



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

DECEMBER 8, 2025 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE TO THE FLAG**
- IV. APPROVAL OF MINUTES**
 - A. Village Council & Committee of the Whole - Regular Meeting - December 1, 2025
- V. MAYOR'S REPORT**
 - A. As Submitted
- VI. RECESS TO THE COMMITTEE OF THE WHOLE**
- VII. COMMITTEE OF THE WHOLE**
 - A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR
 - 1. Consider an Ordinance Granting a Final Planned Development and Rezoning to Planned Development for the Property at 204-216 and 222 W. Palatine Road
Council District: Six
 - 2. As Submitted
 - B. POLICE POLICY & CODE SERVICES COMMITTEE**
DOUG MYSLINSKI, CHAIR
 - 1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Service Station and Mart at 1228 E. Dundee Road
Council District: Four
 - 2. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Package Liquor Store at 1565 N. Quentin Road
Council District: One

3. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Massage Business at 1709 N. Rand Road
Council District: Four
4. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash at 1220 N. Rand Road
Council District: Five
5. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. Consider a Resolution of Support for the Widening of Quentin Road Between Lake Cook Road and Dundee Road
Council District: Three
2. Consider a Motion to Approve an Invest in Cook Grant Agreement to Install New Sidewalk on Both Sides of Quentin Road South of Dundee Road to Fill Existing Pedestrian Gaps
Council District: One
3. Consider a Motion to Approve a Proposal for Quentin Road Sidewalk Extension Design Engineering
Council District: One
4. Consider a Motion to Approve a Sidewalk Maintenance Agreement with Cook County for Quentin Road
Council District: Two
5. As Submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE
JOE FALKENBERG, CHAIR

1. Consider a Resolution Supporting and Consenting to the Renewal of the Class 7c Cook County Tax Classification for the Properties Located at 1811 & 1911 N. Rand Road and 1812 N. Old Hicks Road
2. As Submitted

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE
GREG LANGER, CHAIR

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE
BRAD HELMS, CHAIR

1. As Submitted

VIII. RECONVENE THE VILLAGE COUNCIL MEETING**IX. 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.

- A. Consider an Ordinance Granting a Final Planned Development and Rezoning to Planned Development for the Property at 204-216 and 222 W. Palatine Road
Council District: Two
- B. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Service Station and Mart at 1228 E. Dundee Road
Council District: Four
- C. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Package Liquor Store at 1565 N. Quentin Road
Council District: One
- D. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Massage Business at 1709 N. Rand Road
Council District: Four
- E. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash at 1220 N. Rand Road
Council District: Five
- F. Consider a Resolution of Support for the Widening of Quentin Road Between Lake Cook Road and Dundee Road
Council District: Three
- G. Consider a Motion to Approve an Invest in Cook Grant Agreement to Install New Sidewalk on Both Sides of Quentin Road South of Dundee Road to Fill Existing Pedestrian Gaps
Council District: One
- H. Consider a Motion to Approve a Proposal for Quentin Road Sidewalk Extension Design Engineering
Council District: One
- I. Consider a Motion to Approve a Sidewalk Maintenance Agreement with Cook County for Quentin Road
Council District: Two

- J. Consider a Resolution Supporting and Consenting to the Renewal of the Class 7c Cook County Tax Classification for the Properties Located at 1811 & 1911 N. Rand Road and 1812 N. Old Hicks Road

X. REPORTS OF STANDING COMMITTEES

- A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR
 - 1. As Submitted
- B. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, CHAIR
 - 1. As Submitted
- C. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR
 - 1. As Submitted
- D. **FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**
BRAD HELMS, CHAIR
 - 1. As Submitted
- E. **INFRASTRUCTURE & ENVIRONMENT COMMITTEE**
KOLLIN KOZLOWSKI, CHAIR
 - 1. As Submitted
- F. **POLICE POLICY & CODE SERVICES COMMITTEE**
DOUG MYSLINSKI, CHAIR
 - 1. As Submitted

XI. REPORTS OF THE VILLAGE OFFICERS

- A. VILLAGE MANAGER
 - 1. As Submitted
- B. VILLAGE CLERK
 - 1. As Submitted
- C. VILLAGE ATTORNEY
 - 1. As Submitted

- XII. CLOSED SESSION AS REQUIRED**
- XIII. RECOGNITION OF AUDIENCE**
- XIV. ADJOURNMENT**



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

DECEMBER 1, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

Mayor Schwantz called the meeting to order at 7:00 PM.

II. ROLL CALL

PRESENT :	Mayor Jim Schwantz, Councilman District 1 Greg Langer, Councilman District 3 Doug Myslinski, Councilman District 4 Joe Falkenberg, Councilman District 5 Kollin Kozlowski, Councilman District 6 Brad Helms
ABSENT :	Councilman District 2 Scott Lamerand
ARRIVED :	

Also Present:

Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Rick Veenstra, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Fire Chief Scott Mackeben, IT Director Larry Schroth, Director of Finance Andrew Brown, Director of Human Resources Monika Pandya

III. PLEDGE TO THE FLAG

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

IV. APPROVAL OF MINUTES

A. Village Council & Committee of the Whole - Regular Meeting - November 17, 2025

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Doug Myslinski
SECONDER:	Greg Langer
AYES:	Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

V. MAYOR'S REPORT**A. As Submitted**

Mayor Schwantz announced upcoming events:

Weekends, Now through December 21

Palatine Jaycees Christmas Tree Sale

Palatine Aquatic Center

Toys for Tots Holiday Toy Drive

The Village of Palatine has once again partnered with the United States Marine Corps for the annual Toys for Tots Drive. New, unwrapped toys can be dropped off at Village Hall, the Police Department and Fire Departments through December 8th. Toys collected will be distributed to children in the Palatine area. Your donation is greatly appreciated.

Final Collection for Curbside Yard Waste

The Public Works Department completed the final curbside leaf collection last week. Curbside collection of bagged and bundled yard waste continues through the week of December 8, 2025 on residents' regular scheduled garbage day.

Holiday Light Recycling Program

The Village of Palatine, in partnership with the Solid Waste Agency of Northern Cook County (SWANCC) and Elgin Recycling, is pleased to offer a Holiday Light Recycling Program now until January 30, 2026. Holiday string lights can be dropped off at the Palatine Village Hall, Village Services Counter (first floor), Monday through Friday from 8 AM to 4 PM.

VI. RECESS TO THE COMMITTEE OF THE WHOLE

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Joe Falkenberg
AYES:	Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

VII. COMMITTEE OF THE WHOLE**A. POLICE POLICY & CODE SERVICES COMMITTEE**

DOUG MYSLINSKI, CHAIR

1. Consider an Ordinance Granting a Special Use Amendment to Permit the Expansion of a Medical Office (Physical Therapy) at 21 W. Wilson Street Council District: Six

Director of Planning & Zoning Ben Vyverberg spoke about the Illinois Bone and Joint Clinic expansion and required special use permit. Vyverberg also addressed parking arrangements, daily staffing levels, and client volume.

Councilman Myslinski asked about the site's occupancy and Vyverberg confirmed that the adjacent building was unoccupied.

Mayor Schwantz questioned the zoning specifics of the property, and Vyverberg elaborated on past the 2004 planned development, other special use amendments, and site retail use.

Vyverberg mentioned planning and zoning ultimately chose to approve the project.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Greg Langer
AYES:	Jim Schwantz, Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. Consider an Ordinance Amending Chapters 6 - Building Codes and Regulations, 7 - Fire Prevention and Protection, 10 - Existing Structures' Maintenance and Occupancy, and 11 - Licenses, Permits and Business Regulations of the Village of Palatine's Code of Ordinances

Village Manager Reid Ottesen mentioned that a section specific year-end review was completed within the code of ordinances to maintain consistency.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Jim Schwantz
SECONDER:	Joe Falkenberg
AYES:	Jim Schwantz, Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

3. As Submitted

Nothing was submitted.

B. BUSINESS FINANCE & BUDGET COMMITTEE
JOE FALKENBERG, CHAIR

1. 2026 Operating Budget & Capital Investment Plan and Related Approvals
 - a. Consider an Ordinance Adopting the Calendar Year 2026 Annual Budget
 - b. Consider the 2025 Tax Levy Ordinance
 - c. Consider an Ordinance to Abate 2025 Property Tax Levy
 - d. Consider an Ordinance Adopting the 2026 Salary Rates of Compensation for Certain Officers and Employees of the Village, Effective January 1, 2026
 - e. Consider a Motion to Approve the Updated Fee Schedule Supplement to the Village's Code of Ordinances
 - f. Consider an Ordinance Amending Chapters 2- Administration, Chapter 17- Taxes, and Chapter 19- Utility Service of the Village of Palatine Code of Ordinances
 - g. Consider a Resolution Appropriating \$3,100,000 of Motor Fuel Tax Funds for the Maintenance of Streets and Highways
 - h. Consider a Resolution Appropriating \$950,000 of Motor Fuel Tax Funds for the Rehabilitation of West/South Kerry Court and North Sterling Avenue

Village Manager Reid Ottesen discussed the final budget adoption, explaining that it is a balanced budget with no property tax levy increase.

Ottesen spoke about reshaping the downtown area and other planned improvements, and clarified that this represents the 2025 levy payable in CY2026.

Councilman Falkenberg mentioned Councilman Lamerand's budget process discussion during the last meeting and thanked staff for their efforts.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Kollin Kozlowski
SECONDER:	Brad Helms
AYES:	Jim Schwantz, Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. Consider a Resolution Amending the Village's Employee Handbook for 2026

Village Manager Reid Ottesen spoke about the annual review of the Village of Palatine employee handbook.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Greg Langer
SECONDER:	Doug Myslinski
AYES:	Jim Schwantz, Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

3. As Submitted

Nothing was submitted.

C. **FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**
BRAD HELMS, CHAIR

1. Consider a Motion to Approve the Village of Palatine 2026 Regular Scheduled Meeting Calendar

Village Manager Reid Ottesen discussed the upcoming CY2026 meeting calendar for the Village of Palatine.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Doug Myslinski
SECONDER:	Greg Langer
AYES:	Jim Schwantz, Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. As Submitted

Nothing was submitted.

D. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR

1. As Submitted

Nothing was submitted.

E. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR

1. As Submitted

Nothing was submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

Nothing was submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Doug Myslinski
AYES:	Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

IX. 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:	MOTION BY ROLL CALL
MOVER:	Joe Falkenberg
SECONDER:	Doug Myslinski
AYES:	Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

- A. Consider a Motion to Approve Warrant 2025 #23
- B. Consider an Ordinance Granting a Special Use Amendment to Permit the Expansion of a Medical Office (Physical Therapy) at 21 W. Wilson Street
Council District: Six
Ordinance #O-113-25
- C. Consider an Ordinance Amending Chapters 6 - Building Codes and Regulations, 7 - Fire Prevention and Protection, 10 - Existing Structures' Maintenance and Occupancy, and 11 - Licenses, Permits and Business Regulations of the Village of Palatine's Code of Ordinances
Ordinance #O-114-25
- D. Consider an Ordinance Adopting the 2026 Salary Rates of Compensation for Certain Officers and Employees of the Village, Effective January 1, 2026
Ordinance #O-115-25

- E. Consider a Motion to Approve the Updated Fee Schedule Supplement to the Village's Code of Ordinances
- F. Consider an Ordinance Amending Chapters 2- Administration, Chapter 17- Taxes, and Chapter 19- Utility Service of the Village of Palatine Code of Ordinances
Ordinance #O-116-25
- G. Consider a Resolution Appropriating \$3,100,000 of Motor Fuel Tax Funds for the Maintenance of Streets and Highways
Resolution #R-30-25
- H. Consider a Resolution Appropriating \$950,000 of Motor Fuel Tax Funds for the Rehabilitation of West/South Kerry Court and North Sterling Avenue
Resolution #R-31-25
- I. Consider a Resolution Amending the Village's Employee Handbook for 2026
Resolution #R-32-25
- J. Consider a Motion to Approve the Village of Palatine 2026 Regular Scheduled Meeting Calendar
- K. Consider a Resolution Authorizing a Planned Development Security Deposit Reduction for Olms Corner Subdivision
Council District: Six
Resolution #R-33-25
- L. Consider a Resolution Authorizing a Planned Development Security Deposit Reduction for Slade Street Crossing Subdivision
Council District: Six
Resolution #R-34-25

X. REPORTS OF STANDING COMMITTEES

- A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR
 - 1. As Submitted
No Report.
- B. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, CHAIR
 - 1. Consider an Ordinance Adopting the Calendar Year 2026 Annual Budget

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	Kollin Kozlowski
SECONDER:	Brad Helms
AYES:	Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

Ordinance #O-117-25

2. Consider the 2025 Tax Levy Ordinance

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	Doug Myslinski
SECONDER:	Greg Langer
AYES:	Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

Ordinance #O-118-25

3. Consider an Ordinance to Abate 2025 Property Tax Levy

Village Manager Reid Ottesen commented on the fully funded debt service reserve and the resulting levy decrease.

Mayor Schwantz acknowledged the debt service and levy decrease.

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	Greg Langer
SECONDER:	Doug Myslinski
AYES:	Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

Ordinance #O-119-25

4. As Submitted

No Report.

C. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR

1. As Submitted

No Report.

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIR

1. As Submitted

No Report.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

No Report.

F. POLICE POLICY & CODE SERVICES COMMITTEE

DOUG MYSLINSKI, CHAIR

1. As Submitted

No Report.

XI. REPORTS OF THE VILLAGE OFFICERS**A. VILLAGE MANAGER**

1. As Submitted

Village Manager Reid Ottesen expressed gratitude for the dedication and hard work of the Public Works team in keeping the streets clear and safe during the recent snowfall.

B. VILLAGE CLERK

1. As Submitted

No Report.

C. VILLAGE ATTORNEY

1. As Submitted

No Report.

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIII. RECOGNITION OF AUDIENCE

No one came forward.

XIV. ADJOURNMENT

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Kollin Kozlowski
AYES:	Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

MEETING ADJOURNED AT 7:14 PM.

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Consider an Ordinance Granting a Final Planned Development and Rezoning to Planned Development for the Property at 204-216 and 222 W. Palatine Road

BACKGROUND:

The Subject Properties, zoned R-3 Multi-Family, received Preliminary Planned Development approval in 2024 to allow the construction of a new 4-unit townhouse building on the westerly lot (222 W. Palatine Road). The easterly lot (204-216 W. Palatine Road) is an existing 4-unit building and will remain, with a relocated parking area constructed on the north side of the Subject Properties. Therefore, the Petitioner is requesting approval of the following:

Final Planned Development to permit a new 4-unit townhouse building, with a shared driveway and parking lot, in conjunction with the existing 4-unit building at 204-216 W. Palatine Road, and Rezoning of the Subject Properties from R-3 Multi-Family Residential to Planned Development.

KEY ISSUES:

The Petitioner intends to demolish the single-family home and construct a 4-unit townhouse building on the western lot. The key components of the proposed development are summarized below:

ARCHITECTURE

- The proposed building's front elevations include a covered entry, shake siding, engineered stone, LP siding, and LP board and batten siding. These materials continue for the side elevations. In addition to adding windows and varying their placement, which was discussed at the initial Preliminary Planned Development Public Hearing, the final architectural plans present the finished floor plans for the 2 bedroom and 2.5 bathroom units. Architectural shingles are proposed for the roof.
- The proposed building height is approximately 39 feet 5 inches, which would be below the maximum permitted height of 50 feet in the R-3 District (and is consistent with the elevations approved with the Preliminary Planned Development). The existing 2 access drives from Palatine Road would be consolidated into one, with the drive being widened to address Fire Prevention's auto-turn and truck access requirements.
- Prior to the execution of the Plat of Consolidation, a cross-access easement will be required and, if required by the Village Attorney, declarations may also be required.
- The first floor plan includes a 1-car garage and/or a flexible space, with the second floor containing a living room, dining room, kitchen, deck, and a one-half bathroom. The upper level includes two bedrooms and bathrooms. Within the

three contemplated floor plans, the size of each unit is approximately 1,600 square feet.

- In addition to the single-car garage, each of the 4 units will have a single driveway parking space in front of the garages.

ENGINEERING

- All necessary utilities are available and proximate to the Subject Properties. The sanitary and water lines are on the south side of Palatine Road. In order to access those utilities for connection, an IDOT permit will be required. With the required inclusion of an accessible parking space and a desire not to impact a 45-inch caliper tree, the number of parking spaces on the north side of the property is reduced from the initial approval by three spaces. With the proposed 8 parking spaces and 8 additional parking spaces, 16 total parking spaces would be provided (2 spaces/unit). In working with the Petitioner and Engineer, there may be an opportunity to provide one additional parking space on the north side of the property. Functionally, the existing 4-unit building required only 1.5 spaces/unit at its estimated expansion in the late 1970's/early 1980's.
- For the existing 4-unit building, there is a dumpster onsite, which is screened with a wooden fence. The proposed 4 new townhomes would function as individual residential units accordingly.
- The relocated parking spaces on the north side of the property would be required to be screened with a solid fence. While there is an existing fence there now, the determination of whether it could be reused in order to provide the screening would be determined through the building permit review process. The property owner directly north participated at the Public Hearing and concurred with the proposed development, but wanted to ensure the inclusion of landscaping and screening would be addressed and that the stormwater would be managed. The Petitioner testified that the implemented plan would have enhanced landscaping and fencing and that he would work with the property owner on the final fencing and landscaping plan.
- Fire sprinklers are required, which will likely increase the water line size to 4 inches or larger. MWRD will make the final determination regarding the WMO and site runoff and volume control. If MWRD does not require a permit, all of the constructed impervious areas will be required to drain toward Palatine Road. The Village Engineer has conditionally approved the engineering plans.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on November 25, 2025.

Residents testifying: 3 - support for the proposed development, questions about

stormwater management, landscaping and screening, and noise generation.

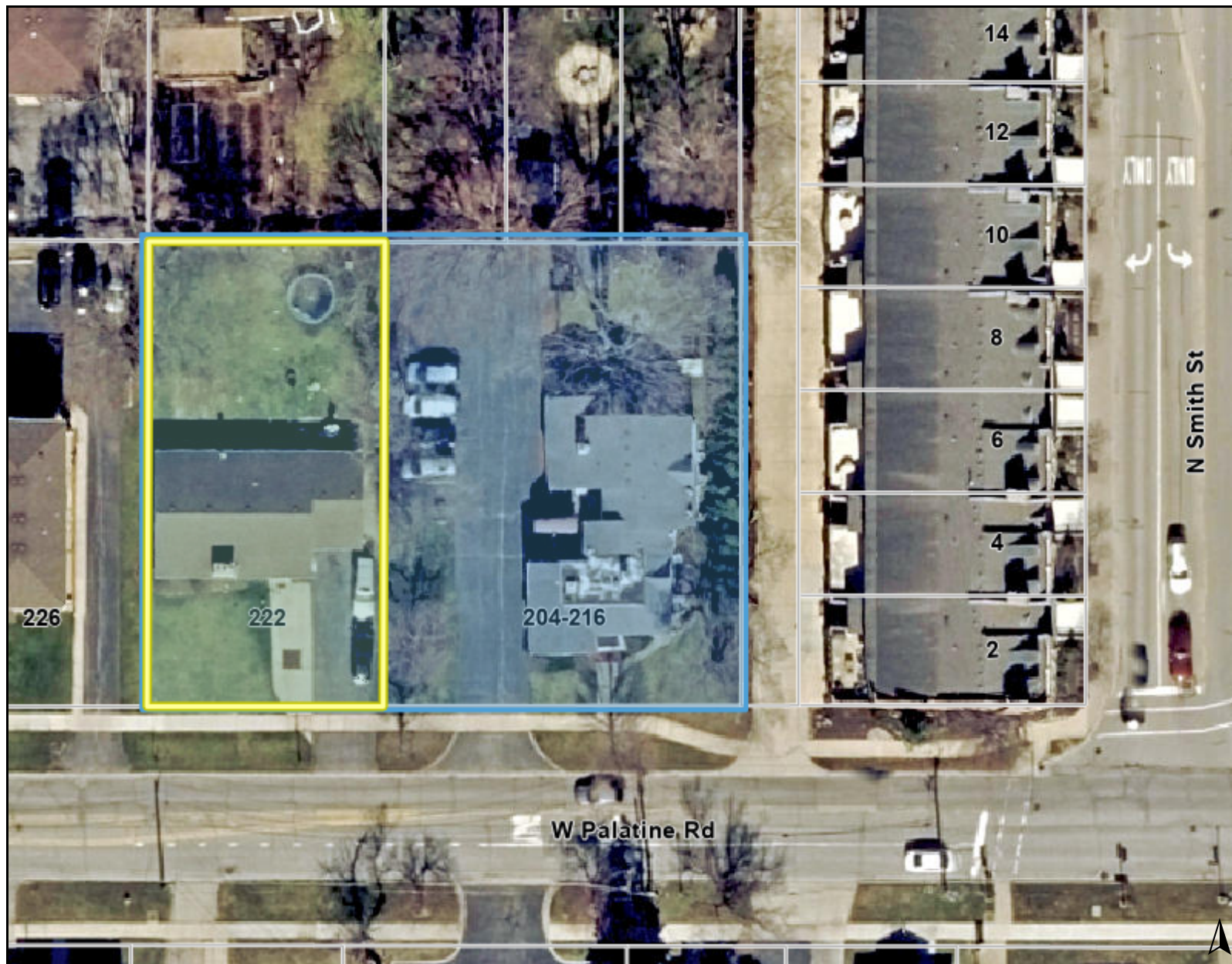
Vote: The PZC voted unanimously to approve the Final Planned Development and Rezoning and Staff concurs.

ACTION REQUIRED:

A motion to approve the Final Planned Development and Rezoning from R-3 Multi-Family to Planned Development.

ATTACHMENTS:

1. Aerial Map
2. ORD - Final Planned Development
3. ORD - REZ
4. EXHIBIT - Architectural Plans Third Stone - Palatine Townhomes (2)
5. EXHIBIT - FINAL ENGINEERING PLANS (1)
6. November 25, 2025 PZC materials
7. 11-25-25 PZC minutes
8. Public Notice 204-222 W. Palatine Road



Legend

0 50 100
ft

Print Date: 5/21/2025

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING PRELIMINARY AND
FINAL PLANNED DEVELOPMENT APPROVAL FOR
THE PROPERTIES LOCATED AT 204-216 AND 222 W. PALATINE ROAD**

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Planning and Zoning Commission of the Village of Palatine on November 25, 2025 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Preliminary and Final Planned Development to permit a 4-unit townhouse development and associated off-street parking, in conjunction with the existing 4-unit building on the following legally described property:

LOT 10 IN THE BRWNSTONES OF PALATINE PHASE 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 2004, AS DOCUMENT NUMBER 0423819893 IN COOK COUNTY, ILLINOIS.

**Commonly known as 204-216 W. Palatine Road (PIN 02-15-427-035-0000);
and**

**THAT PART OF LOTS 5, 6, AND 7 (EXCEPT EAST 15 FEET) IN BLOCK M IN
LYTTLES SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST
QUARTER OF SECTION 15, TOWNSHIP 42 NORTH RANGE 10, EAST OF
THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND
NORTHWEST RAILROAD RIGHT OF WAY, DEFINED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOTS 14 RODS
WEST THENCE NORTH 132.00 FEET TO THE NORTH LINE OF SAID LOTS,
THENCE WEST TO THE WEST LINE OF LOT 5, THENCE SOUTH ALONG
THE WEST LINE OF LOT 5 TO THE SOUTHWEST CORNER OF LOT 5, THENCE
EAST6 ALONG THE SOUTH LINE OF LOT 5, TO THE PLACE OF
BEGINNING, IN COOK COUNTY, ILLINOIS.**

Commonly known as 222 W. Palatine Road (PIN 02-15-427-017-0000)

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

SECTION 1: That the Final Planned Development is hereby approved, to permit a permit a 4-unit townhouse development and associated off-street parking, in conjunction with the existing 4-unit building is hereby granted, subject to the following conditions:

- 1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning. This includes the final parking lot plan for the north side of the property.**
- 2. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer and a Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
- 3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.**
- 4. A shared driveway access easement shall be prepared and submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. The access drive may also have to be noted as "no parking" on either side, as part of the Fire Prevention Final Planned Development review of the final driveway plan.**
- 5. Recording fees in the amount of \$300 shall be submitted.**
- 6. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.**
- 7. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**
- 8. The final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.**

9. A plat of consolidation shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.

10. IDOT permits will be required for all utilities (sanitary and water are both on the south side of Palatine Road) and driveway connections. This will also require a maintenance of traffic plan.

11. Cash-in-lieu of detention will be required, at .26/SF or \$5,659.16.

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

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

PASSED: This ____ day of _____, 2025

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

APPROVED by me this ____ day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this ____ day of _____, 2025

Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE REZONING CERTAIN PROPERTIES FROM
R-3 MULTIPLE-FAMILY RESIDENTIAL TO PLANNED DEVELOPMENT
204-222 W. PALATINE ROAD**

WHEREAS, pursuant to a public hearing held on November 25, 2025, before the Planning and Zoning 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 properties from R-3 Single-Family Residential to Planned Development:

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:

LOT 10 IN THE BRWNSTONES OF PALATINE PHASE 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 2004, AS DOCUMENT NUMBER 0423819893 IN COOK COUNTY, ILLINOIS.

Commonly known as 204-216 W. Palatine Road (PIN 02-15-427-035-0000); and

THAT PART OF LOTS 5, 6, AND 7 (EXCEPT EAST 15 FEET) IN BLOCK M IN LYTTLES SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND NORTHWEST RAILROAD RIGHT OF WAY, DEFINED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOTS 14 RODS WEST THENCE NORTH 132.00 FEET TO THE NORTH LINE OF SAID LOTS, THENCE WEST TO THE WEST LINE OF LOT 5, THENCE SOUTH ALONG THE WEST LINE OF LOT 5 TO THE SOUTHWEST CORNER OF LOT 5, THENCE EAST 6 ALONG THE SOUTH LINE OF LOT 5, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as 222 W. Palatine Road (PIN 02-15-427-017-0000)

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of 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 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 _____, 2025

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

APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this
_____ day of _____, 2025

Village Clerk

SILVER TOWNHOUSES

NEW TOWNHOUSES

PALATINE, ILLINOIS 60067

ARCHITECT CONTACT

BLAKE CZAR

847/877-3507

NOTE:
ENERGY COMPLIANCE IS
PERFORMANCE BASED.

DATE	PAGES REVISED
02/06/25	ISSUED FOR PERMIT

CODES

2021 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS
EXISTING BUILDINGS AND STRUCTURES, APPENDIX J
2021 INTERNATIONAL MECHANICAL CODE w/ AMENDMENTS
2021 INTERNATIONAL FUEL GAS CODE
ILLINOIS ENERGY CONSERVATION CODE, LATEST EDITION AS ADOPTED BY THE STATE OF ILLINOIS
2020 NATIONAL ELECTRICAL CODE w/ AMENDMENTS
ILLINOIS PLUMBING CODE (LATEST ADDITION) w/ AMENDMENTS
VILLAGE OF PALATINE CODE OF ORDINANCES

OCCUPANCY

GROUP R5 - RESIDENTIAL

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

Ground Snow Load: 25 psf
Wind Speed: 115 mph - Ultimate design wind speed
Seismic Category: A
Weathering: Severe
Frost Line Depth: 3'-6"
Winter Design temp: -4 F
Ice Barrier Underlayment Required: Yes
Air freezing Index: 1750
Mean Annual temp: 49.4
Termite - Moderate to Heavy
Flood Hazards - Chapter 26 of Downers Grove
Municipal code

SHEET INDEX

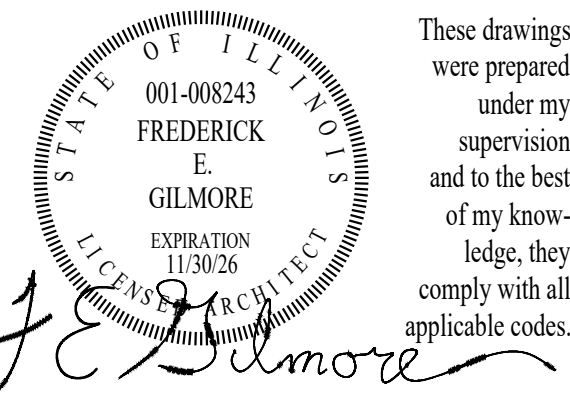
- 1 COVER SHEET
- 2 ASSEMBLY PLANS AND ELEVATIONS
2A FRONT ELEVATION - LIGHT/VENT
2B REAR ELEVATION
2C RIGHT/LEFT ELEVATIONS
- 3 FOUNDATION PLAN / DETAILS
- 4 FLOOR PLANS UNIT "A"
4A FLOOR PLANS UNIT "B"
4B FLOOR PLANS UNIT "C"
4C FLOOR PLANS UNIT "D"
4D ROOF PLAN
- 5 ELECTRICAL PLANS UNIT "A"
5A ELECTRICAL PLANS UNIT "B"
5B ELECTRICAL PLANS UNIT "C"
5C ELECTRICAL PLANS UNIT "D"
- 6 WALL SECTIONS
- 7 DETAILS / RISER DIAGRAMS
7A DETAILS
- 8 SPECIFICATIONS

ABBREVIATIONS

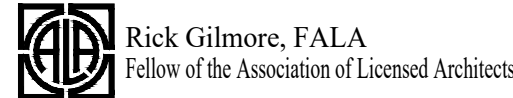
AFF	ABOVE FINISH FLOOR	INS	INSULATED/ING
ADH	ADHESIVE	INT	INTERIOR
ADJSH.	ADJUSTABLE SHELF	JNT	JOINT
A/C	AIR CONDITIONING	JST	JOIST
ALT.	ALTERNATE	LAM PLAS	LAMINATED PLASTIC
L.	STEEL ANGLE	LL	LIVE LOAD
AWN.	AWNING	M OP6	MASONRY OPENING
BRK	BRICK	MATL	MATERIAL
BM	BEAM	MC	MEDICINE CABINET
BRG.	BEARING	MTL	METAL
CSMT	CASEMENT	N.T.S.	NOT TO SCALE
CL6	CEILING	O.C.	ON CENTER
CL	CENTER LINE	OP6	OPENING
C	STEEL CHANNEL	O.H.	OVERHEAD
CLO	CLOSET	P&T	PLUGGED AND TOP SANDED
P&S	POLE AND SHELF	PC	PIECES
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLYMD	PLYWOOD
CONST	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
C.J.	CONTROL JOINT	P.S.I.	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	REINF	REINFORCING/ED
CO	CAGED OPENING	R	RISERS
CI	CAST IRON	RO	ROUGH OPENING
CRS	COURSES	RS	ROUGH SAWN
DL	DEAD LOAD	SH	SHELF
DTL	DETAIL	S.C	SOLID CORE
DIA	DIAMETER	SHT. MTL.	SHEET METAL
DIM	DIMENSION	SIM	SIMILAR
DN	DISHWASHER	S&D	SLIDING GLASS DOOR
DH	DOUBLE HUNG	STD	STANDARD
DS	DOWNSPOUT	ST	STEEL
EA	EACH	TEMP	TEMPERED
EQ	EQUAL	THLD	THRESHOLD
EXP	EXPANSION	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	T	TREADS
FIN	FINISHED	T/	TOP OF.....
FP	FIREPLACE	UC	UNDER CABINET
FL	FLOOR	MC	MATER CABINET
FD	FLOOR DRAIN	MH	MATER HEATER
FTG	FOOTING	M.P.	WEATHER PROOF
FDN	FOUNDATION	M.S.	WEATHER STRIPPING
GALV	GALVANIZED	M.F.	WIDE FLANGE
GL	GLASS	M	WOOD
GYP. BD.	GYPSUM BOARD	M.D	MROUGHT IRON
H&T	HEIGHT	M.I.	MROUGHT IRON
HM	HOLLOW METAL	M.O.	MROUGHT IRON
HC	HOLLOW CORE		

SYMBOLS

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



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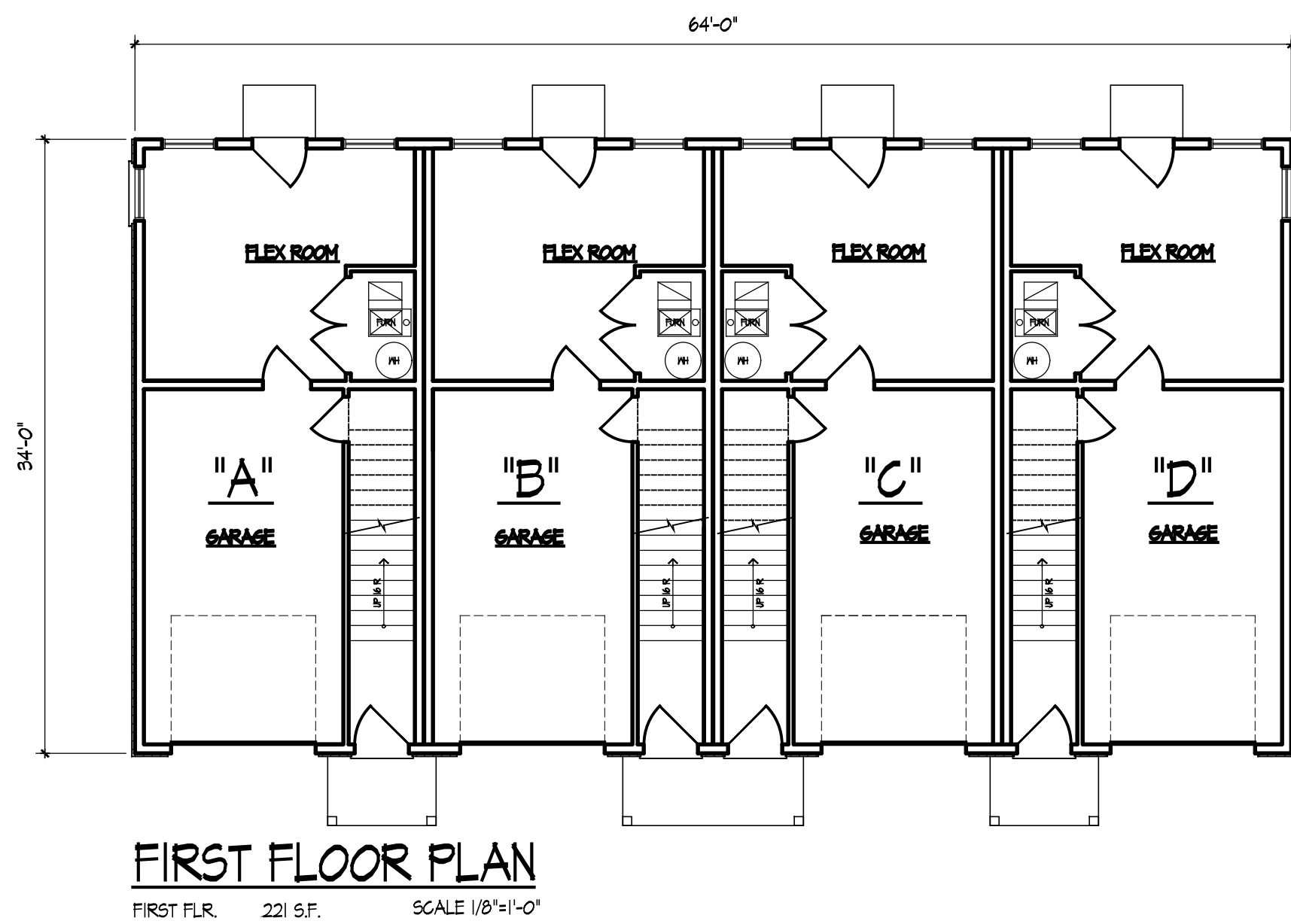
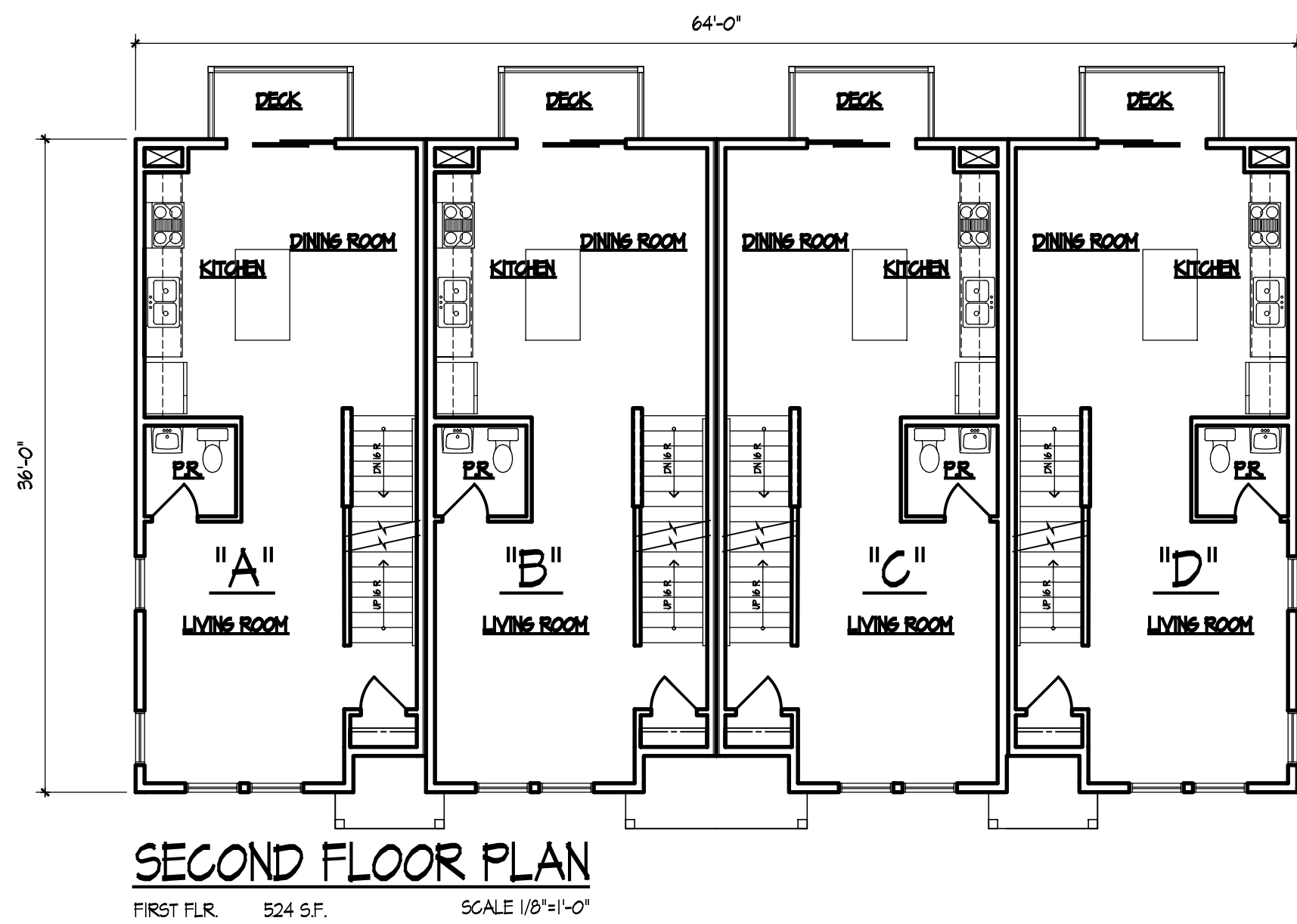
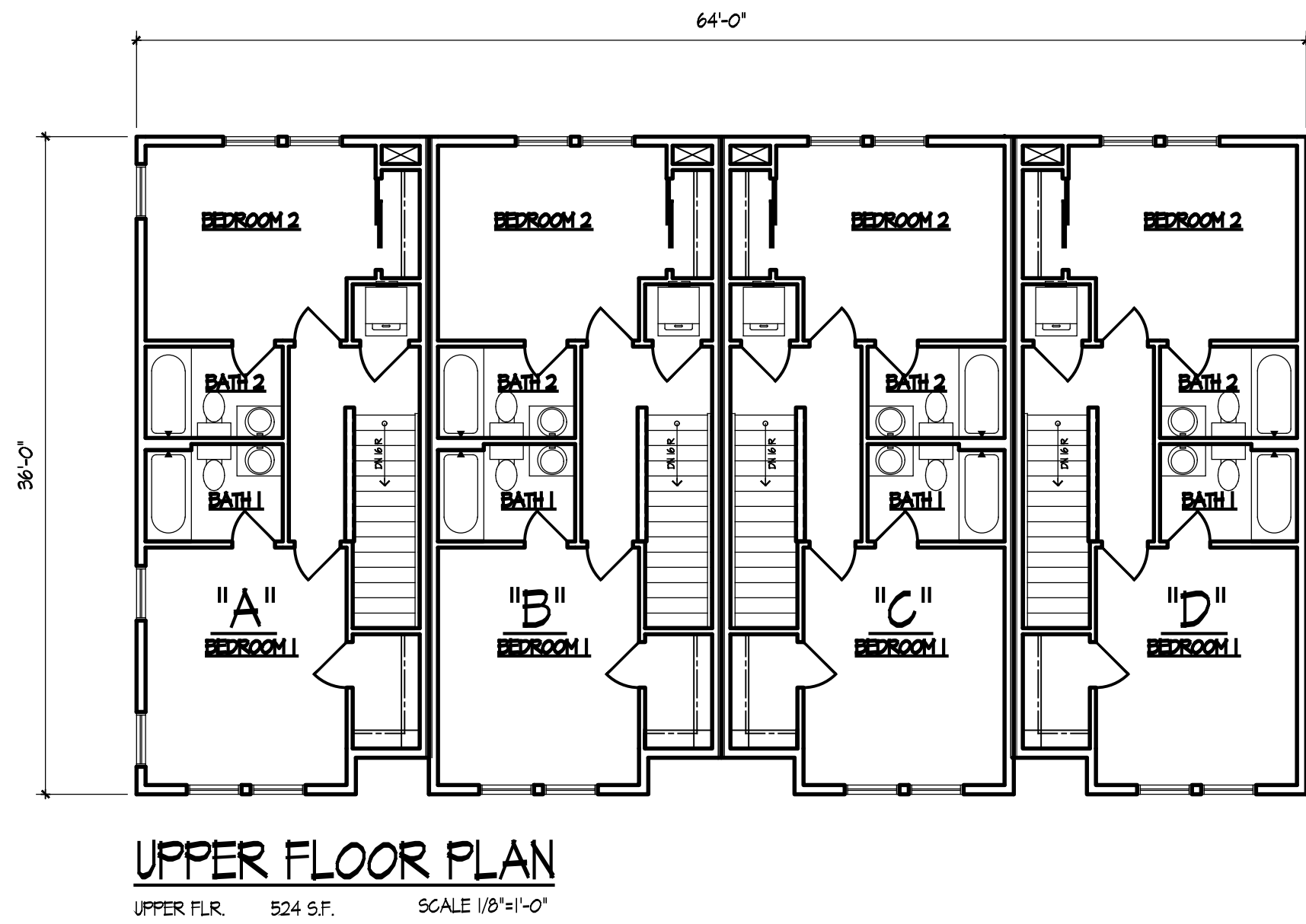


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These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/26

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Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

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2

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

STANDARD ELEVATION NOTES

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA
- "LP" SOFFIT w/ INTERGAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- 1X2 EDGE BOARD OVER 1X6 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED

INDICATES ENGINEERED STONE

INDICATES LP B&B SIDING

HIDDEN GALVANIZED METAL FLASHING

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

LIGHT & VENTILATION SCHEDULE (UNITS "A" & "D")							
ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
FLEX ROOM	164 S.F.	13.5	42.6	6.8	13.8	--	--
LIVING ROOM	154 S.F.	12.1	46.0	6.4	23.0	--	--
KITCHEN / DINING	223 S.F.	17.8	32.8	8.9	16.4	--	--
PONDER ROOM	25 S.F.	--	--	--	--	38 CFM	80 CFM
BEDROOM 1	143 S.F.	11.4	32.0	5.1	16.0	--	--
BEDROOM 2	128 S.F.	10.2	32.0	5.1	16.0	--	--
BATH	106 S.F.	--	--	--	--	154 CFM	100 CFM
BATH 2	45 S.F.	--	--	--	--	68 CFM	100 CFM

LIGHT & VENTILATION SCHEDULE (UNITS "B" & "C")							
ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
FLEX ROOM	164 S.F.	13.5	42.6	6.8	13.8	--	--
LIVING ROOM	154 S.F.	12.1	46.0	6.4	23.0	--	--
KITCHEN / DINING	223 S.F.	17.8	32.8	8.9	16.4	--	--
PONDER ROOM	25 S.F.	--	--	--	--	38 CFM	80 CFM
BEDROOM 1	143 S.F.	11.4	32.0	5.1	11.5	--	--
BEDROOM 2	128 S.F.	10.2	32.0	5.1	11.5	--	--
BATH	106 S.F.	--	--	--	--	154 CFM	100 CFM
BATH 2	45 S.F.	--	--	--	--	68 CFM	100 CFM

ELEVATION NOTES:

- DO NOT SCALE DRAWINGS
- PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- ALL ROOF SADDLES TO BE SHEATHED w/ BUILDING PAPER AND SHINGLES
- REFER TO FLOOR PLANS FOR DOOR SIZES
- WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
- ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
- PROVIDE "Z" FLASHING ALONG ALL HORIZONTAL TRIM
- PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- N/A
- SAFETY GLAZING AT BATHTUB/SHOWER. SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS w/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
- TYPICAL - ALUMINUM GUTTERS w/ DOWN SPOUTS OVER 1X6 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
- 1X2 ON 1X6 RAKE BOARD TYPICAL
- TYPICAL SIDING - "LP" w/ 6" EXPOSED - IF USED
- TYPICAL TRIM - "LP"
- ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.



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

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	ISSUED FOR PERMIT	02/06/25

 Rick Gilmore, F.A.L.A.
Fellow of the Association of Licensed Architects

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2A
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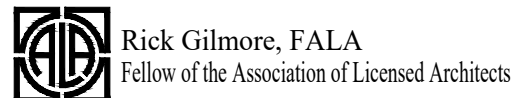
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001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/26

STATE OF ILLINOIS
LICENSED ARCHITECT

F. E. Gilmore

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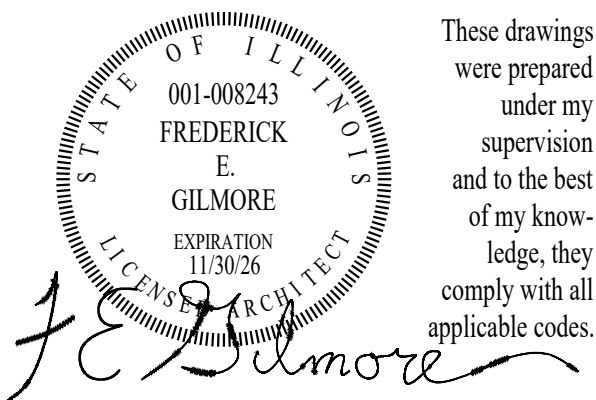
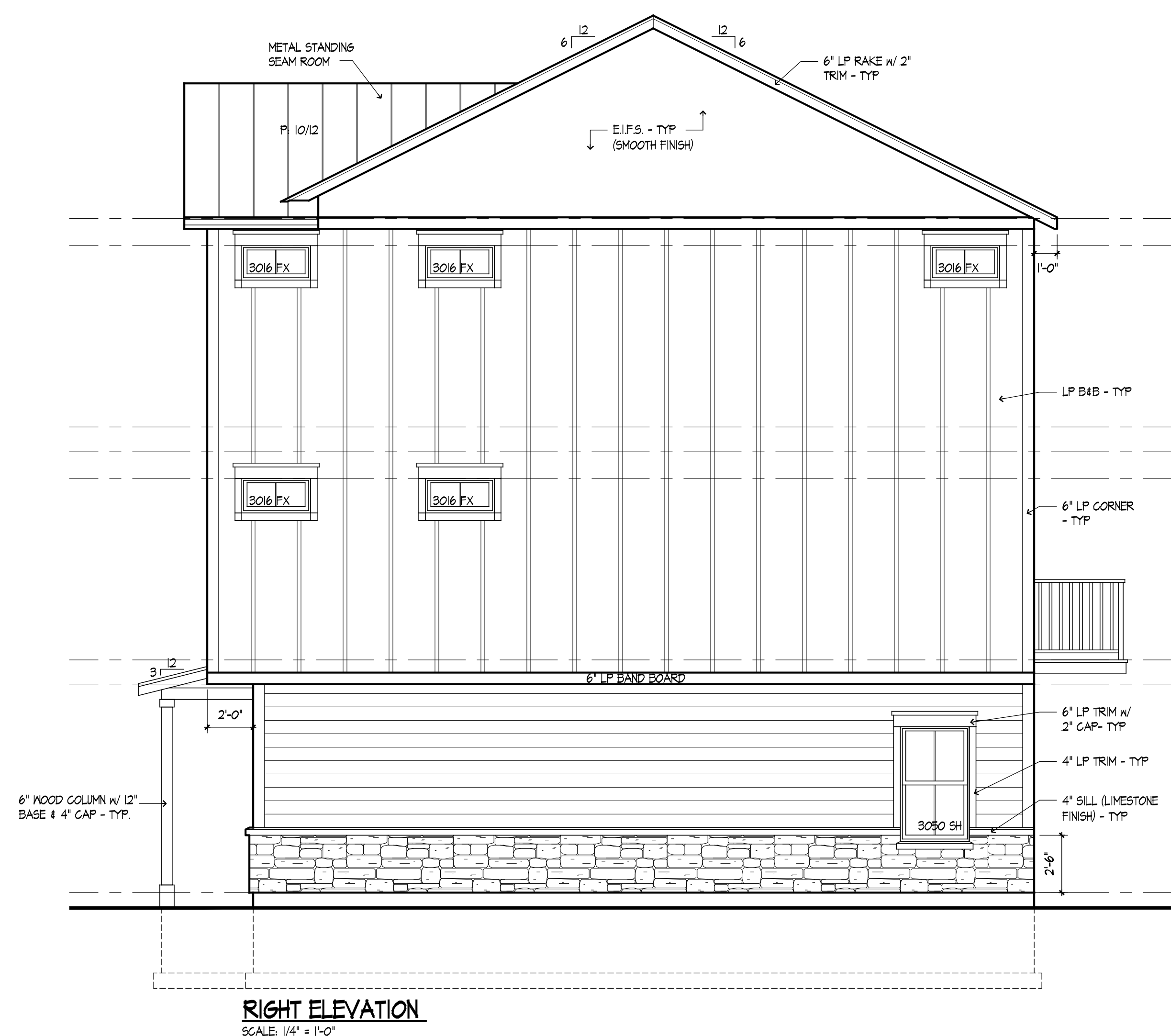
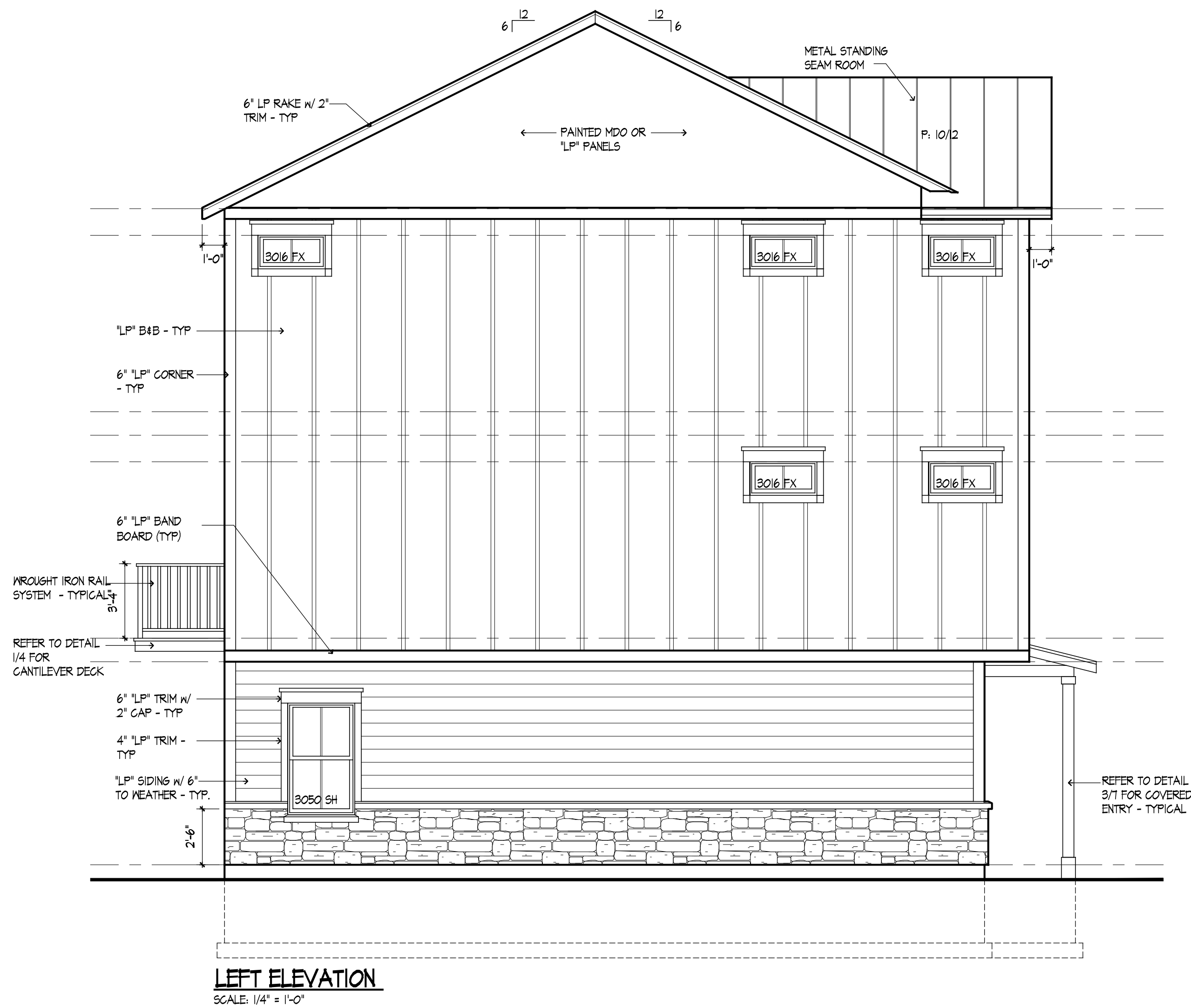


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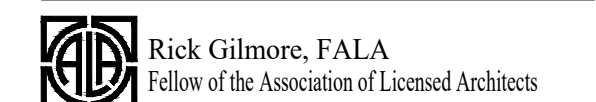
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2C

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DO NOT SCALE DRAININGS

1. TYPICAL BASEMENT/GARAGE SLAB:
4" CONC. SLAB W/ 6"X6"X#10@10W/ON
6 MI. POLY VAPOR BARRIER OVER MIN
4" GRAVEL FILL ON COMPACTED
EARTH.

2. TYPICAL CRWL:
N/A

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

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

5. PROVIDE CIRCULAR BLOCK CUTS AT
STEEL COLUMN LOCATIONS

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

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

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

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

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

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

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

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

14. PROVIDE MIN. 4" CONCRETE COVER
AT BELOW SLAB UTILITY LOCATION.
WHEN CONCRETE ENCASEMENT OF
UTILITY LINES IS REQUIRED, UTILITIES
SHALL BE PLACED SUFFICIENTLY
BELOW SLAB TO ALLOW CONCRETE
COVERAGE.

15. PROVIDE ALL MECH. ROUGH-INS
WHEN A/C PAD LOCATION REQUIRES
PENETRATION OF POURED CONCRETE
SLAB FOR HOOK-UPS TO HVAC
EQUIPMENT.

16. FIELD VERIFY LOCATIONS OF ALL
METERS, PUMBS, FIXTURES,
ELECTRICAL PANEL AND SERVICE
LINES PRIOR TO POURING CONCRETE
SLAB.

17. ALL DESIGN, REVISIONS,
ENGINEERING INSTALLATION AND
LIABILITY OF SOIL CONDITIONS AND
STRUCTURAL DESIGNS DUE TO
INADEQUATE SOILS SHALL BE THE
RESPONSIBILITY OF THE 'BUILDING
DEVELOPER' OR ITS SUBCONTRACTORS
INVOLVED WITH DESIGN AND
INSTALLATION OF SUCH; AND THE
ARCHITECT SHALL NOT BE HELD
LIABLE OR RESPONSIBLE FOR THEIR
IMPLEMENTATIONS.

18. LOCATION OF A/C SHALL BE
VERIFIED BY BUILDER PRIOR TO
CONSTRUCTION IN ACCORDANCE WITH
LOCAL CODES.

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

20. ELECTRICAL PLAN HAS BEEN
INCORPORATED IN THE
FOUNDATION PLAN.

21. PROVIDE (2) 48" LONG #4 REBAR AT
TOP & BOTTOM IN FOUNDATION WALL
AND AT FOOTING GRADE CHANGES

22. FOR ADDITIONAL NOTES SEE
SPECIFICATIONS AND DETAILS

DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAIN, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE TO GRAVITY OR MECHANICALLY INTO AN EXISTING DRAINAGE SYSTEM. DRAINAGE TILES OR PERFORATED PIPE SHALL EXTEND AT LEAST 1 FOOT (305 MM) FROM THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE COVERED WITH GRAVEL OR CRUSHED ROCK AT LEAST ONE INCH (25.4 MM) ABOVE THE TILE. JOINT OPENING OR CRUSHED ROCK AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.

1. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 QUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS IF GLOUSE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.

2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS R403.5.4 THROUGH R403.5.6.

3. WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS SHALL BE PROVIDED AT THE INLET SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.

4. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

5. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE R403.5.6(1).



NOTES ON THIS FOUNDATION PLAN ARE
TYPICAL FOR ALL FOUR UNITS.

CONTINUOUS PRESSURE TREATED 2x6 SILL PLATE
w/ SILL SEALER - 1/2" x 12" LONG ANCHOR
BOLTS w/ NUTS AND WASHERS @ MAX. 6'-0" o.c. &
MAX. 12" FROM CORNERS, MIN. 2 PER BOARD.
EMBED BOLT A MIN. OF 8" INTO CONCRETE.



NOTE:
ALL SLAB ON GRADE REQUIRES A MIN. OF #10 W.W.F.
LOCATED IN THE UPPER ONE THIRD (1/3) OF THE
THICKNESS



CONTINUOUS PRESSURE TREATED 2x4 SILL PLATE
w/ SILL SEALER - 1/2" x 12" LONG ANCHOR
BOLTS w/ NUTS AND WASHERS @ MAX. 6'-0" o.c. &
MAX. 12" FROM CORNERS, MIN. 2 PER BOARD.
EMBED BOLT A MIN. OF 8" INTO CONCRETE.



4" CONCRETE SLAB W/ 6"x6"x#10 WMM OVER 6 MIL VAPOR BARRIER OVER MINIMUM 4" COMPACTED GRAVEL OVER COMPACTED EARTH (GRAVEL TO BE MINIMUM 2" WASHED STONE)



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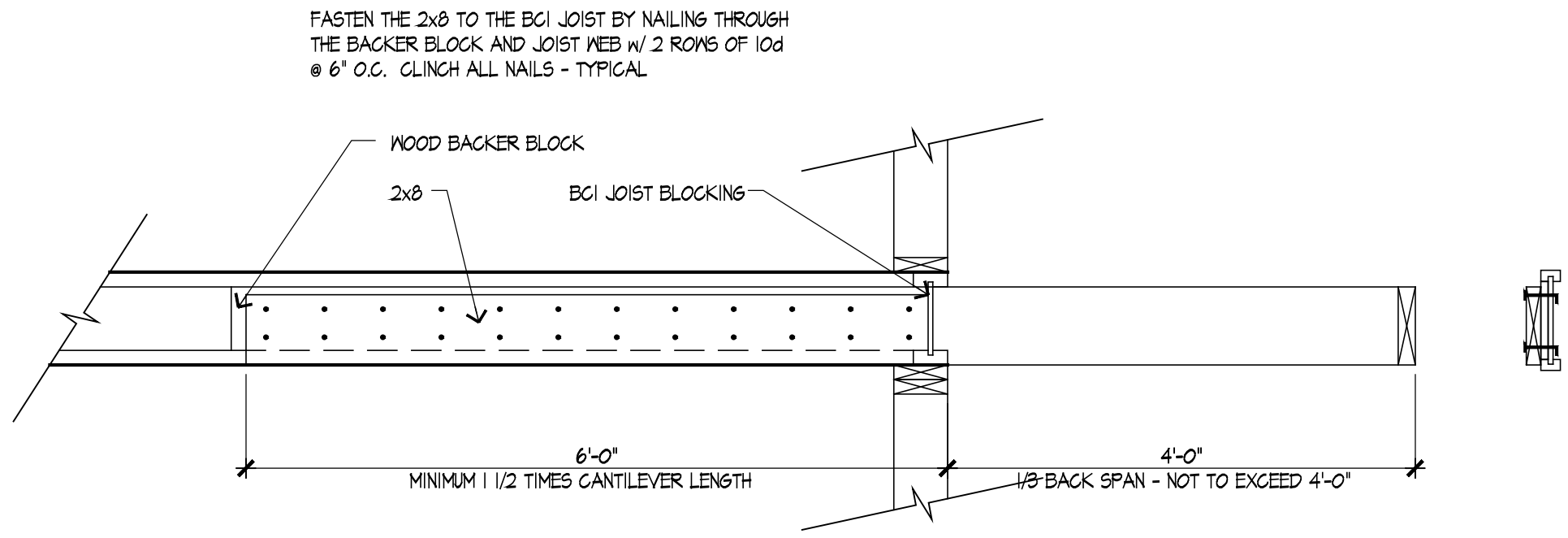
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Gulmore

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

CORNER NOTE:
WHERE A MIN. 24" WOOD STRUCTURAL PANEL CANNOT BE PROVIDED AT A BRACED WALL, A HOLD-DOWN TIE MAY BE USED AS AN ALTERNATE METHOD. HOLD-DOWN DEVICE IS TO BE A SIMPSON STRONG-TIE "SEW-P-KT" OR AN APPROVED EQUAL THAT COMPLIES WITH IRC 2021 CODE REQUIREMENTS

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

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

2021 ILLINOIS ENERGY CONSERVATION NOTES:
1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETE; WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND PENETRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 78 DEGREES COOLING.
5. N/A
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR FLENUMS.
8. MECHANICAL SYSTEM PIPING - >105 DEGREES OR <65 DEGREES INSULATE WITH MINIMUM R-5. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-5.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE IMR403.5.6 (1). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS. LIGHTING EQUIPMENT - A MINIMUM OF 40% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

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

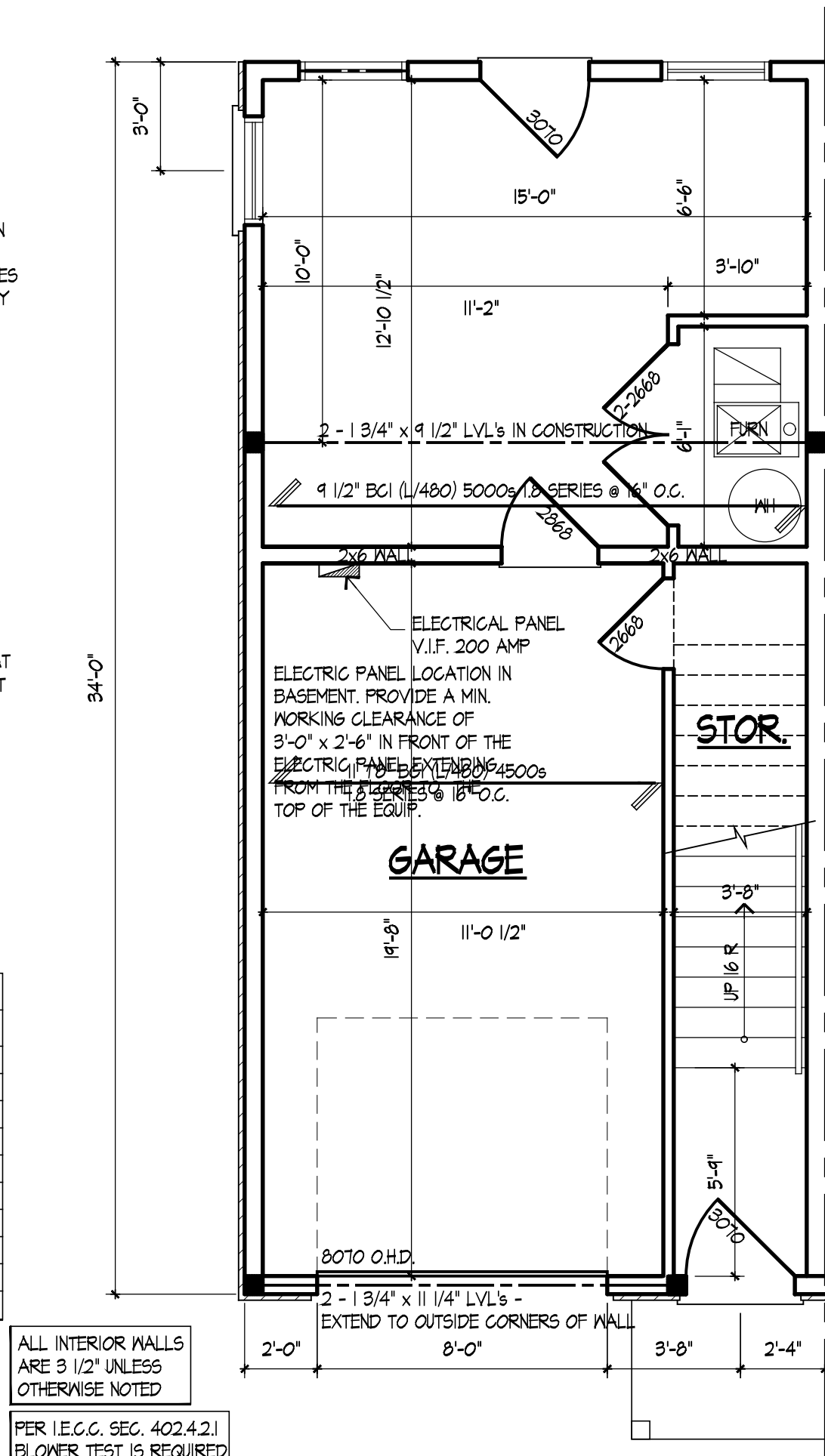
JACK STUD REQUIREMENTS FOR 16" STUD SPACING		
SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-6"	1	1
> 3'-6" TO 5'-0"	1	2
> 5'-0" TO 5'-6"	2	2
> 5'-6" TO 8'-0"	2	2
> 8'-0" TO 10'-6"	2	3
> 10'-6" TO 12'-0"	3	3
> 12'-0" TO 13'-0"	3	3
> 13'-0" TO 14'-0"	3	4
> 14'-0" TO 16'-0"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

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 3 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASGALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

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

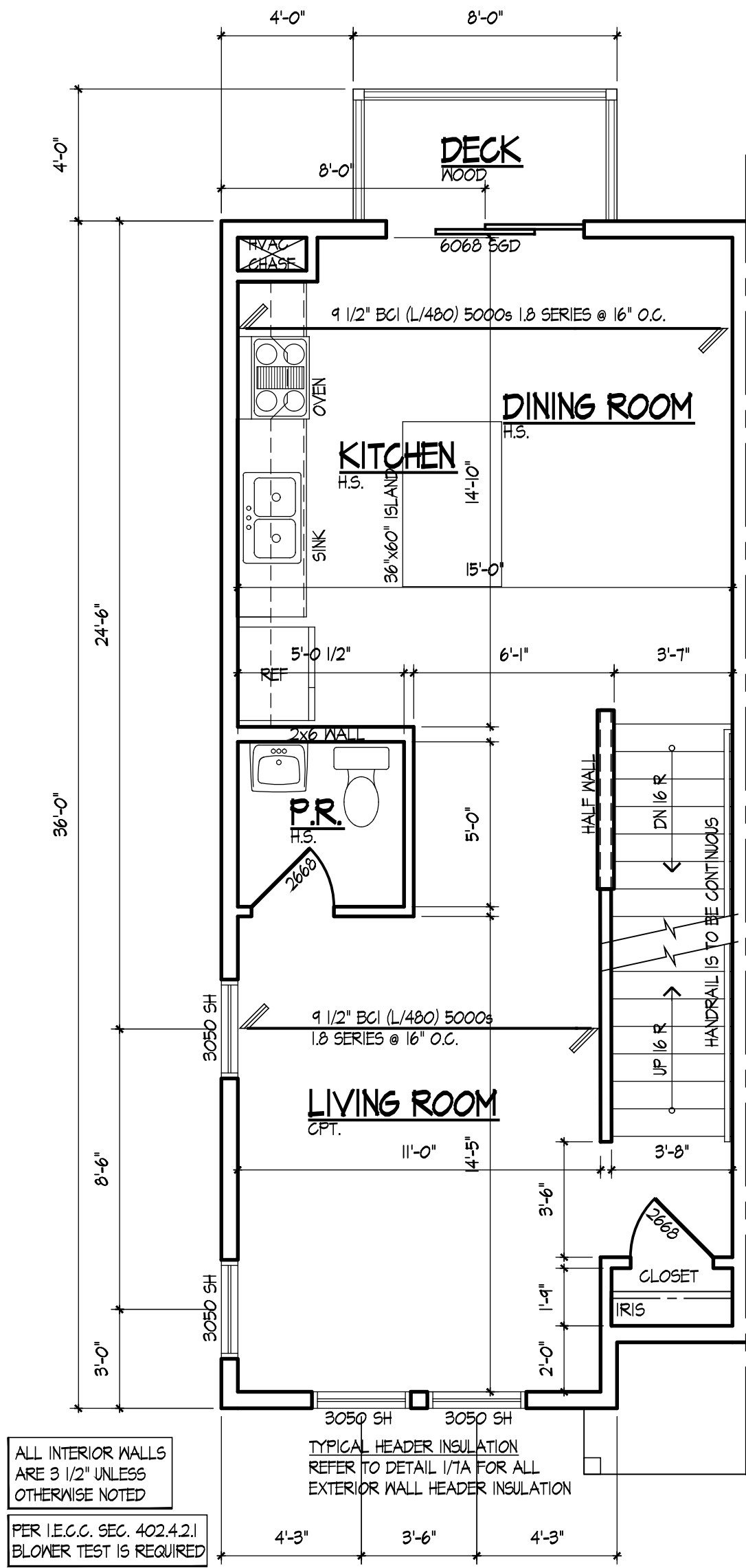
A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE. TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY. SUBMIT TEST RESULTS TO THE VILLAGE PRIOR TO CALLING FOR FINAL INSPECTION.

DUCT TIGHTNESS TESTING IS REQUIRED UNLESS ALL DUCTS AND AIR HANDLERS ARE LOCATED WITHIN THE BUILDING ENVELOPE PER R 403.3.5 OF THE 2021 IECC.



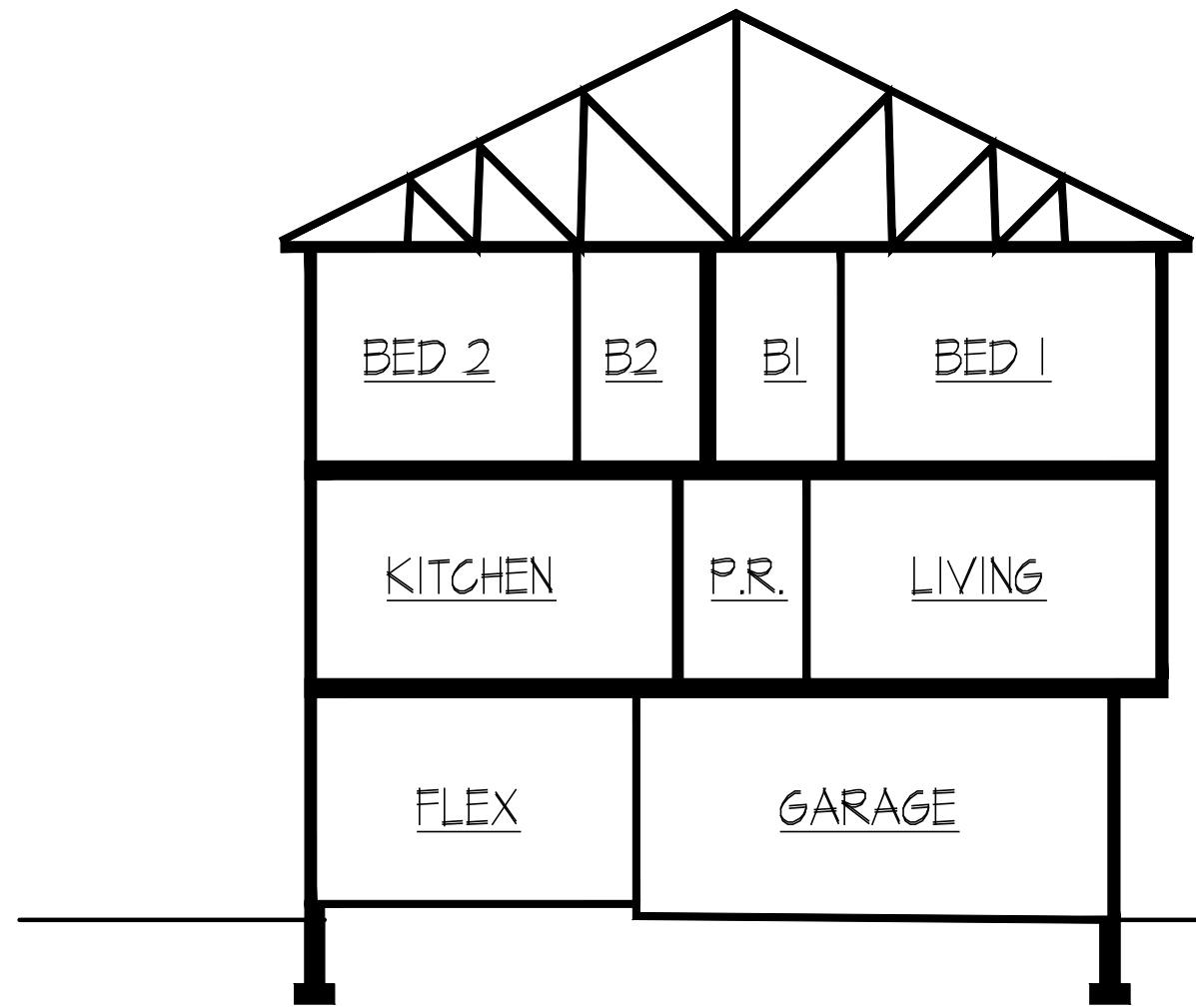
FIRST FLOOR PLAN "A"
FIRST FLR. 221 S.F.
GARAGE 324 S.F.
SCALE 1/4"=1'-0"

DUCT TIGHTNESS TESTING IS REQUIRED UNLESS ALL DUCTS AND AIR HANDLERS ARE LOCATED WITHIN THE BUILDING ENVELOPE PER R403.3.5 OF THE 2021 IECC.

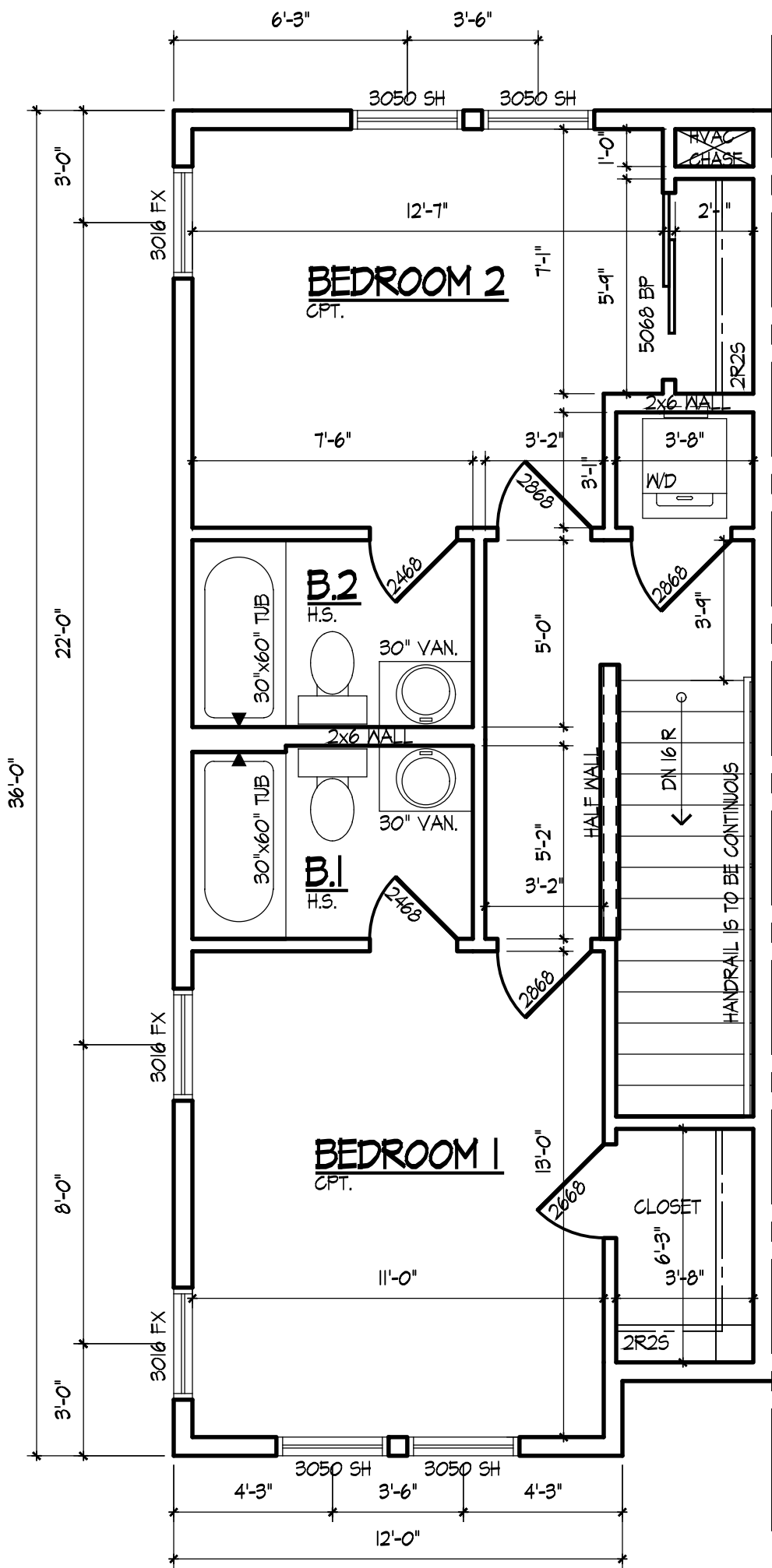


SECOND FLOOR PLAN "A"
SECOND FLR. = 524 S.F.
SCALE 1/4"=1'-0"

DUCT TIGHTNESS TESTING IS REQUIRED UNLESS ALL DUCTS AND AIR HANDLERS ARE LOCATED WITHIN THE BUILDING ENVELOPE PER R403.3.5 OF THE 2021 IECC.



BLD'g. SECTION
SCALE: 1/8" = 1'-0"



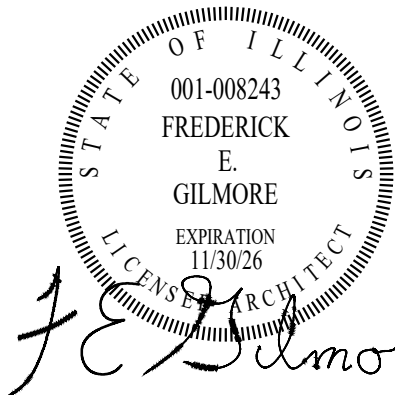
UPPER FLOOR PLAN - "A"
UPPER FLR. = 524 S.F.
SCALE 1/4"=1'-0"

DOUBLE ALL JOISTS UNDER BATHROOMS AND LAUNDRY EQUIPMENT.

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

FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS
- ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- 3-2X4s MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
- TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 36" ABOVE FLOOR.
- ALL BALLOON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
- ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
- ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
- PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 5/8" TYPE "X" GYP BL ON THE WALLS AND CEILING.
- PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
- PROVIDE 3-2x12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
- ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
- ALL WINDOW AND DOOR STEEL LITELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.



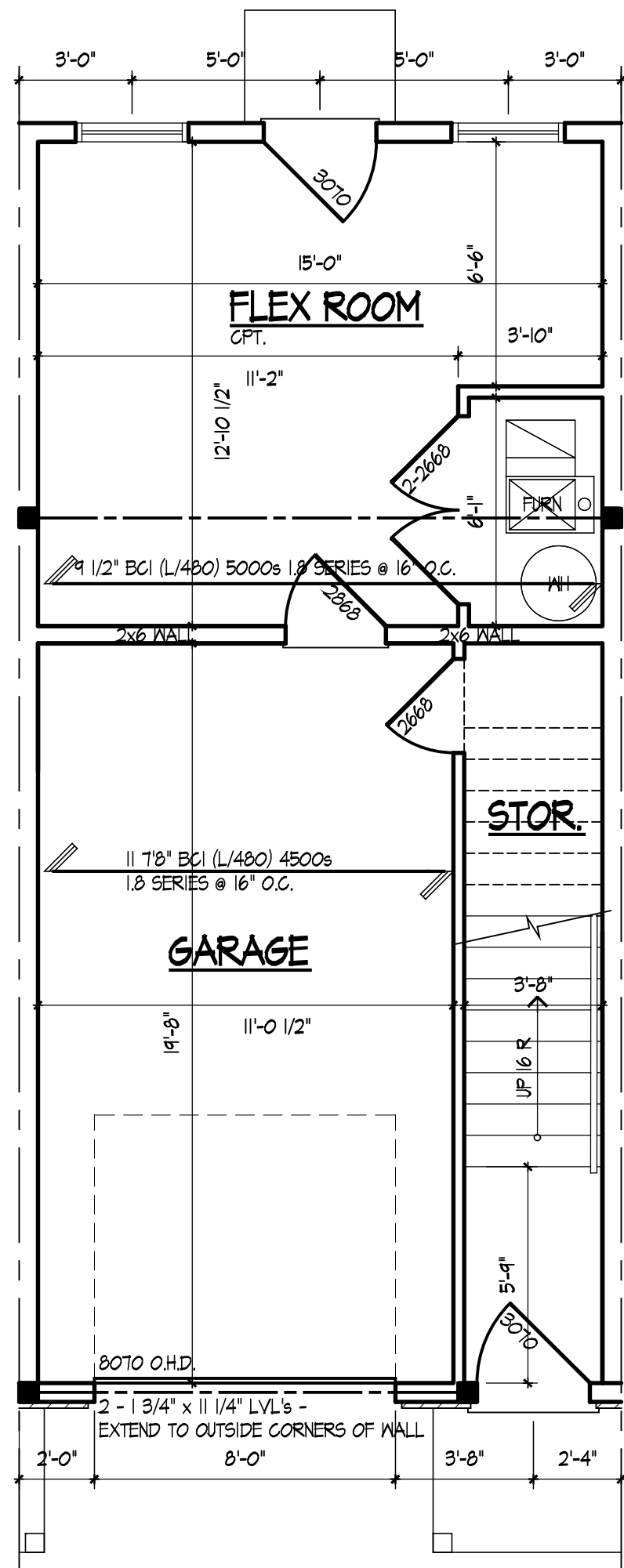
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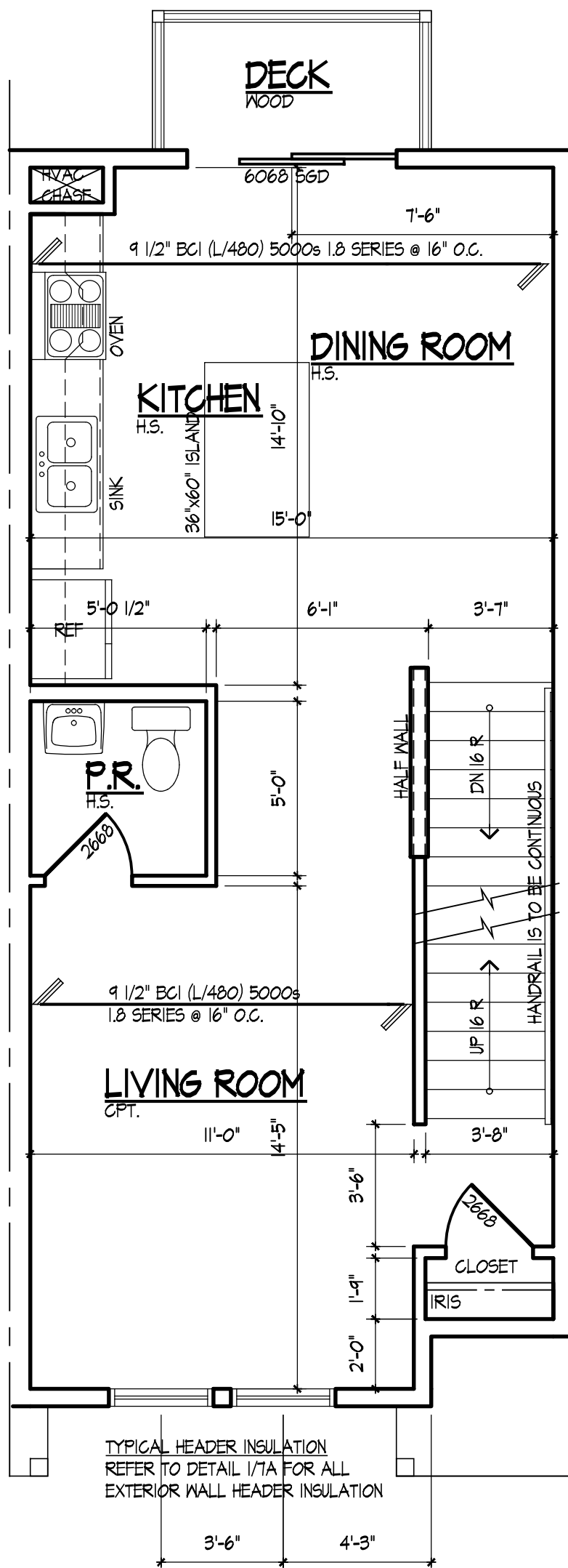
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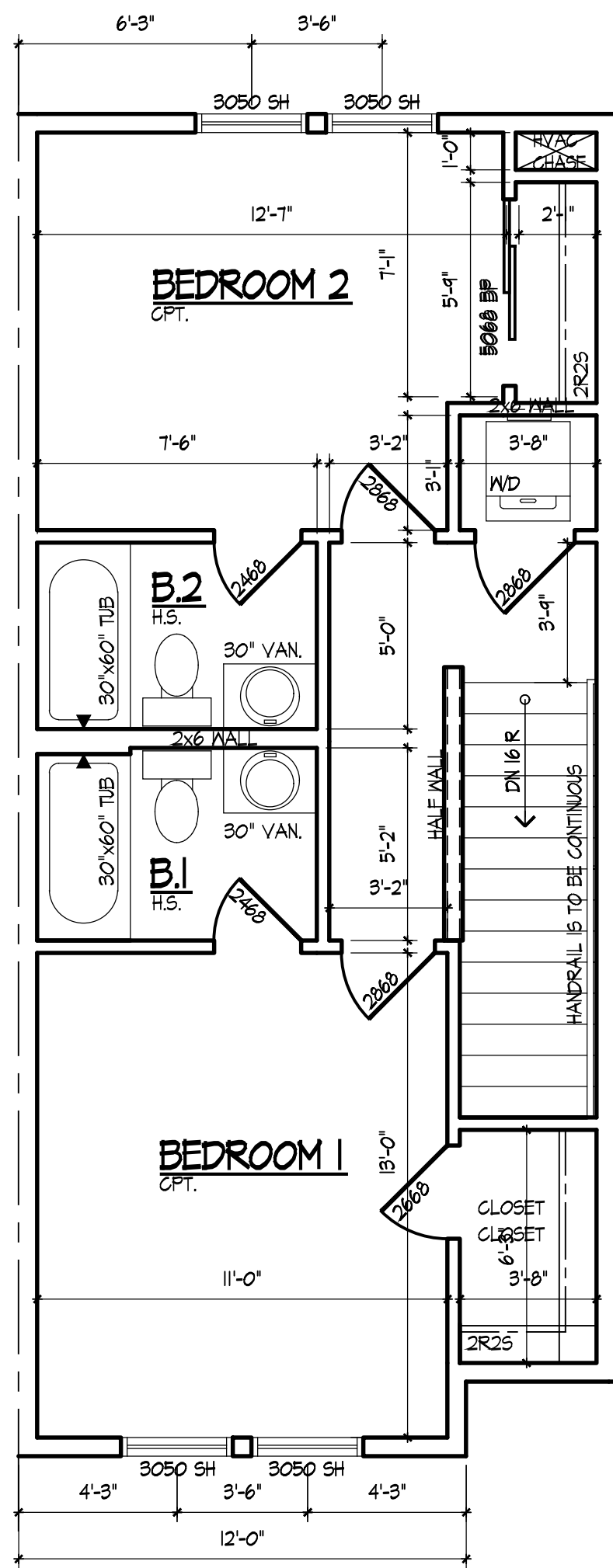
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FIRST FLOOR PLAN "B"
FIRST FLR. 221 S.F.
GARAGE 324 S.F.
SCALE 1/4"=1'-0"

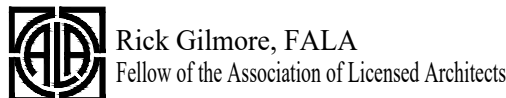


SECOND FLOOR PLAN "B"
SECOND FLR. = 524 S.F.
SCALE 1/4"=1'-0"



UPPER FLOOR PLAN - "B"
UPPER FLR. = 524 S.F.
SCALE 1/4"=1'-0"

STATE OF ILLINOIS 001-008243 FREDERICK E. GILMORE EXPIRATION 11/30/26 FREderick E. Gilmore ARCHITECT These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.		
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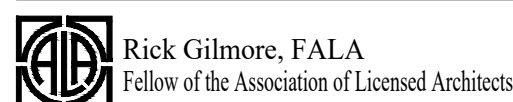


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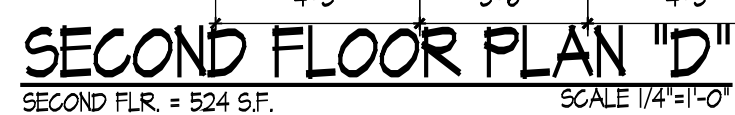


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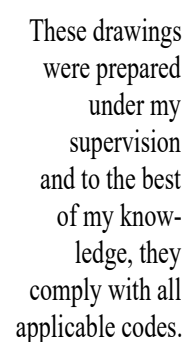
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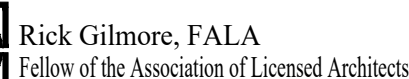


DOUBLE ALL JOISTS UNDER
BATHTUBS AND LAUNDRY
EQUIPMENT.

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



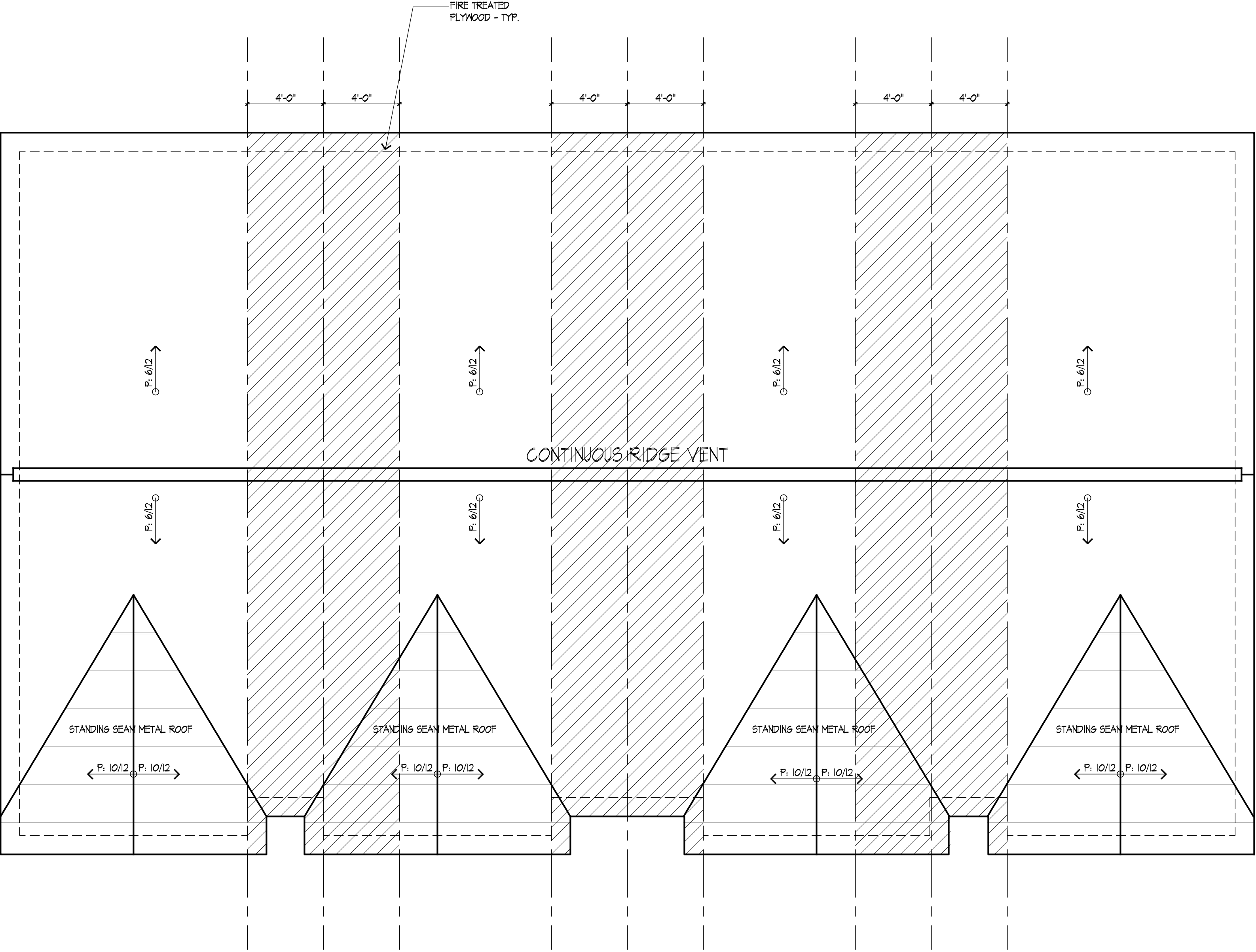
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ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL OVERHANGS ARE TO BE 1'-0"

STATE OF ILLINOIS

001-008243

FREDERICK E. GILMORE

EXPIRATION 11/30/26

LICENSE ARCHITECT

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Frederick E. Gilmore

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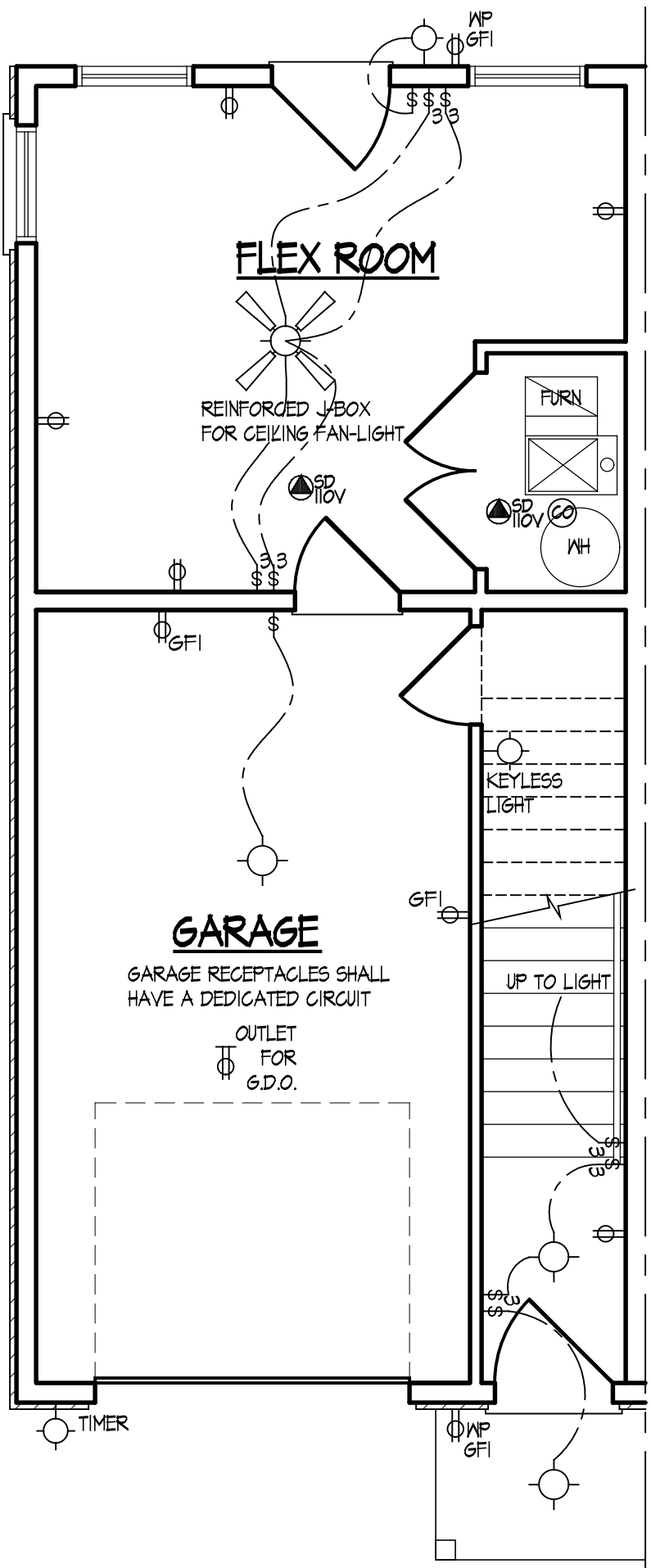
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ELECTRICAL PLAN NOTES:

- DO NOT SCALE DRAWINGS
1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CUTOFFS.
 2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
 4. ALL SMOKE DETECTORS TO BE 110 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR.
 5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
 8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
 9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER)
 10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
 11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
 12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.



FIRST FLOOR ELECT. PLAN "A"
SCALE 1/4"=1'-0"

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

ELECTRICAL NOTES:

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

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

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

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

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

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

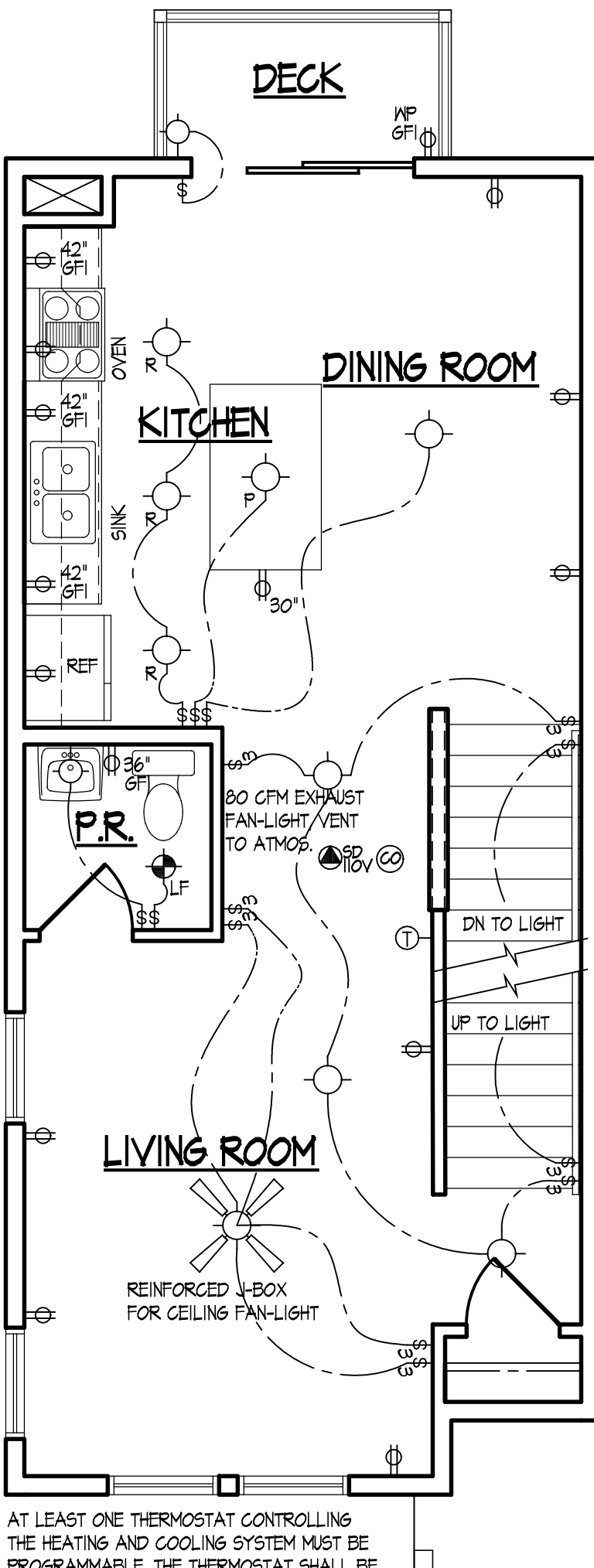
PROVIDE ARC-FAULT PROTECTION (AFCI) FOR OUTLETS AND DEVICES IN THE KITCHEN, FAMILY ROOM, OFFICE/DINING ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, PANTRY, HALLS, LAUNDRY ROOM AND MUDROOM. 2017 NEC 210.12(A)

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

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

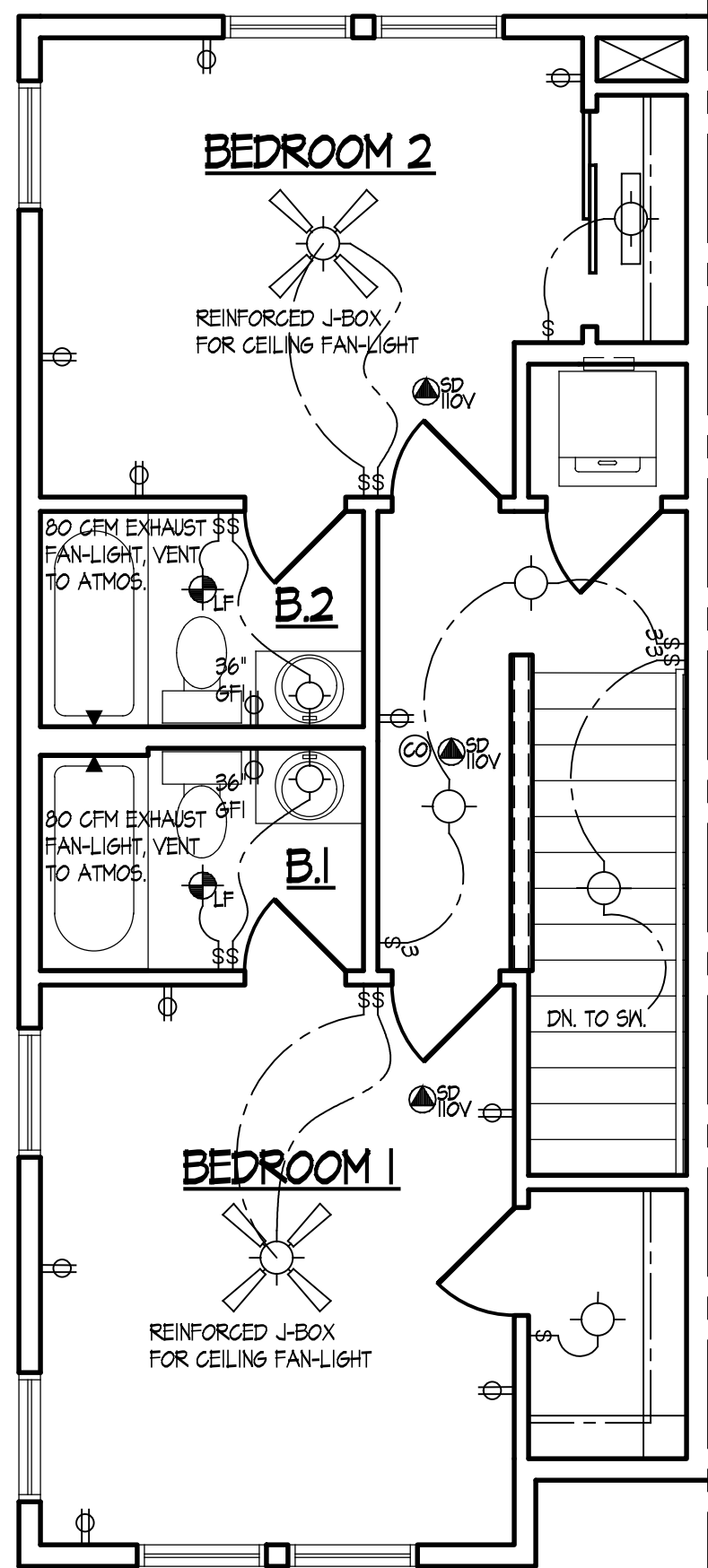
FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT:
EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, MICROWAVE, DISHWASHER, DISPOSAL AND OVEN.
THE FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DISCONNECT SWITCH: EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, AND DISHWASHER.

COOKTOP NOTE:
MISO3.4 MAKE UP AIR REQUIRED:
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (CFM) SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.



AT LEAST ONE THERMOSTAT CONTROLLING THE HEATING AND COOLING SYSTEM MUST BE PROGRAMMABLE. THE THERMOSTAT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.

SECOND FLOOR ELECT. PLAN "A"
SCALE 1/4"=1'-0"



UPPER FLOOR ELECT. PLAN "A"
SCALE 1/4"=1'-0"

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

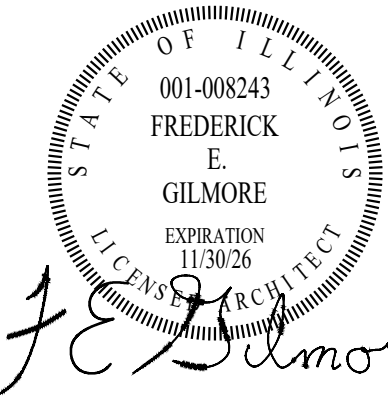
ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

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

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

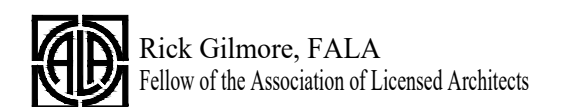
LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

ELECTRICAL SYMBOLS					
	SINGLE POLE SWITCH		HEAT LAMP		
	THREE POLE SWITCH		FAN		
	FOUR POLE SWITCH		FAN / LIGHT		
	WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER		FAN / LIGHT / HEAT LAMP		
	PHOTOCELL		EMERGENCY LIGHT WITH BATTERY BACKUP		
	WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER	INCANDESCENT LIGHT FIXTURES		SURFACE MOUNTED FIXTURE	
	SINGLE OUTLET			SURFACE MOUNTED FIXTURE WITH PULL CHAIN	
	OUTLET AND SWITCH			WALL MOUNTED FIXTURE	
	DUPLEX OUTLET			RECESSED FIXTURE	
	DUPLEX OUTLET - ONE HALF SWITCHED			RECESSES EYEBALL FIXTURE	
	220 VOLT OUTLET			LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)	
	THERMOSTAT		FLUORESCENT LIGHT FIXTURES		STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
	JUNCTION BOX				1 x 4
	GARBAGE DISPOSAL				2 x 4
	110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP				2 x 2
	CARBON MONOXIDE ALARM			4 x 4	
	DOOR BELL BUTTON	DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR			
	DOOR BELL CHIMES				
	TELEPHONE OUTLET				
	CABLE TELEVISION OUTLET				
	INTERCOMM				
	ELECTRICAL PANEL				
	ELECTRICAL METER				
WP	INDICATES WATERPROOF				
GFI	INDICATES GROUND FAULT INTERRUPT				



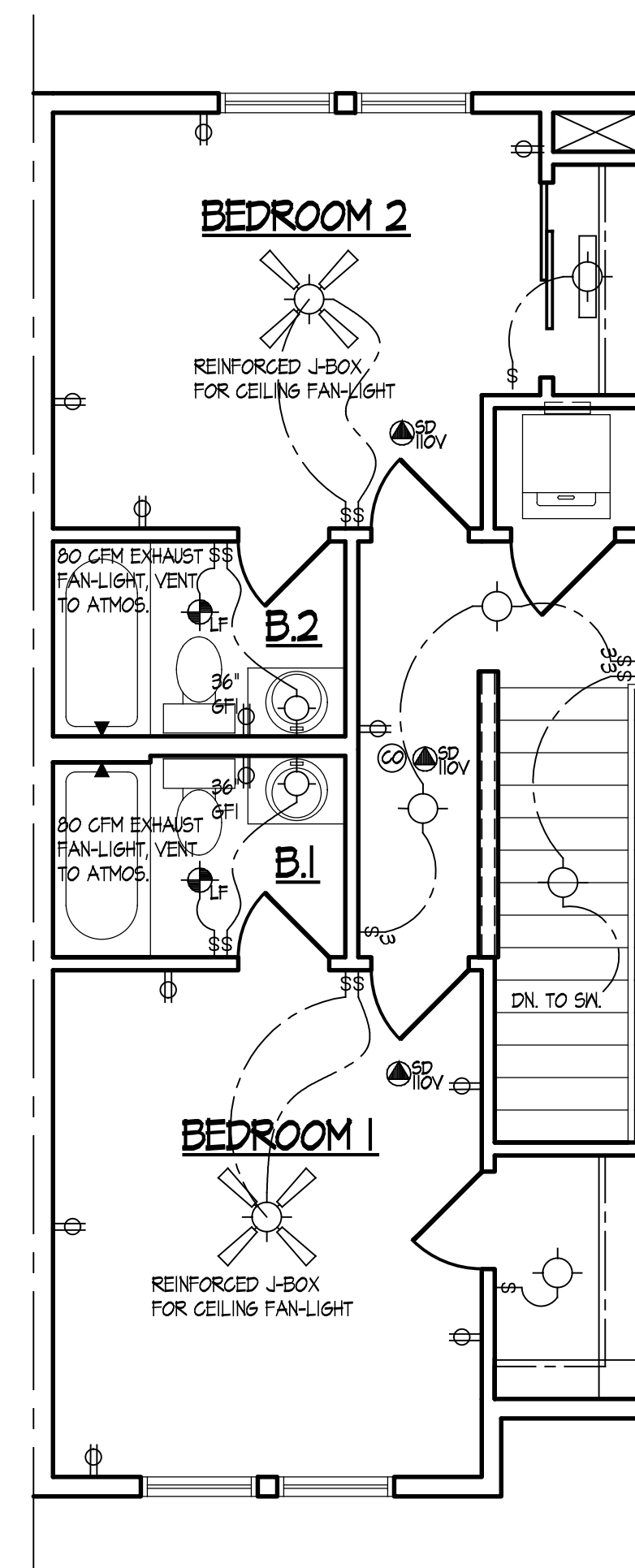
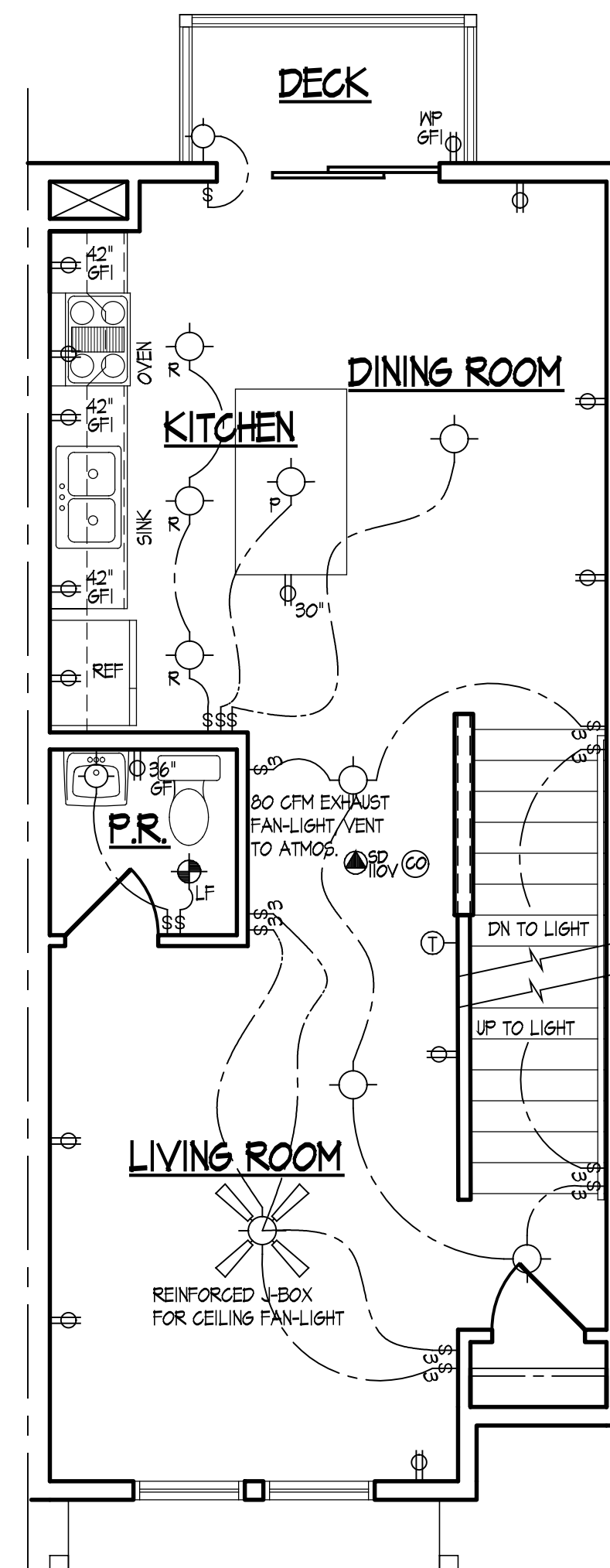
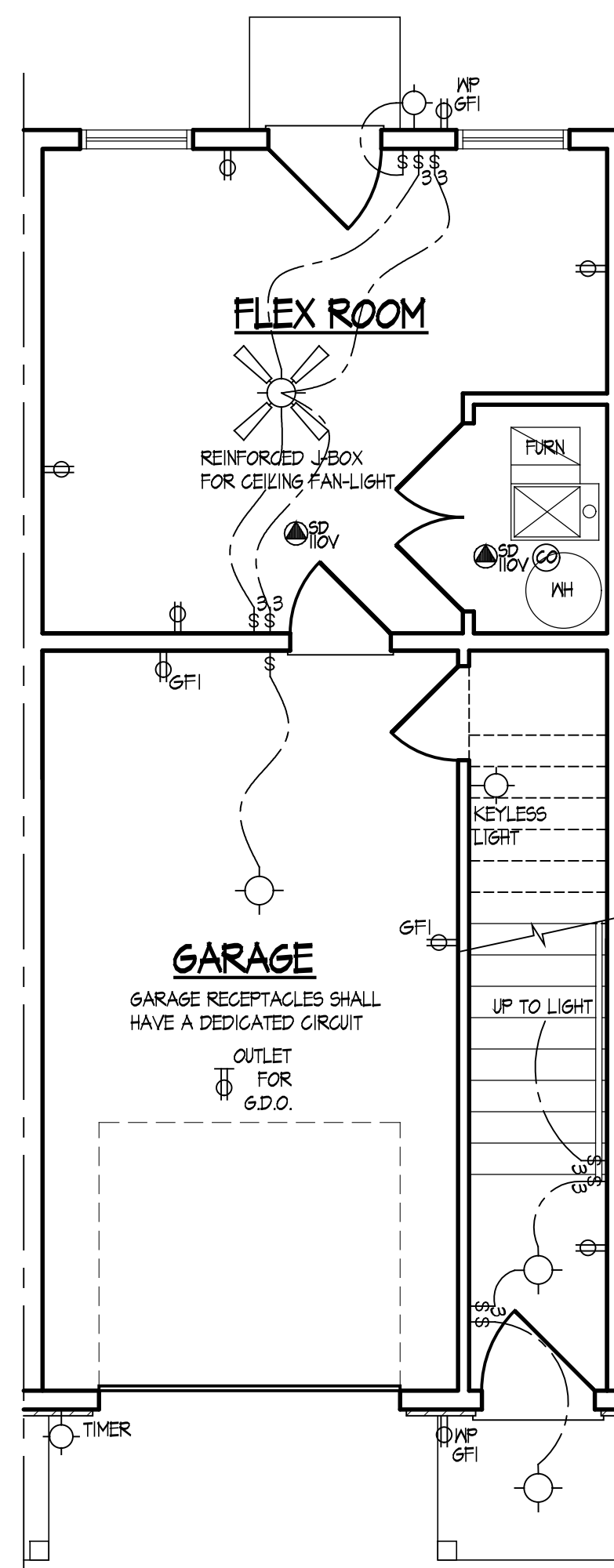
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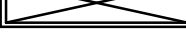
REV	DESCRIPTION	DATE
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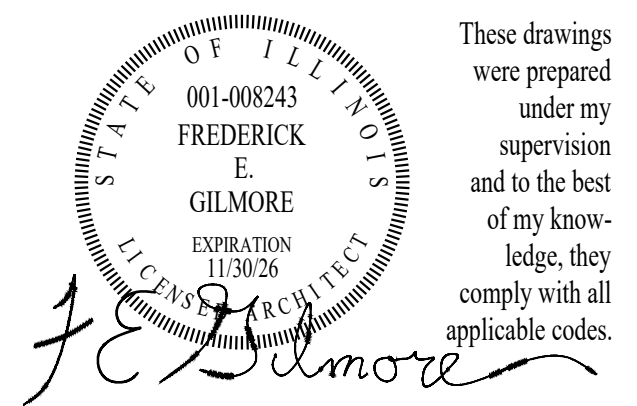


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ELECTRICAL SYMBOLS	
 SINGLE POLE SWITCH  THREE POLE SWITCH  FOUR POLE SWITCH  WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER  PHOTOCELL  WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER  SINGLE OUTLET  OUTLET AND SWITCH  DUPLEX OUTLET  DUPLEX OUTLET - ONE HALF SWITCH  220 VOLT OUTLET  THERMOSTAT  JUNCTION BOX  GARBAGE DISPOSAL  110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP  CARBON MONOXIDE ALARM  DOOR BELL BUTTON  DOOR BELL CHIMES  TELEPHONE OUTLET  CABLE TELEVISION OUTLET  INTERCOMM  ELECTRICAL PANEL  ELECTRICAL METER	 HEAT LAMP  FAN  FAN / LIGHT  FAN / LIGHT / HEAT LAMP  EMERGENCY LIGHT WITH BATTERY BACKUP INCANDESCENT LIGHT FIXTURES  SURFACE MOUNTED FIXTURE  SURFACE MOUNTED FIXTURE WITH PULL CHAIN  WALL MOUNTED FIXTURE  RECESSED FIXTURE  RECESSES EYEBALL FIXTURE  LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)  STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES) FLUORESCENT LIGHT FIXTURES  1 x 4  2 x 4  2 x 2  4 x 4
 WP INDICATES WATERPROOF  GFI INDICATES GROUND FAULT INTERRUPT	 DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR 

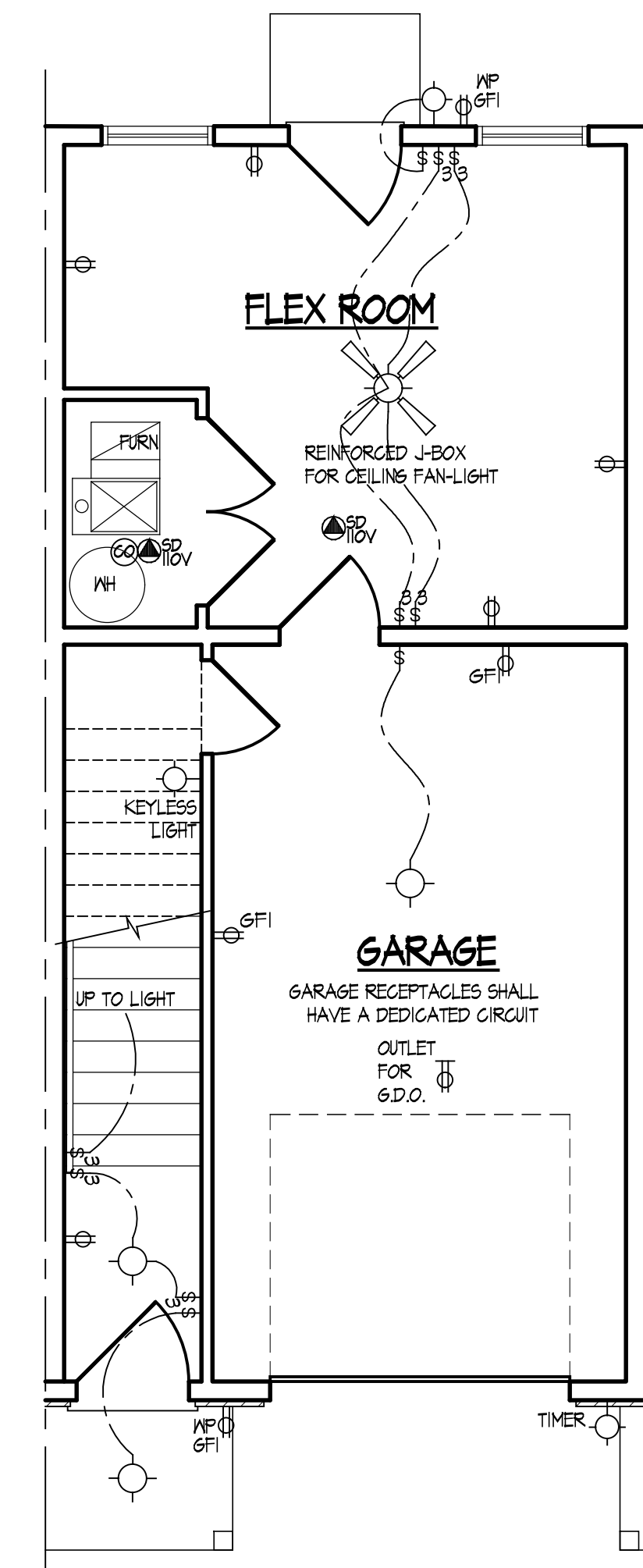


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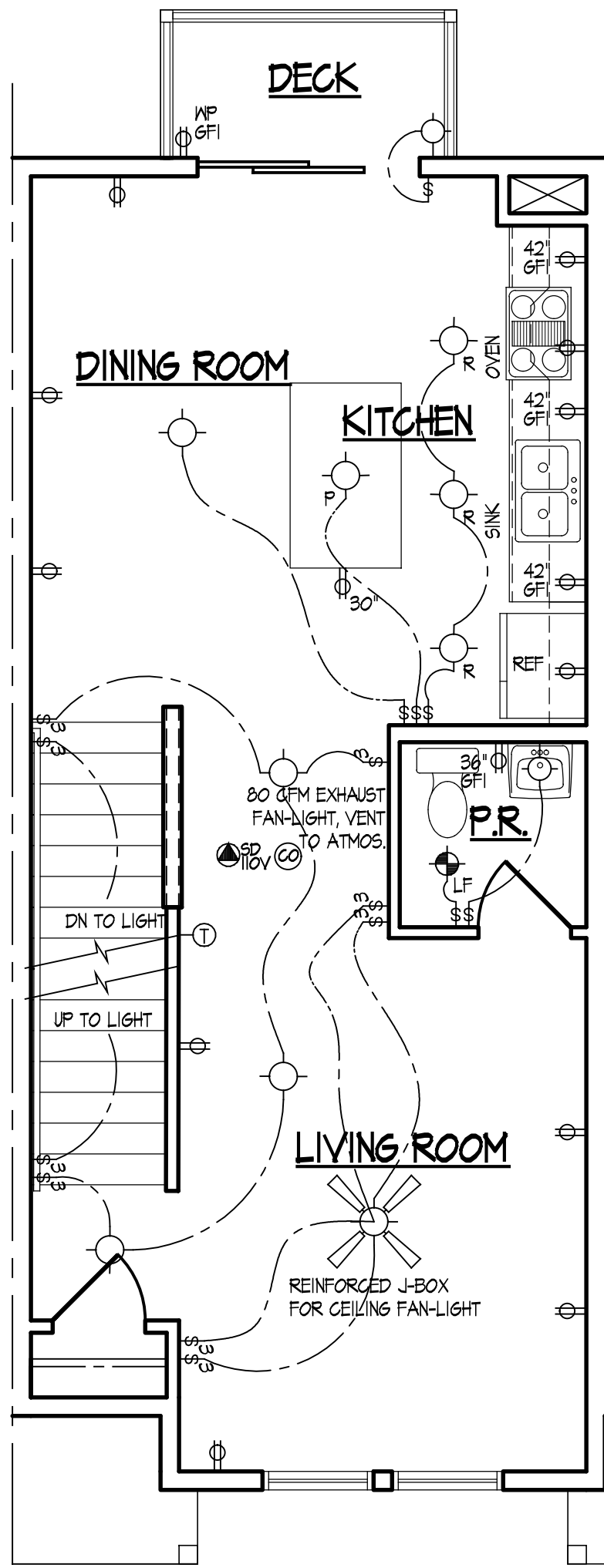
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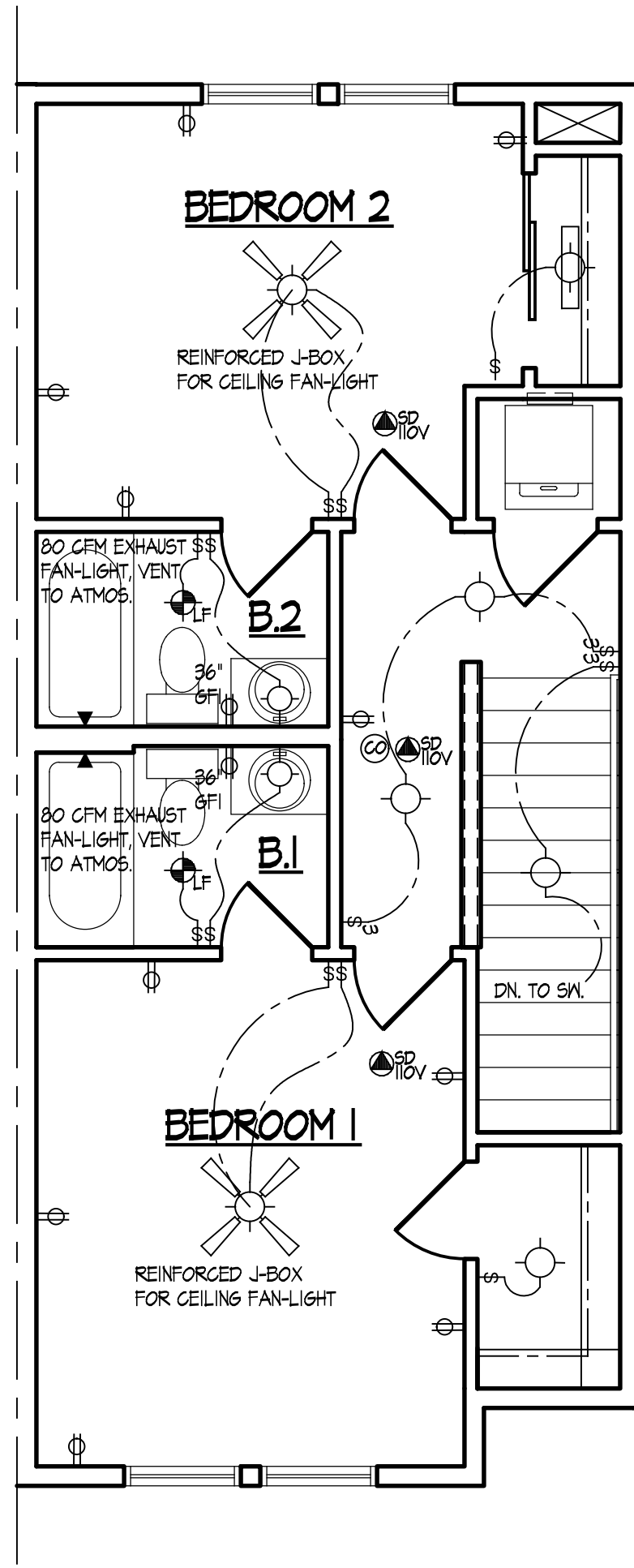
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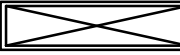
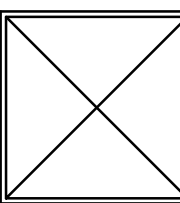
FIRST FLOOR ELECT. PLAN "C"
SCALE 1/4"=1'-0"

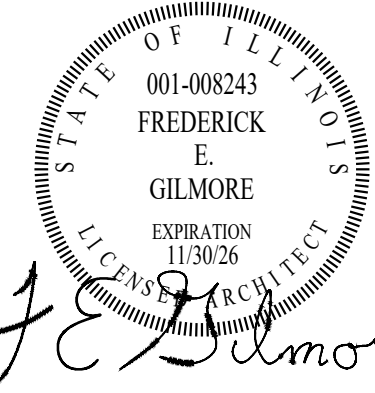


SECOND FLOOR ELECT. PLAN "C"
SCALE 1/4"=1'-0"



UPPER FLOOR ELECT. PLAN "C"
SCALE 1/4"=1'-0"

ELECTRICAL SYMBOLS				
	SINGLE POLE SWITCH		HEAT LAMP	
	THREE POLE SWITCH		FAN	
	FOUR POLE SWITCH		FAN / LIGHT	
	WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER		FAN / LIGHT / HEAT LAMP	
	PHOTOCELL		EMERGENCY LIGHT WITH BATTERY BACKUP	
	WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER	INCANDESCENT LIGHT FIXTURES		SURFACE MOUNTED FIXTURE
	SINGLE OUTLET			SURFACE MOUNTED FIXTURE WITH FULL CHAIN
	OUTLET AND SWITCH			WALL MOUNTED FIXTURE
	DUPLEX OUTLET			RECESSED FIXTURE
	DUPLEX OUTLET - ONE HALF SWITCHED			RECESSES EYEBALL FIXTURE
	220 VOLT OUTLET		LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)	
	THERMOSTAT	FLUORESCENT LIGHT FIXTURES		STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
	JUNCTION BOX			1 x 4
	GARBAGE DISPOSAL			2 x 4
	110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP			2 x 2
	CARBON MONOXIDE ALARM			4 x 4
	DOOR BELL BUTTON		DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR	
	DOOR BELL CHIMES			
	TELEPHONE OUTLET			
	CABLE TELEVISION OUTLET			
	INTERCOMM			
	ELECTRICAL PANEL			
	ELECTRICAL METER			
WP	INDICATES WATERPROOF			
GF1	INDICATES GROUND FAULT INTERRUPT			



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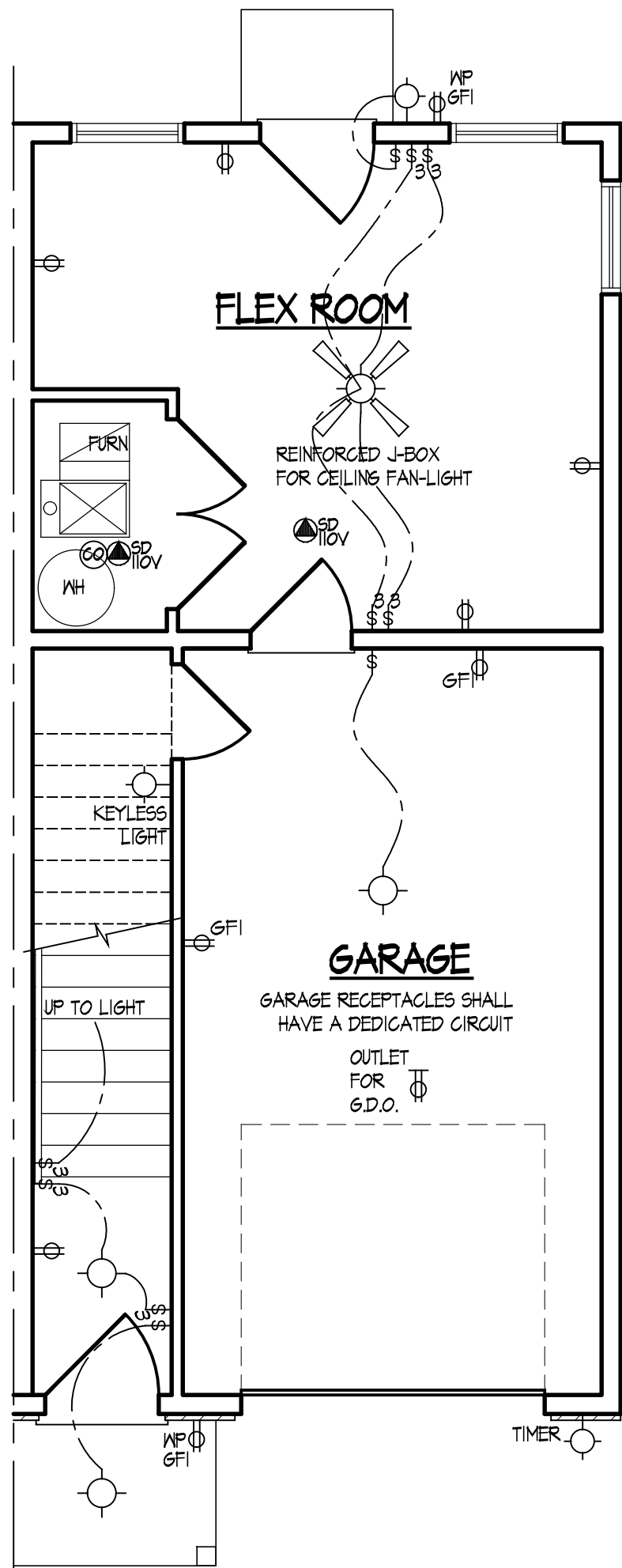
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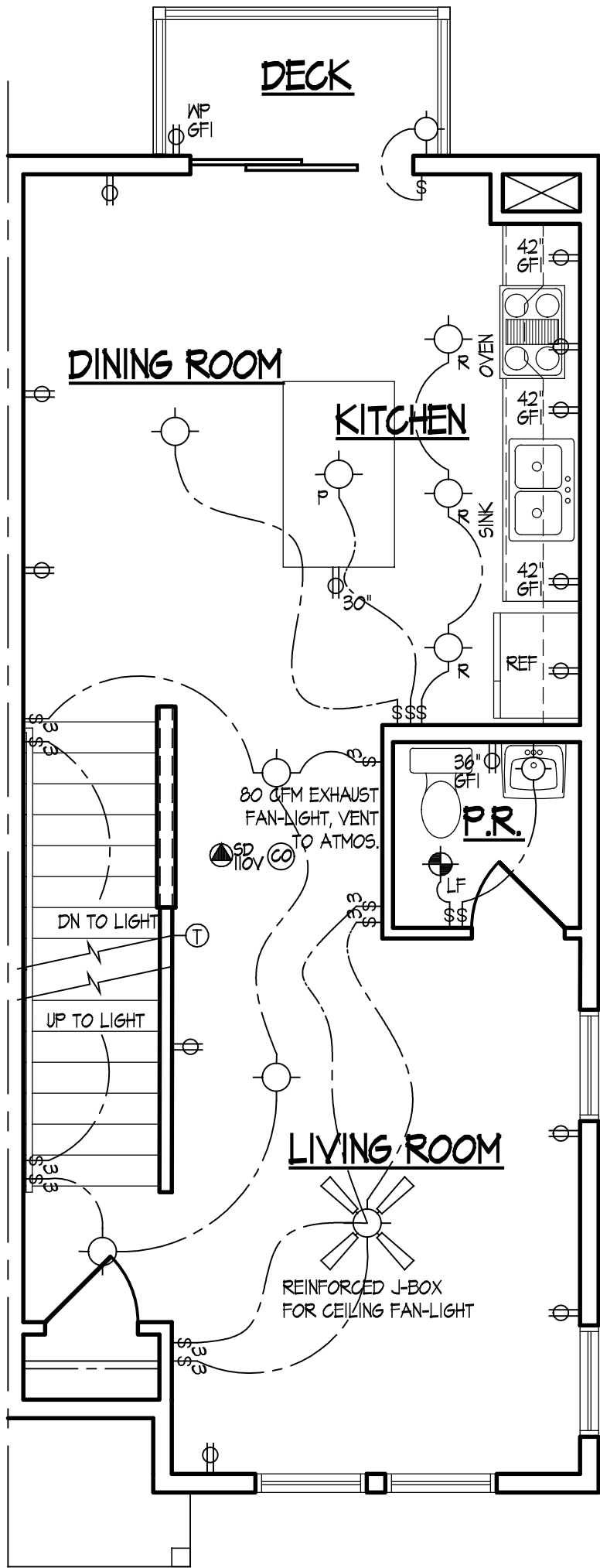
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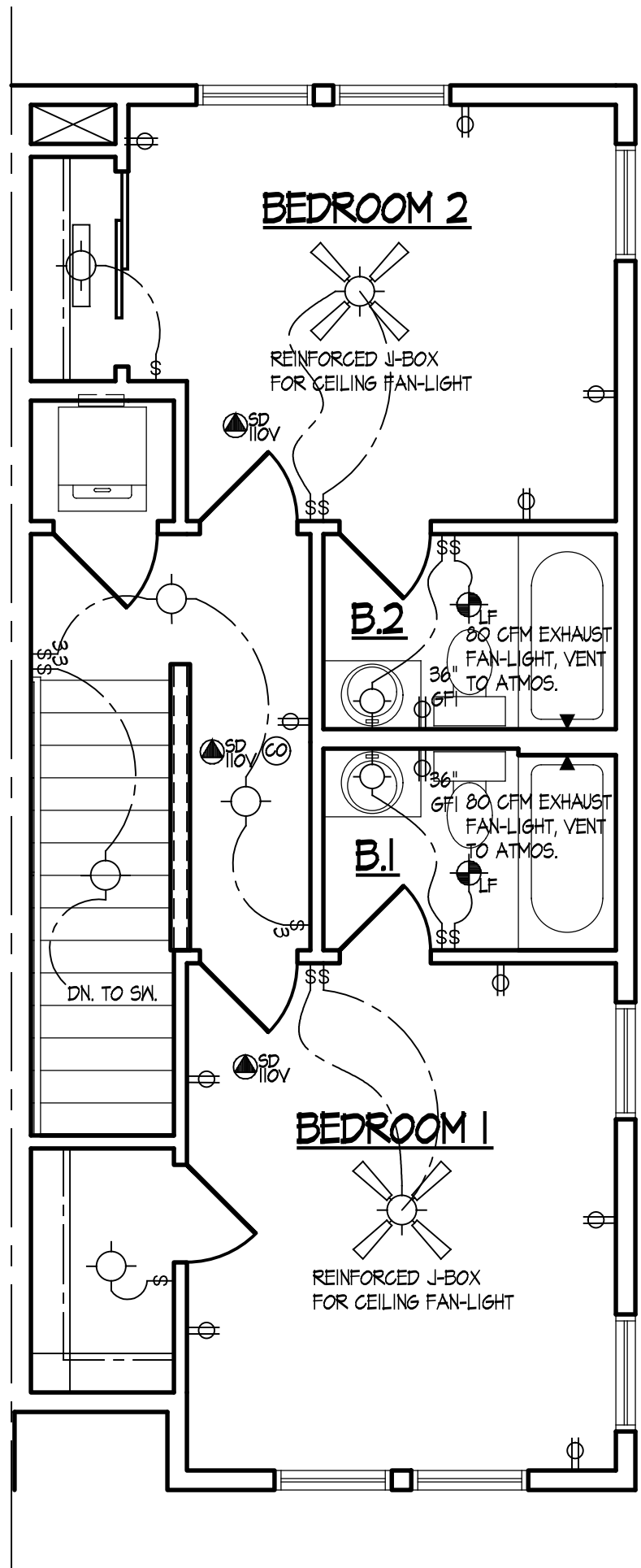
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FIRST FLOOR ELECT. PLAN "D"
SCALE 1/4"=1'-0"

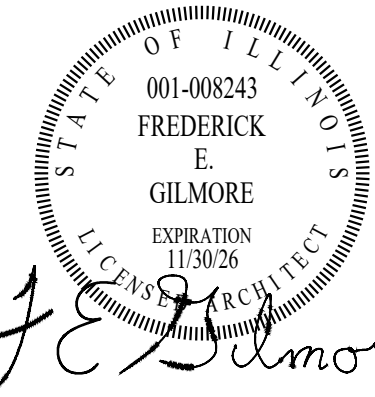


SECOND FLOOR ELECT. PLAN "D"
SCALE 1/4"=1'-0"



UPPER FLOOR ELECT. PLAN "D"
SCALE 1/4"=1'-0"

ELECTRICAL SYMBOLS				
	SINGLE POLE SWITCH		HEAT LAMP	
	THREE POLE SWITCH		FAN	
	FOUR POLE SWITCH		FAN / LIGHT	
	WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER		FAN / LIGHT / HEAT LAMP	
	PHOTOCELL		EMERGENCY LIGHT WITH BATTERY BACKUP	
	WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER	INCANDESCENT LIGHT FIXTURES		SURFACE MOUNTED FIXTURE
	SINGLE OUTLET			SURFACE MOUNTED FIXTURE WITH FULL CHAIN
	OUTLET AND SWITCH			WALL MOUNTED FIXTURE
	DUPLEX OUTLET			RECESSED FIXTURE
	DUPLEX OUTLET - ONE HALF SWITCHED			RECESSES EYEBALL FIXTURE
	220 VOLT OUTLET		LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)	
	THERMOSTAT	FLUORESCENT LIGHT FIXTURES		STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)
	JUNCTION BOX			1 x 4
	GARBAGE DISPOSAL			2 x 4
	110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP			2 x 2
	CARBON MONOXIDE ALARM			4 x 4
	DOOR BELL BUTTON		DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR	
	DOOR BELL CHIMES			
	TELEPHONE OUTLET			
	CABLE TELEVISION OUTLET			
	INTERCOMM			
	ELECTRICAL PANEL			
	ELECTRICAL METER			
WP	INDICATES WATERPROOF			
GFI	INDICATES GROUND FAULT INTERRUPT			



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FIREBLOCKING NOTE:

CODE COMPLIANT FIREBLOCKING IS TO BE PROVIDED AT THE FOLLOWING LOCATIONS:

A. CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL AND AT TEN-FOOT (10') INTERVALS BOTH VERTICAL AND HORIZONTAL.

B. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.

C. CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

D. OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITHOUT NON-COMBUSTIBLE MATERIALS.

DRAFTSTOPPING NOTE:

DRAFTSTOPPING SHALL BE INSTALLED IN THE SECOND FLOOR TRUSSES SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED ONE THOUSAND (1000) SQUARE FEET. DRAFTSTOPPING SHALL BE DIVIDE THE CONCEALED SPACE INTO APPROX. EQUAL AREAS.

THRESHOLD NOTE:

AN APPROVED CORROSION-RESISTIVE FLASHING IS TO BE INSTALLED UNDER FRONT DOOR THRESHOLD.

FLASHING NOTE:

ALL FLASHING AGAINST MASONRY SHALL BE MADE OF AN APPROVED METAL AND BE "LET INTO" THE MASONRY BY 5/8". COUNTER FLASHING SHALL BE SECURED TO THE MASONRY OF "BACK CAULKING" THE 5/8" BENT END AND SECURING TO THE BRICK WITH AN APPROVED FASTENER.

WALL BRACING NOTE:

MINIMUM EXTERIOR WALL BRACING SHALL BE AT EACH END OF A WALL AND AT LEAST EVERY 25' O.C. BUT NOT LESS THAN 16% OF BRACED WALL LINE.

BLOWN-IN INSUL. NOTE:

BLOWN-IN INSULATION SHALL BE MARKED WITH THE FINAL SETTLED DEPTH AT INTERVALS OF 300 SQ. FT. IN ALL AREAS IT IS APPLIED. THE LABELS SHALL BE READILY VISIBLE FROM THE ATTIC ACCESS HATCH WITH THE AMOUNT OF BLOWN-IN INSULATION INSTALLED.

ROOF CONSTRUCTION

30 YEAR, 3 TAB LAMINATED SELF SEALING ARCHITECTURAL SHINGLES ON 15# ASPHALT SATURATED FELT OVER 5/8" EXTERIOR GRADE PLYWOOD SHEATHING W/ METAL "H-CLIPS" ON WOOD TRUSSES AT 24" O.C. METAL GUSSET PLATES ON BOTH SIDES OF WOOD ROOF TRUSSES SHALL BE COVERED WITH 1/2 INCH PLYWOOD, GLUED AND SCREWED, EXTENDING 6 INCHES BEYOND EACH SIDE OF THE PLATE.

PROVIDE ROOF TRUSS TIE DOWNS AT ALL EXTERIOR WALL AND PORCH CONNECTIONS.

PROVIDE ICE AND WATER SHIELD AT ALL EAVES AND VALLEYS - LAP OVER METAL DRIP EDGE A MIN OF 2" AND EXTEND FROM EAVE TO 24" HORIZ. BEYOND THE INSIDE FACE OF EXTERIOR WALL.

PROVIDE AIR BAFFLES AT EACH TRUSS BAY TO MAINTAIN 2" MIN. AIRSPACE FOR VENTING.

R-44 INSULATION WITH INTEGRAL VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING (1) PERM.

5/8 INCH GYPSUM BD. CEILING AT ALL 24 IN. O.C. ROOF FRAMING.

ATTIC SEPARATION CONSTRUCTION

2 HR RATED WALL ASSEMBLY - ANSI/UL 263 DESIGN No. U210

SEPARATION WALL CONSTRUCTION

2 HR. RATED WALL ASSEMBLY - ANSI/UL 263 DESIGN No. U210 STC 61-65

- WOOD STUDS - (2x4 D/FIR#2 AT WALLS SUPPORTING TWO STORIES ABOVE) DOUBLE ROW OF NOMINAL 2x4 IN. AT 16" O.C. & CROSS-BRACED AT MID-HEIGHT. EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. SET STUD WALLS 1/2" FROM EACH SIDE OF PRECAST A.C.C. PANELS.
- PRECAST AUTOCLAVED AERATED CONCRETE PANELS# - 2" THICK, MAX. 24 IN. WIDE AND 8 FT. OR 10 FT. LONG PANELS INSTALLED HORIZONTALLY OR VERTICALLY. PANELS SECURED TO STUDS WITH ATTACHMENT CLIPS (ITEM 4). VERTICAL AND HORIZONTAL JOINTS NEED NO BE BACKED BY NOR CENTERED OVER STUDS. BUTT JOINTS STAGGERED MIN 16 IN. FROM ADJACENT PANELS. (THERMACRETE LLC.)
- THIN BED MORTAR - APPLIED TO THE HORIZONTAL AND VERTICAL JOINTS OF EACH PRECAST AUTOCLAVED AERATED CONCRETE PANEL. ATTACHMENT CLIPS - ALUMINUM ANGLES 0.048 IN. TO 0.060 IN. THICK AND 2 IN. WIDE WITH ONE 2 IN. LEG AND ONE 2-1/2 IN. LEG. A 0.104 IN. OUTSIDE DIAMETER AND 0.875 IN. INSIDE DIAMETER RUBBER GROMMET IS PRE-ATTACHED 2-1/2 IN. LONG LEG OF THE ANGLE. CLIPS POSITIONED WITH 2 IN. LEG ON PANEL SIDE AND 2-1/2 IN. LEG ON STUD SIDE. CLIPS ATTACHED TO STUDS (ITEM 1) WITH ONE 1-5/8 IN. LONG SCREW THROUGH A 3/4 IN. DIAMETER WASHER AND THE RUBBER GROMMET. CLIPS ATTACHED TO PANEL (ITEM 2) WITH TWO 1-5/8 IN. LONG SHARP POINT HIGH-LOW THREAD SCREWS SPACED 3/4 IN. O.C. AT PRE-DRILLED HOLES. MAX 1 IN. AIRSPACE BETWEEN EDGE OF STUD AND PANEL. PANEL SCREWS ANGLED 20 DEGREES FROM THE HORIZONTAL. WHEN PANELS ARE INSTALLED VERTICALLY, CLIPS SPACED MAX. 16 IN. FROM HORIZONTAL JOINTS AND MAX 4 FT. O/C VERTICALLY PER PANEL. WHEN PANELS ARE INSTALLED HORIZONTALLY, CLIPS SPACED MAX. 16 IN. FROM VERTICAL JOINTS AND MAX 4 FT. O/C HORIZONTALLY PER PANEL. MINIMUM OF THREE CLIPS PER 8 FT. AND 10 FT. LONG SIDE OF PANEL. CLIPS STAGGERED ON OPPOSITE SIDES OF PANEL TO PERMIT ATTACHMENT TO STUDS AND PANELS.
- SHAFTLINER - CERTAINTED "GLASROC SHAFTLINER TYPE X" - ONE LAYER MIN. 1/2 IN. THICK BY 48 IN. WIDE BOARDS INSTALLED HORIZONTALLY OR VERTICALLY TO WOOD STUDS USING 1-5/8 IN. WALLBOARD SCREWS SPACED 8 IN. O/C ALONG THE EDGES AND IN THE FIELD.
- THIN BED MORTAR - APPLIED TO SURFACE CRACKS ON BOTH SIDES OF PRECAST AUTOCLAVED AERATED CONCRETE PANEL PER MANUFACTURER'S SPECIFICATIONS.
- FINISHING SYSTEM - GYPSUM BOARD JOINTS TO BE COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAIL HEADS OPTIONALLY COVERED WITH JOINT COMPOUND.
- BATT AND BLANKETS# - PLACED TO COMPLETELY FILL THE STUD CAVITIES IN BOTH ROWS OF STUDS, ANY GLASS FIBER OR MINERAL WOOL INSULATION MAX 3.0 PCF DENSITY.
- APPROVED 1 HR. RATED FIRE CAULK AS NECESSARY. (GREAT STUFF PRO-GAPS AND CRACKS OR EQUAL.)

BEARING THE UL CLASSIFICATION MARK

FLOOR/ CEILING CONSTRUCTION

(2) LAYERS OF 5/8" T & G PLYWOOD, GLUED AND NAILED TO 12" WOOD FLOOR TRUSSES (REFER TO PLANS FOR SPACING)

1/4" UNDERLAYMENT AT VINYL OR TILE AREAS ONLY

FLOOR JOIST FRAMING - SEE PLANS

3 1/2 IN. GLASS FIBER BATT INSULATION BETWEEN JOISTS.

5/8" GYPSUM BOARD CEILING AT HABITABLE SPACES

GYP. BOARD APPLICATION

CEILING GYP. BOARD APPLIED WITH LONG DIMENSION PERPENDICULAR TO JOISTS. STAGGER END JOINTS ON CENTERLINE OF JOIST BOTTOM CHORDS.

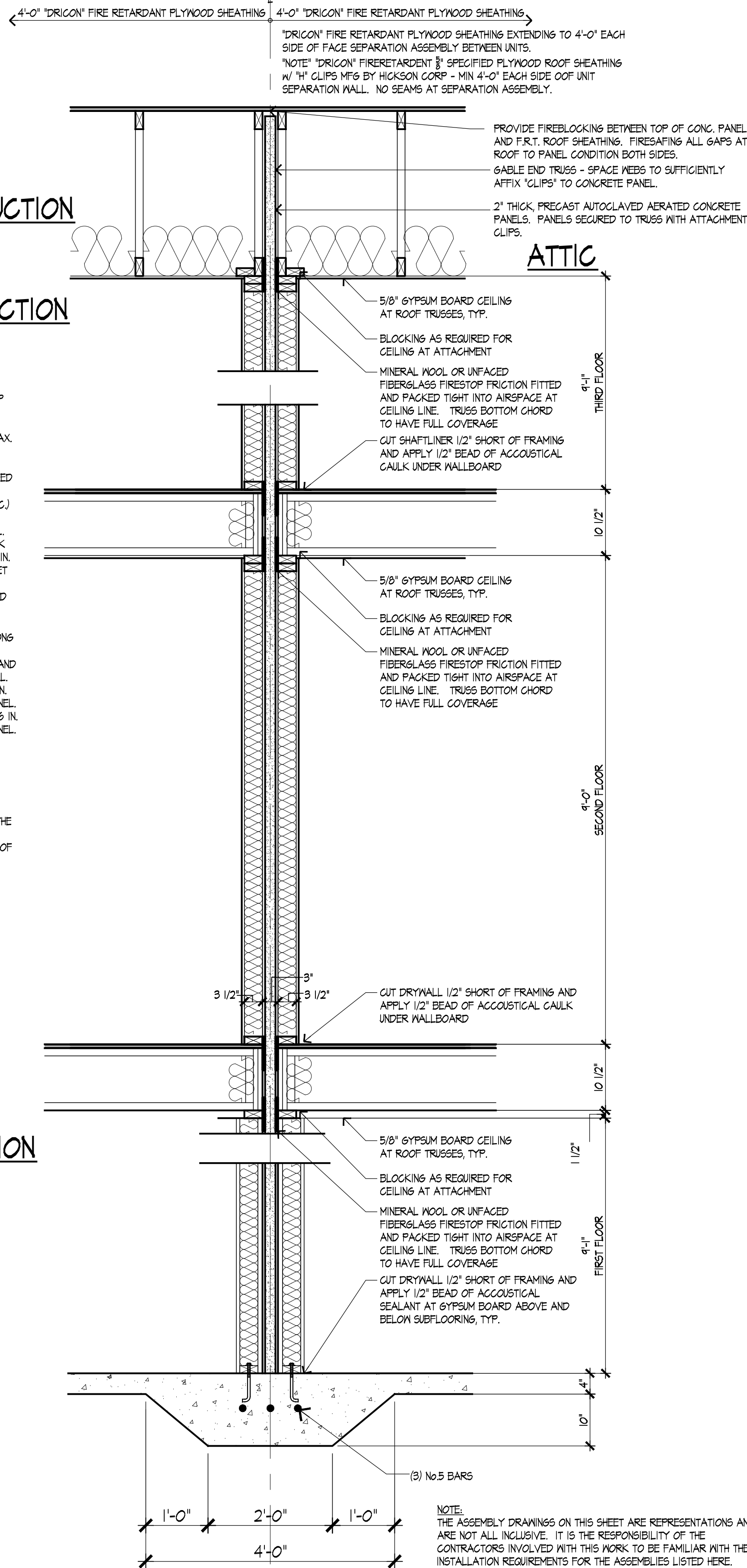
CONCRETE SLAB CONSTRUCTION

4" CONCRETE SLAB W/ FIBER MESH OVER

6 MIL. POLY VAPOR BARRIER OVER

MIN. 4" GRANULAR FILL OVER

COMPACTED EARTH



① UL U210 UNIT SEPARATION ASSEMBLY

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

ROOF CONSTRUCTION

30 YEAR, 3 TAB LAMINATED SELF SEALING ARCHITECTURAL SHINGLES ON 15# ASPHALT SATURATED FELT OVER 5/8" EXTERIOR GRADE PLYWOOD SHEATHING W/ METAL "H-CLIPS" ON WOOD TRUSSES AT 24" O.C. METAL GUSSET PLATES ON BOTH SIDES OF WOOD ROOF TRUSSES SHALL BE COVERED WITH 1/2 INCH PLYWOOD, GLUED AND SCREWED, EXTENDING 6 INCHES BEYOND EACH SIDE OF THE PLATE.

PROVIDE ROOF TRUSS TIE DOWNS AT ALL EXTERIOR WALL AND PORCH CONNECTIONS.

PROVIDE ICE AND WATER SHIELD AT ALL EAVES AND VALLEYS - LAP OVER METAL DRIP EDGE A MIN OF 2" AND EXTEND FROM EAVE TO 24" HORIZ. BEYOND THE INSIDE FACE OF EXTERIOR WALL.

PROVIDE AIR BAFFLES AT EACH TRUSS BAY TO MAINTAIN 2" MIN. AIRSPACE FOR VENTING.

R-44 INSULATION WITH INTEGRAL VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING (1) PERM.

5/8 INCH GYPSUM BD. CEILING AT ALL 24 IN. O.C. ROOF FRAMING.

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS TO SPLASH BLOCKS OVER 5/4x8 FASCIA(TYP) OVER CONTINUOUS ALUMINUM SOFFIT W/ 4"x6" SOFFIT VENTS. 5/4x10 FRIEZE BOARD. GUTTERS AND DOWNSPOUTS TO BE PAINTED TO MATCH FASCIA.

FLOOR CONSTRUCTION

3/4" OSB T & G SHEATHING GLUED & NAILED TO 12" BCI FLR. TRUSSES @ 16" o.c. - 1/4" UNDERLAYMENT IN TILE AREAS- 1/2" GYPSUM BOARD GLUE AND SCREWED TO UNDERSIDE OF FLOOR JOISTS

WALL CONSTRUCTION

"LP" SMARTSIDE SIDING PER ELEVATIONS

"TYVEK" WRAP (OR EQUAL) TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-21 BATT INSULATION IN WALL CAVITIES W/ INTEGRAL V.B. ON WARM SIDE OF WALL, 1/2" PLYWOOD SHEATHING W/ 2x6 WOOD STUDS @ 16" o.c. W/ 5/8" TYPE "X" GYP. BRD. FINISH

FLOOR CONSTRUCTION

3/4" OSB T & G SHEATHING GLUED & NAILED TO 12" PRE-ENG. TRUSSES @ 16" o.c. - 1/4" UNDERLAYMENT IN TILE AREAS- 1/2" GYPSUM BOARD GLUE AND SCREWED TO UNDERSIDE OF TRUSSES

STONE VENEER WALL CONSTRUCTION

ENGINEERED STONE SHOWN ON ELEVATIONS - W/ 4" STONE SILL PITCHED AWAY FROM BUILDING

"TYVEK" WRAP (OR EQUAL) TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-21 BATT INSULATION IN WALL CAVITIES W/ INTEGRAL V.B. ON WARM SIDE OF WALL, 1/2" PLYWOOD SHEATHING W/ 2x6 WOOD STUDS @ 16" o.c. W/ 5/8" TYPE "X" GYP. BRD. FINISH

SILL PLATE

CONTINUOUS PRESSURE TREATED 2x6 SILL PLATE W/ SILL SEALER - 1/2" x 12" LONG ANCHOR BOLTS W/ NUTS AND WASHERS @ MAX 6'-0" o.c. & MAX 12" FROM CORNERS, MIN. 2 PER BOARD. EXEMD BOLT A MIN. OF 8" INTO CONCRETE.

CONCRETE SLAB CONSTRUCTION

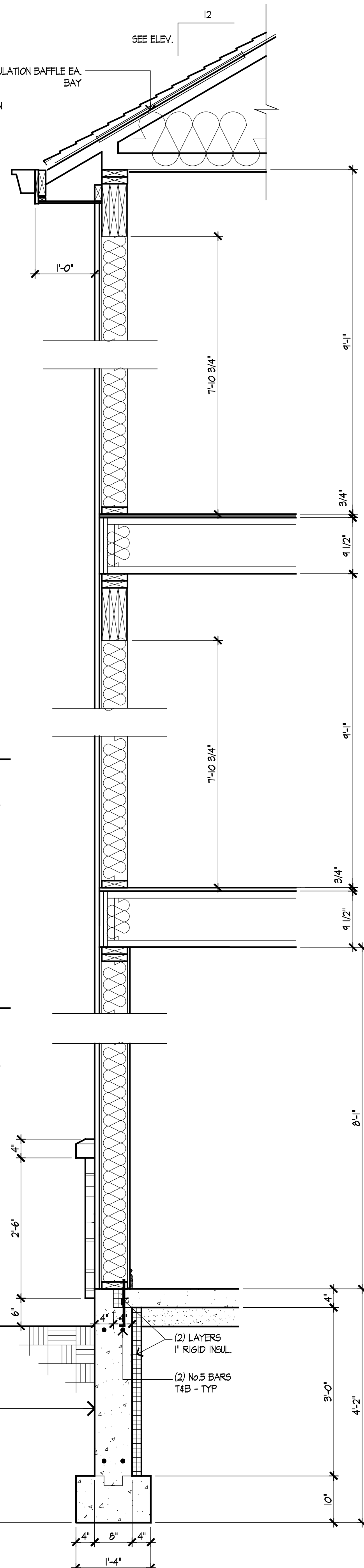
4" CONCRETE SLAB W/

6 MIL. POLY VAPOR BARRIER OVER

MIN. 4" GRANULAR FILL OVER

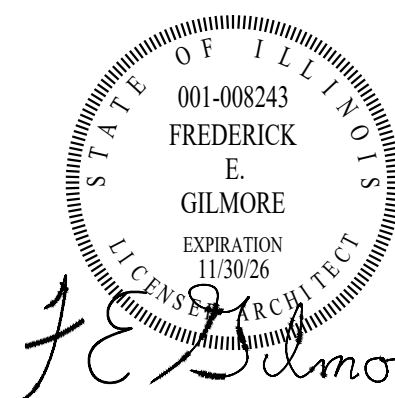
COMPACTED EARTH

ONE COAT ASPHALT DAMP-PROOFING



② WALL SECTION

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



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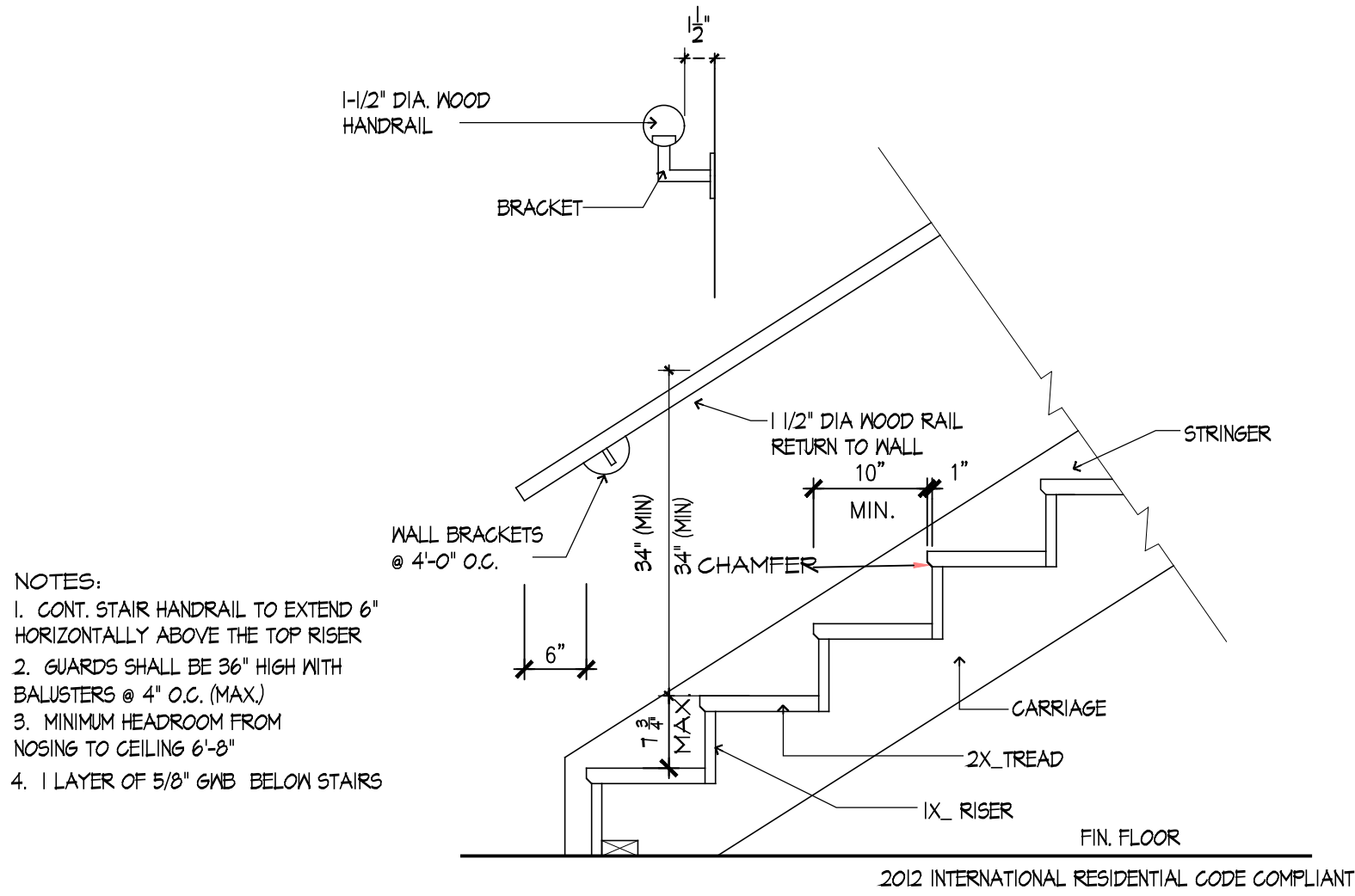
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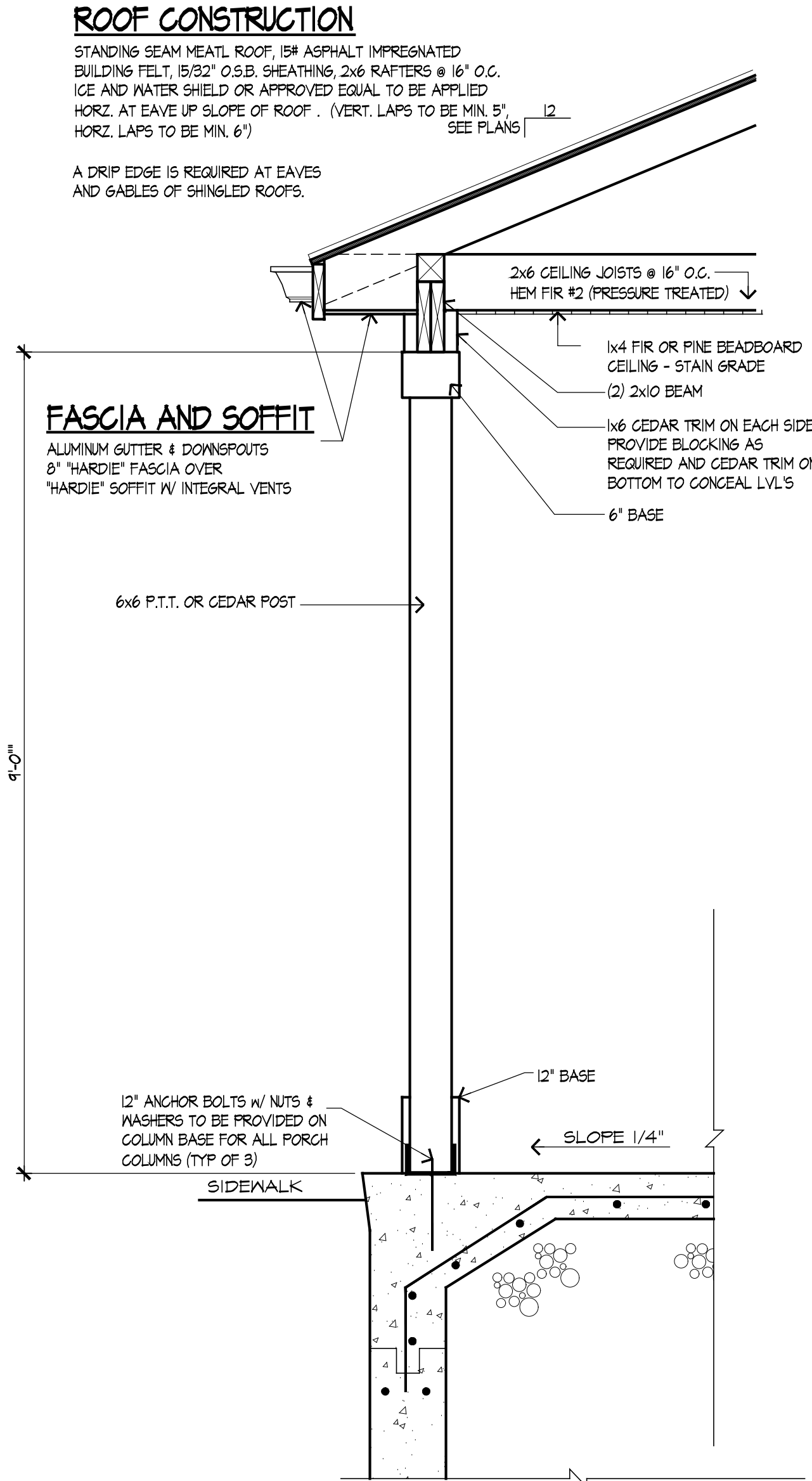
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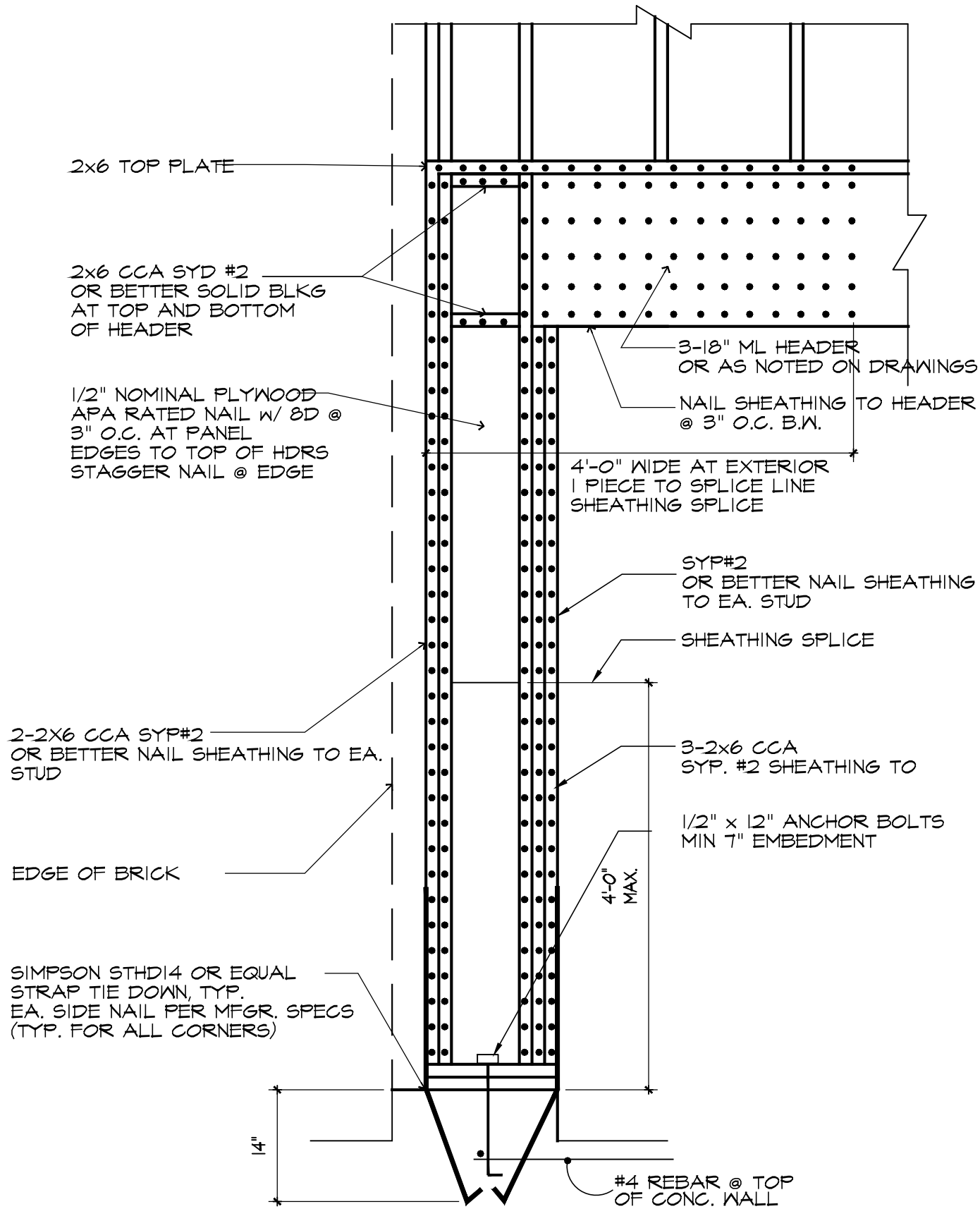
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① STAIR DETAIL
SCALE: 3/4" = 1'-0"



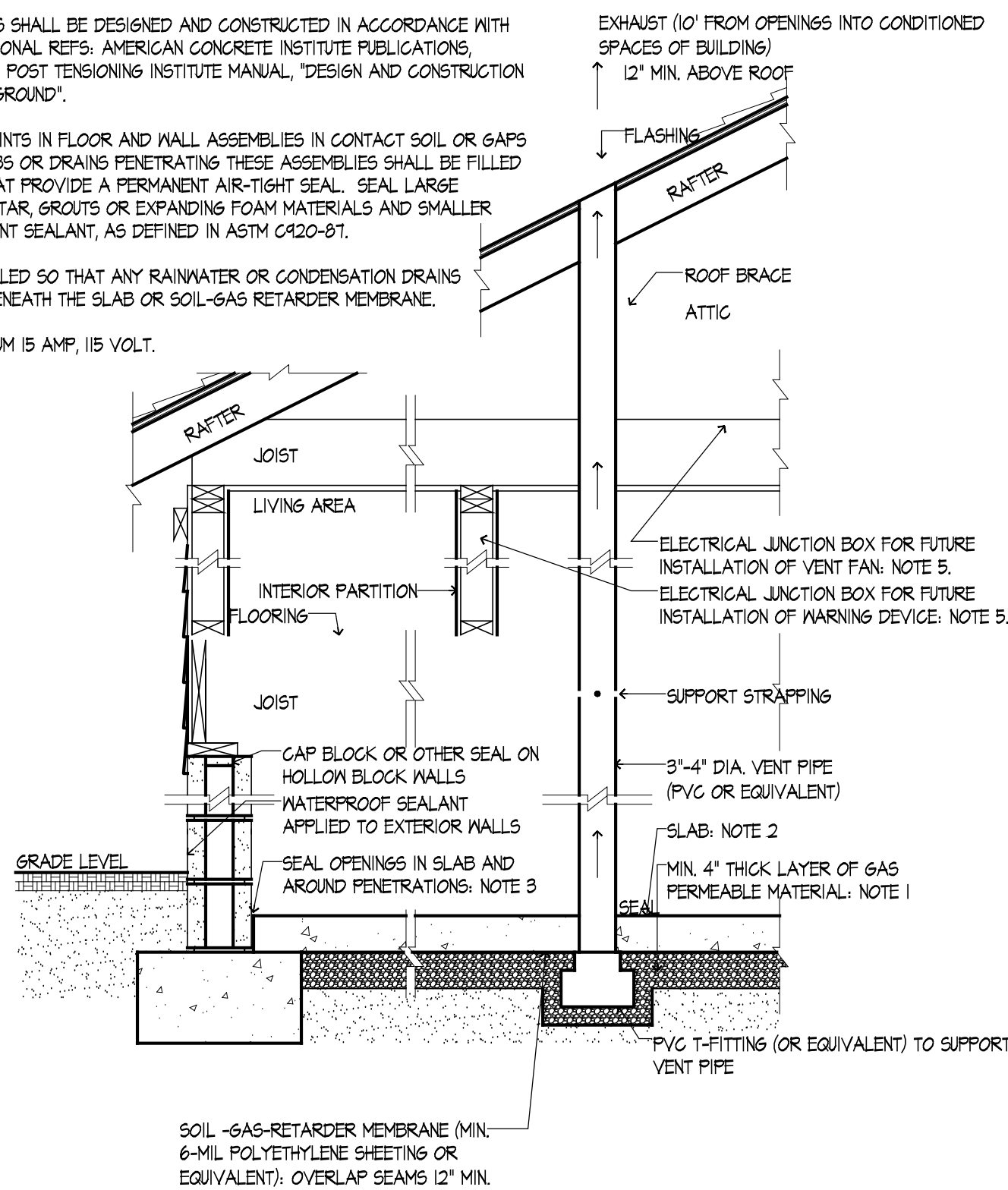
③ SECTION @ ENTRY
SCALE: 3/4" = 1'-0"



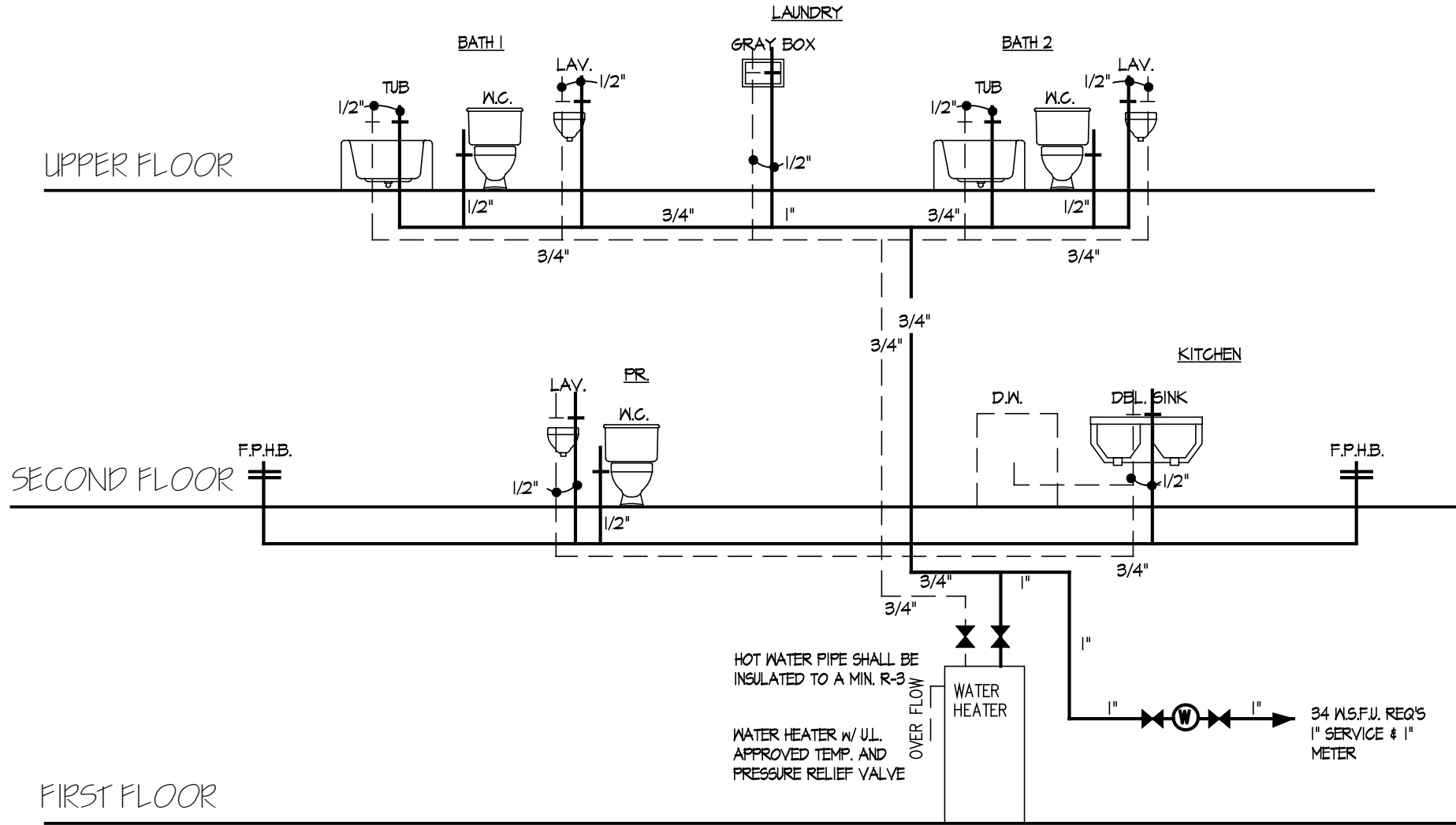
② BRACED WALL PANEL
SCALE: 3/4" = 1'-0"

NOTES:

1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI308.2R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINING PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C420-81.
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



PASSIVE SUB-SLAB DEPRESSURIZATION
SCALE: 3/4" = 1'-0"

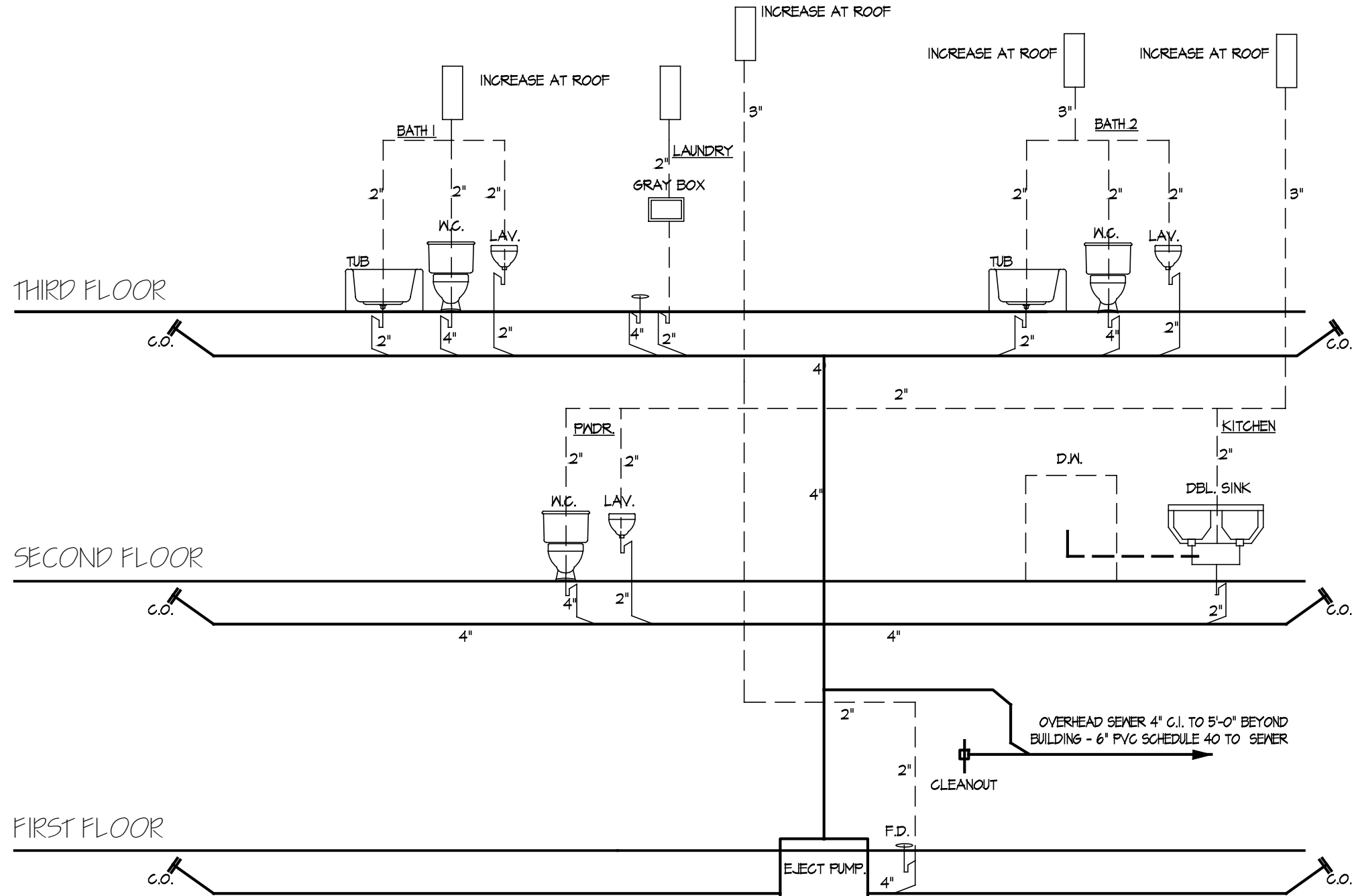


SUPPLY DIAGRAM
NO SCALE

- LEGEND
HOT WATER
COLD WATER
- PLUMBING MATERIALS:
TYPE K WATER PIPE BELOW GRADE
TYPE L COPPER ABOVE GRADE
SGR-40 P.V.C.
WATER SUPPLY LINES FOR LAVS, WATER CLOSETS, SINKS, LAUNDRY TRAYS, ICE MAKER AND DISHWASHER SHALL BE HARD PIPED WITH EITHER ROUGH BRASS OR CHROME SUPPLY TUBES.

PLUMBING FIXTURE COUNT			
FIXTURE	# OF FIXTURE	# OF SUPPLY FIXTURE UNITS	TOTAL
WATER CLOSETS	3	3	12
LAVATORY	3	1	5
BATH TUBS	2	2	2
SHOWER STALL	-	2	-
KITCHEN SINK	1	2	2
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
BILL COCK	2	5	10
TOTAL			34

1. BUILDING SEWER SHALL HAVE A FULL SIZE CLEAN-OUT (6") INSTALLED OUTSIDE THE BUILDING.
2. A CONTINUOUS WASTE SHALL NOT BE USED ON THE KITCHEN SINK DRAIN LINES. TWO TRAPS ARE REQUIRED (GARBAGE DISPOSAL, BASKET STRAINER)
3. SEWER PIPE USED TO PENETRATE THE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 P.V.C. & SHALL EXTEND ONTO VIRGIN SOIL ON THE EXTERIOR. A 6"x4" MISSION COUPLING & FULL SIZE 6" CLEAN-OUT SHALL BE INSTALLED. ALL MISSION COUPLINGS SHALL BE NON-GEAR TYPE.
4. 3" FULL SIZE STACK IS REQUIRED FOR WATER CLOSETS UNLESS RE-VENTED BACK TO MAIN FULL SIZED STACK WITHIN 20'.
5. FLOOR DRAIN TRAPS AND DRAINS INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND SHALL BE NOT LESS THAN FOUR INCHES IN DIAMETER. EXCEPT BRANCH WASTE LINES ARE PERMITTED TO BE 2" IN DIAMETER FOR A MAX. OF 10'.
6. A STACK IS REQUIRED ON UNDERGROUND AND ROUGH PLUMBING.
7. 25LB AIR TEST REQUIRED ON GAS PIPING AT TIME OF ROUGH INSPECTION.
8. 25LB AIR TEST OR WATER PRESSURE REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION.
9. ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE AND THE VILLAGE OF MOUNT PROSPECT ORDINANCES.
10. WATER SERVICE FROM MAIN TO BUILDING TO BE INSTALLED BY A LICENSED PLUMBER.
11. ALL NEW PLUMBING FIXTURES MUST BEAR THE WATER SENSE LABEL. DO NOT REMOVE THE WATER SENSE LABEL PRIOR TO PASSING THE FINAL INSPECTION AND HAVE FIXTURE CUT SHEETS ON SITE FOR FINAL INSPECTION.



WASTE DIAGRAM
NO SCALE

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

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

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/26
LICENSED ARCHITECT

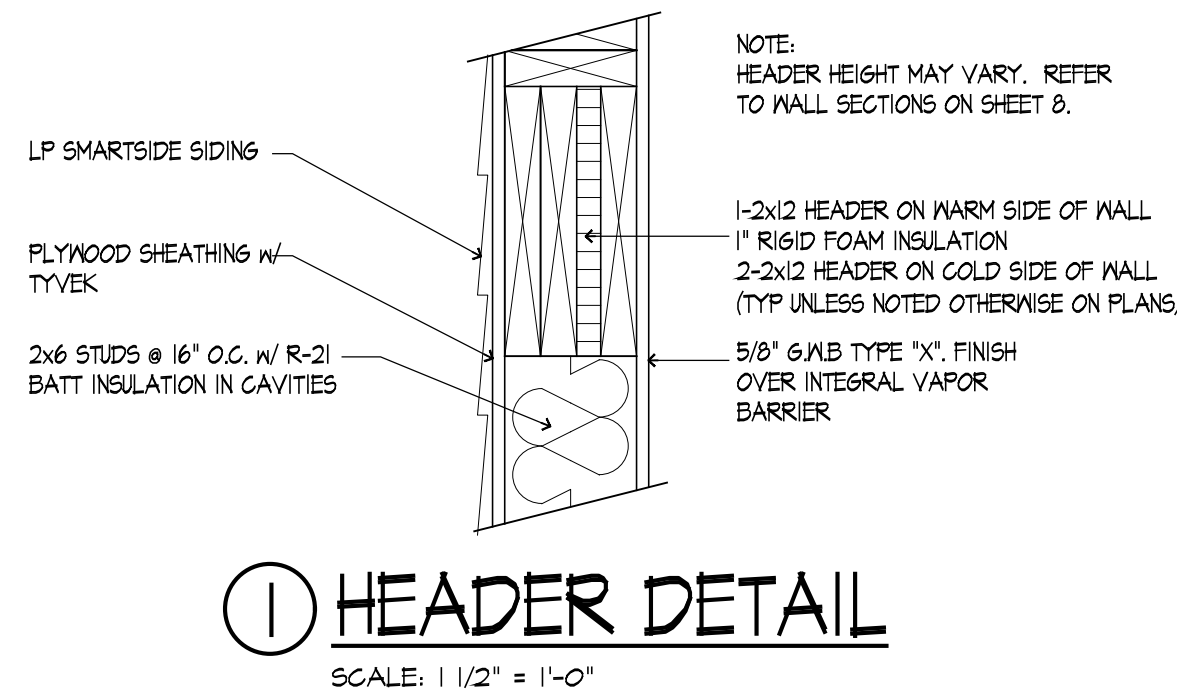
REV DESCRIPTION DATE
ISSUED FOR PERMIT 02/06/25

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

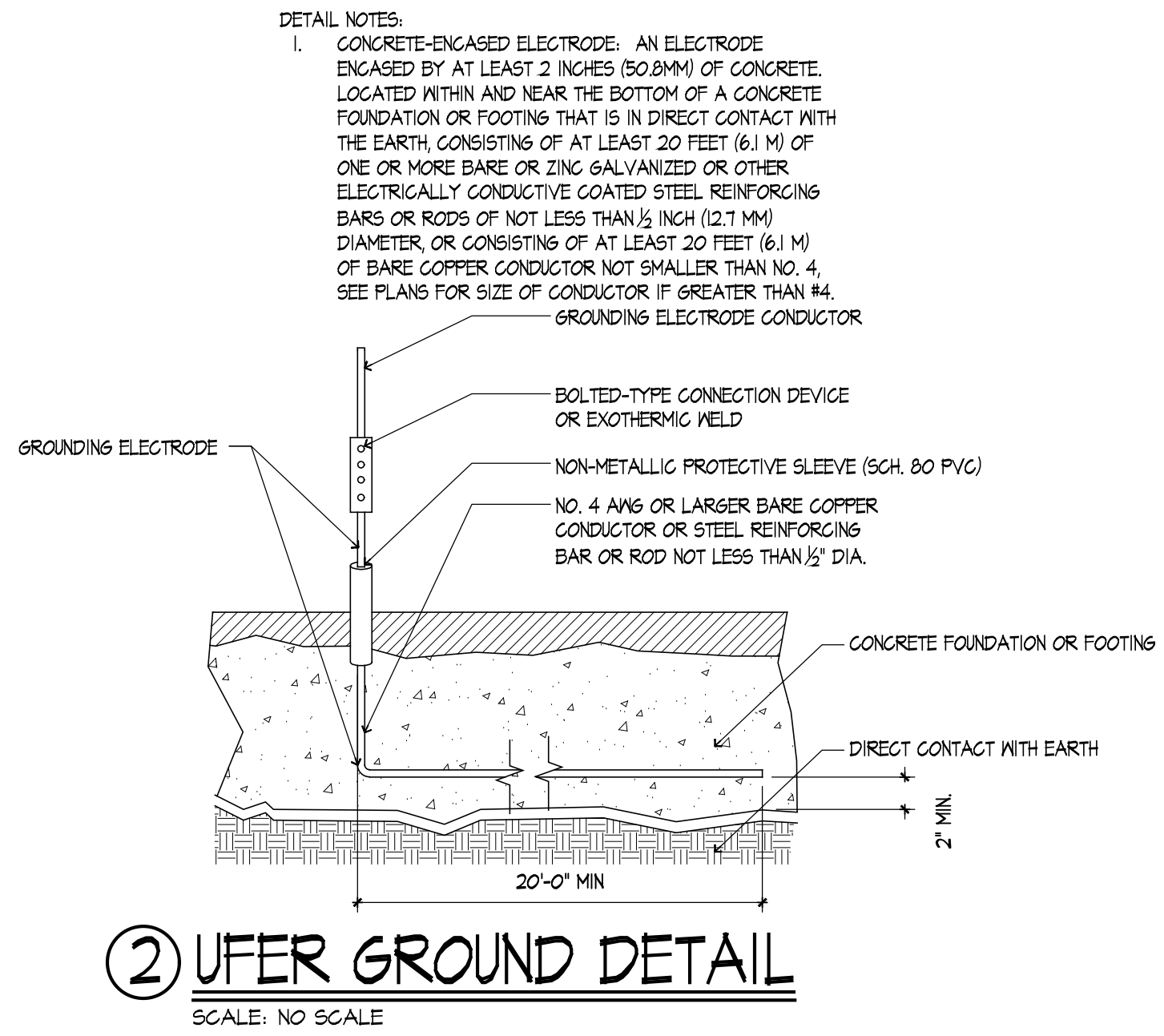
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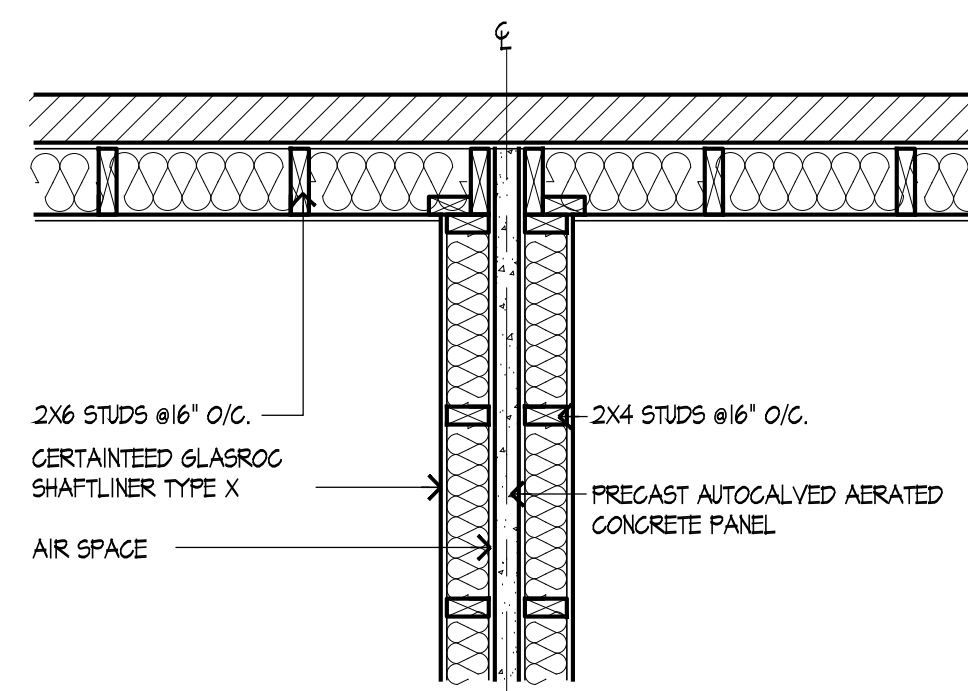
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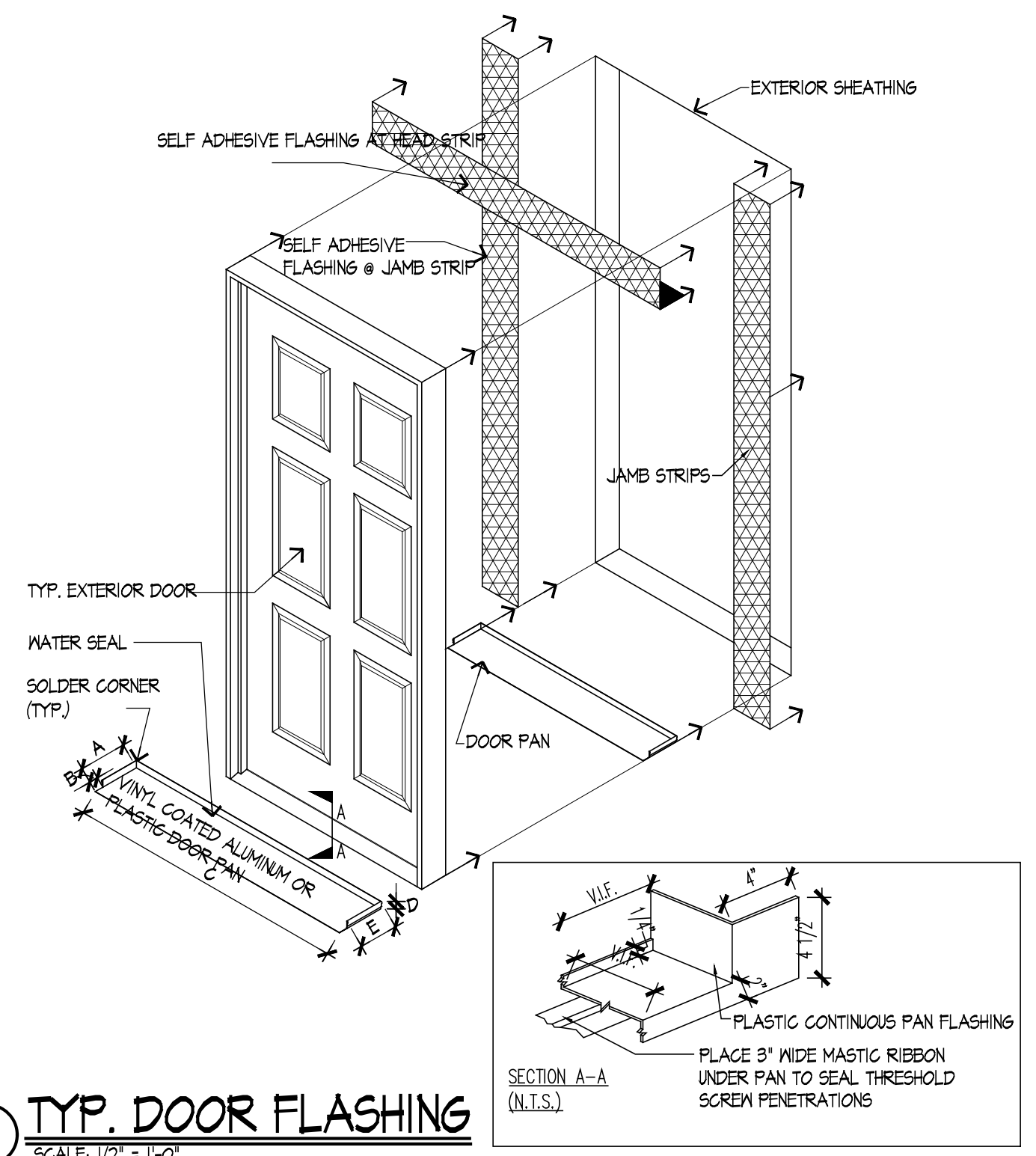
① HEADER DETAIL
SCALE: 1 1/2" = 1'-0"



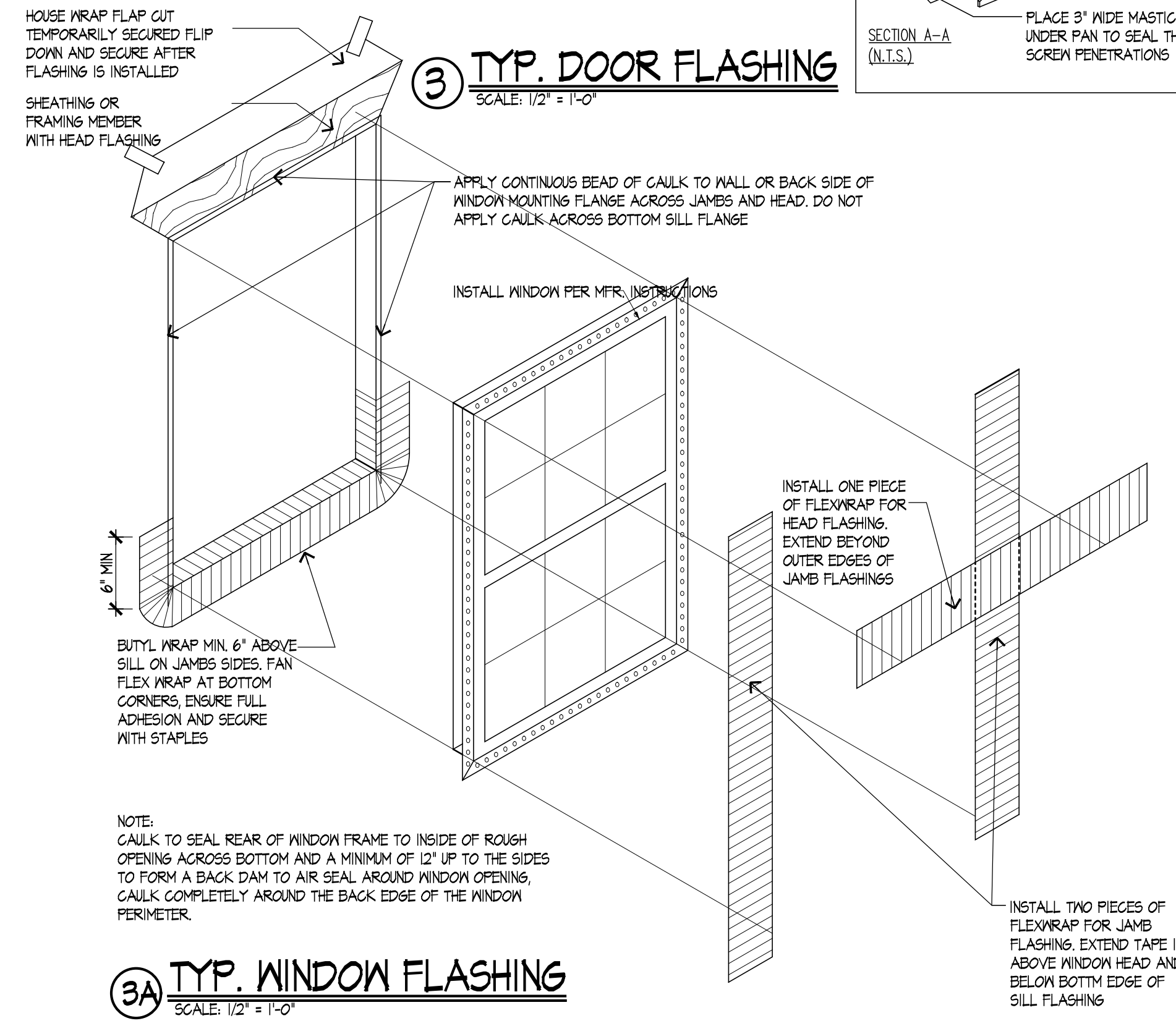
② UFER GROUND DETAIL
SCALE: NO SCALE



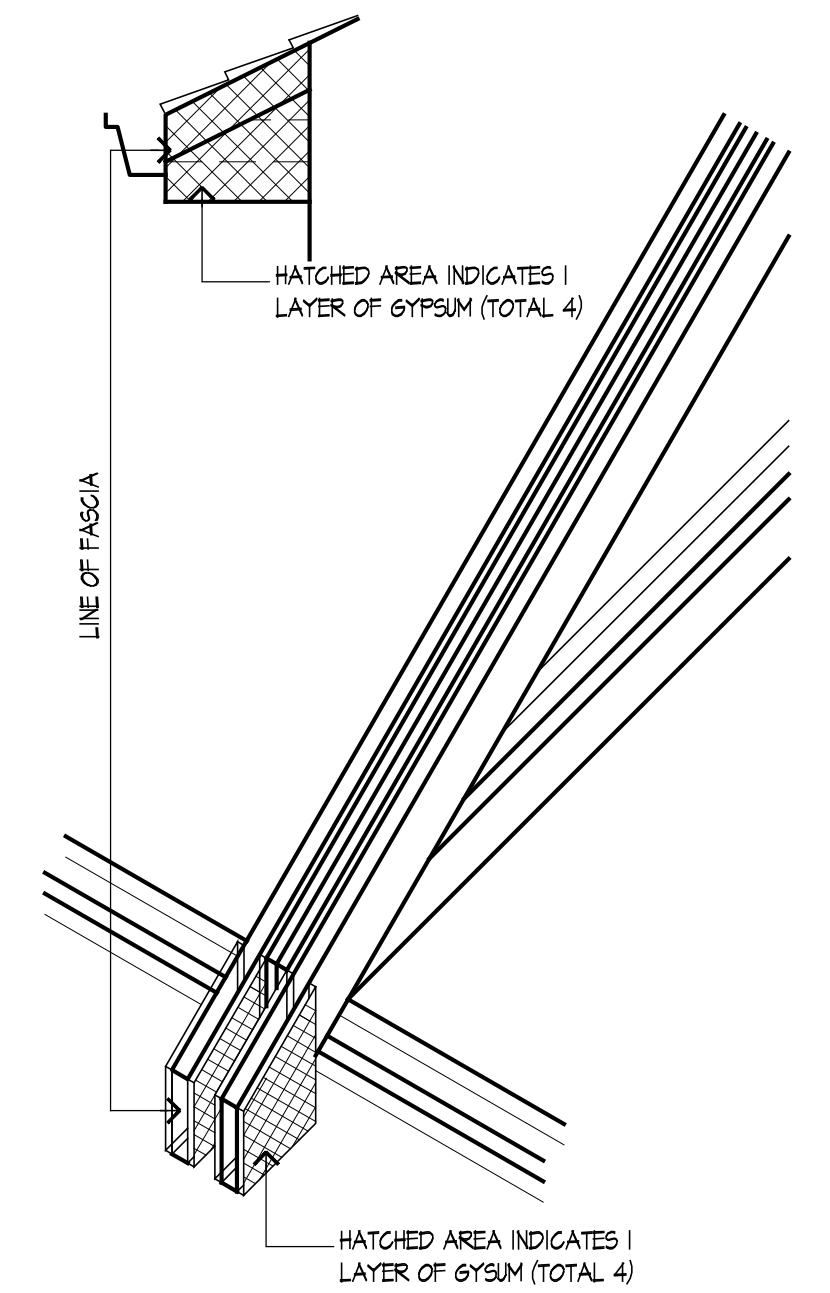
⑤ DWELLING UNIT SEPARATION WALL
SCALE: 3/4" = 1'-0"



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



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



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

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REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	02/06/25

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7A

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GENERAL REQUIREMENTS

A. Furnish all labor, materials, tools, insurance and permits necessary to complete the work as shown and as reasonably implied by drawings, specifications, notes and required by any code with jurisdiction to complete the scope of work for a complete and properly finished job. Contractors proceed with the understanding and agreement that a satisfactory job is obtainable with the information as provided.

B. The General Contractor is solely responsible for dimensional accuracy. All differences in anticipated dimensions or conditions shall be immediately submitted in writing to the architect prior to the commencement or continuation of work or the Contractor shall be solely responsible for same.

C. Any deviations from these drawings and specifications without prior written consent of the Architect shall be the responsibility of the Contractor and will nullify and void any architectural certification pertaining to this project.

1. CODES All work shall comply with the following:

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

2. INTENTION

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

3. DESIGN LOADS

A. Floor:	Live Load	40 PSF Minimum
	Dead Load	10 PSF Minimum
Roof:	Live Load	30 PSF Minimum
Solt:	Bearing Capacity	2,500 PSF Minimum
	Bearing Capacity – SEVERE AREAS	3,500 PSF Minimum

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

4. PLANS AND SPECIFICATIONS

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

SITE WORK

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

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

CONCRETE

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

- A. Portland Cement:** ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,500 PSI.
- B. Reinforcing Steel:** ASTM A615, Grade 60, deformed bars.
- C. Welded Wire Fabric:** ASTM A185, 6 inch x 6 inch x 6 inch x No. 10 x 10 x.
- D. Course Aggregate:** Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for foundations and footings.
- E. Fine Aggregate:** Washed natural sharp sand without clay content.
- F. Water:** Potable
- G. Vapor Barrier:** .006 inch (6 mil) polyethylene sheet.
- H. Expansion Joints:** Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
- I. Concrete Finishes:** Install concrete slabs with monolithic finish. Scored the surface site a straightedge, float to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
- J. Curing:** Protect flat surfaces, not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
- K.** Slump for normal weight concrete shall be as follows:
 - 1. Footings, walls and walks 4 in. – 6 in.
 - 2. Slabs 3 in. – 5 in.
 - 3. If mechanical vibrators are used, reduce slump by one third.
- L.** Do not increase the water ratio in concrete for easier movement of concrete in the formwork.
- M.** All exterior concrete to have 6 percent air entrainment.
- N.** Unless noted otherwise, all slabs on grade shall be a minimum 4 inch thick and placed over a minimum of 4 inches of compacted sand or approved gravel fill. Interior slabs shall be placed over a stabilized polyethylene vapor barrier.
- O.** Subcontractor shall be responsible for the size, location and installation of required steel reinforcing in footings and walls per local codes or specific soil conditions, whichever is more restrictive.
- P.** Footing sizes shown are typical only for the stated soil pressure and consistent compaction.
- Q.** Set 1/2 inch diameter anchor bolts in the foundation wall at 6"–0 o/c maximum spacing and at no more than 12 inches in form each corner and both sides of all openings. The bolts shall be embedded in the foundation wall not less than 8 inches.
- R.** Beam pockets shall be provided for all beams supported by concrete, unless noted otherwise, and shall comply with the following:
 - 1. Minimum bearing 4 inches
 - 2. Height and width as required by the beam.
 - 3. 2" nominal pressure treated lumber beneath full bearing of wood beams.

MASONRY

Provide masonry veneer anchorage per local codes.

METALS

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

CARPENTRY AND MILLWORK

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

1. SCOPE

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

2. GRADING

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

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

3. MATERIALS

- A. Mudalls:** All wood in contact with concrete or masonry shall be pressure treated.
- B. Metal Connectors:**
 - 1. Simpson as detailed or equivalent.
 - 2. Install joist and beam hangers capable of supporting the maximum allowable load of the joist or beam being supported.
 - 3. Steel items to comply with ASTM A7 or ASTM A36.
 - 4. Use Galvanized Steel at all exterior locations.
- C. Nailing:**
 - 1. Per applicable code for common wire nails.
 - 2. All plywood diaphragms shall have cement coated or ring shank ply nails.
 - 3. Use 16d's at 16" o/c when nailing 2–2x members together.
 - 4. Use 2 rows of 16d's at 16" o/c when nailing 3–2x members together.
 - 5. A positive connection must be provided for all free standing posts.
- D. Trusses:**
 - 1. Provide wood trusses able to sustain the stated loads for the spans, profiles and arrangement shown in the Construction documents. Truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design, including spacing, of all trusses and shall submit shop drawings sealed by a registered engineer for approval by the Contractor.
 - 2. All roof trusses are to be designed for no attic storage unless noted otherwise.
- E. Sheathing:**
 - 1. **Roof:** 1/2" nominal thickness OSB roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA) per sections on sheet 8
 - 2. **Floors:**
 - 3. **Walls:** 1/2" Asphalt Impregnated Fiber Sheathing. U.N.O.
- F. Laminated Veneer Lumber**
 - 1. All members referred to as "Micro-Lam" shall be Laminated Veneer Lumber.
 - 2. Provide glue-laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
 - 3. Allowable Stresses

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

4. FRAMING

- A. Stud walls:**
 - 1. All studs to have full bearing on plate.
 - 2. Not less than (3) studs shall be installed at every corner of an exterior wall.
 - 3. Stud spacing for all exterior walls and bearing walls shall be 16" o/c unless noted otherwise. Stud spacing for all interior walls shall be 16"o/c unless noted otherwise.
 - 4. Studs shall be a minimum standard or stud grade lumber unless noted otherwise.
 - 5. Studs shall be a minimum of 2x4 nominal with the wide face perpendicular to the wall.
 - 6. All top plates to be 2–2x as indicated on drawings with minimum lap splice of 48" with butt joints occurring over studs. Plates are to overlap at corners and be the same size as the studs.
 - 7. All walls greater than 10'–0 in height shall be 2x6 studs unless noted otherwise.
 - 8. Framing contractor shall provide backing as required for all light fixtures, cabinets, wardrobes, brackets, handles, drywall, etc.
 - 9. Provide "Box-Out" framing behind all heat supplies in walls common to the Garage so as to allow a full 3 1/2" insulation batt behind the heat supply duct.
 - 10. 4'x8'x3/4" PLWOOD bracing shall be provided at the corners all exterior walls and main cross stud partitions at each end and at least every 25 feet of length. They shall be placed at an angle not greater than 60 degrees nor less than 45 degrees from horizontal.

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

5.

MISCELLANEOUS

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

THERMAL AND MOISTURE PROTECTION

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

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

- D.** Extend insulation over entire area to be insulated. Cut and fit tightly around obstructions and fill all voids with insulation. Maintain minimum air space between bottom of roof deck and top of insulation.
- E.** Provide a vapor barrier as specified in plans and details. Install per manufacturers specifications.
- F.** Roofing shall be a minimum of 30 yr. composite shingles installed over 15# roof felt over roof sheathing with a minimum main roof pitch of 5:12. Ice and water shield or approved equal to be applied horizontally at eave up slope of roof to a point 24" inside exterior wall. (Vertical laps to be min. 5", horizontal laps to be min. 6"). Ice and water shield or approved equal to be applied to all valleys.
- G.** All shingles are to be fastened with nails.
- H.** Siding per print, installed per manufacturers specifications.
- I.** All fascias and soffits per print.
- J.** Provide flashing and sheet metal required to prevent the penetration of water through the exterior shell of the building.
- K.** In addition to complying with governing codes, comply with pertinent recommendations contained in the current edition of "Architectural Sheet Metal Manual" published by SMACNA.
- L.** All iron sheet metal flashing shall be hot dipped galvanized complying with ASTM A93.
- M.** Provide gutters and down spouts as specified by Contractor. Down spout locations to be determined by Subcontractor and approved by Contractor. Splash blocks are required where downspouts terminate.
- N.** Subcontractor to determine the direction of water discharge from the downspouts so as to eliminate any potential hazard to pedestrians created by the water or ice discharge from the he downspouts.
- O.** Attic spaces shall have a minimum ventilation area equal to 1/150th of the horizontally projected roof area or as further required by governing codes.

DOORS AND WINDOWS

- A.** Exterior and vestibule doors shall be 1 3/4" thick metal clad insulated swinging units as specified by the Contractor unless noted otherwise.
- B.** Glazing in doors and sidelights shall be double pane insulating glass.
- C.** Provide tempered glass as required by governing codes.
- D.** Patio doors, sliding glass doors, and windows over bath tubs shall have tempered glass.
- E.** Interior doors shall be prehung with wood jambs and specified by Contractor
- F.** Finish hardware shall be specified by Contractor and installed by Subcontractor. Subcontractor to install all hardware required by governing codes.
- G.** Garage to house door and frame to be one hour fire rated with a self–closing device.
- H.** All operable windows shall have insect screens.
- J.** Windows and exterior doors are to have an energy "u–factor"rating of 0.30 or better. Labels are to remain on windows and doors until the windows and doors have been inspected. Tempered glass shall be permanently labeled.

FINISHES

- A.** Use wallboard of maximum lengths to minimize end joints. Stagger end joints when they occur. Locate end joints as far as possible from center of wall or ceiling. Abut wallboard without forcing. Neatly fit ends and edges of wallboard. Do not place butt ends against tapered edges. Support ends and edges of all board panels on framing or furring members except for face layer of double layer and where ends are back-blocked and floated.
- B. Gypsum Wallboard:**

1. Regular Board:	ASTM C36
2. Fire-rated Board:	ASTM E84, Type X, CERTAINTED SHAFTLINER
3. Fiberglass Reinforced Gypsum Backing Board:	Durock or Wonderboard brand, 1/2"
4. Water-Resistant Board:	1/2", regular grade, tapered edges.
- C.** Gypsum wallboard, unless noted otherwise, shall be provided as follows:
 - 1. Exterior Walls: 1 layer regular 5/8" wallboard to interior face.
 - Interior Walls: 1 layer regular 5/8" wallboard each side.
 - Ceiling: 1 layer 5/8" TYPE "X" wallboard for framing members 16" o/c or less, 1 layer 5/8" TYPE "X" wallboard for framing members over 16" o/c
 - 2. Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
 - 3. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
 - 4. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
 - 5. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.
- D. Job Conditions**
 - 1. Temperature: Maintain range between 55 degrees F. to 70 Degrees F. for 24 hours before, during and after gypsum wallboard and joint treatment application.
 - 2. Ventilation: Provide natural or mechanical ventilation during and following adhesives and joint treatment application.

PLUMBING

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

HEATING, VENTILATION AND AIR CONDITIONING

- A.** Subcontractor to design a system to properly heat, ventilate and condition the project. Priority in design of system should be given to proper and economical functioning of systems for the entire house as well as economy of the installation. Include all duct work, hardware, controls and insulation for complete system. Subcontractor shall be responsible for the design of the system within accepted limits and in accordance with governing codes.
- B.** HVAC information in the Construction Documents is only schematic. If shall be reviewed by the Contractor, Subcontractor, Suppliers and Building Officials for code compliance and sound construction practice.
- C.** HVAC fixtures and equipment shall be specified by the Contractor.
- D.** Design and installation of HVAC shall be the responsibility of the Subcontractor
 - 1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
 - 2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4' above finished floor inside at –10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.
- E.** All new ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest addition of ASHREA construction standards for ductwork construction.
 - a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
 - b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
- F.** All HVAC equipment shall be individually switched.
- G.** Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
- H.** Branch take-offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
- I.** Provide factory–fabricated turning vanes in all square elbows.
- J.** HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
- K.** All duct openings in walls shall be sealed airtight and soundproof.
- L.** Provide combustion air to all gas fired equipment in accordance with governing codes.
- M.** Required number of return air ducts per code. All return air ducts to be metal, not unpanned joist or stud space.
- N.** All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.
- O.** The mechanical contractor is responsible for sizing the heating and cooling equipment based on building loads per IECC R403.7 and for designing the HVAC systems in accordance with ACCA Manual J, Manual S, and Manual D. Calculations to be provided to the inspector upon request.
- P.** The layout and sizing of supplies and returns shall result in substantially equal supply and return in each conditioned space.

ELECTRICAL

- A.** The Electrical Contractor shall furnish and install all electrical construction materials shown or reasonably implied on the drawings to complete the installation in a satisfactory and usable manner and in accordance with governing codes.
- B.** Electrical information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
- C.** Electrical fixtures and equipment shall be specified by the Contractor.
- D.** Design and installation of Electrical shall be the responsibility of the Subcontractor
 - 1. Service panels to be a minimum of 20 circuit, 200 amp. Verify with the contractor. Install panel with a min. of 3'–0 clearance space around it.
 - 2. Furnish and install all Bathroom fans and exhaust fans.
 - 3. Provide 1/2" diameter conduit piping for remote water meter reader. Final location to be coordinated with the local building department.
 - 4. All low voltage wiring 50 volts or less shall not be required to be in conduit unless wiring is located in hazardous areas.
 - 5. All conduit shall be sized according to code unless noted on the drawings.
 - 6. Provide and install certified 110 volt interconnected smoke detectors on a common lighting circuit, not to a separate dedicated circuit, with 9 volt battery back–up. Locations as shown in the Construction Documents and as required by the National Fire Protection Agency (NFPA) and local governing codes.
 - 7. Provide and install ground fault circuit interrupters (GFI) as required by the 2020 Electrical Code (NEC) and with all local amendments.
 - 8. All materials shall be new and of a quality approved by the Contractor. Materials shall bear Underwriter's Laboratories, Inc. seal.
 - 9. Minimum power and lighting wire shall be No. 14 gauge copper or as otherwise indicated on the drawings, type FNM or THHN.
 - 10. Electrical Subcontractor shall provide all control wiring required for interconnecting of equipment or remote controls.
 - 11. Electrical Subcontractor shall provide power and local disconnect switches to all power consuming equipment shown on the mechanical and plumbing drawings.
 - 12. Conduit is required for all 110 and 220 wiring (not for low voltage wiring).
 - 13. Contractor to provide 2 cable television connections and two telephone jacks per plan.

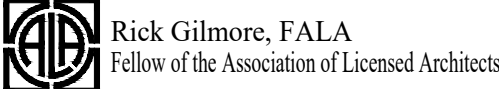
FIRE-RESISTANT CONSTRUCTION

- A.** The minimum rating of all fire–resistant construction shall be determined by the use, occupancy and type of building construction of the building as dictated by the 2021 International Residential Code, applicable Local, State, County and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work (herein referred to as the "codes").
 - 1. All Fire Separation Assemblies required to have fire–resistance ratings shall be Fire Resistant Designs tested and approved by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall be constructed ONLY with approved materials and in accordance with the installation requirements as specified in the most recent edition of the **FIRE RESISTANCE DIRECTORY** Underwriters Laboratories Inc.. All Fire Separation Assemblies shall provide the minimum fire – resistance rating as dictated by the codes.
 - 2. The all vertical Fire Separation Assemblies shall be continuous and extend uninterrupted from the top of the fire–resistance rated floor/ceiling assembly to the underside of the floor or roof slab or deck above and shall be attached thereto.
 - 3. All horizontal Fire Separation Assemblies shall be continuous. The supporting construction shall be protected to afford the required fire–resistance rating of the Fire Separation Assembly supported.
 - 4. All penetrations, openings and opening protectives in any fire–resistance rated assembly shall comply with the limitations as prescribed by the most recent edition of the **FIRE RESISTANCE DIRECTORY** by Underwrites Laboratories Inc. and the codes.
- B.** Fire–resistance ratings apply only to assemblies in their entirety. Independent components of the design are specifically designated for use in that assembly in order that the fire–resistance rating of the complete assembly may be achieved and are not to be interchanged or substituted.
- C.** EACH CONTRACTOR AND SUBCONTRACTOR IS INDIVIDUALLY RESPONSIBLE AND WILL BE HELD ACCOUNTABLE FOR THEIR WORK MEETING AND MAINTAINING STRICT COMPLIANCE WITH THE MATERIALS AND CONSTRUCTION REQUIREMENTS OF THE FIRE–RATED ASSEMBLY AS DICTATED BY UNDERWRITER'S LABORATORIES INC. AND THE CODES. NO DEVIATIONS FROM THE SPECIFICATIONS WILL BE ALLOWED.

STATE OF ILLINOIS
FREDERICK E. GILMORE
LICENSED ARCHITECT
EXPIRATION 11/30/26

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

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	02/06/25



SILVER TOWNHOUSES
NEW TOWNHOUSES
PALATINE, IL 60067

Gilmore

FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847.421.8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

S

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specifications

PALATINE SILVER TOWNHOMES

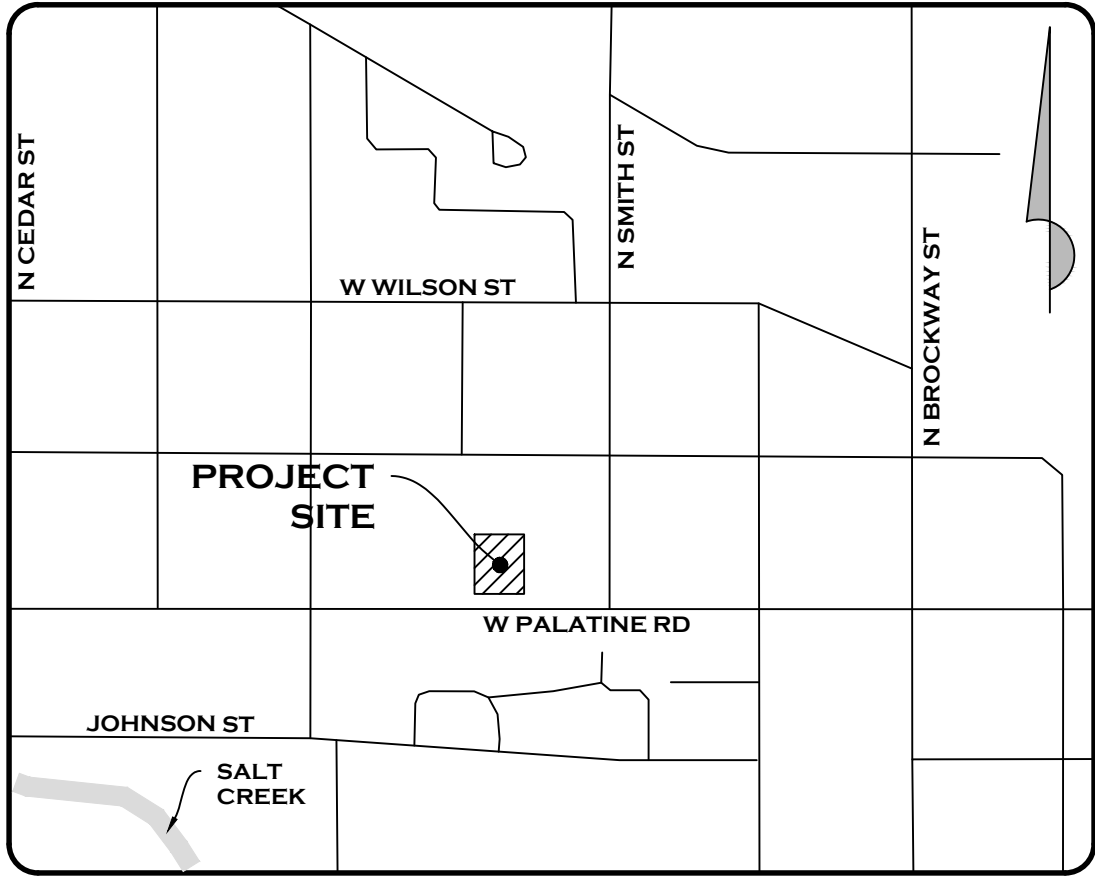
FINAL ENGINEERING PLANS

204-222 W. PALATINE ROAD

PALATINE, COOK COUNTY, ILLINOIS

MASTER NOTES

1. ALL ITEMS OF THIS PROJECT SHALL BE GOVERNED BY SPECIFICATIONS INCLUDED IN THE DOCUMENTS LISTED BELOW:
- A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PREPARED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS AND ADOPTED BY SAID DEPARTMENT (LATEST REVISION*) AND HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".
- B. "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
- C. "ILLINOIS URBAN MANUAL" (LATEST REVISION*) BY ASSOCIATION OF ILLINOIS SOIL & WATER CONSERVATION DISTRICTS.
- D. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
- E. "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
- F. "ILLINOIS ACCESSIBILITY CODE", (LATEST EDITION').
- *LATEST REVISION IN EFFECT ON THE DATE OF THESE PLANS
2. PRIOR TO BID, THE CONTRACTOR SHALL VERIFY CONFORMANCE BETWEEN PLANS AND THE ABOVE REFERENCED CODES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BID.
3. IN THE EVENT OF A CONFLICT BETWEEN THESE VARIOUS STANDARDS, MUNICIPAL STANDARDS SHALL APPLY.
4. ALL TRAFFIC CONTROL AND OTHER ADVISORY SIGNS NEEDED FOR CONSTRUCTION ARE TO BE FURNISHED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 701 OF THE STANDARD SPECIFICATIONS.
5. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF OSHA.
6. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING JULIE 1-800-892-0123 AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. ALL UTILITIES MUST BE STAKED/LOCATED BY THE CONTRACTOR BEFORE CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITY PUBLIC WORKS DEPARTMENT 847-705-5200 A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION ACTIVITIES. A 48-HOUR NOTICE MUST BE PROVIDED FOR INSPECTIONS AND TESTS. MUNICIPAL STAFF MUST OPERATE ALL WATERMAIN VALVES AND HYDRANTS ONLY.
8. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEYING MONUMENTS UNTIL THE OWNER, THEIR AGENT OR A LICENSED SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.
9. THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS MAY BE INDICATED ON THE PLANS. THESE AREAS SHALL BE EXCAVATED TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. SAWING OF REMOVAL ITEMS AS NOTED IN THE PLANS OR AS REQUIRED BY THE ENGINEER SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT OF THE ITEM BEING REMOVED AND NO EXTRA COMPENSATION WILL BE ALLOWED.
11. ALL ROAD SIGNS, STREET SIGNS AND TRAFFIC SIGNS WHICH NEED TO BE RELOCATED OR MOVED DUE TO CONSTRUCTION SHALL BE TAKEN DOWN AND STORED BY THE CONTRACTOR AT HIS OWN EXPENSE EXCEPT THOSE WHICH THE PERMIT AGENCY SHALL REQUIRE TO BE TEMPORARILY RESET UNTIL COMPLETION OF CONSTRUCTION OPERATIONS. AFTER COMPLETION OF THE WORK, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, RESET ALL SAID SIGNS AT THE LOCATIONS DESIGNATED BY THE PERMIT AGENCY ENGINEER.
12. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE OWNER'S ENGINEER AT A COST TO BE BORNE BY THE CONTRACTOR THAT DESTROYED THE STAKES.
13. CONTRACTOR SHALL USE CARE NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED OR MODIFIED. ANY DAMAGE DONE TO THESE ITEMS BY CONTRACTORS OPERATIONS SHALL BE REPAIRED AND/OR RESTORED BY THE CONTRACTOR AT THE CONTRACTORS OWN EXPENSE.
14. THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE PERMIT AGENCY AND ITS OFFICERS, EMPLOYEES, AND AGENTS, AND THE OWNER'S ENGINEERS, FROM AND AGAINST ALL LOSSES, CLAIMS, DEMANDS, PAYMENTS, SUITS, ACTIONS, RECOVERIES AND JUDGMENT OF EVERY NATURE AND DESCRIPTION BROUGHT OR RECOVERED AGAINST THEM, BY REASON OF ANY ACT OR OMISSION OF SAID CONTRACTOR, HIS AGENTS OR EMPLOYEES, IN THE EXECUTION OF THE WORK OR IN THE GUARDING OF IT.
15. BURNING ON THE SITE IS NOT PERMITTED.
16. ALL IMPROVEMENTS SHOWN ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR .



VICINITY MAP

(NOT TO SCALE)

SYMBOL LEGEND

PROPOSED		EXISTING
---	PROPERTY LINE	---
---	BUILDING SETBACK LINE	---
---	EASEMENT LINE	---
---	DEPRESSED CURB	---
C	STORM SEWER	C
<	SANITARY SEWER	<
W	WATER MAIN	W
G	GAS LINE	G
E	ELECTRIC LINE	E
T	TELEPHONE LINE	T
FO	FIBER OPTIC	FO
OH	OVERHEAD WIRES	OH
---	FENCE LINE	---
---	SILT FENCE	---
---	GRADING CONTOUR	---
●	MANHOLE	●
■	STORM CURB FRAME & GRATE	■
●	STORM MANHOLE	●
●	STORM CATCH BASIN	●
●	STORM FLARED END SECTION	●
●	SANITARY MANHOLE	●
●	VALVE VAULT	●
●	FIRE HYDRANT	●
●	BUFFALO BOX	●
●	GAS VALVE	●
■	ELECTRIC STRUCTURE	■
■	TRANSFORMER	■
■	POWER POLE	■
■	PEDESTAL	■
■	TRAFFIC SIGNAL MANHOLE	■
→	DRAINAGE FLOW ARROW	→
→	OVERFLOW ROUTE	→
○	AIR CONDITIONER	○
○	SINGLE POLE SIGN	○
○	DOUBLE POLE SIGN	○
●	STREET LIGHT	●
●	BOLLARD	●
●	CLEAN OUT	●
●	DOWN SPOUT	●
---	TREE	---
---	EROSION CONTROL BLANKET (SEE DETAIL SHEET)	---
---	FINAL STABILIZATION (SEED) (SEE DETAIL SHEET)	---
---	CONCRETE SIDEWALK	---
---	NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)	---
---	STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)	---
---	DETECTABLE WARNINGS (SEE DETAIL SHEET)	---

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2	EXISTING CONDITION PLAN
3	SOIL EROSION CONTROL PLAN
4	SOIL EROSION CONTROL NOTES & DETAILS
5	DEMOLITION PLAN
6	GEOMETRIC PLAN
7	GRADING PLAN
8	STORM SEWER PLAN
9	UTILITY PLAN
10	STANDARD CONSTRUCTION NOTES
11 -12	STANDARD CONSTRUCTION DETAILS

PROJECT TEAM

OWNER	MARK SILVER 1642 BELMORAL CIRCLE INVERNESS, IL 60067
ARCHITECT	FREDERICK GILMORE, ARCHITECT 3489 GALLANT FOX DR ELGIN, IL 60124 Ph. (847) 421.8676
CIVIL ENGINEER	MeritCorp Group, LLC 4222 MERIDIAN PARKWAY STE 112 AURORA, IL 60504 Ph. (630) 554.6655

NOTE

1. DETAILS AND NOTES WITHIN THESE PLANS, ALONG WITH NOTATIONS TO SUPPLEMENT SAME ARE CRUCIAL TO THE PROPER CONSTRUCTION OF THE DESIGN CONTAINED HEREIN.
2. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL CONDITIONS PRIOR TO ENGAGING IN A CONTRACT TO PERFORM WORK AS PROPOSED HEREIN.
3. PLANS ARE NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE ENGINEER.

BENCHMARKS

ELEVATIONS BASED ON TRIMBLE VIRTUAL REFERENCE NETWORK DATA (NAVD 88)

SITE BM #1: SOUTHEAST BOLT ON HYDRANT, AS NOTED ON SHEET 2. ELEV=748.39

SITE BM #2: CUT CROSS IN THE NORTH CORNER OF CONCRETE SURROUNDING THE TRAFFIC MANHOLE LOCATED AT THE NORTHWEST CORNER OF W. PALATINE ROAD AND N. SMITH STREET (APPROXIMATELY 150±' EAST OF THE SUBJECT SITE, NOT SHOWN HEREON). ELEV=744.41

ABBREVIATIONS

AGG. AGGREGATE GRAVEL	F.F. FACE TO FACE	R. RADIUS
ALT. ALTERNATE	FES. FLARED END SECTION	RCP. REINFORCED CONCRETE PIPE
B.A.M. BIT. AGG. MIXTURE	FF. FINISHED FLOOR	R.O.W. RIGHT OF WAY
B.B. BACK TO BACK	FL. FLOW LINE	R.D. ROOF DRAIN
BB. BUFFALO BOX	FG. FINISHED GRADE	SAN. SANITARY
BC. BACK OF CURB	HDWL. HEADWALL	STM. STORM MANHOLE
BIT. BITUMINOUS CONCRETE	HH. HAND HOLE	STM. STORM
BM. BENCHMARK	H.W.L. HIGH WATER LEVEL	STA. STATION
B.O. BY OTHERS	HYD. HYDRANT	SF. SQUARE FEET
BP. BOTTOM OF PIPE	INL. INLET	SV. SQUARE YARD
B/W. BOTTOM OF WALL	INV. INVERT	TBR. TO BE REMOVED
CB. CATCH BASIN	LP. LEAK	TIC. TOP OF CURB
CATV. CABLE TELEVISION	MAX. MAXIMUM	T.O.F. TOP OF FOUNDATION
CE. COMM. ED.	M.E. MATCH EXISTING	TP. TOP OF PIPE
CL. CENTER LINE	MN. MANHOLE	TW. TOP OF WALL
CMP. CORRUGATED METAL PIPE	MIN. MINIMUM	TRANS. TRANSFORMER
CS. CENTER OF STRIPE	N.W.L. NORMAL WATER LEVEL	VV. VALVE VAULT
C.O. CLEAN OUT	PC. PEDESTAL	W.M. WATER MAIN
CONC. CONCRETE	PCC. POINT OF COMPOUND CURVE	
DIA. DIAMETER	PI. POINT OF INTERSECTION	
D.I.W.M. DUCTILE-IRON WATER MAIN	PRC. POINT OF REVERSE CURVE	
D.S. DOWN SPOUT	PV. POINT OF VERTICAL INTERSECTION	
ED. EDGE OF PAVEMENT	PVC. POINT OF VERTICAL CURVE	
E.E. EDGE TO EDGE	PVT. POINT OF VERTICAL TANGENCY	
ELEV. ELEVATION	PL. PROPERTY LINE	
ES. EDGE OF STRIPE	PP. POWER POLE	
EX. EXISTING	PVC. POLYVINYL CHLORIDE PIPE	

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DATE: 08/29/25
DESCRIPTION: 11/20/25
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Other Office Locations:
Gurnee, IL

PALATINE SILVER TOWNHOMES
222 W. PALATINE ROAD
PALATINE, IL 60067

FINAL ENGINEERING PLANS

COVER SHEET

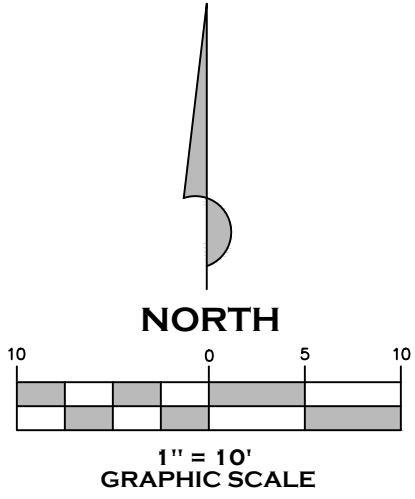
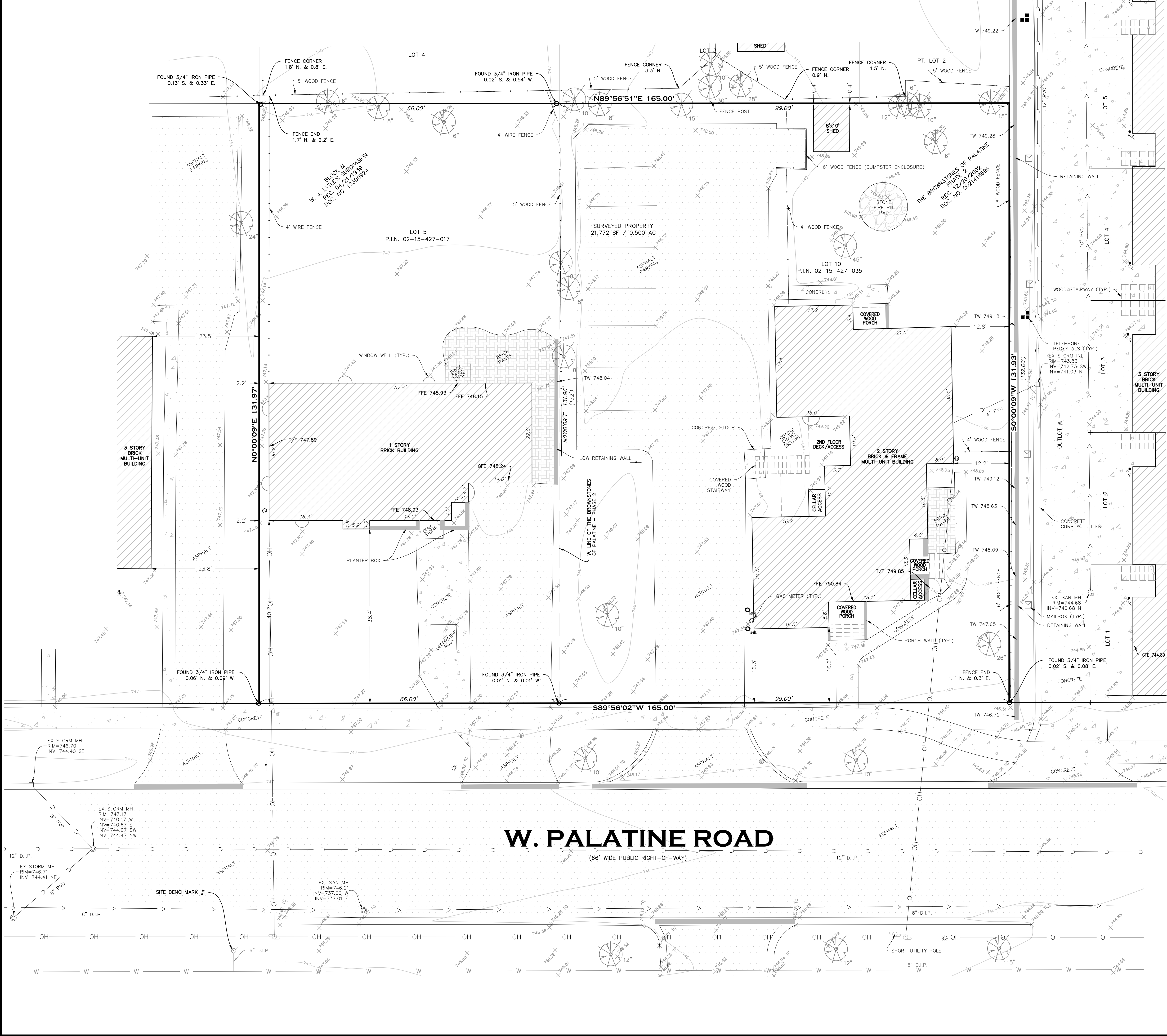
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CHECKED BY: CLS

SHEET NO. 1 / 12

NOT FOR CONSTRUCTION



SITE BENCHMARKS

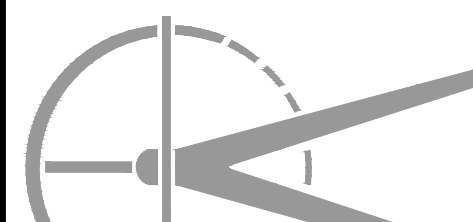
NOTE: ELEVATIONS BASED ON TRIMBLE VIRTUAL REFERENCE NETWORK DATA (NAVD 88)
SITE BM #1: SOUTHEAST BOLT ON HYDRANT, AS NOTED HEREON. ELEV=748.39.
SITE BM #2: CUT CROSS IN THE NORTH CORNER OF CONCRETE SURROUNDING THE TRAFFIC MANHOLE LOCATED AT THE NORTHWEST CORNER OF W. PALATINE ROAD AND N. SMITH STREET (APPROXIMATELY 150' EAST OF THE SUBJECT SITE, NOT SHOWN HEREON). ELEV=744.41.

NOTES

1. FIELD WORK COMPLETED ON DECEMBER 3RD, 2023.
2. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.
4. SEE CURRENT PLAT OF SURVEY FOR ADDITIONAL INFORMATION.
5. SURFACE INDICATIONS OF UTILITIES HAVE BEEN SHOWN WHERE OBSERVED, INCLUDING OVERHEAD WIRES AND UTILITY POLES (IF ANY). HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDED ADDITIONAL INFORMATION EXCEPT WHERE OTHERWISE NOTED HEREON.
6. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" OR "DIGGER" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. "JULIE" WILL NOT MARK UTILITIES FOR LAND SURVEYORS FOR THE PURPOSE OF TOPOGRAPHIC SURVEYS IN ILLINOIS.
7. SURVEY COMPLETED FOR:
MARK SILVER
1461 BALMORAL CIRCLE
INVERNESS, IL 60067
8. ONLY TREES OVER 6" SHOWN HEREON.
9. COMMUNICATION LINES WERE MARKED IN ORANGE PAINT OR FLAGS WITHOUT INDICATION OF TELEPHONE, CABLE, OR FIBER OPTIC. UNDERGROUND COMMUNICATION LINES ARE TO BE VERIFIED AND MAY DIFFER FROM HEREON.
10. ELEVATIONS SHOWN AT CURB LINES ARE TOP BACK OF CURB UNLESS OTHERWISE NOTED HEREON.
11. BASIS OF BEARING: ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD83).

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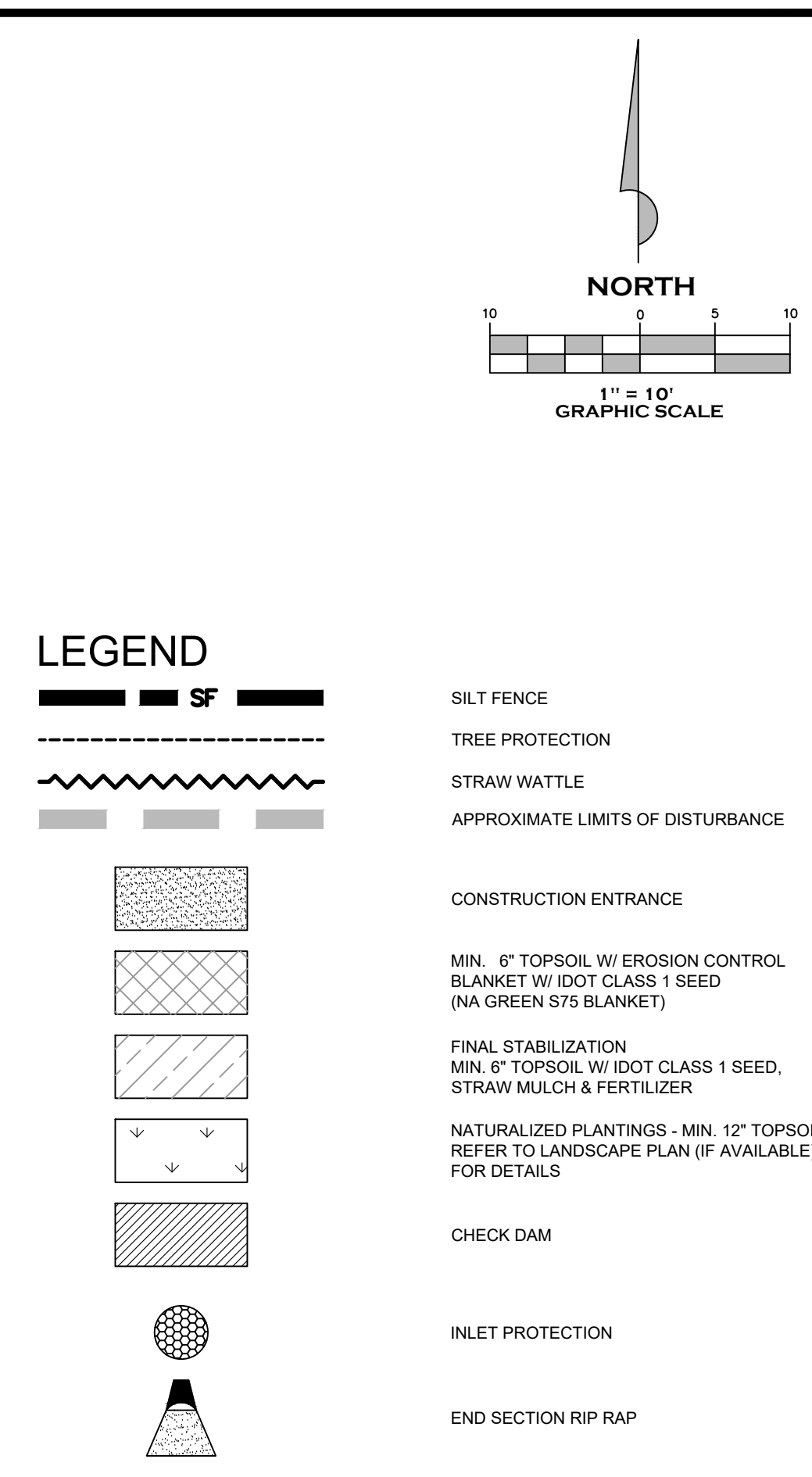
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SHEET NO. 2 / 12

FINAL ENGINEERING PLANS

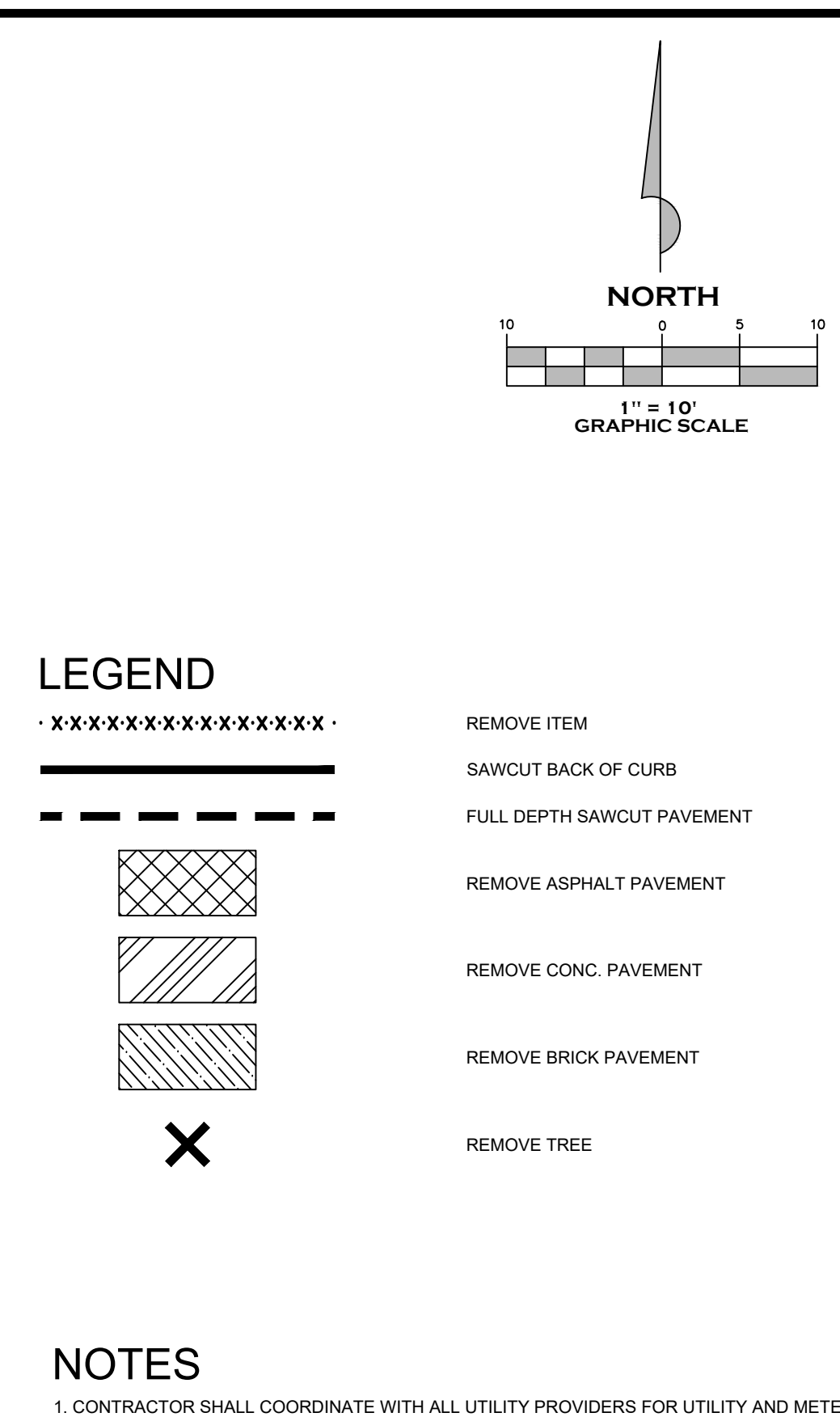
EXISTING CONDITION PLAN

NOT FOR CONSTRUCTION



NOTES

1. ALL STABILIZATION IS THE MINIMUM STABILIZATION REQUIRED. IF AVAILABLE, CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN BY OTHERS FOR ALL PLANTING REQUIREMENTS.

[illegible]

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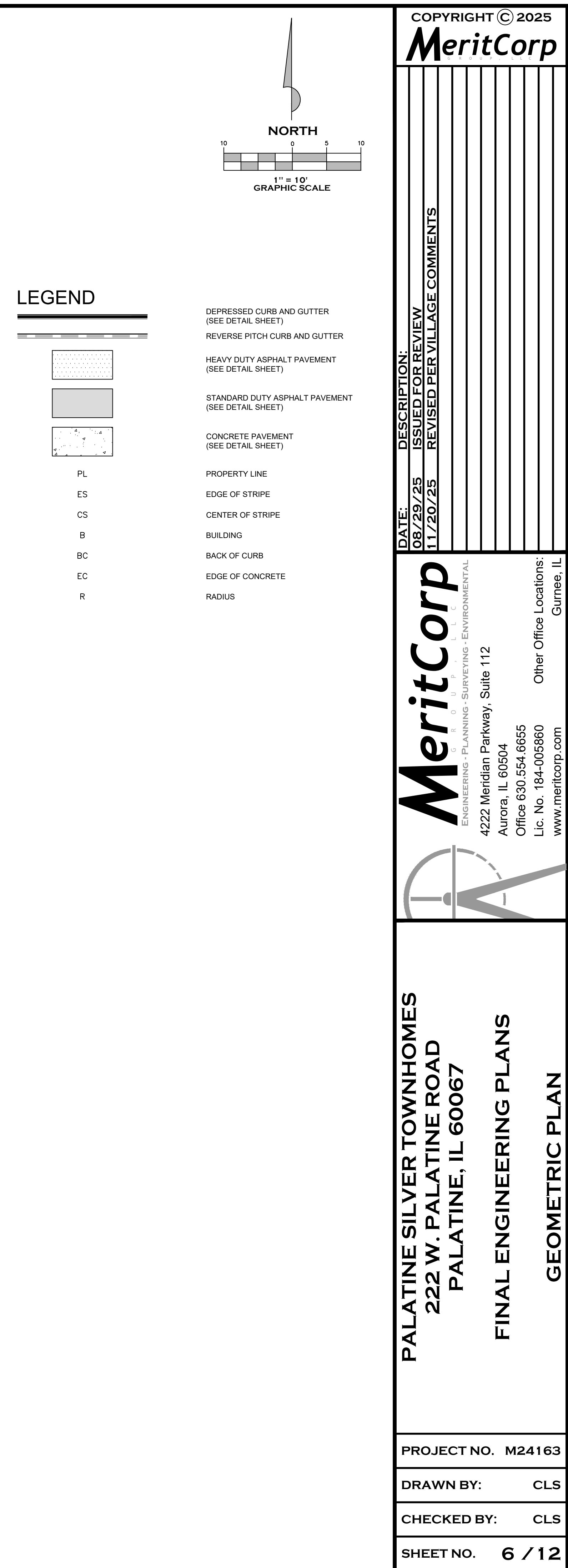
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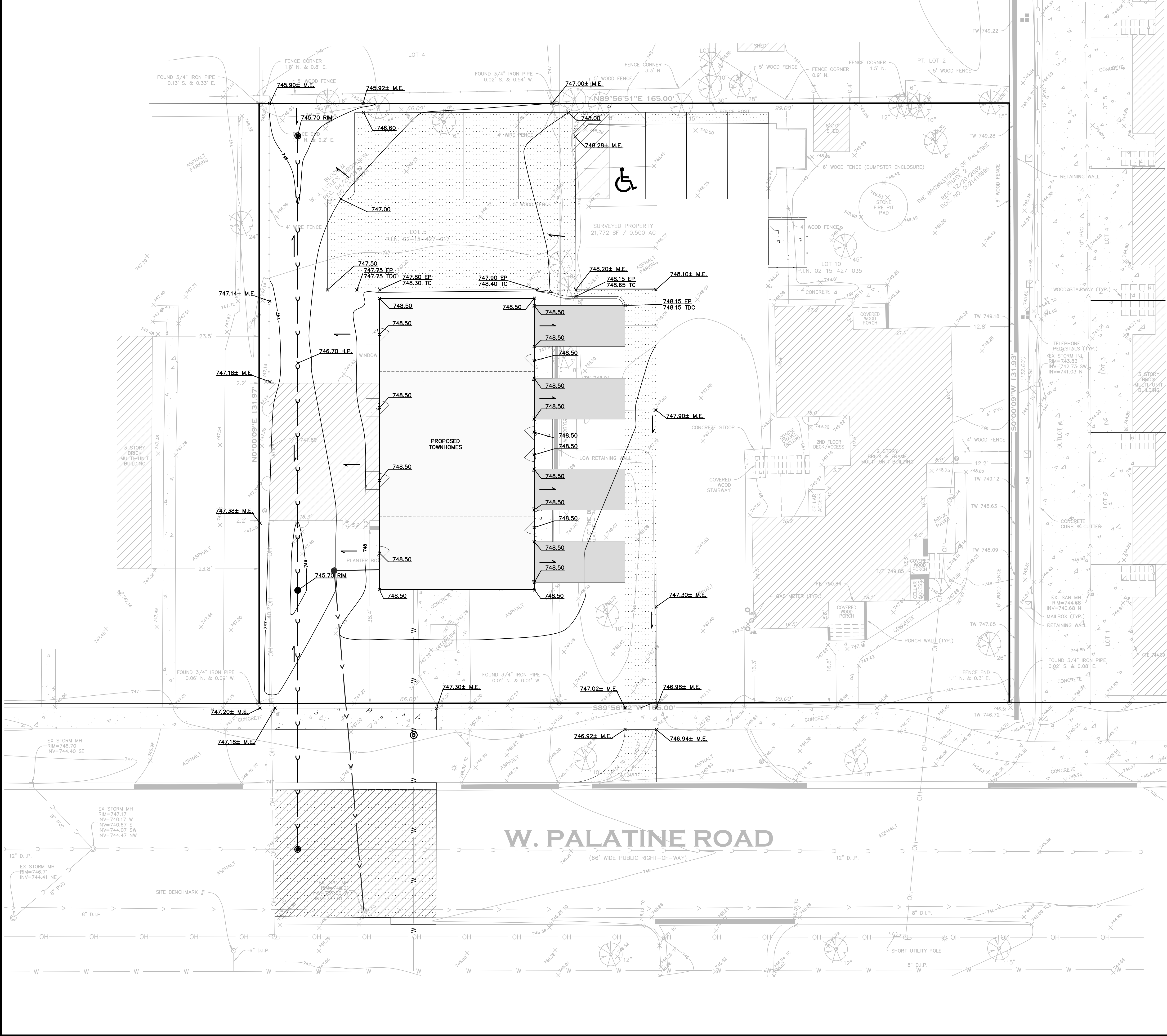
Other Office Locations:
Gurnee, IL

**PALATINE SILVER TOWNHOMES
222 W. PALATINE ROAD
PALATINE, IL 60067**

PROJECT NO. M24163	
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NOT FOR CONSTRUCTION





LEGEND

- DEPRESSED CURB AND GUTTER (SEE DETAIL SHEET)
- REVERSE PITCH CURB AND GUTTER
- GRADING CONTOUR
- EMERGENCY OVERLAND FLOOD ROUTE
- DRAINAGE FLOW ARROW
- TOP OF FOUNDATION
- GARAGE FLOOR
- EDGE OF PAVEMENT
- TOP OF CURB
- TOP OF DEPRESSED CURB
- MATCH EXISTING
- TOP OF WALL
- BOTTOM OF WALL
- HIGH WATER LEVEL
- NORMAL WATER LEVEL

SITE BENCHMARKS

NOTE: ELEVATIONS BASED ON TRIMBLE VIRTUAL REFERENCE NETWORK DATA (NAVD 88)

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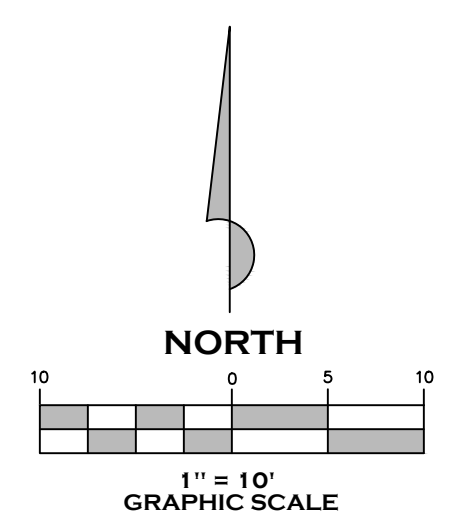
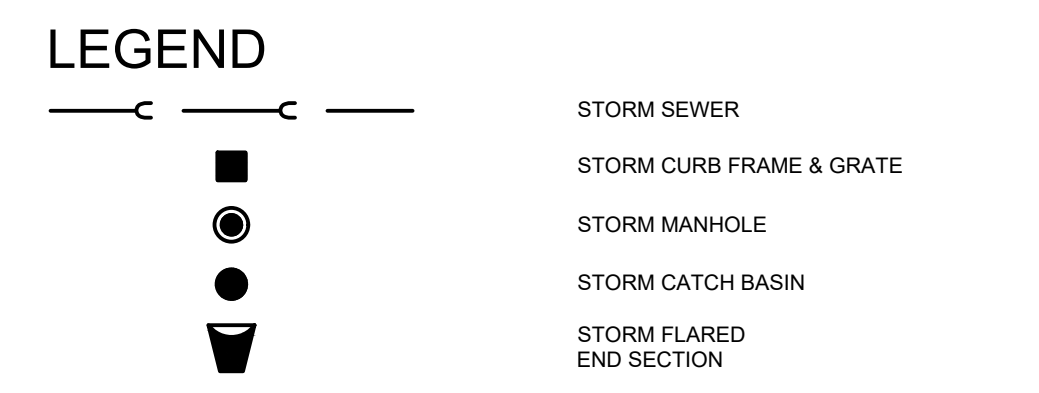
GRADING PLAN

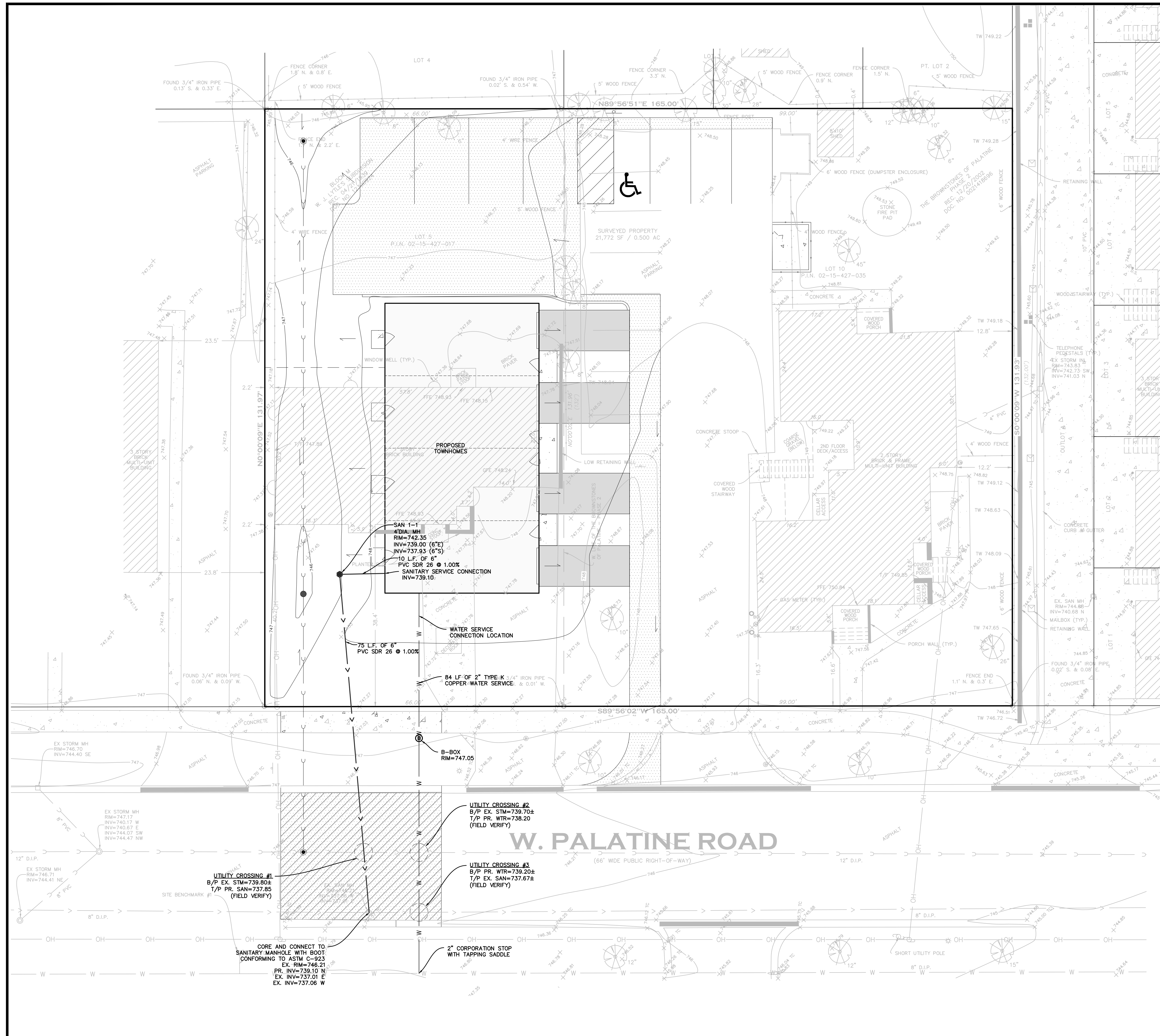
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FINAL ENGINEERING PLANS

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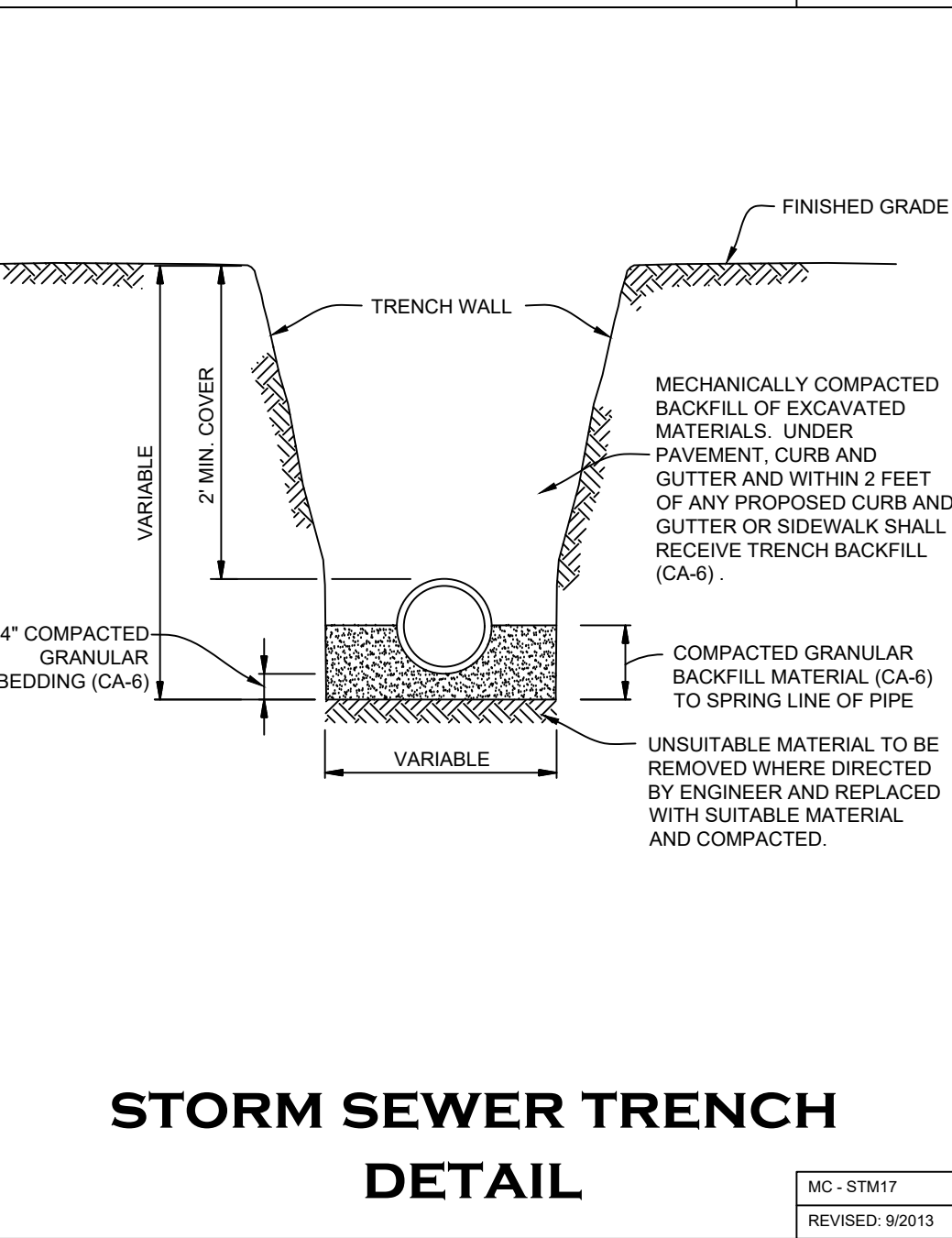
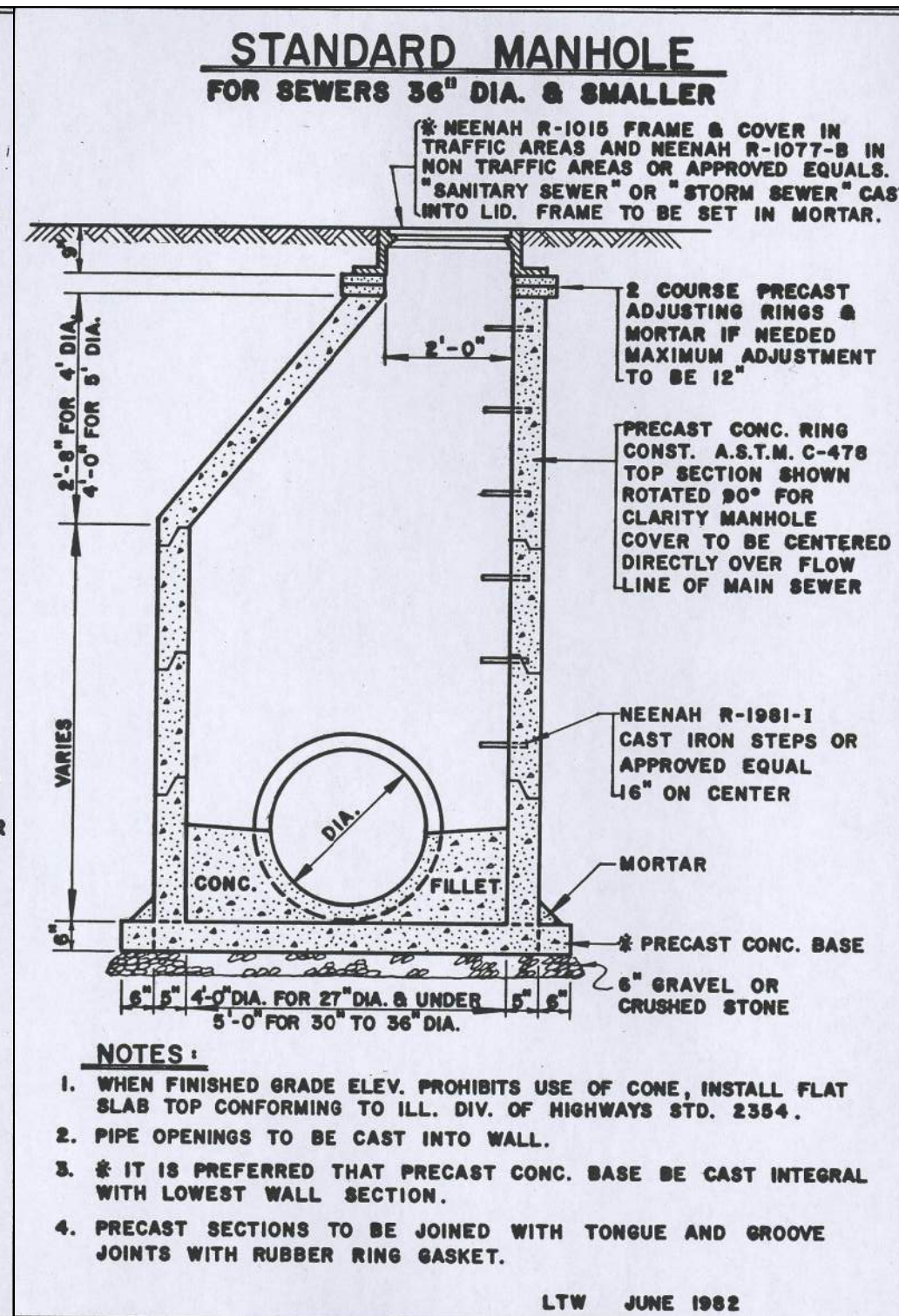
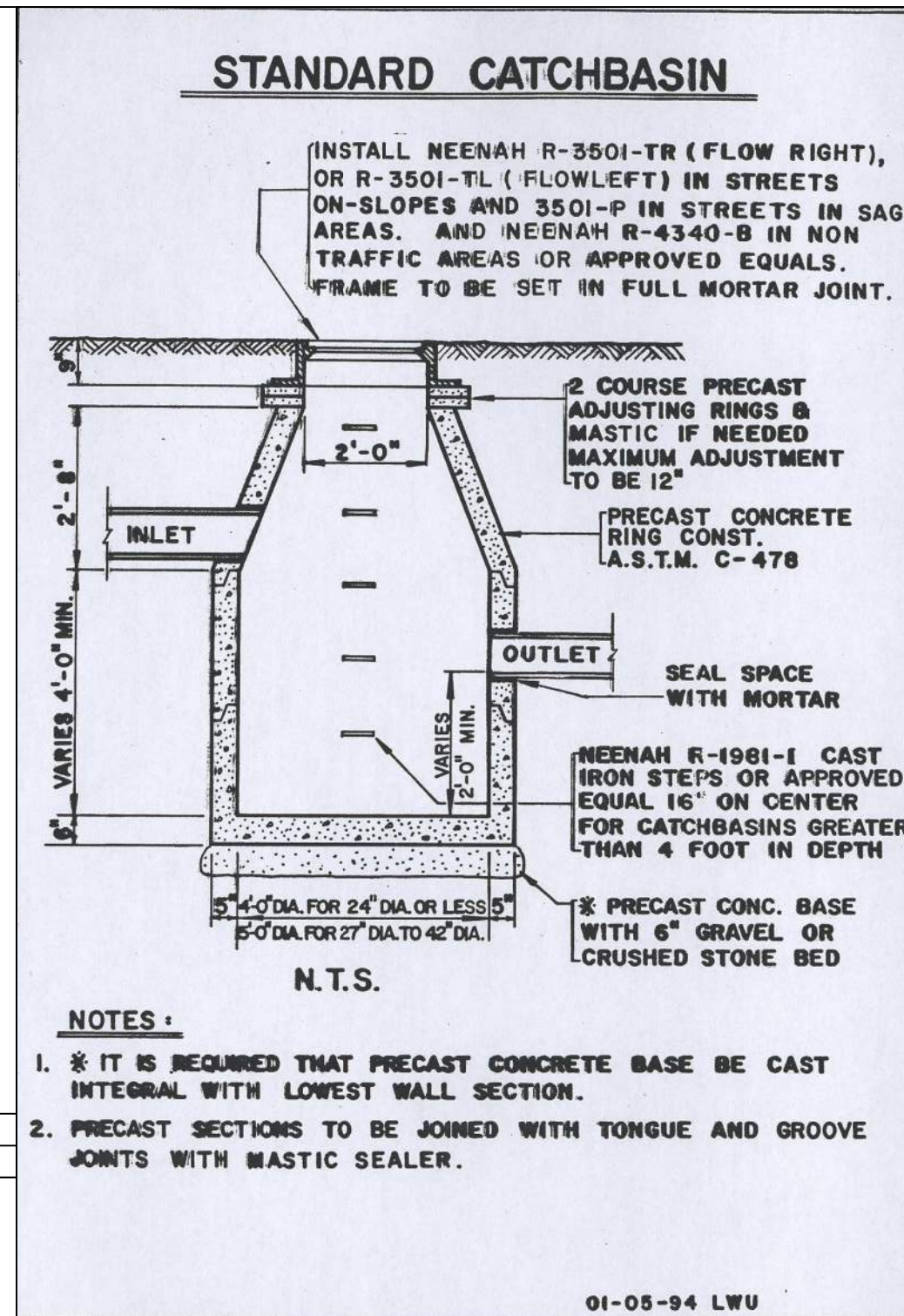
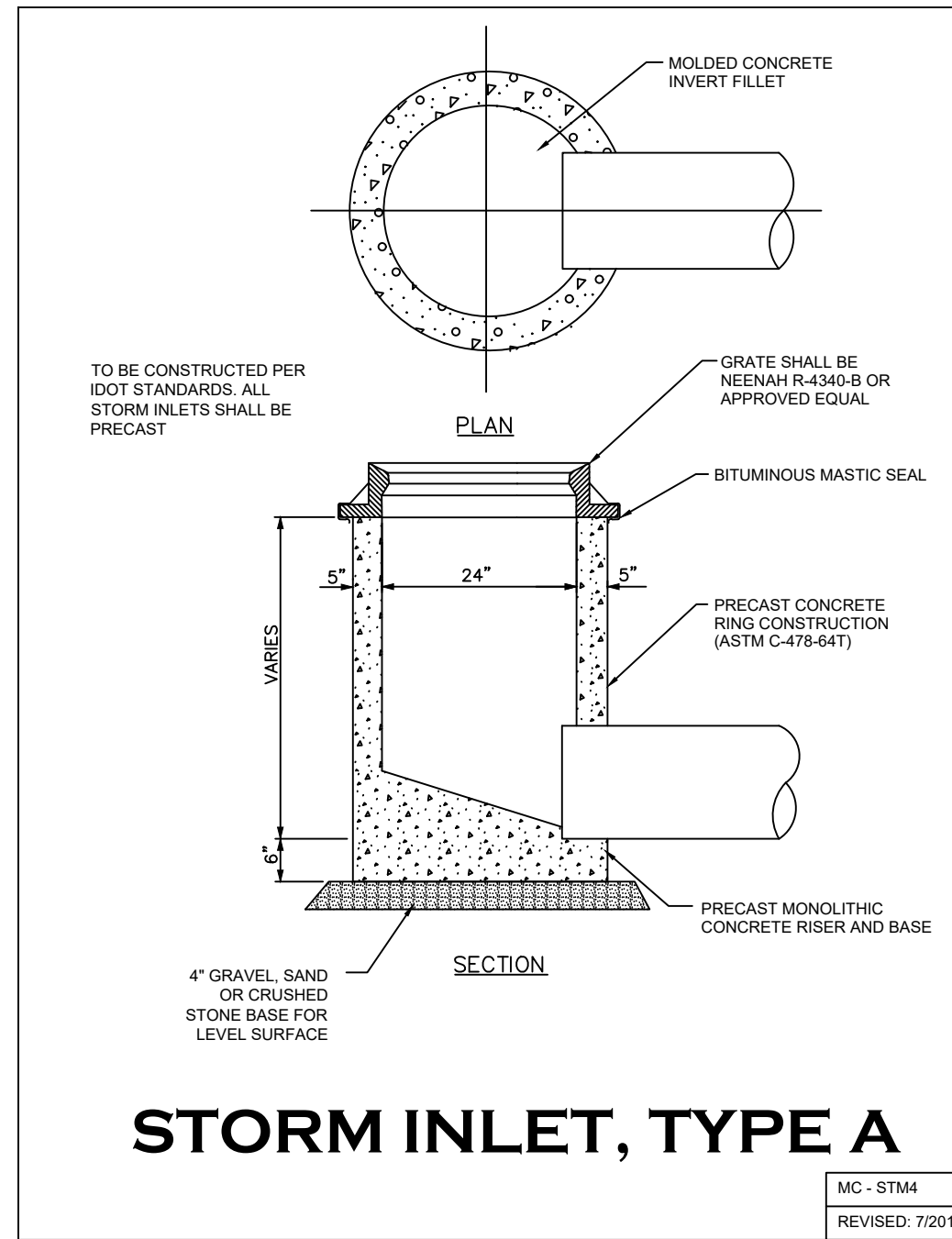
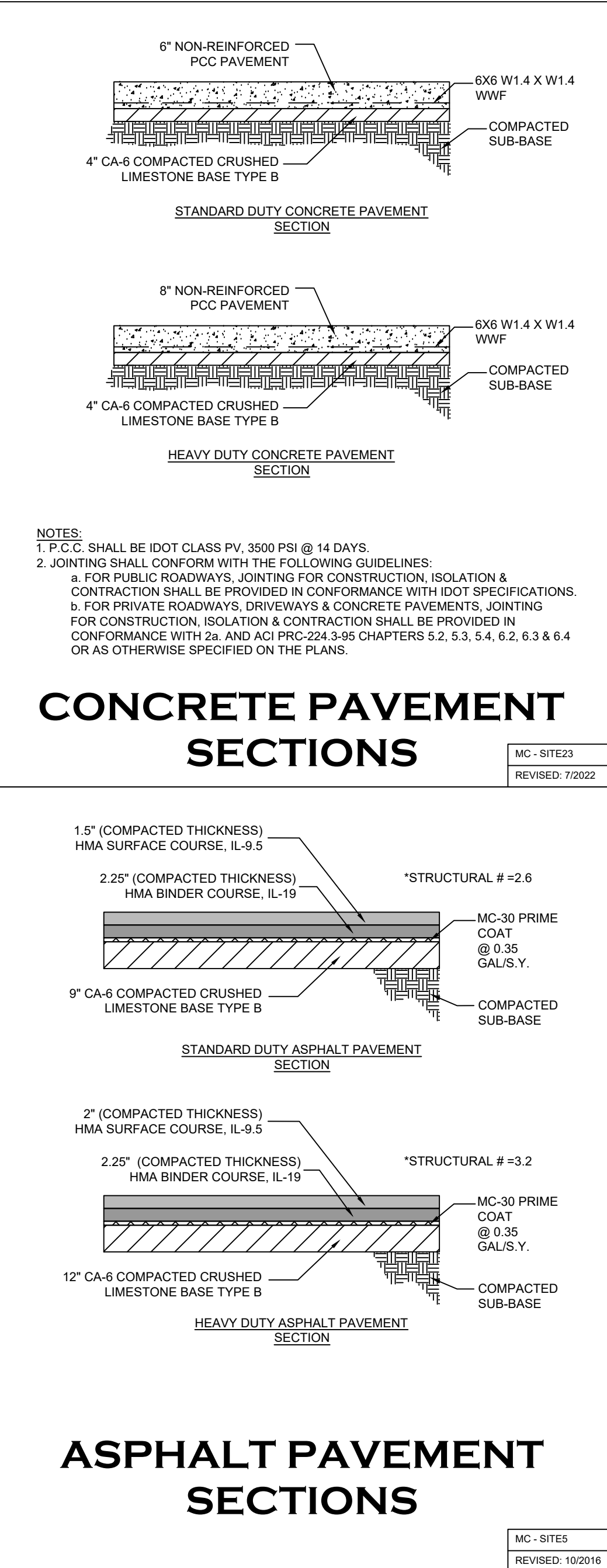
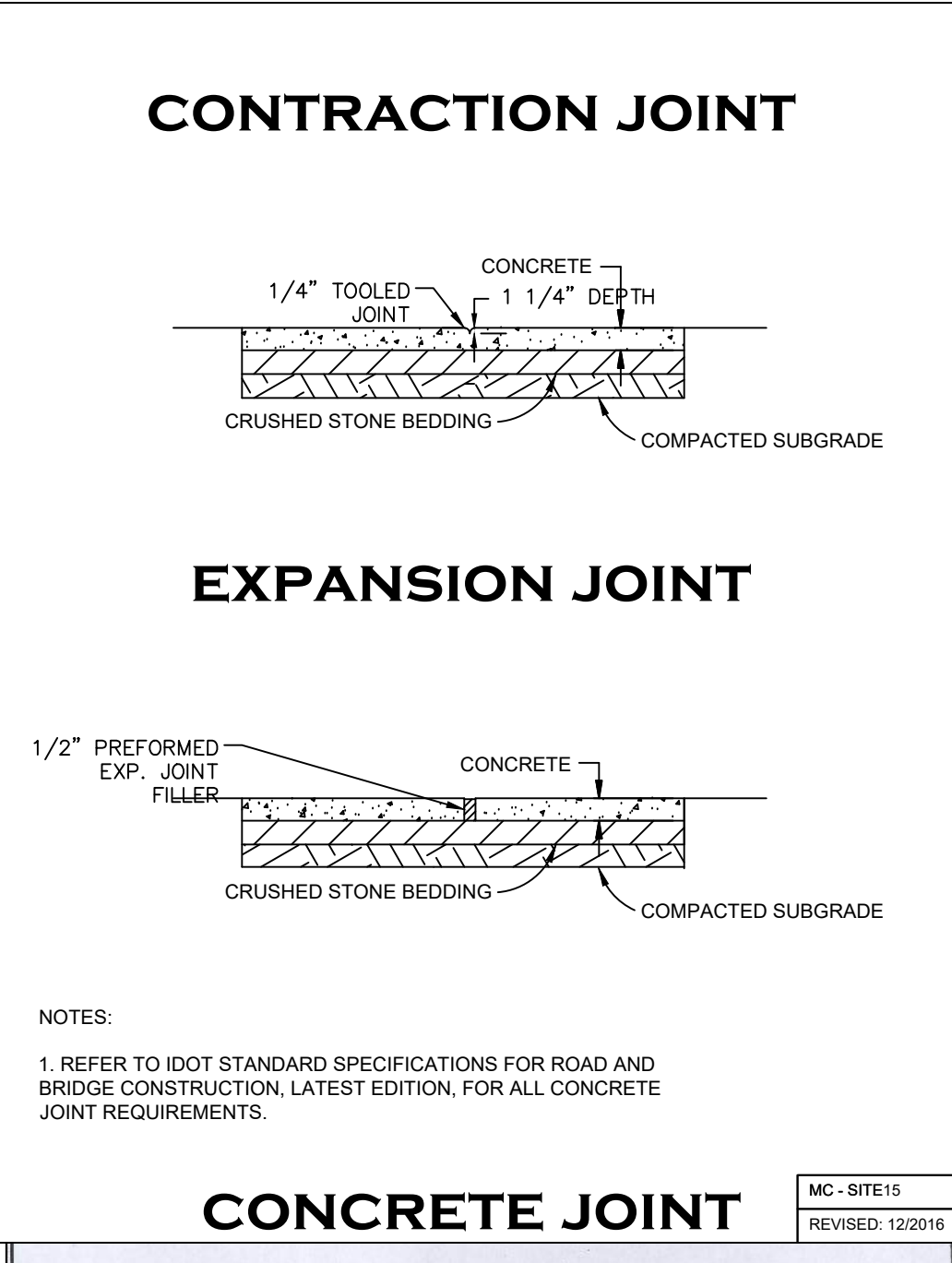
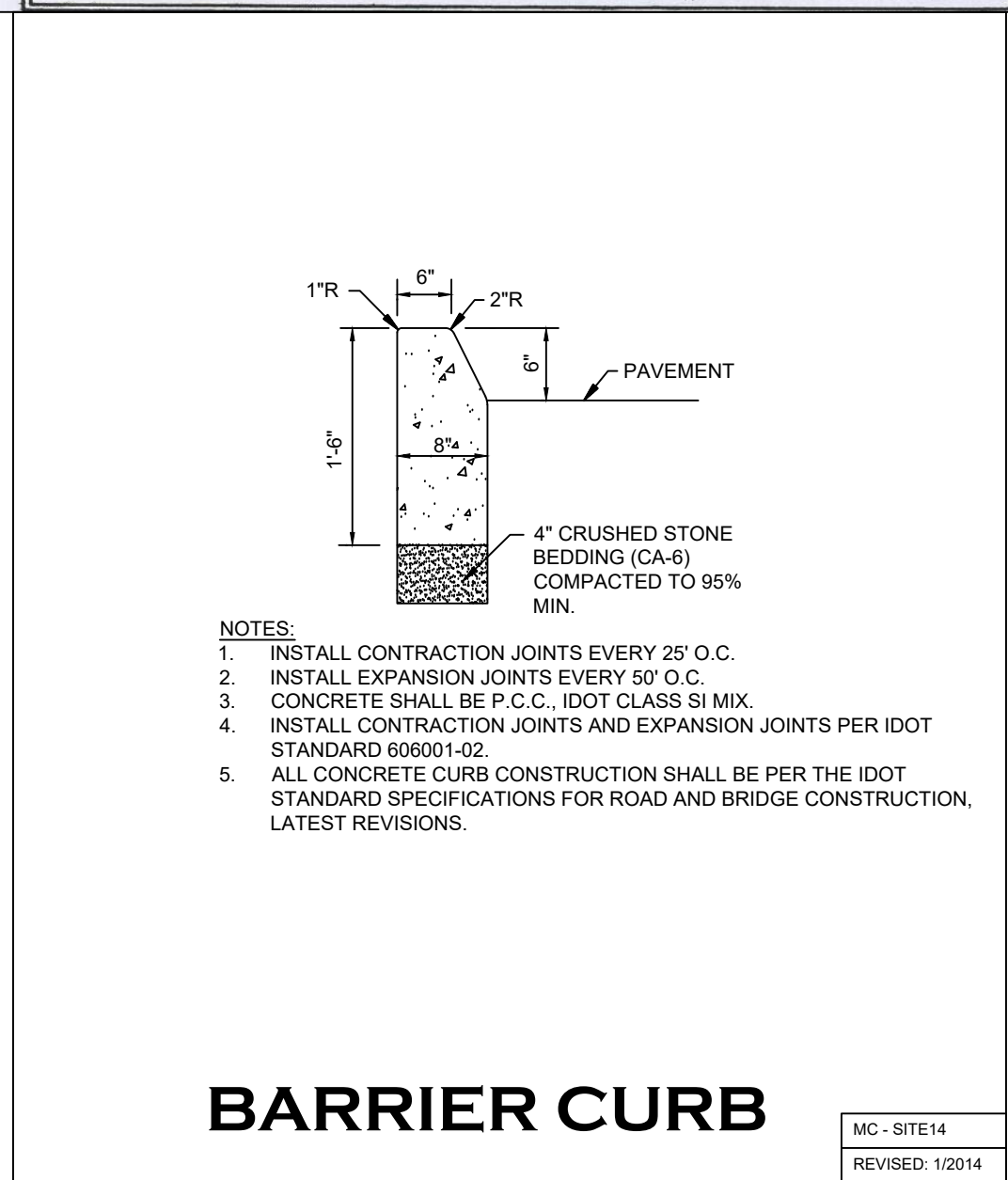
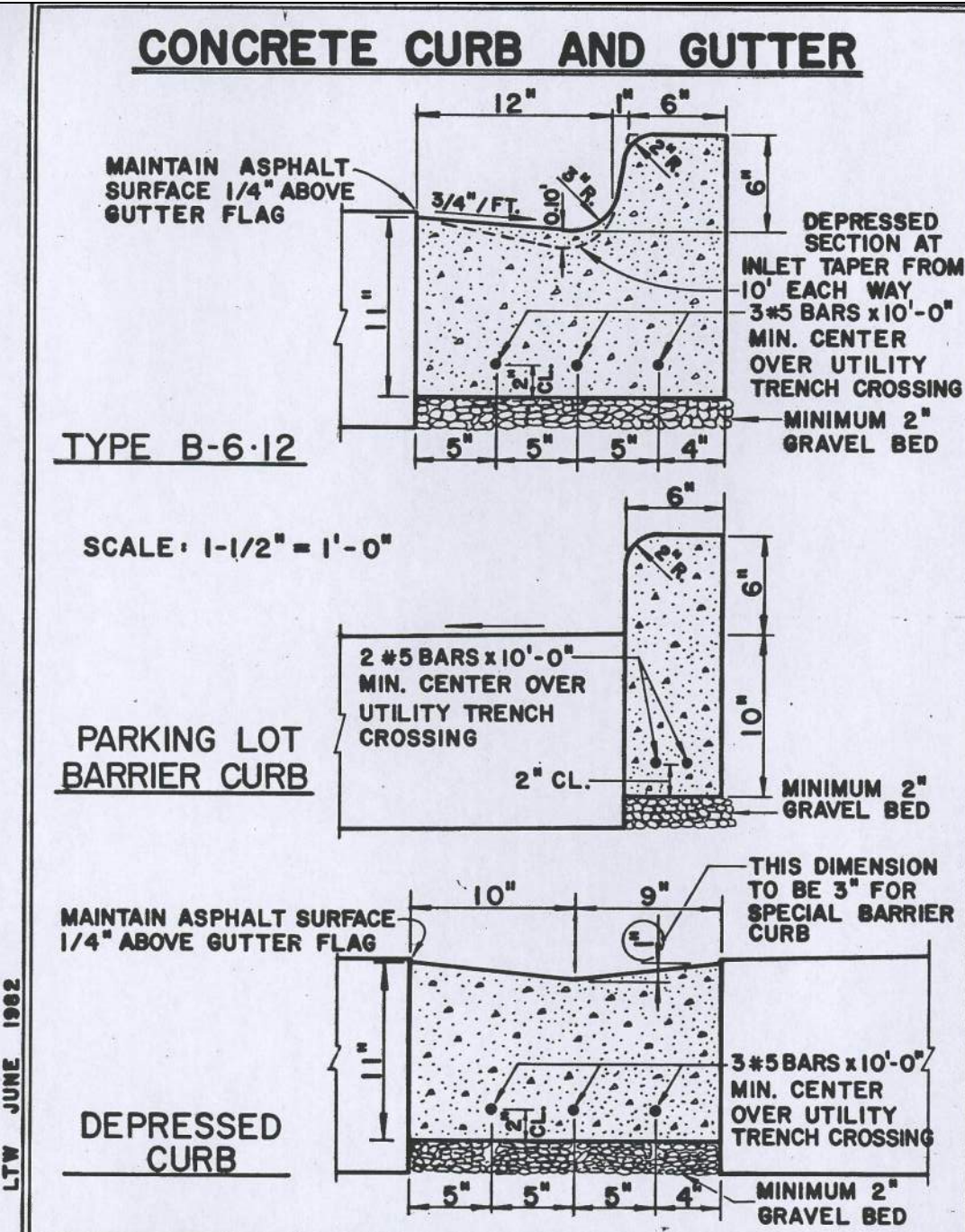
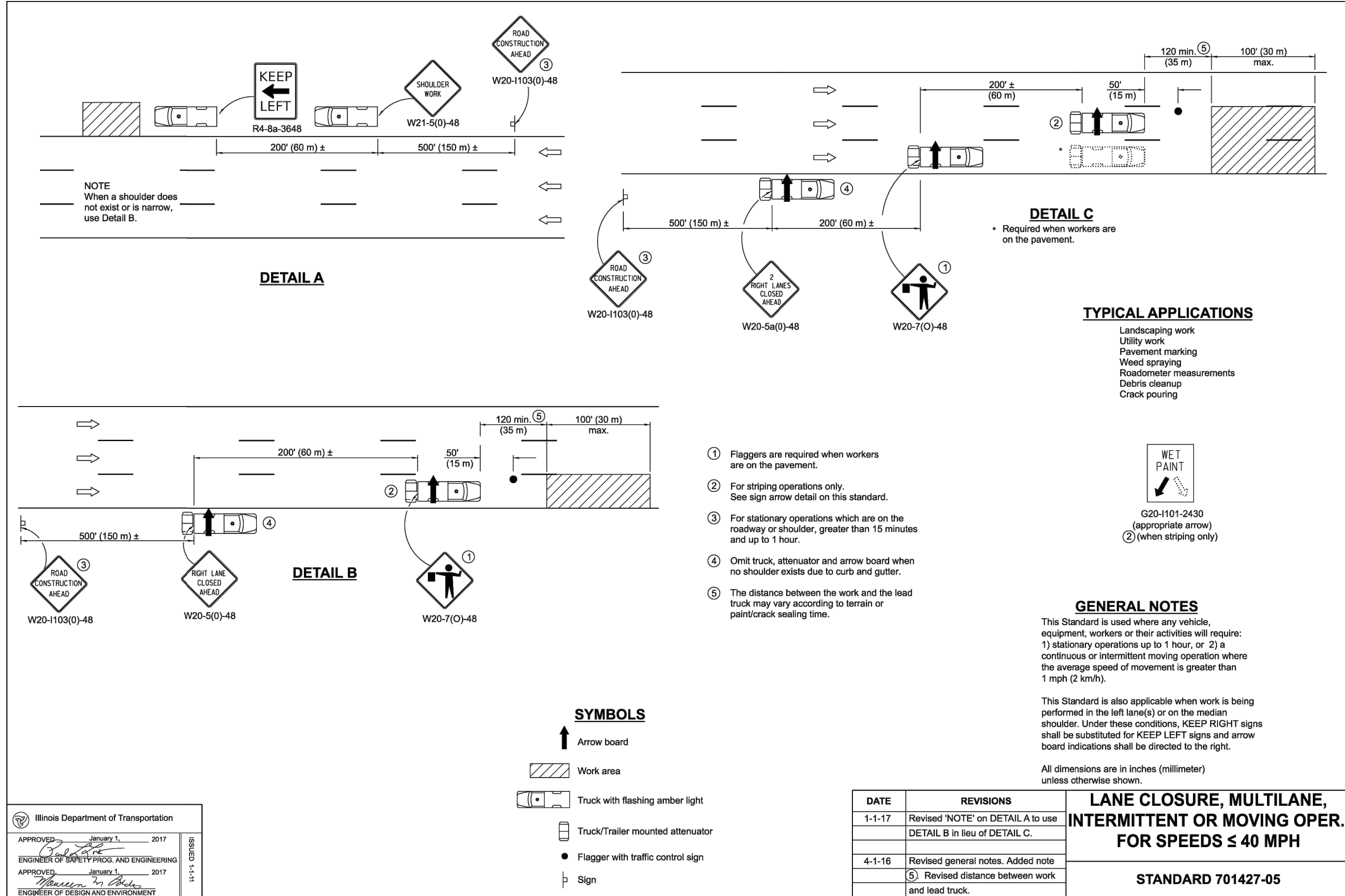
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LEGEND

	TELEPHONE LINE
	ELECTRIC LINE
	GAS LINE
	SANITARY LINE
	WATER LINE
	SANITARY MANHOLE
	VALVE VAULT
	FIRE HYDRANT
	BUFFALO BOX
	GAS VALVE
	CLEAN OUT

[illegible]



DATE:	DESCRIPTION:
08/29/25	ISSUED FOR REVIEW
11/20/25	REVISED PER VILLAGE COMMENTS

MeritCorp

ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL

4222 Meridian Parkway, Suite 112
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Office 630.554.6655
Lic. No. 184-005860
www.meritcorp.com

Other Office Locations:
Gurnee, IL

PALATINE SILVER TOWNHOMES
222 W. PALATINE ROAD
PALATINE, IL 60067

FINAL ENGINEERING PLANS

STANDARD CONSTRUCTION DETAILS

PROJECT NO.	M24163
DRAWN BY:	CLS
CHECKED BY:	CLS
SHEET NO.	11 / 12

204-216 W. Palatine Road and 222 W. Palatine Road

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg, Director of Planning and Zoning

PETITIONER: Mark Silver

PLAN NUMBER: FPD-000173-2025

BACKGROUND:

The Subject Properties, zoned R-3 multi-family, received Preliminary Planned Development approval in 2024 to allow the construction of a new 4-unit townhouse building on the westerly lot (222 W. Palatine Road). The easterly lot (204-216 W. Palatine Road) is an existing 4-unit building will remain, with a relocated parking area constructed on the north side of the Subject Properties. Therefore, the Petitioner is requesting:

Final Planned Development to permit a new 4-unit townhouse building, with a shared driveway and parking lot with the existing 4-unit building at 204-216 W. Palatine Road; Preliminary and Final Plat of Subdivision (Plat of Consolidation) for the properties at 204-222 W. Palatine Road; and Rezoning of the Subject Properties from R-3 (multi-family residential) to Planned Development.

KEY ISSUES:

- The subject properties are both zoned R-3 and contain a single-family residential home (222 W. Palatine Road) and an existing 4-unit building (204-216 W. Palatine Road). The property owner intends to demolish the single-family home and construct a 4-unit townhouse building on the western lot. As part of the Preliminary Planned Development approval, the Petitioner submitted initial architectural plans and elevations for review. In conjunction with the Final Planned Development application, the Final Architectural Plans were submitted for review.
- The Final Planned Development application and plan submission largely represented carryover conditions from the Preliminary Planned Development

approval, with the inclusion of the Final Engineering and Architectural Plans.

ARCHITECTURE -

- The proposed new building's front elevations include a covered entry, shake siding, engineered stone, LP siding, and LP board and batten siding. These materials continue for the side elevations, in addition to the varying window placement, which was previously discussed with the Planning and Zoning Commission at the initial Public Hearing. Architectural shingles are proposed for the roof.
- The finished height of three buildings is approximately 39 feet 5 inches. This would be within the maximum allowable building height (50 feet) in the R-3 district and consistent with the 3-story install elevations approved with the Preliminary Planned Development. The proposed access drive widening from Palatine Road addresses the required Fire Prevention auto-turn and truck access requirements. Fire sprinklers are required, which will likely increase the water line size to 4 inches or larger.
- The first floor plan includes a 1-car garage and/or a flexible space, with the second floor containing a living room, dining room, kitchen, deck, and a one-half bathroom. The upper level includes two additional bedrooms and bathrooms. Within the three contemplated floor plans, the size of each unit is approximately 1,600 square feet.
- In addition to the single-car garage, each of the 4 units will have a single driveway parking space in front of the garages for a total of 8 parking spaces.

ENGINEERING -

- All existing utilities are available and proximate to the property. The sanitary and water lines are on the south side of Palatine Road. In order to access those utilities for connection, an IDOT permit will be required. With the required inclusion of an accessible parking space and a desire to not impact a 45 inch caliper tree, the number of parking spaces on the north side of the property is reduced from the initial approval. With the proposed 8 parking spaces and additional 8 parking spaces for the new townhouse, which would provide 2 spaces/unit. In working with the Petitioner and Engineer, there may be an opportunity to provide one additional parking space. Functionally, the existing 4-unit building required only 1.5 spaces/unit at the time of its estimated expansion in the late 1970's/early 1980's.
- The proposed development would eliminate one of the existing curb cuts on W. Palatine Road and provide shared access to the site. Prior to the execution of the Plat of Consolidation, a cross-access easement and likely declarations would be required.
- For the existing 4-unit building, there is a dumpster onsite, which is screened with a wooden fence. The proposed 4 new townhomes would function a

individual units accordingly.

- The relocated parking spaces on the north side of the property would be required to be screened with a solid fence. While there is an existing fence there now, the determination of whether it could be reused in order to provide the screening would be determined through the building permit review process.
- MWRD will make the final determination regarding the WMO and site runoff and volume control. If MWRD does not require a permit, all the new impervious will need to drain to Palatine Road. The Village Engineer has conditionally approved the engineering plans.

STAFF RECOMMENDATION:

The subject property is currently zoned for multi-family uses and the Comprehensive Plan recommends a continued multi-family use of the property. Additionally, it is surrounded by other multi-family properties and was approved for a Preliminary Planned Development approval in 2024. The final architectural plans refined the initial plans and provided the requisite elevation material definition and the architectural plan changes, which were discussed at the Preliminary Planned Development review. The Final Planned Development plans are consistent with that approval and, therefore, Staff recommends approval, subject to the following conditions:

1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning. This includes the final parking lot plan for the north side of the property.
2. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer and a Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
4. A shared driveway access easement shall be prepared and submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. The access drive may also have to be noted as "no parking" on either side, as part of the Fire Prevention Final Planned Development review of the final driveway plan.
5. Recording fees in the amount of \$300 shall be submitted.
6. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
7. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.
8. The final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

9. A plat of consolidation shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
10. IDOT permits will be required for all utilities (sanitary and water are both on the south side of Palatine Road) and driveway connections. This will also require a maintenance of traffic plan.
11. Cash-in-lieu of detention will be required, at .26/SF or \$5,659.16.

ATTACHMENTS:

1. Aerial Map
2. FINAL ENGINEERING PLANS
3. Architectural Plans Third Stone - Palatine Townhomes
4. Preliminary Planned Development conditions
5. Public Notice 204-222 W. Palatine Road

GIS Consortium | 204-222 W Palatine Road



Legend

0 50 100
ft

Print Date: 5/21/2025

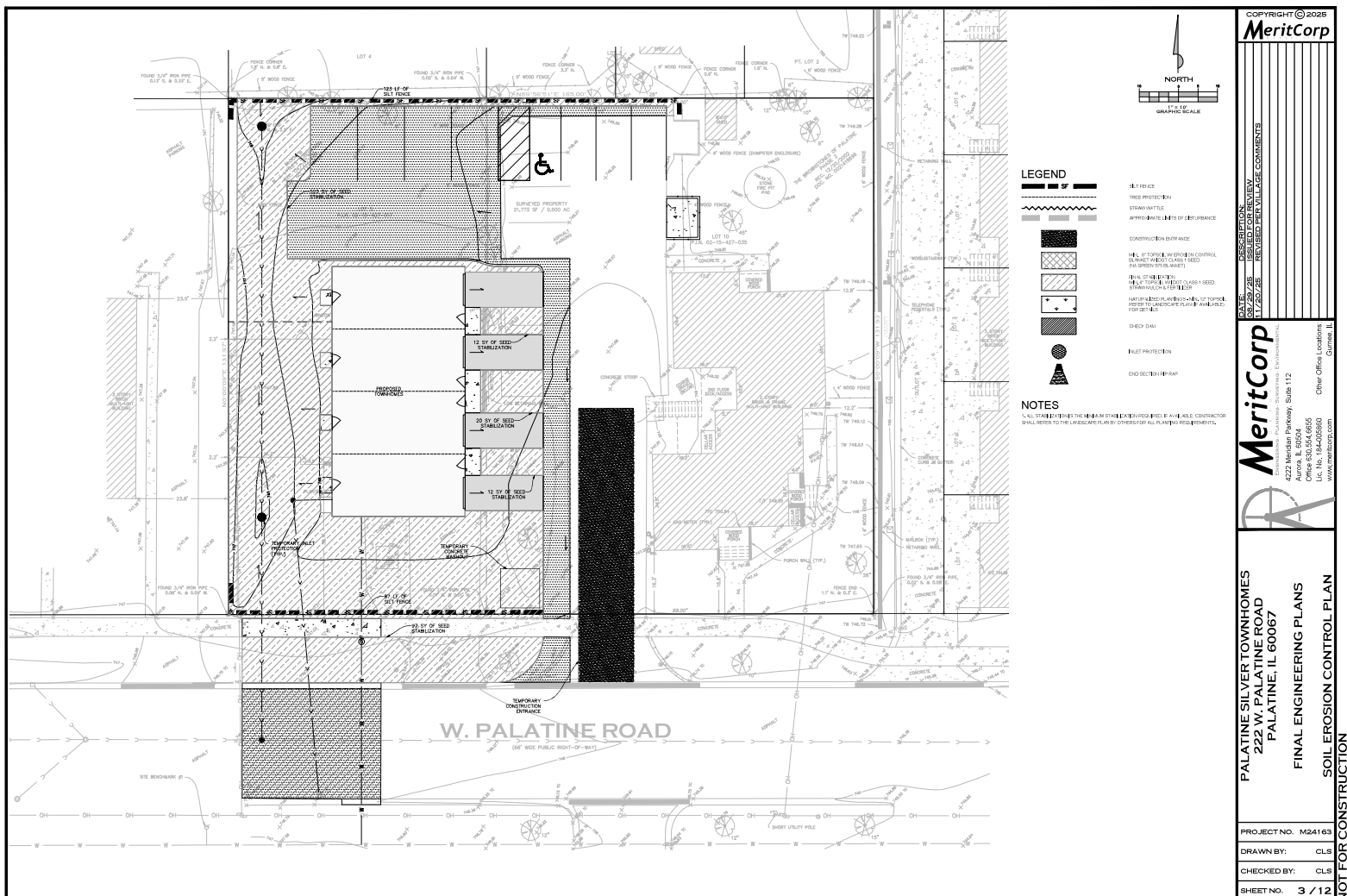
Notes

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

PALATINE, COOK COUNTY, ILLINOIS

18. ALL IMPROVEMENTS SHOWN ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR





[illegible][illegible]INSPECTION SCHEDULE

2. ~~SOIL MOISTURE MONITORING~~ ~~WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT FOR REEDBENT ACCUMULATION.~~
3. ~~SOIL TEMPERATURE MONITORING~~ ~~SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OF YEAR 1.~~
4. ~~SOIL pH~~ ~~ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES OR OTHER RELATED FEATURES IN NEED OF REPAIR, WILL BE MADE WITHIN 24 HOURS.~~
5. ~~SPRINKLING~~ ~~ORANGE JAW'S TREATMENT, AND OTHER AREAS THAT SUPPORT A DESIGNATED FLORA OF WATER WILL BE IRRIGATED REGULARLY TO MAINTAIN THAT FLORA.~~
6. ~~SEEDING~~ ~~SEEDING AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER WILL BE RESEEDING AND FERTILIZED IF NECESSARY.~~

ELEVATION

Filter Fabric

Fastener - No. 10 Gauge 4 Per Foot Required

5'-0" Max (Type)

2'-0"

Spacing (Type)

FABRIC ANCHOR DETAIL

Filter Fabric

Direction Of Flow

Undisturbed Ground Line

Compacted Backfill

6'-0"

6'-0"

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 grade and site stabilization.		
2. Filter fabric shall meet the requirements of material specification 592 (see Appendix Table 1 or 2, Class I) with equivalent opening size of at least 30 for nonwoven and 40 for woven.		
3. Filter fabric posts shall be either standard steel post or wood post with minimum cross-sectional area of 3.0 sq. in.		

REVISIONS		STANDARD SPECIFICATIONS
Project		DM-621A
Designed	Date	SHEET 1 OF 1
Checked	Date	DATE
Approved	Date	

[illegible][illegible]

10. ALL MUD SHALL BE REMOVED FROM THE SITES BEFORE LEAVING THE SITES AND THE SITES SHALL BE LEFT CLEAN AND CLEAR OF MUD AND DEBRIS AT ALL TIMES.

11. ALL GRASS AND VEGETATION SHALL BE KEPT CLEAN AND CLEAR OF OBSTRUCTIONS DURING THE CONSTRUCTION PERIOD.

12. ALL TREES SHALL BE PROTECTED FREQUENTLY AND MAINTAINED OR REPLACED AS REQUIRED TO MAINTAIN 100% TREE COVERAGE WITHIN THE FOOTPRINT.

13. WATER COURTESY AND CHARGE VALVES ADJACENT TO CONSTRUCTION SHALL BE PROTECTED AND SHALL BE NOTED FOR REPAIR. FOR EXCESSIVE OR PROLONGED CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE VALVES AND CHARGE VALVES. ANY PROBLEMS OR DAMAGE TO THE VALVES SHALL BE REPORTED IMMEDIATELY TO THE CITY OF CHICAGO.

14. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES TO COMPLEMENTATION OF ANY WORK.

15. THE CONSTRUCTION SHALL INSTALL TEMPORARY ORANGE FLAGS AROUND ALL SITES TO REMAIN AND WEEDS ARE TO BE MAINTAINED.

16. ALL EROSION CONTROL MEASURES MUST BE INSPECTED EVERY 7 CALENDAR DAYS AND AFTER EACH 107.84 IN.

[illegible]

Diagram illustrating the process of attaching two slit fences:

- Step 1:** A filter fabric is placed over a slit fence. Labels: Filter Fabric, Slit Fence - Splicing Two Fences, Step 1, Pests, Filter Fabric.
- Step 2:** The filter fabric is folded over the slit fence.
- Step 3:** The filter fabric is fully attached to the slit fence.

ATTACHING TWO SLIT FENCES

1.	Place the end post of the second fence within 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 helix material.		
3.	Cut the helix near the bottom of the stakes to accommodate the 4" pipe.		
4.	Place both posts a minimum of 18 inches into the ground and bury the top.		
5.	Compact backfill (material at option) completely to prevent stormwater piping.		
Estimated Budget Desired Actual Control	Date Date Date Date Date		Estimated Date, Vol. 10/04 - 6/2008 Revision - 04 Date 3-1-2003

NUMBER
F₀ FILTER BAG (mm)

	INL
--	-----

NOTES:

1. Washout facility is temporary, for removing and disposing of hardened concrete, and returning the functional condition.
2. Facility shall be reconstructed as an earth berm after washout becomes

6" WIRE STAPLE OR SANDBAG (ANCHOR EVERY 2' AT TOP OF SLOPE)

2' Max

PLAN VIEW

CONCRETE WASHOUT AREA

30-mil Polyethylene

3" Min

Sanding Area

EARTHEN BERM ANCHOR

DETAIL

SUBGRADE ANCHOR

TEMPORARY CONCRETE SHOUT FACILITY - EARTHEN TYPE

Design:

Drawn by: J. JOHNSON

Checked:

Approved:

TRUCK OR APPROXIMATE EQUIVALENT

ROOF

WALL

90-00
101-00

NOTES:	
1. Staples shall be placed in a diamond pattern - staples shall use 4 staples per non-stapled blanket and 400 staples per stapled blanket.	
2. Staple or push pin lengths shall be 1 1/2" (1 1/2").	
3. Erosion control material shall be placed in a diamond pattern.	
4. All anchor stakes shall be stapled at 4' intervals.	

1020

SIDE USING A 4" OVERLAP WITH UPSLOPE BLANKET LAD OVER DOWNSLOPE BLANKET

BURY TOE OF BLANKETS IN TRENCH 6" WIDE BY 6" DEEP

6" Min

6" - 9"

6" Min

STAPLE DETAIL

1.5" Min

Parallel Overlap

Item at 2 per a.y. for stitched blanks.
of material. This equates to 200 staples with
stitched blanket per 100 a.y. of material.
ted based on soil type and conditions. (minimum
in contact with the soil over a prepared seeded.
approximately 12" intervals.

Signature	Date
James R. JOHNSON	11/98
Checked	
Approved	

aggregate gradation, CA-1, CA-2, to construction specification 25 R and Class III compaction.

3. Any drainage facilities required be constructed according to manufacture.

~~4. If wash racks are used they shall~~

Technical drawing showing a cross-section of a stabilized construction detail. The drawing includes a 'Filter Fabric' layer, a 'SECTION' line, and a dimension of '14' Min.'

Performance	_____	Date	_____
Project	_____	Date	_____
Designed	_____	Date	_____
Checked	_____	Date	_____
Approved	_____	Date	_____

CONTRACTOR CERTIFICATE OF STATEMENT

I HEREBY UNDER PENALTY OF LAW AND CONSPIRACY OF THE GENERAL INVESTIGATION SYSTEM PERMIT NO. 10 THAT AUTHORITY ASSIGNED TO ME IN CONNECTION WITH THE ABOVE-ENTITLED CONTRACT OF THE COUNTY OF _____

Dated this _____ day of _____

By: _____

Title: _____

Company: _____

Address: _____

Phone: _____

CRIMINITY UNDER PENALTY OF LAW THAT T
UNDER MY DIRECTION OR SUPERVISION OTH
QUALIFIED PERSONNEL PROPERLY GATHER
ON THE FACILITY OF THE PERSON OR PERSON
DIRECTLY RESPONSIBLE FOR GATHERING
MY HOMELANDS AND DEPT. TRULY ACCUR
CRIMINAL PENALTY FOR SUBMITTING
AND RESPONSIBILITY FOR KNOWING VIOLAT

OWNER

use of washing shall be
ers specifications.
~~installed according to the~~

COMMITMENT AND ATTACHMENTS WERE PREPARED TO ORGANIZE WITH A SYSTEM DESIGNED TO ASSURE THAT AND EVALUATED THE INFORMATION SUBMITTED, BASED ON THE INFORMATION. THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE OTHER SOURCES OF INFORMATION, INCLUDING THE POSSIBILITY OF THE

DATE _____

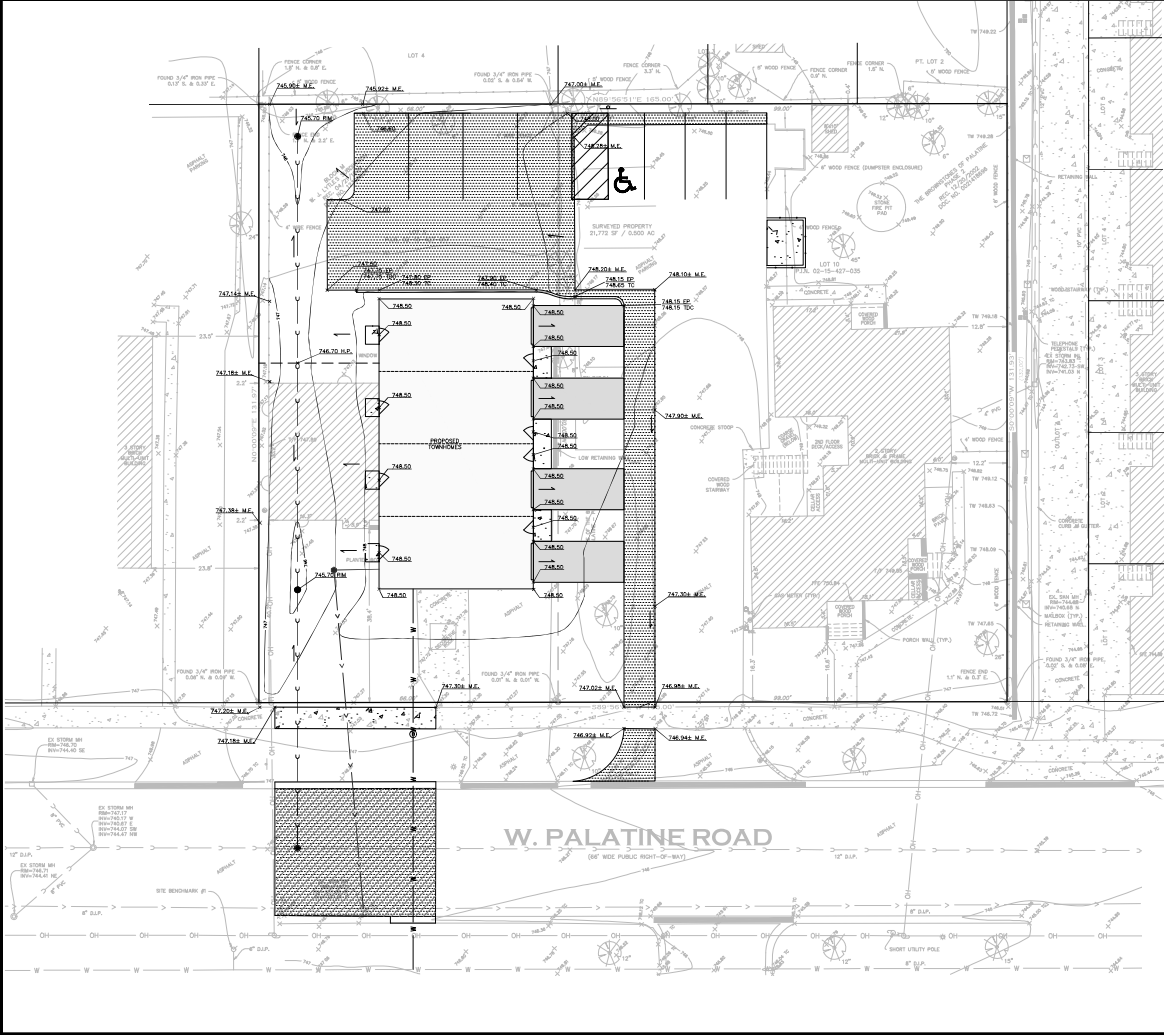
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PALATINE SILVER TOWNHOMES
222 W. PALATINE ROAD
PALATINE, IL 60067

FINAL ENGINEERING PLANS

EROSION CONTROL NOTES & DETAILS

PROJECT NO.	M24163
DRAWN BY:	CLS
CHECKED BY:	CLS
SHEET NO.	4 / 12



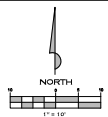
LEGEND

- DEPRESSED CURB AND GUTTER (SEE DETAIL SHEET)
- PERMANENT HIGH CURB AND GUTTER
- GRAVEL CONTAINMENT
- EXISTING OVERALL FLOOD ROUTE
- CHIMNEY FLOW ARROW
- TOP OF FOUNDATION
- GARAGE FLOOR
- EDGE OF PAVEMENT
- TOP OF CURB
- TOP OF DEPRESSED CURB
- WATER ELEVATION
- TOP OF WALL
- BOTTOM OF WALL
- MIN. WATER LEVEL
- NORMAL WATER LEVEL

SITE BENCHMARKS

1. BENCHMARK 1 (BM1) IS A 10" DIA. IRON PIPE SET IN CONCRETE AT THE NORTH CORNER OF THE LOT. ELEVATION: 748.00.

2. BENCHMARK 2 (BM2) IS A 10" DIA. IRON PIPE SET IN CONCRETE AT THE NORTH CORNER OF THE LOT. ELEVATION: 748.00.



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DATE: 03/28/25
DESCRIPTION: 222 W. PALATINE ROAD
11/20/25
DESIGNED FOR REVIEW
REVISED PER VILLAGE COMMENTS

MeritCorp

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Aurora, IL 60004
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www.meritcorp.com

PALATINE SILVER TOWNHOMES
222 W. PALATINE ROAD
PALATINE, IL 60067

FINAL ENGINEERING PLANS

GRADING PLAN

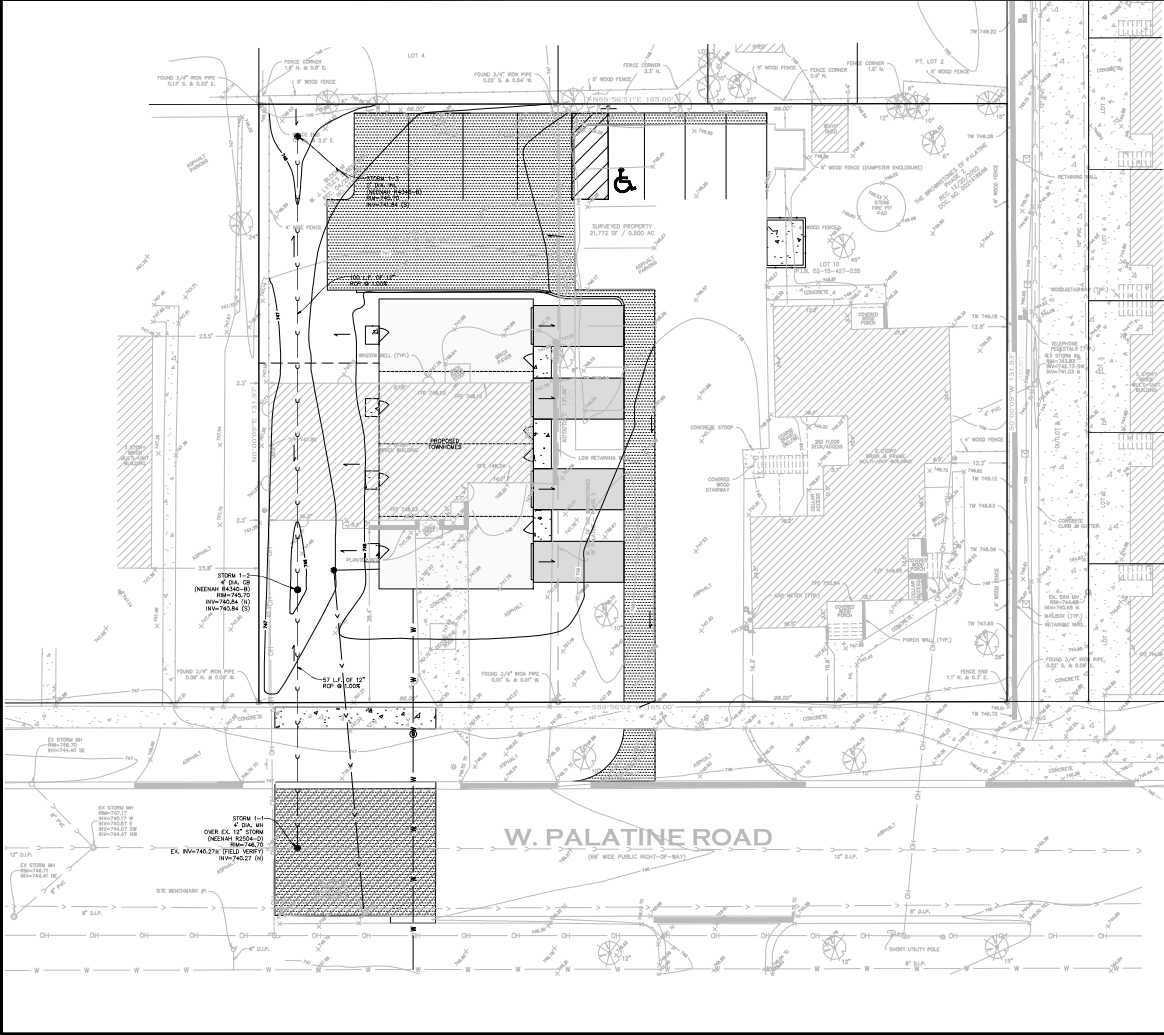
NOT FOR CONSTRUCTION

PROJECT NO. M24163

DRAWN BY: CLS

CHECKED BY: CLS

SHEET NO. 7 / 12



LEGEND

- STORM SEWER
- STORM CULVERT PIPE & GRATE
- STORM MANHOLE
- STORM CATCH BASIN
- STORM WOOD
- END SECTION

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DATE: 05/28/25
DESCRIPTION: PALATINE SILVER TOWNHOMES
DESIGNED FOR REVIEW
REVISED PER VILLAGE COMMENTS

MeritCorp

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www.meritcorp.com

PALATINE SILVER TOWNHOMES
222 W. PALATINE ROAD
PALATINE, IL 60067

FINAL ENGINEERING PLANS

STORM SEWER PLAN

PROJECT NO. M24163

DRAWN BY: CLS

CHECKED BY: CLS

SHEET NO. 8 / 12

1. CODES OF THE REFERENCED STANDARD SPECIFICATIONS, CONSTRUCTION PLANS AND DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. ANY DETAIL, ITEM OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

1. ALL SITE WORK, GRADING AND EMBANKMENT CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS STANDARD SPECIFICATIONS THE MOST RECENT EDITION.
2. EARTH EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, NONSTRUCTURAL FILLS (FINAL SHIMS AND TRIMMING TO THE DESIRED GRADES) AND CROSSINGS. ITEMS SHOWN ON THE PLANS THAT REQUIRE SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE STANDARD SPECIFICATIONS. ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR.

1. ALL STORM DRAIN CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS" (STANDARD SPECIFICATIONS), LATEST EDITION AND TO THE REQUIREMENTS OF U.S.A., O.S.H.A. AND THE MUNICIPALITY.

- #### A. REFERENCED SPECIFICATIONS

* STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, BY THE PUBLIC DEPARTMENT OF TRANSPORTATION, NOT SO FAR AS IMPROVEMENTS EXCEPT PAVEMENT, SEWER AND WATER MAIN CONSTRUCTION
* STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION, LATEST EDITION (SSWS) FOR
SEWER, WASTE AND WATER MAIN CONSTRUCTION
* SEWER AND WATER MAIN CODES
* THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATER MAIN ORDINANCE AND SPECIFICATIONS MANUAL
* THE ILLINOIS PUBLIC WORKS ACTS, THE METROPOLITAN CHICAGO AREA TOWN DEVELOPMENT

- B. NOTIFICATIONS**
1. THE MAJOR LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 704-656-5525).
 2. THE BUREAU OF PUBLIC UTILITIES DEPARTMENT AND PUBLIC WORKS MUST BE NOTIFIED AT LEAST 24HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED.
CALL 211 IN DC AT 202-696-5773

- [illegible]

D. SANITARY SEWER

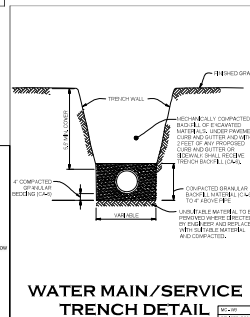
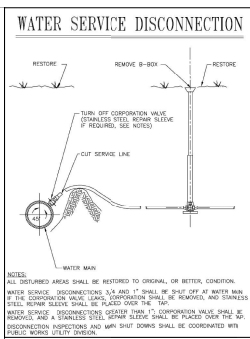
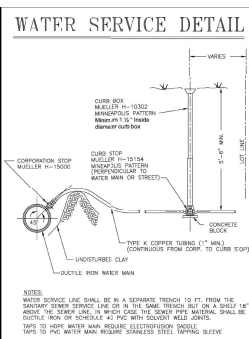
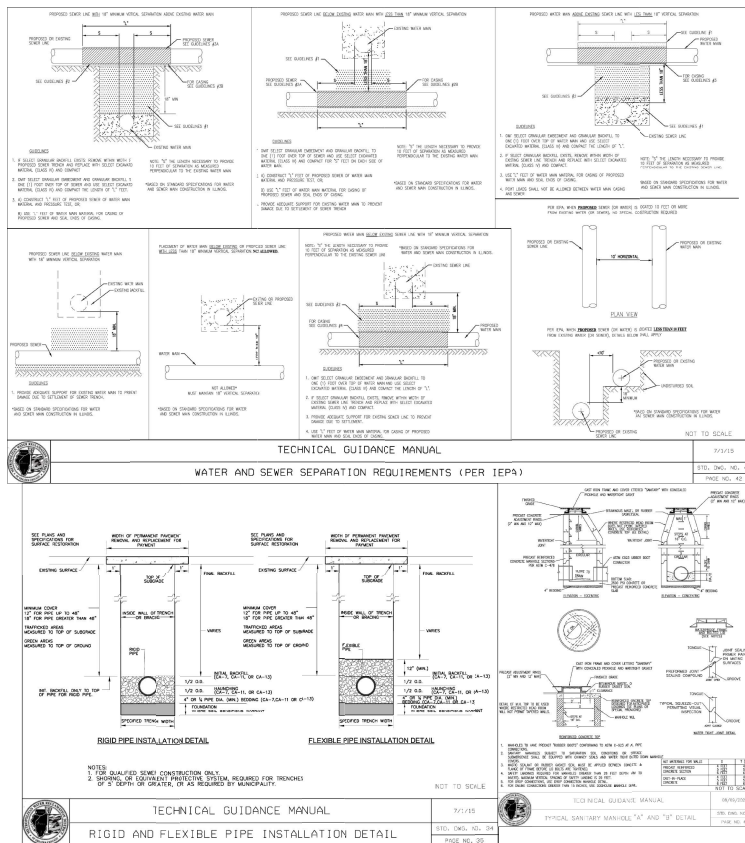
L. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

7. A WATER-TEST PUMP SHALL BE INSTALLED IN THE DOWNSTREAM SEWER MAIN, AT THE POINT OF SEWER CONNECTION TO THE MAIN. THE PUMP SHALL BE CAPABLE OF PUMPING THE SEWER FLOW TO THE PLACE WHERE THE SEWER IS TO BE DISCHARGED. THE PUMP SHALL BE INSTALLED AFTER THE SEWER HAS BEEN TESTED AND ACCEPTED.
8. A DISCHARGE OR UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLOW TESTING SHALL BE PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER FROM ANY SUCH DISCHARGE.
9. ALL SANITARY SEWER CONNECTIONS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR FLOW AND SEWER MAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER FROM ANY SUCH DISCHARGE.
10. ALL FLOOR DRAIN IS SHALL BE DISCHARGE TO THE SANITARY SEWER SYSTEM.
11. ALL DOWNPOUTS AND FOOD IS SHALL BE DISCHARGE TO THE STORM SEWER SYSTEM.
12. ALL SANITARY SEWER MATERIALS AND JOINTS AND STORM SEWER PIPE MATERIALS AND JOINTS TO A CURBED SEWER SHALL CONFORM TO THE FOLLOWING:

[illegible]

DRPDM

- Page 33 of 54

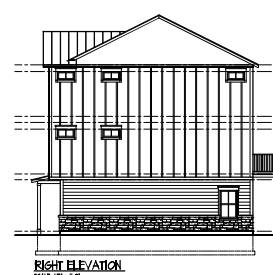
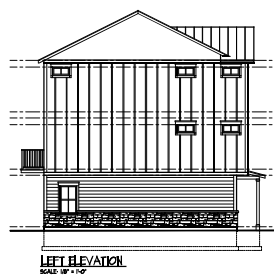
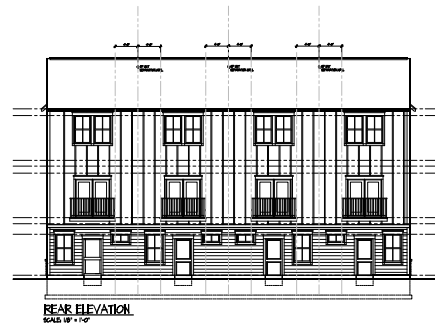
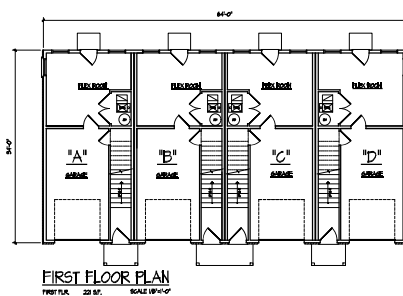
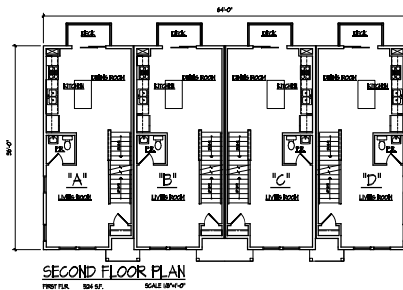
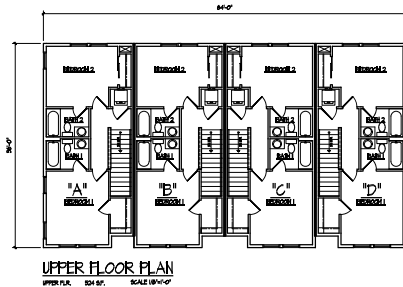


MeritCorp
 PROJECT NO. M24163
 DRAWN BY: CLS
 CHECKED BY: CLS
 SHEET NO. 12 / 12

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Palatine Silver Townhomes
 222 W. Palatine Road
 Palatine, IL 60067

Final Engineering Plans
 STANDARD CONSTRUCTION DETAILS
 NOT FOR CONSTRUCTION



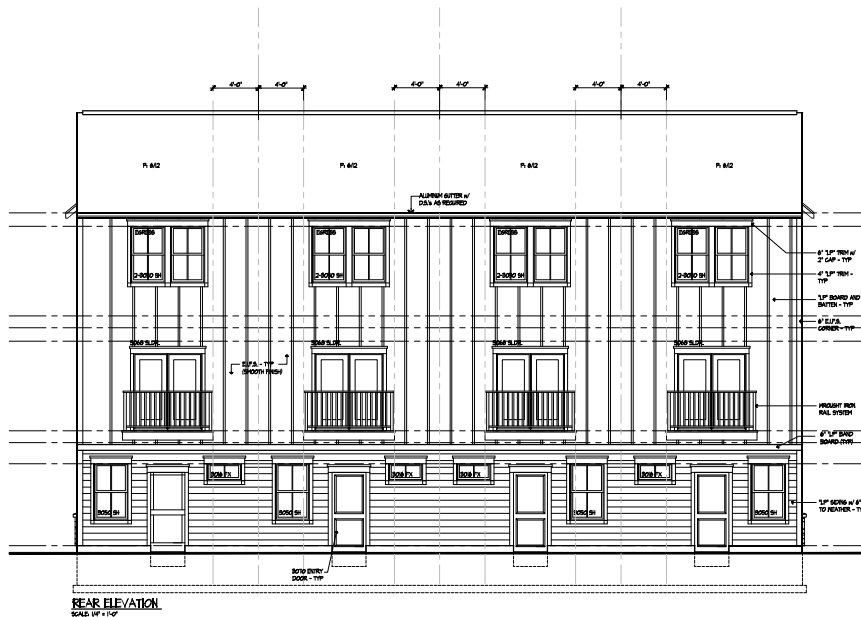
These drawings were prepared under my supervision and to the best of my knowledge comply with all applicable codes.

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2

Not a drawing or a representation of a building.



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

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REV	DESCRIPTION	DATE
001	ISSUED FOR PERMIT	02/20/20

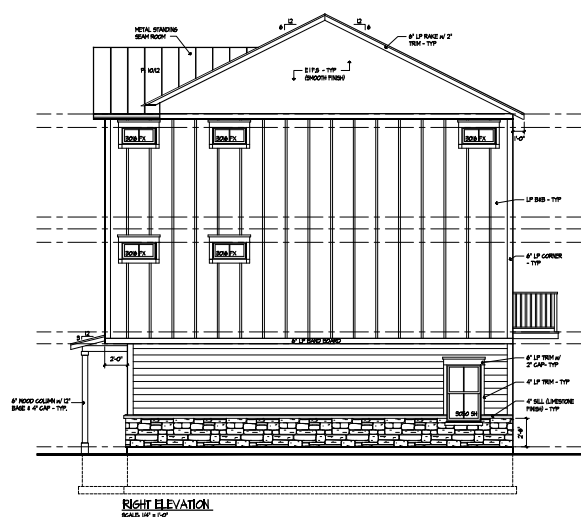
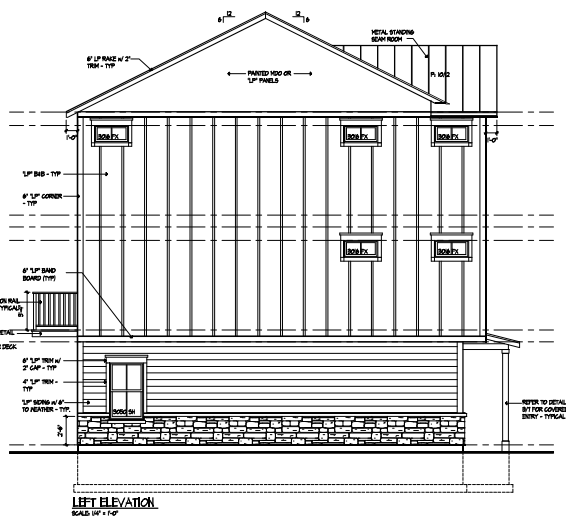
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2B

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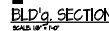
REV	DESCRIPTION	DATE
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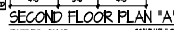
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[illegible]

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 8 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT



SILVER TOWNHOUSES
NEW TOWNHOUSES

PALATINE, IL 60067

Gilmore

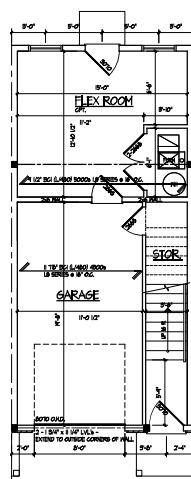
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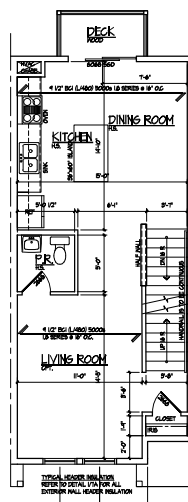
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Page 79 of 293

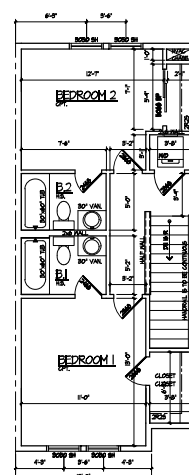
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FIRST FLOOR PLAN "B"
FIRST FLOOR
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN "B"
SECOND FLOOR
SCALE 1/4" = 1'-0"



UPPER FLOOR PLAN - "B"
UPPER FLOOR
SCALE 1/4" = 1'-0"

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DATE: 01-10-15 PROJECT: SILVER TOWNHOUSES DRAWN BY: J.E. Gilmore CHECKED BY: J.E. Gilmore	DATE: 01-10-15 PROJECT: SILVER TOWNHOUSES DRAWN BY: J.E. Gilmore CHECKED BY: J.E. Gilmore

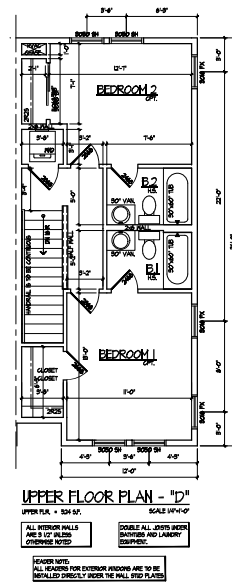
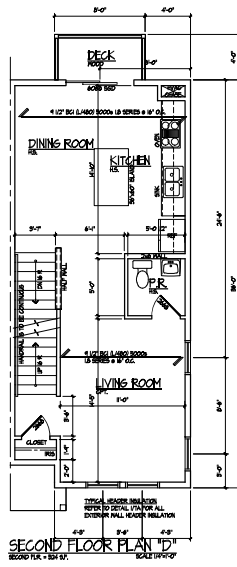
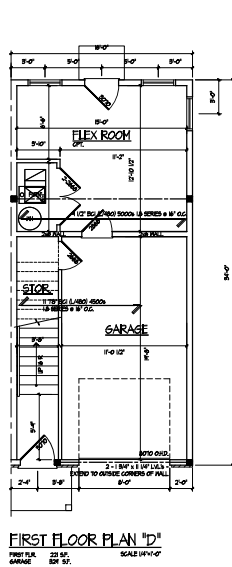
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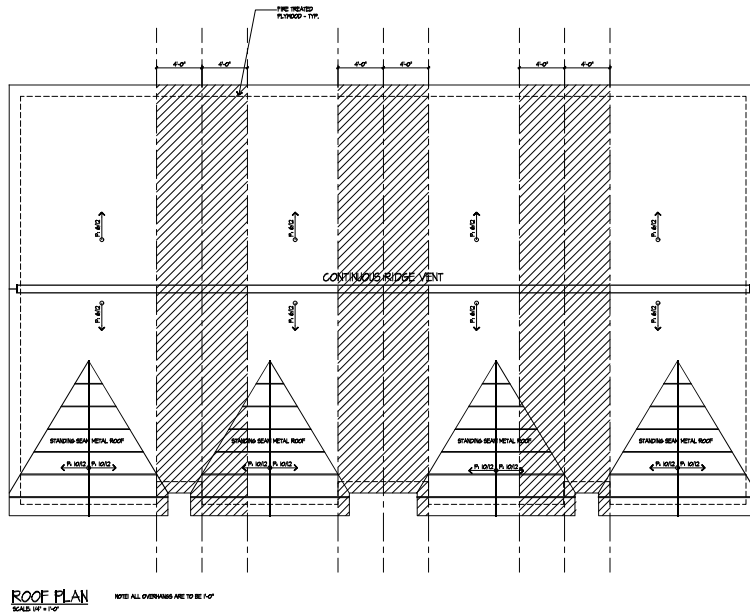
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These drawings were prepared under the supervision of the architect and are not to be used for any other purpose without the written consent of the architect.

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

NOTE: ALL OVERHANG ARE TO BE 1'-0"

DATE	DATE
REVISION	REVISION
DATE	DATE
REVISION	REVISION
DATE	DATE
REVISION	REVISION

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

Fredrick Gilmore, F.A.S.A.
State of the Commonwealth of Maryland

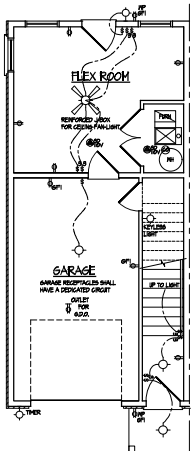
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4LD

ELECTRICAL PLAN NOTES:

1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT WIRING AND GROUNDING.
2. WIRE CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO REGULATION AND TO FIELD CONDITIONS.
4. ALL WIRE CONNECTIONS TO BE IN VISIBLE AREAS IN BATTERY BACK OF REFRIGERATOR TO BE LOCATED IN BATTERY BACK OF REFRIGERATOR.
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCULAR INTERRUPTERS (GFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. GROUND FAULT CIRCULAR INTERRUPTERS TO BE LOCATED ON FIRST FLOOR OF WATER HEATER.
8. PROVIDE AND INSTALL SERVICE CONNECTIONS TO STREET SIDE OF WATER HEATER AND JUPITER LAUNDRY CENTER. WATER HEATER SHALL HAVE A DEDICATED CIRCUIT.
9. PROVIDE AND INSTALL SERVICE CONNECTIONS TO STREET SIDE OF WATER HEATER AND JUPITER LAUNDRY CENTER. WATER HEATER SHALL HAVE A DEDICATED CIRCUIT.
10. PROVIDE AND INSTALL SERVICE CONNECTIONS TO STREET SIDE OF WATER HEATER AND JUPITER LAUNDRY CENTER. WATER HEATER SHALL HAVE A DEDICATED CIRCUIT.
11. ALL NON-DEDICATED OUTLETS IN THE BATTERY BACK OF REFRIGERATOR TO BE LOCATED IN BATTERY BACK OF REFRIGERATOR.
12. PROVIDE GROUND LAMPS ON ALL FLOORING SURFACES.



FIRST FLOOR ELECT. PLAN "A"
SCALE 1/8" = 1'-0"

1. OUTSIDE ALL 120-VOLT, SINGLE PHASE IS AND 20-AMP RECEPTACLES THAT SERVE OUTDOOR SURFACES SHALL HAVE A GROUND FAULT CIRCULAR INTERRUPTER PROTECTION FOR PROTECTION.
2. BATHROOMS: ALL 120-VOLT, SINGLE PHASE IS AND 20-AMP RECEPTACLES SHALL BE INSTALLED IN THE BATHROOMS. ALL 120-VOLT, SINGLE PHASE IS AND 20-AMP RECEPTACLES SHALL BE INSTALLED IN THE BATHROOMS. ALL 120-VOLT, SINGLE PHASE IS AND 20-AMP RECEPTACLES SHALL BE INSTALLED IN THE BATHROOMS.
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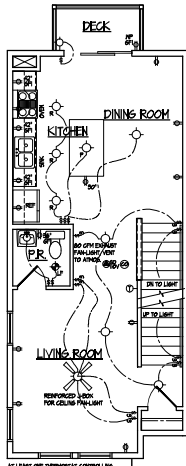
1. ELECTRICAL NOTES:
2. ALL LIGHT / FAN FIXTURES IN THE BATHROOMS SHALL HAVE A DEDICATED SWITCH THAT OPERATES ONLY THE FAN PER SECTION VAN 404.
3. ALL LIGHT FIXTURES SHALL BE INSTALLED WITHIN 5 FEET OF THE ELECTRICAL PANEL PER SECTION VAN 54 (A).
4. THE DISHWASHER SHALL HAVE A PERMANENT SWITCH LOCATED ON THE WALL IN THE IMMEDIATE VICINITY OF THE APPLIANCE FOR SECTION VAN 503.
5. WATER PIPES AND GAS PIPES OF THE WATER HEATER SHALL BE PROPERLY BUNDLED.
6. ALL RECEPTACLES SHALL BE TYPICALLY RESISTIVE.
7. ALL RECEPTACLES SHALL BE TYPICALLY RESISTIVE.
8. ALL RECEPTACLES SHALL BE TYPICALLY RESISTIVE.
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11. ALL RECEPTACLES SHALL BE TYPICALLY RESISTIVE.
12. ALL RECEPTACLES SHALL BE TYPICALLY RESISTIVE.

1. PROVIDE AND INSTALL PROTECTION (GFCI) FOR OUTLETS AND RECEPTACLES IN THE BATHROOM, KITCHEN, DINING ROOM, LIVING ROOM, BEDROOM, GARAGE, PORCH, PATIO, LAUNDRY ROOM AND NEARBY (SEE SECTION 200.2(A)).
2. THE SMOKE DETECTORS SHALL BE AND PROTECTED BY A DEDICATED CIRCUIT.
3. LOW VOLTAGE WIRING THAT IS INACCESSIBLE SHALL BE IN THE GROUND.
4. FOLLOWING APPLIANCE AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT:
5. DISHWASHER, RANGE, SINK, AND REFRIGERATOR, SINK, WATER HEATER, WASHING MACHINE, DRYER, AND OTHER.
6. THE FOLLOWING APPLIANCE AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT WITH A TYPICAL SINK, WATER HEATER, AND REFRIGERATOR.
7. THE FOLLOWING APPLIANCE AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT WITH A TYPICAL SINK, WATER HEATER, AND REFRIGERATOR.
8. THE FOLLOWING APPLIANCE AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT WITH A TYPICAL SINK, WATER HEATER, AND REFRIGERATOR.
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12. THE FOLLOWING APPLIANCE AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT WITH A TYPICAL SINK, WATER HEATER, AND REFRIGERATOR.

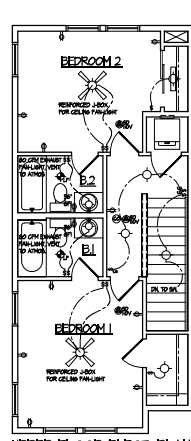
1. PROVIDE AND INSTALL PROTECTION (GFCI) FOR OUTLETS AND RECEPTACLES IN THE BATHROOM, KITCHEN, DINING ROOM, LIVING ROOM, BEDROOM, GARAGE, PORCH, PATIO, LAUNDRY ROOM AND NEARBY (SEE SECTION 200.2(A)).
2. THE SMOKE DETECTORS SHALL BE AND PROTECTED BY A DEDICATED CIRCUIT.
3. LOW VOLTAGE WIRING THAT IS INACCESSIBLE SHALL BE IN THE GROUND.
4. FOLLOWING APPLIANCE AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT:
5. DISHWASHER, RANGE, SINK, AND REFRIGERATOR, SINK, WATER HEATER, WASHING MACHINE, DRYER, AND OTHER.
6. THE FOLLOWING APPLIANCE AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT WITH A TYPICAL SINK, WATER HEATER, AND REFRIGERATOR.
7. THE FOLLOWING APPLIANCE AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT WITH A TYPICAL SINK, WATER HEATER, AND REFRIGERATOR.
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SECOND FLOOR ELECT. PLAN "A"
SCALE 1/8" = 1'-0"



UPPER FLOOR ELECT. PLAN "A"
SCALE 1/8" = 1'-0"

ELECTRICAL SYMBOLS	
100	DOUBLE POLE SWITCH
101	THREE POLE SWITCH
102	FOUR POLE SWITCH
103	WEATHER PROOF SWITCH/OUTLET
104	WEATHER PROOF SWITCH/OUTLET
105	WEATHER PROOF SWITCH/OUTLET
106	WEATHER PROOF SWITCH/OUTLET
107	WEATHER PROOF SWITCH/OUTLET
108	WEATHER PROOF SWITCH/OUTLET
109	WEATHER PROOF SWITCH/OUTLET
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199	WEATHER PROOF SWITCH/OUTLET
200	WEATHER PROOF SWITCH/OUTLET

Three drawings were prepared under my supervision with the best of my knowledge and belief. I am a duly licensed and qualified professional engineer in the State of Illinois.

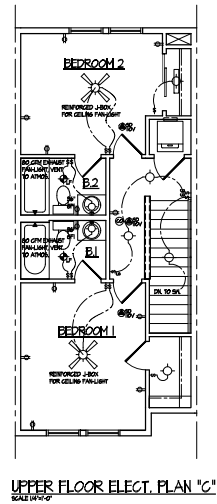
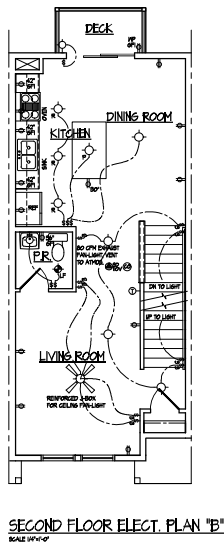
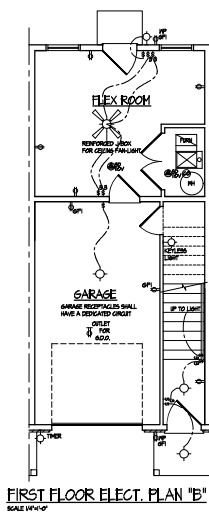
J.E. Gilmore

DATE: 10/1/14
PROJECT: SILVER TOWNHOMES
DRAWING NO.: 101-14-001

SILVER TOWNHOMES
NEW TOWNHOMES
FALLS CHURCH, VA 22034

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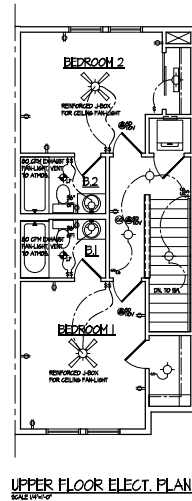
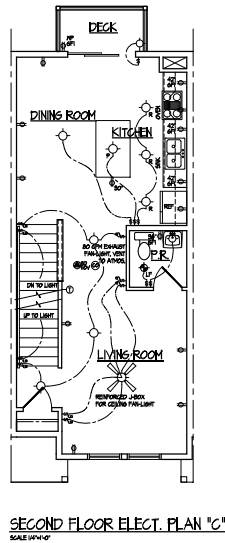
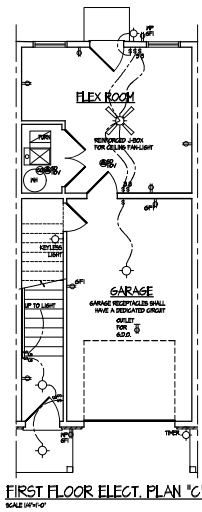


ELECTRICAL SYMBOLS	
1-01	SINGLE POLE SWITCH
1-02	THREE POLE SWITCH
1-03	FOUR POLE SWITCH
1-04	WEATHER PROOF SWITCH/ROCKWELL
1-05	WEATHER PROOF SWITCH/ROCKWELL
1-06	WEATHER PROOF SWITCH/ROCKWELL
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1-100	WEATHER PROOF SWITCH/ROCKWELL

These drawings were prepared by me or under my supervision and I am a duly licensed professional engineer in the State of Florida. I am not providing any services in any other state.

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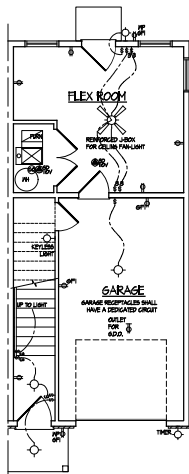
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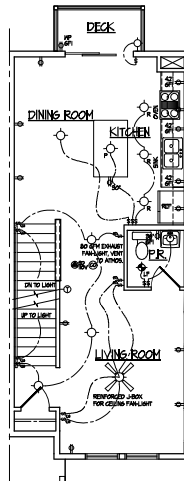
These drawings were prepared by me or under my supervision and I am a duly licensed Professional Engineer in the State of Illinois.

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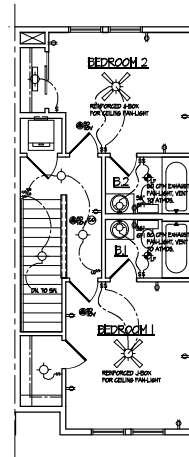
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FIRST FLOOR ELECT. PLAN "D"
SCALE 1/8"=1'-0"



SECOND FLOOR ELECT. PLAN "D"
SCALE 1/8"=1'-0"



UPPER FLOOR ELECT. PLAN "D"
SCALE 1/8"=1'-0"

ELECTRICAL SYMBOLS	
1-01 SINGLE POLE SWITCH	1-02 HEAT LAMP
1-03 THREE POLE SWITCH	1-03 FAN
1-04 FOUR POLE SWITCH	1-04 FAN / LIGHT
1-05 HEATER PROOF SWITCH/ROUNDER	1-05 FAN / LIGHT / HEAT LAMP
1-06 FAN / LIGHT / HEAT LAMP	1-06 EXTERIOR LIGHT WITH BATTERY BACKUP
1-07 PHOTOCELL	1-07 SURFACE MOUNTED PICTURE
1-08 HEATER PROOF OUTLET GROUND	1-08 SURFACE MOUNTED PICTURE WITH PULL CHAIN
1-09 FAN / LIGHT / HEAT LAMP	1-09 WALL MOUNTED PICTURE
1-10 OUTLET AND SWITCH	1-10 RECESSED PICTURE
1-11 DUPLEX OUTLET	1-11 RECESSED EXTERIOR PICTURE
1-12 DUPLEX OUTLET - ONE HALF SWITCHED	1-12 LIGHT TRAIL - NUMBER INDICATES LENGTH FEET
1-13 230 VOLT OUTLET	1-13
1-14 THERMOSTAT	1-14
1-15 JUNCTION BOX	1-15
1-16 GARBAGE DISPOSAL	1-16
1-17 NO VOLT BRIDGE DETECTOR	1-17
1-18 NON-CONDUCTIVE BATTERY BACKUP	1-18
1-19 GROUND REMEDIATION ALARM	1-19
1-20 DOOR BELL SWITCH	1-20
1-21 DOOR BELL CHIME	1-21
1-22 TELEPHONE OUTLET	1-22
1-23 CABLE TELEVISION OUTLET	1-23
1-24 INTERCOM	1-24
1-25 ELECTRICAL PANEL	1-25
1-26 ELECTRICAL METER	1-26
1-27	1-27
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These drawings were prepared by me or under my supervision and I am a duly licensed professional engineer in the State of Illinois. I am not providing any services outside of my license. I am not providing any services outside of my license.

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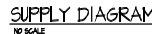


STANDING SEAM METAL ROOF, 24" ASPHALT
BUILDING FELT, 15/32" O.S.B. SHEATHING, 2"



1. ALL CONCRETE SLAB
SURFACES IS MATERIAL

-



1. BUILDING-OWNER SHALL HAVE A FULL SIZE CLEAN-OUT (D7 MINIMUM) OUTSIDE THE BUILDING.

- WASTE DIAGRAM
NO SCALE

 Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

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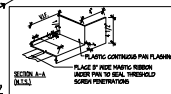
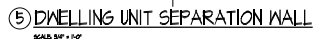
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GENERAL REQUIREMENTS

- A. Furnish all labor, materials, tools, insurance and permits necessary to complete the work as shown and as necessarily implied by the drawings, specifications, notes and required by any code with jurisdiction to complete the scope of work to be a complete and properly finished job. Contractor processes all subcontracting and payment shall be immediately submitted to the Architect for review and approval.
- B. The General Contractor is solely responsible for dimensional accuracy. All dimensions in unqualified drawings or conditions shall be immediately submitted to the Architect for review and approval.
- C. Any deviation from these plans and specifications without prior written consent of the Architect shall be the responsibility of the Contractor and will not be considered a variation from the original design.

1. CODES ALL work shall comply with the following:

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

2. INTERFERE

- A. The location of these drawings is to include all labor, materials and services, necessary for complete and proper execution of the work indicated on the Construction Documents or reasonably inferred therefrom.
- B. The Architect shall not have control over or charge of work and shall be responsible for construction means, methods, techniques, sequence or placement, or for safety precautions and programs in connection with the work. The Architect shall not be responsible for Contractor's or Subcontractor's compliance with the rules or regulations of the local, state, county or federal building agencies. The Contractor shall be responsible for the safety of all workers, employees, or their agents or employees, or of any other persons performing services on the Work.
- C. All Contractors, Subcontractors, Suppliers and Fabricators shall be responsible for the location of the Construction Documents, and for the supply and design of separate materials and shall insure that they are in a professional manner by the manner by which they maintain and shall insure any materials or items damaged by Subcontractors performance. Subcontractors and suppliers are hereby notified that they are to be complete and complete fully with each other during the course of construction to determine the exact extent of meeting of each item.
- D. All Subcontractors must be in compliance with state inspection by local authorities, including the Architect or Contractor. Any one or all of the above mentioned inspection may be required at any time, and any contractor must be able to produce evidence of building at all times during construction.
- E. Each Subcontractor, unless specifically exempted by the terms of the subcontract agreement, shall be responsible for clearing up and removing from the job site all trash and debris not left by the Subcontractor. Contractor shall determine how items after Subcontractor completion must leave of the work site both on and off site. All items removed from the site, stored, used, stored and conditioned in accordance with manufacturers specifications.
- F. All elements are to be in the quality of the work and shall be in the manner required, constructed in addition to or in lieu of the typical conditions.

3. DESIGN LOADS

- A. Floor: Live Load 40 PSF Minimum
Dead Load 10 PSF Minimum
Roof: Live Load 30 PSF Minimum
Sub: Dead Load 2,000 PSF Minimum
Bearing Capacity - SEVERE MEAS

4. PLANS AND SPECIFICATIONS

- A. All drawings, plans, specifications, notes and details shall be prepared and shall be in the form of a complete and proper set of drawings, plans, specifications, notes and details. These plans, details, and specifications remain the property of the Architect and may not be altered in any way without the written consent of the Architect.

5. SITE WORK

- A. All excavation, filling, backfilling, road grading and finish grading shall be performed and the work returned to the grade as indicated on the drawings. If additional seating for foundations is not indicated on the drawings, the Contractor shall immediately notify the Architect in writing and will proceed any further.
- B. Excavation materials shall be earth, free of roots, debris, organic matter and frozen materials. Fill materials under site shall consist of non-compressive, free-draining, granular material free of debris and organic materials.
- C. Provide compacted construction of the top 8" of subgrade, at fill and backfill.
- D. Provide compacted drainage at the perimeter of excavated areas using at least 1/2" minimum diameter drainage pipe and appropriate fittings. Provide a minimum of 12" washed gravel cover. Slope 3/4" per foot to the point of drainage.
- E. Keep all excavations free from water. Remove from the construction site all materials, soil, debris and excess material.
- F. Do not place fill on muddy or frozen ground. Fill only after all subsoil investigations have been completed. Install fill in horizontal layers not exceeding 15 inches and compact to 95% maximum density of optimum moisture.

CONCRETE

- A. All work to be done as indicated in the drawings and in accordance with accepted standards of good practice, governing codes and shall meet the following:
- B. **Formwork** shall be ASTM A36, unless noted otherwise, concrete shall have a 28 day compressive strength of 3,500 PSI.
- C. **Reinforcing Bars** shall be ASTM A615, Grade 60, deformed bars.
- D. **Reinforcing Bars** shall be ASTM A615, Grade 60, deformed bars, conforming to ASTM A615, and not larger than 3/4" inch for slabs and 1/2" inch for foundations and walls.
- E. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- F. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- G. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- H. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- I. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- J. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- K. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
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- N. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- O. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- P. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- Q. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- R. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- S. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- T. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- U. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- V. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- W. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- X. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- Y. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.
- Z. **Formwork** shall be 2x8 inch nominal lumber, unless noted otherwise.

MASONRY

- Provide necessary veneer exchange per local codes.

METALS

- All structural steel shall comply with applicable ASTM specifications as follows: ASTM A36, ASTM A572, ASTM A588, ASTM A589, ASTM A590, ASTM A591, ASTM A592, ASTM A593, ASTM A594, ASTM A595, ASTM A596, ASTM A597, ASTM A598, ASTM A599, ASTM A600, ASTM A601, ASTM A602, ASTM A603, ASTM A604, ASTM A605, ASTM A606, ASTM A607, ASTM A608, ASTM A609, ASTM A610, ASTM A611, ASTM A612, ASTM A613, ASTM A614, ASTM A615, ASTM A616, ASTM A617, ASTM A618, ASTM A619, ASTM A620, ASTM A621, ASTM A622, ASTM A623, ASTM A624, ASTM A625, ASTM A626, ASTM A627, ASTM A628, ASTM A629, ASTM A630, ASTM A631, ASTM A632, ASTM A633, ASTM A634, ASTM A635, ASTM A636, ASTM A637, ASTM A638, ASTM A639, ASTM A640, ASTM A641, ASTM A642, ASTM A643, ASTM A644, ASTM A645, ASTM A646, ASTM A647, ASTM A648, ASTM A649, ASTM A650, ASTM A651, ASTM A652, ASTM A653, ASTM A654, ASTM A655, ASTM A656, ASTM A657, ASTM A658, ASTM A659, ASTM A660, ASTM A661, ASTM A662, ASTM A663, ASTM A664, ASTM A665, ASTM A666, ASTM A667, ASTM A668, ASTM 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1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
2. The final architectural and material elevation plans shall be submitted in a manner acceptable to the Village and in coordination with the attached submitted plans (Brunier & Associates, INC.), except as such plans shall be except as such plans may be revised to conform to Village Codes and Ordinances.
3. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
5. A shared driveway access easement shall be prepared and submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. The access drive may also have to be noted as no parking on either side, as part of the Fire Prevention Final Planned Development review of the final driveway plan.
6. Recording fees in the amount of \$300 shall be submitted.
7. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
8. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.
9. The required Panned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.



PLANNING AND ZONING COMMISSION

NOVEMBER 25, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES

- A. Draft PZC Minutes - 11-11-2025

RESULT:	APPROVED
MOVER:	BETTENHAUSEN
SECONDER:	NOONAN
AYES:	Jan Wood, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

IV. PUBLIC HEARING

- A. 204-216 W. Palatine Road and 222 W. Palatine Road

- 1. Final Planned Development to permit a new 4-unit townhouse building, with a shared driveway and parking lot with the existing 4-unit building at 204-216 W. Palatine Road;
 - 2. Preliminary and Final Plat of Subdivision (Plat of Consolidation) for the properties at 204-222 W. Palatine Road; and
 - 3. Rezoning of the Subject Properties from R-3 (multi-family residential) to Planned Development.

FPD-000173-2025 – 204-216 and 222 W Palatine Road

Notice was published in the Journal & Topics on November 6th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- 1. Engineer Plans

2. **Architectural Plans**
3. **Preliminary Planned Development Conditions**
4. **Proof of Ownership**
5. **Public Notice**

Background:

Mr. Vyverberg provides background information on the request and states that the Subject Properties, zoned R-3 multi-family, received Preliminary Planned Development approval in 2024 to allow the construction of a new 4-unit townhouse building on the westerly lot (222 W. Palatine Road). The easterly lot (204-216 W. Palatine Road) is an existing 4-unit building will remain, with a relocated parking area constructed on the north side of the Subject Properties. The Petitioner is requesting the Final Planned Development to permit a new 4-unit townhouse building, with a shared driveway and parking lot with the existing 4-unit building at 204-216 W. Palatine Road; Preliminary and Final Plat of Subdivision (Plat of Consolidation) for the properties at 204-222 W. Palatine Road; and Rezoning of the Subject Properties from R-3 (multi-family residential) to Planned Development.

Sworn in petitioner: Mark Silver – 1632 Balmoral Circle – Inverness, IL

Mr. Silver states that he owns several rental properties. He purchased 222 W. Palatine Road several years ago with the intention to demolish the existing structure and construct four townhomes with a shared driveway, eliminating one access point on Palatine Road. He intends to keep the units, not sell them. All prior comments from earlier reviews have been addressed. He believes the project is beneficial for families and a positive improvement for the Village.

Chairman Wood asks about the height of the building to the east.

Mr. Silver states he is not certain.

Sworn In: Jonathan Harwell, 204 W. Palatine Road – tenant – believes the adjacent building is approximately 35' tall and comments on its age.

Chairman Wood asks about designated parking.

Mr. Silver explains that the parcels will be consolidated, the main drive will be shared, and parking will be located at the rear. Each townhouse will have a garage and an additional parking space. Additional shared parking will also be available.

Chairman Wood asks how many units are in the existing building.

Mr. Silver: 4 units.

Mr. Vyverberg: The current site has 8 parking spaces.

Chairman Wood questions whether 8 spaces for the new building are sufficient.

Mr. Silver states that between on-site parking and nearby public parking options (including lots across Smith Street), there will be adequate parking.

Commissioner Schubert asks about fencing along the rear property line.

Mr. Silver confirms there will be fencing and landscaping for privacy.

Commissioner Schubert asks if each townhouse will have its own yard.

Mr. Silver states there will not be individual yards, only shared green space.

Commissioner Schubert suggests stairs from the rear decks for access to green

space.

Mr. Silver notes it had not been considered, but is a good suggestion.

Mr. Vyverberg indicates that this was not part of the proposed final plans.

Commissioner Schubert asks about the flex room shown on the plans.

Mr. Silver says he intends to keep it as utility/storage with concrete flooring and access from the garage.

Commissioner Bettenhausen & Commissioner Kolososki suggests adding additional windows on the south elevation facing Palatine Road for visual interest.

Mr. Silver says the elevations reflect the current window layout but he is open to exploring more creative or architectural window options, possibly arched windows.

Commissioner Fedota comments that the front elevation facing Palatine Road appears flat and could benefit from additional articulation.

Mr. Silver states he will discuss this with the architect since he intends to retain the property long-term.

Commissioner Bettenhausen asks about lighting in the rear parking lot.

Mr. Silver confirms lighting will be provided for safety.

Mr. Vyverberg provides a technical overview:

- All parcels are currently zoned R-3.
- Utilities exist on the south side of Palatine Road and will be connected via directional boring.
- Fencing is contemplated and shown on the plans.
- Parking will comply with code; 1.5 spaces per unit are required and additional spaces are being provided.
- Units will contain 2 bedrooms and 2.5 bathrooms.
- He reviews the proposed elevations, materials, and architectural features, including stone veneer and siding.
- Maximum height allowed is 50' in the R-3 district.
- Site grades incline north to south; stormwater will be directed toward Palatine Road.
- MWRD submittal was completed and engineering plans received conditional recommendation.

Sworn in Resident - Thor Walt, 223 W. Slade Street – property directly behind:

- Supports the overall development overall.
- Concerned about parking spaces extending too close to his property line; prefers more green space for stormwater absorption.
- Notes that all stormwater in the area drains toward the northwest corner; asks that final grading not worsen ponding in his yard.
- Opposes rear stairs due to added impervious area.
- Requests snow not be pushed against his fence; prefers it be piled toward the back/west.

Chairman Wood asks whether his preference for green space is aesthetic or related to stormwater.

Mr. Walt confirms it is for drainage concerns.

Nancy Opasser, 235 W. Wilson Street –

Opposes the project. Concerns include:

- Raising the grade and increasing water runoff
- Noise during and after construction
- Increased crime due to rentals
- Proximity to her historic 150-year-old home

Jonathan Harwell, 204 W. Palatine Road – resident of 11 years:

- Provides further information regarding parking demand and doesn't believe there will be issues with parking.
- He addresses late night noise and doesn't believe there will be an issue with residents.

Mr. Silver responds:

- Tenants undergo background checks and screening
- Landscaping and fencing will be enhanced
- Snow will continue to be pushed toward the rear of the lot, not against neighboring fences

Mr. Walt reiterates concerns about snow piling and requests it be kept in the west corner where space is available.

Staff Recommendation:

The subject property is currently zoned for multi-family uses and the Comprehensive Plan recommends a continued multi-family use of the property. Additionally, it is surrounded by other multi-family properties and was approved for a Preliminary Planned Development approval in 2024. The final architectural plans refined the initial plans and provided the requisite elevation material definition and the architectural plan changes, which were discussed at the Preliminary Planned Development review. The Final Planned Development plans are consistent with that approval and, therefore, Staff recommends approval, subject to the following conditions:

1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning. This includes the final parking lot plan for the north side of the

property.

2. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer and a Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.

3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.

4. A shared driveway access easement shall be prepared and submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. The access drive may also have to be noted as "no parking" on either side, as part of the Fire Prevention Final Planned Development review of the final driveway plan.

5. Recording fees in the amount of \$300 shall be submitted.

6. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.

7. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

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

9. A plat of consolidation shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.

10. IDOT permits will be required for all utilities (sanitary and water are both on the south side of Palatine Road) and driveway connections. This will also require a maintenance of traffic plan. 11. Cash-in-lieu of detention will be required, at .26/SF or \$5,659.16.

Commissioner Friedman clarifies that a photometric lighting plan is not a condition because it will be required during the permit stage.

Mr. Vyverberg confirms this is correct.

Commissioner Fedota asks whether fencing is required.

Mr. Vyverberg explains fencing and landscaping are part of the multifamily standards and a final landscape plan will be required. Petitioner also has some flexibility to work with neighbors on screening.

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

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

DISCUSSION:

Commissioner Noonan states the proposal reflects all prior discussion and updates. Commissioner Friedman notes key issues were addressed during the preliminary review and the elevation improvements make the building more acceptable.

Commissioner Bettenhausen states the petitioner has incorporated requested modifications and improved the plan.

Chairman Wood states that the petitioner is significantly improving the property and that the development will enhance surrounding property values. She reiterates a desire to see enhanced architectural interest on the Palatine Road elevation but believes the standards have been met and the project represents a positive step.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday December 8th, 2025

RESULT:	APPROVED
MOVER:	FEDOTA
SECONDER:	NOONAN
AYES:	Jan Wood, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

NO PUBLIC COMMENTS

VI. ADJOURNMENT

SUBMITTED BY:

Annette Schwab
Customer Service Representative
Support Services Team

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, November 25, 2025 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Final Planned Development to permit a new 4-unit townhouse building, with a shared driveway and parking lot with the existing 4-unit building at 204-216 W. Palatine Road;

Preliminary and Final Plat of Subdivision (Plat of Consolidation) for the properties at 204-222 W. Palatine Road; and

Rezoning of the Subject Properties from R-3 (multi-family residential) to Planned Development.

The property is commonly known as 204-216 W. Palatine Road and 222 W. Palatine Road.

The Petitioner is requesting a Final Planned Development, a Plat of Consolidation to combine both properties, and a Rezoning to Planned Development to allow new 4-unit townhouse building on the western property (222), with a shared rear parking lot and driveway providing access from Palatine Road, with the existing 4-unit building on eastern lot (204-216).

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

FILE #: FPD-000173-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 6th day of November 2025

BV

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 204-216 W. PALATINE RD & 222 W. PALATINE RD.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 6TH day of NOVEMBER, A.D. 2025, and the last publication thereof was made on the 6TH day of NOVEMBER, A.D. 2025.

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

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



Mary A. Wenzl
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of NOVEMBER, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of NOVEMBER, A.D., 2025.

My commission expires the 6TH day of AUGUST, A.D., 2029.

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Service Station and Mart at 1228 E. Dundee Road

BACKGROUND:

The Special Use for a service station, automobile laundry, and food mart was originally approved in 1986. 1228 Dundee Inc. intends to acquire the business and is therefore requesting approval of the following:

Transfer of Special Use #O-124-86 to permit the continued operation of service station, automobile laundry, and food mart at 1228 E. Dundee Road.

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, contains an existing service station, automobile laundry, and food mart (Bucky's Mobil). The Special Use was initially approved in September 1986 (Ordinance #O-124-86) and then transferred in December 2015 (Ord. #O-162-15), again in February 2019 (Ord. #O-012-19) and finally to its current operator in July 2022 (Ord. #O-68-22).
- Other than the ownership change, no other changes are proposed. Per the submitted business plan, CBD/Hemp/THC product sales are not included and are therefore prohibited from being sold at the store. If, in the future, the Petitioner wishes to offer these items for sale, an amendment to the Special Use (including formal zoning review and public hearing) would be required.
- Any changes to the floor plan or business plan/operations would require additional Village review. Staff also advised the Petitioner about the temporary sign regulations in conjunction with the Special Use transfer application process.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 1228 E. Dundee Road.

ACTION REQUIRED:

A motion to approve a Special Use Transfer to Permit the Continued Operation of a Service Station, Mart, and Automobile Laundry at 1228 E. Dundee Road.

ATTACHMENTS:

1. Aerial Map
2. ORD SUT 1228 E Dundee Road
3. EXHIBIT A - Business Plan

4. EXHIBIT - SUT Application
5. 1986 Special Use Ordinance #O-124-86



0 50 100
ft

Print Date: 11/19/2025

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-124-86, AS AMENDED,
1228 E. DUNDEE ROAD**

WHEREAS, Ordinance #O-124-86 granted a Special Use for a service station, automobile laundry, and food mart on the property commonly known as 1228 E. Dundee 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 July 11, 2022, to review a request by 1228 Dundee Inc. that the Special Use be transferred to permit the continued operation of a service station, automobile laundry, and food mart, with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to 1228 Dundee 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 #O-124-86 is hereby transferred to 1228 Dundee Inc., to permit the continued operation of a service station, automobile laundry, and food mart, subject to the following conditions:

- 1. The special use shall operate in a manner consistent with the submitted business plan submitted by the Petitioner, attached hereto. Per the submitted business plan, CBD/Hemp/THC product sales are not included and are therefore prohibited from being sold at the store. If, in the future, the Petitioner wishes to include these items for sale at the store, Village Council review and approval or another Public Hearing and Special Use Amendment and Village Council review and approval would be required, as further determined by the Village Manager.**

SECTION 2: All conditions of Special Use Ordinance #O-124-86 shall remain in full force and effect.

DATED: This _____ day of _____, 2025

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

APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this _____ day of _____, 2025.

Village Clerk

Please find the Business Plan for the Special Use Transfer at 1228 E Dundee Rd, Palatine, IL 60074.

Below is a summary of the key information:

Nature of Business

The business will operate as a Mobil-branded gas station and convenience store with an on-site rollover brush car wash located in a separate building. The facility provides fuel sales, convenience retail items, and automatic car wash services to local residents and commuters along Dundee Road.

Hours of Operation:

5:00 a.m. – 12:00 a.m. (Midnight), seven days a week

Number of Employees:

The business will employ three (3) staff members

Menu / Product Offerings:

Packaged snacks and beverages (soda, coffee, water, energy drinks)

Tobacco products and lottery tickets

Automotive supplies (motor oil, wiper fluid, etc.)

Convenience items such as over-the-counter medicine and household essentials

No prepared food or dine-in service is proposed.

Car Wash Description:

The property includes a rollover brush automatic car wash located in a separate building adjacent to the gas station. The car wash operates during regular business hours and provides automatic exterior cleaning.

Proposed Changes:

No changes are proposed to the site, building, or operations. The new ownership will continue the same business model under existing conditions.



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):

BINU POOTHURAIL

Subject Property Address:

1228 E DUNDEE RD, PALATINE, IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # 0-124-86 be transferred from Casey's to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

No changes are proposed to the site, building, or operations. The new ownership will continue the same business model under existing conditions.

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

ORDINANCE NO. 0-124-86

AN ORDINANCE
GRANTING A SPECIAL USE
FOR AN AUTOMOBILE SERVICE STATION,
AUTOMOBILE LAUNDRY, AND
SIGN VARIATIONS
1228 DUNDEE ROAD

WHEREAS, pursuant to a petition and public hearing, held on September 15, 1986; of which public notice was given as required by law, the Planning, Building and Zoning Committee of the Palatine Village Board, in accordance with the Municipal Code of the Village of Palatine, in such case made and provided, has held such public hearing and reported its findings to the President and Board of Trustees of the Village of Palatine on the following legally described property:

The West 170 feet of the East 236 feet of the North 170 feet of the South 240 feet of the East 1/2 of the Southwest 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

ALSO:

The East 66 feet of the North 170 feet of the South 240 feet of the East 1/2 of the Southwest 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal meridian, in Cook County, Illinois,
Commonly known as 1228 Dundee Road (northwest corner of Dundee and Baldwin Roads).

(hereinafter sometimes called the "subject property")

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

SECTION 1: A special use be granted for an automobile service station and automobile laundry pursuant to Section 6.03 of Appendix A, Zoning Ordinance of the Village of Palatine.

SECTION 2: A variation of five (5) square feet be granted to allow a ground sign of 105 square feet instead of the 100 square feet maximum allowed in Section 15-62, Code of Ordinances, Palatine, Illinois.

SECTION 3: A variation of four (4) feet be granted to allow a ground sign to be four (4) feet above grade at the lowest point instead of eight (8) feet minimum allowed in Section 15-64 of the Code of Ordinances, Palatine, Illinois.

SECTION 4: That the petition for special use, a copy of the public notice and the report of the Planning, Building and Zoning Committee be attached hereto and form a part of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 29 day of September, 1986

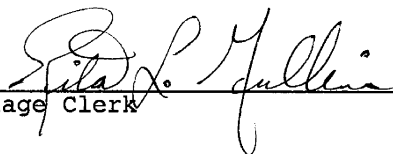
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this ²⁹ day of September, 1986



President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 29
day of September, 1986



Village Clerk

LEAVE BLANK

Zoning Docket # _____
Property recorded in Torrens _____
Filing fee \$ _____

X Rezoning X Special Use X Variation

Date _____

SUBSCRIBED and SWORN to
before me this 23 day
of 8, 1986.

Howard H. Allen
Notary Public

My Commission Expires Feb. 26, 1990

X ORDINANCE DESCRIPTION Consider Ordinance Granting Special Use
RESOLUTION and Variations for 1228 East Dundee Road. (Mobil Oil)
MOTION DISTRICT: 4 (after annexation)
PUBLIC HEARING
DISCUSSION ONLY

BACKGROUND

Petitioner requests special uses for a service station and an automobile laundry for 1228 East Dundee Road as part of annexation and rezoning. "B-2" zoning allows service stations and car washes as special uses. Two sign variations are requested; (1) a variation of five (5) feet to allow a ground sign of 105 square feet instead of 100 square feet maximum allowed in Section 15-62 of the Municipal Code, and (2) a variation of four (4) feet to allow a ground sign to be four (4) feet above grade at the lowest point instead of eight (8) feet minimum allowed in Section 15-64. The referenced sections are not in the Village Zoning Ordinance, but are in Chapter 15 of the Municipal Code which authorizes the Village Board to grant variations from the code.

DISCUSSION The proposed uses on the site are designed for the protection of neighboring property and provides plenty of stacking or queuing area for cars. Neighboring property will not be negatively impacted by the design. The variation in signage is slight. The variations are needed to provide the site with Mobil's standard sign package, which is modern looking signage that blends in with the landscaping. The proposed sign would be permitted in the County without variation, if the petitioner chose to do the redevelopment in the County.

NOTE: THIS ORDINANCE WAS APPROVED UNANIMOUSLY IN
COMMITTEE ON 9/15/86

ALTERNATIVES

- 1) Approve ordinance.
- 2) Do not approve ordinance.

RECOMMENDATION OR CONCLUSION Staff recommends approval of the special uses and variations. The standards for both actions are met. It will not injure surrounding property values or the public health, safety, and welfare.

BUDGET IMPACT

- 1) Annual Village Property Tax Revenue of \$2,600.
- 2) Annual Village Sales Tax Revenue of \$1,000.

ACTION REQUIRED Motion to recommend approval of ordinance granting special uses and variations to 1228 East Dundee Road.

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Package Liquor Store at 1565 N. Quentin Road

BACKGROUND:

The Special Use for a package liquor store was originally approved in September, 2022. Krushnam LLC (D/B/A Chicago Dreams Wines & Spirits) is seeking to acquire the business and is therefore requesting approval of the following:

Special Use Transfer of Special Use #O-89-22 to permit the operation of a package liquor store at 1565 N. Quentin Road.

KEY ISSUES:

- The Subject Property, zoned Planned Development, received Special Use approval for a liquor store in 2022 (Ordinance #O-89-22) and transferred in 2023 (Ordinance #O-10-23).
- Other than the change in ownership, the Petitioner is not proposing any changes to the business. Staff conducted a specific review of the business plan requirements (delivery schedule, use of video surveillance, and the hours of operation) with the proposed transferee and the business plan indicates concurrence with the previously approved business and operational plans. Additionally, the business plan and addendum information indicated that the Petitioner's family and proposed licensee own and operate a liquor store in Joliet. The Petitioner has worked at that location for several years.
- Any changes to the floor plan or business operations would require additional Village review. Per the submitted business plan, CBD/Hemp/THC product sales are not included and are therefore prohibited from being sold at the store. If, in the future, the Petitioner wishes to offer these items for sale, an amendment to the Special Use (including formal zoning review and public hearing) would be required. Staff also advised the Petitioner about the Village's temporary sign regulations as part of the Special Use transfer application process.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 1565 N. Quentin Road.

ACTION REQUIRED:

A motion to approve an Ordinance Granting a Special Use Transfer to Permit the Operation of a Package Liquor Store at 1565 N. Quentin Road.

ATTACHMENTS:

1. Aerial Map
2. ORD SUT 1565 N Quentin Rd
3. EXHIBIT - Final Business Plan and Addendum
4. EXHIBIT - SU Transfer Application
5. O-89-22



0 100 200
ft

Print Date: 11/20/2025

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-89-22
1565 N. QUENTIN ROAD**

WHEREAS, Ordinance # O-89-22 granted a Special Use for a package liquor store on the property commonly known as 1565 N. Quentin 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 December 8, 2025 to review a request by Krushnam LLC (Chicago Dreams Wine & Spirits), that the Special Use be transferred to permit the continued operation of a package liquor store, with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Krushnam LLC (Chicago Dreams Wine & Spirits), be approved, without amendment.

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

SECTION 1: That the Special Use granted by Ordinance # O-89-22 is hereby transferred to Krushnam LLC, to permit the operation of a package liquor (“Chicago Dreams Wine & Spirits”) store, subject to the following conditions:

- 1. As required, the proposed store shall follow the Village of Palatine’s Clean Indoor Air Ordinance and drug paraphernalia regulations in Chapter 12 of the Village Code.**
- 2. Per the submitted business plan, CBD/Hemp/THC product sales are not included and are therefore prohibited from being sold at the store. If, in the future, the Petitioner wishes to include these items for sale at the store, Village Council review and approval or another Public Hearing and Special Use Amendment and Village Council**

review and approval would be required, as further determined by the Village Manager.

3. In conjunction with the review and direction from the Village of Palatine Police Department, the Petitioner shall coordinate and construct tenant space/site security measures to address any crime prevention or safety concerns in a manner acceptable solely to the to the Village of Palatine and the Palatine Police Department. Any related improvements shall be completed by no later than January 1, 2027

SECTION 2: All conditions of Special Use Ordinance # O-89-22, as amended shall remain in full force and effect.

DATED: This ____ day of _____, 2025

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

APPROVED by me this ____ day of _____, 2025

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2025

Village Clerk

Chicago Dreams Wines & Spirits Liquor Store Business Plan

1. Executive Summary

Business Name: Krushnam

Business Structure: LLC

Business DBA: Chicago Dreams Wines & Spirits

Location: 1565 N. Quentin Road, Palatine, IL 60074

Owner: Rhytham H. Dave

Business Vision & Community Focus:

Our primary objective is to serve the local community by offering high-quality products at competitive prices. We plan to stock a wide variety of liquor, wine, beer, and tobacco products. Additionally, we intend to enhance the customer experience by incorporating packaged food products like chips, candies, few groceries products including soda cans & vast varieties of mixers which will help in making the best cocktails & mocktails to our customers.

Business Goals

Short-Term Goals (0–12 months)

- 1. Secure Location and Licensing:**

Obtain all required liquor licenses, permits, and zoning approvals for retail alcohol sales.

- 2. Set Up Operations:**

Design the store layout to create an appealing, easy-to-navigate shopping experience.

- 3. Establish Supplier Relationships:**

Partner with reputable distributors and local breweries/distilleries to ensure a diverse product range.

4. **Brand Launch and Marketing:**
Develop the store's branding, signage, and digital presence (website, social media).
5. **Achieve Break-Even Point:**
Reach operational breakeven within the first 6–9 months through effective marketing and community engagement.

Medium-Term Goals (1–3 years)

1. **Customer Loyalty Development:**
Implement a loyalty or rewards program to retain customers and increase repeat purchases.
2. **Product Expansion:**
Introduce premium, craft, and local brands based on customer preferences and seasonal demand.
3. **Community Engagement:**
Sponsor or partner with local events to boost brand visibility and goodwill.
4. **Operational Efficiency:**
Optimize inventory management and reduce waste to improve margins.

Long-Term Goals (3–5 years)

1. **Profitability and Growth:**
Achieve a consistent profit margin of at least 15–20%.
2. **Expansion:**
Open an additional location or introduce online ordering and delivery services.
3. **Brand Recognition:**
Establish the store as a leading liquor destination known for customer service and unique product selection.
4. **Sustainability and Compliance:**
Maintain full legal compliance while promoting responsible consumption and sustainable business practices.

2. Business Description

Chicago Dreams wines & Spirits will offer a diverse range of products including:

- Spirits (vodka, whiskey, rum, gin, tequila)
- Beer (domestic, imported, craft)
- Fine wines and champagnes
- Craft and local beverages
- Mixers, bar accessories, and gift sets

- Membership or loyalty program
- Tobacco products (Cigarettes, Cigars)
- Ready-to-drink cocktails and mixers
- Non-alcoholic beverages and accessories
- Sodas, juices, energy drinks, bottled water, and mixers
- Chips, nuts, candy, and snack foods
- Bread, milk, and basic grocery staples
- Ice, cups, and other party essentials
- Ready-to-eat and grab-and-go items

Legal Requirements:

Chicago Dreams Wine and Spirits will obtain and maintain all necessary federal, state, and local licenses, permits, and registrations required to legally operate a liquor store. This includes business registration, retail and liquor licenses, Tobacco license, sales tax permits, health and safety inspections, and all other applicable authorizations. The business is committed to full compliance with all laws and regulations governing the sale of alcoholic and non-alcoholic beverages, food items, and general retail operations.

3. Market Analysis

Industry Overview:

The U.S. liquor retail market is valued at over \$80 billion and continues to grow steadily, driven by demand for premium spirits and craft beverages.

Target Market:

- Adults 21 Above – 70 years old who typically purchase alcohol for personal use, social events, and celebrations.
- **Local Residents:** Adults aged 21–65 who purchase alcohol and household essentials regularly.
- **Event Shoppers:** Customers buying beverages and snacks for parties, holidays, and celebrations.
- **Professionals & Commuters:** Shoppers seeking convenience during or after work hours.
- **Visitors & Tourists (if applicable):** Travelers looking for accessible, quick-stop options.

Market Trends:

- Growth in premium and craft spirits
- Increase in online orders and delivery services
- Consumer preference for local and boutique brands

Competitive Analysis:

- Nearby competitors: Mr A's Liquor World, Vintage Wine & Spirits, Binny's Beverage Depot
- **One-Stop Convenience**
 - Unlike traditional liquor stores in the area, *Chicago Dreams Wines & Spirits* will offer both alcoholic and non-alcoholic beverages, snacks, chips, sodas, mixers, and basic grocery items — giving customers a complete shopping experience in one stop.
- **Prime Location**
 - The store's location on **N. Quentin Road & RT-68 Intersection** provides high visibility, strong traffic flow, and accessibility to nearby neighborhoods and main roads. It's ideally positioned to attract both local residents and commuters passing through the area.
- **Customer Experience**
 - The store will maintain a clean, bright, and welcoming atmosphere, with a well-organized layout that makes shopping fast and easy.
 - Friendly and knowledgeable staff will offer recommendations, upselling opportunities, and personalized service that larger chains often overlook.
- **Product Variety and Selection**
 - A curated mix of popular, premium, and craft beer, wine, and spirits — along with affordable everyday options.
 - Strong focus on trending categories such as **ready-to-drink cocktails**, **craft beers**, and **non-alcoholic alternatives**, appealing to modern consumer preferences.
- **Community Connection**
 - Commitment to becoming a trusted neighborhood store through sponsorships, community events, and local partnerships.
 - Plans to feature locally made wines, beers, and snacks that support Illinois producers and attract customers seeking local brands.
- **Extended Hours and Customer Convenience**

- Longer operating hours than many local competitors (potentially Monday to Thursday: 11AM to 9 PM ,Friday & Saturday: 11AM to 10 PM , Sunday: 12 PM to 8 PM).
- **Loyalty and Promotions**
 - Implementation of a rewards or membership program offering discounts, points, or special promotions to build repeat business.
 - Seasonal promotions, bundle deals, and holiday gift sets to attract event-based purchases.
- **Competitive Pricing and Value**
 - Balanced pricing strategy — competitive with large stores like Binny's but paired with personalized service and convenience that small stores offer.

4. Marketing & Sales Strategy

- *Chicago Dreams Wines & Spirits* will position itself as a **modern, trustworthy, and community-oriented** liquor and convenience store, offering a one-stop shopping experience for alcoholic beverages, snacks, soft drinks, bottled water, and groceries.
- Our marketing strategy will combine **grand opening events with tastings and discounts**, a **loyalty rewards program**, **social media marketing** (Instagram, Facebook, Google My Business), **local sponsorships and partnerships** with restaurants and event venues, and **seasonal promotions** for holidays and sports events.
- Sales will occur through **in-store retail,online pre-orders for pickup**, and **delivery services using Doordash & Uber eats as platforms**, where legally permitted. By emphasizing convenience, variety, excellent service, and strong community engagement, *Chicago Dreams Wines & Spirits* will build a loyal customer base, drive repeat business, and establish itself as the preferred neighborhood destination in Palatine.

5. Operations Plan

Store Hours:

Monday–Thursday: 11 AM–9 PM

Friday & Saturday: 11AM - 10 PM

Sunday: 12 PM–8 PM

The store will maintain strong partnerships with both **local distributors** and **national wholesalers**, including:

- **Southern Glazer's Wine & Spirits**
- **Breakthru Beverage Group**
- **Kozol Brothers, Inc.**
- **Intertrade USA Company**
- **Chicago Beverage System, Inc DBA Windy City**
- **Blue Ribbon Products Co.**
- **Lakeshore Beverage**
- **Republic National Dist- Illinois**
- **BC Merchants**
- **R.F. Beverage, LLC DBA Romano Beverage**
- **The American Bottling Company**
- **AZ Metro Distributors LLC**
- **Fritolay United States**
- **Samas Club**
- **Costco**
- **Pepsi**
- **Chicago Beverage System**
- **Home City ice or Other local Ice Distribution**
- **Great Lakes Coca-cola Distribution**
- **Illinois State Lottery**

These relationships will ensure a consistent supply of popular brands, premium products, craft beverages, and non-alcoholic items like snacks and soft drinks.

Staffing

The team will be structured to provide excellent customer service and efficient store operations:

- **Store Manager:** Oversees daily operations, staff management, inventory, and customer relations. We will check each and every person's ID & will not provide liquor or tobacco products if found under-age (Below 21 years).
- **2–3 Sales Associates:** Assist customers, restock shelves, operate the POS, and maintain store cleanliness. All employees working for Chicago Dreams Wines & Spirits will check each and every person's ID & will not provide liquor or tobacco products if found under-age (Below 21 years).
- Owners, Managers and staff will have proper certification training. (TIPS/BASSET, food handling)

Staff schedules will be organized to ensure coverage during peak shopping times and to maintain a welcoming shopping environment at all times.

Inventory Management

Chicago Dreams Wines & Spirits will implement a **POS (Point of Sale) system** to:

- Track real-time stock levels
- Generate reorder alerts to prevent stockouts
- Analyze sales trends for informed purchasing decisions

This system will allow for efficient inventory management, reduce shrinkage, and ensure that popular products are always available to meet customer demand.

6. Financial Plan

Startup Costs (Estimate):

Item	Estimated Cost
Leasehold improvements	\$15,000.00
Initial inventory	\$165,000.00
Licenses & permits	\$10,000.00
POS system & equipment	\$1,10,000

Furniture & signage	\$15,000.00
Working capital	\$35,000.00
Total Startup Costs	\$350,000.00

Revenue Projections:

Year	Revenue	Gross Profit	Net Profit
1	\$730,000	\$292,000	\$40,000
2	\$839,500	\$335,800	\$80,000
3	\$949,000	\$379,600	\$120,000

Funding Needs:

Seeking \$350,000 total in capital via a combination of our own initial investment of \$110,000 for purchasing the equipment, permits, licence fees & security deposit and

small business loan of (\$240,000) for stocking of inventories, lease hold improvements, working capital.

7. Legal & Licensing

To operate a liquor and convenience store at **1565 N. Quentin Rd, Palatine, IL**, *Chicago Dreams Wines & Spirits* will obtain all necessary licenses and permits, including:

- **State Liquor License:** Retail off-premise license from the Illinois Liquor Control Commission (ILCC) to sell beer, wine, and spirits.
- **Tobacco License:** Required by the State of Illinois and the Village of Palatine to legally sell cigarettes, vaping products, and other tobacco items.
- **Local Licenses:** Business license from the Village of Palatine, alcohol seller/manager permits (ABSS), zoning approval, and any required building, fire, or safety inspections.
- **Employee Certifications:** Staff will complete Responsible Alcohol Seller/Server training (BASSET/TIPS) as required.
- **Sales Tax Registration:** Registration with the Illinois Department of Revenue to collect sales tax on all products.
- **Insurances:** *Chicago Dreams Wines & Spirits* will be operating under all the required insurances by the Village of Palatine.
- **Compliance:** Maintain accurate inventory records, purchase only from licensed distributors, and follow all state and local alcohol and tobacco laws.

This ensures *Chicago Dreams Wines & Spirits* will operate fully legally and responsibly while serving the community.

8. Risk Management

Operating a liquor and convenience store involves multiple potential risks, including theft, liability, regulatory compliance, and employee safety. *Chicago Dreams Wines & Spirits* will implement proactive strategies to minimize these risks and protect the business, employees, and customers.

1. Regulatory Compliance Risk

- Ensure all **state and local licenses** are current (liquor, tobacco, business).
- Train staff on **Responsible Alcohol Seller/Server practices (BASSET/TIPS)** to prevent sales to minors or intoxicated individuals.
- Keep accurate **inventory records** and **sales documentation** to meet Illinois Liquor Control Commission (ILCC) requirements.

2. Financial & Theft Risk

- Install **security cameras**, alarm systems, and theft-prevention signage.
- Limit cash on hand and use **secure cash-handling procedures**.
- Maintain **insurance coverage**, including general liability, property, and theft coverage.

3. Product Liability & Safety Risk

- Clearly label all products and follow proper storage procedures.
- Train staff to handle alcoholic, tobacco, and food items safely.
- Ensure compliance with **fire, health, and safety codes** for perishable or flammable products.

4. Employee Risk

- Conduct **background checks** on employees where legally required.
- Train staff on emergency procedures, safe lifting practices, and proper use of equipment.
- Implement clear policies for workplace behavior and customer interactions.

5. Operational & Market Risk

- Diversify inventory with both alcoholic and non-alcoholic products to reduce reliance on a single product category.
- Monitor competitors and local market trends to adjust pricing, promotions, and product mix.
- Maintain a **POS system** to track sales trends, inventory, and reorder points, minimizing stockouts and overstock.

By combining **regulatory compliance, security measures, employee training, insurance coverage, and careful inventory management**, *Chicago Dreams Wines & Spirits* will minimize operational risks and ensure a safe, profitable, and legally compliant business environment.

BUSINESS PLAN ADDENDUM INFORMATION – Chicago Dreams Wine & Spirits

From: Greeva Patel <>

Sent: Wednesday, December 3, 2025 10:24 AM

To: Ben Vyverberg <BVyverberg@palatine.il.us>

Cc: Rhytham Dave <>

Subject: Re: Follow-up on Business License and Permit Procedures

You don't often get email from pgreeva13@gmail.com. [Learn why this is important](#)

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

Hi Ben,

Good afternoon,

Yes, to confirm, my family owns a liquor store in Joliet as well as Rhythm, and I have volunteered and managed operations there for more than three years. I appreciate you including this context in the Staff report and communications with the HOA representative.

Additionally, regarding signage, we are not placing any signs on the windows per the ordinance. We have not yet decided if we will pursue any signage in the future.

Please let me know if you need any additional information or clarification.

Thank you again for your time and assistance.

Best regards,
Greeva Patel



SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (if applicable)	
Rhytham Dave,		Krushnam LLC, DBA: Chicago Dreams Wine & Spirits	
Address		City/State/Zip Code	
934 Canterfield Parkway W, West Dundee, IL-60118			
Telephone		Fax	
815-919-8346			
Email			
Rhythamdave1@gmail.com			
Subject Property Address			
1565 N Quentine Road, Palatine, IL-60074			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Address		City/State/Zip Code	
Telephone		Fax	
Email			



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):

Rhytham Dave

Subject Property Address:

1565 N Quentine Road, Palatine, IL-60074

The owner(s) listed above are requesting that Special Use Ordinance # O-89-22 be transferred from Purvi Nishant Patel "Inverness Wine & Spirits" to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

No Changes to the current operations.

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

ORDINANCE NO. O-89-22

**AN ORDINANCE GRANTING A SPECIAL USE
1565 N. QUENTIN ROAD**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On September 12, 2022**

ORDINANCE NO. 0-89-22

**AN ORDINANCE GRANTING A SPECIAL USE
1565 N. QUENTIN ROAD**

WHEREAS, pursuant to a petition and public hearing on July 26, 2022, 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 package liquor store pursuant to Section 11.03 (d) (40) of the Palatine Zoning Ordinance, legally described property:

Lot 1 in Quentin Court Subdivision, being a subdivision in the Northwest 1/4 of Section 10, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded October 28, 1999, as Document No. 09016248, in Cook County, Illinois.

Commonly known as 1565 N. Quentin Road (PIN# 02-10-100-029-0000).

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

SECTION 1: Special Use to permit a packaged liquor store pursuant to Section 11.03 (d) (40) of the Palatine Zoning Ordinance, subject to the following condition(s):

- 1. The Special Use shall substantially conform to the Business Plan (including hours of operation) and Floor Plan submitted by the Petitioner, Munir Rafidia, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.**

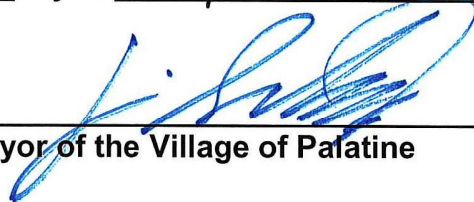
SECTION 2: That a copy of the public notice is attached hereto and form a part of this ordinance.

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 12 day of September, 2022

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 12 day of September, 2022



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

12 day of September, 2022



Village Clerk

Ellen Plaza

June 24, 2022

1557 – 1589 N. Quentin Rd, Palatine, IL 60074

Business Plan:

Inverness Wine & Spirits

Dear Mayor and Board of Trustees,

Please see attached business plan and layout of proposed wine and spirit facility at 1565 N. Quentin Rd, Palatine, IL 60074.

We are proposing to seek a full liquor license to sell high end wine, spirits, and craft beer. We believe we will attract business from Inverness, Barrington, and Palatine areas. Our hours of operation will be:



This establishment will employ four part-time employees and three full-time employees. All employees will have a basset certificate from the Village of Palatine in order to be hired for work. We will diligently check every person's I.D. regardless of their age and set high standards for the workplace environment. Also, this establishment will be ADA compliant.

Furthermore, we are installing a surveillance system throughout the place to cover the entrance and exits. The system will save surveillance footage for approximately 30 days. The deliveries will be limited between 1-3PM daily and will be delivered through the back door. Lastly, we will sell candy, snacks (e.g chips, peanuts, etc.), and soft drinks.

We hope that you will approve our above request.

Please do not hesitate to contact me at (847) 921-9200 or crmadison@gmail.com.

Kind regards,
Manny Rafidia

Please find my responses below to address the concerns presented by the Residential Board for the townhomes to the north of the property.

We intend to dispose of the trash and recycling in the following manner. We will store all cardboard broken down boxes, etc., in the premises and have a nightly service for disposal of all discarded cardboard/recycling materials. The store will produce a minimum amount of trash, which will be disposed of in a regular 96-gallon container and picked up on the same weekly schedule as the other tenants at the property.

Images of the interior window signage is attached; one logo will be placed in every other window pane.

With regards to ownership experience. The owner, Manny Rafidia, has opened multiple wine & spirit stores, Armanetti Beverage Mart in Roselle along with the buildout of Armanetti's in Bartlett and the Wine Cellar in Palatine. Manny has several family members along with the younger generation as part of his real estate and retail business operations. Jeremy and Amir Rafidia, sons of Manny along with Henry and Mark Rafidia, Manny's nephews and Manny's brother Ed Rafidia, who is also a partner in all real estate owned, including Ellen Plaza. In addition, Manny has opened many restaurants, including One Taco Dos Tequilas located at 375 W. Northwest Hwy. in Palatine which is estimated to generate approximately two million dollars in sales this year. Also, the newly opened Hot Pockets Sports Bar located at 365 W. Northwest Hwy. with estimated annual sales to be approximately two million dollars.

Both Manny and his brother Ed have over 40 years of both real estate and retail business experience. The family members help operate all the business and Manny will assign one member to perform the day-to-day operations.

We are open to working with the neighboring townhome board members on our hours of operation. We propose our hours of operation Monday-Thursday 11:00 am-9:00 pm, Friday-Saturday 11:00 am-10:00 pm and Sunday from 12:00 pm-8:00 pm.

To address the issues of traffic from cars attempting to utilize the rear gated-drive that connect the two adjacent properties, there is a gate that is locked by the home owner's association. If it is required to have any additional security measures taken other than the currently locked gate, we are willing to work with the association. Manny has been in contact with Pamela Wilkinson, President of Forest Glen Association and a situation was discussed about an issue they have had from the Animal Hospital, as to where there were droppings from the pets on their property, it was suggested that we put up a fencing barrier between the properties to eliminate this issue.

In conclusion, we believe the Ellen Plaza had suffered from high vacancies throughout the years and an upscale fine wine and spirits store will help create a stable, long term and viable business in the neighborhood. Manny and his team have successfully purchased distressed shopping centers in Addison, Roselle, Bartlett and Montgomery and has performed a complete over hall, not only in beautifying the centers but also obtaining long term, reputable tenants in these centers. We hope this will address the concerns the association have and would like to reiterate that we are more than willing to work with the association to respond and resolve any further concerns.

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Massage Business at 1709 N. Rand Road

BACKGROUND:

The existing Special Use to operate a massage business was initially approved in 2014, and the business operation was expanded to include full-body massage services in 2019. Yudan Zheng proposes to acquire the business and is therefore requesting approval of the following:

Special Use transfer of ordinance #O-145-14 to permit the operation of a massage business at 1709 N. Rand Road.

KEY ISSUES:

- A foot massage business operation was initially approved in 2014 (Ord. #0-145-14), and full-body massage services were added to the business operations in 2019 (Ord. #0-1-19).
- The submitted business plan indicates that the requested transfer does not introduce any new or ancillary services and the business plan is in substantial compliance with the existing special use.
- There are no proposed changes to the existing business plan or floor plan.
- As a condition of the requested transfer, all employees providing massage services are required to be appropriately licensed by the State of Illinois Department of Financial and Professional Regulation.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 1709 N. Rand Road.

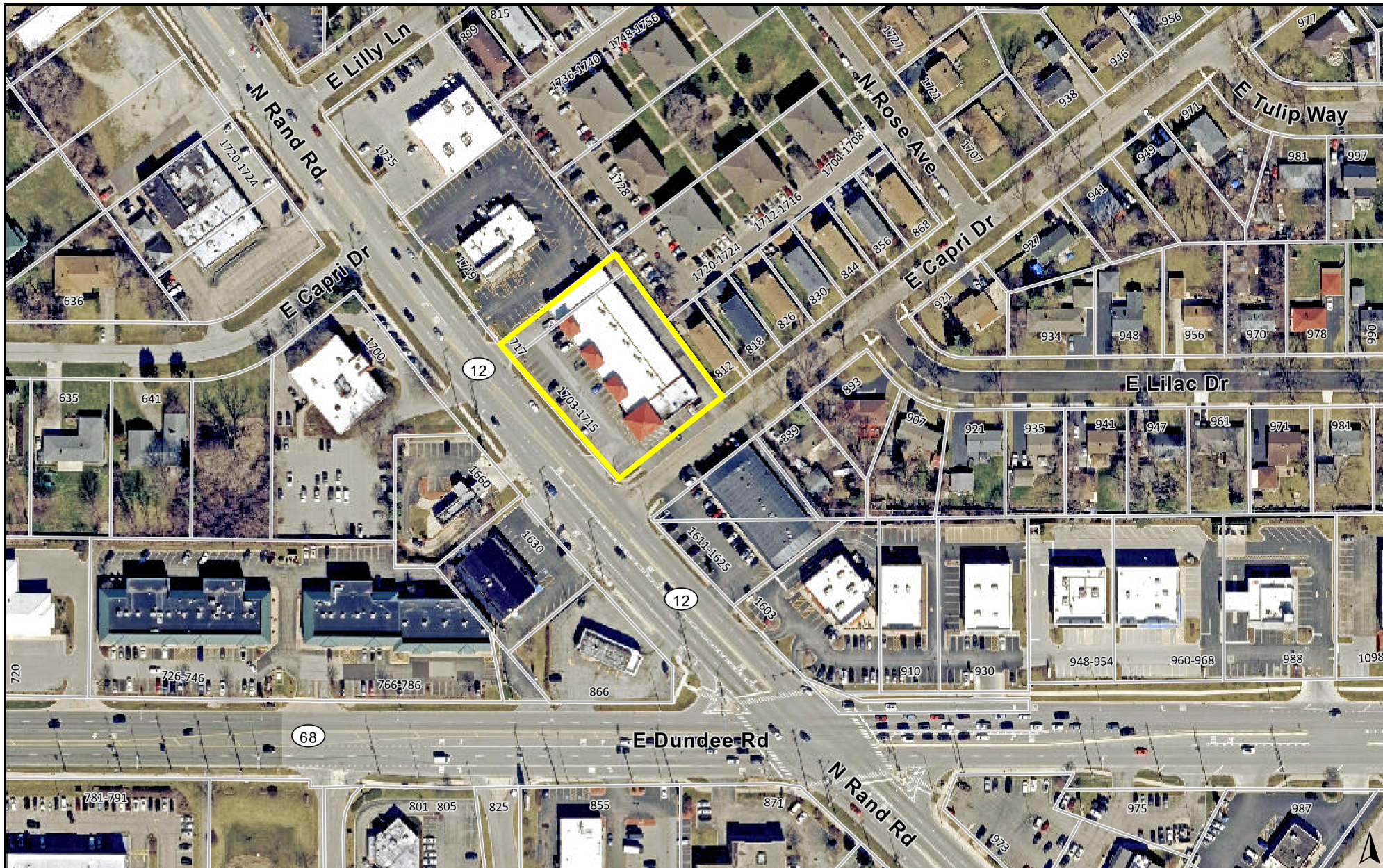
ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use transfer to permit the continued operation of a massage business at 1709 N. Rand Road.

ATTACHMENTS:

1. Aerial Map
2. ORD SUT - 1709 N. Rand Road
3. Exhibit - SUT Application
4. Exhibit - Business Plan
5. O-145-14 - Massage SU

6. O-92-19 - SUT - Adding full-body massage



A horizontal scale bar with a black background and white markings. The bar is divided into three equal segments by white vertical lines. Above the bar, the numbers 0, 300, and 600 are printed in black. The unit 'ft' is printed in black at the right end of the bar.

Print Date: 11/21/2025

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #0-145-14
1709 N. RAND ROAD**

WHEREAS, Ordinance #0-145-14 granted a Special Use to permit a foot massage business on the property commonly known as 1709 N. Rand Road; and

WHEREAS, Ordinance #0-92-19 granted a Special Use transfer and amendment to add full-body massage services to the business; 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 December 8, 2025 to review a request by Yudan Zheng, Lomi Lomi Spa LLC that the Special Use be transferred to permit the continued operation of a massage business with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Yudan Zheng, Lomi Lomi Spa LLC 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 #0-145-14 is hereby transferred to Yudan Zheng, Lomi Lomi Spa LLC, to permit the continued operation of a massage business, subject to the following conditions:

- 1. The Special Use transfer is subject to the submitted Lomi Lomi business plan, attached hereto, except as such plan may be revised to conform with Village Codes and Ordinances.**
- 2. All employees providing massage services must be a licensed massage therapist, with a copy of their licensure on display inside the public**

entrance. Any other employee licensure outside of a massage therapist may be reviewed and approved at the discretion of the Village Manager.

SECTION 2: All conditions of Special Use Ordinance #O-145-14 shall remain in full force and effect.

DATED: This _____ day of _____, 2025

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

APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this _____ day of _____, 2025.

Village Clerk



SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S) Yudan Zheng		Business Name (If applicable) Lomi Lomi Spa LLC	
Address 1633 E Waterford Ln		City/State/Zip Code Palatine, IL 60074	
Telephone 312-493-8653		Fax	
Email zhengjenny2@gmail.com			
Subject Property Address 1709 N. Rand Rd., Suite 100 Palatine, IL 60074			
AUTHORIZED AGENT (if applicable) Same as Petitioner.		Business Name (if applicable)	
Address		City/State/Zip Code	
Telephone		Fax	
Email			



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):

Yudan Zheng

Subject Property Address:

1709 N. Rand Rd., Suite 100 Palatine, IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # 0-82-22 be transferred from Yanfei Huang and Xiuqing Lin 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:

The new business owner of Lomi Lomi Spa LLC, requests that the Special Use for the massage establishment be transferred to permit the continued operation of the massage business with no changes to the business or the floor plan.

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

Signature Page

Petitioner's Signature

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

Yudan Zheng

Name

10.1.25

Date

Signature



Signature of Consent from Landlord, Property Owner(s), or Former Operator

I consent to the Special Use Transfer of the above mentioned property and that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

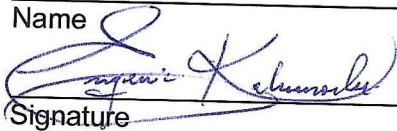
Eugenia Kalinowski

Name

10.1.25

Date

Signature



LOMI LOMI SPA LLC

BUSINESS PLAN

Business Overview

Lomi Lomi Spa LLC, located at 1709 N. Rand Road, Suite 100, Palatine, IL 60074, is a day spa focusing on providing high-quality, full-service massage therapy to all ages of individuals in the surrounding suburban community. The massage treatments offered use different kinds of physical contact such as stroking, kneading, warming, rolling, and pressing of the skin and muscles to revive and heal the body.

Services

Lomi Lomi Spa LLC will provide expert therapeutic massage services to improve mental health by relaxing and easing stress and to treat a wide range of physical health problems which focus on soothing muscle pain, easing stiffness, improving range of motion.

Massage works in various ways:

- It relaxes and refreshes tired or knotted muscles
- It increases blood circulation
- It stimulates deep circulation, both of blood and lymph which helps your body to heal, and generally work more efficiently
- It encourages your body to produce endorphins - the natural chemicals in your body that make you feel happy

Some of the featured types of therapeutic massages we offer include:

- Deep Tissue
- Swedish Massage
- Sports Massage
- Trigger Point Massage
- Stretch Massage
- Couples Massage
- Prenatal Massage

Employees

Lomi Lomi Spa is currently operated by one experienced and licensed massage therapist with the potential to increase to three licensed massage therapists.

Hours of Operation

Lomi Lomi Spa will be open seven days a week as follows:

- Monday-Saturday 10:00am-9:00pm
- Sunday 11:00am-8:00pm

Spa Design

Lomi Lomi Spa's current floor plan of the approximate 902 square foot massage spa will not be changed. Please see the current floor plan attached as "Exhibit A".

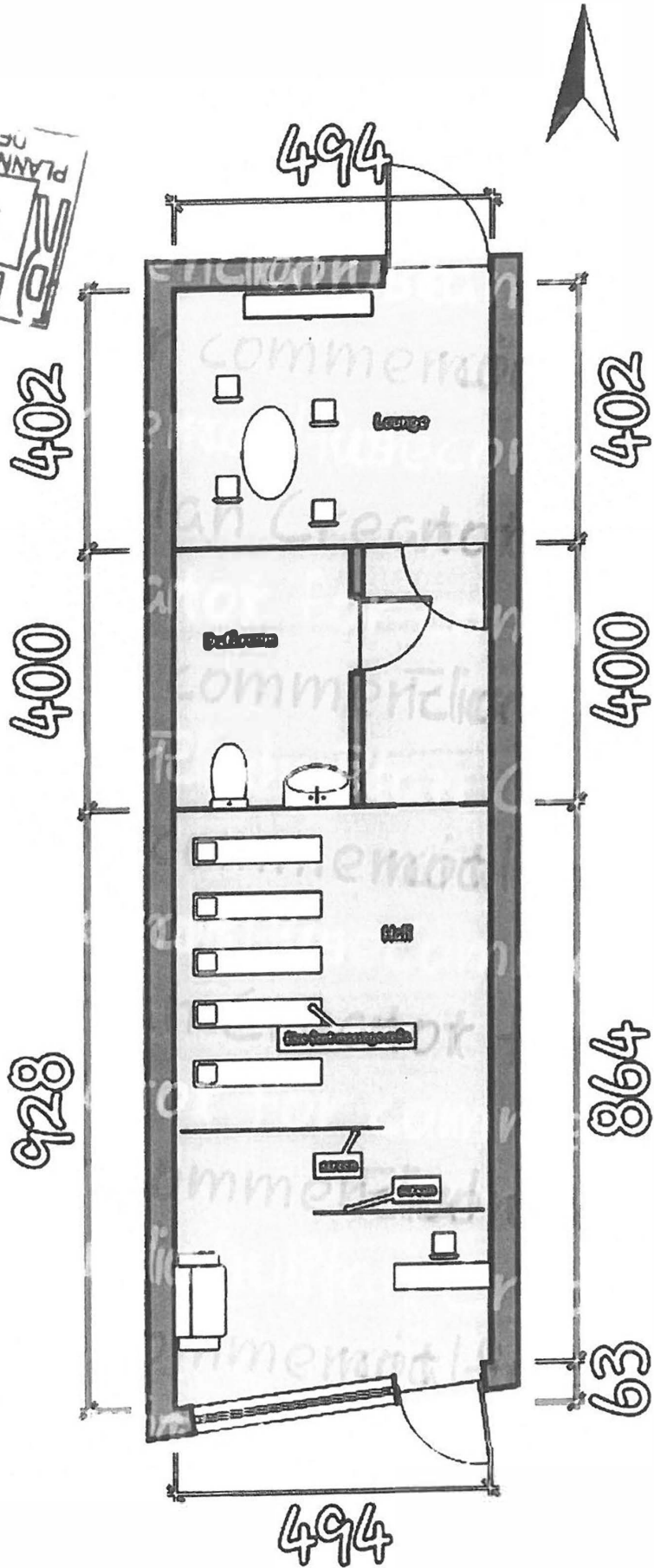
Pricing Strategy

Lomi Lomi Spa's pricing will be moderate so customers feel they receive great value when patronizing the spa. The customer can expect to receive quality massages and personalized attention during and after their visit.

I look forward to serving the Palatine and surrounding area communities.

Yudan Zheng

RECEIVED
SEP 22 2014
PLANNING & ECONOMIC
DEVELOPMENT



ORDINANCE NO. 0-145-14

**AN ORDINANCE GRANTING A SPECIAL USE
1709 N. RAND ROAD (CASE NO. 14-100)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on November 10, 2014**

ORDINANCE NO. 0-145-14

**AN ORDINANCE GRANTING A SPECIAL USE
1709 N. RAND ROAD (CASE NO. 14-100)**

WHEREAS, pursuant to a petition and public hearing on October 28, 2014, 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 physical and health services pursuant to Section 11.03 (d) (23) of the Palatine Zoning Ordinance, on the following legally described property:

The Southeast 225.0 feet as measured at right angles to the Southeast line thereof of that part of Lot 1 lying Southwest of a line drawn from a point on the Southeast line thereof, 164.0 feet Northeast of the Southwest corner thereof to a point on the Northwest line thereof, 182.0 feet Northeast of the Northwest corner thereof, in Capri Gardens being a subdivision of part of the Southwest ¼ of Section 1 and part of the Southeast ¼ of Section 2, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois (excepting from the above described parcel, that part lying Northwest of a line drawn from a point on the Northeast line thereof, 198.25 feet Northwest of the Southeast corner thereof to a point on the Southwest line thereof, 201.39 feet Northwest of the Southwest corner thereof).

commonly known as 1709 N. Rand Rd. (PIN #02-01-307-015)

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 physical and health services pursuant to Section 11.03 (d) (23) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition:

1. The Special Use shall substantially conform to the business plan attached hereto as Exhibit 'A,' and the floor plan attached hereto as Exhibit 'B,' except as such plans may be changed to conform to Village Codes and Ordinances.

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 10th day of November, 2014

AYES: 6 **NAYS:** 0 **ABSENT:** 0 **PASS:** 0

APPROVED by me this 10th day of November, 2014



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
10th day of November, 2014



Village Clerk

Business Plan



■ Projects

Foot massage parlors my business is to give guests a place to relax and body care.

Organs of human organs in various parts of the foot reflex zones have used massage to stimulate reflex zones, through the blood circulation, nerve conduction, can regulate the function of balance and restore organ function, receive healing and fitness effect.

Chinese TCM theory records, people have "four" - the ears, bridge of the nose, breast root and foot root, which is four feet of the root. Old people feet first failure, wood dry root up first, the importance of the foot on the human body visible.

Reflexology principle is: "Because foot ground, the force of gravity so that the blood can not reflow, through foot massage to stimulate blood circulation, so blood flow back up, be fit and healthy.

"There are ten million soles of the feet and toes nerves and blood vessels, if not massage the reflex zones, just a little foot massage, or have a health effect."

Diabetic patients often due to exacerbations derived feet amputated, the key problems of peripheral nerves in the foot. Patients suffering from diabetes, you

should always accept foot massage, let the blood around the peripheral nerves.

Kidney patients also should do foot massage. If the patient has muscle necrosis or ulceration phenomenon, is not suitable for foot massage.

Reflexology helpful for people with chronic diseases of the largest, such as frequent insomnia, physical weakness, etc., were foot massage, a significant effect.

Customers do not need to do daily foot massage, which it will damage the muscles. After a massage, muscles relax, blood circulation to the next day, still have utility in this regard, you can come back every couple of days to do.



■ Hours

7 days a week

10:00 am - 9:00 pm

■ Employees

Advance two employees, a steady increase in the number of employees after business. *Maximum of 4 to 5 employees*

5 total massage chairs

■ menu

Special Foot massage : \$ 28 / per hour

ORDINANCE NO. O-92-19

**AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-145-14
1709 N. RAND ROAD**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on November 4, 2019**

ORDINANCE NO. 0-92-19

AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-145-14
1709 N. RAND ROAD

WHEREAS, Ordinance #O-145-14 granted a Special Use to permit a foot massage business on the property commonly known as 1709 N. Rand Road; and

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

WHEREAS, since the Village Council did meet on November 4, 2019 to review a request by Hong Li (Sunny Spa) that the Special Use be transferred to permit the continued operation of a massage business with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Hong Li (Sunny Spa) be approved without amendment.

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

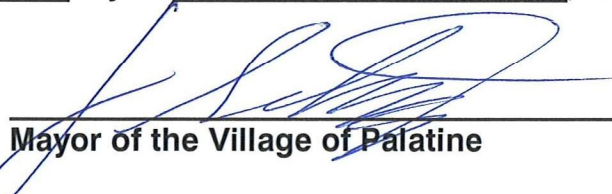
SECTION 1: That the Special Use granted by Ordinance #O-145-14 is hereby transferred to Hong Li (Sunny Spa), to permit the continued operation of a massage business.

SECTION 2: All conditions of Special Use Ordinance #O-145-14, as amended, shall remain in full force and effect.

DATED: This 4 day of November, 2019

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 4 day of November, 2019



Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this 4 day of November, 2019.



Village Clerk

Business Plan

Business Name: Sunny Spa LLC

Owner: Hong Li

Type of Service Offered: Foot and Body Massage

Hours of Operation:

Mon ~ Sat : 10:00 AM to 9:00 PM

Sun: 11:00 AM to 9:00 PM

Number of Employees: 2

Perspective Customers: People who need muscle relaxation or relieve of body pain.

Perspective gross income: 150,000 per year

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash at 1220 N. Rand Road

BACKGROUND:

The Subject Property contains an existing car wash, which received Special Use approval in 1986. Since its initial approval and operation, the car wash was transferred several times, most recently in 2023, and completed a Special Use Amendment and building redevelopment in 2015. Dream Clean Car Wash (DCCW, LLC) has since acquired the property and car wash and is therefore requesting the following:

Transfer of Special Use Ordinance #133-86, as amended by Ordinance #O-111-15.

KEY ISSUES:

- The Petitioner, Dream Clean Car Wash, operates another Palatine car wash at the southwest corner of Hicks Road and Lake Cook Road. Additionally, Dream Clean Car Wash operates six other car wash facilities in the Chicago Suburbs.
- Excepting the name and ownership changes, there are no other substantive changes proposed to the car wash. The proposed hours of operation (8 AM to 8 PM daily) are also consistent with the previous operators.

BUDGET IMPACT:

N/A

RECOMMENDATION:

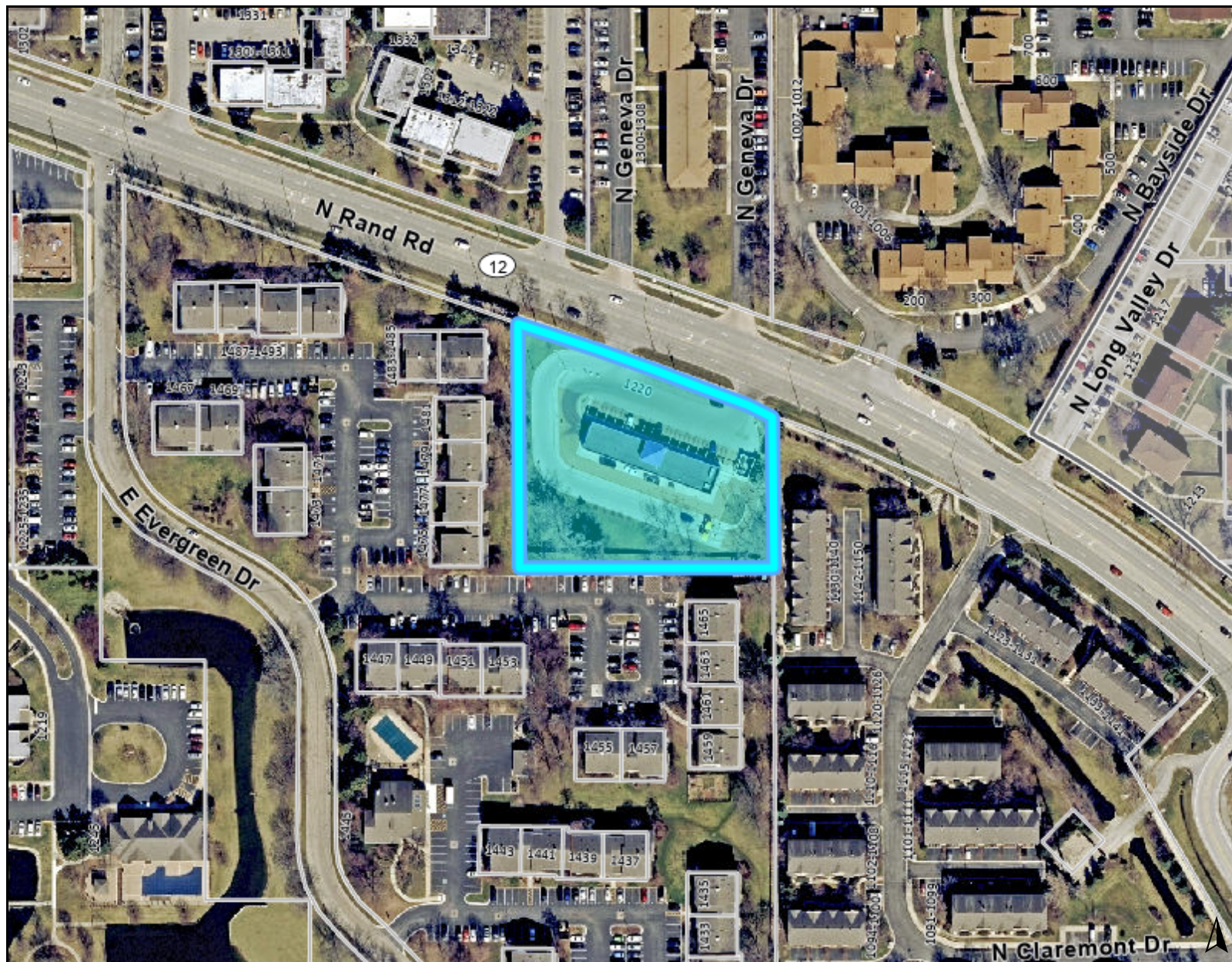
Staff recommends approval of the Special Use Transfer at 1220 N. Rand Road.

ACTION REQUIRED:

Motion to approve an ordinance granting a Special Use Transfer for the car wash at 1220 N. Rand Road.

ATTACHMENTS:

1. Aerial Map - 1220 N. Rand Road
2. ORD SUT 1220 N Rand Rd
3. EXHIBIT - Special Use Transfer Transmittal Letter Vyverberg ltr 12.02.25
4. EXHIBIT - Dream Clean SUT application - redacted
5. 1986 Special Use Ordinance
6. 2015 Special Use Amendment



Legend

Notes

0 300 600
ft

Print Date: 12/2/2025

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

ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-133-86
1220 NORTH RAND ROAD**

WHEREAS, Ordinance # O-133-86 granted a Special Use for a car wash, which was further amended by Ordinance #O-111-15 on the property commonly known as 1220 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 December 8, 2025 to review a request by DCCW, LLC (d/b/a Dream Clean Car Wash), that the Special Use be transferred to permit the continued operation of a car wash, with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to DCCW, LLC (d/b/a Dream Clean Car Wash), be approved, without amendment.

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

SECTION 1: That the Special Use granted by Ordinance # O-133-86, as amended by Ordinance #O-111-15 , is hereby transferred to DCCW, LLC (d/b/a Dream Clean Car Wash), to permit the continued operation of a car wash, subject to the following conditions:

SECTION 2: All conditions of Special Use Ordinance # O-133-86, as amended by Ordinance #O-111-15 shall remain in full force and effect.

DATED: This ____ day of _____, 2025

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

APPROVED by me this ____ day of _____, 2025

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2025

Village Clerk

LAW OFFICES
ZUKOWSKI, ROGERS, FLOOD & McARDLE
50 VIRGINIA STREET
CRYSTAL LAKE, ILLINOIS 60014

CRAIG S. KRANDEL
ckrandel@zrfmlaw.com

(815)459-2050
FAX (815)459-9057
www.zrfmlaw.com

December 2, 2025

Village of Palatine
200 E. Wood Street
Palatine, IL 60067
Community Development Department

Attn: Ben Vyverberg, Director of Planning and Zoning

Via email: BVyverberg@palatine.il.us

Re: Dream Clean Car Wash Development at 1220 N. Rand Rd.
Purchase from Wicked Quick Car Wash/Transfer of Special Use

Dear Ben:

In follow up to our prior communications relating to our clients' purchase of the above property, and their application for transfer of Special Use please be advised as follows:

1. We have provided our client's Special Use Transfer form. Please advise if anything more required at this time.
2. As discussed, our client is not making any changes to the building or site other than signage as necessary per change of branding and new owner's name, etc. The sign package application is in process as well. If any ability to assist with expediting our client's sign application please advise.

3. The operation of the car wash will be substantially the same as the prior owner and will include the following amenities and terms of operation:
 - A. Automated car wash tunnel, systems to be updated to current standards and features.
 - B. Daily operation 8:00 a.m. to 8:00 p.m.
 - C. Free vacuum stations (customers as well non-customers)
 - D. Onsite staff during all business hours. Generally 3 employees during most hours.
 - E. No other significant changes to the Special Use operations as currently in place

If you wish to discuss this matter further or need anything more ahead of our appearance on December 8th please advise. Thank you for your assistance and consideration in these regards.

Sincerely,

Zukowski, Rogers, Flood & McArdle

By: _____


Craig S. Krandel

cc: Mitchell Zaveduk via email



SPECIAL USE TRANSFER

Department of Planning & Zoning

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

Required Materials

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

Business Owner(s):

DCCW Palatine II, LLC

Subject Property Address:

1220 N. Rand Rd., Palatine, IL

The owner(s) listed above are requesting that Special Use Ordinance # 0-111-15 be transferred from A&W Car Wash, Inc. to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

No changes to the floor plan or underlying use. Hours of operation will be 8:00 AM to

8:00PM, seven days per week. We plan to have two to three employees on premises

during business hours. We plan to hire six employees. New signage will be

implemented to reflect the new business name (separate permit to be pursued).

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



SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S) DCCW Palatine II, LLC		Business Name (If applicable) Dream Clean	
Address 625 Greenleaf Avenue, Wilmette, IL 60091		City/State/Zip Code 625 Greenleaf Avenue, Wilmette, IL 60091	
Telephone [REDACTED]		Fax N/A	
Email mzaveduk@dreamcleancw.com			
Subject Property Address 1220 N. Rand Road, Palatine, IL			
AUTHORIZED AGENT (if applicable) Mitch Zaveduk Craig Krandel		Business Name (if applicable) Dream Clean Zukowski, Rogers, Flood & McArdle	
Address 625 Greenleaf Avenue, Wilmette, IL 60091		City/State/Zip Code 625 Greenleaf Avenue, Wilmette, IL 60091	
Telephone [REDACTED]		Fax N/A	
Email mzaveduk@dreamcleancw.com or ckrandel@zrfmlaw.com			

ORDINANCE NO. 0-133-86

AN ORDINANCE
GRANTING A SPECIAL USE
FOR AN AUTOMOBILE LAUNDRY
BOOKMAN PROPERTY

WHEREAS, pursuant to a petition and public hearing, held on September 15, 1986; of which public notice was given as required by law, the Planning, Building and Zoning Committee of the Palatine Village Board, in accordance with the Municipal Code of the Village of Palatine, in such case made and provided, has held such public hearing and reported its findings to the President and Board of Trustees of the Village of Palatine on the following legally described property:

That part of the southwest quarter of the northeast quarter of Section 12, Township 42 north, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Beginning at the southeast corner of the southwest quarter of the northeast quarter of said Section 17; thence west on the south line of the southwest quarter of the northeast quarter of said Section 12; 284.03 feet; thence north along a line which makes an angle of 89 degrees 52 minutes with the last described line as measured from east to north 380.44 feet to the northerly right of way line of Rand Road (U.S. Route 12); thence southeasterly along the said northerly right of way line, 298.55 feet to an intersection with the east line of the southwest quarter of the northeast quarter of said Section 12; thence southerly along the said east line of the southwest quarter of the northeast quarter of Section 12; 277.54 feet to the point of beginning.

commonly described as vacant property on the south side of Rand Road, 1,110 feet east of Baldwin Road.

(hereinafter sometimes called the "subject property").

and;

WHEREAS, the Village of Palatine has entered into a certain annexation agreement with the Owner and Contract Purchaser of the subject property, dated September 29, 1986, imposing certain conditions on the use of the subject property and the Special Use herein granted;

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

SECTION 1: A special use be granted for an automobile laundry pursuant to Section 6.03 of Appendix A, Zoning Ordinance of the Village of Palatine, subject to the following conditions:

1. Property shall be developed according to Exhibit "A" attached hereto and made a part hereof.

2. Subject property shall be redeveloped with a retail/office building in accordance with Exhibit "B" attached hereto and made a part hereof, and construction of said building shall begin within seven (7) years after the effective date of this ordinance, at which time the Special Use herein granted shall forthwith terminate and be of no further force or effect. Provided, however, that the Village may, but shall not be required to, grant an extension of up to three (3) years for said special use, to allow said retail/office building to be constructed on the subject property within ten (10) years after the effective date of this Ordinance, pursuant to a written request by the Contract Purchaser and accompanied by market information from the Owner or Contract Purchaser which in the sole judgment of the Village of Palatine justifies said extension.

3. If within seven (7) years after the adoption of this ordinance, or within such extended period as may be granted by the Village, a building permit has not been applied for and issued for said building and construction has not commenced on said building, the owner shall be charged with the following costs which shall become a lien on the subject property, enforceable by the Village in the manner provided by law for enforcement and foreclosure of liens:

All administrative overhead costs and out-of-pocket expenses of the Village, including legal fees, incurred in connection with the implementation and administration of the provisions

of the Annexation Agreement relating to the cessation of operation and vacation of the building upon termination of the special use or any extensions thereof.

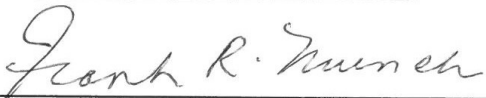
SECTION 2: That the petition for special use, a copy of the public notice and the report of the Planning, Building and Zoning Committee be attached hereto and form a part of this ordinance.

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 29 day of September, 1986

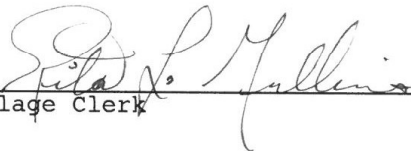
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 29 day of September, 1986



President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 29
day of September, 1986



Village Clerk

FOR: Administration

FROM: Community Development

RCK

DATE: 9/15/86

☒ ORDINANCE

DESCRIPTION Consider Ordinance Granting Special Use

☐ RESOLUTION

for an Automotive Laundry on the South Side of Rand Road.

☐ MOTION

(Bookman) DISTRICT: 4 (after annexation)

☐ PUBLIC HEARING

☐ DISCUSSION ONLY

BACKGROUND

Automotive Laundries, or car washes, are special uses in the "B-2" Zoning District. Petitioner is requesting annexation with "B-2" zoning and a special use for a car wash. Proposed is a 10-bay self-serve car wash with vacuum facilities.

DISCUSSION The line of bays are parallel to Rand Road. Cars will enter the facility from one of two entrances, circle around the rear, and enter the bays from the south. Per the standards for a car wash, there is plenty of room for queing. A proposed condition to the special use is the property being redeveloped with a retail/office building in accordance with plan submitted. Said construction to begin within seven years after approval. If construction is not commenced at seven years, the special use shall terminate.

The ordinance has been revised by Brad Glass to help insure that proposed retail/office building will be built within the time prescribed in Section 2 of the ordinance.

ALTERNATIVES

- 1) Approve special use.
- 2) Do not approve special use.

RECOMMENDATION OR CONCLUSION

Staff recommends approval of the special use. Standards for the special use have been met.

BUDGET IMPACT

Estimated Annual Village Property Tax Revenue of \$2,000.

ACTION REQUIRED

Motion to recommend approval of Special Use Ordinance for an automotive laundry.

BK:ev

ORDINANCE NO. 0-111-15

**AN ORDINANCE AMENDING SPECIAL USE ORDINANCE #0-133-86
1220 N. RAND ROAD**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on September 21, 2015**

ORDINANCE NO. 0-111-15

**AN ORDINANCE AMENDING SPECIAL USE ORDINANCE #0-133-86
1220 N. RAND ROAD**

WHEREAS, pursuant to a petition and public hearing on September 9, 2015, 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 Amendment to Special Use Ordinance #0-133-86 as amended to permit a new automated tunnel car wash on the following legally described property:

That part of the Southwest quarter of the Northeast quarter of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, lying South of the centerline of Rand Road (excepting the West 7 acres thereof) containing 1.4 acres in Cook County, as follows: Commencing at the Southeast corner of Southwest quarter of the Northeast quarter of Section 12, running thence West on South line of Southwest quarter of the Northeast quarter of Section 12 for a distance of 284.03 feet; thence North along a line which makes an angle of 89 degrees 52 minutes with last described line measured from East to North for a distance of 274 feet to an intersection with Southerly right of way line of Rand Road (U.S. Route 12); thence Southeasterly along said Southerly right of way line of Rand Road for a distance of 300 feet to an intersection with East line of the Southwest quarter of said Section 12, thence South along said East line of Southwest quarter of the Northeast quarter of Section 12, for a distance of 170.60 feet to the place of beginning, in Cook County, Illinois.

commonly known as 1220 N. Rand Road (PIN# 02-12-212-003).

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 Amendment to Special Use Ordinance #0-133-86 as amended to permit a new automated tunnel car wash, is hereby granted, subject to the following condition(s):

- 1. The Special Use Amendment shall substantially conform to the site plan and elevations submitted by the Petitioner and prepared by Arch America, dated 08/03/2015, except as such plans may be changed to conform to Village Codes and Ordinances.**
- 2. The barrier curb must be submitted in a manner acceptable to the Director of Planning and Zoning.**
- 3. An Illinois Department of Transportation permit will be required and subject to final building permit approval.**
- 4. A Metropolitan Water Reclamation District permit will be required and subject to final building permit approval.**
- 5. The final fire alarm/sprinkler system plan shall be submitted in a manner acceptable to the Fire Marshall and subject to final building permit approval.**
- 6. A lighting plan must be submitted in a manner acceptable to the Village Engineer and subject to final building permit approval.**

7. The landscaping and fence plan must be submitted in a manner acceptable to the Director of Planning and Zoning.

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 21st day of September, 2015

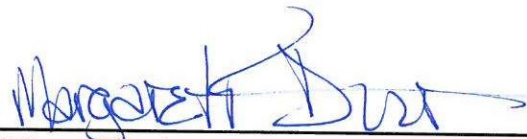
AYES: 6 **NAYS:** 0 **ABSENT:** 0 **PASS:** 0

APPROVED by me this 21st day of September, 2015



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
21st day of September, 2015



Village Clerk

Dr. GREGORY CHURCH, the author of *THE GUNNERS' GARDEN* (1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671

STUDY DESIGN: A cross-sectional study was conducted in 1997 in 100 randomly selected households in the district of Kollam, Kerala, India. The study was conducted in 100 randomly selected households in the district of Kollam, Kerala, India. The study was conducted in 100 randomly selected households in the district of Kollam, Kerala, India.

POLYMERIZATION CHARGE DECISIONS:

GRAND ROAD (ROUTE 12)



THESE

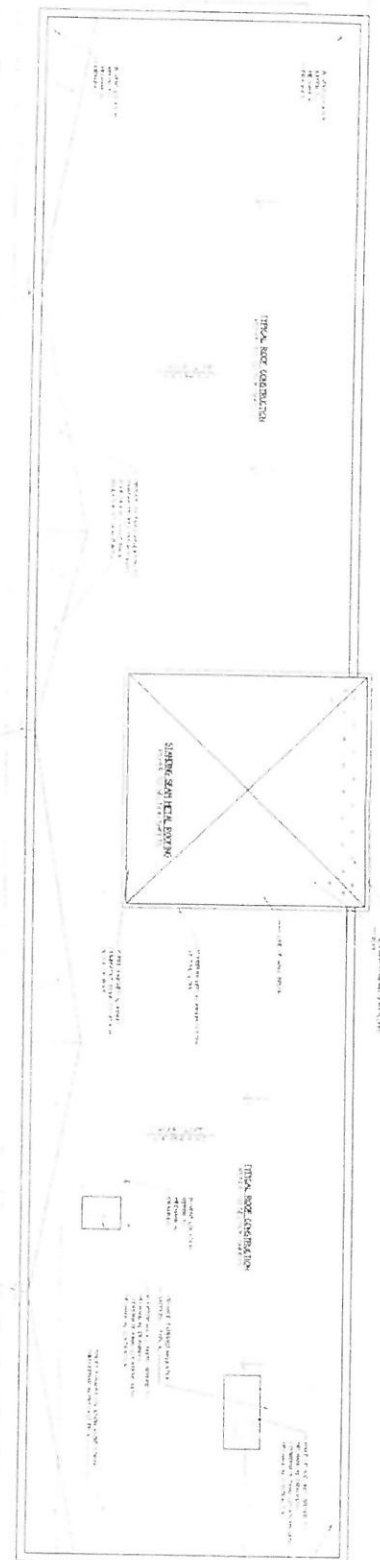


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Case	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200

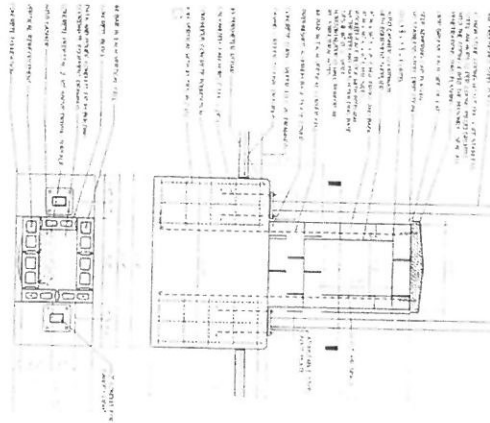
PROJECT: FISH BOTTLE
DATE: 04/04/04
SITE AREA:
PROJECT: FISH BOTTLE
DATE: 04/04/04
SITE AREA:

1. *How many times have you been in a fight?* (11/1/88, 12/7/88, 4/89, 5/89, 6/89, 7/89, 8/89, 9/89, 10/89, 11/89, 12/89, 1/90, 2/90, 3/90, 4/90, 5/90, 6/90, 7/90, 8/90, 9/90, 10/90, 11/90, 12/90, 1/91, 2/91, 3/91, 4/91, 5/91, 6/91, 7/91, 8/91, 9/91, 10/91, 11/91, 12/91, 1/92, 2/92, 3/92, 4/92, 5/92, 6/92, 7/92, 8/92, 9/92, 10/92, 11/92, 12/92, 1/93, 2/93, 3/93, 4/93, 5/93, 6/93, 7/93, 8/93, 9/93, 10/93, 11/93, 12/93, 1/94, 2/94, 3/94, 4/94, 5/94, 6/94, 7/94, 8/94, 9/94, 10/94, 11/94, 12/94, 1/95, 2/95, 3/95, 4/95, 5/95, 6/95, 7/95, 8/95, 9/95, 10/95, 11/95, 12/95, 1/96, 2/96, 3/96, 4/96, 5/96, 6/96, 7/96, 8/96, 9/96, 10/96, 11/96, 12/96, 1/97, 2/97, 3/97, 4/97, 5/97, 6/97, 7/97, 8/97, 9/97, 10/97, 11/97, 12/97, 1/98, 2/98, 3/98, 4/98, 5/98, 6/98, 7/98, 8/98, 9/98, 10/98, 11/98, 12/98, 1/99, 2/99, 3/99, 4/99, 5/99, 6/99, 7/99, 8/99, 9/99, 10/99, 11/99, 12/99, 1/00, 2/00, 3/00, 4/00, 5/00, 6/00, 7/00, 8/00, 9/00, 10/00, 11/00, 12/00, 1/01, 2/01, 3/01, 4/01, 5/01, 6/01, 7/01, 8/01, 9/01, 10/01, 11/01, 12/01, 1/02, 2/02, 3/02, 4/02, 5/02, 6/02, 7/02, 8/02, 9/02, 10/02, 11/02, 12/02, 1/03, 2/03, 3/03, 4/03, 5/03, 6/03, 7/03, 8/03, 9/03, 10/03, 11/03, 12/03, 1/04, 2/04, 3/04, 4/04, 5/04, 6/04, 7/04, 8/04, 9/04, 10/04, 11/04, 12/04, 1/05, 2/05, 3/05, 4/05, 5/05, 6/05, 7/05, 8/05, 9/05, 10/05, 11/05, 12/05, 1/06, 2/06, 3/06, 4/06, 5/06, 6/06, 7/06, 8/06, 9/06, 10/06, 11/06, 12/06, 1/07, 2/07, 3/07, 4/07, 5/07, 6/07, 7/07, 8/07, 9/07, 10/07, 11/07, 12/07, 1/08, 2/08, 3/08, 4/08, 5/08, 6/08, 7/08, 8/08, 9/08, 10/08, 11/08, 12/08, 1/09, 2/09, 3/09, 4/09, 5/09, 6/09, 7/09, 8/09, 9/09, 10/09, 11/09, 12/09, 1/10, 2/10, 3/10, 4/10, 5/10, 6/10, 7/10, 8/10, 9/10, 10/10, 11/10, 12/10, 1/11, 2/11, 3/11, 4/11, 5/11, 6/11, 7/11, 8/11, 9/11, 10/11, 11/11, 12/11, 1/12, 2/12, 3/12, 4/12, 5/12, 6/12, 7/12, 8/12, 9/12, 10/12, 11/12, 12/12, 1/13, 2/13, 3/13, 4/13, 5/13, 6/13, 7/13, 8/13, 9/13, 10/13, 11/13, 12/13, 1/14, 2/14, 3/14, 4/14, 5/14, 6/14, 7/14, 8/14, 9/14, 10/14, 11/14, 12/14, 1/15, 2/15, 3/15, 4/15, 5/15, 6/15, 7/15, 8/15, 9/15, 10/15, 11/15, 12/15, 1/16, 2/16, 3/16, 4/16, 5/16, 6/16, 7/16, 8/16, 9/16, 10/16, 11/16, 12/16, 1/17, 2/17, 3/17, 4/17, 5/17, 6/17, 7/17, 8/17, 9/17, 10/17, 11/17, 12/17, 1/18, 2/18, 3/18, 4/18, 5/18, 6/18, 7/18, 8/18, 9/18, 10/18, 11/18, 12/18, 1/19, 2/19, 3/19, 4/19, 5/19, 6/19, 7/19, 8/19, 9/19, 10/19, 11/19, 12/19, 1/20, 2/20, 3/20, 4/20, 5/20, 6/20, 7/20, 8/20, 9/20, 10/20, 11/20, 12/20, 1/21, 2/21, 3/21, 4/21, 5/21, 6/21, 7/21, 8/21, 9/21, 10/21, 11/21, 12/21, 1/22, 2/22, 3/22, 4/22, 5/22, 6/22, 7/22, 8/22, 9/22, 10/22, 11/22, 12/22, 1/23, 2/23, 3/23, 4/23, 5/23, 6/23, 7/23, 8/23, 9/23, 10/23, 11/23, 12/23, 1/24, 2/24, 3/24, 4/24, 5/24, 6/24, 7/24, 8/24, 9/24, 10/24, 11/24, 12/24, 1/25, 2/25, 3/25, 4/25, 5/25, 6/25, 7/25, 8/25, 9/25, 10/25, 11/25, 12/25, 1/26, 2/26, 3/26, 4/26, 5/26, 6/26, 7/26, 8/26, 9/26, 10/26, 11/26, 12/26, 1/27, 2/27, 3/27, 4/27, 5/27, 6/27, 7/27, 8/27, 9/27, 10/27, 11/27, 12/27, 1/28, 2/28, 3/28, 4/28, 5/28, 6/28, 7/28, 8/28, 9/28, 10/28, 11/28, 12/28, 1/29, 2/29, 3/29, 4/29, 5/29, 6/29, 7/29, 8/29, 9/29, 10/29, 11/29, 12/29, 1/30, 2/30, 3/30, 4/30, 5/30, 6/30, 7/30, 8/30, 9/30, 10/30, 11/30, 12/30, 1/31, 2/31, 3/31, 4/31, 5/31, 6/31, 7/31, 8/31, 9/31, 10/31, 11/31, 12/31, 1/32, 2/32, 3/32, 4/32, 5/32, 6/32, 7/32, 8/32, 9/32, 10/32, 11/32, 12/32, 1/33, 2/33, 3/33, 4/33, 5/33, 6/33, 7/33, 8/33, 9/33, 10/33, 11/33, 12/33, 1/34, 2/34, 3/34, 4/34, 5/34, 6/34, 7/34, 8/34, 9/34, 10/34, 11/34, 12/34, 1/35, 2/35, 3/35, 4/35, 5/35, 6/35, 7/35, 8/35, 9/35, 10/35, 11/35, 12/35, 1/36, 2/36, 3/36, 4/36, 5/36, 6/36, 7/36, 8/36, 9/36, 10/36, 11/36, 12/36, 1/37, 2/37, 3/37, 4/37, 5/37, 6/37, 7/37, 8/37, 9/37, 10/37, 11/37, 12/37, 1/38, 2/38, 3/38, 4/38, 5/38, 6/38, 7/38, 8/38, 9/38, 10/38, 11/38, 12/38, 1/39, 2/39, 3/39, 4/39, 5/39, 6/39, 7/39, 8/39, 9/39, 10/39, 11/39, 12/39, 1/40, 2/40, 3/40, 4/40, 5/40, 6/40, 7/40, 8/40, 9/40, 10/40, 11/40, 12/40, 1/41, 2/41, 3/41, 4/41, 5/41, 6/41, 7/41, 8/41, 9/41, 10/41, 11/41, 12/41, 1/42, 2/42, 3/42, 4/42, 5/42, 6/42, 7/42, 8/42, 9/42, 10/42, 11/42, 12/42, 1/43, 2/43, 3/43, 4/43,

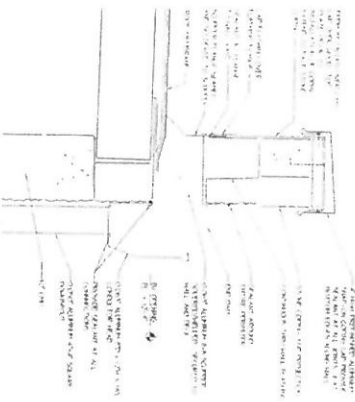
DATE _____1of 19 cases



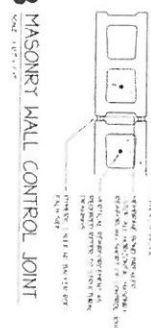
ROOF PLAN
SCALE: 1/8" = 1'-0"



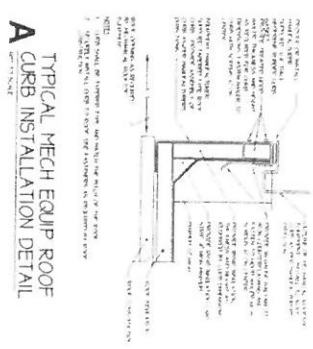
E AUTO CASHIER DETAIL
SCALE: 1/4" = 1'-0"



C DETAIL - OVER-FLOW SCUPPER
SCALE: 1/4" = 1'-0"



B MASONRY WALL CONTROL JOINT
SCALE: 1/4" = 1'-0"



A TYPICAL MECH EQUIP ROOF CURB INSTALLATION DETAIL
SCALE: 1/4" = 1'-0"



ARCH AMERICA, INC.
12201 RAND ROAD, PLATINE, ILLINOIS 60451
TEL: (815) 461-1000
FAX: (815) 461-1001
WWW.ARCHAMERICA.COM

ROOF PLAN AND DETAILS

NEW CAR WASH FACILITY FOR
A & W Car Wash
12201 RAND ROAD PLATINE, ILLINOIS



A3

1528

DATE



(d) *Constitutional*—addressing the separation of the material world, in that the whole, without either consent or agreement, acts as a boundary or pre-constituted law of the material world and not be subject to legal provisions.

[illegible]

1528

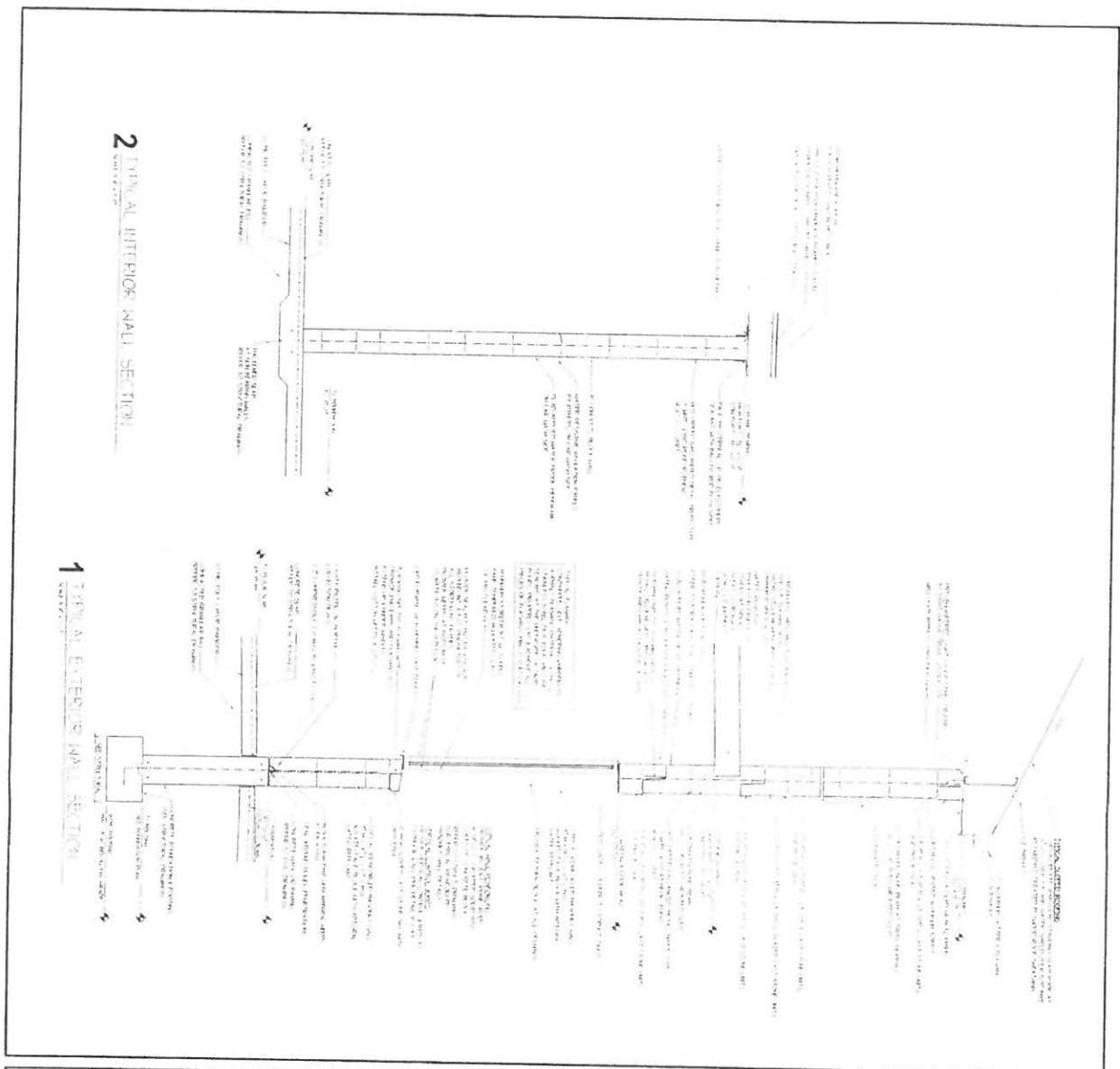
FROM THE JOURNAL OF
JUNE 1975, P. 115

DATE _____

SECTIONS

NEW CAR WASH FACILITY FOR
A & W Car Wash

ARCH AMERICA



Roofing

1. ROOFING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
2. ROOFING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
3. ROOFING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
4. ROOFING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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8. ROOFING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
9. ROOFING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
10. ROOFING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

Painting

1. PAINTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
2. PAINTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
3. PAINTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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9. PAINTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
10. PAINTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

Sealants & Caulking

1. SEALANTS & CAULKING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
2. SEALANTS & CAULKING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
3. SEALANTS & CAULKING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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9. SEALANTS & CAULKING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
10. SEALANTS & CAULKING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

Insulation

1. INSULATION SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
2. INSULATION SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
3. INSULATION SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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9. INSULATION SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
10. INSULATION SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

Masonry

1. MASONRY SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
2. MASONRY SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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9. MASONRY SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
10. MASONRY SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

SECTIONS & SPECIFICATIONS

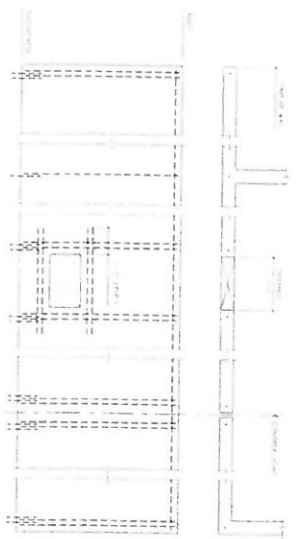
NEW CAR WASH FACILITY FOR
A & W Car Wash
 12337 RAND ROAD PALATKA FLORIDA



A6

1528

DATE



TYPICAL REINFORCED MASONRY WALL

1. WALL THICKNESS SHALL BE 16" UNLESS OTHERWISE NOTED.

2. REINFORCEMENT SHALL BE #4 BARS AT 16" O.C. MINIMUM.

3. WALLS SHALL BE CONCRETE FILL WITH REINFORCED MASONRY EXTERIOR AND INTERIOR SURFACES.

4. WALLS SHALL BE FINISHED WITH 1/2" PLASTER OR EQUIVALENT.

5. WALLS SHALL BE ANCHORED TO FOUNDATION AND ROOF SLAB.

6. WALLS SHALL BE PROTECTED FROM MOISTURE AND WEATHER.

7. WALLS SHALL BE MAINTAINED AND REPAIRED AS NEEDED.



TYPICAL BOND BEAM DETAILS

1. BOND BEAM SHALL BE 16" THICK.

2. REINFORCEMENT SHALL BE #4 BARS AT 16" O.C. MINIMUM.

3. BOND BEAM SHALL BE CONCRETE FILL WITH REINFORCED MASONRY EXTERIOR AND INTERIOR SURFACES.

4. BOND BEAM SHALL BE FINISHED WITH 1/2" PLASTER OR EQUIVALENT.

5. BOND BEAM SHALL BE ANCHORED TO FOUNDATION AND ROOF SLAB.

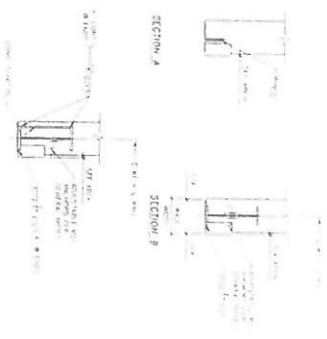
6. BOND BEAM SHALL BE PROTECTED FROM MOISTURE AND WEATHER.

7. BOND BEAM SHALL BE MAINTAINED AND REPAIRED AS NEEDED.

1 TYPICAL REINFORCED MASONRY WALL DETAILS

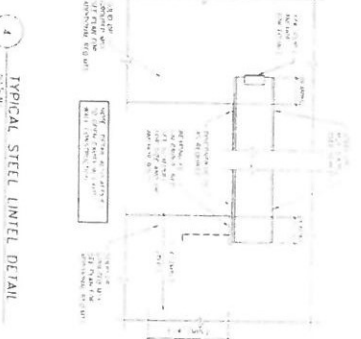
2 TYPICAL BOND BEAM DETAILS

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	16" x 16" x 16" LINTEL	1	EA	100.00	100.00
2	16" x 16" x 16" LINTEL	1	EA	100.00	100.00
3	16" x 16" x 16" LINTEL	1	EA	100.00	100.00
4	16" x 16" x 16" LINTEL	1	EA	100.00	100.00
5	16" x 16" x 16" LINTEL	1	EA	100.00	100.00



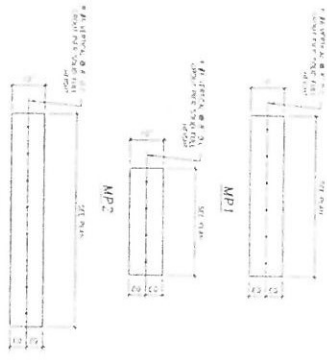
3 TYPICAL STEEL LINTEL SECTIONS

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	16" x 16" x 16" LINTEL	1	EA	100.00	100.00
2	16" x 16" x 16" LINTEL	1	EA	100.00	100.00
3	16" x 16" x 16" LINTEL	1	EA	100.00	100.00
4	16" x 16" x 16" LINTEL	1	EA	100.00	100.00
5	16" x 16" x 16" LINTEL	1	EA	100.00	100.00



4 TYPICAL STEEL LINTEL DETAIL

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	16" x 16" x 16" BEARING PLATE	1	EA	100.00	100.00
2	16" x 16" x 16" BEARING PLATE	1	EA	100.00	100.00
3	16" x 16" x 16" BEARING PLATE	1	EA	100.00	100.00
4	16" x 16" x 16" BEARING PLATE	1	EA	100.00	100.00
5	16" x 16" x 16" BEARING PLATE	1	EA	100.00	100.00



5 MASONRY PIER DETAILS

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	16" x 16" x 16" REINFORCED MASONRY WALL	1	EA	100.00	100.00
2	16" x 16" x 16" REINFORCED MASONRY WALL	1	EA	100.00	100.00
3	16" x 16" x 16" REINFORCED MASONRY WALL	1	EA	100.00	100.00
4	16" x 16" x 16" REINFORCED MASONRY WALL	1	EA	100.00	100.00
5	16" x 16" x 16" REINFORCED MASONRY WALL	1	EA	100.00	100.00

S0.1

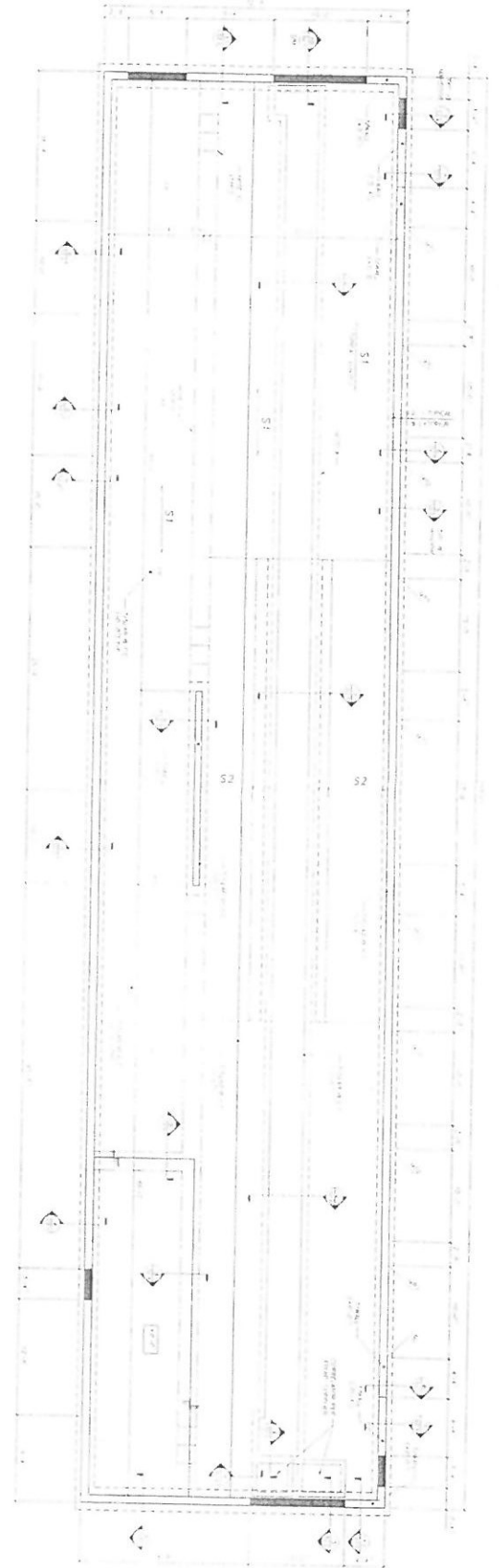
1528

DATE	BY	CHKD	APPD

SCHEDULES AND DETAILS

NEW CAR WASH FACILITY FOR
A & W Car Wash
1229 N RAND ROAD PALATINE ILLINOIS

mec MCGILL ENGINEERING
CORPORATION
STRUCTURAL ENGINEERS
1229 N RAND ROAD
PALATINE ILLINOIS 60067
(708) 391-1100
WWW.MEC-ENGINEERS.COM



FOUNDATION PLAN

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

NOTES:

1. FOUNDATION SHALL BE CONCRETE ON GRAVEL FILL.
2. ALL FOUNDATION SHALL BE 12" MIN. THICK.
3. ALL FOUNDATION SHALL BE 12" MIN. THICK.
4. ALL FOUNDATION SHALL BE 12" MIN. THICK.
5. ALL FOUNDATION SHALL BE 12" MIN. THICK.
6. ALL FOUNDATION SHALL BE 12" MIN. THICK.
7. ALL FOUNDATION SHALL BE 12" MIN. THICK.
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12. ALL FOUNDATION SHALL BE 12" MIN. THICK.
13. ALL FOUNDATION SHALL BE 12" MIN. THICK.
14. ALL FOUNDATION SHALL BE 12" MIN. THICK.
15. ALL FOUNDATION SHALL BE 12" MIN. THICK.

FOUNDATION PLAN

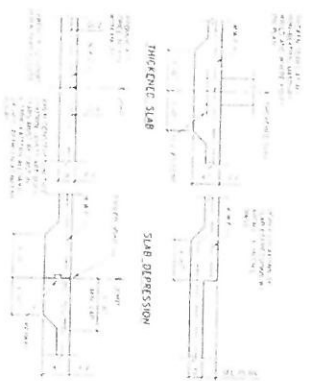
NEW CAR WASH FACILITY FOR
A & W Car Wash
 12001 RAND ROAD PALM BEACH, FLORIDA



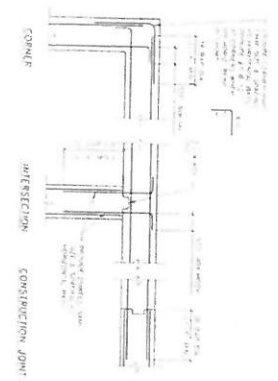
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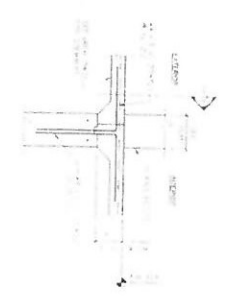
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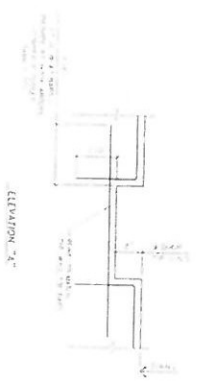
1 TYPICAL SLAB-ON-GRADE DETAILS



2 TYPICAL CONCRETE WALL DETAILS



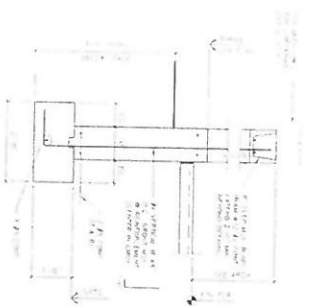
3 TYPICAL WALL DEPRESSION AT LANDPOOP



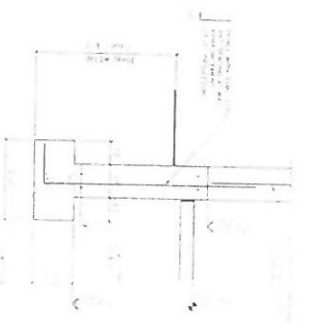
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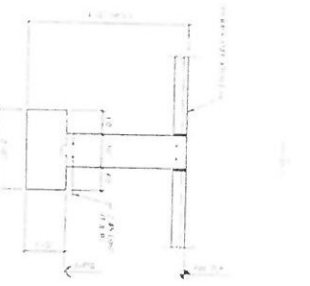
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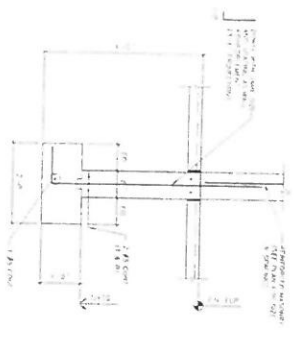
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6



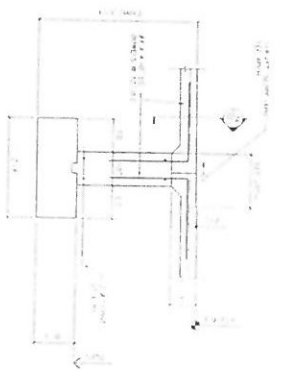
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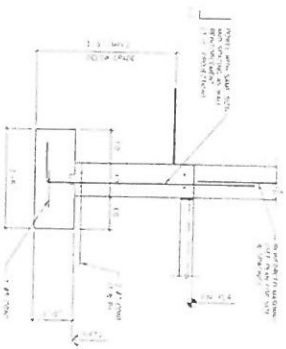
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9



10



11

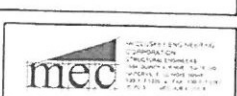
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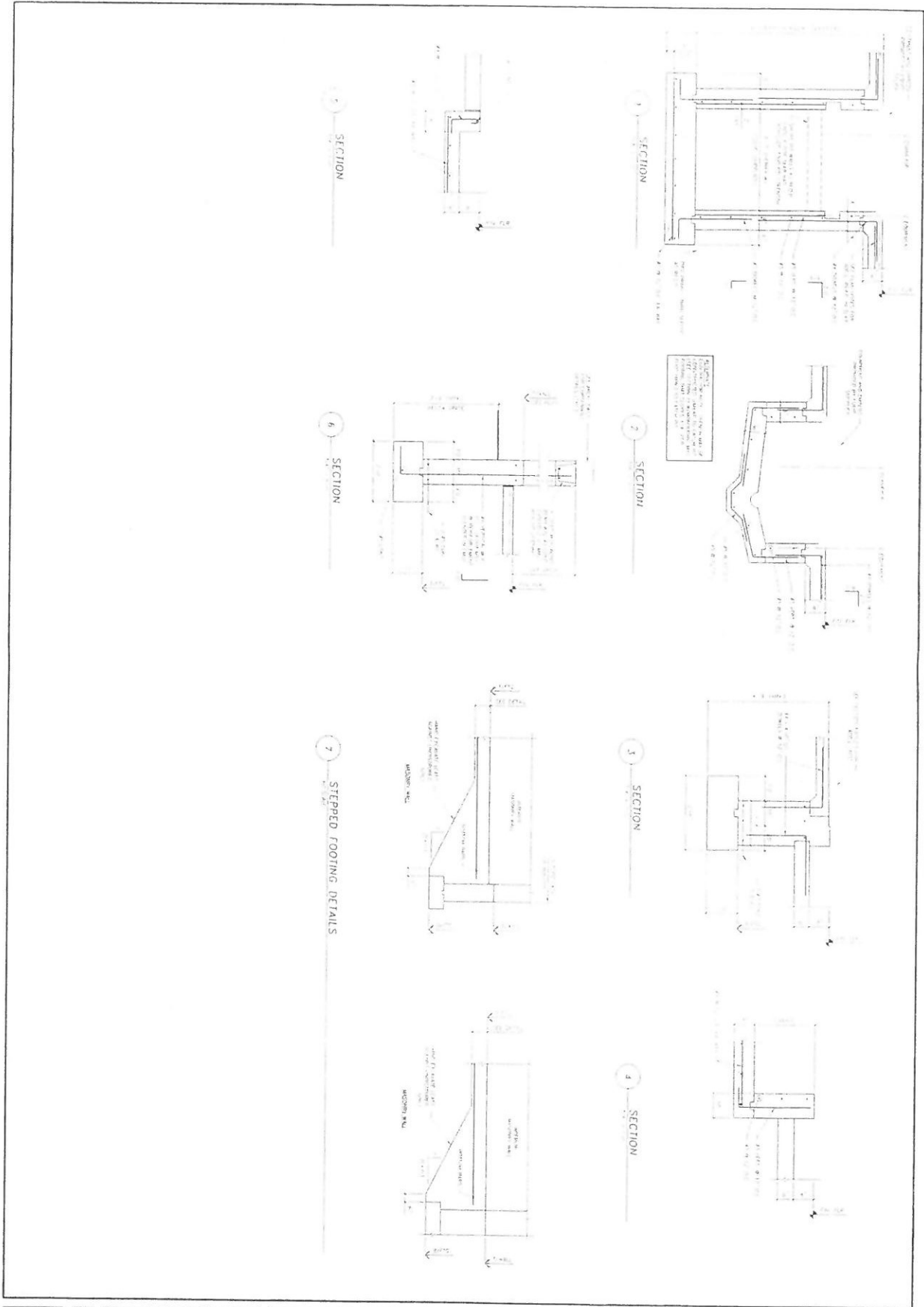
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DATE

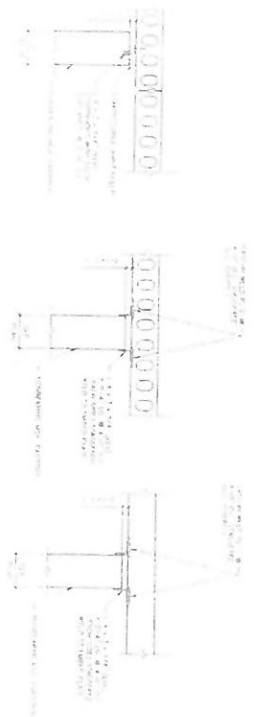
FOUNDATION SECTIONS AND DETAILS

NEW CAR WASH FACILITY FOR
A & W Car Wash
1220 N RAND ROAD, PALATKA, ILLINOIS





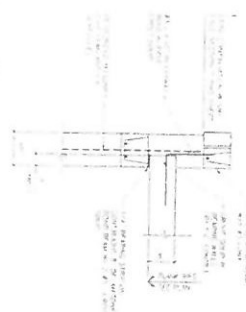
S2.2 of 3 Sheets	1528 1528	<table border="1"> <tr> <th>DATE</th> </tr> <tr> <td> </td> </tr> </table>	DATE		FOUNDATION SECTIONS AND DETAILS	NEW CAR WASH FACILITY FOR A & W Car Wash 1220 N. RAND ROAD PALATKA, ILLINOIS	 MECHANICAL ENGINEERING CORPORATION STRUCTURAL ENGINEERS 1220 N. RAND ROAD PALATKA, ILLINOIS 60130 TEL: (815) 398-1100 FAX: (815) 398-1101
			DATE				



1 TYPICAL DETAIL @ NON-BEARING MASONRY PARTITION



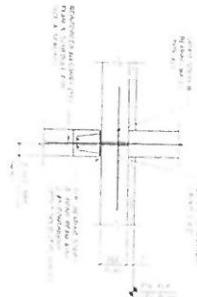
2 TYP. P.C. PLANK OPENING DETAIL



3 SECTION



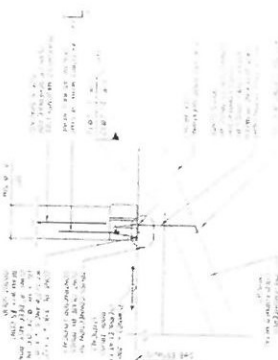
4 SECTION



5 SECTION



6 SECTION



7 SECTION

ROOF FRAMING SECTIONS AND DETAILS

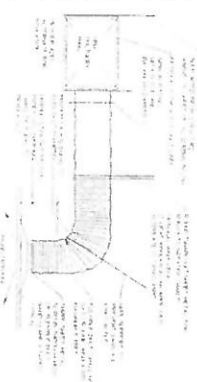
NEW CAR WASH FACILITY FOR
A & W Car Wash
1220 N RAND ROAD, PALATINE, ILLINOIS

mec MECHANICAL ENGINEERING
1220 N RAND ROAD, PALATINE, ILLINOIS 60067
TEL: 847-381-1100 FAX: 847-381-1101

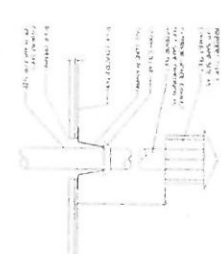
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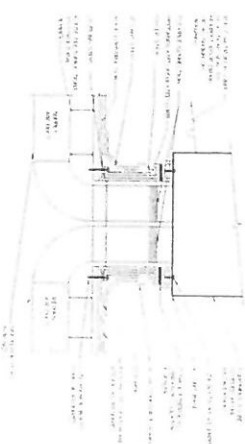
4 SHEET METAL DUCT DETAIL



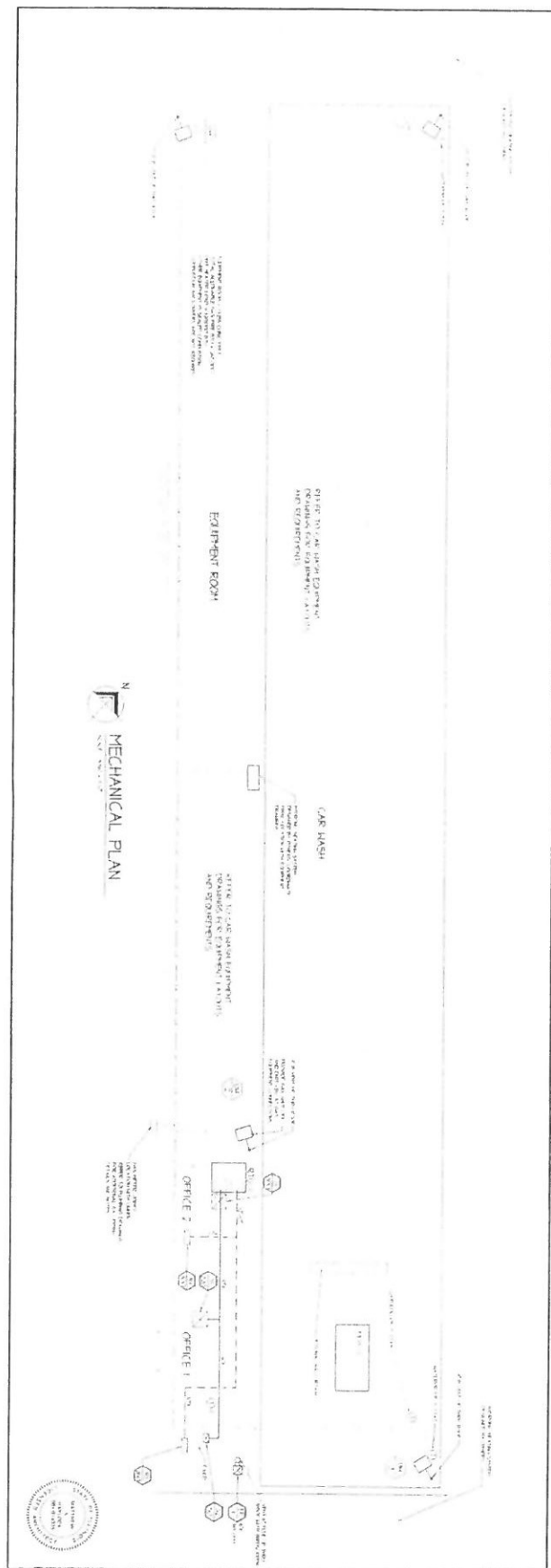
3 EXHAUST DUCT THRU ROOF



2 CONDENSATE DRAIN PIPING



1 AC-UNIT MOUNTING & DUCT PENETRATION DETAIL



Roof Top Unit Schedule

UNIT	TYPE	SIZE	LOCATION	REMARKS
1	ROOF TOP UNIT	12" X 12"	OFFICE 1	12" X 12" ROOF TOP UNIT
2	ROOF TOP UNIT	12" X 12"	OFFICE 2	12" X 12" ROOF TOP UNIT

Ventilation Schedule

UNIT	TYPE	SIZE	LOCATION	REMARKS
1	VENTILATION UNIT	12" X 12"	OFFICE 1	12" X 12" VENTILATION UNIT
2	VENTILATION UNIT	12" X 12"	OFFICE 2	12" X 12" VENTILATION UNIT

Exhaust Fan Schedule

UNIT	TYPE	SIZE	LOCATION	REMARKS
1	EXHAUST FAN	12" X 12"	OFFICE 1	12" X 12" EXHAUST FAN
2	EXHAUST FAN	12" X 12"	OFFICE 2	12" X 12" EXHAUST FAN

Unit Heater Schedule

UNIT	TYPE	SIZE	LOCATION	REMARKS
1	UNIT HEATER	12" X 12"	OFFICE 1	12" X 12" UNIT HEATER
2	UNIT HEATER	12" X 12"	OFFICE 2	12" X 12" UNIT HEATER

Make Up Air Unit Schedule

UNIT	TYPE	SIZE	LOCATION	REMARKS
1	MAKE UP AIR UNIT	12" X 12"	OFFICE 1	12" X 12" MAKE UP AIR UNIT
2	MAKE UP AIR UNIT	12" X 12"	OFFICE 2	12" X 12" MAKE UP AIR UNIT

General Mechanical Notes

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL HANDBOOK, 10TH EDITION, PUBLISHED BY THE MECHANICAL CONTRACTORS INSTITUTE.

2. ALL MATERIALS AND EQUIPMENT SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.

6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES IN PLACE AT ALL TIMES DURING CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.

8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES IN PLACE AT ALL TIMES DURING CONSTRUCTION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.

10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES IN PLACE AT ALL TIMES DURING CONSTRUCTION.

NEW CAR WASH FACILITY FOR
A & W Car Wash
1220 N. RANDOLPH ROAD, PALATKA, ILLINOIS



HVAC PLAN
DETAILS AND SCHEDULES

DATE _____

1528

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Plumbing General Notes

1. All work shall be in accordance with the latest edition of the International Plumbing Code (IPC) and the International Mechanical Code (IMC).
2. All materials and equipment shall be of standard quality and shall be approved by the local authority having jurisdiction.
3. All piping shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.
4. All piping shall be supported in accordance with the applicable code requirements.
5. All piping shall be painted in accordance with the applicable code requirements.
6. All piping shall be labeled in accordance with the applicable code requirements.
7. All piping shall be installed in a manner that does not interfere with other building systems.
8. All piping shall be installed in a manner that does not create a fire hazard.
9. All piping shall be installed in a manner that does not create a health hazard.
10. All piping shall be installed in a manner that does not create a safety hazard.

Plumbing Procedure Notes

1. All work shall be in accordance with the latest edition of the International Plumbing Code (IPC) and the International Mechanical Code (IMC).
2. All materials and equipment shall be of standard quality and shall be approved by the local authority having jurisdiction.
3. All piping shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.
4. All piping shall be supported in accordance with the applicable code requirements.
5. All piping shall be painted in accordance with the applicable code requirements.
6. All piping shall be labeled in accordance with the applicable code requirements.
7. All piping shall be installed in a manner that does not interfere with other building systems.
8. All piping shall be installed in a manner that does not create a fire hazard.
9. All piping shall be installed in a manner that does not create a health hazard.
10. All piping shall be installed in a manner that does not create a safety hazard.

Plumbing Material Notes

1. All materials and equipment shall be of standard quality and shall be approved by the local authority having jurisdiction.
2. All piping shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.
3. All piping shall be supported in accordance with the applicable code requirements.
4. All piping shall be painted in accordance with the applicable code requirements.
5. All piping shall be labeled in accordance with the applicable code requirements.
6. All piping shall be installed in a manner that does not interfere with other building systems.
7. All piping shall be installed in a manner that does not create a fire hazard.
8. All piping shall be installed in a manner that does not create a health hazard.
9. All piping shall be installed in a manner that does not create a safety hazard.
10. All piping shall be installed in a manner that does not create a safety hazard.

Plumbing Symbol List

Symbol	Description
	Water Supply Pipe
	Sewer Pipe
	Vent Pipe
	Drain Pipe
	Gas Pipe
	Riser Pipe
	Fixture Unit
	Water Heater
	Sump Pump
	Backflow Preventer
	Air Valve
	Check Valve
	Gate Valve
	Ball Valve
	Plug Valve
	Stop Valve
	Isolation Valve
	Air Valve
	Check Valve
	Gate Valve
	Ball Valve
	Plug Valve
	Stop Valve
	Isolation Valve

Plumbing Abbreviations List

Abbreviation	Description
AS	As Shown
AW	As Wished
BS	By Specification
CS	By Code
DS	By Design
ES	By Engineer
FS	By Fabricator
GS	By General
HS	By Hardware
IS	By Installer
JS	By Joiner
KS	By Kitchener
LS	By Lumber
MS	By Metal
NS	By Non-Ferrous
OS	By Other
PS	By Pipe
QS	By Quality
RS	By Riser
SS	By Steel
TS	By Trench
US	By Under
VS	By Valve
WS	By Water
XS	By X-ray
YS	By Y-axis
ZS	By Z-axis

Sanitary & Water Fixture Units

Unit	Sanitary	Water
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

Gas Piping Notes

1. All gas piping shall be installed in accordance with the latest edition of the International Gas Code (IGC).
2. All gas piping shall be supported in accordance with the applicable code requirements.
3. All gas piping shall be painted in accordance with the applicable code requirements.
4. All gas piping shall be labeled in accordance with the applicable code requirements.
5. All gas piping shall be installed in a manner that does not interfere with other building systems.
6. All gas piping shall be installed in a manner that does not create a fire hazard.
7. All gas piping shall be installed in a manner that does not create a health hazard.
8. All gas piping shall be installed in a manner that does not create a safety hazard.
9. All gas piping shall be installed in a manner that does not create a safety hazard.
10. All gas piping shall be installed in a manner that does not create a safety hazard.

Plumbing Schedule Notes

1. All work shall be in accordance with the latest edition of the International Plumbing Code (IPC) and the International Mechanical Code (IMC).
2. All materials and equipment shall be of standard quality and shall be approved by the local authority having jurisdiction.
3. All piping shall be installed in accordance with the manufacturer's instructions and the applicable code requirements.
4. All piping shall be supported in accordance with the applicable code requirements.
5. All piping shall be painted in accordance with the applicable code requirements.
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8. All piping shall be installed in a manner that does not create a fire hazard.
9. All piping shall be installed in a manner that does not create a health hazard.
10. All piping shall be installed in a manner that does not create a safety hazard.

Plumbing Fixture Schedule

Fixture	Quantity	Notes
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

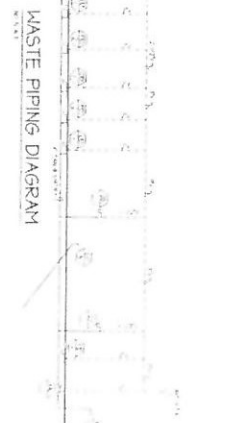
Drain Schedule

Drain	Quantity	Notes
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

Water Heater Schedule

Water Heater	Quantity	Notes
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

SUPPLY PIPING DIAGRAM



WASTE PIPING DIAGRAM



P1

1528

1000

DATE

PLUMBING GENERAL NOTES
AND SCHEDULES

NEW CAR WASH FACILITY FOR
A & W Car Wash
1227 N. RAND ROAD, PALATKA, FL 32909

ARCH AMERICA
10000 N. W. 10th Ave., Suite 100
Miami, FL 33150
Phone: 305.444.1000
Fax: 305.444.1001



GAS PIPING CONNECTION



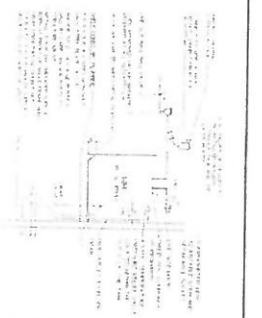
ROOF GAS PIPE SUPPORT



FLOOR CLEANOUT



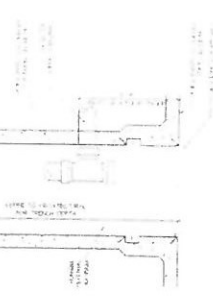
GRADE CLEANOUT



WATER HEATER DETAIL



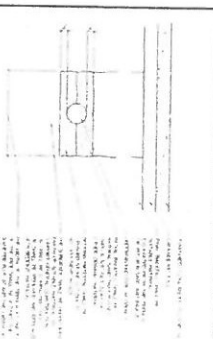
GAS PIPING THRU ROOF



CAR WASH TRENCH



VENT STACK



UNDERGROUND PIPING



WATER METER DETAIL



PLUMBING PLAN

PLUMBING GENERAL NOTES
RISER DIAGRAMS
AND SCHEDULES

NEW CAR WASH FACILITY FOR
A & W Car Wash
1272 N RAND ROAD PALATKA ILLINOIS

ARC AMERICA
1200 N. RAND ROAD, SUITE 100
PALATKA, ILLINOIS 60130

P2

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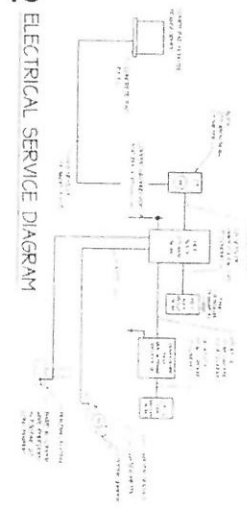
DATE

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1 STANDARD MOUNTING HEIGHTS



NEW YORK
FLOOR PLAN

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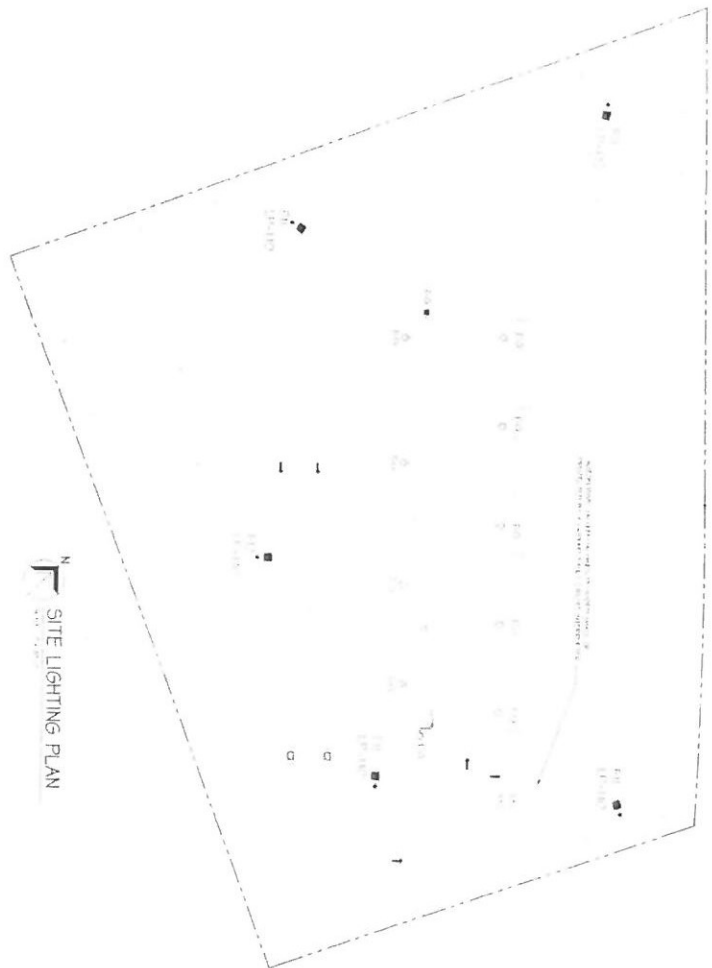
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ARGENT AMERICA
1-800-4-A-RENTAL • 1-414-271-1000 • Fax: 1-414-271-1000

A CONCRETE POLE BASE DETAIL



N
SITE LIGHTING PLAN



E3 Professional Engineer	1528 License Number	DATE 	ELECTRICAL SITE PLAN AND DETAILS	NEW CAR WASH FACILITY FOR A & W Car Wash 12201 RANDOLPH ROAD, PALM BEACH, FLORIDA	 ARC AMERICA

A & W Car Wash
1220 N. Rand Road
Palatine, IL 60074

BUSINESS PLAN

We are planning to operate as an automated tunnel car wash using the latest technologies with self-pay stations.

The washing operation will consist of soft foam brushes and heated drying systems, keeping the doors closed at all times. The facility will be handicap accessible. Staging lanes will que approximately thirty cars on the premises.

We intend to hire 3 employees and have 2-3 people working daily.

Operating hours: Mon-Sat: 7am-9pm; Sun: 7am-8pm

FINAL ENGINEERING PLANS FOR:
A & W CAR WASH
1220 N. RAND ROAD, PALATINE, IL
COOK COUNTY, NE 1/4 SECTION 12, TOWNSHIP 42N, RANGE 10E

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SHEET INDEX

C.O COVER SHEET

C.1.1 EXISTING CONDITIONS

C-1.2 DEMOLITION PLAN

C-2 PAVING PLAN

C-4 UTILITY PLAN

C-5.1 EROSION CONTROL PLAN

C.5.3 SWPPP FORMS & NOTES

C-6.2 DETAILS - 2

C-7 MWRD EXHIBIT

LEGEND

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VICINITY MAP
USGS - Lake Zurich Quad
4° 30' 2000'

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100% from the former Shuangshuang Laboratory

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PLANNING & ECONOMIC
DEVELOPMENT

BENCHMARK INFORMATION

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 3. NAME OF TEACHER
 4. DATE
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 7. STATE
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 9. PHONE
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 11. ADDRESS
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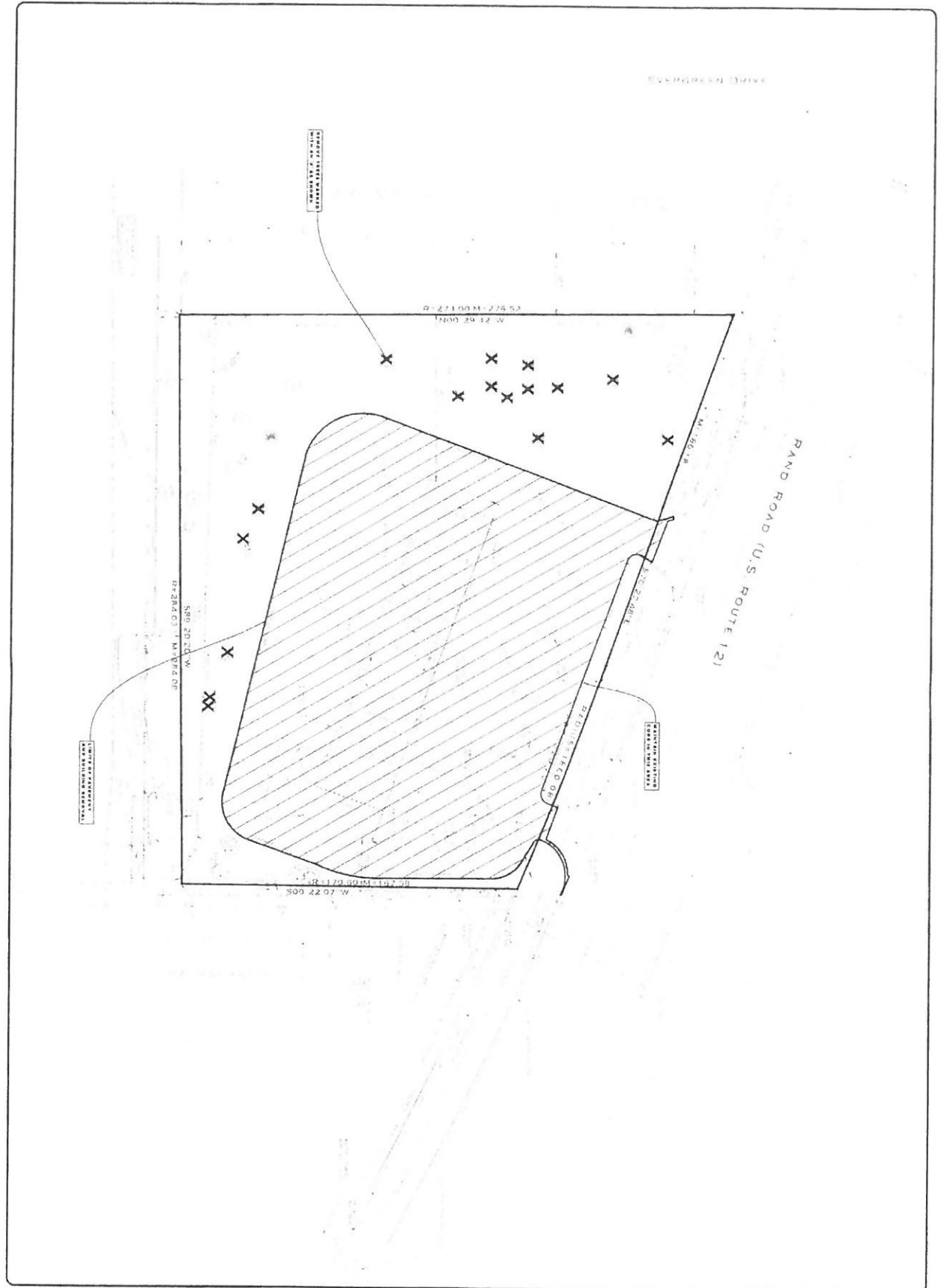
A & W CAR WASH
1220 N. RAND ROAD, PALATINE, IL

APOMERICA, INC.
8700 Highway Drive, Suite 300
Durham, N.C. 27704

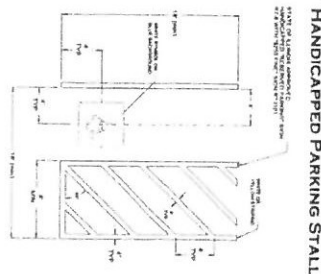
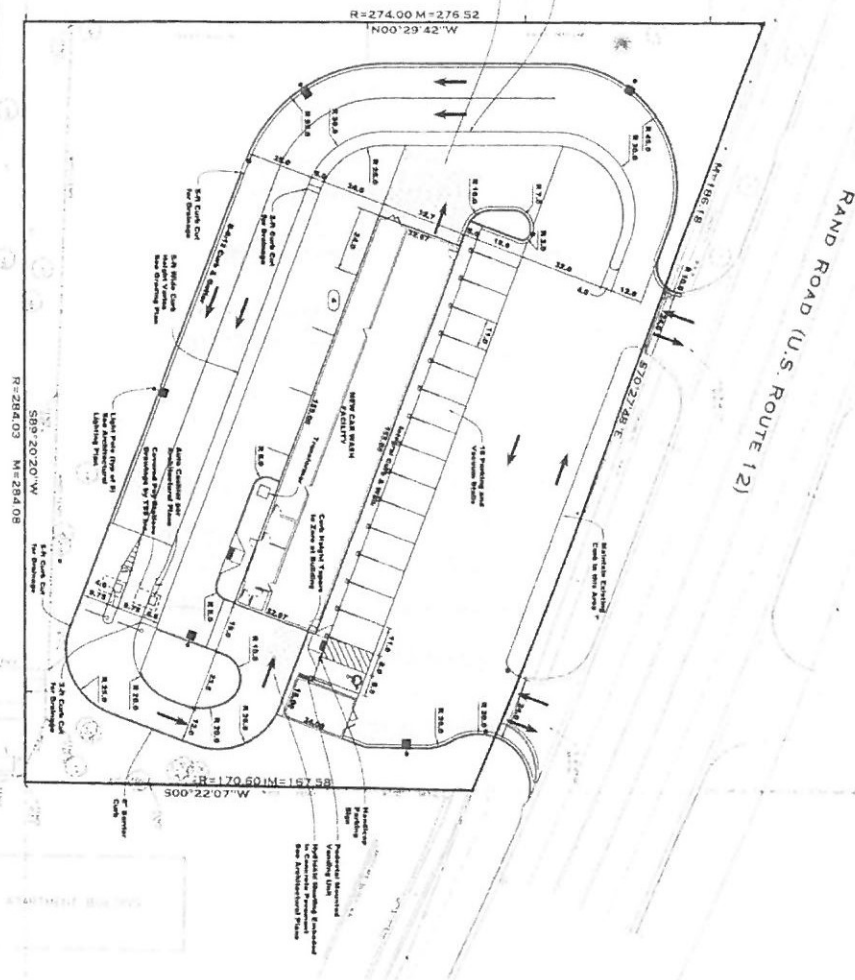
COVER SHEET

C-O

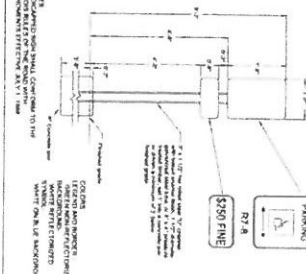
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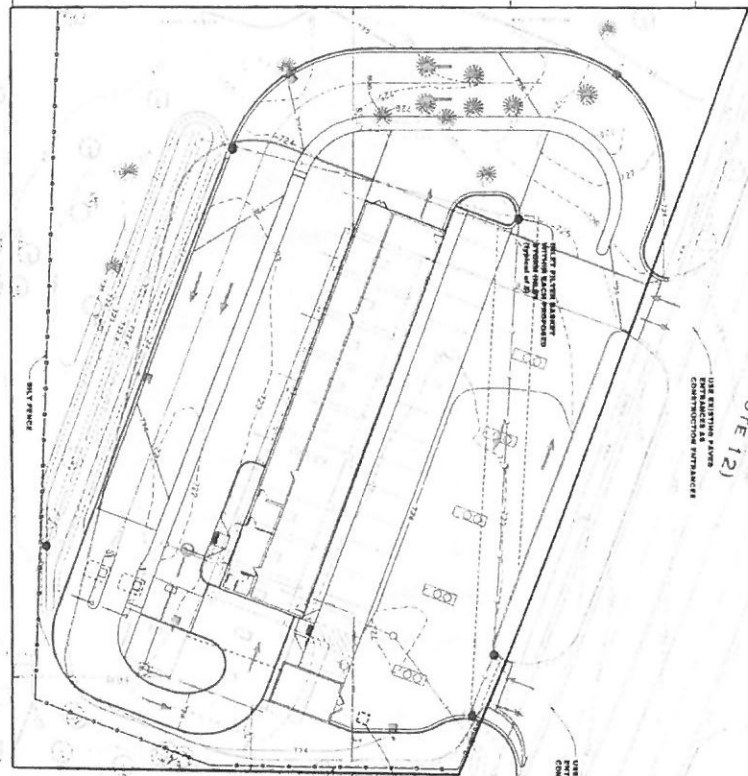
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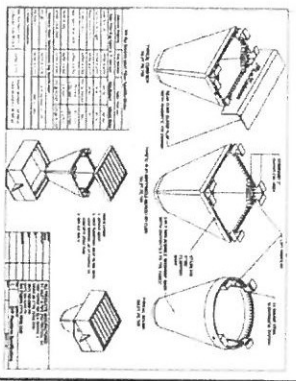
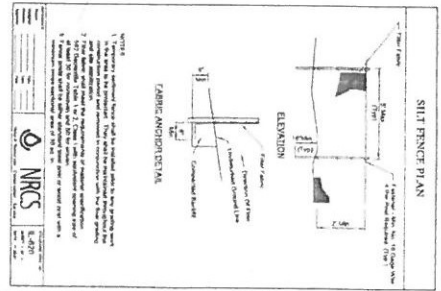
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VERMILION DRIVE



- REQUIREMENTS FOR CONSTRUCTION ACTIVITIES**
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
 2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
 4. EROSION CONTROL MEASURES SHALL BE REPLACED IF DAMAGED OR REMOVED.
 5. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
 6. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
 7. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
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 9. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
 10. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.



EROSION CONTROL PLAN

C-5.1

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the *Constitutio* for the first time in 1570, and the *Constitutio* for the second time in 1571. The *Constitutio* was then revised in 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244

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2. *Explain the process of the following:*
a. *Identify the problem and the objectives of the research.*
b. *Formulate the research questions and hypotheses.*
c. *Design the research methodology and data collection.*
d. *Analyze the data and draw conclusions.*
e. *Report the findings and discuss the implications.*

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C. *anagallis* (L.) *anagallis* L.

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- A PORTION OF THE WATER SUPPLY IN A VAST AREA OF THE EQUATORIAL AND SUB-EQUATORIAL ZONE OF THE TROPICS AND SUB-TROPICS IS CONTAMINATED BY ONE OR MORE OF THE FOLLOWING DANGEROUS MATERIALS AND APPROXIMATE PERCENTAGES OF THE TOTAL POPULATION OF THE WORLD EXPOSED TO THESE MATERIALS ARE INDICATED IN THE TABLE.

FOR THE QUESTIONS ON MATERIALS, PLEASE SEE THE COURSE WEBSITE

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NO

- the fact that the majority of the respondents were male, and that the majority of the respondents were from the private sector, it is not clear whether the results are representative of the general population. The study also did not include a comparison of the results with those of other studies. The study was limited to the use of a single method of data collection, and the results may be affected by the method used. The study was limited to the use of a single method of data collection, and the results may be affected by the method used. The study was limited to the use of a single method of data collection, and the results may be affected by the method used.

Fujita, C. and C. J. W. 1991.

- [illegible]

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MULTI-SCALE LATER COORDINATION

- ¹ C. G. Bell, *Journal of Chemical Physics*, **48**, 1111 (1968); *Journal of Chemical Physics*, **49**, 1521 (1968); *Journal of Chemical Physics*, **50**, 1521 (1969); *Journal of Chemical Physics*, **51**, 1521 (1969); *Journal of Chemical Physics*, **52**, 1521 (1970).

DISCUSSION

1. Moderate to severe spinal cord contusion (SCC) or laceration (LSC) resulting in paraparesis or paraplegia, sensory deficit, bladder and/or bowel dysfunction, and/or sexual dysfunction.

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except for being lower for highway vehicles than for all vehicles it again shows rather pronounced differences between the two

Illinois Environmental Protection Agency

Division of Water Pollution Control

Water Pollution Control Permit Application Form

CONSTRUCTION PERMIT APPLICATION

Project Name: [Blank]

Project Location: [Blank]

Project Description: [Blank]

Project Owner: [Blank]

Project Engineer: [Blank]

Project Date: [Blank]

Project Status: [Blank]

Project Address: [Blank]

Project City: [Blank]

Project State: [Blank]

Project Zip: [Blank]

Project Phone: [Blank]

Project Fax: [Blank]

Project Email: [Blank]

Project Website: [Blank]

Project Contact: [Blank]

Project Notes: [Blank]

Illinois Environmental Protection Agency

Division of Water Pollution Control

Water Pollution Control Permit Application Form

CONSTRUCTION PERMIT APPLICATION

Project Name: [Blank]

Project Location: [Blank]

Project Description: [Blank]

Project Owner: [Blank]

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SWPPP FORMS & NOTES

C-5.3

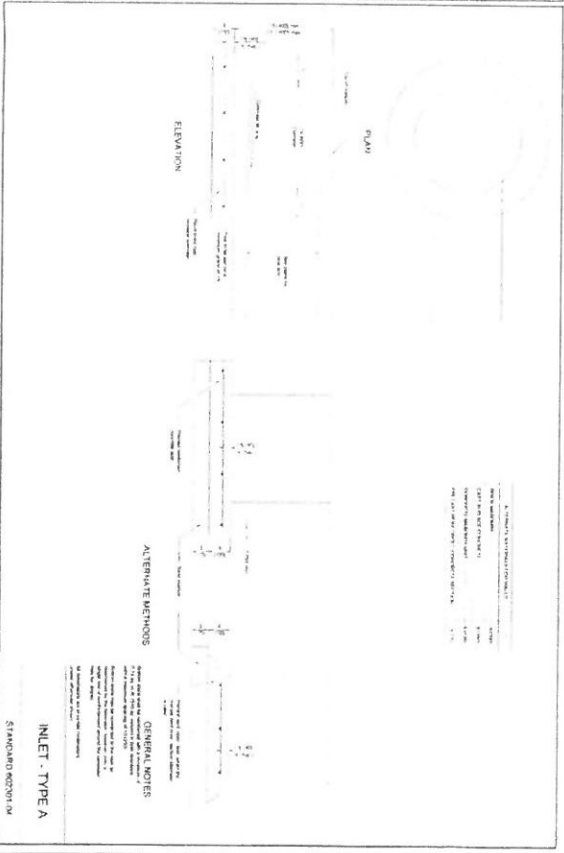
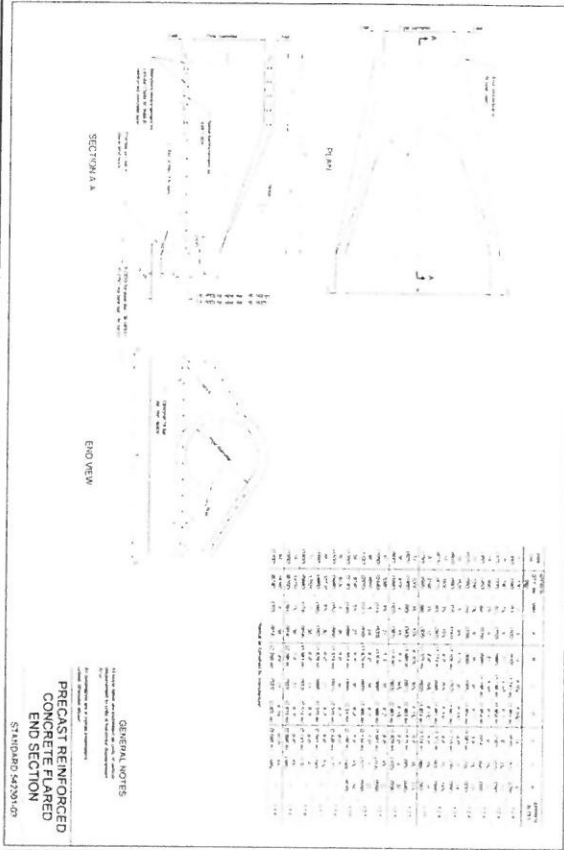
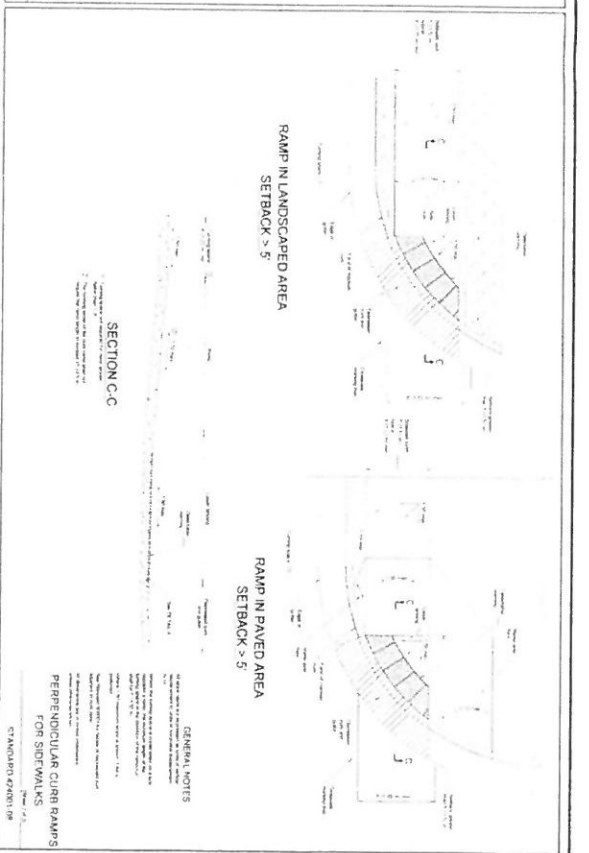
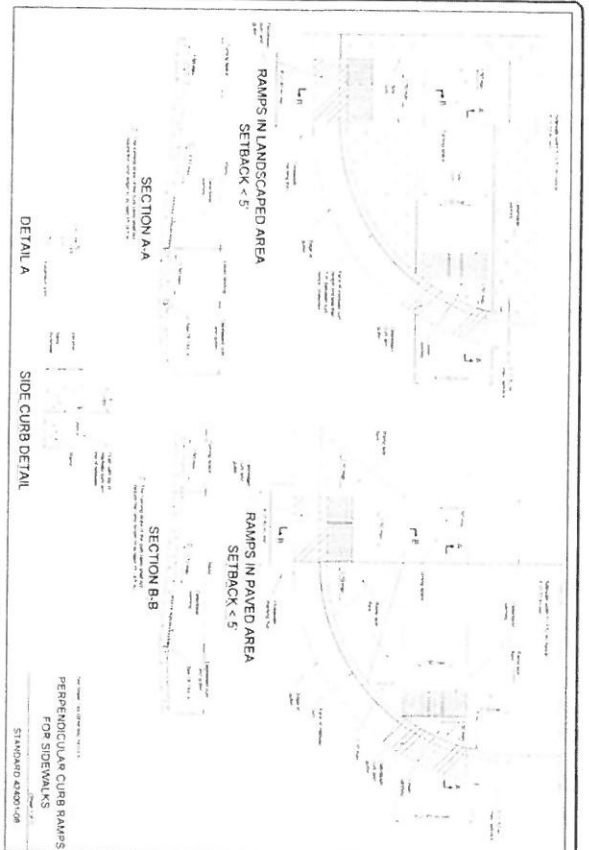
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BY: J. J. J. J. J.
CHECKED: J. J. J. J. J.
SCALE: 1/4" = 1'-0"

DETAILS - 1

C-6.1

WMA

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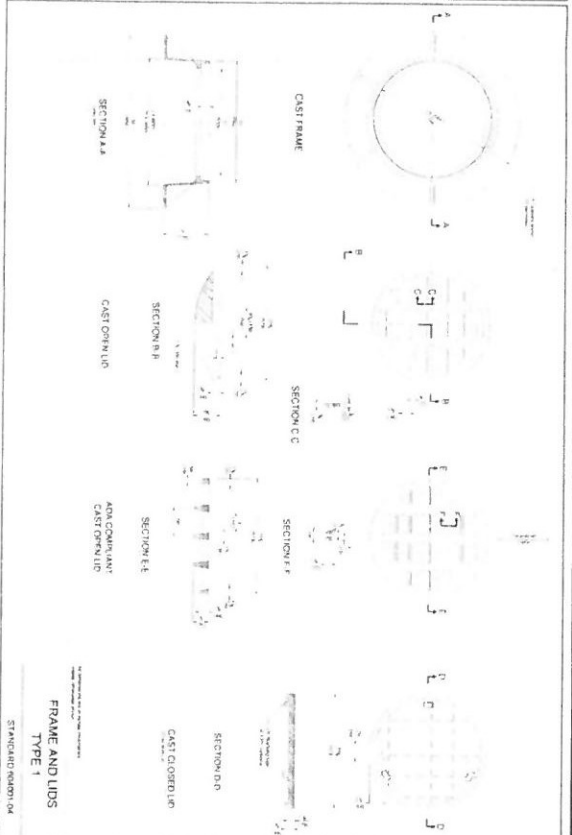
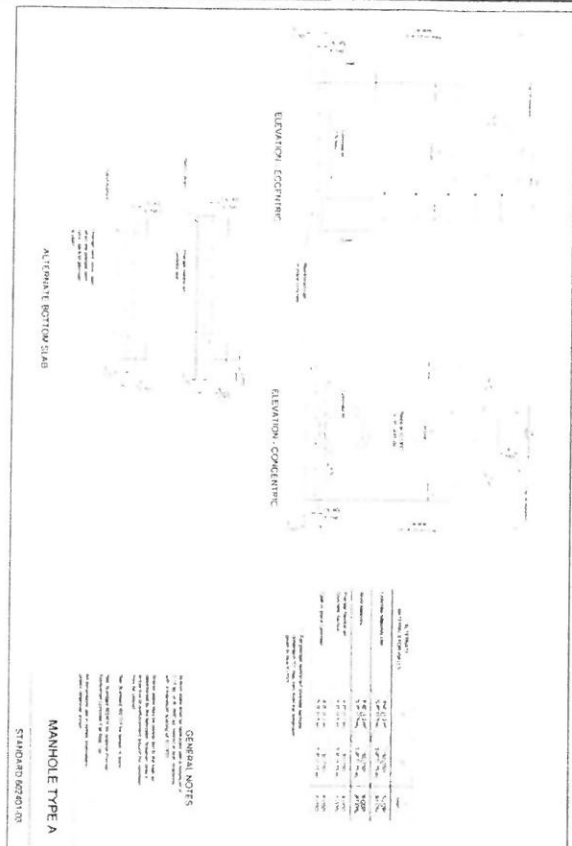
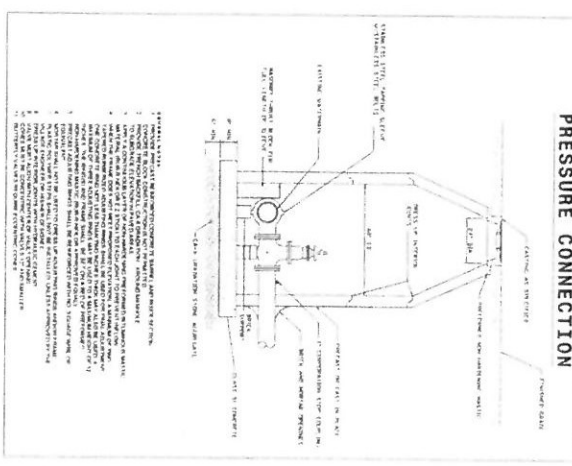
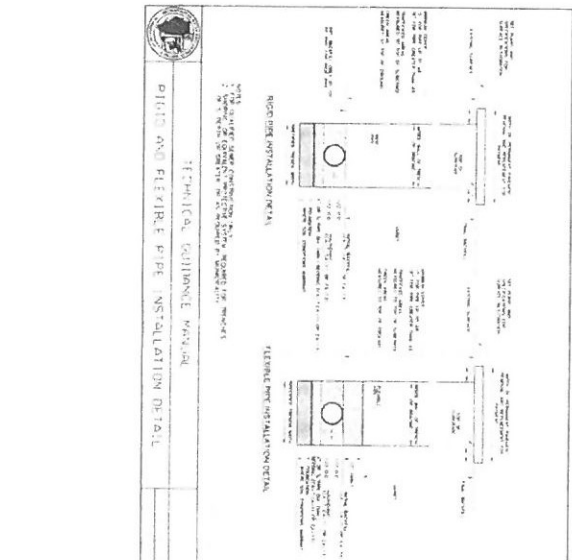
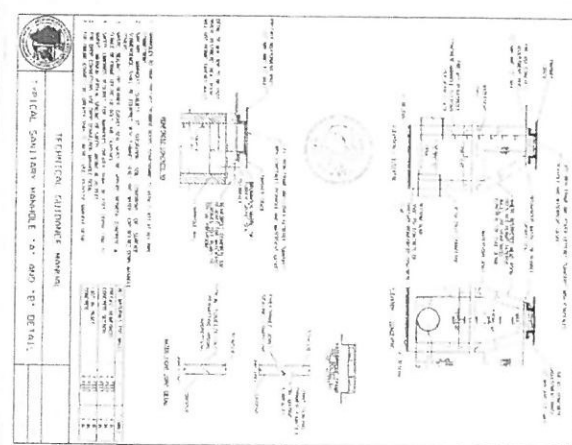
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1220 N. RAND ROAD, PALATINE, IL

Prepared by: ARCHAMERICA, INC.

DATE: 11/11/11

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



DETAILS - 2

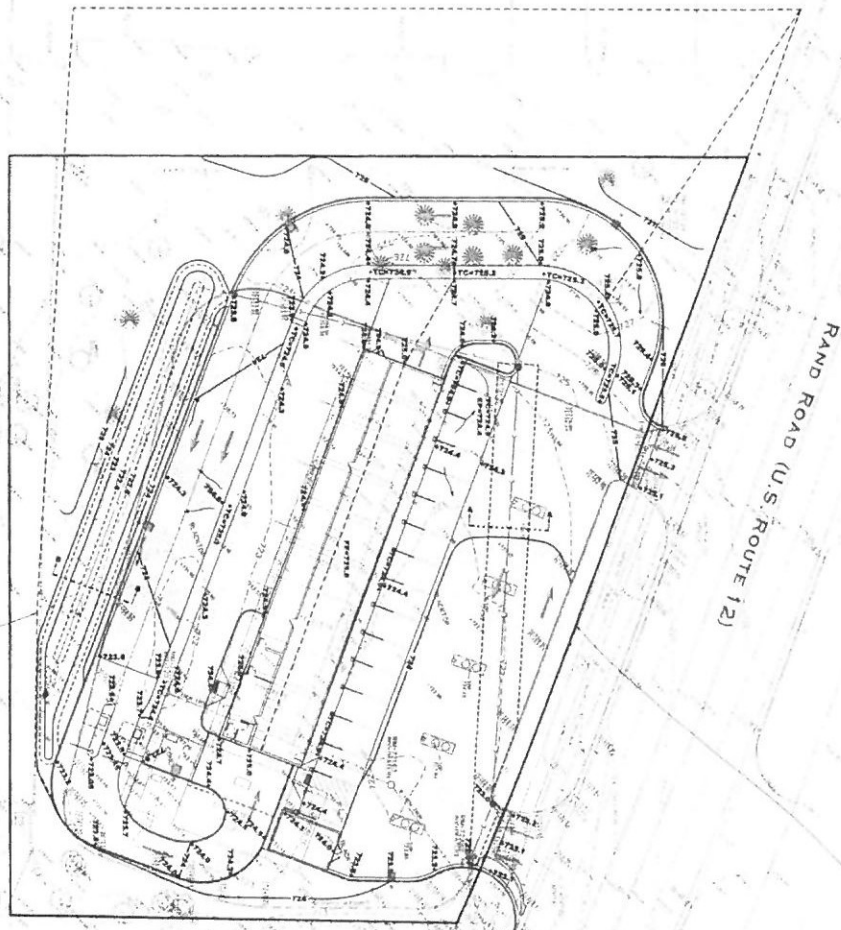
NO.	REVISION	DATE	BY	CHKD
1	ISSUED	11/11/2013	user	user

WMA
WATER MAINS ASSOCIATION

A & W CAR WASH
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ARCHITECT: A & W
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EVERGREEN DRIVE



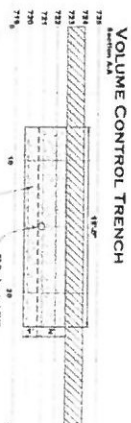
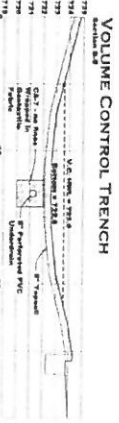
ABOVE GROUND VOLUME

Station	Area (sq-ft)	Volume (cu-ft)
1+00	1,200	1,200
2+00	1,200	1,200
3+00	1,200	1,200
4+00	1,200	1,200
5+00	1,200	1,200
6+00	1,200	1,200
7+00	1,200	1,200
8+00	1,200	1,200
9+00	1,200	1,200
10+00	1,200	1,200
11+00	1,200	1,200
12+00	1,200	1,200
13+00	1,200	1,200
14+00	1,200	1,200
15+00	1,200	1,200
16+00	1,200	1,200
17+00	1,200	1,200
18+00	1,200	1,200
19+00	1,200	1,200
20+00	1,200	1,200
21+00	1,200	1,200
22+00	1,200	1,200
23+00	1,200	1,200
24+00	1,200	1,200
25+00	1,200	1,200
26+00	1,200	1,200
27+00	1,200	1,200
28+00	1,200	1,200
29+00	1,200	1,200
30+00	1,200	1,200
31+00	1,200	1,200
32+00	1,200	1,200
33+00	1,200	1,200
34+00	1,200	1,200
35+00	1,200	1,200
36+00	1,200	1,200
37+00	1,200	1,200
38+00	1,200	1,200
39+00	1,200	1,200
40+00	1,200	1,200
41+00	1,200	1,200
42+00	1,200	1,200
43+00	1,200	1,200
44+00	1,200	1,200
45+00	1,200	1,200
46+00	1,200	1,200
47+00	1,200	1,200
48+00	1,200	1,200
49+00	1,200	1,200
50+00	1,200	1,200

RAND ROAD (U.S. ROUTE 12)

REAR TRIBUTARY AREA
 AREA = 47,813 SQ-FT
 IMPERVIOUS = 20,010 SQ-FT
 VOLUME CONTROL REQ = 1,667 CUFT
 VOLUME CONTROL PRO = 2,047 CUFT

FRONT TRIBUTARY AREA
 AREA = 23,207 SQ-FT
 IMPERVIOUS = 20,344 SQ-FT
 VOLUME CONTROL REQ = 1,695 CUFT
 VOLUME CONTROL PRO = 1,760 CUFT



MMWRD
EXHIBIT
C-7

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Water Management Associates, Limited Liability Corporation

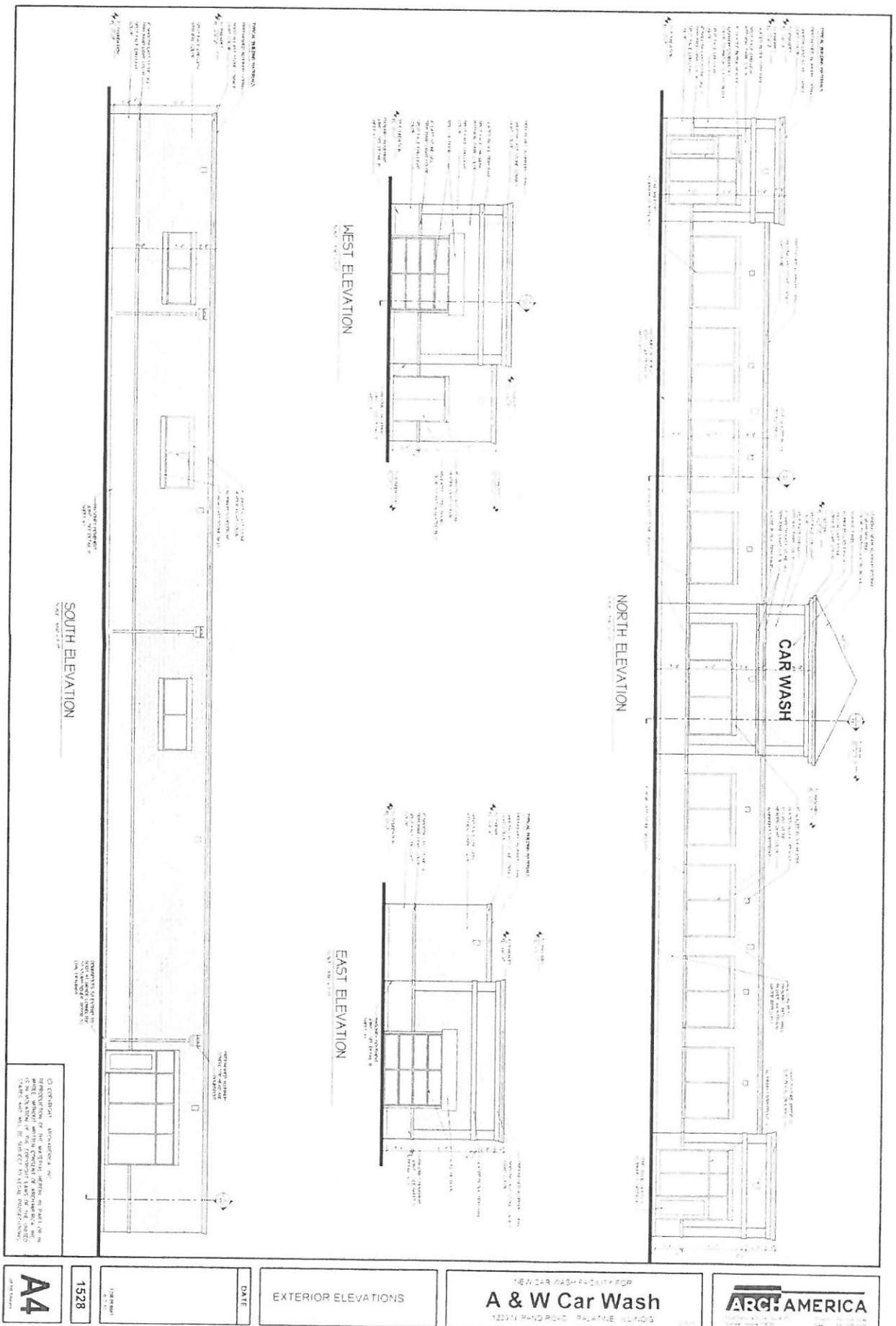
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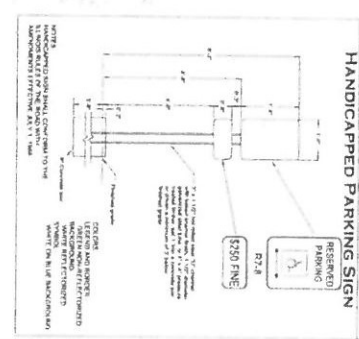
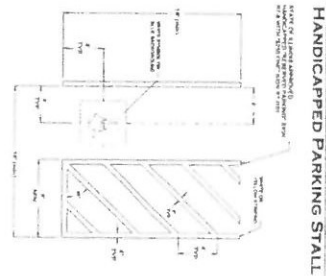
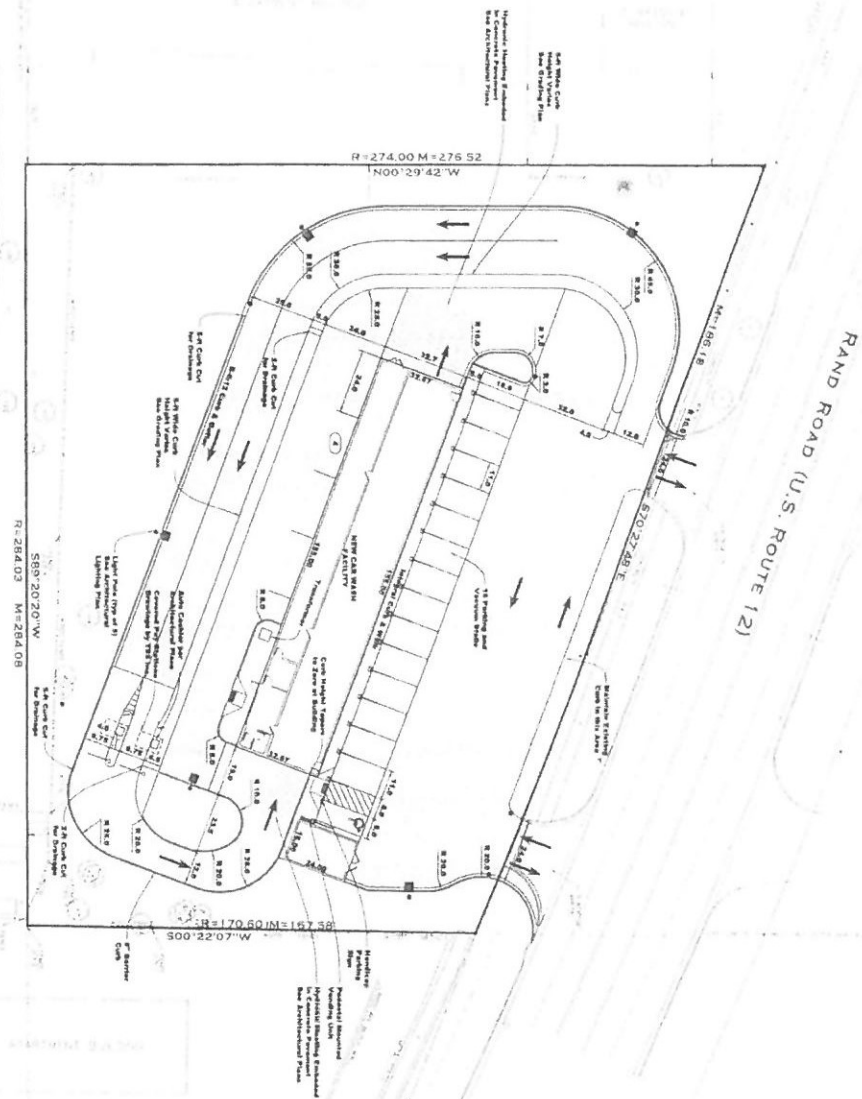
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Prepared For:
 ARCHAMERICA, INC.
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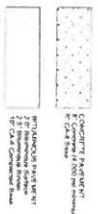


C-1.1	EXISTING CONDITIONS				

EVERGREEN DRIVE



PAVEMENT SECTIONS



38 Regional Publishing & Vacuum Braille
 40 Mendon and Publishing & Vacuum Braille
 42 Kingsley Braille
 44 Total Braille

[illegible]

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DO NOT SCALE THE COASTS
USE OF THESE DRAWINGS FOR
THEir

RESPONSIBILITIES OF ALL CONTRACTORS
The following are the responsibilities of all contractors:

[illegible]

the device's output will not cause any interference with the operation of electronic meters or other types of meters.

3.1.5. CONTRACTORS RESPONSIBILITIES

With contractive intent, a contractor's responsibility is to:

[illegible][illegible]

ON AND EMBROIDERED LICENSES
IN 1940s, AND REPORTEDLY 100,000 PAIRS OF SHOES WERE MANUFACTURED IN THE U.S. BY THE 1950s. ACCORDING TO LARRY AND JANE, THE GREAT CATCH-UP TO 500,000 PAIRS OF SHOES PER YEAR DIDN'T COME UNTIL THE 1970s, AND ALL THREE WERE AHEAD OF THE GAME.

DISCUSSION

NAME INDEX

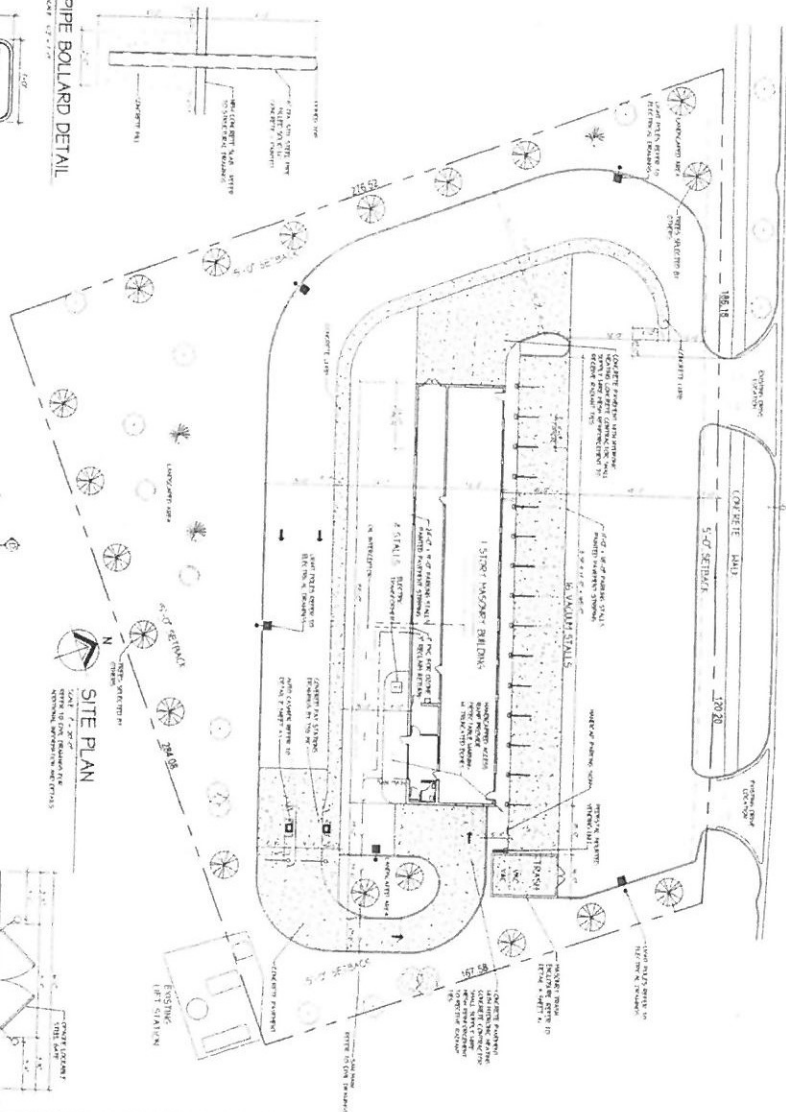
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 The authors have no potential conflicts of interest with respect to the publication of this article.

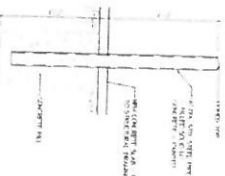
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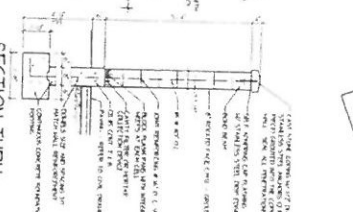
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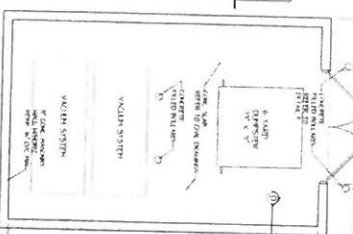




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HARRIS C. AND JACQUELINE

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BALTIMORE

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DATE _____

Marty & Mary Ann

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LAW OFFICE NO. 00-0-1229
FAX NO. 00-0-765
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A1

Consider a Resolution of Support for the Widening of Quentin Road Between Lake Cook Road and Dundee Road

BACKGROUND:

Since the early 1980s, the Cook County Department of Transportation and Highways (CCDOTH) has been widening sections of Quentin Road from Algonquin Road to Dundee Road. The last section remaining to be completed is between Lake Cook Road and Dundee Road. For approximately the last seventeen years, the CCDOTH has been doing Phase I engineering for this final section. Additionally, Lake County has fully improved and widened Quentin Road from Lake Cook Road to Route 22.

KEY ISSUES:

- On October 14, 1996, the Village passed a resolution urging the Cook County Department of Transportation and Highways (CCDOTH) to widen this section of Quentin Road.
- A resolution reaffirming this previous resolution was passed on April 16, 2007.
- Another resolution reaffirming this previous resolution was passed on January 20, 2020.
- A resolution reaffirming the previous resolutions was passed on April 19, 2021.
- A resolution reaffirming the previous resolutions has been prepared for consideration. This will be the fifth official legislative action by the Palatine Village Council related to this corridor.
- Over the last 14 years, the CCDOTH has evaluated six road cross-section alternatives and four parallel route alternatives through several public meetings. The remaining alternatives were a 3-lane cross-section with curb and gutter or a 4-lane cross-section with left turn lanes and curb and gutter. CCDOTH held a public hearing on November 6, 2025 and presented their identified preferred alternative as the 3-lane cross-section.
- Only the 4-lane alternative fully meets the initial purpose and needs criteria for the project. It does require additional property acquisition and impacts approximately 125 trees and 0.4 acres of wetland while meeting the regulatory requirements for aquatic life with the ability to have no net change to pollutants with Best Management Practices. Furthermore, the 4-lane alternative best aligns traffic with improvements both to the north and south of the project area while meeting daily and peak-hour traffic demands now and in the future.
- The public comment period is soon closing and this resolution will be submitted to be made part of the County's public record.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff continues to support the four-lane configuration and recommends approving the Resolution.

ACTION REQUIRED:

Motion to approve a resolution reaffirming Resolutions R-80-96, R-38-07, R-2-20, and R-12-21 urging the Cook County Department of Transportation and Highways to improve Quentin Road between Lake Cook Road and Dundee Road with a 4 through-lane cross-section.

ATTACHMENTS:

1. Resolution
2. Exhibit A - R-80-96
3. Exhibit B - R-38-07
4. Exhibit C - R-2-20
5. Exhibit D - R-12-21
6. Alternative 3c and 5c Renderings

RESOLUTION NO. _____

**A RESOLUTION REAFFIRMING RESOLUTIONS #R-80-96, #R-38-07,
#R-2-20 AND #R-12-21 URGING COOK COUNTY TO WIDEN A SECTION OF
QUENTIN ROAD BETWEEN LAKE COOK ROAD AND DUNDEE ROAD TO A 4
TRAVEL LANE IMPROVEMENT**

WHEREAS, Quentin Road is a major arterial road under the jurisdiction of Cook County south of Lake Cook Road and Lake County north of Lake Cook Road; and

WHEREAS, Quentin Road has experienced a significant increase in traffic and congestion as the community has grown in this corridor in both counties; and

WHEREAS, Quentin Road has been identified as a Strategic Regional Arterial roadway, which recognizes and prioritizes a regional need to improve the roadway to accommodate higher traffic volumes; and

WHEREAS, Lake County has reconstructed Quentin Road between Rand Road and Lake Cook Road to accommodate four travel lanes; and

WHEREAS, Cook County has reconstructed Quentin Road between Northwest Highway and Dundee Road to accommodate four travel lanes and a mountable median; and

WHEREAS, the gap between Lake Cook Road and Dundee Road remains a two-lane roadway and continues to experience severe backups and congestion during peak periods until improved to accommodate four travel lanes; and

WHEREAS, on October 14, 1996 the Village President and Board of Trustees of the Village of Palatine adopted Resolution #R-80-96, a copy attached hereto as Exhibit “A”; and

WHEREAS, on April 16, 2007 the Mayor and Council of the Village of Palatine adopted Resolution #R-38-07, a copy attached hereto as Exhibit “B”; and

WHEREAS, on January 20, 2020 the Mayor and Council of the Village of Palatine adopted Resolution #R-2-20, a copy attached hereto as Exhibit “C”; and

WHEREAS, on April 19, 2021 the Mayor and Council of the Village of Palatine adopted Resolution #R-12-21, a copy attached hereto as Exhibit “D”; and

WHEREAS, it is the opinion of Cook County that a reduction in daily traffic volumes from 2015 to 2023 warrants changing the purpose and need criteria for the project to remove a traffic capacity criterion; and

WHEREAS, the Illinois Department of Transportation Bureau of Local Roads and Streets manual indicates the number of through lanes to be provided is based on hourly traffic data, not daily traffic data and no hourly traffic data has been shared by the County to justify anything less than 4 travel lanes is needed; and

WHEREAS, there has been no corridor queue analysis with and without the proposed traffic signal at Ruhl Road and the Village remains concerned that traffic queues resulting from existing traffic signals at the north and south project limits will continue to adversely impact the corridor if not built to a 4 lane cross-section; and

WHEREAS, regardless of the purpose and need statement it remains the Village’s belief from all study materials published that the minimum mobility and operational requirements of a roadway will not be met with a three lane cross-section; and

WHEREAS, it is understood that the project corridor is environmentally sensitive but no documentation has been shared through any part of the County’s public process which documents that a four travel lane alternative was presented to the regulatory agencies and determined to be unfeasible.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Palatine, reaffirm Resolutions #R-80-96, #R-38-07, #R-2-20 and #RF-12-21 urging the Cook County President and Board of Commissioners to proceed with the reconstruction and widening of Quentin Road between Lake Cook Road and Dundee Road as expeditiously as possible, to create four travel lanes throughout the region to safely accommodate increased traffic volumes and relieve congestion and pollution.

PASSED: This _____ day of _____, 2025.

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

Mayor of the Village of Palatine

ATTESTED and FILED in the Office of the Village Clerk

this _____ day of _____, 2025.

Village Clerk

RESOLUTION NO. R-80-96

**A RESOLUTION URGING COOK COUNTY TO INCLUDE
A SECTION OF ROADWAY BETWEEN LAKE COOK ROAD
AND DUNDEE ROAD IN THE RECONSTRUCTION
OF QUENTIN ROAD**

WHEREAS, Quentin Road is a major arterial road under the jurisdiction of Cook County south of Lake Cook Road and Lake County, north of Lake Cook Road, and,

WHEREAS, Quentin Road has experienced a significant increase in traffic and congestion as the community has grown in this corridor in both counties; and

WHEREAS, Quentin Road has been identified as a Strategic Regional Arterial roadway, which recognizes and prioritizes a regional need to improve the roadway to accommodate higher traffic volumes; and

WHEREAS, Lake County will be reconstructing Quentin Road between Rand Road and Lake Cook Road to accommodate four travel lanes in 1997; and

WHEREAS, Cook County will be reconstructing Quentin Road between Northwest Hwy. and Dundee Road to accommodate four travel lanes and a mountable median in 1997; and

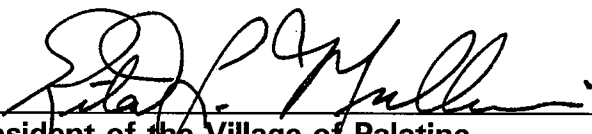
WHEREAS, the gap between Lake Cook Road and Dundee Road will remain two lanes and continue to experience severe backups and congestion during peak periods until improved to accommodate four travel lanes; and

WHEREAS, it is cost effective to reconstruct this gap between Lake Cook and Dundee Road in conjunction with the road reconstruction to the north and south, and is therefore beneficial to the taxpayers and motorists in the greater region.

NOW, THEREFORE, BE IT RESOLVED by the Village President and Board of Trustees strongly urge the Cook County President and Board of Commissioners to consider including this small section of roadway between Lake Cook Road and Dundee Road in the reconstruction of Quentin Road scheduled for 1997, to create four travel lanes throughout the region to safely accommodate increased traffic volumes and relieve congestion and pollution.

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

ADOPTED this 14 day of October, 1996



President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 14

day of October, 1996.



Village Clerk

RESOLUTION NO. R-38-07

**A RESOLUTION REAFFIRMING RESOLUTION #R-80-96
URGING COOK COUNTY TO INCLUDE A SECTION OF ROADWAY
BETWEEN LAKE COOK ROAD AND DUNDEE ROAD
IN THE RECONSTRUCTION OF QUENTIN ROAD**

WHEREAS, Quentin Road is a major arterial road under the jurisdiction of Cook County south of Lake Cook Road and Lake County, north of Lake Cook Road; and

WHEREAS, Quentin Road has experienced a significant increase in traffic and congestion as the community has grown in this corridor in both counties; and

WHEREAS, Quentin Road has been identified as a Strategic Regional Arterial roadway, which recognizes and prioritizes a regional need to improve the road way to accommodate higher traffic volumes; and

WHEREAS, Cook County has reconstructed Quentin Road between Northwest Highway and Dundee Road to accommodate four travel lanes and a mountable median; and

WHEREAS, the gap between Lake Cook Road and Dundee Road remains a two lane roadway and continues to experience severe backups and congestion during peak periods until improved to accommodate four travel lanes; and

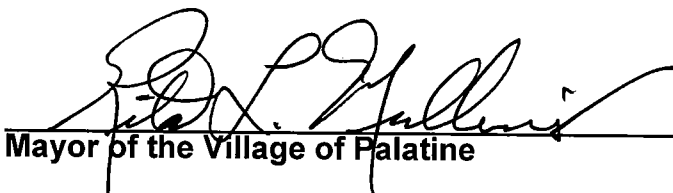
WHEREAS, on October 14, 1996 the Village President and Board of Trustees of the Village of Palatine adopted Resolution #R-80-96, a copy attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Village Council of the Village of Palatine, reaffirm Resolution #R-80-96 urging the Cook County President and Board of Commissioners to proceed with the reconstruction and widening of Quentin Road between Lake Cook Road and Dundee Road as expeditiously as possible, to create four travel lanes throughout the region to safely accommodate increased traffic volumes and relieve congestion and pollution.

DATED: This 16 day of April, 2007

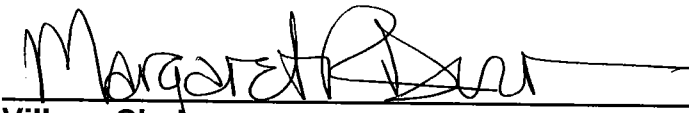
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 16 day of April, 2007



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this 16 day of April, 2007



Village Clerk

RESOLUTION NO. R-2-20

**A RESOLUTION REAFFIRMING RESOLUTIONS #R-80-96 AND #R-38-07
URGING COOK COUNTY TO WIDEN A SECTION OF
QUENTIN ROAD BETWEEN LAKE COOK ROAD AND DUNDEE ROAD**

WHEREAS, Quentin Road is a major arterial road under the jurisdiction of Cook County south of Lake Cook Road and Lake County north of Lake Cook Road; and

WHEREAS, Quentin Road has experienced a significant increase in traffic and congestion as the community has grown in this corridor in both counties; and

WHEREAS, Quentin Road has been identified as a Strategic Regional Arterial roadway, which recognizes and prioritizes a regional need to improve the roadway to accommodate higher traffic volumes; and

WHEREAS, Lake County has reconstructed Quentin Road between Rand Road and Lake Cook Road to accommodate four travel lanes; and

WHEREAS, Cook County has reconstructed Quentin Road between Northwest Highway and Dundee Road to accommodate four travel lanes and a mountable median; and

WHEREAS, the gap between Lake Cook Road and Dundee Road remains a two lane roadway and continues to experience severe backups and congestion during peak periods until improved to accommodate four travel lanes; and

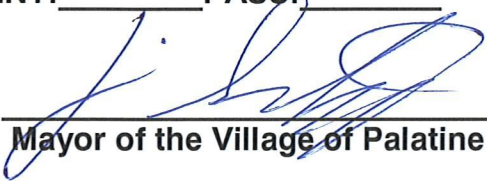
WHEREAS, on October 14, 1996 the Village President and Board of Trustees of the Village of Palatine adopted Resolution #R-80-96, a copy attached hereto as Exhibit "A"; and

WHEREAS, on April 16, 2007 the Mayor and Council of the Village of Palatine adopted Resolution #R-38-07, a copy attached hereto as Exhibit "B".

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Palatine, reaffirm Resolutions #R-80-96 and #R-38-07 urging the Cook County President and Board of Commissioners to proceed with the reconstruction and widening of Quentin Road between Lake Cook Road and Dundee Road as expeditiously as possible, to create four travel lanes throughout the region to safely accommodate increased traffic volumes and relieve congestion and pollution.

PASSED: This 20 day of January, 2020.

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0



Mayor of the Village of Palatine

ATTESTED and FILED in the Office of the Village Clerk

this 20 day of January, 2020.



Village Clerk

RESOLUTION NO. R-12-21

**A RESOLUTION REAFFIRMING RESOLUTIONS #R-80-96, #R-38-07
AND #R-2-20 URGING COOK COUNTY TO WIDEN A SECTION OF
QUENTIN ROAD BETWEEN LAKE COOK ROAD AND DUNDEE ROAD**

WHEREAS, Quentin Road is a major arterial road under the jurisdiction of Cook County south of Lake Cook Road and Lake County north of Lake Cook Road; and

WHEREAS, Quentin Road has experienced a significant increase in traffic and congestion as the community has grown in this corridor in both counties; and

WHEREAS, Quentin Road has been identified as a Strategic Regional Arterial roadway, which recognizes and prioritizes a regional need to improve the roadway to accommodate higher traffic volumes; and

WHEREAS, Lake County has reconstructed Quentin Road between Rand Road and Lake Cook Road to accommodate four travel lanes; and

WHEREAS, Cook County has reconstructed Quentin Road between Northwest Highway and Dundee Road to accommodate four travel lanes and a mountable median; and

WHEREAS, the gap between Lake Cook Road and Dundee Road remains a two lane roadway and continues to experience severe backups and congestion during peak periods until improved to accommodate four travel lanes; and

WHEREAS, on October 14, 1996 the Village President and Board of Trustees of the Village of Palatine adopted Resolution #R-80-96, a copy attached hereto as Exhibit "A"; and

WHEREAS, on April 16, 2007 the Mayor and Council of the Village of Palatine adopted Resolution #R-38-07, a copy attached hereto as Exhibit "B"; and

WHEREAS, on January 20, 2020 the Mayor and Council of the Village of Palatine adopted Resolution #R-2-20, a copy attached hereto as Exhibit "C".

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Palatine, reaffirm Resolutions #R-80-96, #R-38-07 and #R-2-20 urging the Cook County President and Board of Commissioners to proceed with the reconstruction and widening of Quentin Road between Lake Cook Road and Dundee Road as expeditiously as possible, to create four travel lanes throughout the region to safely accommodate increased traffic volumes and relieve congestion and pollution.

PASSED: This 19 day of April, 2021.
AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0



Mayor of the Village of Palatine

ATTESTED and FILED in the Office of the Village Clerk

this 19 day of April, 2021.



Village Clerk

Alternative 3C

Bird's-eye View



Alternative 3C

Street Level View



Alternative 5C

Bird's-eye View



Alternative 5C

Street Level View



Consider a Motion to Approve an Invest in Cook Grant Agreement to Install New Sidewalk on Both Sides of Quentin Road South of Dundee Road to Fill Existing Pedestrian Gaps

BACKGROUND:

There is an existing sidewalk gap on both sides of Quentin Road from Dundee Road to Lakeview Drive and Hill Road. This limits access for Village residents attempting to access the Deer Grove Forest Preserve as well as the Park District's shared use path on Dundee Road east of Quentin Road. The Village has systematically been working with the Park District and Cook County to improve access to their facilities and the Forest Preserve over the last several years. First, the Village coordinated to add a path on Forest Preserve property and install pedestrian push buttons at Dundee Road and Hicks Road. Then the Village acted as the lead agency to again add a path on Forest Preserve property and improve the traffic signal for pedestrians at Dundee Road and Smith Street. Adding sidewalk at Dundee and Quentin would complete the last major gap to allow residents to safely access the Deer Grove Forest Preserve.

KEY ISSUES:

- The Village has and continues to request that the County's planned improvement to Quentin Road between Lake-Cook Road and Dundee Road be expanded to include filling the sidewalk gap on Quentin Road south of Dundee Road. That construction is anticipated at the earliest in 2029.
- In the absence of that commitment, the Village applied for the County's Invest in Cook Grant program and was awarded \$191,733 towards the design and construction of the sidewalk extension needed.
- The project area will total approximately 1,000 linear feet just south of Dundee Road, achieving continuous pedestrian connectivity along Quentin Road.
- Constructing this improvement through the Invest in Cook program is anticipated to allow for construction in 2027.
- With a potential development at the southwest corner of Quentin and Dundee, it is likely that the Village would recover a portion of the local share through a recapture ordinance.

BUDGET IMPACT:

The estimated total cost, including engineering and construction, is \$383,466. The Village would be reimbursed for 50% of the costs and have preferential permit reviews by the County with shot clocks on submittals.

RECOMMENDATION:

It is recommended the Intergovernmental Agreement with the County of Cook be approved for a reimbursement grant of \$191,733.

ACTION REQUIRED:

Motion to approve an Intergovernmental Agreement with Cook County for an Invest In Cook reimbursement grant of \$191,733 to design and construct sidewalk on both sides of Quentin Road just south of Dundee Road.

ATTACHMENTS:

1. IIC25__Village of Palatine
2. InvestInCook_ProjectSchedule 2025
3. Quentin Sidewalk Exhibit (1)
4. DesignConstruction_Local_Palatine draft rev



COOK COUNTY
DEPARTMENT OF
Transportation
and Highways

Jennifer "Sis" Killen, P.E., PTOE
Superintendent
(312) 603-1601
jennifer.killen@cookcountyil.gov

69 W. Washington
Suite 2400
Chicago, Illinois 60602

July 24, 2025

SENT VIA EMAIL

Reid Ottesen
Village Manager
Village of Palatine
200 E. Wood Street
Palatine, IL, 60067

Re: Invest In Cook Award Notification

Dear Mr. Ottesen:

The Cook County Department of Transportation and Highways (CCDoTH) is pleased to inform you that your application has been selected for participation in the 2025 Invest in Cook Program.

Specifically, CCDoTH is granting the Village \$191,733 for Construction to support the Quentin Road Sidewalk Extension project. This project as described in your application has been found to align with Connecting Cook County, our Long-Range Transportation Plan. Attached to this email is a draft Intergovernmental Agreement (IGA) for your review and, if necessary, modification using tracked changes. Once the language is finalized with the County, the agreement must be approved by your Board and signed by your Official Designee before it can be presented to the Board of Commissioners for execution by Cook County. A fully executed agreement and a Notice to Proceed are needed before work can begin.

Your project was one of 75 applications received, seeking more than \$25 million dollars in grants. All applications were carefully reviewed and evaluated by CCDoTH staff. We congratulate you on your selection and look forward to working closely with you on the project's implementation.

If you have any other questions or concerns, please do not hesitate to contact Katherine Ginensky at (312) 603-3808 or by e-mail at Katherine.Ginensky@cookcountyil.gov.

Very truly yours,

A handwritten signature in cursive script that reads "Jennifer 'Sis' Killen".

Jennifer (Sis) Killen, P.E., PTOE

Superintendent
Department of Transportation and Highways
Cook County, Illinois

cc: Zahra Ali, Cook County Chief Administrative Officer

Invest in Cook Project Schedule

	Description	Date
Milestone 1	Notice of Grant Award	09/01/2025
Milestone 2	Notice to Proceed - Design Engineering	01/01/2026
Milestone 3	Data Collection & Topographic Survey	01/01/2026
Milestone 4	Preliminary Plans (60%)	03/01/2026
Milestone 5	Prefinal Plans (90%)	06/01/2026
Milestone 6	Permit Application Submitted	06/01/2026
Milestone 7	Permit Approval Granted	11/01/2026
Milestone 8	Advertise Bid (Locally Let/IDOT Bulletin)	01/01/2027
Milestone 9	Construction Contract Council Approval	02/01/2027
Milestone 10	Construction Begins	03/01/2027
Milestone 11	Construction Substantially Complete	06/01/2027
Milestone 12		
Milestone 13		
Milestone 14		
Milestone 15		



MODEL: SHOOTING
FILE NAME: SERIES

BLA, Inc.

USER NAME = \$USERS	DESIGNED - TN	REVISED -
	DRAWN - TN	REVISED -
PLOT SCALE = \$Scales	CHECKED - GJE	REVISED -
PLOT DATE = \$DATE\$	DATE - 3/4/2024	REVISED -

VILLAGE OF PALATINE

QUENTIN ROAD & DUNDEE ROAD

SIDEWALK EXTENSION

SCALE: 1"=50'

SHEET OF SHEETS

STA. TO STA.

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK		
CONTRACT NO.				
ILLINOIS FED. AID PROJECT				

INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement (“Agreement”) is made and entered into as of the ____ day of _____, 2025, by and between the County of Cook, a body politic and corporate of the State of Illinois (“County”), acting by and through its Department of Transportation and Highways (“Department”), and the Village of Palatine, a municipal corporation of the State of Illinois (“Village” or “Grantee”). The County and the Village may be referred to individually as a “Party” or collectively as the “Parties.”

RECITALS

WHEREAS, Cook County Board President Toni Preckwinkle and the Cook County Board of Commissioners are committed to enhancing the economic vitality of Cook County communities by fostering strategic partnerships and investing in transportation infrastructure;

WHEREAS, on August 6, 2016, the Board of Commissioners unanimously adopted *Connecting Cook County*, the County’s first long-range transportation plan in 75 years;

WHEREAS, *Connecting Cook County* identifies five strategic priorities to guide transportation policy and capital investment:

1. Prioritize transit and alternative modes of transportation to reduce roadway congestion and serve residents without access to private vehicles;
2. Strengthen the region’s position as North America’s freight capital to promote economic growth and job creation;
3. Advance equitable access to opportunities that support more inclusive and widespread economic development;
4. Modernize and maintain existing transportation facilities to minimize operating costs, mitigate safety risks, reduce delays, and support future innovation; and
5. Increase investments in transportation to maintain the region’s economic competitiveness;

WHEREAS, *Invest in Cook* is an annual \$8.5 million initiative that funds planning studies, engineering, right-of-way acquisition, and construction for transportation improvements sponsored by local governments, regional agencies, and private-sector partners that align with *Connecting Cook County* priorities;

WHEREAS, since its inception, the *Invest in Cook* program has leveraged more than \$200 million in supplemental federal, state, and local funding;

WHEREAS, on July 25, 2025, the County notified the Village of its selection for participation in the 2025 *Invest in Cook* program;

WHEREAS, the County has agreed to award the Village up to \$191,733 in design and construction funds to fill sidewalk gaps along both the east and west sides of Quentin Road, totaling approximately 1,000 linear feet, just south of Dundee Road (IL 68), thereby achieving continuous pedestrian connectivity along Quentin Road (“Project”);

WHEREAS, this improvement aligns with the Village’s commitment to promoting safe, equitable, and connected pedestrian infrastructure, consistent with regional mobility goals and long-range transportation planning efforts;

WHEREAS, this Agreement sets forth the respective responsibilities and obligations of the Parties with respect to design engineering, construction and construction engineering, maintenance, funding, and reporting for the Project;

WHEREAS, the County, pursuant to its authority under the Counties Code (55 ILCS 5/1-1 et seq.) and the Illinois Highway Code (605 ILCS 5/1-101 et seq.), is empowered to enter into this Agreement;

WHEREAS, the Village, pursuant to its authority under the Illinois Municipal Code (65 ILCS 5/1-1-1 et seq.), is likewise empowered to enter into this Agreement; and

WHEREAS, this Agreement is further authorized under Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.).

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- **SECTION 1. DESIGN ENGINEERING**

- A. **Notice to Proceed.** The County’s execution of this Agreement shall serve as a “Notice to Proceed,” authorizing the Grantee to commence work on the Project.

- B. **Engineering Agreement.** The Grantee shall enter into a written agreement with a qualified professional engineering firm or consultant to provide design engineering services for the Project. These services shall include, but are not limited to, the preparation of preliminary, pre-final, and final construction plans, specifications, special provisions, and cost estimates. In awarding and administering the engineering agreement, the Grantee shall comply with all applicable federal, state, and local laws and regulations. A copy of the agreement must be forwarded to the County within 14 calendar days of execution.
- C. **Lead Agency.** The Grantee shall assume overall responsibility for the Project, including securing all required permits, easements, and agreements prior to construction.
- D. **Project Location.** A map depicting the Project limits is incorporated into this Agreement and attached as **Exhibit A**.
- E. **Project Schedule.** The Project schedule is incorporated into this Agreement and attached as **Exhibit B**.
- F. **Deliverables.** The Grantee, or its designated consultant, shall submit the construction plans, specifications, special provisions, and cost estimates to the County for review at the following key stages of plan development:
- i. 60% Completion – Preliminary Submittal
 - ii. 100% Completion – Final Submittal
- G. **County Review.** The County shall review the submitted construction plans, specifications, special provisions, and cost estimates within 14 calendar days of receipt. If the Grantee does not receive comments or a written request for an extension of the review period within that timeframe—such request to be reasonably considered—the County’s lack of response shall be deemed approval of the submitted materials. In the event of disapproval, the County shall provide a written statement detailing its objections to the submitted plans, specifications, special provisions, and/or cost estimates for review and further consideration by the Grantee.

H. **Disputes.** The Parties shall work collaboratively and in good faith to address and resolve any review comments and/or objections raised by the County. Any disputes arising from the construction plans, specifications, special provisions, and/or cost estimates shall be resolved in accordance with Section 7.H. of this Agreement.

I. **Meetings.** The Grantee shall provide the County with no less than 14 calendar days' advance written notice of the Project kick-off meeting (if applicable), as well as any public meetings or hearings related to the Project.

J. **Submittals.** All required submittals under this section must be directed to:

Cook County Department of Transportation and Highways
Transportation Design Engineering Director
Attn: Noel Basquin, P.E.
69 W. Washington Street, 23rd Floor
Chicago, IL 60602
E-mail: InvestinCook.CC@cookcountyil.gov

- **SECTION 2. CONSTRUCTION**

A. **Bid Documents.** The Grantee shall prepare bid documents for the Project, including but not limited to minimum contractor qualifications, plans and specifications, special provisions, and cost estimates.

B. **Construction Contract.** The Grantee shall award and execute a construction contract for all labor and materials required to complete the Project. In awarding and administering the contract, the Grantee shall comply with all applicable federal, state, and local laws and regulations. A copy of the executed contract must be forwarded to the County within 14 calendar days of execution.

C. **Insurance.** The Grantee shall require its construction contractor to name the County as an additional insured under the contractor's general liability insurance policy.

- D. Construction Engineering Services.** The Grantee shall be responsible for providing construction engineering services for the Project, either by entering into an agreement with a professional engineering firm or consultant, or—upon prior written concurrence from the County—by utilizing its own staff and resources. Any agreement with an external firm must comply with all applicable federal, state, and local laws and regulations, and a copy of the executed agreement shall be submitted to the County within 14 calendar days of execution. Notwithstanding the foregoing, and in accordance with Section 4.C.vi.d., the County shall not reimburse the Grantee for administrative expenses, including staff salaries or wages incurred in connection with construction engineering services performed by the Grantee’s own personnel.
- E. Pre-Construction Notices.** The Grantee shall provide the County with at least 14 calendar days’ written notice prior to the pre-construction meeting and at least 7 calendar days’ notice before construction begins.
- F. Public Outreach.** The Grantee shall manage all public notification efforts regarding the scope, timing, and duration of the Project.
- G. Right of Inspection.** The County and its authorized agents shall have reasonable access for inspection during Project construction, including pre-final and final inspections. The Grantee shall cooperate with the County to address any construction or engineering concerns. Disputes will be resolved pursuant to Section 7.H. of this Agreement.
- H. Final Inspection Notice.** The Grantee shall provide the County with no less than 14 calendar days’ written notice before the final Project inspection.
- I. County Permits.** The Grantee shall apply for all necessary access and temporary use permits from the County. The County shall not unreasonably withhold such permits, and shall issue them without charge to the Grantee.
- J. County Signage.** At the County’s request, the Grantee shall display signage near the construction site(s) acknowledging the County’s participation on the Project. The County will supply all necessary signage.
- K. Submittals.** All required submittals under this section must be directed to:

Cook County Department of Transportation and Highways
Associate Director of Construction
Attn: Aaron Lebowitz, P.E.
69 W. Washington Street, 24th Floor
Chicago, IL 60602
E-mail: InvestinCook.CC@cookcountyil.gov

- **SECTION 3. MAINTENANCE**

- A. **Definitions.** As used in this Agreement, the terms “maintain” and “maintained” refer to the responsibility for keeping the relevant facility in good repair and satisfactory condition and appearance. This includes full responsibility for the construction, removal, and/or replacement of the maintained facility when necessary.
- B. **General Duty to Maintain.** Before, during, and after completion of the Project, the Grantee shall be responsible for maintaining—or causing to be maintained—those portions of the Project under its jurisdictional authority.
- C. **Sidewalks and Multi-Use Paths.** The Grantee shall own, operate, and maintain any sidewalks and/or multi-use paths constructed or improved as part of the Project, in full compliance with the Americans with Disabilities Act (ADA), the Public Right-of-Way Accessibility Guidelines (PROWAG), and all other applicable federal, state, and local laws and regulations.
- D. **Indemnification.** The Grantee shall indemnify and hold harmless the County and its officials, employees, and agents from any claims, liabilities, or expenses—including attorneys’ fees—arising from or related to the construction, use, repair, and/or maintenance of any sidewalks and/or multi-use paths constructed or improved as part of the Project.
- E. **Survival of Obligations.** The Grantee’s maintenance responsibilities set forth in this section shall survive the expiration or termination of this Agreement.

- **SECTION 4. FINANCIAL**

A. **Cost Estimate.** The estimated total cost for design engineering, construction, and construction engineering services for the Project is \$386,466.

B. **Cost Participation**

- i. **Grantee Contribution.** The Grantee shall be responsible for paying all actual design engineering, construction, and construction engineering costs for the Project, subject to reimbursement by the County as outlined in this section.
- ii. **County Contribution.** The County shall reimburse the Grantee up to—but not to exceed—\$191,733 for actual design engineering, construction, and construction engineering costs. The County reserves the right to revise its maximum financial contribution if, in its sole discretion, there are material changes to the Project's scope of work.

C. **Reimbursement Procedures**

- i. **Advance Payment.** Upon full execution of the design engineering agreement for the Project and receipt of an invoice from the Grantee, the County shall issue an advance payment of \$19,173, representing 10% of the County's maximum financial commitment under this Agreement.
- ii. **First Milestone Payment.** Upon receipt of the final construction plans, specifications, special provisions, and cost estimates for the Project, execution of the construction contract for the Project, and receipt of an invoice from the Grantee, the County shall issue a second payment of \$76,693. Combined, the advance and first milestone payments constitute 50% of the County's maximum financial contribution.
- iii. **Second Milestone Payment.** Following completion of 70% of the construction contract and receipt of an invoice from the Grantee, the County shall issue a second milestone payment of \$47,933. Combined, the advance and milestone payments constitute 75% of the County's maximum financial contribution.

- iv. **Final Payment.** Upon completion of the Project and receipt of a final invoice from the Grantee, the County shall issue a final payment for the remaining balance, if any, of its financial obligation under this Agreement. This amount shall be based on verified actual costs and shall account for prior payments made the County.

If the actual verified costs are less than the cumulative amount of prior payments issued by the County, the Grantee shall return the overpayment amount to the County within 30 calendar days of receiving written notice from the County. The County may request additional documentation to substantiate actual costs and verify the final amount owed or refundable.

- v. **Required Documentation.** To receive final reimbursement, the Grantee must submit the following along with the final invoice:
- a. A cover letter addressed to the Department's Associate Director of Construction, with a copy to the Transportation Design Engineering Director, identifying the Project and its corresponding section number;
 - b. Copies of cancelled checks or corresponding bank ledger entries showing payment to consultants and/or contractors;
 - c. Copies of all invoices from consultants and/or contractors for services rendered; and
 - d. The final performance report required under Section 6.D.

If the County reasonably determines that documentation is insufficient to substantiate the invoiced work, it may request additional records and support materials to verify the amounts, recipients, and use of funds.

- vi. **Ineligible Costs.** The County shall not reimburse the Grantee for any costs that:
- a. Conflict with the terms of this Agreement;
 - b. Are not directly related to design engineering, construction, or construction engineering for the Project;
 - c. Were not paid by the Grantee or its contractor(s)/consultant(s);
 - d. Are administrative in nature (e.g., staff salaries, overhead, rent, utilities, maintenance);

- e. Were incurred without the consent of the County after the County issued notice of suspension or termination of the Agreement; and/or
 - f. Exceed the County's maximum financial commitment under this Agreement.
- vii. **Submittals.** All required submittals under this section must be directed to:

Cook County Department of Transportation and Highways
Associate Director of Construction
Attn: Aaron Lebowitz, P.E.
69 W. Washington Street, 24th Floor
Chicago, IL 60602
E-mail: InvestinCook.CC@cookcountyil.gov

With a copy to:

Cook County Department of Transportation and Highways
Transportation Design Engineering Director
Attn: Noel Basquin, P.E.
69 W. Washington Street, 23rd Floor
Chicago, IL 60602
E-mail: InvestinCook.CC@cookcountyil.gov

- D. **Substitutions / Substitute Work.** Either Party may submit a written request for substitution of work or materials. Provided such substitutions do not unreasonably delay the Project schedule, the Grantee shall incorporate them into the Project. Each Party shall bear the costs of substitutions related to their respective work items.
- E. **Additional Work.** Either Party may submit a written request for additional work to be added to the Project scope. Provided the additional work does not unreasonably delay the Project schedule, the Grantee shall incorporate such work into the Project. Costs for additional work shall be paid by force account or agreed unit price. Each Party shall bear the costs associated with its respective work items.

F. **Funding Breakdown.** A detailed funding breakdown is incorporated into this Agreement and attached as **Exhibit C**.

• **SECTION 5. TERM AND TERMINATION**

A. **Duration.** Subject to Section 3.E. herein, and unless extended by the Department's Superintendent in writing, this Agreement shall expire upon completion of the Project and final reimbursement to the Grantee by the County, or on November 30, 2029, whichever date is earlier.

B. **Loss of Funding.** As of the Effective Date, funds are available for the Project; however, all obligations assumed by the County under this Agreement shall immediately cease—without penalty or further payment—if the State of Illinois or the Cook County Board of Commissioners fails to appropriate or otherwise make funding available for the Project.

C. **Mutual Termination.** This Agreement may be terminated prior to expiration by mutual written consent of the Parties, signed by the Department's Superintendent and an authorized representative of the Grantee.

D. **Inactivity.** The County may terminate this Agreement if the design engineering agreement for the Project is not executed by the Grantee within one year after the Effective Date of this Agreement, or if the construction contract for the Project is not executed by the Grantee within two years after the Effective Date of this Agreement.

E. **Suspension; Early Termination.** Subject to Section 6.L., if the County determines that the Grantee has not complied with or is not complying with, has failed to perform or is failing to perform, has not met or is not meeting significant Project milestones or objectives, or is in default under any of the provisions of this Agreement, whether due to failure or inability to perform or any other cause whatsoever, the County, after written notice to the Grantee of said non-compliance or default and failure by the Grantee to correct said violations within 60 calendar days, may:

- i. Suspend or terminate this Agreement in whole or in part by written notice, and

- ii. Demand refund of any funds disbursed to the Grantee;
- iii. Temporarily withhold payments pending correction of deficiencies by the Grantee;
- iv. Disallow all or part of the cost of the activity or action not in compliance; and/or
- v. Take other remedies legally available.

- **SECTION 6. REPORTING**

A. **Quarterly Performance Reports.** The Grantee must submit quarterly performance reports to the County within 30 calendar days after the close of each reporting period, as determined by the County. The reports must include:

- i. A cover letter addressed to the Transportation Planning & Policy Director, identifying the Project and its corresponding section number;
- ii. The estimated percentage of work completed;
- iii. A statement on whether the Project is on schedule, behind schedule, or ahead of schedule;
- iv. A record of Project activities and expenditures to date and for the current reporting period;
- v. A forecast of quarterly activities and expenditures for the remainder of the Project; and
- vi. A summary of any significant changes to the Project schedule.

B. **Extensions.** The Grantee may request an extension for any performance report due date. The County will reasonably consider such requests.

C. **Use of Reports.** The County will use the reports to compare actual expenditures against the planned amounts specified in the funding

breakdown (**Exhibit C**) and to track progress relative to milestones in the Project schedule (**Exhibit B**).

- D. **Final Performance Report.** The Grantee must submit a final performance report when requesting final reimbursement. The report must provide a complete summary of achievements in relation to the Project's objectives and milestones. Final reimbursement will not be issued until this report is submitted.
- E. **Report Format.** The Grantee must use forms and documentation as prescribed by the County when submitting quarterly and final reports.
- F. **Failure to Report.** Failure to submit timely and complete reports may result in delayed disbursement of funds and/or denial of future funding.
- G. **Submittals.** All required submittals under this section must be directed to:

Cook County Department of Transportation and Highways
Transportation Planning & Policy Director
Attn: Jesse Elam
69 W. Washington Street, 23rd Floor
Chicago, IL 60602
E-mail: InvestinCook.CC@cookcountyil.gov

- **SECTION 7. GENERAL TERMS AND CONDITIONS**

- A. **Audit and Document Retention.** Each Party, to the extent applicable, shall maintain adequate books, records, and supporting documentation related to this Agreement and any associated expenditures for at least 3 years after its completion. Such records shall be available for review and audit by the other Party and their respective internal or external auditors. The Parties shall cooperate fully with any audit and provide access to all relevant materials.
- B. **Binding Agreement.** This Agreement shall bind and benefit the Parties and their permitted successors and assigns. No Party may assign its obligations under this Agreement without the prior express written consent of the other Party, which shall not be unreasonably withheld or delayed.

- C. **Compliance with Laws, Rules, and Regulations.** Each Party shall comply with all applicable federal, state, and local laws, rules, and regulations, as amended from time to time, in performing its obligations under this Agreement.
- D. **Conflict with Exhibits.** In the event of a conflict between the text of this Agreement and any attached exhibit, the text of the Agreement shall prevail.
- E. **Cooperation.** The County and Grantee agree to cooperate fully with one another at all times in the implementation of this Agreement.
- F. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original. All such counterparts together shall constitute one and the same instrument.
- G. **County Section Number.** The Project is designated as County section number 25-IICBP-09-SW. All Project-related submittals and correspondence shall reference this County section number.
- H. **Dispute Resolution.** If a dispute, claim, or disagreement arises from the performance of this Agreement, the Parties shall consult in good faith to resolve it. If resolution cannot be reached, the decision of the Department's Superintendent shall be final and binding, unless otherwise provided by law.
- I. **Effective Date.** The Effective Date of this Agreement shall be the date it is fully executed by authorized signatories of both Parties and approved by their respective corporate authorities.
- J. **Electronic or Digital Signatures.** This Agreement may be executed by electronic or digital signatures, which shall have the same legal effect as handwritten signatures, pursuant to the Uniform Electronic Transactions Act (815 ILCS 333/1 et seq.) or any successor law.
- K. **Entire Agreement.** This Agreement represents the complete understanding between the Parties regarding its subject matter and supersedes all prior agreements or understandings.

- L. **Force Majeure.** Neither Party shall be liable for failing to fulfill any obligation under this Agreement due to events beyond their reasonable control and not caused by such their fault or negligence, including, but not limited to, acts of God, war, natural disasters, labor actions, epidemics, or civil unrest.
- M. **Governing Law and Venue.** This Agreement shall be governed exclusively by the laws of the State of Illinois. The Parties irrevocably submit to the exclusive jurisdiction of the Circuit Court of Cook County or the U.S. District Court for the Northern District of Illinois for any proceedings arising from this Agreement.
- N. **Indemnification.** The Grantee shall indemnify and hold harmless the County and its officials, employees, and agents from any claims, liabilities, or expenses—including attorneys' fees—arising from the negligent acts, omissions, or misconduct of the Grantee or its representatives in connection with this Agreement.
- O. **Interpretation.** Headings are for reference only and do not affect the meaning of the provisions. References to exhibits or documents include any lawful amendments or supplements. References to persons or entities include successors in accordance with this Agreement.
- P. **Modifications.** No change or modification to this Agreement shall be valid unless made in writing and signed by the Department's Superintendent and an authorized representative of the Grantee.
- Q. **No Individual or Personal Liability.** Actions and representations under this Agreement are taken in official capacities only, and no individual affiliated with either Party shall incur personal liability in connection with the Agreement.
- R. **No Third-Party Beneficiaries.** This Agreement is solely between the Parties and does not create any rights or obligations for third parties, including agents, contractors, or consultants of either Party.
- S. **Notices.** All notices under this Agreement shall be in writing and delivered personally, by U.S. Mail (certified, registered, or first-class) or via electronic mail to the following:

To the County:

Cook County Department of Transportation and Highways
Superintendent
Attn: Jennifer “Sis” Killen, P.E., PTOE
69 W. Washington Street, 24th Floor
Chicago, IL 60602
E-mail: jennifer.killen@cookcountyil.gov

To the Grantee:

Village of Palatine
Director of Public Works
Attn: Matt Barry
200 E. Wood Street
Palatine, IL 60067
E-mail: mbarry@palatine.il.us

- T. **Recitals.** The recitals at the beginning of this Agreement are incorporated herein and form an integral part of the Agreement.
- U. **Severability.** If any provision of this Agreement is deemed invalid or unenforceable, the remainder shall remain in full force and effect, and the invalid portion shall be interpreted to best reflect the original intent of the Parties.
- V. **Waivers of Default.** No waiver of a breach or provision shall be effective unless in writing, nor shall it be construed as a waiver of any future breach or provision.
- W. **Warranties and Representations.** Each Party represents and warrants that it is duly authorized to execute and perform this Agreement in accordance with its terms.

(signature page to follow)

DRAFT

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates indicated.

EXECUTED BY COUNTY OF COOK:

EXECUTED BY VILLAGE OF PALATINE:

Toni Preckwinkle
President
Cook County Board of Commissioners

Jim Schwantz
Mayor

This ____ day of _____, _____

This ____ day of _____, _____

ATTEST: _____
County Clerk

ATTEST: _____
Village Clerk

RECOMMENDED BY:

APPROVED AS TO FORM:
Eileen O'Neill Burke, State's Attorney

Jennifer "Sis" Killen, P.E., PTOE
Superintendent
County of Cook
Department of Transportation and Highways

By: _____
Assistant State's Attorney

Exhibit A
Location Map

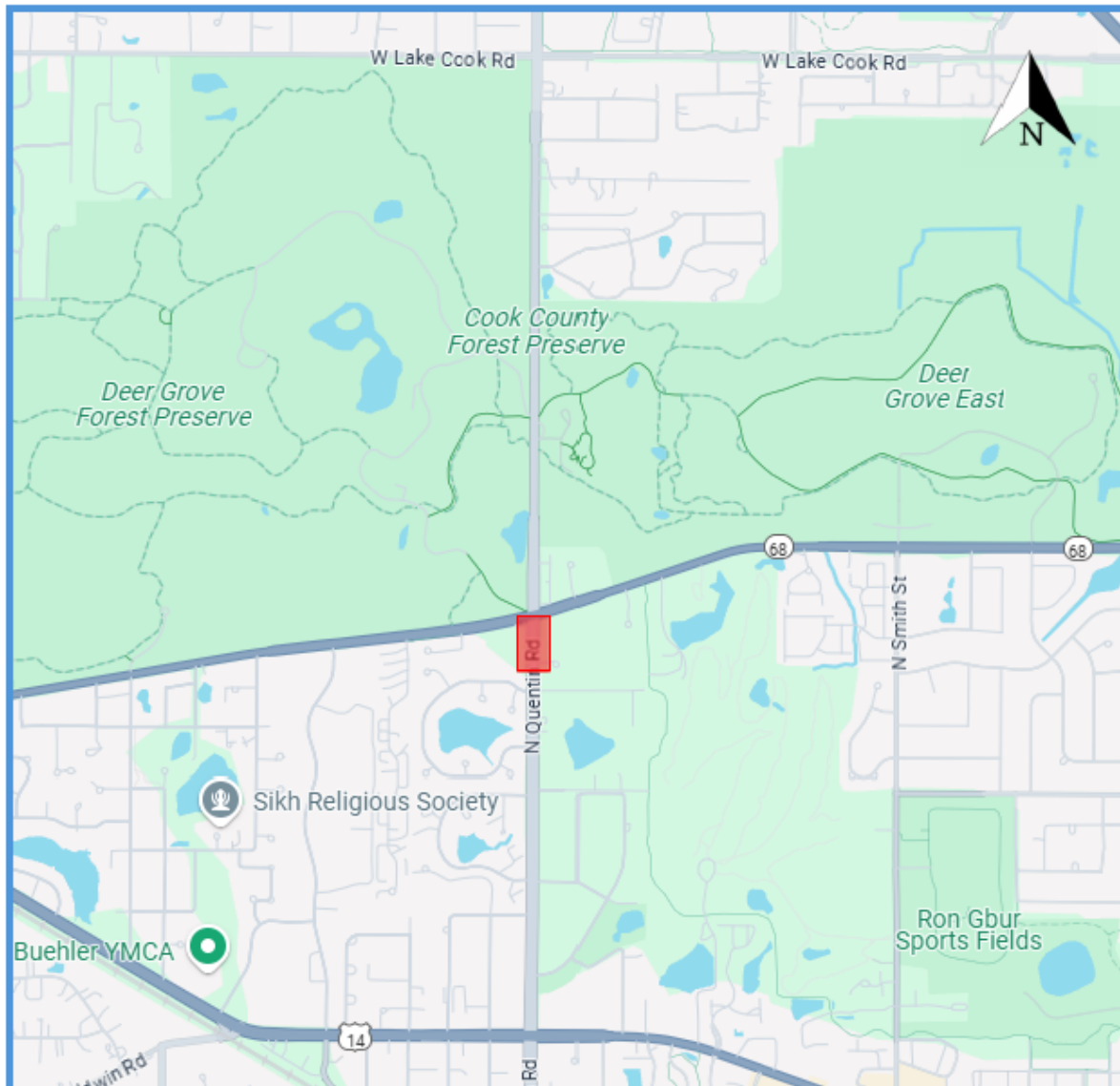


Exhibit B

Project Schedule

	Description	Date
Milestone 1	Notice of Grant Award	09/01/2025
Milestone 2	Notice to Proceed - Design Engineering	01/01/2026
Milestone 3	Data Collection & Topographic Survey	01/01/2026
Milestone 4	Preliminary Plans (60%)	03/01/2026
Milestone 5	Prefinal Plans (90%)	06/01/2026
Milestone 6	Permit Application Submitted	06/01/2026
Milestone 7	Permit Approval Granted	11/01/2026
Milestone 8	Advertise Bid (Locally Let/IDOT Bulletin)	01/01/2027
Milestone 9	Construction Contract Council Approval	02/01/2027
Milestone 10	Construction Begins	03/01/2027
Milestone 11	Construction Substantially Complete	06/01/2027



Exhibit C

Funding Breakdown

PHASE	GRANTEE SHARE	COUNTY SHARE
Design Engineering, Construction, and Construction Engineering Services	Balance	Up to, but not to exceed, \$191,733

Consider a Motion to Approve a Proposal for Quentin Road Sidewalk Extension Design Engineering

BACKGROUND:

BLA, Incorporated has worked with the Village to complete the Invest in Cook grant application for the Quentin Road sidewalk and has performed sidewalk and roadway design for the Village historically. Given the specific details associated with County permit applications and their familiarity therein, staff considers them the most qualified alternative compared with other consultants or in-house engineering for the planned improvement.

KEY ISSUES:

- The design work includes exploratory engineering services including soil borings and waste classification.
- BLA will then prepare final engineering contract plans, specifications and an estimate of cost for all storm sewer and utility modifications needed to construct a 5-foot wide concrete sidewalk along Quentin Road from the existing sidewalk to the south to the intersection at Dundee Road.
- A segmental block wall may be required based on grade differentials and structural engineering is included as part of their scope of work.

BUDGET IMPACT:

The total fee for this work is in an amount not to exceed \$49,541 with 50% of this cost to be reimbursed by Cook County per the Invest in Cook grant agreement.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to accept the proposal.

ACTION REQUIRED:

Motion to approve a proposal for the Quentin Road Sidewalk Extension Design with BLA, Incorporated.

ATTACHMENTS:

1. Matt Barry-Proposal_Quentin Road Sidewalk

August 29th, 2025**VIA EMAIL**

Village of Palatine
Attn: Mr. Matt Barry
Director of Public Works
148 W. Illinois Avenue
Palatine, IL 60067

Re: Professional Services Proposal
Quentin Road Sidewalk – Phase II (Locally Funded)

Dear Mr. Barry:

BLA, Inc. has been requested by the Village of Palatine to perform Phase II engineering design for sidewalk improvements along Quentin Road. The project will include the design of proposed sidewalk from south side of the Dundee Road intersection to the existing sidewalk, approximately 500 feet south of the intersection along both the east and west sides of Quentin Road. Quentin Road is under the jurisdiction of Cook County Department of Transportation and Highways (CCDOH) and the intersection of Dundee Road is within Illinois Department of Transportation (IDOT) right of way.

The intended improvements will include new 5' wide sidewalk within Cook County Right of Way connecting existing sidewalk to the pedestrian crossings at the intersection of Dundee Road. The proposed improvements will include sidewalk construction, drainage improvements, driveway reconstruction, signage relocation, ada improvements at the intersection of Dundee Road, and parkway restoration.

We have the experience that is required for this project, along with the ability to complete the project on time. All work would be performed out of our Itasca office.

CIVIL ENGINEERING SCOPE OF WORK AND FEES

G.01 – Exploratory Engineering Services

BLA will obtain 4 soil boring in the southside parkway along Quentin Road. 3 of the soil borings will be at a depth of 5' and 1 boring located adjacent to the existing wetland will be at a depth of 15'. Borings will be backfilled with soil cuttings and restored.

As part of the IEPA requirements for Source Site Certification and Demolition Debris/Uncontaminated Soil Fill Operation, all soil samples obtained as part of this geotechnical evaluation will be field screened for the presence of volatile organic vapors using a photo ionization detector (PID). Visual and olfactory senses will also be used to screen the soil samples for the presence of petroleum hydrocarbons. If no samples display an elevated PID reading, then the soil will be assumed to be, to the best of our knowledge, clean, uncontaminated fill material. This information will be documented on the IEPA LPC-662/663 form to be included into the project bidding documents. Fee includes a flagger for traffic protection while cores are being obtained.

This work shall be performed for a budget fee of\$7,490.00

E.01 – Phase II Engineering

BLA will prepare the final engineering contract Plans, Specifications and Estimate of Cost including Pre-final and Final submittals for the Village of the Quentin Road Sidewalk Improvements.

The following design criteria and engineering activities shall pertain to the design:

- BLA will conduct field survey work to obtain the required survey information of the subject property to establish the existing topographic features within and directly adjacent to the proposed improvements. The topographical survey will extend to roughly five feet beyond the existing right of way and will include survey and location of all elements within the east and west parkway including utilities and trees.
- Construct a 5' wide pcc sidewalk along Quentin Road from the existing sidewalk to the existing pedestrian facilities at the south side of the Dundee Road intersection.
- Storm sewer and utility modifications and adjustments will be identified and shown on the plans.
- New pedestrian crossings at Anthony Drive, the entrance to the Holy Resurrection Orthodox Church, and Jelly Cafe will require ADA improvements along with potentially upgrading the southwest corner of Quentin Road and Dundee Road to meet PROWAG requirements.
- A segmental block wall(s) may be required based on grade differential, potential encroachment of private property, and/or limiting environmental impacts. If walls are required, structural engineering plans will be prepared. No TS&L drawings are expected.
- BLA will coordinate with CCDOTH and IDOT for necessary permits.
- BLA will also coordinate with the existing utilities along the corridor for potential adjustments and relocations. BLA will perform a J.U.L.I.E. design ticket and will provide utilities with engineering plans of the proposed improvements.
- BLA will perform an environmental survey request through IDOT to obtain necessary cultural and biological clearances. This includes the necessary screenings, forms, and exhibits required for submittal.

BLA will perform the following major tasks for the plan preparation:

- | | | |
|--|--|---|
| • <i>Cover Sheet with Index, State Standards, Location Map</i> | • <i>Alignment, Ties, & Benchmarks</i> | • <i>Standards and Village Standards</i> |
| • <i>General Notes</i> | • <i>Plan Sheets (includes signing and drainage)</i> | • <i>Cross Sections</i> |
| • <i>Summary and Schedule of Quantities</i> | • <i>ADA Ramp Grading Plans</i> | • <i>Special Provisions, Bid Documents (IDOT & Local)</i> |
| • <i>Typical Section(s)</i> | • <i>IDOT District One Highway</i> | • <i>Estimate of Cost</i> |

This work shall be performed for a budget fee of\$42,051.00

Total Fee Proposal

The total fee for the project including all tasks identified above is summarized herein.

This work shall be performed for a budget fee of\$49,541.00

The following items are not included in the above scope of work:

- Plat of Highways
- Right of Way/Easement acquisition and Negotiation
- Public Meetings/Hearing
- Traffic Signal Design
- Detention Calculations

Rate Table & Fees

Any items not specifically included in the above scope of work will be considered extra work to be performed at your direction. Our fees for professional services are listed below:

Principal	\$265.00
Director of Construction Engineering.....	\$245.00
Director of Preliminary Design Services	\$245.00
Director of Structural Engineering.....	\$235.00
Senior Structural Engineer.....	\$220.00
Senior Transportation Engineer	\$200.00
Senior Resident Engineer.....	\$185.00
Director of Design.....	\$185.00
Director of Municipal Services	\$185.00
Senior Project Manager.....	\$175.00
Senior Drainage Engineer	\$170.00
Director of Environmental Services.....	\$160.00
Resident Engineer II	\$150.00
Project Manager	\$135.00
Resident Engineer I.....	\$125.00
Structural Engineer II.....	\$120.00
Project Engineer.....	\$115.00
Documentation Engineer	\$115.00
Construction Engineer II.....	\$110.00
Structural Engineer I.....	\$105.00
Public Outreach Coordinator	\$105.00
Design Engineer.....	\$95.00
Construction Engineer I	\$95.00
Clerical Assistance.....	\$70.00
Engineering Intern	\$55.00
Vehicle (per day).....	\$65.00
Vehicle (half-day).....	\$32.50
Reimbursable Expenses/Direct Costs	as incurred (pass through, no markup)

These rates are based on average hourly rates and invoices will be based on actual rates with a multiplier of 2.5 and are subject to change with annual performance appraisals.

Invoices will be mailed out monthly. Payment is to be made within thirty days after receipt of our invoice.

Client understands and agrees that on January 1, 2026 and yearly thereafter, the fees and quotes for services to be performed shall be increased by an amount not to exceed 10%.

Please let us know if any of the above information is at variance with your instructions. If this correctly reflects your instructions and is acceptable, please sign below and return one copy for our file.

Thank you for requesting BLA, Inc. to do this work. Should you have any questions or require additional information please contact us at (630) 438-6400.

Sincerely,

BLA, Inc.



Dan Bruckelmeyer, P.E.
President/Chief Executive Officer

ACCEPTANCE:

VILLAGE OF PALATINE

BY: _____

TITLE: _____

DATE: _____

BLA Manhours
PROJECT: Quentin Road Sidewalk
Village of Palatine
Sidewalk Improvements

Design Engineering Manhours - Phase II

<u>ITEM</u>	<u># OF SHEETS</u>	<u>MH PER SHEET</u>	<u>TOTAL MH'S</u>
<u>PHASE II PLAN SET</u>			
Title Sheet	1	2	2
General Notes, Index, Standards	1	2	2
Summary of Quantities	1	4	4
Typical Sections (2 existing, 2 proposed, notes, legend)	1	4	4
Schedule of Quantities	1	4	4
Alignment, Ties, and Benchmarks	1	4	4
Plan Sheets (20 scale) Includes erosion and landscaping restoration, drainage, and signing.	2	40	80
Structural Sheets for a segmental block retaining wall)	1	40	40
ADA Ramps (1 location per sheet) <i>4 locations identified (Anthony Drive, Church Entrance, Café Entrance, Dundee/Quentin)</i>	4	8	32
District One Details / CCDOTH / Village Specific Details	8	1	8
Total Sheets	21	Subtotal	180
<u>PHASE II - ADDITIONAL REQUIREMENTS</u>			
Estimate of Cost (2 Submittals @ 4 hours each)			8
Estimate of Time (2 Submittals @ 1 hour each)			2
Special Provisions and Specifications / Bid Documents (Palatine)			24
CCDOTH/IDOT Coordination/Permitting			80
Utility Coordination			24
Environmental Survey Screening/Request			8
Survey: In-house (3 field days, 1 cadd day)			32
Site Visit (1 visit with 2 people @ 2 hour each person)			4
Bidding and Letting Assistance			16
QA/QC & Administration			8
Total			386

BLA Manhours
PROJECT: Quentin Road Sidewalk
Village of Palatine
Sidewalk Improvements

Direct Cost - Phase II

60% PRELIMINARY PLANS - Village / Utilities

	<u>Sheets</u>	<u>Sets</u>	<u>\$/Sht</u>			
Quarter size plans (11x17) - 2 check set	21	2	\$0.10	=	\$	4.20
Preliminary Total					\$	<u>4.20</u>

90% PRE-FINAL PLANS - CCDOTH / IDOT / Village / Utilities

Quarter size plans (11x17)	21	4	\$0.10	=	\$	8.40
Special provisions and Estimates	150	2	\$0.10	=	\$	30.00
Pre-Final Total					\$	<u>38.40</u>

100% FINAL PLANS - CCDOTH / IDOT / Village / Utilities

Quarter size plans (11x17)	21	4	\$0.10	=	\$	8.40
Special provisions and Estimates	150	2	\$0.10	=	\$	30.00
Final Total					\$	<u>38.40</u>

VEHICLES

Survey (3 visits)	3	=	\$65.00		\$	195.00
Site visit (1 visit)	1	=	\$65.00		\$	65.00
Vehicle Total					\$	<u>260.00</u>

Grand Total **\$ 341.00**

SEECO Consultants Inc.
CONSULTING ENGINEERS

August 27, 2025

Mr. Jacob Thede, P.E.
BLA, Inc.
333 Pierce Rd., Ste. 200
Itasca, IL 60143

PROPOSAL AND CONTRACT

Pavement Cores, Soil Borings, Laboratory Testing and
Geotechnical Engineering and Analysis for the Proposed
Sidewalk and Retaining Wall Improvements, Quentin
Road, Palatine, IL

Dear Mr. Thede,

Pursuant to your request, SEECO Consultants, Inc. is pleased to present our proposal for the above referenced project. In preparing our proposal, we have reviewed pertinent information and have visited the site. The proposal has been based upon your criteria.

The scope of work SEECO is prepared to undertake is as follows:

- SEECO proposes to perform 4 soil borings. Locations will be in general accordance with a site drawing provided. Three (3) borings will be advanced to 5 feet and one (1) boring up to 15 feet below the existing grade. Hand augers will be utilized to advance the boreholes.
- Representative soil samples will be collected and field screened from the 4 boring locations for the presence of volatile organic vapors using a photo ionization detector (PID). Visual and olfactory senses will also be used to screen the soil samples for the presence of petroleum hydrocarbons. If no samples display an elevated PID reading, then the soil will be assumed to be, to the best of our knowledge, clean, uncontaminated fill material. This information will be documented on the IEPA LPC- 663 form.

For CCDD Certification services, based upon preliminary due diligence and the anticipated quantity of excavation, two (2) discrete samples will be chemically analyzed by an Environmental Laboratory for the following parameters: pH, VOCs, SVOCs, Total Iron and Total 8 RCRA Metals. If chemical analysis results indicate no contamination above MAC Table objectives, then the soils tested will be assumed to be, to the best of our knowledge, clean, uncontaminated fill material. This information will be documented on the IEPA LPC-663 form. If test results indicate that the soils are contaminated above said objectives, we will consult with you regarding alternate means of disposal. Note: Above scenarios assume that materials are not from locations listed or adjacent to sites with known, or high potential for, soil contaminant issues. Screening or pre-screening of samples at job site is no guarantee that landfill facility will accept/not reject materials.

Nor is it a determination that the site is entirely clean of contaminants per IEPA standards. Preparation of LPC 663 Forms and performance of environmental chemical analysis is no guarantee that material will be accepted by landfills or CCDD facilities. Landfill acceptance chemical testing is not included.

PROPOSAL AND CONTRACT

Pavement Cores, Soil Borings, Laboratory Testing and
Geotechnical Engineering and Analysis for the Proposed
Sidewalk and Retaining Wall Improvements, Quentin
Road, Palatine, IL

August 27, 2025
Page 2

- The resulting geotechnical soil samples will be returned to SEECO's laboratory for further testing and analysis. Visual classification, moisture content, and unconfined compressive strength will be performed on all samples. pH will be determined on one sample per boring.
- Upon completion of the field and laboratory work, a report with the boring locations and logs will be completed. The report will include soils encountered, boring logs, laboratory test results, depth to seasonally high groundwater, if encountered, retaining wall and sidewalk installation recommendations, and general construction considerations.

The cost for the above-stated Geotechnical and CCDD services will be \$7,490.00.

Invoicing terms are net due 30 days from date of invoice. Additional drilling and sampling, if required will be charged at negotiated costs. Approval will be obtained prior to initiating additional work, if any.

We will proceed with the work as outlined after we receive a signed copy of this proposal. It should be noted that the attached General Conditions are an integral part of our contract for professional services and that by signing and dating this proposal, it is represented that you have read this proposal and the attachments in their entirety and accept the terms and conditions set forth. Assumes all drilling locations will be accessible to a truck mounted drill rig.

If there are any questions with regard to this proposal, I would be glad to discuss them with you. We are very interested in providing you with our services on this project and assure you of our utmost cooperation.

Respectfully submitted,

SEECO Consultants, Inc.

APPROVED:

Name of Firm

Authorized Signature

Date

Please sign one copy and return it to our
office and retain one copy for your files.

DCC:eb

Attachment

O:\Proposals\GEOTECH\BLA Palatine 082725.doc



Donald C. Cassier
Director of Field Services



Collin W. Gray, S.E., P.E.
President

SEECO Consultants Inc. - General Conditions-0213

Scope of Work

SEECO Consultants Inc. (hereinafter called SEECO) shall perform the services defined in this contract and shall invoice the Client for those services at the stated amount or standard rates shown on the attached fee schedule. The estimate of cost to the Client as stated in this contract shall not be considered as a firm figure, but only an estimate unless otherwise specifically stated in this contract. SEECO will provide additional services under this contract as requested by the Client and invoice the Client for those additional services at the standard rates, as quoted. Contract does not include the provision for prevailing wage rates unless otherwise stated. Acceptance of services proposed herewith - prior to contract execution- implies and constitutes acceptance of rates and conditions set forth in this contract unless explicitly agreed upon mutually in writing prior to inception of services.

Soil Boring Locations

It is understood that the Client will furnish SEECO with a diagram indicating both the location of the site and the borings on that site. SEECO reserves the right to deviate a reasonable distance from the boring location specified unless this right is specifically revoked by the Client in writing at the time the location diagram is supplied. SEECO reserves the right to terminate this contract if conditions preventing the drilling at the specified locations are encountered which were not made known to SEECO prior to the date of this contract. SEECO will contact the underground utility locate network responsible in the locale being drilled. However, SEECO is not responsible for damage to underground utilities that are not marked, located or mislocated/mismarked whether said utility is party to the locating network or not. Client is responsible for locating proprietary utilities and/or underground structures and appurtenances. SEECO will backfill the boreholes with soil cuttings and match the surface to existing conditions, unless otherwise stated in the contract. SEECO is not responsible to maintain boreholes beyond initial backfilling, for any repair of settled backfill, or any costs associated with potential borehole settlement, including reparations or personal injury beyond our active on site exploration time.

Construction Observation and Testing

Unless otherwise stated in contract, field personnel charges are subject to an eight hour minimum, including portal-to-portal travel time. Any cancellations onsite will incur said eight hour minimum. Cancellations after travel time has commenced will incur a minimum charge of 3 hours to the client.

Access to Sites

Unless otherwise agreed, the Client will furnish SEECO with right-of-access to the site in order to conduct the planned investigation or inspection. SEECO will take responsible precautions to minimize damage to the site due to its operations, but has not included in the fee the cost of restoration of any damage resulting from the operations. This includes crop damage/restoration costs. If the Client desires, SEECO will restore any damage to the site and add the cost of restoration to the fee stated in the proposal contract.

Samples/Reports

All samples of soil and rock will be discarded 60 days after submission of the report unless the Client advises SEECO in writing to the contrary. SEECO will furnish three copies of each report to the client.

Subcontracts/Assignments

SEECO reserves the right to subcontract drilling and related support services to SEECO Environmental Services Inc. and construction inspection, observation and testing services to SEECO Construction Services, Inc. Subcontracting rights are not limited to stated services or entities. Client may not assign this contract without express written consent of SEECO.

Invoices

Invoices will be submitted once a month for services performed during the prior month. Payment will be due within 30 days of receipt of invoice unless otherwise stated in contract. Interest will be added to delinquent accounts at the rate of two percent per month for each month of delinquency. The billing rates as described in the contract may be increased on the annual anniversary of the effective date of this contract at an annual rate not to exceed 10%. Any and all costs incurred in collecting delinquent invoices, including but not limited to legal fees, filing fees and costs, court costs, etc. will be added to the amount due.

Liability

SEECO is protected by Workman's Compensation Insurance (and/or employer's liability insurance) and by public liability insurance for bodily injury (limit \$1,000,000) and property damage (limit \$1,000,000) and will furnish certificates of insurance upon request. Within the limits of the insurance, SEECO agrees to save the Client harmless from loss, damage, injury or liability arising directly from the negligent acts or omissions of SEECO and its employees. If the Client's contract places greater responsibility upon SEECO or requires increased insurance coverage, SEECO will, if specifically directed by the Client, take out additional insurance, if obtainable, at the Client's expense, but will not be responsible for property damage from any causes, including fire and/or explosion beyond the limits of the insurance coverage.

Limitation of Liability

The Client recognizes the inherent risks connected with construction. In performing their professional services, SEECO will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of their profession practicing in the same or similar locality. No other warranty, express or implied, is made or intended by the proposal for consulting services or by furnishing oral or written reports of the findings made. It is agreed that the Client will limit any and all liability, claim for damages, cost of defense, or expenses to be levied against SEECO on account of any design defect, error, omission, or professional negligence to a sum not to exceed \$1,000.00. Further, the Client agrees to notify any contractor or subcontractor who may perform work in connection with any design, report or study prepared by SEECO of such limitation of liability for design defects, omissions, or professional negligence, and require as a condition precedent to their performing the work a like limitation of liability on their part as against SEECO. In the event the Client fails to obtain a like limitation of liability provision as to design defects, errors, omissions, or professional negligence, any liability of the Client and SEECO in such a manner that the aggregate liability for SEECO for such design defect to all parties, including the Client shall not exceed \$1,000.00. Limitation of liability stated herewith is extended to include SEECO Construction Services, Inc. and SEECO Environmental Services, Inc., and any and all officers, shareholders, employees and/or agents of SEECO Consultants Inc., SEECO Construction Services, Inc., and/or SEECO Environmental Services, Inc.

Consider a Motion to Approve a Sidewalk Maintenance Agreement with Cook County for Quentin Road

BACKGROUND:

Cook County is planning a maintenance project on Quentin Road from Illinois Avenue to Algonquin Road in 2026. The Village has been coordinating with the County relating to our plan to install a replacement water main from Medford Drive to Euclid Avenue and also recently began discussing potential pedestrian improvements the County should consider.

KEY ISSUES:

- To improve pedestrian connectivity at the intersection of Quentin Road and Euclid Avenue, the County has agreed to construct approximately 85 feet of new sidewalk within the northwest quadrant of the intersection, extending northwest to the southeast between the southbound-to-westbound right-turn lane of Quentin Road and the mainline of Euclid Avenue.
- This sidewalk, as well as pedestrian push-buttons at the traffic signal, will be installed at the County's expense.
- As a condition of installing the improvements, at the completion of the construction, the County is requesting the Village assume responsibility for the ongoing maintenance of the new sidewalk.

BUDGET IMPACT:

There is no direct cost for maintenance at this time. Future maintenance is expected to be incorporated into recurring sidewalk maintenance programs with a minimal impact.

RECOMMENDATION:

It is recommended this sidewalk maintenance agreement be approved.

ACTION REQUIRED:

Motion to approve a Maintenance Agreement with Cook County for a sidewalk extension at Quentin and Euclid subject to review by the Village Attorney.

ATTACHMENTS:

1. Draft Palatine Quentin Road Maintenance Agreement
2. New Sidewalk Aerial Image

MAINTENANCE AGREEMENT

County of Cook

Quentin Road
Algonquin Road to Illinois Avenue

Village of Palatine

Section: 24-PRPN1-02-PV

This Maintenance Agreement ("Agreement") is made and entered into as of the ____ day of _____, 2025, by and between the County of Cook, a body politic and corporate of the State of Illinois ("County"), acting by and through its Department of Transportation and Highways ("Department"), and the Village of Palatine, a municipal corporation of the State of Illinois ("Village"). The County and the Village may be referred to individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the County is undertaking the 2024 Pavement Rehabilitation North Program (PRP), which includes hot-mix asphalt (HMA) surface removal and replacement; Portland cement concrete (PCC) and HMA pavement patching; curb and gutter removal and replacement; sidewalk removal and replacement; Americans with Disabilities Act (ADA) improvements; drainage and utility structure adjustments; pavement reflector removal and replacement; installation of pavement markers and pavement markings; traffic signal modernization; detector loop installation; traffic control and protection; site restoration; and all other work necessary to rehabilitate various roadway corridors in northern Cook County ("Project");

WHEREAS, as part of the Project, the County is implementing pavement rehabilitation improvements along Quentin Road, between Algonquin Road and Illinois Avenue;

WHEREAS, to improve pedestrian connectivity at the intersection of Quentin Road and Euclid Avenue, the Project includes the construction of approximately 85 feet of new sidewalk within the northwest quadrant of the intersection, extending northwest to southeast between the southbound-to-westbound right-turn lane of Quentin Road and the mainline of Euclid Avenue ("New Sidewalk");

WHEREAS, the New Sidewalk will be located within the Village of Palatine and will be constructed by the County at the County's expense as part of the Project;

WHEREAS, upon completion of construction, the Village has agreed to assume responsibility for the ongoing maintenance of the New Sidewalk;

WHEREAS, this Agreement sets forth the respective responsibilities and obligations of the Parties with respect to maintenance of the New Sidewalk;

WHEREAS, the County, pursuant to its authority under the Counties Code (55 ILCS 5/1-1 et seq.) and the Illinois Highway Code (605 ILCS 5/1-101 et seq.), is authorized to enter into this Agreement;

WHEREAS, the Village, pursuant to its authority under the Illinois Municipal Code (65 ILCS 5/1-1-1 et seq.), is likewise authorized to enter into this Agreement; and

WHEREAS, this Agreement is further authorized under Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.).

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- **SECTION 1. MAINTENANCE**

- A. **Definitions.** As used in this Agreement, the terms "maintain" and "maintained" refer to the responsibility for keeping the relevant facility in good repair and satisfactory condition and appearance. This includes full responsibility for the construction, removal, and/or replacement of the maintained facility when necessary to preserve its functionality, safety, and compliance with applicable standards.
- B. **Village Maintenance Responsibility.** Upon completion of the Project, the Village shall assume ownership, operation, and maintenance of all sidewalks and/or multi-use paths constructed or improved within its corporate limits as part of the Project, including the New Sidewalk. All maintenance activities shall be performed in full compliance with the ADA, the Public Right-of-Way Accessibility Guidelines (PROWAG), and all other applicable federal, state, and local laws and regulations.
- C. **Indemnification.** The Village shall indemnify, defend, and hold harmless the County and its officials, employees, and agents from and against any and all claims, liabilities, damages, or expenses—including reasonable attorneys' fees—arising out of or related to the construction, use, repair, and/or

maintenance of any sidewalks and/or multi-use paths constructed or improved within its corporate limits as part of the Project, including the New Sidewalk.

D. **Survival of Obligations.** The maintenance responsibilities set forth in this section shall survive the expiration or termination of this Agreement.

- **SECTION 2. TERM AND TERMINATION**

A. **Duration.** This Agreement shall become effective upon completion of construction of the New Sidewalk and shall remain in effect in perpetuity, unless terminated by mutual written agreement of the Parties.

B. **Mutual Termination.** This Agreement may be terminated by mutual agreement of the Parties in a writing signed by the Department's Superintendent and an authorized representative of the Village.

- **SECTION 3. GENERAL TERMS AND CONDITIONS**

A. **Binding Agreement.** This Agreement shall bind and benefit the Parties and their permitted successors and assigns. No Party may assign its obligations under this Agreement without the prior express written consent of the other Party, which shall not be unreasonably withheld or delayed.

B. **Compliance with Laws, Rules, and Regulations.** Each Party shall comply with all applicable federal, state, and local laws, rules, and regulations, as amended from time to time, in performing its obligations under this Agreement.

C. **Cooperation.** The County and Village agree to cooperate fully with one another at all times in the implementation of this Agreement.

D. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original. All such counterparts together shall constitute one and the same instrument.

E. **County Section Number.** The Project is designated as County section number 24-PRPN1-02-PV. All related submittals and correspondence shall reference this County section number.

- F. **Dispute Resolution.** If a dispute, claim, or disagreement arises from the performance of this Agreement, the Parties shall consult in good faith to resolve it. If resolution cannot be reached, the decision of the Department's Superintendent shall be final and binding, unless otherwise provided by law.
- G. **Effective Date.** The Effective Date of this Agreement shall be the date it is fully executed by authorized signatories of both Parties and approved by their respective corporate authorities.
- H. **Electronic or Digital Signatures.** This Agreement may be executed by electronic or digital signatures, which shall have the same legal effect as handwritten signatures, pursuant to the Uniform Electronic Transactions Act (815 ILCS 333/1 et seq.) or any successor law.
- I. **Entire Agreement.** This Agreement represents the complete understanding between the Parties regarding its subject matter and supersedes all prior agreements or understandings.
- J. **Force Majeure.** Neither Party shall be liable for failing to fulfill any obligation under this Agreement due to events beyond their reasonable control and not caused by their fault or negligence, including, but not limited to, acts of God, war, natural disasters, labor actions, pandemics, epidemics, or civil unrest.
- K. **Governing Law and Venue.** This Agreement shall be governed exclusively by the laws of the State of Illinois. The Parties irrevocably submit to the exclusive jurisdiction of the Circuit Court of Cook County or the U.S. District Court for the Northern District of Illinois for any proceedings arising from this Agreement.
- L. **Interpretation.** Headings are for reference only and do not affect the meaning of the provisions. References to exhibits or documents include any lawful amendments or supplements. References to persons or entities include successors in accordance with this Agreement.
- M. **Modifications.** No change or modification to this Agreement shall be valid unless made in writing and signed by the Department's Superintendent and an authorized representative of the Village.
- N. **No Individual or Personal Liability.** Actions and representations under this Agreement are taken in official capacities only, and no individual affiliated

with either Party shall incur personal liability in connection with the Agreement.

- O. **No Third-Party Beneficiaries.** This Agreement is solely between the Parties and does not create any rights or obligations for third parties, including agents, contractors, or consultants of either Party.
- P. **Notices.** All notices under this Agreement shall be in writing and delivered personally, by U.S. Mail (certified, registered, or first-class) or via electronic mail to the following:

To the County:

Cook County Department of Transportation and Highways
Superintendent
Attn: Jennifer "Sis" Killen, P.E., PTOE
69 W. Washington Street, 24th Floor
Chicago, IL 60602
E-mail: jennifer.killen@cookcountyil.gov

To the Village:

Village of Palatine
Director of Public Works
Attn: Matthew D. Barry
200 E. Wood Street
Palatine, IL 60067
E-mail: MBarry@palatine.il.us

- Q. **Recitals.** The recitals at the beginning of this Agreement are incorporated herein and form an integral part of the Agreement.
- R. **Severability.** If any provision of this Agreement is deemed invalid or unenforceable, the remainder shall remain in full force and effect, and the invalid portion shall be interpreted to best reflect the original intent of the Parties.
- S. **Waivers of Default.** No waiver of a breach or provision shall be effective unless in writing, nor shall it be construed as a waiver of any future breach or provision.

- T. **Warranties and Representations.** Each Party represents and warrants that it is duly authorized to execute and perform this Agreement in accordance with its terms.

(signature page to follow)

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates indicated.

EXECUTED BY COUNTY OF COOK:

EXECUTED BY VILLAGE OF PALATINE:

Toni Preckwinkle
President
Cook County Board of Commissioners

Jim Schwantz
Mayor

This ____ day of _____, _____

This ____ day of _____, _____

ATTEST: _____
County Clerk

ATTEST: _____
Village Clerk

RECOMMENDED BY:

APPROVED AS TO FORM:
Eileen O'Neill Burke, State's Attorney

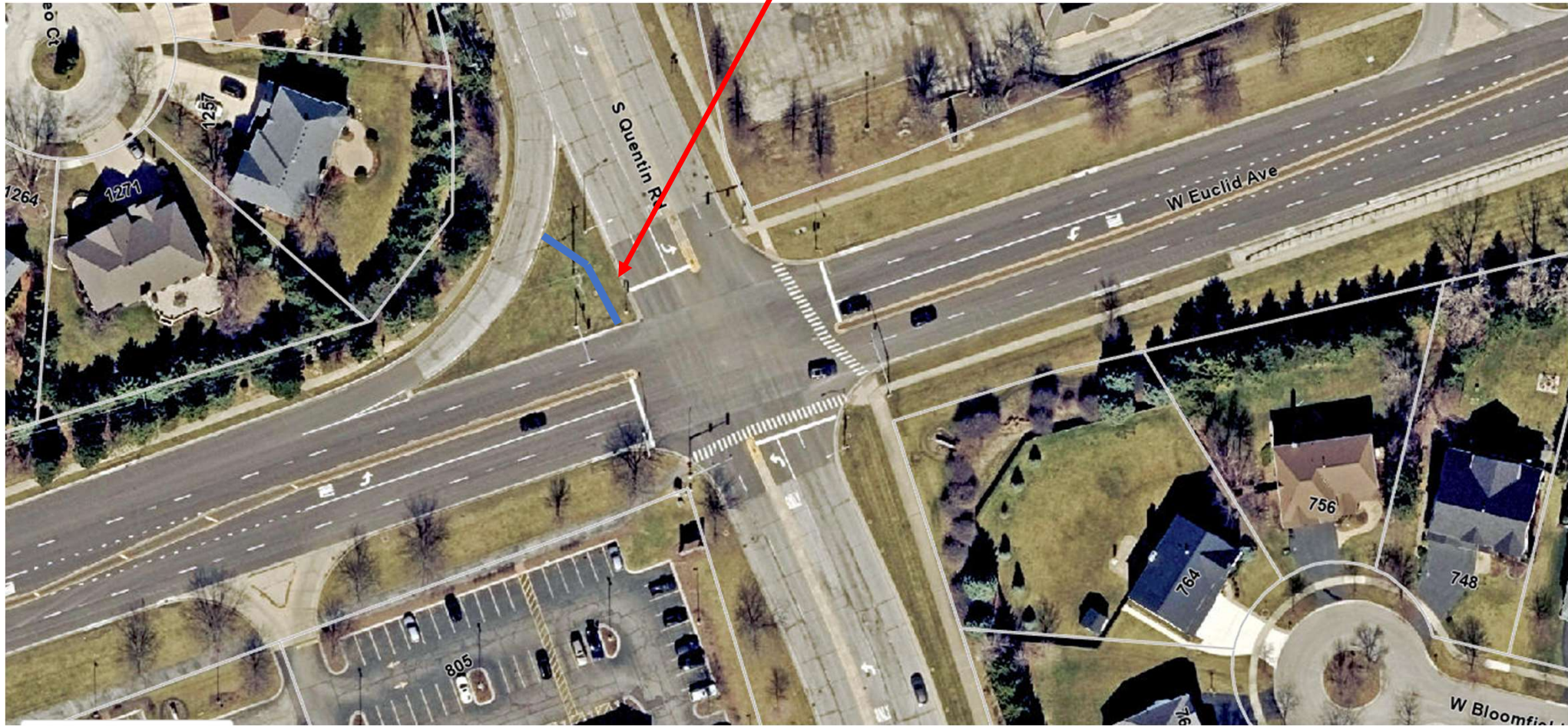
By: _____

Jennifer “Sis” Killen, P.E., PTOE
Superintendent
County of Cook
Department of Transportation and Highways

Assistant State’s Attorney

DRAFT

New Sidewalk



Consider a Resolution Supporting and Consenting to the Renewal of the Class 7c Cook County Tax Classification for the Properties Located at 1811 & 1911 N. Rand Road and 1812 N. Old Hicks Road

BACKGROUND:

In 2018, the Village Council approved a Resolution of Support in conjunction with the development of new Subaru and Mazda automobile dealerships and a car wash on the properties at 1811 & 1911 N. Rand Road and 1812 N. Old Hicks Road. The County's 7c Classification, referred to as Commercial Urban Relief Eligibility (CURE), is similar to the County's other tax classification programs (such as 6b). The Napleton Subaru and Mazda dealerships, and related car wash, are now requesting the Village's support for the renewal of the 7c Classification. Thus, the Petitioner is seeking approval of the following:

Approval of a resolution supporting and consenting to the renewal of the 7c Cook County Tax Classification for the properties located at 1811 & 1911 N. Rand Road and 1812 N. Old Hicks Road.

KEY ISSUES:

- Following approval of the 7c Classification, the Petitioner redeveloped the former Menards and Kunpper Nursey sites into new Mazda and Subaru automobile dealerships along with a standalone car wash.
- Projects that qualify for the Class 7c classification receive a reduced assessment level of 10% of fair market value for the first three years, 15% for the fourth year, and 20% for the fifth year. Without this incentive, commercial property would be assessed at 25% of its market value.
- The 7c program does allow for a single renewal of the classification, subject to the program's requirements, a separate endorsement by the Village, and approval by the County. The requested 7c renewal classification will provide a five-year extension, resulting in a 10% assessment level for three years, a 15% assessment level for the fourth year, and a 20% assessment level for the fifth year. The property would then return to the full assessment level of 25% of its market value.
- The Village has previously supported other 7c renewals, including the Enterprise car rental facility on Rand Road and Studio 41 on Northwest Highway.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the resolution.

ACTION REQUIRED:

Motion to approve a resolution supporting and consenting to the renewal of the 7c Cook County Tax Classification for the property located at 1811 & 1911 N. Rand Road and 1812 N. Old Hicks Road.

ATTACHMENTS:

1. Resolution of Support for 7c Renewal - Napleton
2. Exhibit A - Napleton 7c Renewal Subject Property
3. Request for 7c Renewal 1811-1911 Rand Road
4. Napleton - 7c Real Estate Tax Incentive R-23-18

**RESOLUTION
RENEWAL OF CLASS 7(C) REAL ESTATE TAX INCENTIVE
FOR THE BENEFIT OF 100 WEST GOLF, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY, AND
REAL ESTATE LOCATED AT
1811 & 1911 NORTH RAND ROAD AND 1812 NORTH OLD HICKS ROAD,
PALATINE, ILLINOIS PURSUANT TO THE COOK COUNTY, ILLINOIS
REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE**

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the “Ordinance”), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for commercial purposes; and

WHEREAS, the Village of Palatine (the “Village”), consistent with the Ordinance, wishes to induce commercial enterprise to locate and expand in the Village by supporting financial incentives in the form of property tax relief; and

WHEREAS, 100 West Golf, LLC, an Illinois limited liability company (the “Applicant”) owns, certain real estate located generally at 1811 & 1911 North Rand Road and 1812 North Hicks Road, Palatine, IL 60067, as further described on Exhibit A hereto (the “Subject Property”); and

WHEREAS, the Applicant constructed Napleton’s Palatine Mazda, Napleton’s Palatine Subaru, and SNAP Car Wash containing a total of approximately 50,539 square feet (the “Facilities”); and

WHEREAS, since 2020 the Applicant has occupied the Facilities and used it for the purpose of two automobile dealerships and a car wash;

WHEREAS, pursuant to the Ordinance, the Applicant has filed with the Office of the Assessor of Cook County (the “Assessor”) a Class 7(c) tax incentive renewal application; and

WHEREAS, it is the responsibility of the Assessor to determine that an application for a renewal of a Class 7(c) classification is eligible pursuant to the Ordinance; and

WHEREAS, the Ordinance requires that, in connection with the filing of a Class 7(c) renewal application with the Assessor, the applicant must obtain from the municipality in which such real estate is located a resolution expressly stating that the use of the property is necessary and beneficial to the local economy and that the municipality supports and consents to the renewal of the Class 7(c) classification by the Assessor; and

WHEREAS, the use of the Subject Property has provided significant past, present and future employment; and

WHEREAS, the use of the Subject Property has generated significant new revenues to the Village in the form of additional real estate taxes and other tax revenues; now therefore,

BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF PALATINE:

SECTION 1: That the Village determines that the use of the Subject Property and renewal of the Class 7(c) incentive is necessary and beneficial to the local economy.

SECTION 2: That the Village supports and consents to the renewal of Class 7(c) classification by the Assessor with respect to the Subject Property.

SECTION 3: That the Clerk of the Village of Palatine is authorized to and shall send a certified copy of this resolution to the Office of the Cook County Assessor, Room 312, County Building, Chicago, Illinois 60602 and a certified copy of this resolution may be included with the Class 7(c) renewal application filed with the Applicant, as applicant, in accordance with the Ordinance.

SECTION 4: This Resolution shall be in full force and effect upon its passage and approval as provided by law.

PASSED: This 8th day of December, 2025

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

APPROVED by me this _____day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this ____day of _____, 2025

Village Clerk

Exhibit A – Subject Property

Legal Descriptions:

02-02-402-015-0000

LOT 2 IN THE FINAL PLAT OF NAPLETON SUBDIVISION BEING A SUBDIVISION PART OF EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 2019 AS DOCUMENT NUMBER 193191658, IN COOK COUNTY, ILLINOIS

02-02-402-016-0000

LOT 3 IN THE FINAL PLAT OF NAPLETON SUBDIVISION BEING A SUBDIVISION PART OF EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 2019 AS DOCUMENT NUMBER 193191658, IN COOK COUNTY, ILLINOIS

02-02-402-017-0000

LOT 4 IN THE FINAL PLAT OF NAPLETON SUBDIVISION BEING A SUBDIVISION PART OF EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 2019 AS DOCUMENT NUMBER 193191658, IN COOK COUNTY, ILLINOIS

Site and Improvement Size:

Land: 444,725 square feet in the aggregate

PIN 02-02-402-015-0000: 243,561

PIN 02-02-402-016-0000: 170,261

PIN 02-02-402-017-0000: 30,903

Building Improvements: 50,539 square feet in the aggregate

PIN 02-02-402-015-0000: 30,102 square feet

PIN 02-02-402-016-0000: 16,444 square Feet

PIN 02-02-402-017-0000: 3,993 square Feet

FIELD AND GOLDBERG, LLC

ATTORNEYS AT LAW

SUITE 2910

10 SOUTH LASALLE STREET
CHICAGO, ILLINOIS 60603-1056

STEVEN J. FIELD

WRITER'S DIRECT DIAL NO.
(312) 408-7202
sfield@fieldandgoldberg.com

TELEPHONE (312) 708-7200
FAX: (312) 408-7201
www.fieldandgoldberg.com

December 1, 2025

VIA EMAIL AND FEDERAL EXPRESS

Mr. Michael W. Jacobs
Community Development Director
Village of Palatine
200 E. Wood Street
Palatine, IL 60067

Re: 100 West Golf, LLC's ("Applicant") Request for Renewal of a 7c Incentive for the following properties (collectively the "Properties"):
1811 Rand Road, Palatine; PIN 02-02-402-016-0000,
1911 Rand Road, Palatine; PIN 02-02-402-015-0000,
1821 Rand Road, Palatine; PIN 02-02-402-017-0000

Dear Mr. Jacobs:

Field and Goldberg, LLC, on behalf of Applicant, hereby requests that the Village of Palatine issue a resolution supporting the renewal of the Class 7c Incentive for the Properties. Attached hereto are Applicant's 7c Renewal Application and supporting documentation which have been filed with the Cook County Assessor's Office.

The initial tax incentive made possible the construction and ongoing operation of two automobile dealerships (Napleton's Palatine Mazda and Napleton's Palatine Subaru) and SNAP Car Wash. The tax benefits associated with the incentive have been essential to Applicant's continued success in the local area. The reduced tax burden has enabled the Applicant to employ 90 full-time and four part-time workers at the site and to provide valuable vehicle sales, leasing, repair and cleaning services to the surrounding community.

Without the incentive, the Applicant would be unlikely to sustain operations at the Properties. Renewal of the incentive is therefore critical to ensure that the Village retains a productive and beneficial use of the site.

As previously discussed with your office, it is our understanding that the 7c Incentive associated with the Properties will be activated for tax years 2025, 2026, 2027, 2028 and 2029 with the corresponding levels of assessment:

<u>Tax Year</u>	<u>Level of Assessment</u>
2025	25%
2026	10%
2027	10%
2028	15%
2029	20%

Based on the 7c's impact on the Property's economic performance, benefits to the local economy, and general well-being of the community, Applicant respectfully requests that the Village of Palatine issue a resolution supporting the renewal of the 7c Incentive on the Properties.

Please contact me with any questions.

FIELD AND GOLDBERG, LLC
Attorneys for Applicant

By: Steven J. Field
One of its Attorneys

Enclosures

RESOLUTION NO. R-23-18

**A RESOLUTION SUPPORTING THE 7(C) REAL ESTATE TAX INCENTIVE
FOR THE BENEFIT OF 100 WEST GOLF, LLC, AN ILLINOIS LIMITED LIABILITY
COMPANY, AND REAL ESTATE LOCATED AT 1775 & 1801-1815 N. RAND ROAD,
PALATINE, ILLINOIS PURSUANT TO THE COOK COUNTY, ILLINOIS REAL
PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE**

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for commercial purposes; and

WHEREAS, the Village of Palatine (the "Village") is a Home Rule municipality within the purview of Article VII, Section 6(a) of the Illinois Constitution (1970), and the said Village, therefore, may exercise any power and perform and function pertaining to its government and affairs; and

WHEREAS, the Village, consistent with the Ordinance, wishes to induce commercial enterprise to locate and expand in the Village by supporting financial incentives in the form of property tax relief; and

WHEREAS, 100 West Golf, LLC, an Illinois limited liability company (the "Applicant"), is the contract purchaser of certain real estate located generally at 1775 & 1801-1815 N. Rand Road, Palatine, IL 60067, as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, the Applicant intends to redevelop the Subject Property, containing approximately 13.8 acres; and

WHEREAS, the Applicant intends to redevelop the Subject Property for use as Mazda and Subaru Dealerships (the "Project"); and

WHEREAS, the Applicant has filed with the Office of the Assessor of Cook County (the "Assessor") an eligibility application for a Class 7(c) tax incentive under the Ordinance; and

WHEREAS, it is the responsibility of the Assessor to determine that an application for a Class 7(c) classification or renewal of a Class 7(c) classification is eligible pursuant to the Ordinance; and

WHEREAS, the Ordinance requires that, in connection with the filing of a Class 7(c) eligibility application with the Assessor, the applicant must obtain from the municipality in which such real estate that is proposed for Class 7(c) designation is located a resolution expressly stating that the municipality has determined that the incentive provided by Class 7(c) is necessary for development to occur on such real

estate and that the municipality supports and consents to the Class 7(c) classification by the Assessor; and

WHEREAS, the intended use of the Subject Property will provide significant present and future employment; and

WHEREAS, notwithstanding the Class 7(c) status of the Subject Property, the redevelopment and utilization thereof will generate significant new revenues to the Village in the form of additional real estate taxes and other tax revenues.

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

SECTION 1: That the Village determines that the availability of the Class 7(c) incentive is necessary for the development to occur on the Subject Property.

SECTION 2: That the Village supports and consents to the Class 7(c) classification by the Assessor with respect to the Subject Property.

SECTION 3: That the Village has received from the applicant 100 West Golf, LLC an Economic Disclosure Statement that has been filed.

SECTION 4: That the Village hereby determines that the Project meets eligibility factor (1) of the County Ordinance in that the Subject Property is deemed a redevelopment priority by the Village begin located in an area in need of commercial development and in that real estate taxes for the Project Site for three of the last six years have either declined or remained stagnant due to the depressed condition of the area.

SECTION 5: That the Village hereby determines that the Project meets eligibility factor (2) of the County Ordinance in that there is a reasonable expectation that the Project is viable and likely to go forward on a reasonably timely basis if granted Class 7(C) designation and will therefore result in economic enhancement of the area.

SECTION 6: That the Village hereby determines that the Project meets eligibility factor (3) of the County Ordinance in that the Project will materially assist development, redevelopment or rehabilitation of the area and the Project would not go forward without the full incentive offered under Class 7(C).

SECTION 7: That the Village hereby determines that the Project meets eligibility factor (4) of the County Ordinance in that the certification of the Project for Class 7(C) is reasonably expected to result in an increase in real property tax revenue and employment opportunities in the area.

SECTION 8: That the Village hereby expressly determines that the eligibility factors of the County Ordinance are present for the Project and hereby expressly supports and consents to the Class 7(C) application of the Applicant to the Assessor for Class 7(C) designation of the Project and the Subject Property.

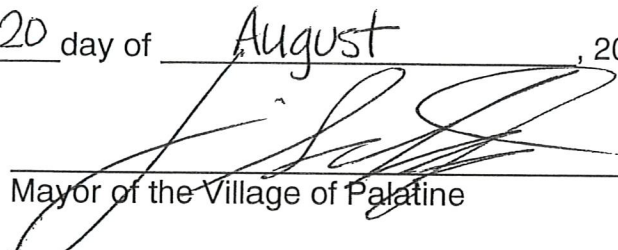
SECTION 9: That the Clerk of the Village of Palatine is authorized to and shall send a certified copy of this resolution to the Office of the Cook County Assessor, Room 312, County Building, Chicago, Illinois 60602 and a certified copy of this resolution may be included with the Class 7(c) eligibility application filed with the Applicant, as applicant, in accordance with the Ordinance.

SECTION 10: That this resolution shall be effective immediately upon its passage and approval.

DATED: This 20th day of August, 2018.

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 20 day of August, 2018



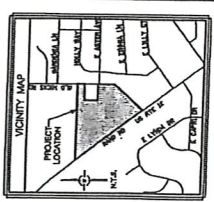
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this ____ day of May, 2018



Village Clerk

Exhibit A

[illegible][illegible]

FOR REVIEW
PURPOSES ONLY

[illegible]

REVISIONS	

U-230040E

LEGEND

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VILLAGE OF PALATINE PINES. PROPERTY DESCRIPTION

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Consider an Ordinance Granting a Final Planned Development and Rezoning to Planned Development for the Property at 204-216 and 222 W. Palatine Road

BACKGROUND:

The Subject Properties, zoned R-3 Multi-Family, received Preliminary Planned Development approval in 2024 to allow the construction of a new 4-unit townhouse building on the westerly lot (222 W. Palatine Road). The easterly lot (204-216 W. Palatine Road) is an existing 4-unit building and will remain, with a relocated parking area constructed on the north side of the Subject Properties. Therefore, the Petitioner is requesting approval of the following:

Final Planned Development to permit a new 4-unit townhouse building, with a shared driveway and parking lot, in conjunction with the existing 4-unit building at 204-216 W. Palatine Road, and Rezoning of the Subject Properties from R-3 Multi-Family Residential to Planned Development.

KEY ISSUES:

The Petitioner intends to demolish the single-family home and construct a 4-unit townhouse building on the western lot. The key components of the proposed development are summarized below:

ARCHITECTURE

- The proposed building's front elevations include a covered entry, shake siding, engineered stone, LP siding, and LP board and batten siding. These materials continue for the side elevations. In addition to adding windows and varying their placement, which was discussed at the initial Preliminary Planned Development Public Hearing, the final architectural plans present the finished floor plans for the 2 bedroom and 2.5 bathroom units. Architectural shingles are proposed for the roof.
- The proposed building height is approximately 39 feet 5 inches, which would be below the maximum permitted height of 50 feet in the R-3 District (and is consistent with the elevations approved with the Preliminary Planned Development). The existing 2 access drives from Palatine Road would be consolidated into one, with the drive being widened to address Fire Prevention's auto-turn and truck access requirements.
- Prior to the execution of the Plat of Consolidation, a cross-access easement will be required and, if required by the Village Attorney, declarations may also be required.
- The first floor plan includes a 1-car garage and/or a flexible space, with the second floor containing a living room, dining room, kitchen, deck, and a one-half bathroom. The upper level includes two bedrooms and bathrooms. Within the

three contemplated floor plans, the size of each unit is approximately 1,600 square feet.

- In addition to the single-car garage, each of the 4 units will have a single driveway parking space in front of the garages.

ENGINEERING

- All necessary utilities are available and proximate to the Subject Properties. The sanitary and water lines are on the south side of Palatine Road. In order to access those utilities for connection, an IDOT permit will be required. With the required inclusion of an accessible parking space and a desire not to impact a 45-inch caliper tree, the number of parking spaces on the north side of the property is reduced from the initial approval by three spaces. With the proposed 8 parking spaces and 8 additional parking spaces, 16 total parking spaces would be provided (2 spaces/unit). In working with the Petitioner and Engineer, there may be an opportunity to provide one additional parking space on the north side of the property. Functionally, the existing 4-unit building required only 1.5 spaces/unit at its estimated expansion in the late 1970's/early 1980's.
- For the existing 4-unit building, there is a dumpster onsite, which is screened with a wooden fence. The proposed 4 new townhomes would function as individual residential units accordingly.
- The relocated parking spaces on the north side of the property would be required to be screened with a solid fence. While there is an existing fence there now, the determination of whether it could be reused in order to provide the screening would be determined through the building permit review process. The property owner directly north participated at the Public Hearing and concurred with the proposed development, but wanted to ensure the inclusion of landscaping and screening would be addressed and that the stormwater would be managed. The Petitioner testified that the implemented plan would have enhanced landscaping and fencing and that he would work with the property owner on the final fencing and landscaping plan.
- Fire sprinklers are required, which will likely increase the water line size to 4 inches or larger. MWRD will make the final determination regarding the WMO and site runoff and volume control. If MWRD does not require a permit, all of the constructed impervious areas will be required to drain toward Palatine Road. The Village Engineer has conditionally approved the engineering plans.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on November 25, 2025.

Residents testifying: 3 - support for the proposed development, questions about

stormwater management, landscaping and screening, and noise generation.

Vote: The PZC voted unanimously to approve the Final Planned Development and Rezoning and Staff concurs.

ACTION REQUIRED:

A motion to approve the Final Planned Development and Rezoning from R-3 Multi-Family to Planned Development.

ATTACHMENTS:

None

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Service Station and Mart at 1228 E. Dundee Road

BACKGROUND:

The Special Use for a service station, automobile laundry, and food mart was originally approved in 1986. 1228 Dundee Inc. intends to acquire the business and is therefore requesting approval of the following:

Transfer of Special Use #O-124-86 to permit the continued operation of service station, automobile laundry, and food mart at 1228 E. Dundee Road.

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, contains an existing service station, automobile laundry, and food mart (Bucky's Mobil). The Special Use was initially approved in September 1986 (Ordinance #O-124-86) and then transferred in December 2015 (Ord. #O-162-15), again in February 2019 (Ord. #O-012-19) and finally to its current operator in July 2022 (Ord. #O-68-22).
- Other than the ownership change, no other changes are proposed. Per the submitted business plan, CBD/Hemp/THC product sales are not included and are therefore prohibited from being sold at the store. If, in the future, the Petitioner wishes to offer these items for sale, an amendment to the Special Use (including formal zoning review and public hearing) would be required.
- Any changes to the floor plan or business plan/operations would require additional Village review. Staff also advised the Petitioner about the temporary sign regulations in conjunction with the Special Use transfer application process.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 1228 E. Dundee Road.

ACTION REQUIRED:

A motion to approve a Special Use Transfer to Permit the Continued Operation of a Service Station, Mart, and Automobile Laundry at 1228 E. Dundee Road.

ATTACHMENTS:

None

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Package Liquor Store at 1565 N. Quentin Road

BACKGROUND:

The Special Use for a package liquor store was originally approved in September, 2022. Krushnam LLC (D/B/A Chicago Dreams Wines & Spirits) is seeking to acquire the business and is therefore requesting approval of the following:

Special Use Transfer of Special Use #O-89-22 to permit the operation of a package liquor store at 1565 N. Quentin Road.

KEY ISSUES:

- The Subject Property, zoned Planned Development, received Special Use approval for a liquor store in 2022 (Ordinance #O-89-22) and transferred in 2023 (Ordinance #O-10-23).
- Other than the change in ownership, the Petitioner is not proposing any changes to the business. Staff conducted a specific review of the business plan requirements (delivery schedule, use of video surveillance, and the hours of operation) with the proposed transferee and the business plan indicates concurrence with the previously approved business and operational plans. Additionally, the business plan and addendum information indicated that the Petitioner's family and proposed licensee own and operate a liquor store in Joliet. The Petitioner has worked at that location for several years.
- Any changes to the floor plan or business operations would require additional Village review. Per the submitted business plan, CBD/Hemp/THC product sales are not included and are therefore prohibited from being sold at the store. If, in the future, the Petitioner wishes to offer these items for sale, an amendment to the Special Use (including formal zoning review and public hearing) would be required. Staff also advised the Petitioner about the Village's temporary sign regulations as part of the Special Use transfer application process.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 1565 N. Quentin Road.

ACTION REQUIRED:

A motion to approve an Ordinance Granting a Special Use Transfer to Permit the Operation of a Package Liquor Store at 1565 N. Quentin Road.

ATTACHMENTS:

None

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Massage Business at 1709 N. Rand Road

BACKGROUND:

The existing Special Use to operate a massage business was initially approved in 2014, and the business operation was expanded to include full-body massage services in 2019. Yudan Zheng proposes to acquire the business and is therefore requesting approval of the following:

Special Use transfer of ordinance #O-145-14 to permit the operation of a massage business at 1709 N. Rand Road.

KEY ISSUES:

- A foot massage business operation was initially approved in 2014 (Ord. #0-145-14), and full-body massage services were added to the business operations in 2019 (Ord. #0-1-19).
- The submitted business plan indicates that the requested transfer does not introduce any new or ancillary services and the business plan is in substantial compliance with the existing special use.
- There are no proposed changes to the existing business plan or floor plan.
- As a condition of the requested transfer, all employees providing massage services are required to be appropriately licensed by the State of Illinois Department of Financial and Professional Regulation.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 1709 N. Rand Road.

ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use transfer to permit the continued operation of a massage business at 1709 N. Rand Road.

ATTACHMENTS:

None

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash at 1220 N. Rand Road

BACKGROUND:

The Subject Property contains an existing car wash, which received Special Use approval in 1986. Since its initial approval and operation, the car wash was transferred several times, most recently in 2023, and completed a Special Use Amendment and building redevelopment in 2015. Dream Clean Car Wash (DCCW, LLC) has since acquired the property and car wash and is therefore requesting the following:

Transfer of Special Use Ordinance #133-86, as amended by Ordinance #O-111-15.

KEY ISSUES:

- The Petitioner, Dream Clean Car Wash, operates another Palatine car wash at the southwest corner of Hicks Road and Lake Cook Road. Additionally, Dream Clean Car Wash operates six other car wash facilities in the Chicago Suburbs.
- Excepting the name and ownership changes, there are no other substantive changes proposed to the car wash. The proposed hours of operation (8 AM to 8 PM daily) are also consistent with the previous operators.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 1220 N. Rand Road.

ACTION REQUIRED:

Motion to approve an ordinance granting a Special Use Transfer for the car wash at 1220 N. Rand Road.

ATTACHMENTS:

None

Consider a Resolution of Support for the Widening of Quentin Road Between Lake Cook Road and Dundee Road

BACKGROUND:

Since the early 1980s, the Cook County Department of Transportation and Highways (CCDOTH) has been widening sections of Quentin Road from Algonquin Road to Dundee Road. The last section remaining to be completed is between Lake Cook Road and Dundee Road. For approximately the last seventeen years, the CCDOTH has been doing Phase I engineering for this final section. Additionally, Lake County has fully improved and widened Quentin Road from Lake Cook Road to Route 22.

KEY ISSUES:

- On October 14, 1996, the Village passed a resolution urging the Cook County Department of Transportation and Highways (CCDOTH) to widen this section of Quentin Road.
- A resolution reaffirming this previous resolution was passed on April 16, 2007.
- Another resolution reaffirming this previous resolution was passed on January 20, 2020.
- A resolution reaffirming the previous resolutions was passed on April 19, 2021.
- A resolution reaffirming the previous resolutions has been prepared for consideration. This will be the fifth official legislative action by the Palatine Village Council related to this corridor.
- Over the last 14 years, the CCDOTH has evaluated six road cross-section alternatives and four parallel route alternatives through several public meetings. The remaining alternatives were a 3-lane cross-section with curb and gutter or a 4-lane cross-section with left turn lanes and curb and gutter. CCDOTH held a public hearing on November 6, 2025 and presented their identified preferred alternative as the 3-lane cross-section.
- Only the 4-lane alternative fully meets the initial purpose and needs criteria for the project. It does require additional property acquisition and impacts approximately 125 trees and 0.4 acres of wetland while meeting the regulatory requirements for aquatic life with the ability to have no net change to pollutants with Best Management Practices. Furthermore, the 4-lane alternative best aligns traffic with improvements both to the north and south of the project area while meeting daily and peak-hour traffic demands now and in the future.
- The public comment period is soon closing and this resolution will be submitted to be made part of the County's public record.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff continues to support the four-lane configuration and recommends approving the Resolution.

ACTION REQUIRED:

Motion to approve a resolution reaffirming Resolutions R-80-96, R-38-07, R-2-20, and R-12-21 urging the Cook County Department of Transportation and Highways to improve Quentin Road between Lake Cook Road and Dundee Road with a 4 through-lane cross-section.

ATTACHMENTS:

None

Consider a Motion to Approve an Invest in Cook Grant Agreement to Install New Sidewalk on Both Sides of Quentin Road South of Dundee Road to Fill Existing Pedestrian Gaps

BACKGROUND:

There is an existing sidewalk gap on both sides of Quentin Road from Dundee Road to Lakeview Drive and Hill Road. This limits access for Village residents attempting to access the Deer Grove Forest Preserve as well as the Park District's shared use path on Dundee Road east of Quentin Road. The Village has systematically been working with the Park District and Cook County to improve access to their facilities and the Forest Preserve over the last several years. First, the Village coordinated to add a path on Forest Preserve property and install pedestrian push buttons at Dundee Road and Hicks Road. Then the Village acted as the lead agency to again add a path on Forest Preserve property and improve the traffic signal for pedestrians at Dundee Road and Smith Street. Adding sidewalk at Dundee and Quentin would complete the last major gap to allow residents to safely access the Deer Grove Forest Preserve.

KEY ISSUES:

- The Village has and continues to request that the County's planned improvement to Quentin Road between Lake-Cook Road and Dundee Road be expanded to include filling the sidewalk gap on Quentin Road south of Dundee Road. That construction is anticipated at the earliest in 2029.
- In the absence of that commitment, the Village applied for the County's Invest in Cook Grant program and was awarded \$191,733 towards the design and construction of the sidewalk extension needed.
- The project area will total approximately 1,000 linear feet just south of Dundee Road, achieving continuous pedestrian connectivity along Quentin Road.
- Constructing this improvement through the Invest in Cook program is anticipated to allow for construction in 2027.
- With a potential development at the southwest corner of Quentin and Dundee, it is likely that the Village would recover a portion of the local share through a recapture ordinance.

BUDGET IMPACT:

The estimated total cost, including engineering and construction, is \$383,466. The Village would be reimbursed for 50% of the costs and have preferential permit reviews by the County with shot clocks on submittals.

RECOMMENDATION:

It is recommended the Intergovernmental Agreement with the County of Cook be approved for a reimbursement grant of \$191,733.

ACTION REQUIRED:

Motion to approve an Intergovernmental Agreement with Cook County for an Invest In Cook reimbursement grant of \$191,733 to design and construct sidewalk on both sides of Quentin Road just south of Dundee Road.

ATTACHMENTS:

None

Consider a Motion to Approve a Proposal for Quentin Road Sidewalk Extension Design Engineering

BACKGROUND:

BLA, Incorporated has worked with the Village to complete the Invest in Cook grant application for the Quentin Road sidewalk and has performed sidewalk and roadway design for the Village historically. Given the specific details associated with County permit applications and their familiarity therein, staff considers them the most qualified alternative compared with other consultants or in-house engineering for the planned improvement.

KEY ISSUES:

- The design work includes exploratory engineering services including soil borings and waste classification.
- BLA will then prepare final engineering contract plans, specifications and an estimate of cost for all storm sewer and utility modifications needed to construct a 5-foot wide concrete sidewalk along Quentin Road from the existing sidewalk to the south to the intersection at Dundee Road.
- A segmental block wall may be required based on grade differentials and structural engineering is included as part of their scope of work.

BUDGET IMPACT:

The total fee for this work is in an amount not to exceed \$49,541 with 50% of this cost to be reimbursed by Cook County per the Invest in Cook grant agreement.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to accept the proposal.

ACTION REQUIRED:

Motion to approve a proposal for the Quentin Road Sidewalk Extension Design with BLA, Incorporated.

ATTACHMENTS:

None

Consider a Motion to Approve a Sidewalk Maintenance Agreement with Cook County for Quentin Road

BACKGROUND:

Cook County is planning a maintenance project on Quentin Road from Illinois Avenue to Algonquin Road in 2026. The Village has been coordinating with the County relating to our plan to install a replacement water main from Medford Drive to Euclid Avenue and also recently began discussing potential pedestrian improvements the County should consider.

KEY ISSUES:

- To improve pedestrian connectivity at the intersection of Quentin Road and Euclid Avenue, the County has agreed to construct approximately 85 feet of new sidewalk within the northwest quadrant of the intersection, extending northwest to the southeast between the southbound-to-westbound right-turn lane of Quentin Road and the mainline of Euclid Avenue.
- This sidewalk, as well as pedestrian push-buttons at the traffic signal, will be installed at the County's expense.
- As a condition of installing the improvements, at the completion of the construction, the County is requesting the Village assume responsibility for the ongoing maintenance of the new sidewalk.

BUDGET IMPACT:

There is no direct cost for maintenance at this time. Future maintenance is expected to be incorporated into recurring sidewalk maintenance programs with a minimal impact.

RECOMMENDATION:

It is recommended this sidewalk maintenance agreement be approved.

ACTION REQUIRED:

Motion to approve a Maintenance Agreement with Cook County for a sidewalk extension at Quentin and Euclid subject to review by the Village Attorney.

ATTACHMENTS:

None

Consider a Resolution Supporting and Consenting to the Renewal of the Class 7c Cook County Tax Classification for the Properties Located at 1811 & 1911 N. Rand Road and 1812 N. Old Hicks Road

BACKGROUND:

In 2018, the Village Council approved a Resolution of Support in conjunction with the development of new Subaru and Mazda automobile dealerships and a car wash on the properties at 1811 & 1911 N. Rand Road and 1812 N. Old Hicks Road. The County's 7c Classification, referred to as Commercial Urban Relief Eligibility (CURE), is similar to the County's other tax classification programs (such as 6b). The Napleton Subaru and Mazda dealerships, and related car wash, are now requesting the Village's support for the renewal of the 7c Classification. Thus, the Petitioner is seeking approval of the following:

Approval of a resolution supporting and consenting to the renewal of the 7c Cook County Tax Classification for the properties located at 1811 & 1911 N. Rand Road and 1812 N. Old Hicks Road.

KEY ISSUES:

- Following approval of the 7c Classification, the Petitioner redeveloped the former Menards and Kunpper Nursey sites into new Mazda and Subaru automobile dealerships along with a standalone car wash.
- Projects that qualify for the Class 7c classification receive a reduced assessment level of 10% of fair market value for the first three years, 15% for the fourth year, and 20% for the fifth year. Without this incentive, commercial property would be assessed at 25% of its market value.
- The 7c program does allow for a single renewal of the classification, subject to the program's requirements, a separate endorsement by the Village, and approval by the County. The requested 7c renewal classification will provide a five-year extension, resulting in a 10% assessment level for three years, a 15% assessment level for the fourth year, and a 20% assessment level for the fifth year. The property would then return to the full assessment level of 25% of its market value.
- The Village has previously supported other 7c renewals, including the Enterprise car rental facility on Rand Road and Studio 41 on Northwest Highway.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the resolution.

ACTION REQUIRED:

Motion to approve a resolution supporting and consenting to the renewal of the 7c Cook County Tax Classification for the property located at 1811 & 1911 N. Rand Road and 1812 N. Old Hicks Road.

ATTACHMENTS:

None