUP SERVICES LLC, DATED MAY 11, 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 GEO-TECHNICAL REPORT FOR APPROVED FILL MATERIALS.
3. WHERE REMOVAL OF EXISTING MATERIAL AT GRADE IS ESTIMATED, 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. CONCRETE, OR OTHER PROHIBITED MATERIALS, SHALL BE REMOVED AND LAWFULLY DISPOSED 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 EROSION POLLUTION PREVENTION PLAN BACKLOG AND ASSOCIATED DOCUMENTS. IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES" AND A COPY SHALL BE KEPT ON-SITE AT ALL TIMES.
8. 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, SOODED, 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 ACCEPTATION 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 LEAVING AND ENTERING 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 578EN 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 4' 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 TREES 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 18 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 WATER TIGHTNESS 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 C78
 - B. GASKETS - ASTM C443
 - C. FITTINGS - ASTM C443
 - D. SMOOTH INTERIOR WALL AND HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 W/
 - E. WATER TIGHT JOINTS
 - F. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
 - G. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
 - H. BELL-AND-SPIGOT ENDS
 - I. ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
 - J. FRAME AND GRATINGS
 - K. TYPE 1 CLOSED LID = NEENAH R-1713
 - L. TYPE 1 OPEN LID = NEENAH R-2504
 - M. TYPE 3 = NEENAH R-3281-A
 - N. DITCH GRATE = NEENAH R-342
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 4 FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM SUBSET 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 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, 260 PSR 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 5 WITH A PRESSURE RATING OF 250 PSI.

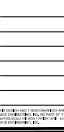
DEMOLITION:

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 WHOM 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 AND 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 106.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS".

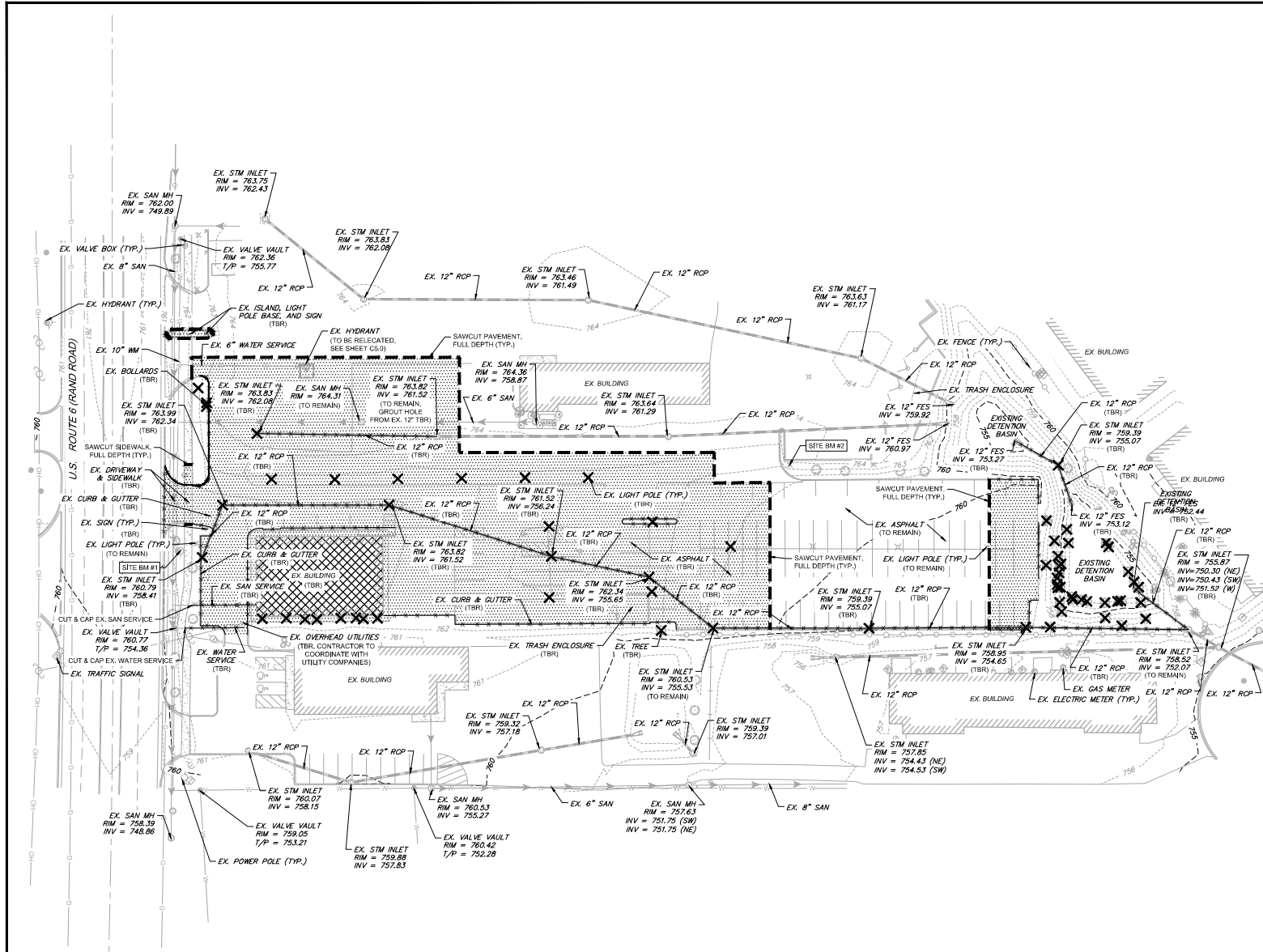
TRANSPORTATION DIVISION
T. 450.598.0007
WWW.CAGEVILL.COM



BELLE TIRE PALATINE
Attachment: EXHIBIT - Combined Plans 8-12-21 (2021-100 : Belle Tire - 2019 N. Rand Road and 2095 N.

PROJ NO: 21004
SWS / AMS / BPH
DATE: 06/28/2022
SHEET 11
GENERAL NOTES & SPECIFICATIONS

C.O.



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

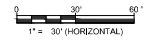
REFERENCE BENCHMARK: MGS MON, MD, A2397
MGS STEEL ROD LOCATED NEAR THE EAST FRONTAGE
ROAD OF SOUTHERN HIGHWAY 55, APPROXIMATELY 80 FEET
NORTH OF MODURY LANE AND EAST OF A CHALKLINE
SIGN, WITH A FIBERGLASS WITNESS POST.
ELEVATION: 721.66 DATUM: NAVD83-GEOD 128

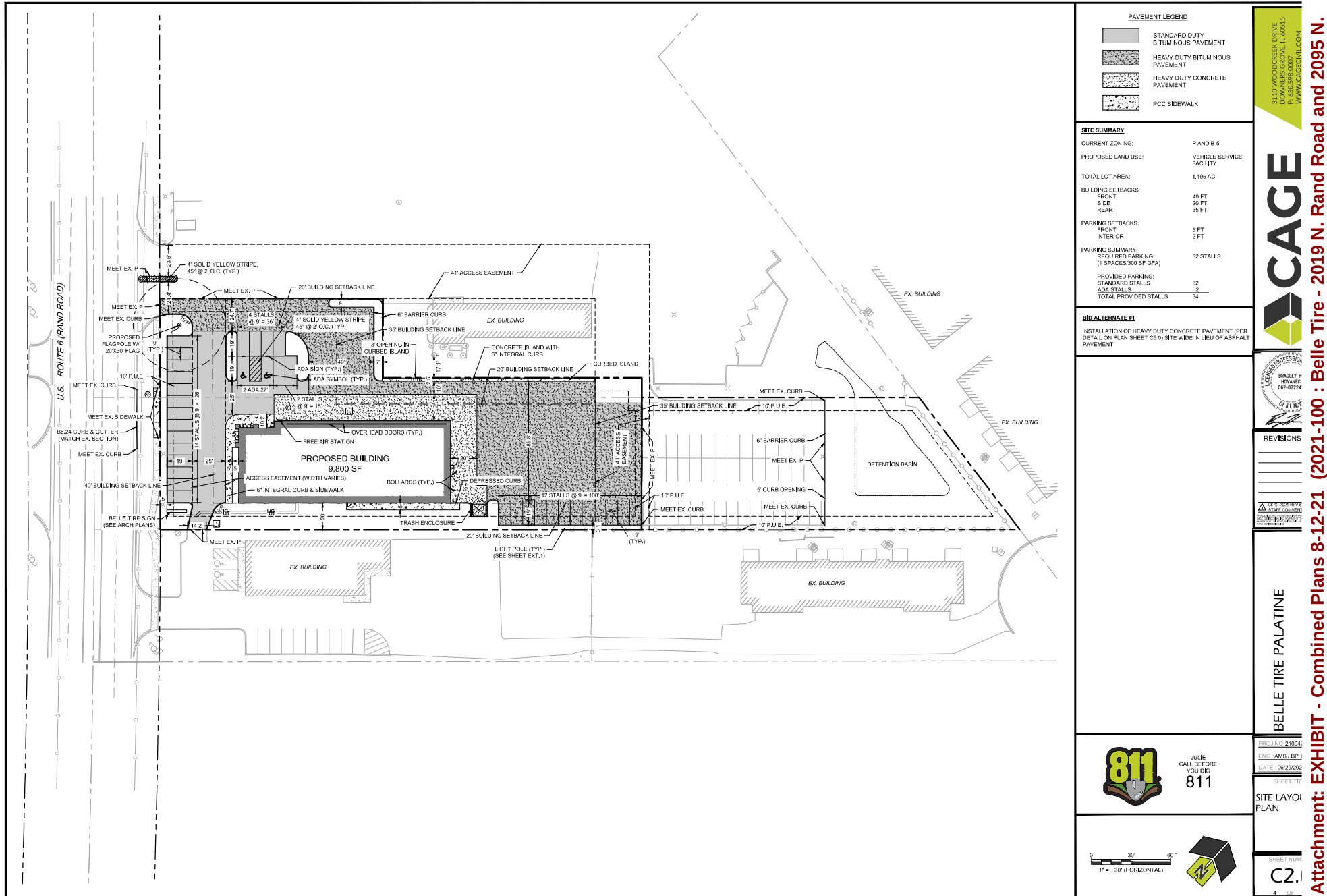
SITE BENCHMARK 1
GROSS CUT NORTH BOLT ON FIRE HYDRANT LOCATED IN
EASTERLY RIGHT OF WAY OF RAND ROAD IN FRONT OF
EXISTING SITE BUILDING, 2019 N RAND ROAD.
ELEVATION: 763.31 DATUM: NAVD83-GEOD 128

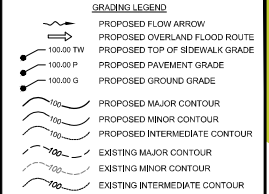
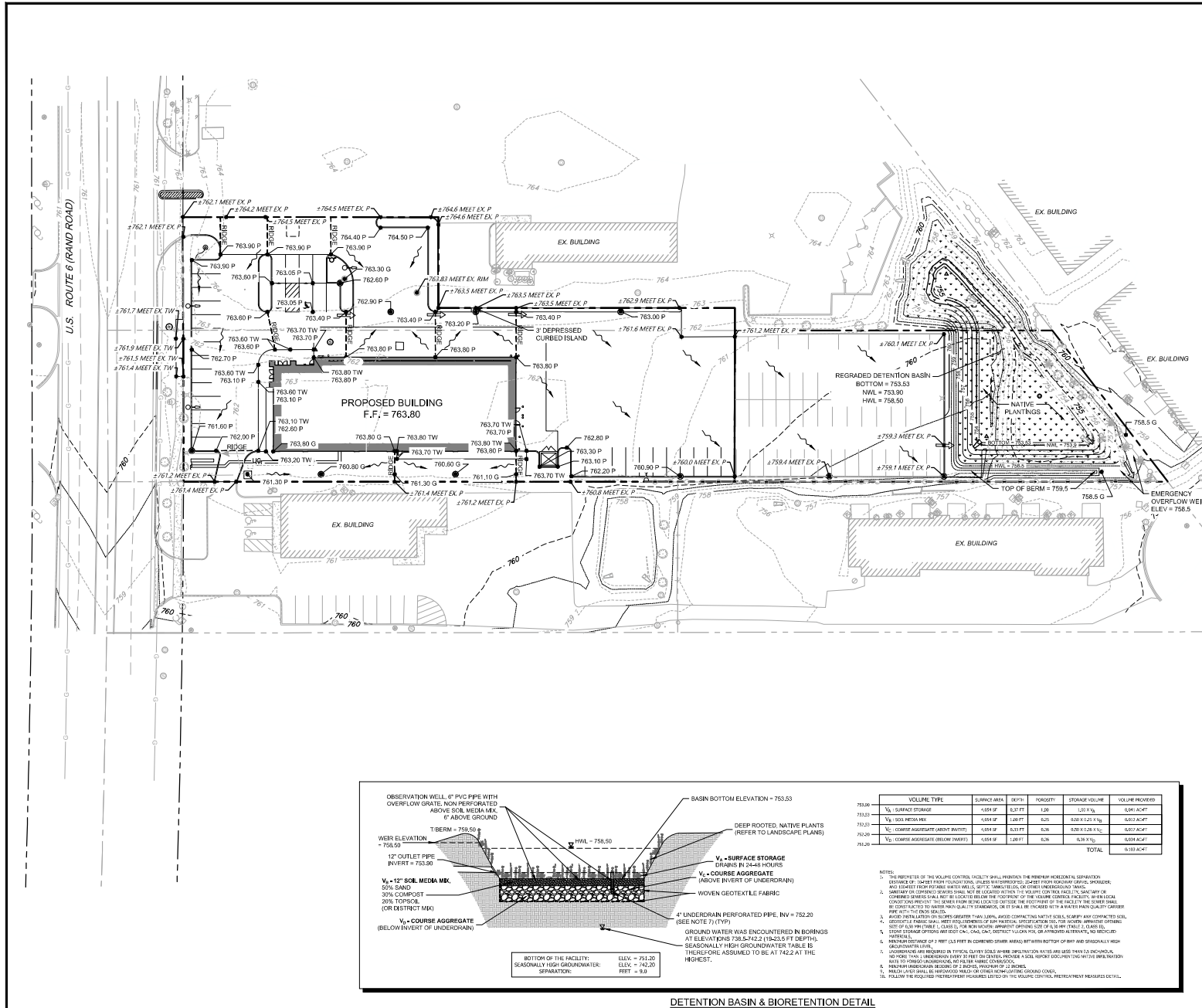
SITE BENCHMARK 2
SET CUT SQUARE ON WEST SIDE OF THE 2ND CONCRETE
LIGHT POLE BASE, LYING SOUTHWESTHERLY OF THE
NORTHERLY MOST PROPERTY CORNER OF SITE. LIGHT
POLE IS ALONG THE NORTHERLY PROPERTY LINE AND THE
LAST POLE IN GRASS ISLAND.
ELEVATION: 765.86 DATUM: NAVD83-GEOD 128



JULIE
CALL BEFORE
YOU DIG
811







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 SCHEDULE OF 0.35 ACRES. UPON COMPLETION OF THE MAINTENANCE SCHEDULE, IT WAS CALCULATED THAT 0.09 AC-FT OF VOLUME CONTROL STORAGE AND 0.14 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 DETENTION VOLUME, WHICH MEET MWRD REQUIREMENTS.

5110 WOODCREEK DRIVE
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REVISIONS



BELLE TIRE PALATINE

PROJ. NO. 21004
ENR. / AMS / BPH
DATE: 06/28/2022
SHEET 11

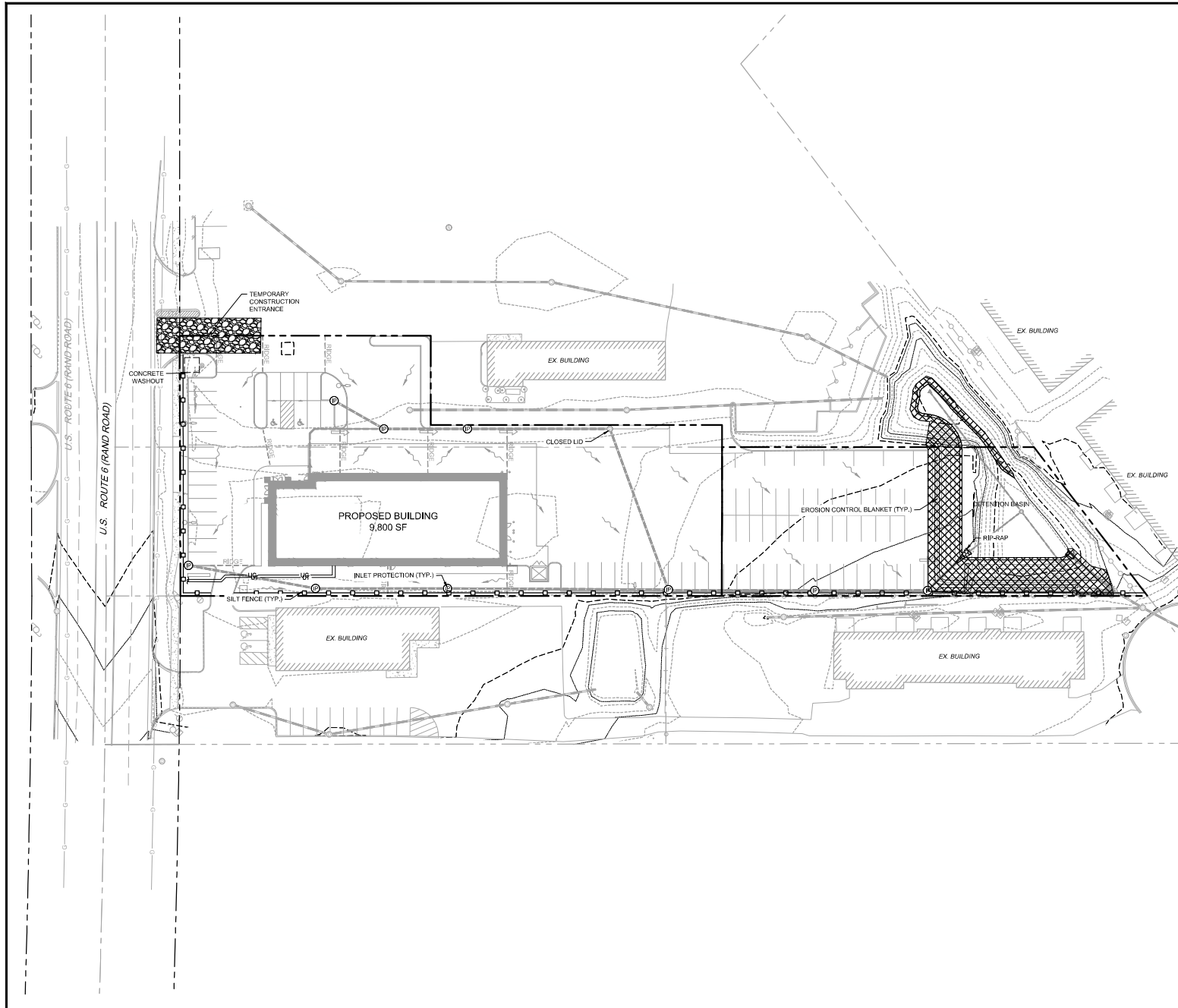
GRADING & SWM PLAN

SHEET NO.
C3.1



1" = 30' (HORIZONTAL)





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.

811 JULIE CALL BEFORE YOU DIG
811

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

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REGISTERED PROFESSIONAL
BRADLEY P. HOVANEK
062-07224
OF ILLINOIS

REVISIONS

NO.	DESCRIPTION

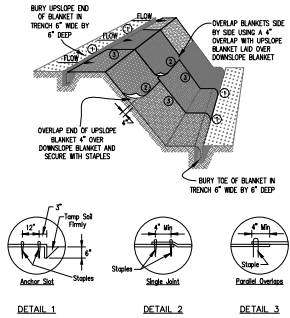
BELLE TIRE PALATINE

PROJ. NO. 21004
ENR. / AMS / BPH
DATE: 06/28/2023
SHEET 111

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO. 111
C4.1

Attachment: EXHIBIT - Combined Plans 8-12-21 (2021-100 : Belle Tire - 2019 N. Rand Road and 2095 N.



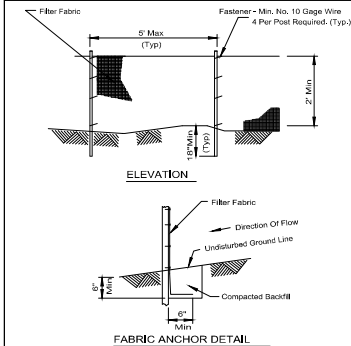
NOTES

1. Staples shall be placed in a diamond pattern of 2 per sq. ft. for stitched blankets. Non-stitched shall use 4 staples per sq. ft. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 sq. ft. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (Minimum staple length is 6\"
3. Erosion control material shall be placed in contact with the soil over a prepared subgrade.
4. All anchor stakes shall be staked at approximately 12\"

EROSION CONTROL
BLANKET INSTALLATION DETAILS

Scale: NOT TO SCALE

SILT FENCE PLAN



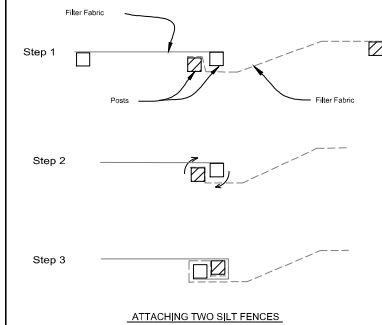
NOTES

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class 3, with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

SILT FENCE ELEVATION
FABRIC ANCHOR DETAIL

Scale: NOT TO SCALE

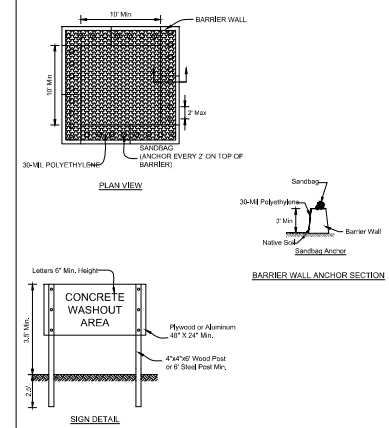
SILT FENCE - SPLICING TWO FENCES



1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6\"
4. Drive both posts a minimum of 10 inches into the ground and bury the flux.
5. Compact backfill (particularly at splices) completely to prevent stormwater seepage.

SILT FENCE - SPLICING TWO FENCES
ATTACHING TWO SILT FENCES

Scale: NOT TO SCALE



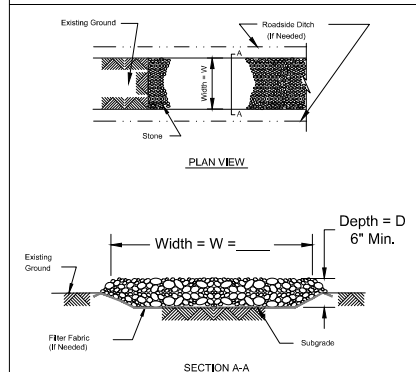
NOTES

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or debris and returning the facilities to a functional condition.
2. Facility shall be disassembled or reconstructed in a new area once washout becomes load-bearing full.

TEMPORARY CONCRETE
WASHOUT FACILITY - BARRIER WALL

Scale: NOT TO SCALE

CONSTRUCTION ROAD STABILIZATION



- NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class II, or IV and shall be placed over the prepared subgrade prior to the placing of rock.
 2. Stone shall meet one of the following DOT coarse aggregate gradations, CA-1, CA-2, CA-3, or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
 3. Minimum width is 14 feet for on-ramp traffic and 20 feet for highway traffic. Two-way traffic widths shall be increased a minimum of 4 feet for truck traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum width may be required.
 4. Roadway shall follow the contour of the natural terrain to the extent possible.

CONSTRUCTION ENTRANCE DETAIL

Scale: NOT TO SCALE

STONE RIP-RAP									
TYPE	QUALITY	FUNCTION	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM	MINIMUM
DESIGNER	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
12	B	3	12"	12"	12"	12"	12"	12"	12"
15	B	3	14"	14"	14"	14"	14"	14"	14"
21	B	4	18"	18"	18"	18"	18"	18"	18"
24	B	4	20"	20"	20"	20"	20"	20"	20"
30	B	4	22"	22"	22"	22"	22"	22"	22"
36	B	5	24"	24"	24"	24"	24"	24"	24"
42	B	5	26"	26"	26"	26"	26"	26"	26"
48	B	6	28"	28"	28"	28"	28"	28"	28"
54	B	6	32"	32"	32"	32"	32"	32"	32"
60	B	6	36"	36"	36"	36"	36"	36"	36"
72	B	6	44"	44"	44"	44"	44"	44"	44"

- NOTE:
1. FOR TYPE 12-24 AND LARGER A SPECIAL DESIGN OF RIP-RAP OR APPROX. B IS REQUIRED.
 2. GRADATION REFER TO U.S. SPECIFICATIONS AND STANDARDS.

STONE RIP-RAP DETAIL

Scale: NOT TO SCALE

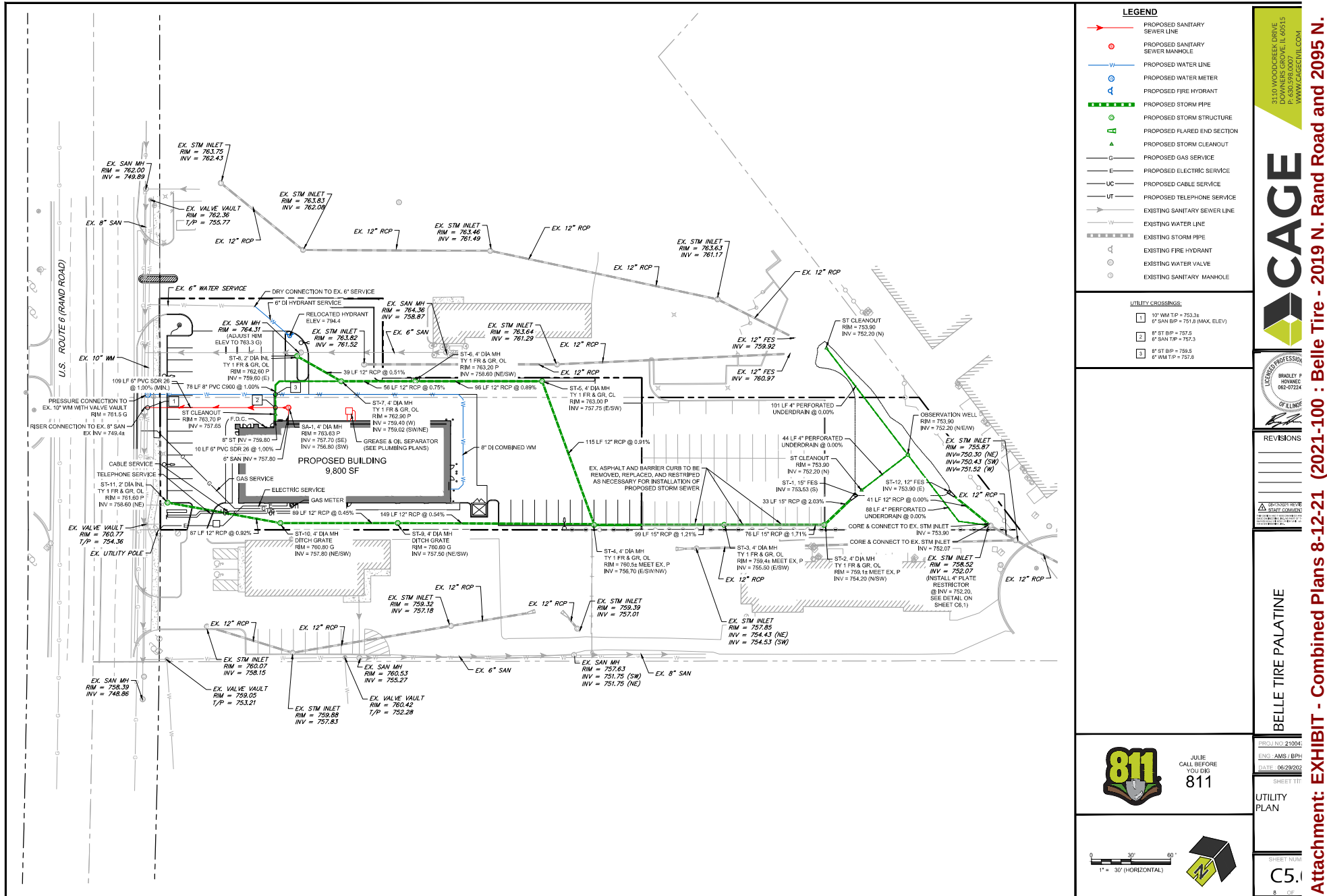
FLEXFORM CATCHIT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING

FLEXFORM CATCHIT FILTERS FOR TEMPORARY INLET PROTECTION									
SLURRY Standard	Model	Material	Size	Weight	Volume	Flow Rate	Flow Rate	Flow Rate	Flow Rate
1	1713	1713	1713	1713	1713	1713	1713	1713	1713
2	1713	1713	1713	1713	1713	1713	1713	1713	1713
3	1713	1713	1713	1713	1713	1713	1713	1713	1713
4	1713	1713	1713	1713	1713	1713	1713	1713	1713
5	1713	1713	1713	1713	1713	1713	1713	1713	1713
6	1713	1713	1713	1713	1713	1713	1713	1713	1713
7	1713	1713	1713	1713	1713	1713	1713	1713	1713
8	1713	1713	1713	1713	1713	1713	1713	1713	1713
9	1713	1713	1713	1713	1713	1713	1713	1713	1713
10	1713	1713	1713	1713	1713	1713	1713	1713	1713
11	1713	1713	1713	1713	1713	1713	1713	1713	1713
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15	1713	1713	1713	1713	1713	1713	1713	1713	1713
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31	1713	1713	1713	1713	1713	1713	1713	1713	1713

Scale: NOT TO SCALE

CONSTRUCTION ENTRANCE DETAIL

Scale: NOT TO SCALE



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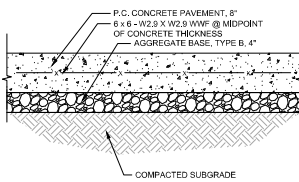
REGISTERED PROFESSIONAL
BRADLEY P. HANNA
062-07224

REVISIONS

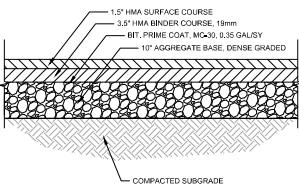
DO NOT WRITE
IN THESE SPACES

BELLE TIRE PALATINE

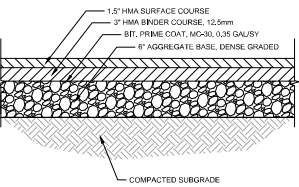
Attachment: EXHIBIT - Combined Plans 8-12-21 (2021-100 : Belle Tire - 2019 N. Rand Road and 2095 N.



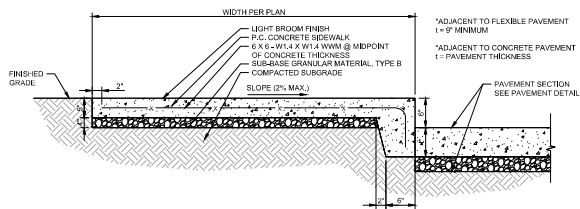
 HEAVY DUTY CONCRETE PAVEMENT DETAIL
Scale: NOT TO SCALE



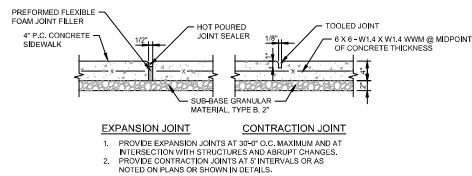
 **HEAVY DUTY ASPHALT PAVEMENT DETAIL**
Scale: NOT TO SCALE



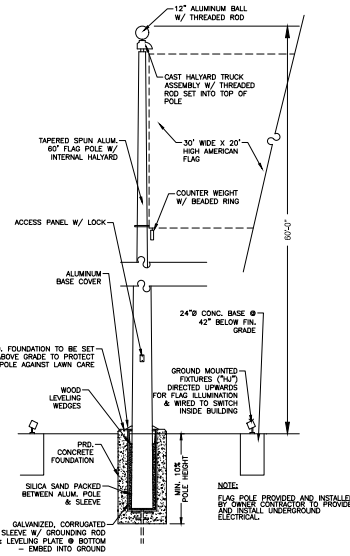
 STANDARD DUTY ASPHALT PAVEMENT DETAIL
Scale: NOT TO SCALE



 **CONCRETE SIDEWALK DETAIL**
Scale: NOT TO SCALE

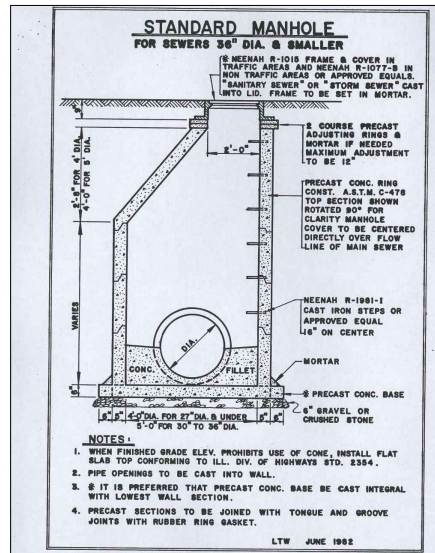


 **SIDEWALK JOINTS DETAIL**
Scale: NOT TO SCALE

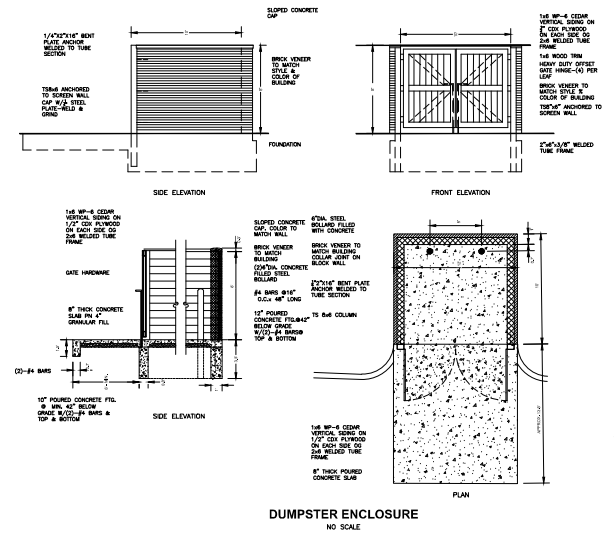


FLAG POLE DETAIL (BY OWNER)
NO SCALE

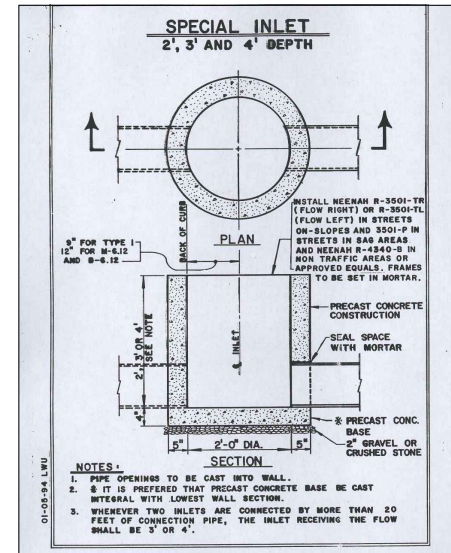
 **FLAG POLE DETAIL**
Scale: NOT TO SCALE



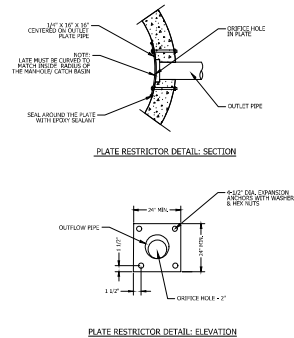
 STANDARD MANHOLE DETAIL
Scale: NOT TO SCALE



 **DUMPSTER ENCLOSURE DETAIL**
Scale: NOT TO SCALE



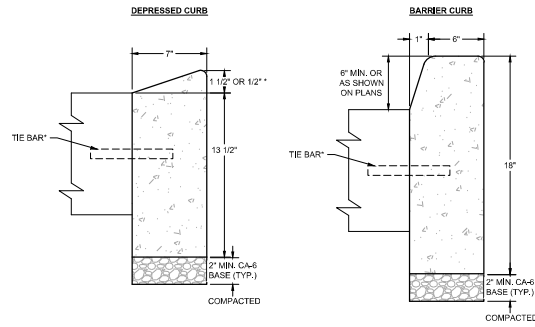
 **SPECIAL INLET DETAIL**
Scale: NOT TO SCALE



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

PLATE RESTRICTOR DETAIL

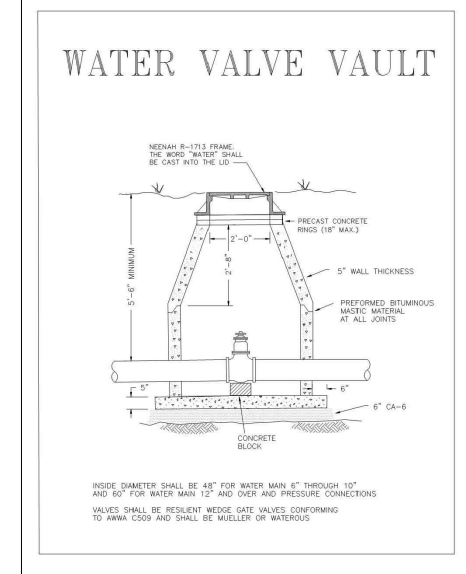
Scale: NOT TO SCALE



* 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.

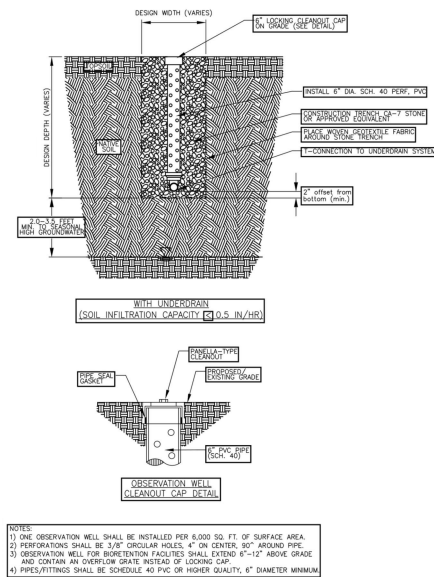
BARRIER CURB DETAIL

Scale: NOT TO SCALE



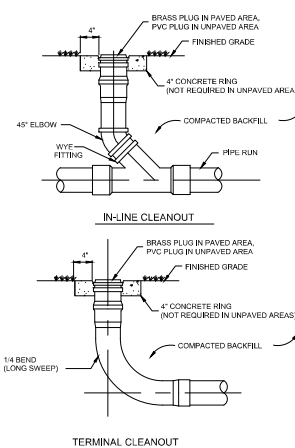
VALVE VAULT DETAIL

Scale: NOT TO SCALE



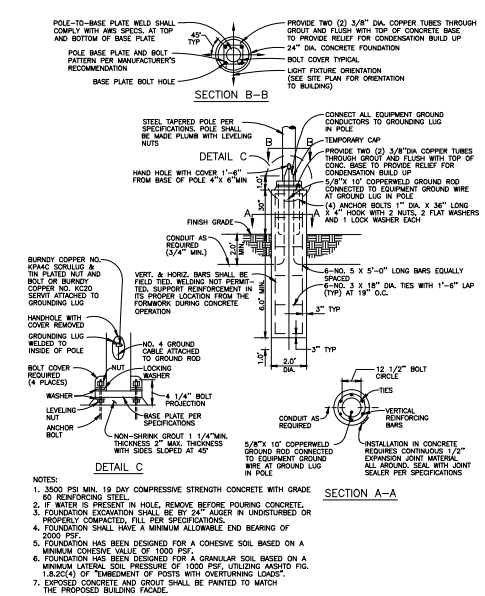
OBSERVATION WELL DETAIL

Scale: NOT TO SCALE



CLEANOUT DETAIL

Scale: NOT TO SCALE



LIGHT POLE BASE DETAIL

Scale: NOT TO SCALE

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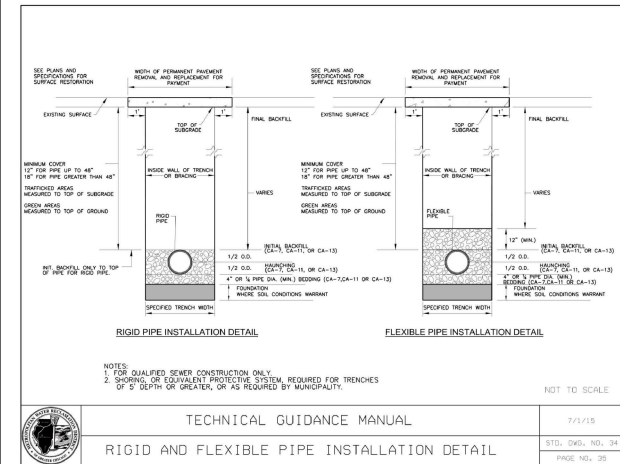
BELLE TIRE PALATINE

PROJ. NO. 21004
BNS / AMS / BPH
DATE: 06/28/202
SHEET 11

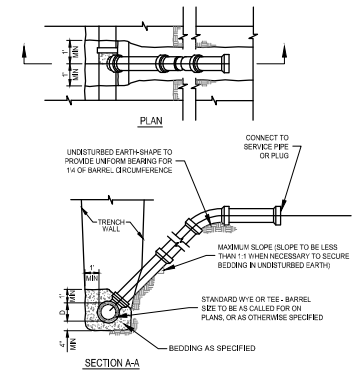
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DETAILS

SHEET NO.
C6.
10 - 08

Attachment: EXHIBIT - Combined Plans 8-12-21 (2021-100 : Belle Tire - 2019 N. Rand Road and 2095 N.



RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL
 Scale: NOT TO SCALE



SANITARY SEWER RISER CONNECTION DETAIL
 Scale: NOT TO SCALE

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DO NOT WRITE
 IN THESE SPACES

BELLE TIRE PALATINE

PROJ. NO. 21004

ENGS. AMS / BPH

DATE: 06/28/202

SHEET 11

CONSTRUCT

DETAILS

SHEET NO.

C6.

11

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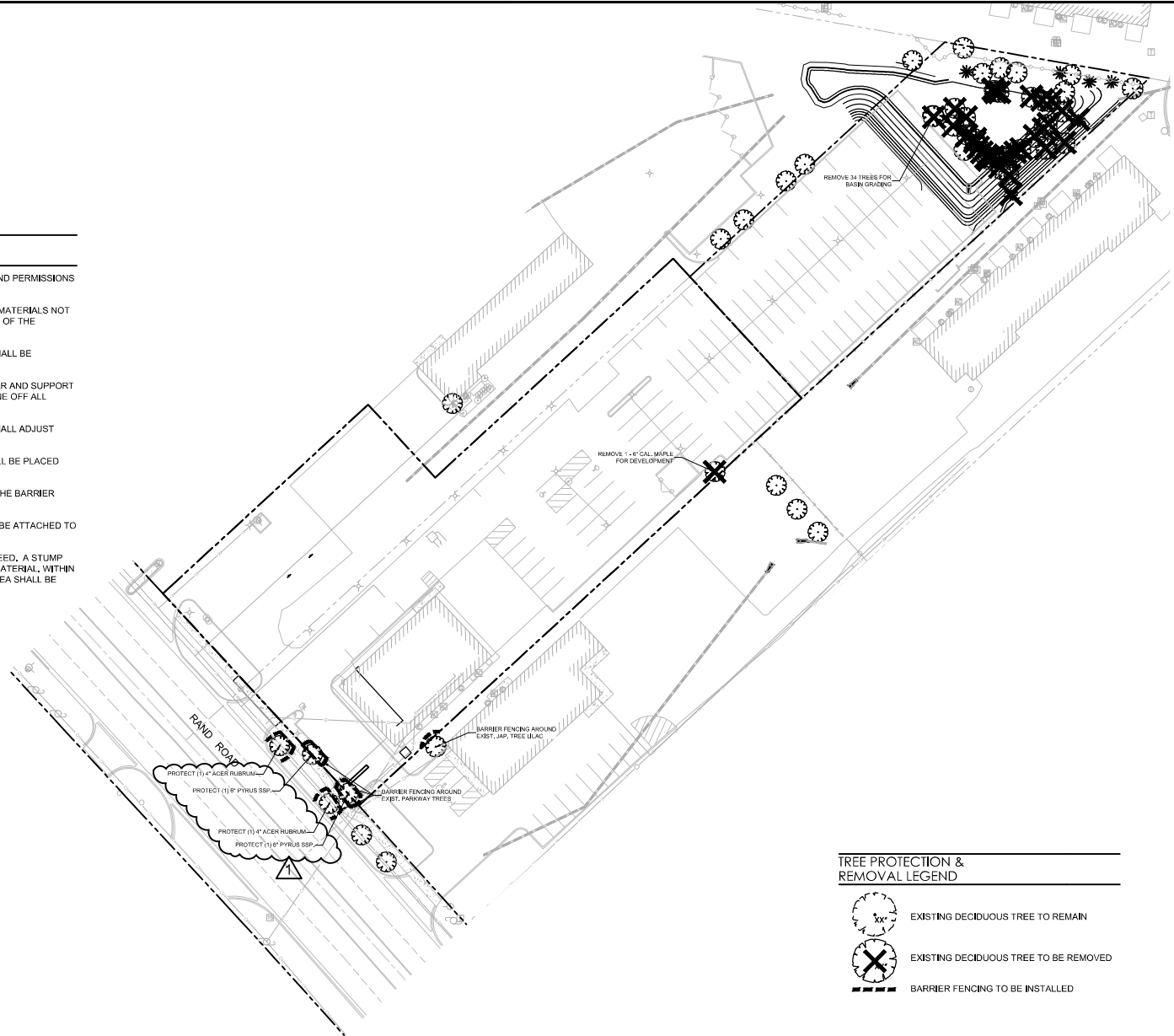


TREE PROTECTION & REMOVAL NOTES

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 REMOVED. 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 COMPLEMENTED WITH ADDITIONAL PLANTINGS. NO REMOVALS ON SITE.



TREE PROTECTION & REMOVAL LEGEND



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'

1 TREE REMOVAL & PROTECTION PLAN

310 WOODCREEK DRIVE
BELLE TIRE PALATINE, IL 60010
P. 815.698.0007
WWW.CAGEBTRM.COM



REVISIONS



BELLE TIRE PALATINE

PROJ NO: 21082

ENG: LCG

DATE: 06/29/2020

SHEET 111

TREE PROTEC

REMOVAL PL

SHEET NUM

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OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (2021-100 : Belle Tire - 2019 N. Rand Road and 2095 N.

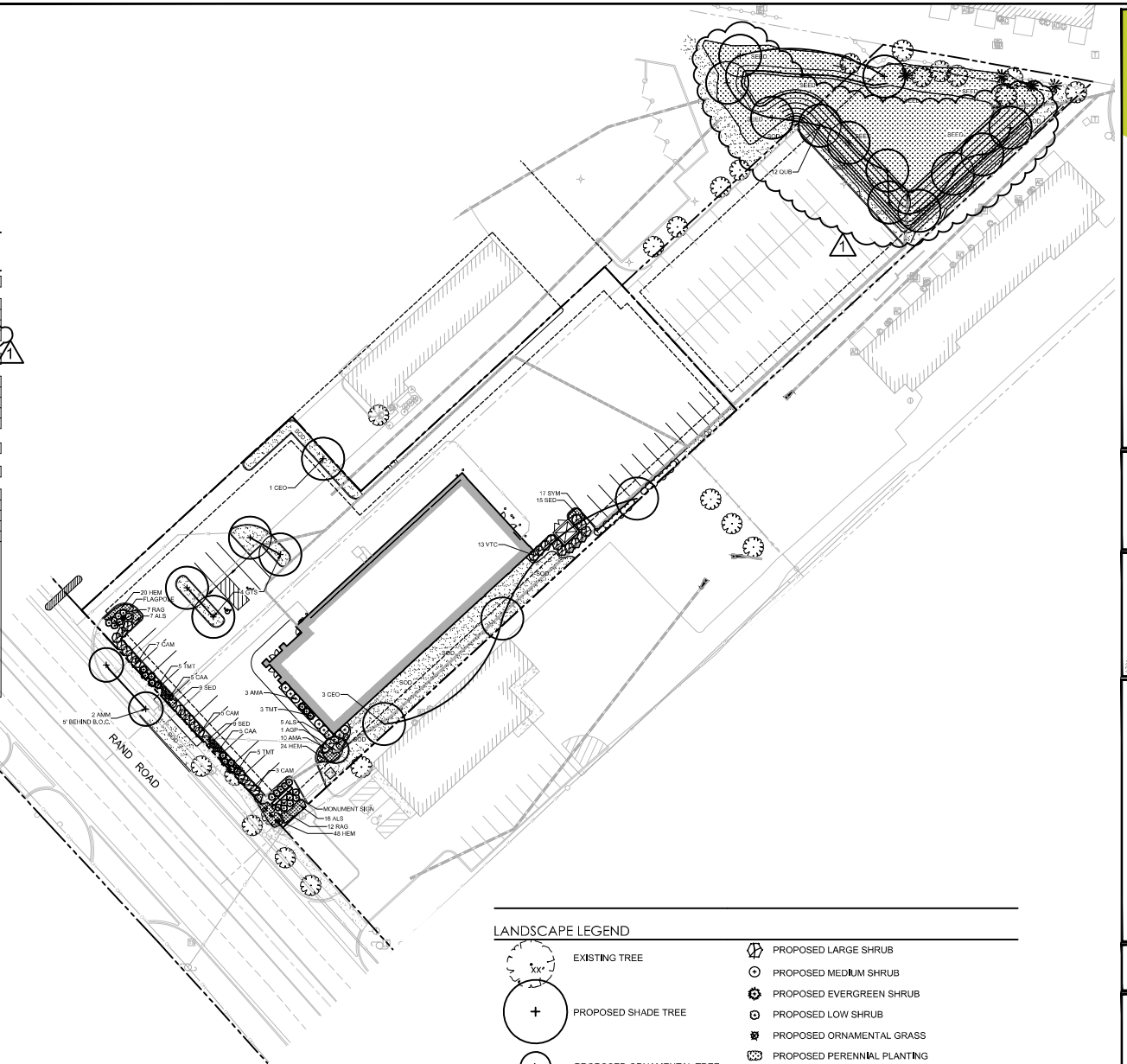
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Illustration
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ph. 773.697.4388
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PLANT LIST

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
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	
GROUND COVER / 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.
SED	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.					
<u>Wildflowers</u>					
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,					
<u>Grasses / Sedges</u>					
Sideoats Grama, Little Bluestem, Prairie Dropseed, Fox Sedge,					



LANDSCAPE LEGEND

- | | | | |
|--|--------------------------|--|-----------------------------|
| | EXISTING TREE | | PROPOSED LARGE SHRUB |
| | PROPOSED SHADE TREE | | PROPOSED MEDIUM SHRUB |
| | PROPOSED ORNAMENTAL TREE | | 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

2119 WOODCREAK CIRCLE
DOWNERS GROVE, IL 60515
P. 848.984.0007
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REVISIONS

NO.	DATE	DESCRIPTION
1	06/28/2022	ISSUED FOR PERMIT

BELLE TIRE PALATINE

PROJ. NO. 210621
ENG. J. LCG
DATE: 06/28/2022
SHEET 111

LANDSCAPE
SHEET NUM
111
OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (2021-100 : Belle Tire - 2019 N. Rand Road and 2095 N.

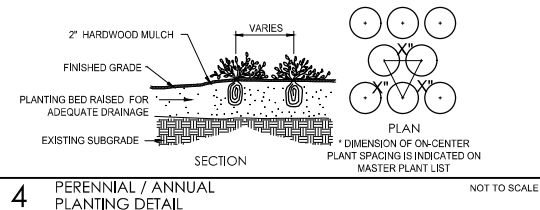
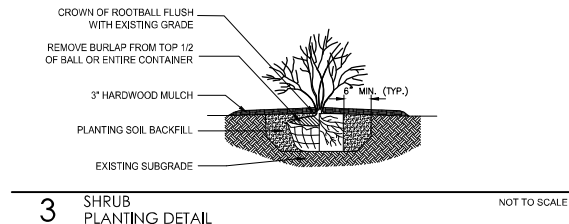
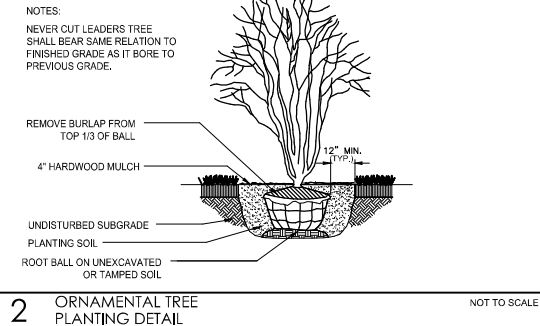
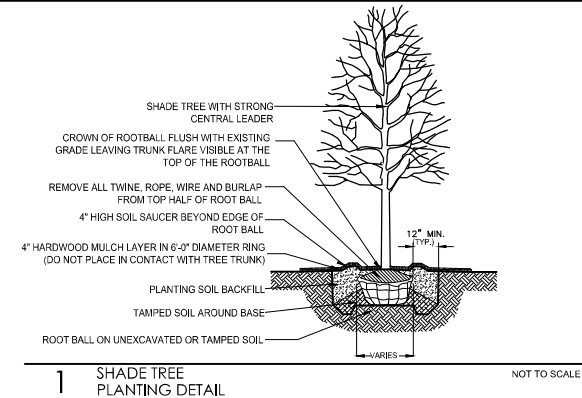
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LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS.
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF PALATINE LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- 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 260.1-1996) 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.
- 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.
- SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- 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 FINE GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- 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.
- NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
- 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.
- 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 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.
- SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDING 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 1,000 SF.
- 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.



2110 WOODCREEK DRIVE
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REVISIONS

BELLE TIRE PALATINE

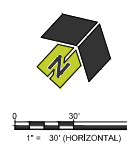
PROJ. NO. 210621
ENG. J. CG
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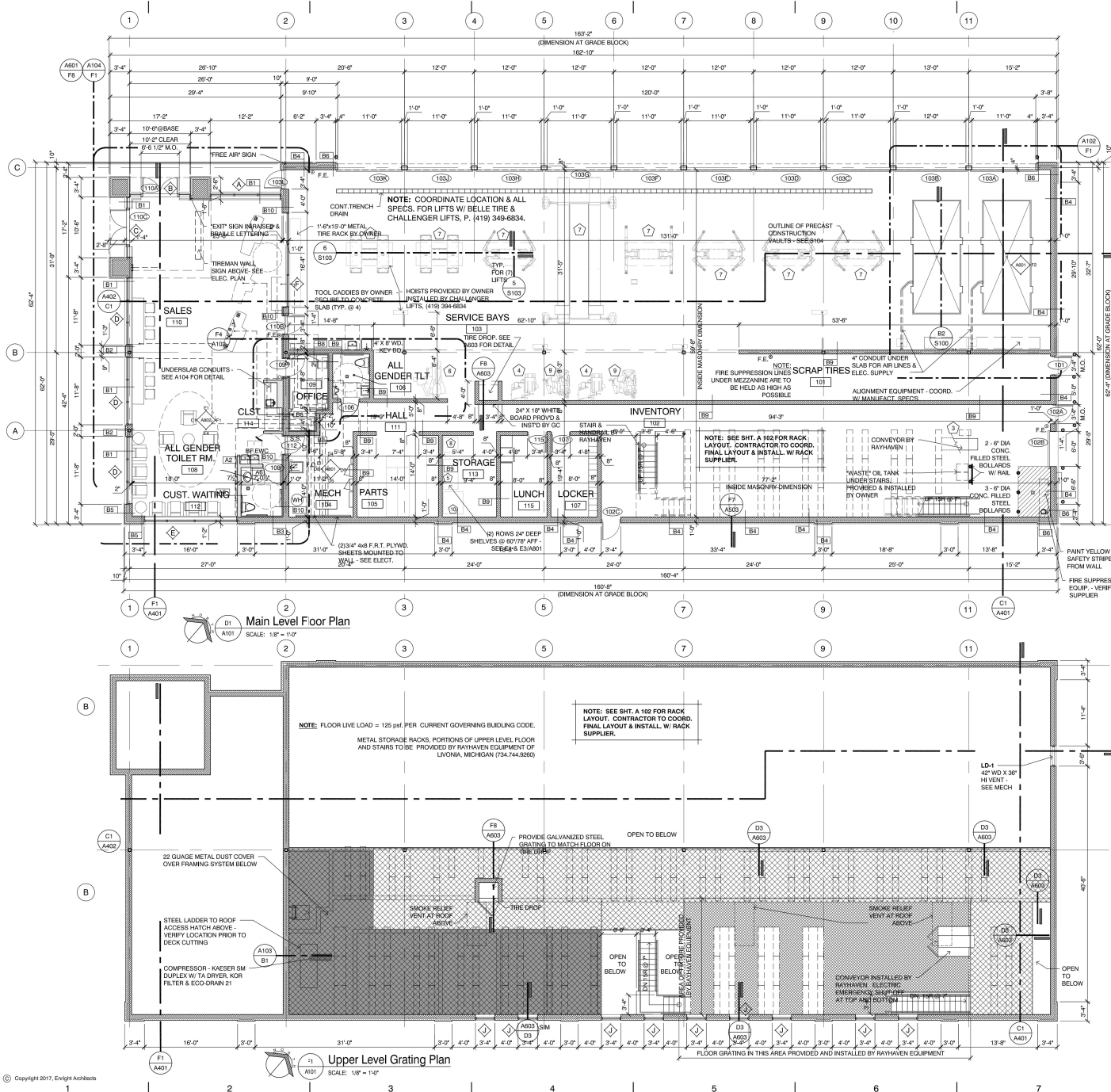
LANDSCAPE
DETAILS & N
SHEET NO.
111
OF

Attachment: EXHIBIT - Combined Plans 8-12-21 (2021-100 : Belle Tire - 2019 N. Rand Road and 2095 N.

[illegible]

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





Equipment List (By Owner)

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

NOTES:

1. CONVEYOR SHALL BE MANUFACTURED, INSTALLED & GUARANTEED IN ACCORDANCE WITH THE REQUIREMENTS OF ASME B30.1.
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 RAYHAYVEN 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 ELEVATOR SET BY THE 2015 INTERNATIONAL BUILDING CODE.
8. ALL SIGNAGE, INTERIOR AND/OR EXTERIOR, SHALL CONFORM WITH THE RELEASE ORIGINATOR.
9. ALL OPERABLE PARTS SHALL COMPLY WITH SECTION 309 ICC/ANSI AND IBC 2015 (1108.13).
10. ALL AUDIBLE DEVICES COMPLY WITH IBC 2015 (1004.2).
11. ALARMS SHALL MEET THE REQUIREMENTS SET FORTH IN THE ICC/ANSI A117.1 SECTION 705.
12. VISUAL & AUDIBLE ALARMS SHALL MEET THE REQUIREMENTS SET FORTH IN IBC 2015 (907.5.1, 1) (907.5.2).
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 NONDAMAGED GASES AND IS NOT DESIGNED TO ACCOMMODATE SUCH VEHICLES.
17. AUTOMATIC FIRE SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED TO THE VILLAGE OF PALATINE, BY THE CONTRACTOR AND MEET NFPA 13.
18. FACILITIES AND ELEMENTS IDENTIFIED TO BE ACCESSIBLE SHALL USE THE INTERNATIONAL SYMBOL FOR THE FRONT ENTRY.

WALL TYPES

TYPE	DETAIL	DESCRIPTION	REMARKS
A1	(A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)		



Christopher Enright
A PROFESSIONAL CORPORATION

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Royal Oak, MI 48067
TEL: 248.339.9395
cennright@enrightarchitects.com

Consent

Project

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

Sheet

Floor Plan

Issued for

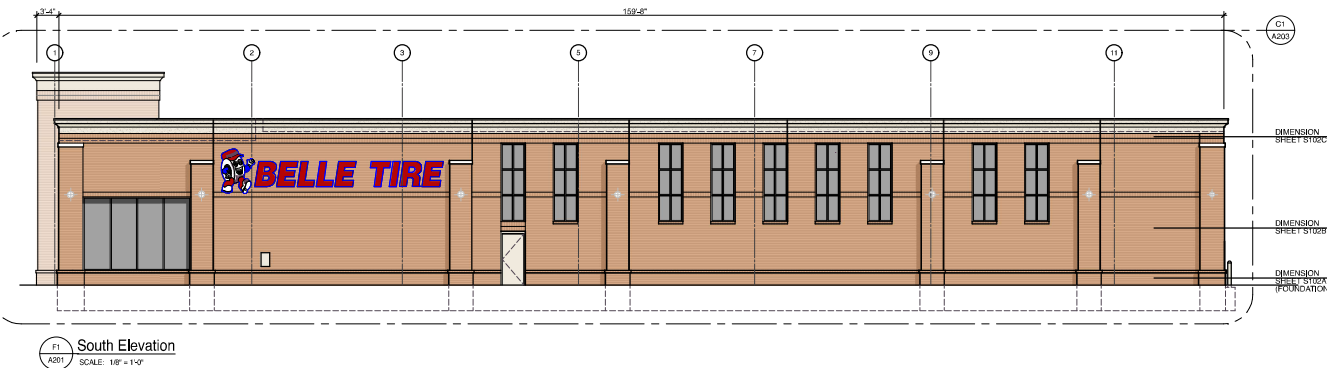
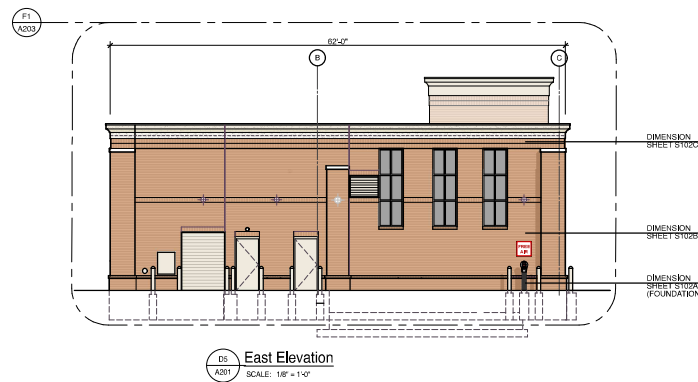
Village Submittal

Project Number

21-130

Sheet Number

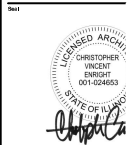
A101



MATERIALS:

MARK	MATERIAL	DESCRIPTION
EIFS-1	EIFS	STO-STUCCO 1.0 MOONLIGHT SAND 1061-164
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLENKERRY BRICK CO.
GB-1	GLAZED BLOCK	TRENNYTH 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. PROMOTE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURACAST 8 FIBRE SNAP-ON METAL PARCOA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECTS APPROVAL
P-1	PAINT	#233 GUNN COO GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7566 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GREYHAWKER RED - PRATT & LAMBERT
P-3	PAINT	PANT 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 5-1-15.



Christopher Enright
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DATE: 8/11/21

PROJECT:

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

DATE:

Building Eleva

ISSUED BY:

Village Submittal

Village Dis-Submittal

PROJECT:

21-130

DATE:

A201



CHRISTOPHER ENRIGHT A
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CONCLUSION

Project

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

500

Building Eleva 

E7
A203

MATERIALS:

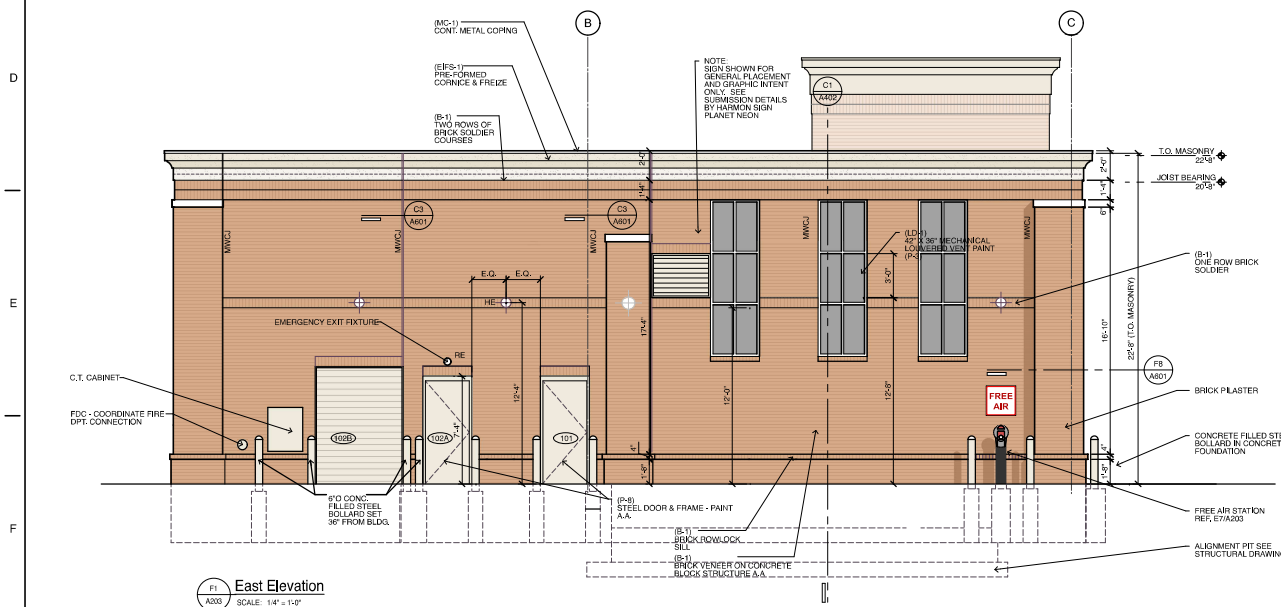
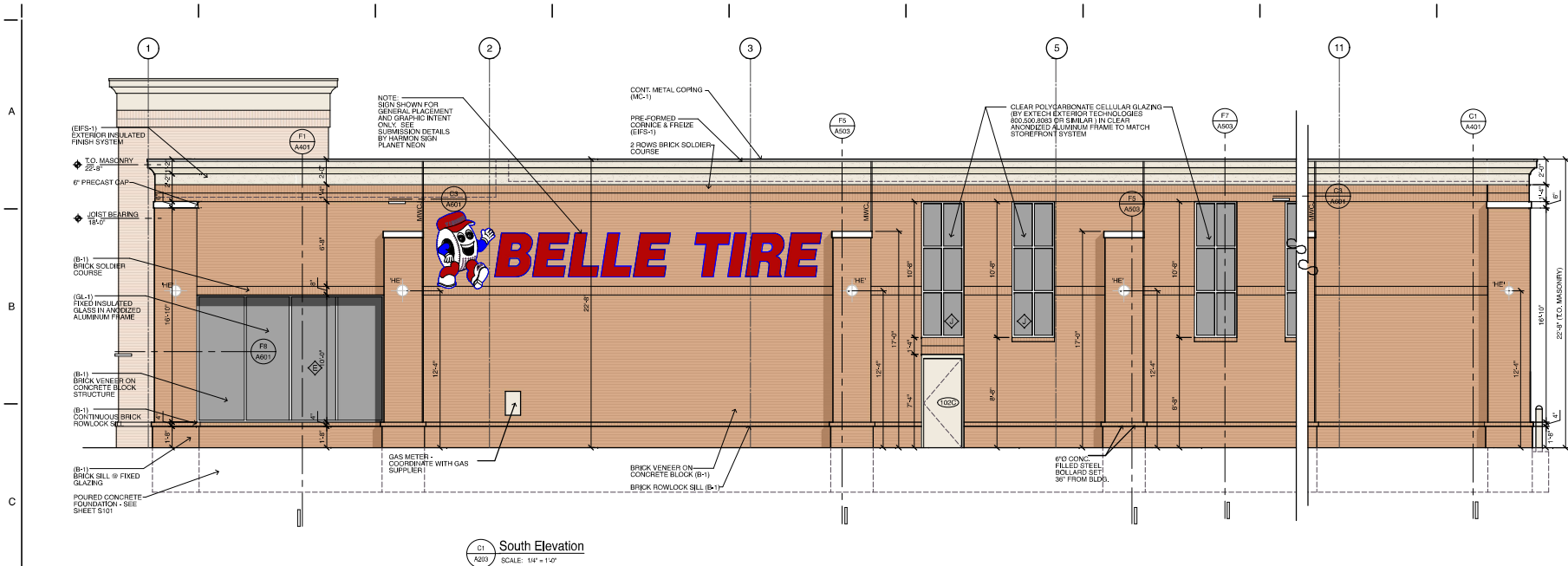
MAIN	MATERIAL	DESCRIPTION
B1-S	ELF-S	STOUT/ST 1/2 MOONLIGHT SAND 1091-164
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLENNERY BRICK CO.
GB-1	GLAZED GLAZED	TRENWATH ASTRA-GLAZED-SB + SERIES COLORED - HESTINE RED
GL	GLAZING GLAZING SYSTEM	GLAZING - HANCOCK SUPER-60 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS, IN CLEAR ANCHORED PASTES SYSTEM SERIES 20 BY TURELITE CORP. PROVIDE TEMPERED GLASS IF REQUIRED
MC-1	COPING	DURACAST - 5/8" SLAB ON-METAL PASCIA + NYSTAT FISH CO. TO MATCH EPS
B-13	COPING	PRE-CAST CONCRETE STONE - BUFF, SUMMIT 3/4" EPS FOR EFFECTS APPEARANCE #2333 COLORED GRAY - INDUSTRIAL ENAMEL PRATT & LAMBERT MATTERS SHERWIN WILLIAMS
P-2	PANT	GREY/NEUTRAL
P-2	PANT	PRATT & LAMBERT
P-2	PANT	PAINT TO MATCH EPS
P-4	PANT	DRYFALL - BRILLIANT WHITE
P-4	PANT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-5	PANT	BLACK - GLOSS - ALL MANUFACTURERS
P-5	PANT	HC-75 MARVELLOUS BROWN

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

Project
Number
21-130

Sheet Number

A203





Christopher Vincent
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DATE: 08/11/21

PROJECT:

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

DATE:

Dumpster

ISSUED BY:

Village Submittal

PROJECT NUMBER:

21-130

DRAWN BY:

A204

DATE:

08/11/21

PROJECT:

21-130

DRAWN BY:

A204

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PROJECT:

21-130



View From West



View From South



CHRISTOPHER VINCENT
A PROFESSIONAL CORPORATION

628 Parent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.5595
cvincent@enrightarchitects.com

DATE: MAY

Project
Belle Tire
Palatine, IL
XXXX North Rand Road
Palatine IL 60074

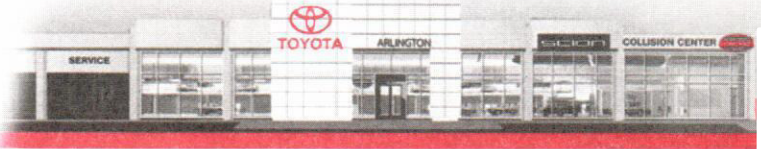
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Renderings

Issued for
Village Submittal

Project
Sheet
21-130

Sheet Number
R101

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



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,

A handwritten signature in black ink that reads 'Gary Vicari'.

Gary Vicari

President

cc: Mark Raymond – Meltzer, Purtill and Stelle LLC

2095 N. Rand Road • Palatine, IL 60074 • Corner of Rand & Hicks Road

P: 847-485-1200 • ToyotaArlington.com • F: 847-485-1400

Packet Pg. 106

Attachment: EXHIBIT - AT Planned Development - narrative (2021-100 : Belle Tire - 2019 N. Rand Road and 2095 N. Rand Road - SUB, REZ.,

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 as 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.

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

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.

OWNER/CLIENT

BELLE TIRE
1000 ENTERPRISE DRIVE
ALLEN PARK, MICHIGAN

LEGEND

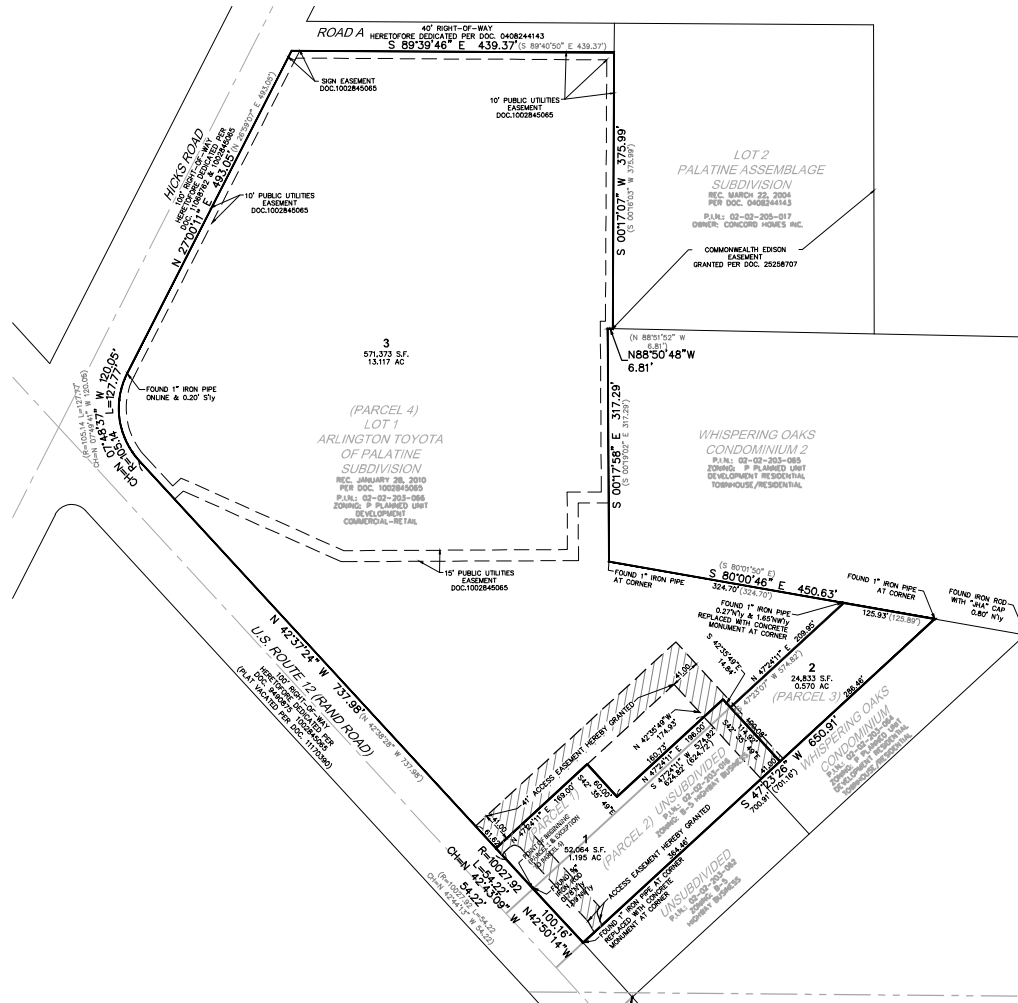
- = EX. BOUNDARY LINE
- = EX. LOT LINE
- - - = EX. EASEMENT LINE
- - - = EX. SETBACK LINE
- = PROP. LOT LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- = FOUND IRON ROD/PIPE
-  = ACCESS EASEMENT (HEREBY GRANTED)

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.

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



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.:

02-02-2023-016-0000 &
02-02-2023-016-0000

AREA TABLE

LOT 1: 52,064 SQUARE FEET (1.185 AC.)
LOT 2: 24,833 SQUARE FEET (0.570 AC.)
LOT 3: 27,473 SQUARE FEET (0.629 AC.)
TOTAL: 104,370 SQUARE FEET (2.384 AC.)

SEND NEXT TAX BILL TO:

(NAME)

(ADDRESS)

REVISIONS

ADD. ACCESS
REV. ACCESS

1	ADD. ACCESS
2	REV. ACCESS
3	
4	
5	
6	
7	
8	
9	
10	

BELLE TIRE SUBDIVISION
PALATINE, ILLINOIS

PROJNO: 21004

PM: SJP

DATE: 06/03/21

SCALE: 1" = 80'

SHEET NO.

1 OF

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), RADI (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 OBTAINABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"x24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS CHAINED 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 INTERIOR 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'

CURRENT P.I.N.:

02-02-203-016-0000 A
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/HEY DID SIGN AND FORTH 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: SECRETARY _____

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 PLAN 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 _____

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

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, INVITEES 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 SIGNALS AND SEWERS, 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 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 (C) OF "AN ACT IN RELATION TO CONDOMINIUMS", ILLINOIS REVISED STATUTES, 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 PLAT THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

ANTHONY GURLEY, 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 DRAINAGE WITHIN THE SUBDIVISION AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS PROPERTY IN SUCH CONCENTRATION AS TO CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

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

MATTHEW P. SCHMADDER
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NO. 062-062474
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. PHILLIPE, 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. PHILLIPE
PHILLIPS@CAGEVILL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2022



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY: SAMUEL J. PHILLIPE, 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 DESIGNATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES: 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 15027.92 SUBTENDING AN ARC 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 168.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 65.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 106.00 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 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 100.16 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 SOUTH 80 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.83 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 65.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 106.00 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 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 23 MINUTES 28 SECONDS WEST, 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 125.83 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 65.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 106.00 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 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 100.16 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 4:
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, 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 DESIGNATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES: 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 15027.92 SUBTENDING AN ARC 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 168.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 65.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 106.00 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 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 100.16 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 17021C0044J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE X. ZONE X IS DEFINED AS AREAS DESIGNATED 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 45 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____

FOR REVIEW

BY: SAMUEL J. PHILLIPE
PHILLIPS@CAGEVILL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2022

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.



330 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P-632-595-0007
WWW.CAGEVILL.COM



REVISIONS

NO.	DATE	DESCRIPTION

BELLE TIRE SUBDIVISION
PALATINE, ILLINOIS

DRAWING 21004

REV. SUP.

DATE: 06/03/21

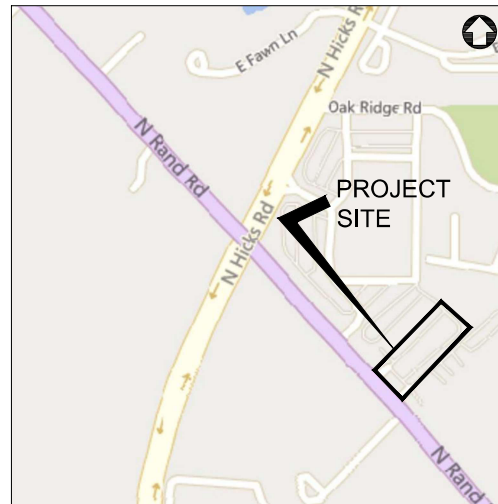
SCALE: N/A

SHEET N/A

3 OF

PROPOSED IMPROVEMENTS FOR BELLE TIRE PALATINE XXXX N. RAND ROAD

LOCATION MAP



SECTION 2, TOWNSHIP 42N , RANGE 10E

INDEX OF SHEETS

- C0.0 - SITE LOCATION MAP & CIVIL LEGEND
- C0.1 - GENERAL NOTES & SPECIFICATIONS
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- C3.0 - GRADING & SWM PLAN
- C4.0 - SOIL EROSION & SEDIMENT CONTROL PLAN
- C4.1 - SOIL EROSION & SEDIMENT CONTROL DETAILS
- C5.0 - UTILITY PLAN
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- 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

OWNER/DEVELOPER
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PHONE: 248.258.6485
CHRIS ENRIGHT, NCARB

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CHICAGO, IL 60647
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LARRY GLASSCOCK, P.L.A.

EXISTING LEGEND	PROPOSED LEGEND
EXISTING TREE	CURB & GUTTER
CURB & GUTTER	REVERSE PITCH CURB & GUTTER
EXISTING BUILDING	DEPRESSED CURB & GUTTER
PCC SIDEWALK	PROPOSED BUILDING
GAS SERVICE	PCC SIDEWALK
ELECTRIC SERVICE	STANDARD DUTY BITUMINOUS PAVEMENT
STORM SEWER	HEAVY DUTY BITUMINOUS PAVEMENT
SANITARY SEWER	HEAVY DUTY CONCRETE PAVEMENT
WATER MAIN	GAS SERVICE
CABLE LINE	ELECTRIC SERVICE
OVERHEAD UTILITY LINE	STORM SEWER
TELEPHONE LINE	SANITARY SEWER
FIBER OPTIC LINE	WATER MAIN
FENCE	FENCE
STORM STRUCTURE	STORM STRUCTURE
SANITARY MANHOLE	DOWNSPOUT CONNECTION
CLEANOUT	SANITARY MANHOLE
VALVE VAULT	CLEANOUT
VALVE BOX	VALVE VAULT
HYDRANT	VALVE BOX
GAS METER	HYDRANT
ELECTRIC METER	GAS METER
PARKING LOT LIGHT	ELECTRIC METER
UTILITY POLE	PARKING LOT LIGHT
GUY WIRE	UTILITY POLE
TRANSFORMER	GUY WIRE
FIBER OPTIC BOX	TRANSFORMER
CABLE PEDESTAL	FIBER OPTIC BOX
PHONE PEDESTAL	CABLE PEDESTAL
ELECTRIC PEDESTAL	PHONE PEDESTAL
MAJOR CONTOUR	ELECTRIC PEDESTAL
MINOR CONTOUR	MAJOR CONTOUR
	MINOR CONTOUR

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CAGE

REGISTERED PROFESSIONAL
BRADLEY P. HOVANEC
062-07224
OF ILLINOIS

REVISIONS

BELLE TIRE PALATINE

PROJECT NO. 21004
ENG. / AMS / BPH
DATE: 06/28/2022
SHEET 11

SITE
LOCATION
MAP & CIV
LEGEND

SHEET NO.
C0.1

Attachment: Final 9-8-21 Plan Commission materials (2021-100 : Belle Tire - 2019 N. Rand Road and 2095

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 (HEREINAFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED APRIL 1, 2016 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 100.01, 105.08, 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 PILLS, 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 PROJECT OR CONFLICT WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONSTRUCTION PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION REPORTED 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 OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE PUBLIC ENGINEERS OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADES SHALL CONFORM TO THE APPROPRIATE APPLICATIONS IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE PUBLIC 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 ON-SITE AND OFF-SITE, 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.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.P.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONSTRUCTION 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 WARNING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-APPLY 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, WORKSMANSHIP OR NON-ADHERENCE 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-FLOORED 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 SURFACE.
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 OR INSTALLING ANY PUBLIC SEWER OR WATER MAIN.
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 JLLC1, TELEPHONE NUMBER 1-800-882-2135, 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 IDENTIFIED 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 BEDDING 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 EXISTING 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 9' 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 SL 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. THE ARCHITECTURAL PLANS SHOW 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 COMPACTON SHALL BE COMPLETED IN ACCORDANCE WITH THE "GEO-TECHNICAL ENGINEERING INVESTIGATION" PREPARED BY ATC GROUP SERVICES LLC, DATED MAY 11, 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 GEO-TECHNICAL REPORT FOR APPROVED FILL MATERIALS.
3. WHERE FIRM FOUNDATION MATERIAL IS NOT AVAILABLE 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 ON 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 EROSION POLLUTION PREVENTION PLAN BACKLOG AND ASSOCIATED DOCUMENTS. IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES" AND A COPY SHALL BE KEPT ON-SITE AT ALL TIMES.
8. 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, SOODED, 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 ACCEPTATION 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 LEAVING AND ENTERING THE SITE MAINTAIN CLEAN TIRE. 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 578EN 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 4' 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 TREES 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 18 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 WATER TIGHTNESS 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 C78
 - B. GASKETS - ASTM C443
 - C. FITTINGS - ASTM C443
 - D. SMOOTH INTERIOR WALL AND HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 W/
 - E. WATER TIGHT JOINTS
 - F. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
 - G. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
 - H. BELL-AND-SPIGOT ENDS
 - I. ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
 - J. FRAME AND GRATES
 - K. TYPE 1 CLOSED LID = NEEHAR R-1713
 - L. TYPE 1 OPEN LID = NEEHAR R-2504
 - M. TYPE 3 = NEEHAR R-3281-A
 - N. DITCH GRATE = NEEHAR R-342
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 SUBSET 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 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, 260 PSR 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 5 WITH A PRESSURE RATING OF 250 PSI.

DEMOLITION:

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 WHOM 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 AND 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 106.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS".

TRANSPORTATION DIVISION
DOWNERS GROVE, ILLINOIS
P: 630.598.0007
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REVISIONS

NO.	DESCRIPTION

PROJECT NO. 21004
SWS / AMS / BPN
DATE: 06/28/2023
SHEET 11

GENERAL NOTES & SPECIFICATIONS

SCALE: 1" = 10'

DATE: 06/28/2023

PROJECT NO. 21004

SWS / AMS / BPN

DATE: 06/28/2023

SHEET 11

GENERAL NOTES & SPECIFICATIONS

SCALE: 1" = 10'

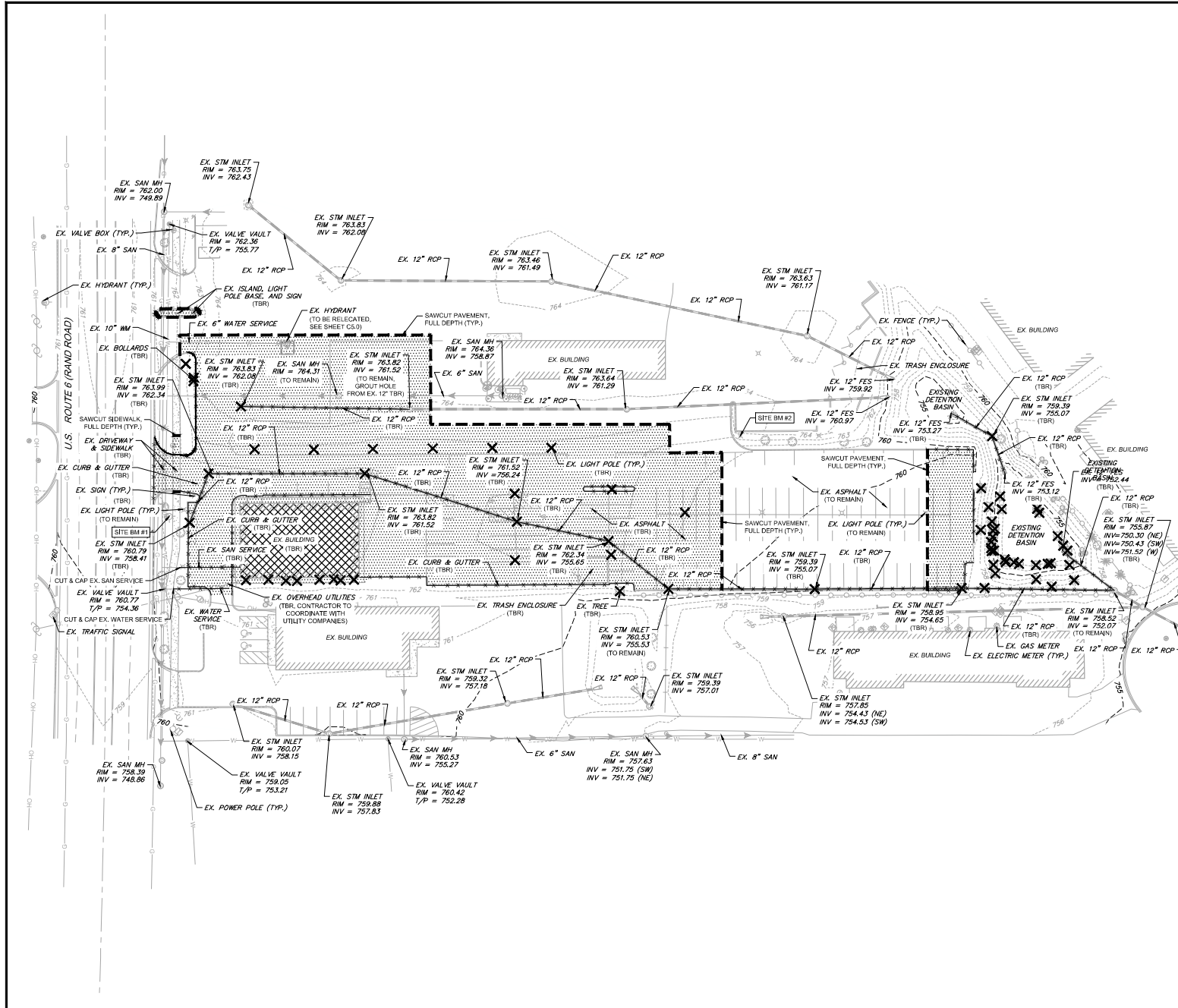
DATE: 06/28/2023

PROJECT NO. 21004

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SHEET 11



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: A2847
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-GEOD 128

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: 753.31 DATUM: NAVD88-GEOD 128

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: 755.86 DATUM: NAVD88-GEOD 128

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
1	06-07-24	REVISED	BRADLEY P. HAVANE	06-07-24

PROJ. NO. 21004

ENG. AMS / BPH

DATE: 06/28/2023

SHEET 111

EXISTING CONDITION & DEMOLITION PLAN

SHEET NO.

C1.1

811

JULIE CALL BEFORE YOU DIG

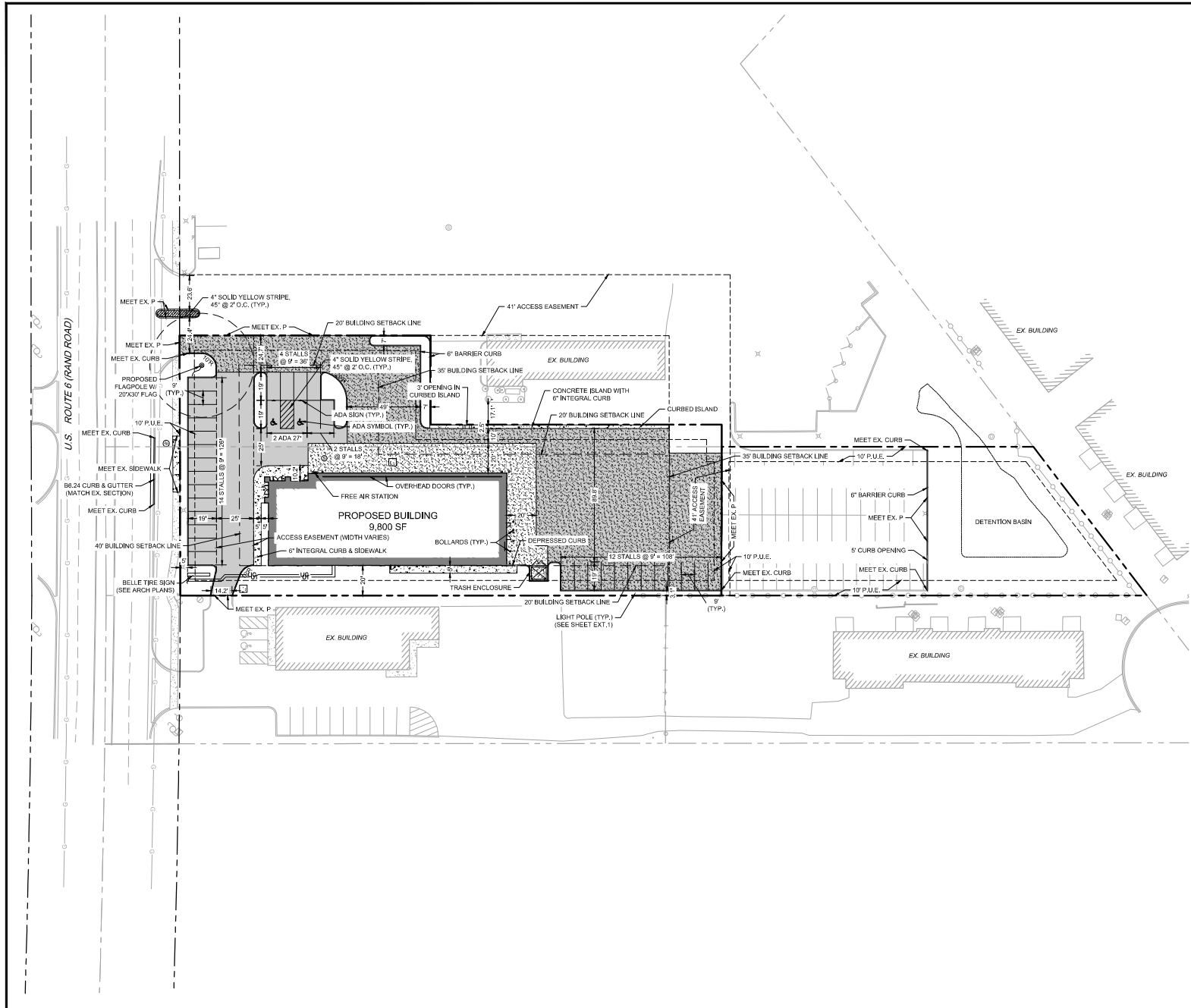
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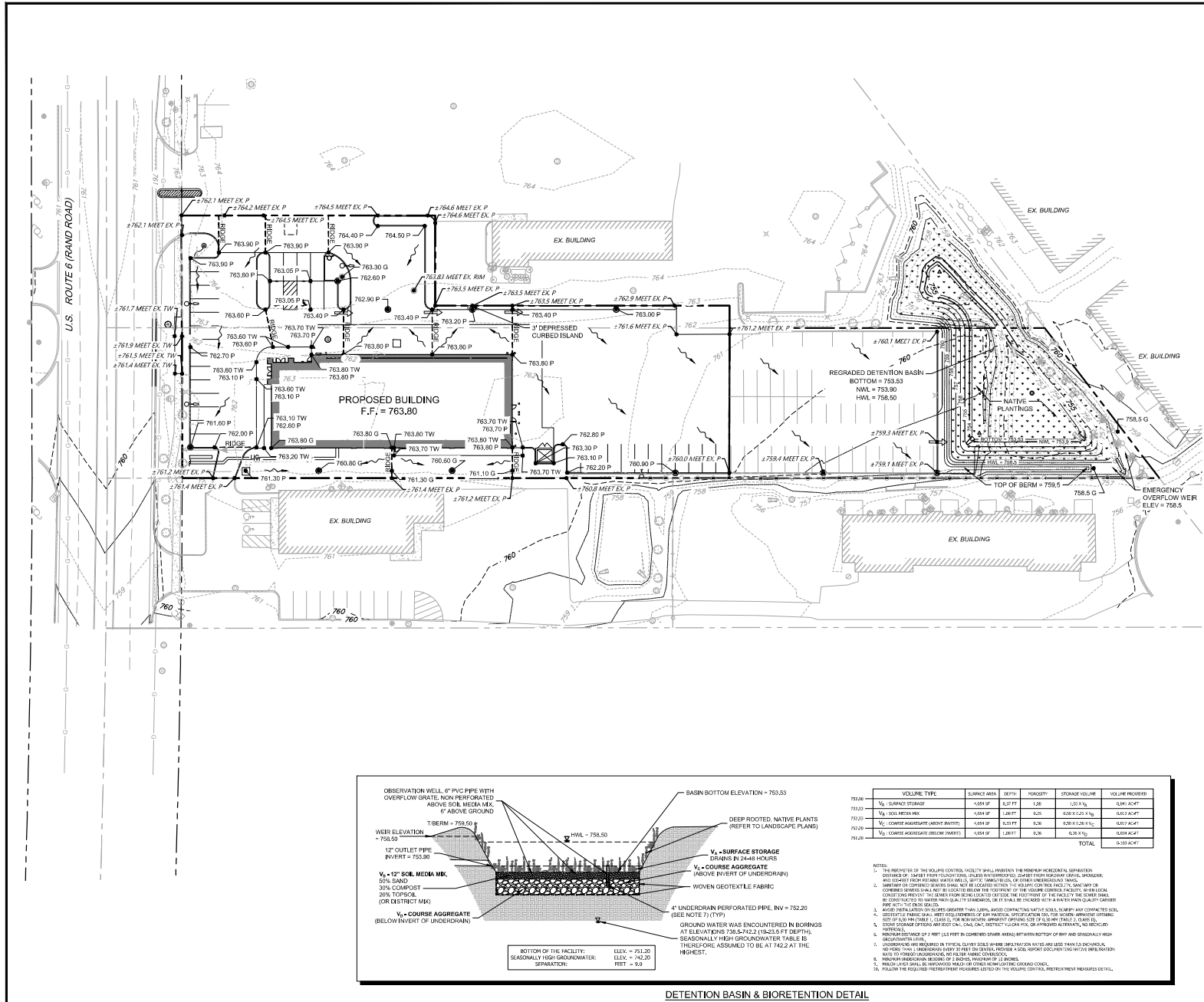
1" = 30' (HORIZONTAL)

30'

60'

BELLE TIRE PALATINE





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GRADING
SWM PLAN

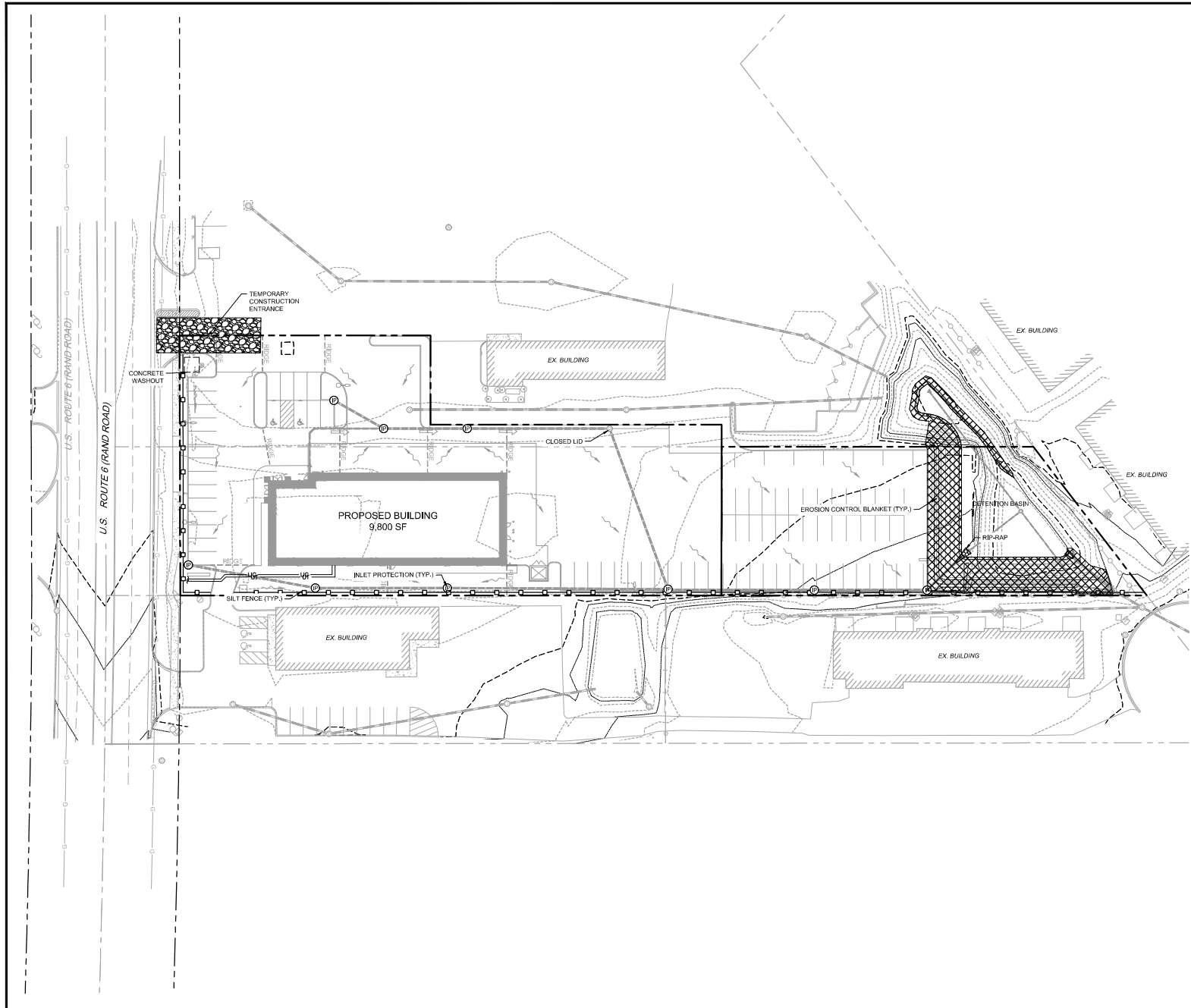
SHEET NO. C3.1



JULIE
CALL BEFORE
YOU DIG
811

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





SESC LEGEND

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

SHEET NOTES

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

811

CALL BEFORE YOU DIG

PROJ. NO. 21004

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DATE: 06/28/202

SHEET 111

0 30' 60'

1" = 30' (HORIZONTAL)

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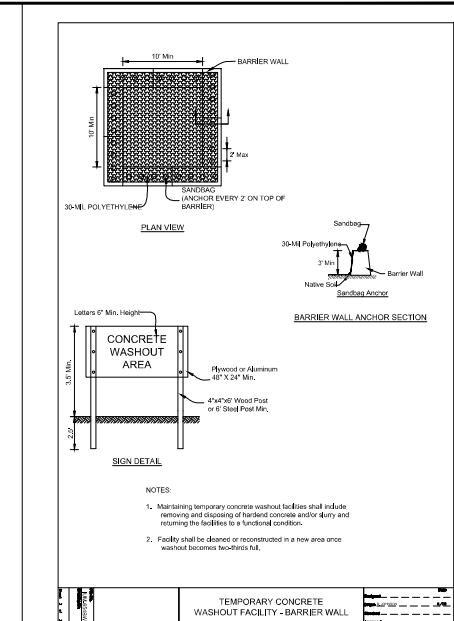
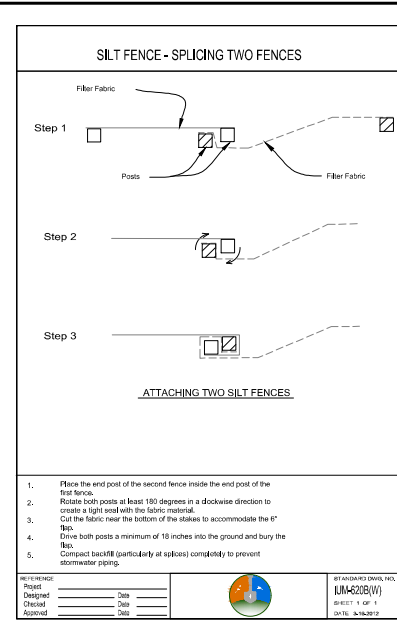
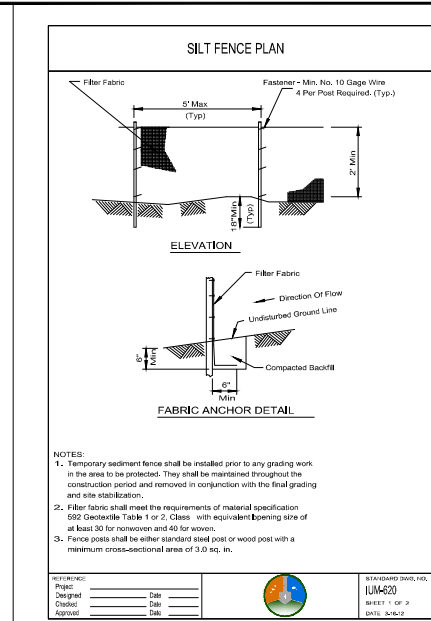
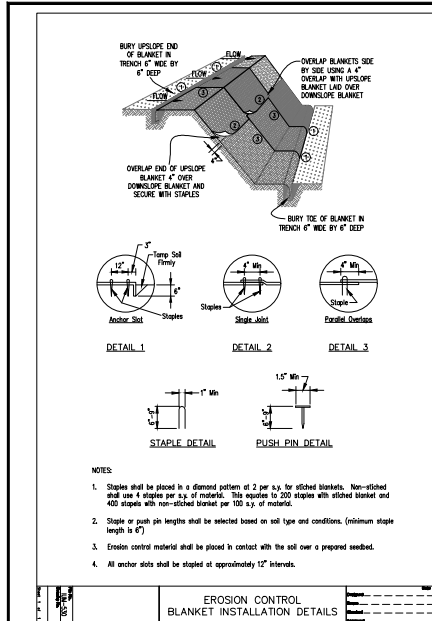
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NO.	DESCRIPTION

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SOIL EROSION & SEDIMENT CONTROL PLAN

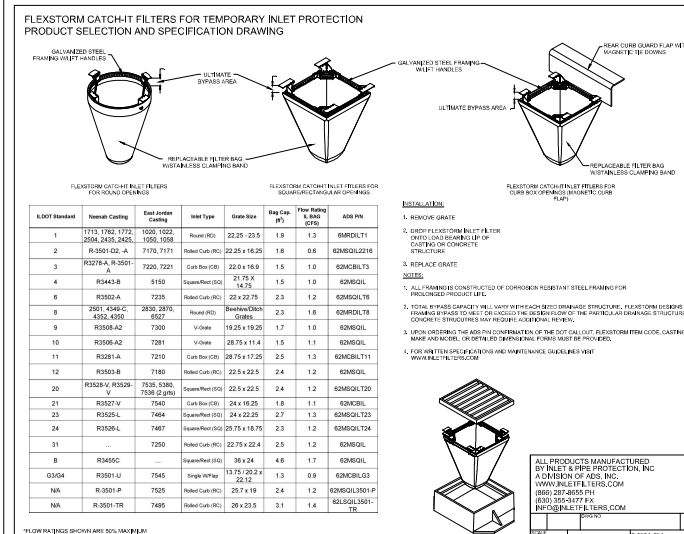
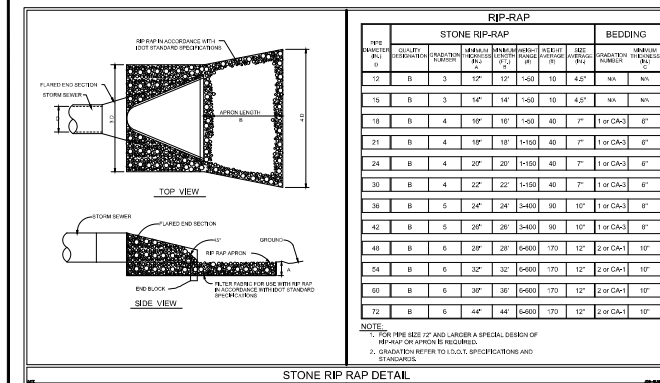
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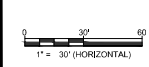


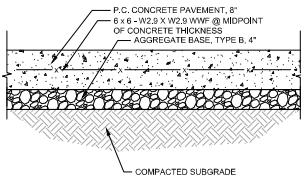
EROSION CONTROL BLANKET DETAIL

SILT FENCE DETAIL

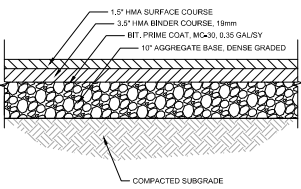
CONCRETE WASHOUT DETAIL



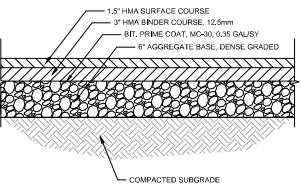




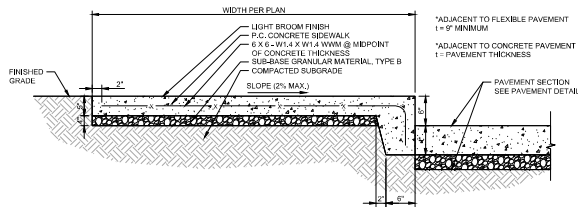
HEAVY DUTY CONCRETE PAVEMENT DETAIL
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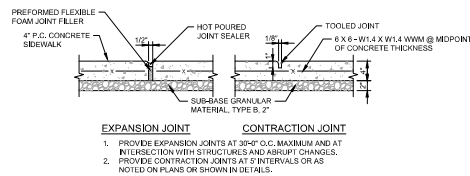
HEAVY DUTY ASPHALT PAVEMENT DETAIL
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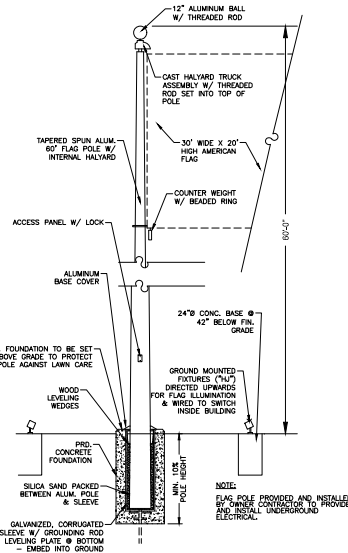
STANDARD DUTY ASPHALT PAVEMENT DETAIL
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CONCRETE SIDEWALK DETAIL
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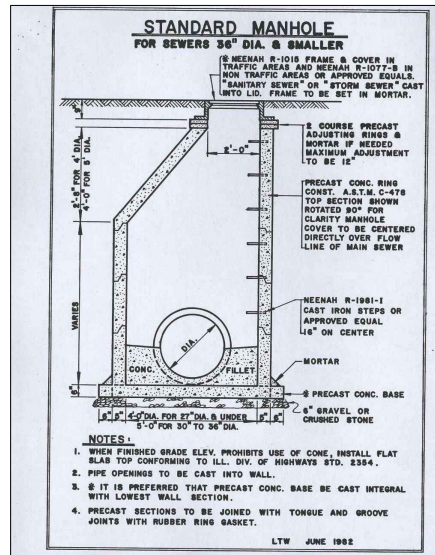


SIDEWALK JOINTS DETAIL
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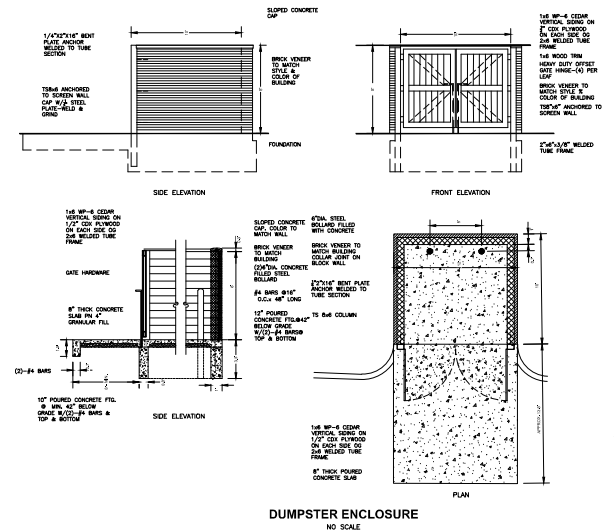


FLAG POLE DETAIL (BY OWNER)
NO SCALE

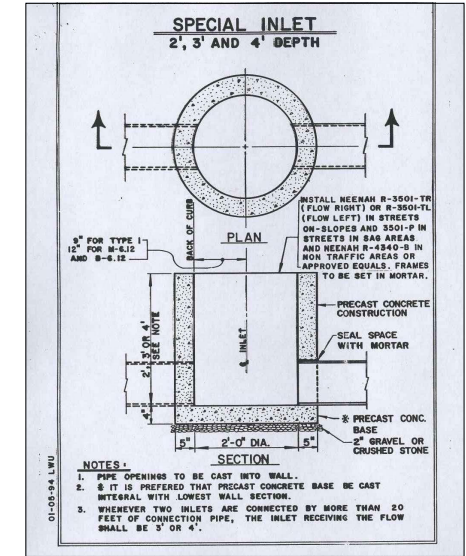
FLAG POLE DETAIL
Scale: NOT TO SCALE



STANDARD MANHOLE DETAIL
Scale: NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
Scale: NOT TO SCALE



SPECIAL INLET DETAIL
Scale: NOT TO SCALE

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BELLE TIRE PALATINE

PROJECT NO. 21004
BNS / AMS / BPH
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CONSTRUCT
DETAILS

SHEET NO.
C6.1
B - 10

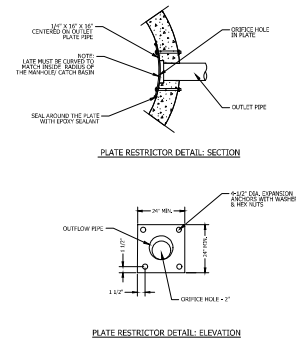
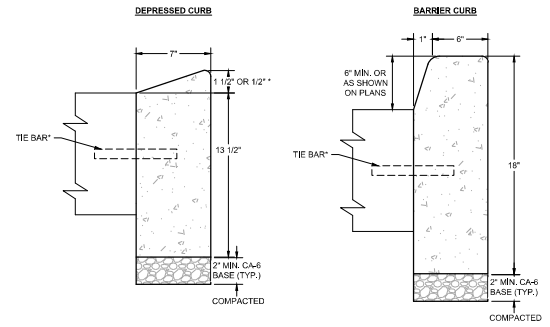
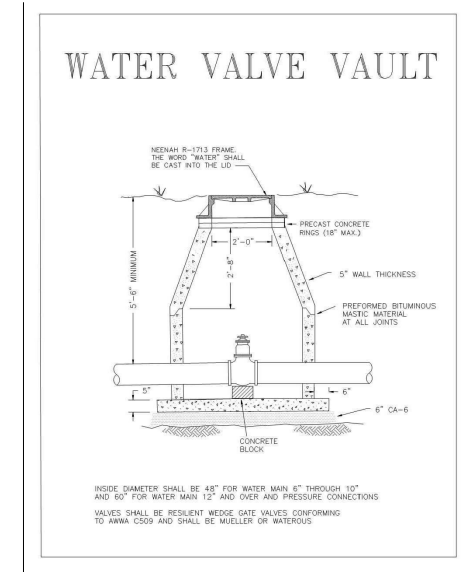


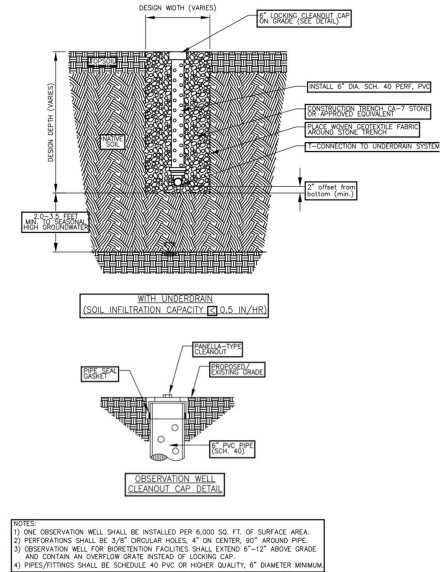
PLATE RESTRICTOR DETAIL
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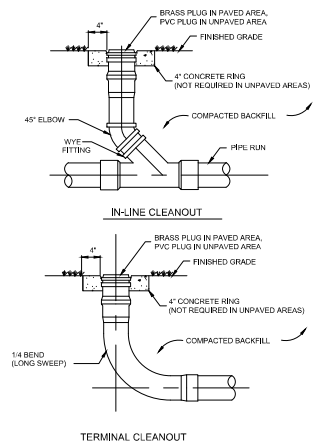
BARRIER CURB DETAIL
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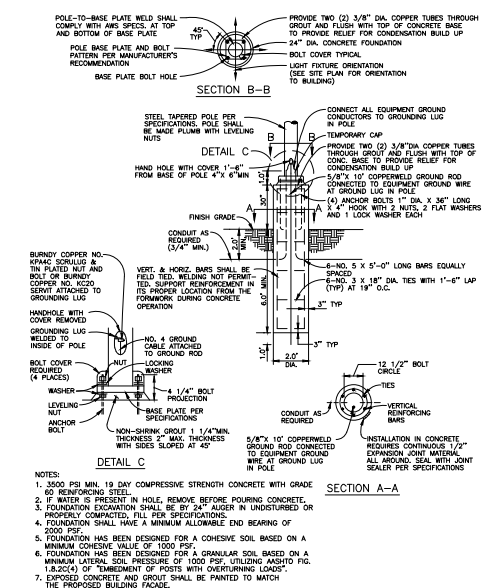
VALVE VAULT DETAIL
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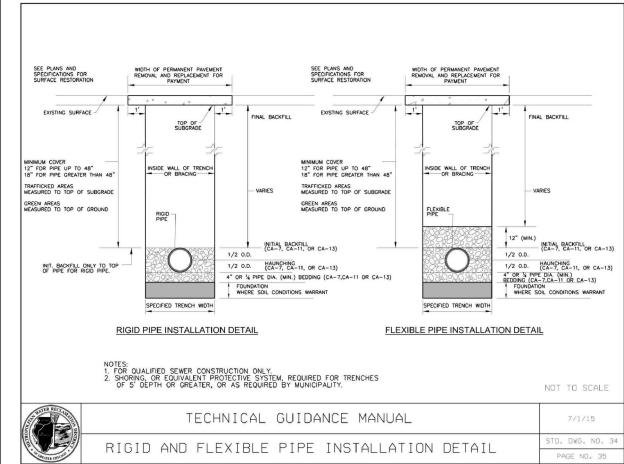
OBSERVATION WELL DETAIL
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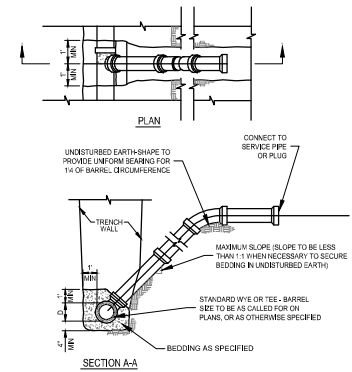
CLEANOUT DETAIL
Scale: NOT TO SCALE



LIGHT POLE BASE DETAIL
Scale: NOT TO SCALE



RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL
 Scale: NOT TO SCALE



SANITARY SEWER RISER CONNECTION DETAIL
 Scale: NOT TO SCALE

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BELLE TIRE PALATINE

PROJ. NO. 21004

ENGS. / AMS / BPH

DATE: 06/28/202

SHEET 11

CONSTRUCT

DETAILS

SHEET NO.

C6.

11

11

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

SEAL

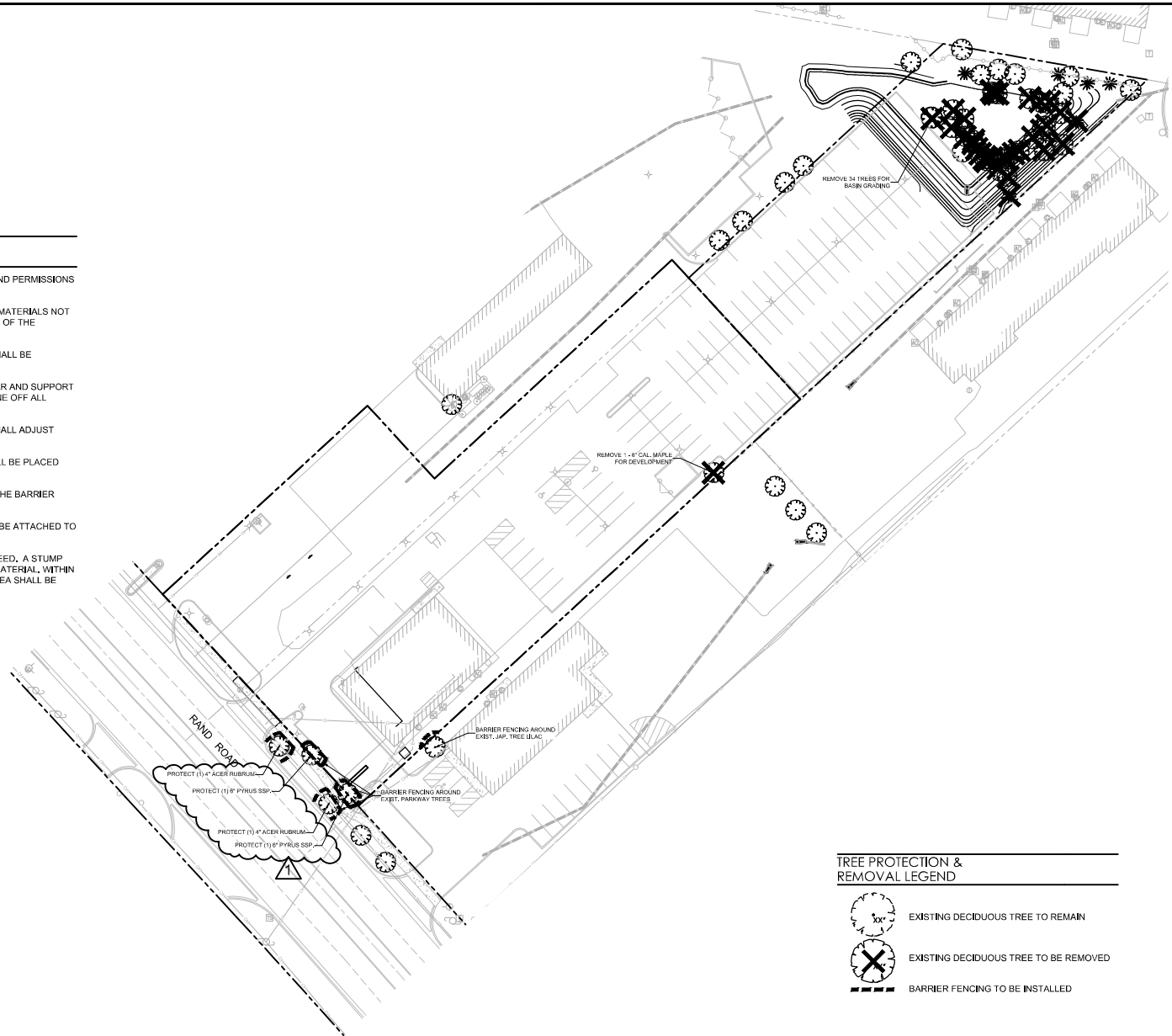


TREE PROTECTION & REMOVAL NOTES

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 REMOVED. 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 COMPLEMENTED WITH ADDITIONAL PLANTINGS. NO REMOVALS ON SITE.



TREE PROTECTION & REMOVAL LEGEND



EXISTING DECIDUOUS TREE TO REMAIN

EXISTING DECIDUOUS TREE TO BE REMOVED

BARRIER FENCING TO BE INSTALLED

1

TREE REMOVAL & PROTECTION PLAN

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

310 WOODCREEK DRIVE
BELLE TIRE PALATINE, IL 60010
P. 815.269.0007
WWW.CAGEDESIGN.COM



REVISIONS



BELLE TIRE PALATINE

PROJ NO: 21082

ENG: LCG

DATE: 06/29/2020

SHEET 111

TREE PROTECT

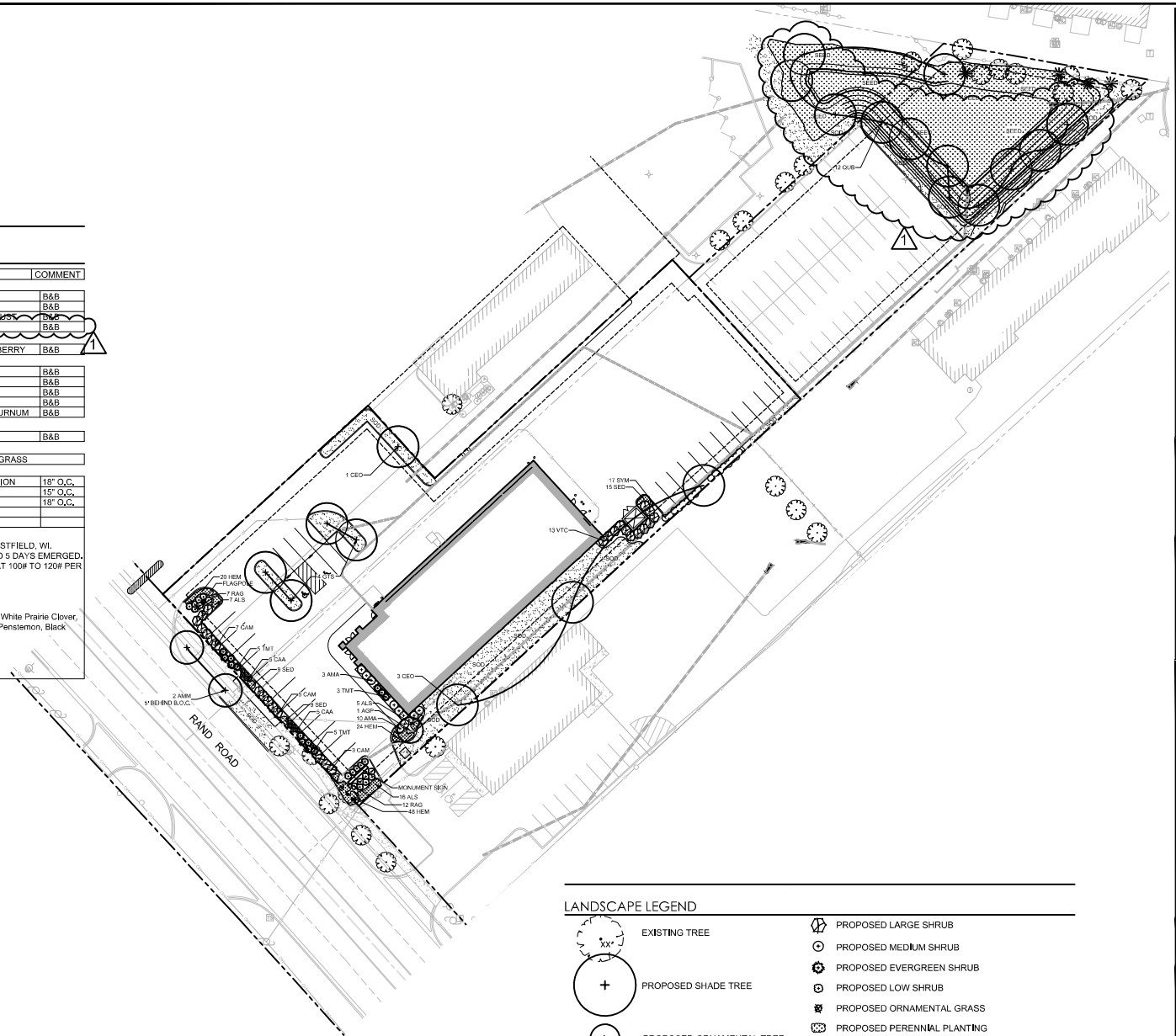
REMOVAL PL

SHEET NUM

L

OF

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AMM	2.5" CAL.	2	ACER MYABIE 'MORTON'	STATE STREET MAPLE	R&B
CAA	2.5" CAL.	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	R&B
QUB	3.5" CAL.	4	QUERCUS ST. SHADENAPLES	SHARP SHINED WHITE OAK	R&B
QUB	2.5" CAL.	12	QUERCUS BICOLOR	SWAMP WHITE OAK	R&B
AGP 1' 6" MULTI					
AGP	1' 6" MULTI	1	AMELANCHIER GRAN. 'PRINCESS DI'	PRINCESS DIANA SERVICEBERRY	R&B
DECIDUOUS SHRUBS					
AMA	24" HT.	11	ARONIA MELANO. 'ELATA'	FLATA CHOKEBERRY	R&B
CAM	30" HT.	15	CORNUS ALBA 'ARGENTEO MARG.'	CREAM EDGE DOGWOOD	R&B
RAC	18" W.	19	RHUS AROMATICA 'GROLOW'	GROLOW SUMAC	R&B
SYM	24" HT.	17	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	R&B
VIG	30" HT.	12	VIBURNUM TRIL. 'ALFREDO'	ALFREDO CRANBERRY VIBURNUM	R&B
EVERGREEN SHRUBS					
TMT	24" W.	13	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	R&B
ORNAMENTAL GRASSES					
CAA	#3 CONT.	10	CALAMAGROSTIS ACUT. 'STRICTUS'	STRICTUS FEATHER REED GRASS	
GROUNDCOVER / PERENNIALS					
HEM	#1 CONT.	9	HEMOCALLIS 'ANGUS, 'SUMMER BEAUTY'	SUMMER BEAUTY WILD ONION	18" O.C.
HEM	#1 CONT.	92	HEMOCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	15" O.C.
SED	#1 CONT.	42	SEDUM 'AUTUMN JAY'	AUTUMN JAY SEDUM	18" O.C.
SED	SQ. YD.	1220	LOW GROWING PRAIRIE FOR CLAY SOILS	SEE BELOW	
SOD	SQ. YD.	934	SODDED LAWN		
SEED MIX APPLICATION					
LOW-GROWING PRAIRIE FOR CLAY SOILS - AVAILABLE THROUGH PRAIRIE NURSERY, WESTFIELD, WI. 1-800-476-4543, WWW.PRAIRIENURSERY.COM. SUITABLE FOR WET APPLICATIONS AREA TO 50% DENSE PERMER. APPLY AT 10# PER ACRE. SEED COVER CROP OF OATS FOR WET PLANTING AREA AT 10# TO 120# PER ACRE. SOO NATIVE SEED BEST BETWEEN 8/15 AND 9/15.					
SEED MIX CONTENTS.					
<i>Wildflowers</i>					
Nodding Pink Onion, Smooth Aster, Canada Milk Vetch, Cream False Linceleaf Coreopsis, White Prairie Clover, Purple Prairie Clover, Shootingstar, Purple Coneflower, Prairie Blazingstar, Wild Quinine, Smooth Penstemon, Black-eyed Susan, Ohio Goldenrod, Stiff Goldenrod, Ohio Spickwort, Golden Alexanders.					
<i>Grasses Seedlings</i>					
Sideots Grass, Little Bluestem, Prairie Droopseed, Fox Sedge.					



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 |



03/12/21
PER STAFF COMM

BELLE TIRE PALATINE

PROJ NO: 210624
 ENG: LCG
 DATE: 06/28/2024
 SHEET TITLE: [REDACTED]

LANDSCAPE
SHEET NUMBER
L.1
OF

Attachment: Final 9-8-21 Plan Commission materials (2021-100 : Belle Tire - 2019 N. Rand Road and 2095

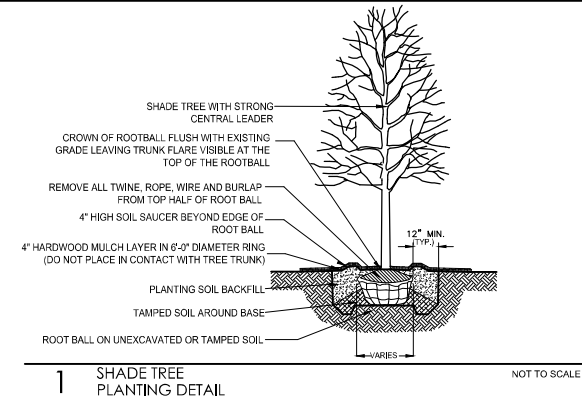
LG Workshop LLC
Landscape Architecture
Site Planning
Illustration
2324 W. Armitage Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWA.com

SEAL



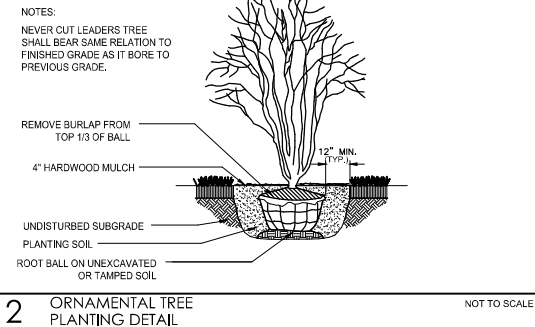
LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS.
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF PALATINE LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- 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 260.1-1996) 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.
- 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.
- SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- 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 FINE GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- 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.
- NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
- 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.
- 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 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.
- SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDING 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 1,000 SF.
- 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.



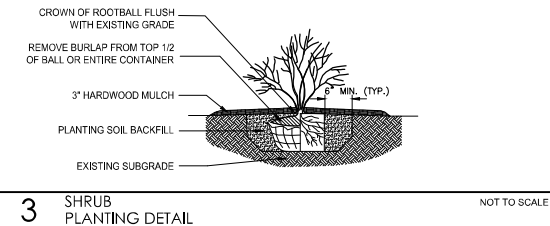
1 SHADE TREE PLANTING DETAIL

NOT TO SCALE



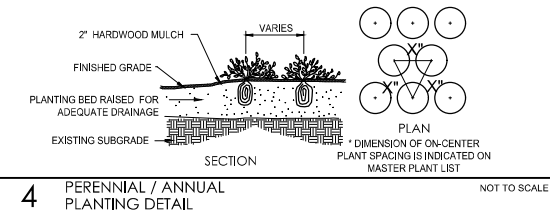
2 ORNAMENTAL TREE PLANTING DETAIL

NOT TO SCALE



3 SHRUB PLANTING DETAIL

NOT TO SCALE



4 PERENNIAL / ANNUAL PLANTING DETAIL

NOT TO SCALE

2110 WOODCREAK CIRCLE
DOWNERS GROVE, IL 60515
P. 815.298.0007
WWW.CAGEDIV.COM



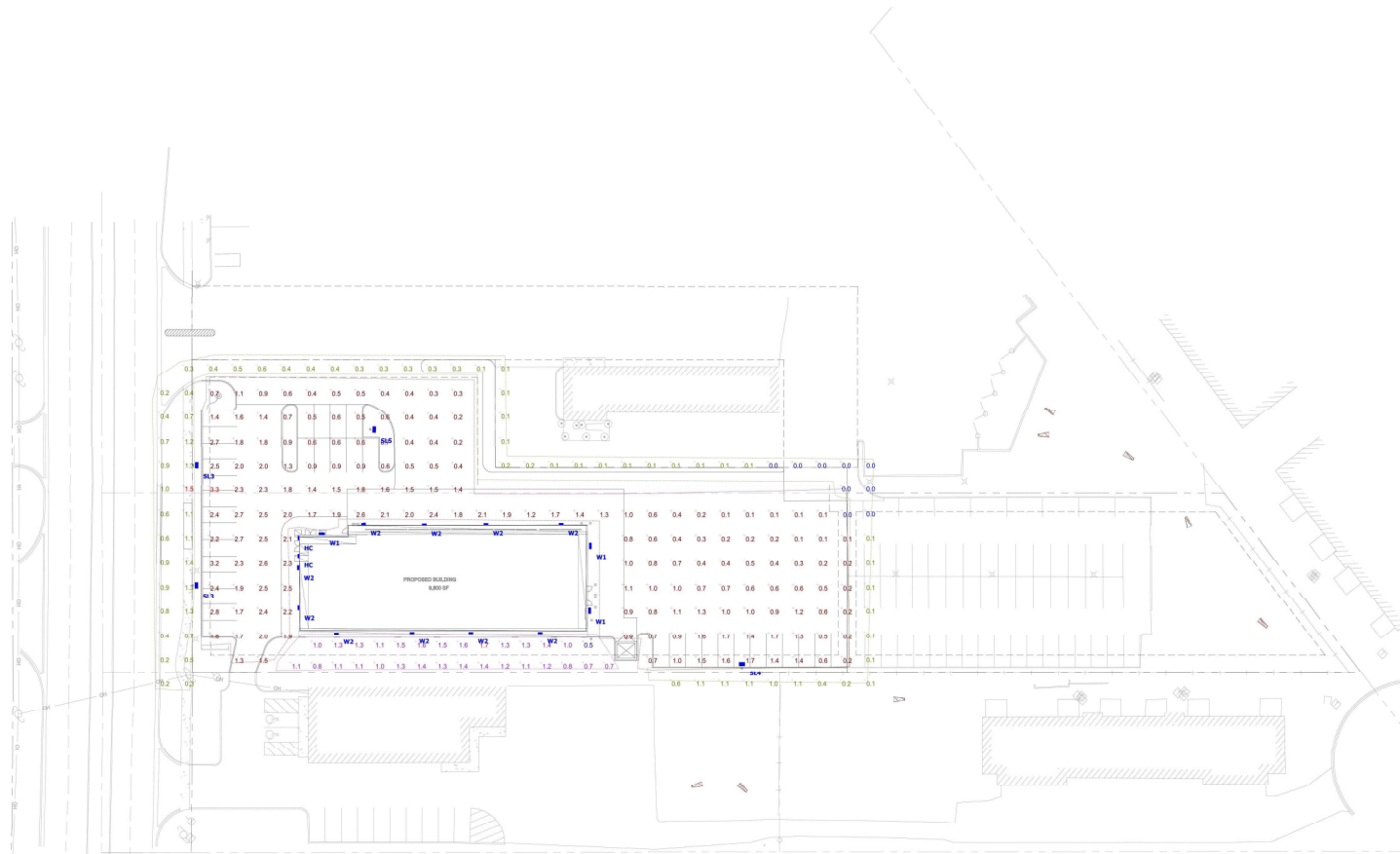
REVISIONS

BELLE TIRE PALATINE

PROJ. NO. 210826
ENG. JCG
DATE: 06/28/2022
SHEET 111

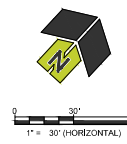
LANDSCAPE
DETAILS & N
SHEET NO.
111
OF

Attachment: Final 9-8-21 Plan Commission materials (2021-100 : Belle Tire - 2019 N. Rand Road and 2095



Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SL4	1	Cree Inc	OSQ-A-MH-4ME-B-57K-UL*	OSQ Series Area Luminaires, Type IV medium w/ adjustable shield, 8 input Power Designator, 5700K	1	8950	1	86
	W1	3	Cree Lighting	XSPW-B-WH-4ME-2L-57K-UL*	XSPW Luminaire II, Wall Mount, Type 4ME Distribution, 5700K, 120-277V	1	2490	1	19
	W2	10	Cree Inc	XSPW-B-WH-2ME-2L-57K-UL*	XSPW Wall Mount, Type II Medium Distribution, 5700K, 120-277V	1	2490	0.98	19
	HC	2	New Star	LUN-C-LED50-2-RW-G	Decorative Exterior Wall Sconce 12-82	1	676	1	0
	SL5	1	Cree Inc	OSQ-A-MH-5SH-B-57K-UL*	OSQ Series Area Luminaires, Type V Street, 8 input Power Designator, 5700K	1	11479	0.54	86
	SL3	2	Cree Inc	OSQ-A-MH-3ME-B-57K-UL*	OSQ Series Area Luminaires, Type III Medium Distribution, 8 input Power Designator, 5700K	1	11649	1	86

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



2110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P. 630.298.0007
WWW.CAGEITAL.COM



REVISIONS	

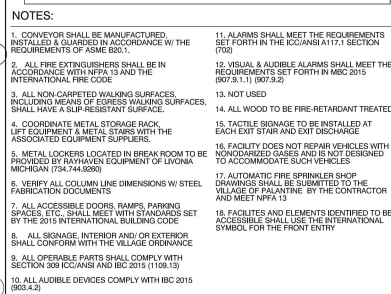
BELLE TIRE PALATINE

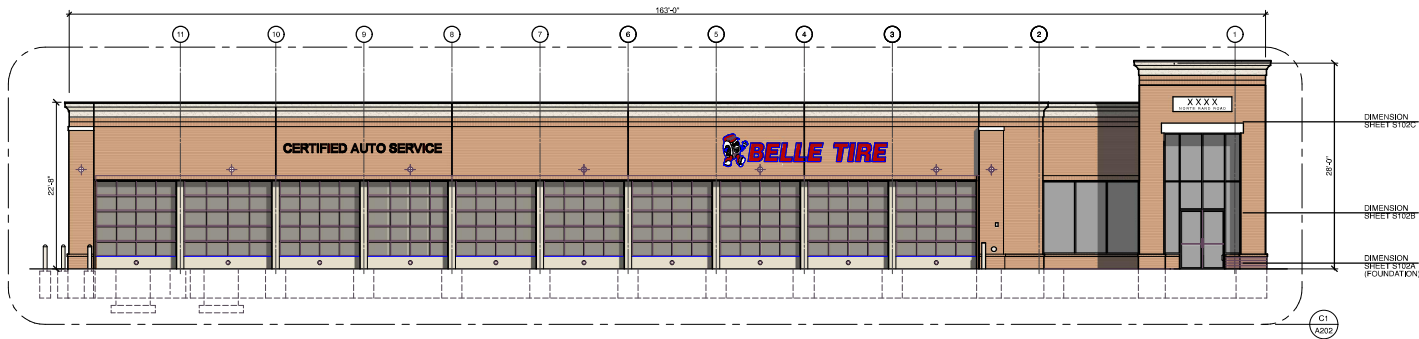
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ENG. / AMS / BPH
DATE: 06/28/2022
SHEET 11

SITE
PHOTOMETRIC
PLAN

EXT
15

Attachment: Final 9-8-21 Plan Commission materials (2021-100 : Belle Tire - 2019 N. Rand Road and 2095

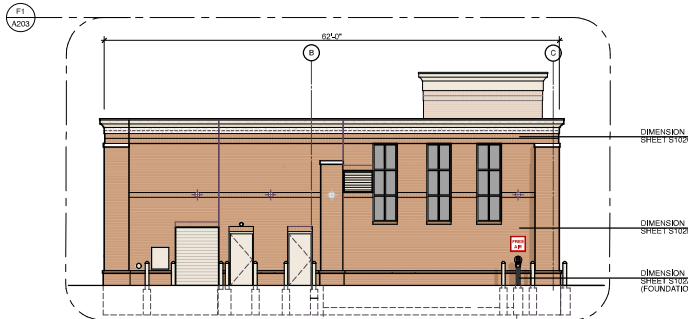
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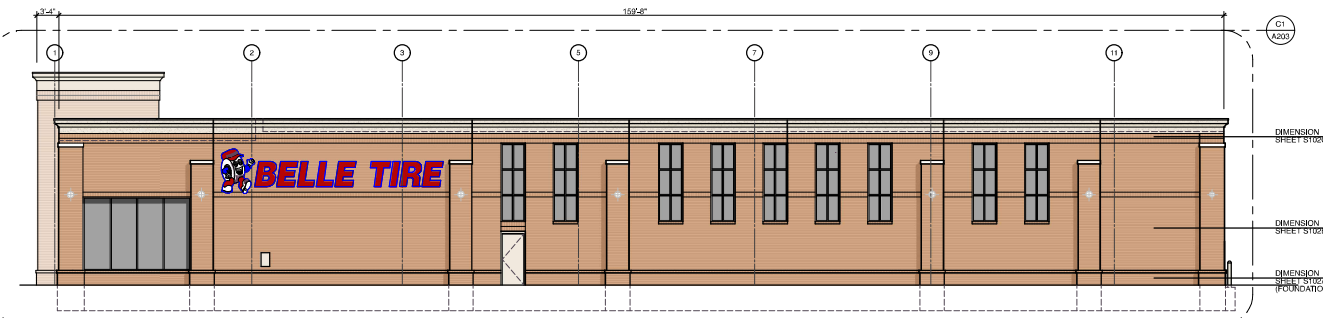
B1 North Elevation
A201 SCALE: 1/8" = 1'-0"



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



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



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

MATERIALS:		
MARK	MATERIAL	DESCRIPTION
EIFS-1	EIFS	STO-STOLIT 1.0 MOONLIGHT SAND 1061-164
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLENKERRY BRICK CO.
GB-1	GLAZED BLOCK	TRENNYTH 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. PROMOTE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURACAST 2 PCEE SNAP-ON METAL PARCOA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECTS APPROVAL
P-1	PAINT	#233 GUNN COO GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7566 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GREYHAWKER RED - PRATT & LAMBERT
P-3	PAINT	PANT 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 5-115.

Christopher Enright
A PROFESSIONAL CORPORATION

628 Pant Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.5095
cenright@enrightarchitects.com

Project

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

Drawn

Building Eleva

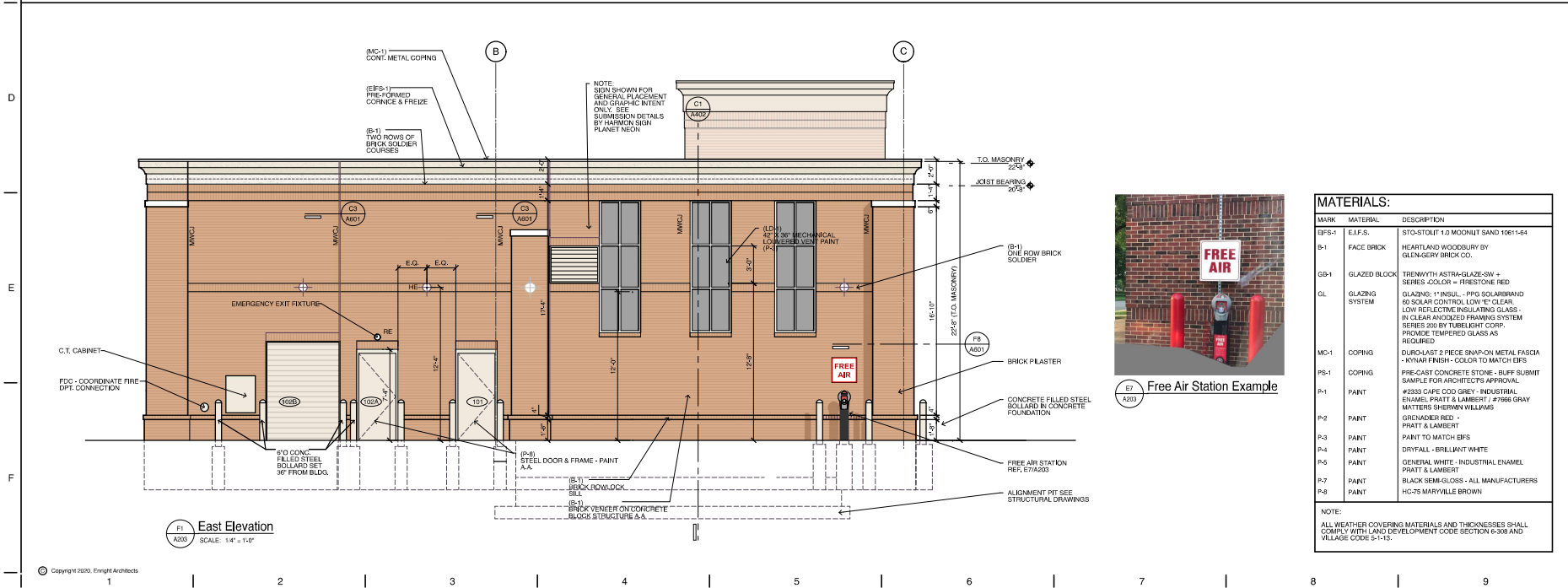
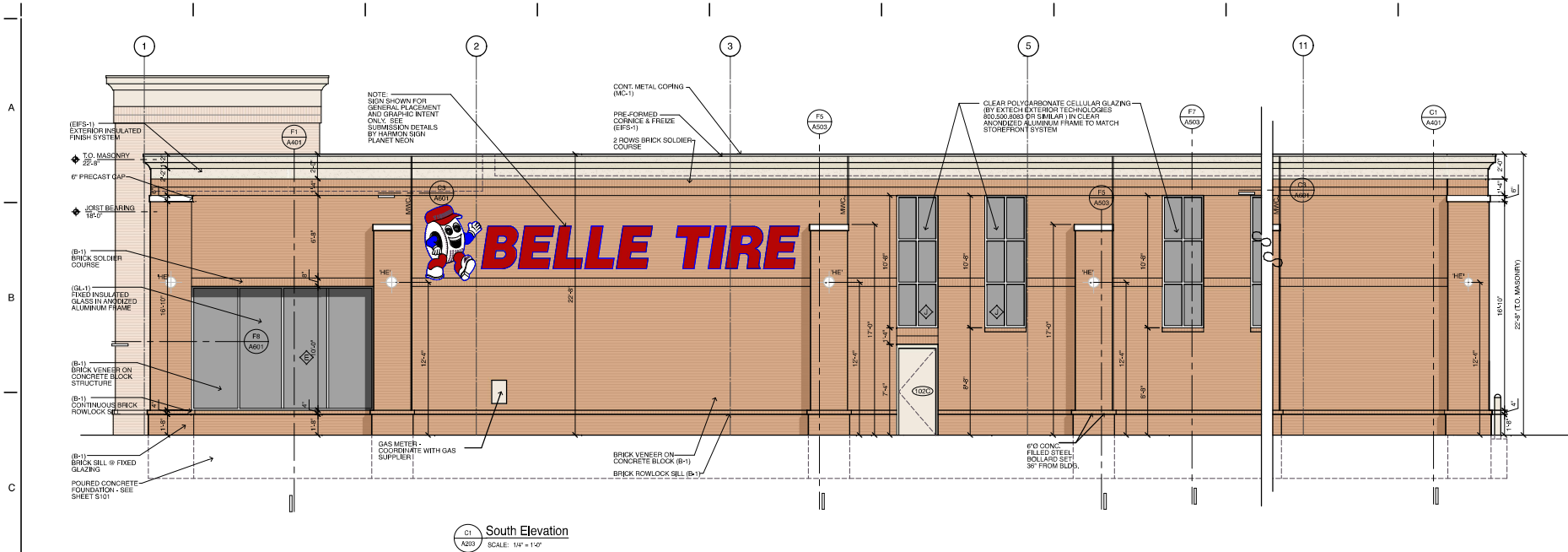
Project No.

21-130

Drawn By

A201

Attachment: Final 9-8-21 Plan Commission materials (2021-100 : Belle Tire - 2019 N. Rand Road and 2095



Christopher Enright Architects
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628 Patent Avenue
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TEL: 248.330.5595
c.enright@enrightarchitects.com

Project:
Belle Tire
Palatine, IL
XXXX North Rand Road
Palatine IL 60074

Drawn:
Building Eleva

Project Number:
21-130

Drawn:
A203



Christopher Vincent
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628 Patent Avenue
Suite 106
Royal Oak, MI 48067
TEL: 248.330.5595
cvincent@enrightarchitects.com

DATE: 04/24/21

PROJECT:

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

DATE:

Dumpster

ISSUED BY:

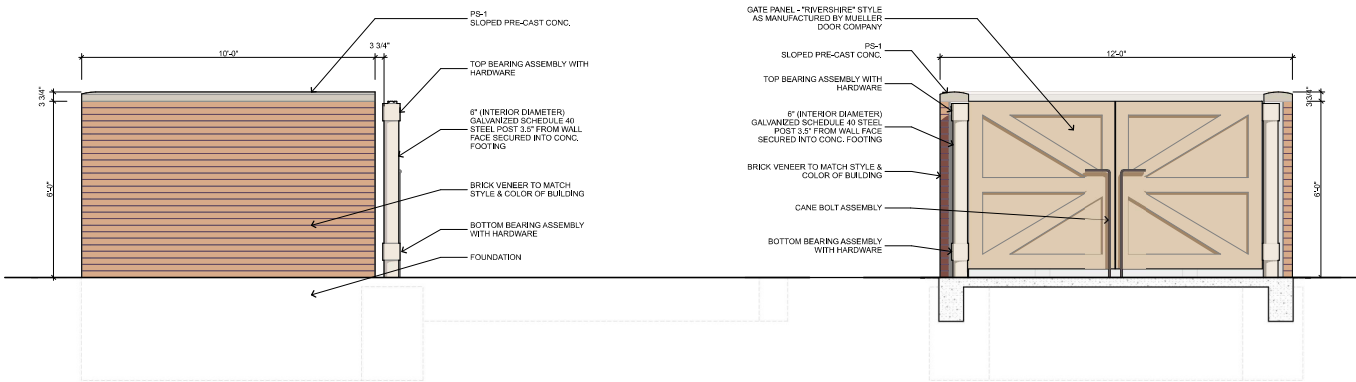
Village Submittal

PROJECT
NO. 21-130

DRAWN BY:

A204

Attachment: Final 9-8-21 Plan Commission materials (2021-100 : Belle Tire - 2019 N. Rand Road and 2095

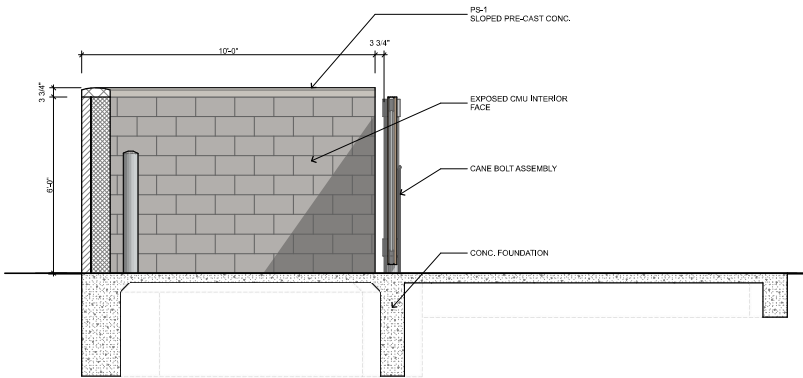


C1 West Elevation
A204 SCALE: 1/2" = 1'-0"

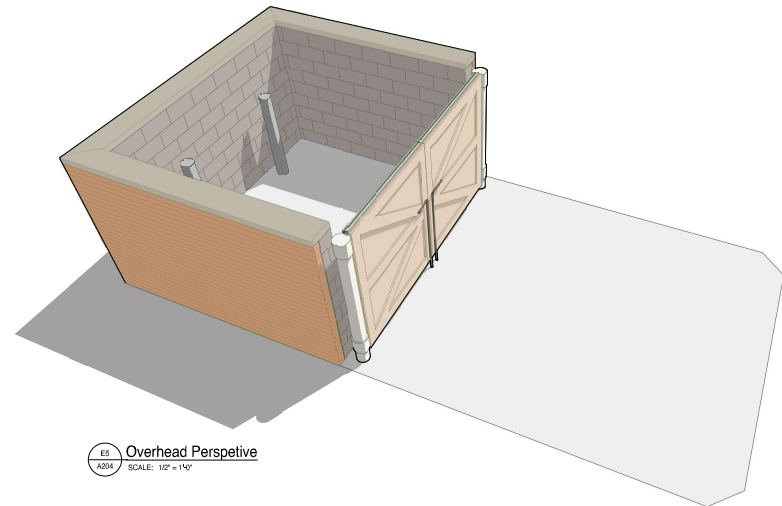
C5 South Elevation
A204 SCALE: 1/2" = 1'-0"

MARK	MATERIAL	DESCRIPTION
BF5-1	EIFS	STO-STOUT 1.0 MOONBIT SAND 1001-164
B-1	FACE BRICK	HEARTLAND WOODSBURY BY GLEN-GERY BRICK CO.
GB-1	GLAZED BLOCK	TRENNWYTH ASTRA-GLAZE-SW + SERIES-COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL - PPG SOLARBRIAND 60 SOLAR CONTROL LOW 'E' CLEAR LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBEALIGHT CORP. PROMIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURCLAEST 3 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	#2033 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7966 GRAY MATTERS SHERMAN WILLIAMS
P-2	PAINT	GRENADEIR 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 SEM-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

NOTE:
ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 9-308 AND VILLAGE CODE 5-1-113.



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



EE Overhead Perspective
A204 SCALE: 1/2" = 1'-0"



View From West



View From South



CHRISTOPHER VINCENT
A PROFESSIONAL CORPORATION

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cvincent@enrightarchitects.com

DATE: 08/14/20

Project

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

Sheet

Renderings

Issued for

Village Submittal

Project

21-130

Sheet Number

R101

Attachment: Final 9-8-21 Plan Commission materials (2021-100 : Belle Tire - 2019 N. Rand Road and 2095

OWNER/CLIENT

ENRIGHT ARCHITECTS
628 E. PARENT AVENUE
ROYAL OAK, MICHIGAN

CURRENT P.I.N.:

02-02-203-016-0000 B
PART OF 02-02-203-066-0000

ALTA/NSPS LAND TITLE SURVEY



BASIS OF BEARINGS

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

PARKING SUMMARY

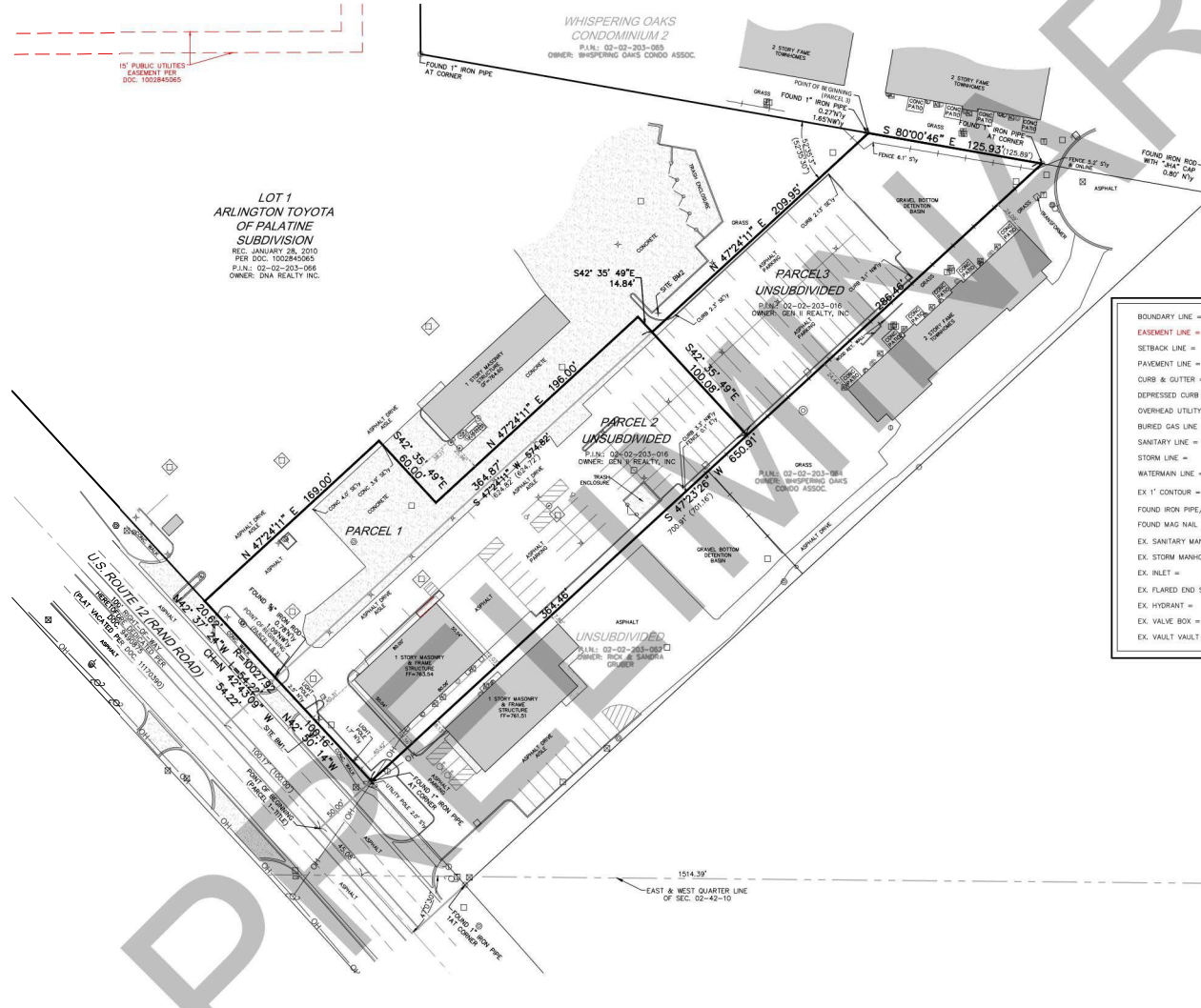
PARKING STALLS: 105
HANDICAPPED STALLS: 2
TOTAL: 107

SURVEYED AREA

PARCEL 1: 15,555 SQUARE FEET (0.357 AC)
PARCEL 2: 36,510 SQUARE FEET (0.836 AC)
PARCEL 3: 24,833 SQUARE FEET (0.570 AC)
TOTAL: 76,898 SQUARE FEET (1.763 AC)

LEGEND

BOUNDARY LINE =	---	EX. DOUBLE TRAFFIC SIGNAL HANDHOLE =	⬢
EASEMENT LINE =	---	EX. TRAFFIC SIGNAL =	⬢
SETBACK LINE =	---	EX. TRAFFIC SIGNAL W/ARM =	⬢
PAVEMENT LINE =	---	EX. UTILITY POLE =	⬢
CURB & GUTTER =	---	EX. GATE POST =	⬢
DEPRESSED CURB =	---	EX. SIGN =	⬢
OVERHEAD UTILITY LINE =	---	EX. DOUBLE SIGN =	⬢
BURIED GAS LINE =	---	EX. LIGHT POST =	⬢
SANITARY LINE =	---	EX. STREET LIGHT =	⬢
STORM LINE =	---	EX. CONCRETE (CONC.) =	⬢
WATERMAIN LINE =	---	TITLE EXCEPTION =	⬢
EX. 1" CONTOUR =	---	RECORD INFORMATION =	⬢
FOUND IRON PIPE/ROD =	---	MEASURED INFORMATION =	⬢
FOUND MAG NAIL =	---	EDGE OF PAVEMENT =	⬢
EX. SANITARY MANHOLE =	---	PUBLIC UTILITY EASEMENT =	⬢
EX. STORM MANHOLE =	---	INGRESS & EGRESS EASEMENT =	⬢
EX. INLET =	---	PUBLIC UTILITY & DRAINAGE EASEMENT =	⬢
EX. FLARED END SECTION (FES) =	---	BENCHMARK =	⬢
EX. HYDRANT =	---		
EX. VALVE BOX =	---		
EX. VAULT VAULT =	---		



REVISIONS

1	
2	
3	
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8	
9	
10	

BELLE TIRE
PALATINE, ILLINOIS

PROJ. NO. 21004
DWG. NO. 61P
DATE: 04/07/21
SCALE: 1"=40'
SHEET NO.

2 OF 4

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

ALTA/NSPS LAND TITLE SURVEY



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.

PARKING SUMMARY

PARKING STALLS: 105
HANDICAPPED STALLS: 2
TOTAL: 107

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PARCEL 2: 36,510 SQUARE FEET (0.836 AC)
PARCEL 3: 24,833 SQUARE FEET (0.570 AC)
TOTAL: 76,899 SQUARE FEET (1.763 AC)

LEGEND

BOUNDARY LINE =	EX DOUBLE TRAFFIC SIGNAL HANDHOLE =
EASEMENT LINE =	EX TRAFFIC SIGNAL =
SETBACK LINE =	EX TRAFFIC SIGNAL W/ARM =
PAVEMENT LINE =	EX UTILITY POLE =
CURB & GUTTER =	EX GATE POST =
DEPRESSED CURB =	EX SIGN =
OVERHEAD UTILITY LINE =	EX DOUBLE SIGN =
BURIED GAS LINE =	EX LIGHT POST =
SANITARY LINE =	EX STREET LIGHT =
STORM LINE =	EX CONCRETE (CONC.) =
WATERMAIN LINE =	TITLE EXCEPTION =
EX 1' CONTOUR =	RECORD INFORMATION =
FOUND IRON PIPE/ROD =	MEASURED INFORMATION =
FOUND MAG NAIL =	EDGE OF PAVEMENT =
EX SANITARY MANHOLE =	EX INLET =
EX STORM MANHOLE =	EX FLARED END SECTION (FES) =
EX INLET =	EX HYDRANT =
EX VALVE BOX =	EX VALVE VAULT =

BENCHMARKS

REFERENCE BENCHMARK: NGS MON. PID: A12847
NGS STEEL ROD LOCATED NEAR THE EAST FRONTAGE ROAD OF
SOUTH HIGHWAY 53, APPROXIMATELY 80 FEET NORTH OF
WOODBURY LAKE AND 3 EAST OF A CHAINLINK FENCE, WITH A
FIREGLASS WITNESS POST.
ELEVATION: 721.66 DATUM: NAVD83-DEOD 128

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: NAVD83-DEOD 128

SITE BENCHMARK 2:
SET OUT 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: NAVD83-DEOD 128

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.

Belle Tire – Palatine, IL
June 29, 2021

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.



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		City/State/Zip Code	
1000 Enterprise Drive		Allen Park, MI 48101	
Telephone	Fax		
313.203.2195			
Email			
wshotwell@belletire.com			
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		
248.258.6485			
Email			
cenright@enrightarchitects.com			



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 628 E Parent Ave, Ste 106		City/State/Zip Code Royal Oak, MI 48067	
	Telephone 248.258.6485	Fax	Email cenright@enrightarchitects.com	
	Relationship to Petitioner (contractor, architect, etc.) Architect			
	TYPE OF APPLICATION (check one)			
	☒ Special Use ☐ Special Use Amendment ☐ Variation			
Existing Zoning District B-5 Highway Business PUD	Existing Land Use Car Wash and Car Rental Agency	Proposed Land Use 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.				



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.

A handwritten signature in black ink, appearing to read "Cheryl Carr".

6.25.2021

Signature

Date



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.



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.

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: _____

State of Illinois

County of Cook

This instrument was acknowledged before me on June 25, 2021 byChristopher EnrightAntonia Marie Bufalino

Notary Public

(Seal)

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.

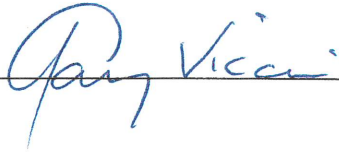
No, the proposed zoning classification does not conflict with the Village's Comprehensive Plan. Per the Village of Palatine Comprehensive Plan, dated December 19, 2011, this property is classified as Commercial. Per Commercial Land Use Policies C-10 and C-11, property owners are to maintain commercial 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: _____

A handwritten signature in blue ink, appearing to read "Ray Vicari", written over a horizontal line.

Date: _____

09.08.2021



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:

- Name of Petitioner(s): Barnes Development Company, LLC
- 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
- Property Interest of Petitioner(s): Contract Purchaser
 Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
2095 N Rand Road
- This petition is for: (check one)
☒ Rezoning of currently incorporated property (within Village limits)
☐ Rezoning of currently unincorporated property, in conjunction with annexation
- All existing land use(s) on the property are:
- The proposed use(s) on the property, if this petition is approved is (are):
- Current zoning of property: Planned Development Size of the Property: 0.357 acres
- Proposed new zoning classification: B-5 Highway Business District

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.

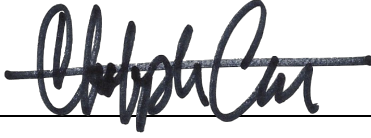
No, the proposed zoning classification does not conflict with the Village's Comprehensive Plan. Per the Village of Palatine Comprehensive Plan, dated December 19, 2011, this property is classified as Commercial. Per Commercial Land Use Policies C-4 and C-5, redevelopment of obsolete commercial uses and 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 _____



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.

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: _____

State of Illinois

County of Cook

This instrument was acknowledged before me on June 25, 2021 byChristopher EnrightAntonia Marie Bufalino

Notary Public

(Seal)



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)
☒ 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

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.

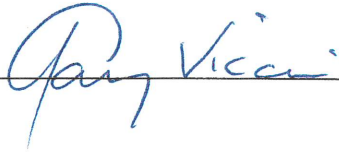
No, the proposed zoning classification does not conflict with the Village's Comprehensive Plan. Per the Village of Palatine Comprehensive Plan, dated December 19, 2011, this property is classified as Commercial. Per Commercial Land Use Policies C-10 and C-11, property owners are to maintain commercial 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: _____

A handwritten signature in blue ink, appearing to read "Ray Vicari", written over a horizontal line.

Date: _____

09.08.2021

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 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 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, Streamw
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 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 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

Laurel Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4568997

Attachment: Final 9-8-21 Plan Commission materials (2021-100 : 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.

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.

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

V. COMMUNICATIONS**VI. ADJOURNMENT**

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 Manager 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

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

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		<u>\$22,477.00</u>
	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)

Replacement of Building Inspector Pickup Trucks and Health Inspector Sedan
September 10, 2021
Page 2

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
<u>Options:</u>	
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-11941 from 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

6.B.1.b

Miles Chevrolet has been awarded State Contract # 19-416CMS-BOSS4-P-11941 for the

2022 Chevrolet Colorado 2WD Ext Cab Pick-up

2WD ☒ **\$ 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
☒	In State Delivery - Multiple Units	\$ 275.00

NON-CONTRACT OPTIONS

☐	4 Cyl Duramax Turbo Diesel (4WD only / req. Tow Pkg)	\$ 5800.00
☐	Running Boards (Rectangular / Chrome or Black)	\$ 850.00
☐	Splash Guards Front & Rear	\$ 235.00
☒	Floor Covering / Black Vinyl	\$ 0.00
☐	All Weather Mats	\$ 190.00
☐	Bedliner (Spray -On)	\$ 699.00
☐	Undercoat / Sound Shield	\$ 199.00
☐	Locking Rear Differential	\$ 325.00
☒	Illinois Title & Municipal Plates	\$ 158.00

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 ☒ 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 62520

(217) 872-2070

Fax (217) 872-2069

EMAIL: bzola@vtaig.com

Packet Pg. 168

Attachment: Capital Budget Page and Order Forms (Purchase Community Services Vehicles)

* Order Placement Form *

MILES CHEVROLET, LLC

6.B.1.b

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
 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

Packet Pg. 169

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

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

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)

Replacement of Police Patrol Dodge Charger
September 13, 2021
Page 2

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)



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	\$695.00
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.	
ADD (AYE) Siren Speaker & Bracket & Pull Out Trunk	\$1100.00
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)



Project Inquiry - Fd 401 - Fund 401 - Equipment

Project

Go

Reset

Projects

- VE 0003 - Public Works Vehicle Replacements
 - \$ Aerial - Aerial Bucket
 - \$ F150 - F150
 - \$ Fd 401 - Fund 401 - Equipment**
 - \$ Five Ton Dump - Five Ton Dump Truck
 - \$ Six Wheel Dump - Six Wheel Dump Truck
 - \$ Superintendent - Superintendent Vehicle

General

Budget to Actual

Summary ✓



VE 0003-Fd 401 - Public Works Vehicle Replacements, Fund 401 - Equipment

Budget Method Fiscal Year Basis Status Active

Expenses

Expenses Graph Show/Hide

Original Budget	\$0.00	
Budget Amendments - Posted	\$567,984.00	
Budget Amendments - Unposted	\$0.00	
Total Budget	\$567,984.00	
Actual	\$4,024.35	0.71%
Encumbrances	\$527,127.00	92.81%
Unposted Transactions	\$0.00	0.00%
Available Budget	\$36,832.65	6.48%

Unposted Activity

General ✓

Contracts

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:

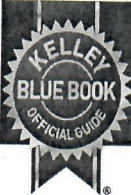
Hey Mike,

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)



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

Trade-in Range
\$11,748 - \$14,289
Trade-in Value
\$13,019



Valid for ZIP code 60067 through 09/13/2021

J.D. POWER



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.

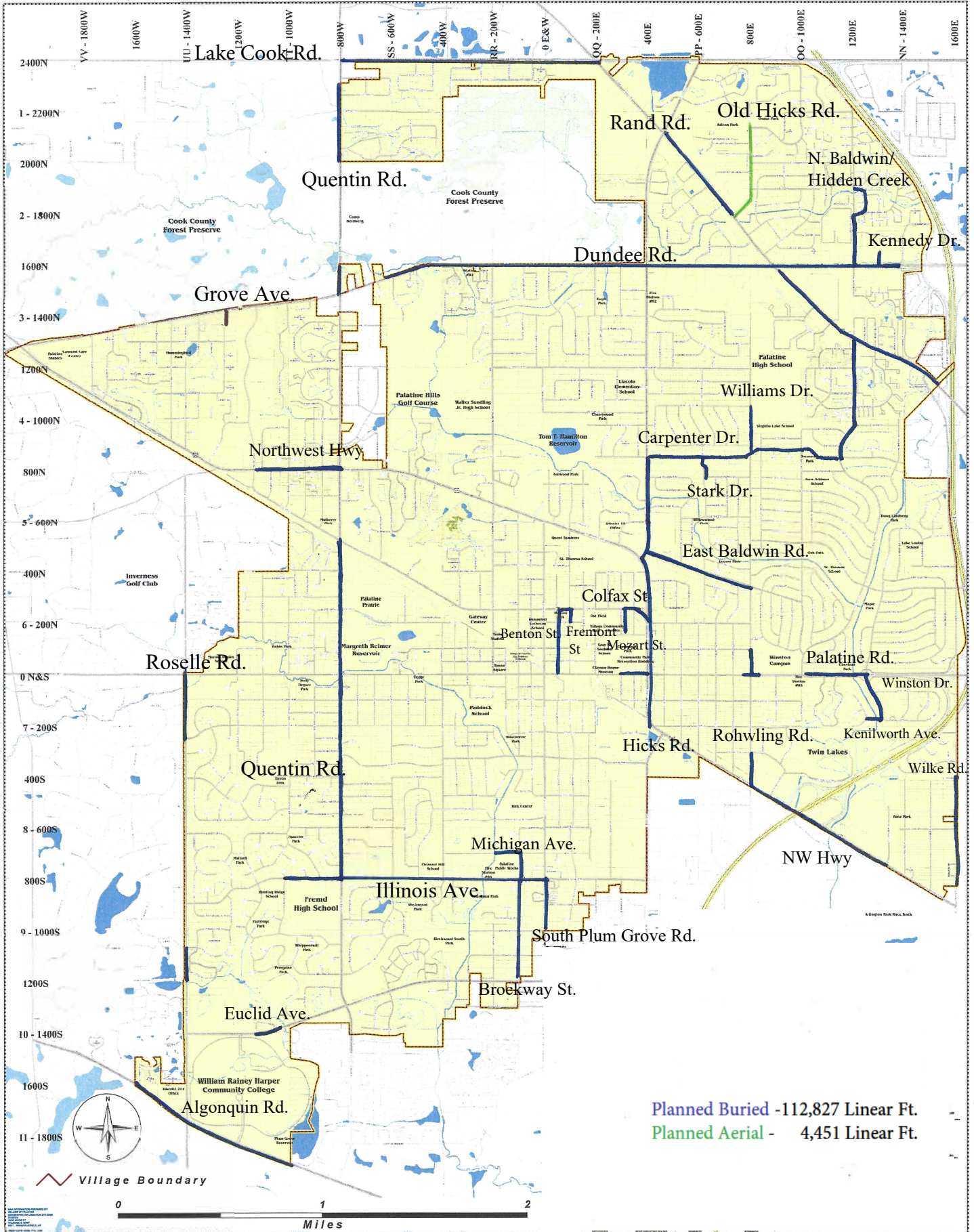
ACTION REQUIRED:

Motion to authorize the Village Manager 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

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



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 Manager

MCI/METRO ACCESS TRANSMISSION SERVICES 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

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

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.

O- -21
Page 2 of 2

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.

**ATTESTED and FILED in the
Office of the Village Clerk this
20th day of September 2021.**

Mayor of the Village of Palatine

Village Clerk

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.

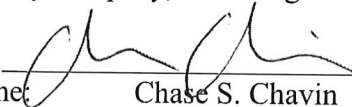
On the capital investment side, CSC has spent over \$5 million to improve the community, with most of that capital going to deferred maintenance and common area improvements. The work has included roof repairs and replacements, plumbing repairs throughout the property, asphalt repair and replacement 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

EXHIBIT A
CAPITAL IMPROVEMENTS
AND
CODE VIOLATIONS

SEE ATTACHED PAGES

THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General description	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 Sill	Back of Bldg 2nd Floor exterior window sill is deteriorated at SE corner. Replace window sill.	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.	

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THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General description	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 sidewalk	
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 sill. Repair the soffit.	

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THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General description	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	Soffit 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 deteriorated 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		

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THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General description	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

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THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General description	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

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THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General description	Detail Description	Status
1170	7	Garage Door 172	Paint garage door 1172	complete
1170	7	Garage Door 204	Garage Door 204 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

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THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General description	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

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THE WOODS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION
Village Inspection Violation Tracker

Building	Priority	General description	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	

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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.

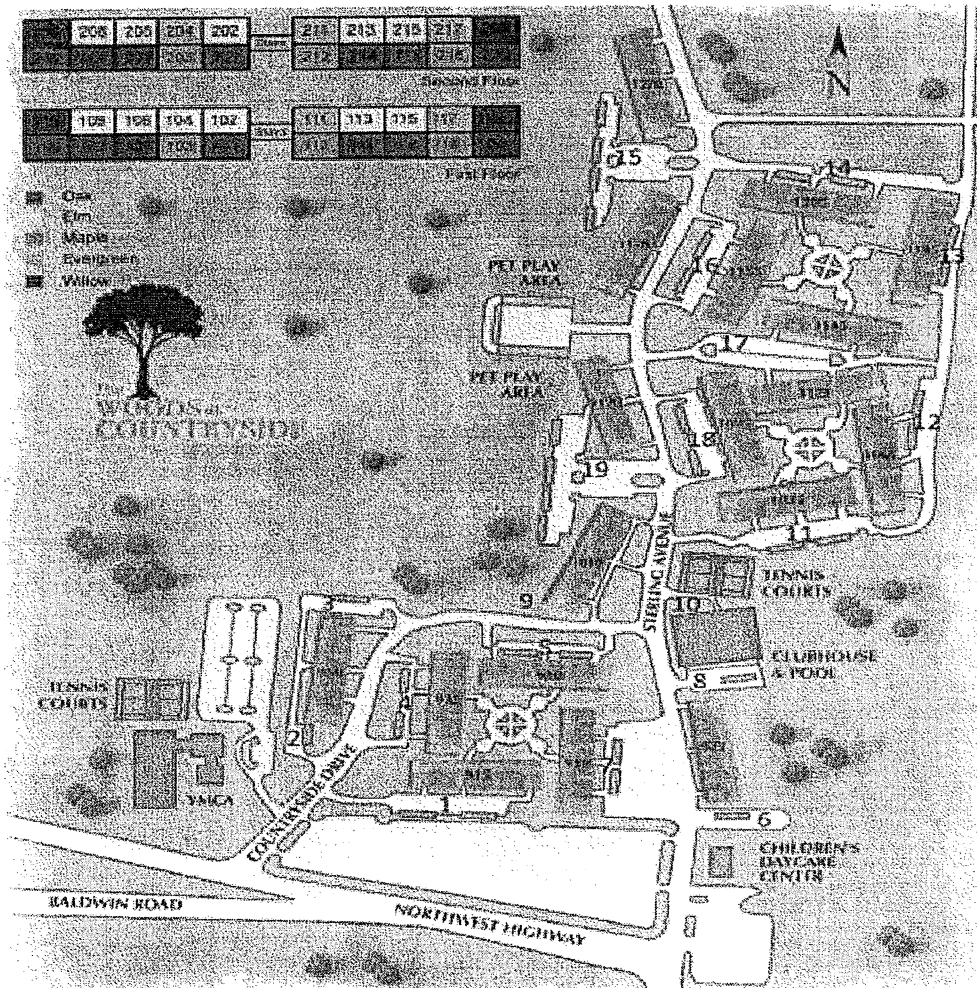


Figure 1. Parking Lot Numbering

Consider a Motion to approve Warrant #17

8.1

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

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms



Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1553 - Acme Truck & Brake Supply									
01_202557	Credit Memo	Open		08/18/2021	09/23/2021	08/27/2021			(102.00)
02_8146	Parts - T-412	Open		08/24/2021	09/23/2021	08/27/2021			134.00
01_206164	Parts-Stock	Open		09/03/2021	10/03/2021	09/10/2021			118.00
Vendor 1553 - Acme Truck & Brake Supply Totals						Invoices	3		\$151.00
Vendor 4853 - Advance Auto Parts									
2376-1013403	Parts-Stock	Open		07/26/2021	09/15/2021	09/10/2021			206.00
2376-1020354	Parts - PT-205	Open		08/23/2021	09/22/2021	08/27/2021			51.00
2376-1020366	Parts-PT-205	Open		08/23/2021	09/22/2021	09/10/2021			51.00
2376-1020409	Credit Memo	Open		08/23/2021	09/22/2021	09/10/2021			(51.60)
2376-1020704	Parts - T-259	Open		08/24/2021	09/23/2021	08/27/2021			13.00
2376-1022112	Parts-Stock	Open		08/30/2021	09/29/2021	09/10/2021			6.00
2376-1023190	Parts-C-361	Open		09/02/2021	10/02/2021	09/10/2021			52.00
2376-1023289	Parts-C-361	Open		09/03/2021	10/03/2021	09/10/2021			18.00
2376-1023292	Parts-C-361	Open		09/03/2021	10/03/2021	09/10/2021			4.00
Vendor 4853 - Advance Auto Parts Totals						Invoices	9		\$353.00
Vendor 1759 - Air One Equipment, Inc.									
171946	Clothing	Open		08/24/2021	09/23/2021	08/18/2021			1,106.00
172085	Ponn Conquest Attack Hose	Open		08/26/2021	09/25/2021	08/30/2021			1,530.00
Vendor 1759 - Air One Equipment, Inc. Totals						Invoices	2		\$2,636.00
Vendor 2611 - Al Warren Oil Co									
W1414287	Motor Fuel	Open		08/26/2021	09/25/2021	08/27/2021			14,243.00
W1414288	Motor Fuel	Open		08/26/2021	09/27/2021	08/27/2021			2,764.00
Vendor 2611 - Al Warren Oil Co Totals						Invoices	2		\$17,008.00
Vendor 3060 - Allegra Print & Imaging									
96970	Patient history pads/ refusal forms	Open		08/24/2021	09/23/2021	08/30/2021			983.00
96967	Alarm Labels	Open		08/27/2021	09/26/2021	08/30/2021			261.00
Vendor 3060 - Allegra Print & Imaging Totals						Invoices	2		\$1,244.00
Vendor 2491 - Anderson Pest Solutions									
8898354	Service - 301 W Johnson	Open		08/24/2021	09/23/2021	08/30/2021			120.00
8898521	Service - 846 W Brookside Dr	Open		08/24/2021	09/23/2021	08/30/2021			120.00
8956130	Service - 857 N Crestview Dr	Open		08/26/2021	09/25/2021	08/30/2021			120.00
8959882	Service - 15 S Rose	Open		08/27/2021	09/26/2021	08/30/2021			120.00
8959889	Service - 1225 E Patten	Open		08/27/2021	09/26/2021	08/30/2021			120.00
8960430	Service - 658 S Mallard	Open		08/27/2021	09/26/2021	08/30/2021			120.00
8999904	Service - 919 W Willow St	Open		08/30/2021	09/29/2021	08/30/2021			120.00
8999909	Service - 1410 N King George Ct	Open		08/30/2021	09/29/2021	08/30/2021			120.00

Attachment: Warrant #17 (2021-16 : Warrant # 17)



Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
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 (2021-16 : Warrant # 17)



Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
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 (2021-16 : Warrant # 17)



Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
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 (2021-16 : Warrant # 17)

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invo
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.

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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.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			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.

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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.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
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.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
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.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
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 (2021-16 : Warrant # 17)



Warrant # 17

8.1.a

Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 3147 - Reid T Ottesen									
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 (2021-16 : Warrant # 17)



Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 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 (2021-16 : Warrant # 17)



Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 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/Amezcu/Martinez/Amund sen/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 (2021-16 : Warrant # 17)



Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
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 (2021-16 : Warrant # 17)



Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 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 (2021-16 : Warrant # 17)



Invoice Due Date Range 08/01/21 - 10/05/21
Report By Vendor - Invoices
Summary Listing

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 (2021-16 : Warrant # 17)



Payment Date Range 09/08/21 - 09/08/21
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 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 (2021-16 : Warrant # 17)

Payment Date Range 09/08/21 - 09/08/21
Report By Vendor - Invo
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	311.50

Attachment: Warrant #17 (2021-16 : Warrant # 17)

**Warrant #17 EFT #1**

Payment Date Range 09/08/21 - 09/08/21
Report By Vendor - Invoiced
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
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 (2021-16 : Warrant # 17)



Payment Date Range 09/14/21 - 09/14/21
Report By Vendor - Invoiced
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 2048 - Quadient Finance USA, Inc									
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 (2021-16 : 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 (2021-16 : 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.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

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.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

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.

RESULT: **APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER: Scott Lamerand, District 2 Councilman
SECONDER: Brad Helms, District 6 Councilman
AYES: Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

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.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

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, and 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.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

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 Manager 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.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

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.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

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.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

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.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms