



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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AGENDA

SEPTEMBER 14, 2020

Regular Meeting

7:00 PM

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - September 8, 2020

IV. MAYOR'S REPORT

1. Presentation of the Village of Palatine's 2020 Hometown Pride Awards
2. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE



VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider an Ordinance Voluntarily Annexing the Property Located at 1185 W. Algonquin Road (Council District: Two)
2. 501 W. Dundee Road (Council District: One):
 - A. Consider an Ordinance Rezoning the Property at 501 W. Dundee Road from R-1 Single-Family Residential to R-2 Single-Family Residential
 - B. Consider a Resolution Granting a Three-Lot Subdivision of the Property at 501 W. Dundee Road
 - C. Consider an Ordinance Granting a Variation to Allow an 8-Foot Tall Fence, with Landscaping, Instead of the Maximum Allowed Height of 6-Foot for the Property at 501 W. Dundee Road

3. As Submitted

B. POLICE POLICY & CODE SERVICES COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Amending Appendix A, Article 14 of the Village of Palatine Code of Ordinances
2. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Motion to Award a Contract for the 2020 Fiber Optic Link Project
2. Consider a Motion to Award a Contract for the 2020 Drainage Improvements Project
3. Consider a Motion to Award a Contract for the 2020 Water Main Extensions Project
4. As Submitted

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING**VIII. CONSENT AGENDA**

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

1. Consider an Ordinance Rezoning the Property at 501 W. Dundee Road from R-1 Single-Family Residential to R-2 Single-Family Residential (Council District: One)
2. Consider a Resolution Granting a Three-Lot Subdivision of the Property at 501 W. Dundee Road (Council District: One)
3. Consider an Ordinance Granting a Variation to Allow an 8-Foot Tall Fence, with Landscaping, Instead of the Maximum Allowed Height of 6-Feet for the Property at 501 W. Dundee Road (Council District: One)
4. Consider an Ordinance Amending Appendix A, Article 14 of the Village of Palatine Code of Ordinances
5. Consider a Motion to Award a Contract for the 2020 Fiber Optic Link Project
6. Consider a Motion to Award a Contract for the 2020 Drainage Improvements Project
7. Consider a Motion to Award a Contract for the 2020 Water Main Extensions Project

IX. REPORTS OF STANDING COMMITTEE**A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider an Ordinance Voluntarily Annexing the Property Located at 1185 W. Algonquin Road (Council District: Two)
2. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII.ADJOURNMENT



VILLAGE OF PALATINE
 VILLAGE HALL - COUNCIL CHAMBERS
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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

SEPTEMBER 8, 2020

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:00 PM

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

Also Present:

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Attorney Nick Standiford, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Fire Chief Scott Andersen, IT Director Larry Schroth, Director of Finance Paul Mehring, Director of Human Resources Pam Jackson and Police Chief Dave Daigle

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

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

III. APPROVAL OF MINUTES – Time: 7:00 PM

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

1. Village Council & Committee of the Whole - Regular Meeting - August 10, 2020
- Accepted
2. Village Council & Committee of the Whole - Special Meeting - August 10, 2020
- Accepted

Minutes Acceptance: Minutes of Sep 8, 2020 7:00 PM (APPROVAL OF MINUTES)

IV. MAYOR'S REPORT – Time: 7:01 PM

1. As Submitted -

Mayor Schwantz announced upcoming events:

Saturday September 12

Explore Palatine

Support and Visit Local Businesses

Saturday September 12: 10AM-Noon

Kiwanis Club of Palatine - Annual Family Kite Fly

Margreth Riemer Reservoir

Sunday September 13 - Noon-6PM

PalHunt

Downtown Palatine and Adjacent Area

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

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

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

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

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Granting a Special Use to Permit a Fence in the Front Yard at 927 E. Sayles Drive - **Motion Carried by Voice Vote** (Council District: Four)

Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a Special Use to construct a 5-foot solid cedar fence in the front yard along Clark Drive frontage with a 10-foot setback and landscaping. The ZBA voted unanimously to approve the Special Use, relocating the fence outside of the easement; Staff concurs.

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

2. Consider an Ordinance Granting a Special Use to Permit a Front Yard Setback Reduction for a Second Story Addition at 18 W. Comfort Street - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a Special Use to permit a second story addition over the existing first floor, which currently encroaches into the required front yard with a setback of 25 feet instead of the minimum 30'. The ZBA voted unanimously to approve the Special Use and Staff concurs.

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

3. Consider an Ordinance Granting a Special Use to Permit a Massage and Wellness Studio at 17 E. Northwest Highway - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a Special Use to open a full service therapeutic massage and wellness studio at a commercial shopping center in a B-2 District. Parking meets Code. The ZBA voted unanimously to approve the Special Use and Staff concurs.

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

4. Consider an Ordinance Granting a Special Use to Permit a Health Club at 904-908 E. Northwest Highway - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a Special Use to operate a private athletic training club associated with the Windy City Storm Hockey Club greater than 3,000 square feet. This hockey club is a subsidiary associated with the Chicago Young Americans Amateur Hockey Association, which is located at 615 S. Consumers Avenue. The interior build out would include an indoor running track, weight room and associated materials, cardiovascular machines, and a training floor area for use by members of the hockey club members. Parking is sufficient. The ZBA voted unanimously to approve the Special Use and Staff concurs.

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

5. Consider an Ordinance Transferring an Existing Special Use to Permit the Continued Operation of a Pet Grooming Business at 46 E. Palatine Road - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the Petitioner's request to transfer the existing Special Use to permit the continued operation of the business. Staff recommends 'approval of the Special Use transfer to Dog 'n Suds at 46 E. Palatine Road.

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

6. As Submitted -

Nothing was submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:07 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a License Agreement with the Palatine Public Library to Allow a Sidewalk and Lighting on Village Owned Property Adjacent to 700 N. North Court - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the Palatine Library request for a license agreement with the Village of Palatine to use a portion of Village owned property directly adjacent to the Palatine Public Library at 700 North Court, to complete various capital improvements to the interior/exterior of the Library including a secondary entrance on the north side of the building. The Village and Palatine Public Library District may terminate the License Agreement upon removal of the sidewalk and pedestrian lighting system. The Library shall be responsible for maintenance of the sidewalk and lighting. The Village has the right to remove the improvements, if not maintained. Staff recommends executing the License Agreement, subject to review by the Village Attorney.

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

2. As Submitted -

Nothing was submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:09 PM

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Adopting a Recapture for the Hillside Subdivision Sanitary Sewer Extension - **Motion Carried by Voice Vote** (Council District: One)

Public Works Director Matt Barry explained the Village of Palatine permitted KF Walter Homes Inc. to connect four lots to the Village's sanitary sewer system to benefit lots located at 829, 839, 849 & 859 W. Hillside Street and two additional properties to the north of the development at 828 & 858 W. Hillside Street. The final construction cost for the sanitary sewer was \$65,515. The only benefiting non-contributing property is the single lot to the north at 828 W. Hillside Street. The proposed original amount to be recaptured is \$17,393.36 (26.55% of the total cost based on lot frontage). Staff recommends approval of the recapture ordinance.

Councilman Millar commented on the cost of connection per lot.

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

2. Consider an Ordinance Adopting a Recapture for the Hillside Subdivision Water Main Extension - **Motion Carried by Voice Vote** (Council District: One)

Public Works Director Matt Barry reported the Village of Palatine permitted KF Walter Homes Inc. to connect four lots (829, 839, 849 & 859 W. Hillside Street) to the Village's water system. The improvement consisted of an 8-inch water main extension to the benefit of the lots listed above and four additional properties to the north and west of the development (828, 858, 865 & 870 W. Hillside Street). The final construction cost was \$93,236. The four benefiting non-contributing properties are the single lots at 828, 865 & 870 W. Hillside Street and one double lot at 858 W. Hillside Street. Staff recommends approval of the recapture ordinance.

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

3. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Street Sweeper - **Approved by Voice Vote**

Public Works Director Matt Barry reported, as part of the Capital Equipment Replacement Budget for 2020, the Village Council appropriated \$128,750 for the purchase of a used, replacement street sweeper. Staff recommends authorizing the Village Manager to approve the purchase of a rebuilt 2012 Elgin Pelican Model NP street sweeper from Standard Equipment Company and to approve the trade-in of the existing 2008 Elgin Pelican Model NP to Standard Equipment Company for a credit of \$5,000, for a net purchase price of \$127,500, which is 40% less than the cost of a new one.

Barry confirmed that delivery will occur prior to fall leaf pick-up.

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

4. As Submitted -

Nothing was submitted.

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:13 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion Rejecting all Proposals for the Purchase of Network Switching Equipment - **Approved by Voice Vote**

IT Director Larry Schroth explained as part of the 2020 Capital Improvement Plan, funds were included to replace the core switching environment in the Police Department. Bids exceeded the budgeted amount; therefore, staff recommends rejecting all proposals and to re-budget for the switches in the 2021 Budget.

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

2. As Submitted -

Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:14 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:14 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:15 PM

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

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

VIII. CONSENT AGENDA

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

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

1. Consider a Motion to Approve 2020 Warrant #17 - **Approved**
2. Consider an Ordinance Granting a Special Use to Permit a Fence in the Front Yard at 927 E. Sayles Drive - **Approved** (Council District: Four)

Ordinance #O-61-20

3. Consider an Ordinance Granting a Special Use to Permit a Front Yard Setback Reduction for a Second Story Addition at 18 W. Comfort Street - **Approved** (Council District: Six)

Ordinance #O-62-20

4. Consider an Ordinance Granting a Special Use to Permit a Massage and Wellness Studio at 17 E. Northwest Highway - **Approved** (Council District: Six)

Ordinance #O-63-20

5. Consider an Ordinance Granting a Special Use to Permit a Health Club at 904-908 E. Northwest Highway - **Approved** (Council District: Six)

Ordinance #O-64-20

6. Consider an Ordinance Transferring an Existing Special Use to Permit the Continued Operation of a Pet Grooming Business at 46 E. Palatine Road - **Approved** (Council District: Six)

Ordinance #O-65-20

7. Consider a Motion Authorizing the Village Manager to Execute a License Agreement with the Palatine Public Library to Allow a Sidewalk and Lighting on Village Owned Property Adjacent to 700 N. North Court - **Approved** (Council District: Six)

8. Consider an Ordinance Adopting a Recapture for the Hillside Subdivision Sanitary Sewer Extension - **Approved** (Council District: One)

Ordinance #O-66-20

9. Consider an Ordinance Adopting a Recapture for the Hillside Subdivision Water Main Extension - **Approved** (Council District: One)

Ordinance #O-67-20

10. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Street Sweeper - **Approved**

11. Consider a Motion Rejecting all Proposals for the Purchase of Network Switching Equipment - **Approved**

12. Consider an Ordinance Granting a Minor Variation to Allow a Shed in an Easement at 942 W. Partridge Drive - **Approved** (Council District: Two)

Ordinance #O-68-20

13. Consider an Ordinance Granting a Minor Administrative Variation to Allow a Non-conforming Deck at 1156 S. Hidden Brook Trail - **Approved** (Council District: Two)

Ordinance #O-69-20

14. Consider a Resolution Authorizing the Execution of an Intergovernmental Cooperation Agreement Between the Village of Palatine and the Town of Normal, Illinois, and Authorizing Normal to Exercise the Powers of the Village of Palatine in Connection with a Mortgage Credit Certificate Program and a Loan Finance Program - **Adopted by Roll Call**

Resolution #R-18-20

15. Consider a Motion Authorizing the Village Manager to Execute an Amendment to the Agreement for Commuter Pay-by-Phone and Parking Permits with Passport Inc. - **Approved**
16. Consider a Motion to Accept and Place on File the Previously Approved 2020 Warrant #16 - **Approved**

IX. REPORTS OF STANDING COMMITTEE

- A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE** – Time: 7:15 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

- B. **BUSINESS FINANCE & BUDGET COMMITTEE** – Time: 7:15 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

- C. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE** – Time: 7:15 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:15 PM*TIM MILLAR, CHAIRMAN*

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:15 PM*BRAD HELMS, CHAIRMAN*

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:16 PM*GREG SOLBERG, CHAIRMAN*

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 7:16 PM**A. VILLAGE MANAGER – Time: 7:16 PM**

1. As Submitted -

No Report

B. VILLAGE CLERK – Time: 7:16 PM

1. As Submitted -

No Report

C. VILLAGE ATTORNEY – Time: 7:16 PM

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED – Time: 7:16 PM

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:16 PM

Diana Rushing, 1165 W. Tern Drive, election judge, thanked Village Manager Reid Ottesen for identifying the CLU building for the early voting site noting that there are only 43 parking spaces and only 3 parking places at that location for handicapped parking spaces. Since ridership on the train is down, and with 10 -12 judges, she requested the parking lot to the south of the building be dedicated to election parking. She stated a drop box will be inside the building, requiring parking for those voters.

Village Manager Reid Ottesen responded that the 3 spaces nearest the north door will be handicapped and the lot to the south will be available for election parking.

XIII. ADJOURNMENT – Time: 7:20 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Sep 8, 2020 7:00 PM (APPROVAL OF MINUTES)

Presentation of the Village of Palatine's 2020 Hometown Pride Awards

BACKGROUND

For the past twenty-seven years, the Village of Palatine has conducted a program designed to recognize the efforts of individuals, businesses, and organizations that have beautified their surroundings for the pleasure of our community. Once again, the 'Hometown Pride Award' program was conducted in 2020.

KEY ISSUES

Thirty nominations were received this year. Judges for the contest are members of the Village's Beautification Commission. Each entry was reviewed by the judges and the final recommendations were as follows:

Single-Family:

1st Place: 1007 S. Brockway Street - Kim Inman
2nd Place: 712 S. White Willow Bay - Dave & Laura Barnett
3rd Place: 1065 S. Brockway Street - Carol MacCabe

Business

1st Place: 224 E. Palatine Road - Palatine Historical Society
2nd Place: 311 E. Illinois Avenue - Ernie Loberg Construction
3rd Place: 1890 N. Rand Road - Morkes Chocolate

Multi-Family:

1st Place: W. Wood Street/Mahogany Court - The Groves of Palatine
2nd Place: 132 W. Johnson Street/133 W. Palatine Road - The Benchmark
3rd Place: 1669 W. Ethan's Glen Drive - Helen Salata

Subdivision Entrance or Cul-De-Sac Island:

1st Place: Bridge View West Homeowners' Association

'Doors' of Palatine:

1st Place: 1065 S. Brockway Street - Carol MacCabe
2nd Place: 712 S. White Willow Bay - Dave & Laura Barnett
3rd Place: 177 S. Arlene Avenue - Mary Salvio

ALTERNATIVES

1. Present the 2020 Hometown Pride Awards.
2. Refer back to the Beautification Commission.

RECOMMENDATION

The Beautification Commission recommends the awards be presented to the selected winners.

REQUIRED ACTION

Presentation of the 2020 Hometown Pride Awards.

ATTACHMENTS:

- 2020 Hometown Pride Award Presentation

Village of Palatine

2020 Hometown Pride Awards

Awards in five categories:

- Single-Family Home
- Business
- Multi-Family
- Subdivision Entrance or Cul-De-Sac Island
- “Doors” of Palatine

Single-Family: 3rd Place

1065 S. Brockway St. – Carol MacCabe



Single-Family: 2nd Place

712 S. White Willow Bay – Dave & Laura Barnett



Single-Family: 1st Place

1007 S. Brockway St. – Kim Inman



Business: 3rd Place Morkes Chocolate



Business: 2nd Place Ernie Loberg Construction



Business: 1st Place Palatine Historical Society



GEORGE CLAYSON HOUSE
Historical Society and Museum of Palatine Township

This building was constructed as a residence in 1873 by George Clayson, a mercerymen who served on the Palatine Village Board. It has been jointly owned by the Palatine Park and Library Districts since 1976, and is the home of the Palatine Historical Society. Its restoration was undertaken as a bicentennial project by the citizens of Palatine Township and the Palatine Historical Society.

It was placed on the National Register of Historic Places on March 21, 1979; opened to the public on October 2, 1979. The CLAYSON HOUSE is operated by the Palatine Historical Society and maintained by the Palatine Park District.

Multi-Family: 3rd Place 1669 W. Ethan's Glen Dr. – Helen Salata



Multi-Family: 2nd Place

The Benchmark – 132 W. Johnson St./133 Palatine Rd.

4.1.a



Attachment: 2020 Hometown Pride Award Presentation (2020 Hometown Pride Awards)

Multi-Family: 1st Place

The Groves of Palatine – W. Wood St./Mahogany Ct.

4.1.a



Attachment: 2020 Hometown Pride Award Presentation (2020 Hometown Pride Awards)

Subdivision or Cul-De-Sac: 1st Place Bridge View West Homeowners' Association



“Doors” of Palatine: 3rd Place 177 S. Arlene Av. – Mary Salvio



"Doors" of Palatine: 2nd Place

712 S. White Willow Bay – Dave & Laura Barnett



"Doors" of Palatine: 1st Place 1065 S. Brockway St. – Carol MacCabe



2020 Hometown Pride Awards

The Village of Palatine And Beautification Commission

Thank you for keeping Palatine beautiful!

Consider an Ordinance Voluntarily Annexing the Property Located at 1185 W. Algonquin Road

BACKGROUND:

The Subject Property, which contains the existing St. Michael the Archangel Cemetery and Mausoleum, is located at the southeast corner of Algonquin and Roselle Road. It is directly south of Harper College and presently located in unincorporated Cook County. The Petitioner has applied for incorporation into the Village of Palatine. Therefore, the Petitioners are requesting approval of the following:

Annexation into the Village of Palatine.

KEY ISSUES:

- The property is currently located within unincorporated Cook County, but is immediately adjacent and contiguous to the Village of Palatine. Per Code, the Subject Property would be zoned R-1 Single-Family Residential upon annexation into the Village. The existing property conforms to all of the R-1 required bulk standards and setbacks.
- Upon approval of the annexation, the Subject Property would be located in Village Council District 2.
- The Village's capital plan includes an extension of water service along Algonquin Road to fully loop the Harper campus. The cemetery would like to connect to this water source upon construction.

ALTERNATIVES:

1. Recommend approval of the Annexation.
2. Do not recommend approval of the Annexation.

RECOMMENDATION:

Staff recommends approval of the Annexation.

ACTION REQUIRED:

A motion to approve the ordinance annexing the property at 1185 W. Algonquin Road into the Village of Palatine.

ATTACHMENTS:

- Aerial map of Annex Property SE Corner of Roselle & Algonquin Roads
- ORD ANNEX
- EXHIBIT - St Michaels Annexation Plat-Signed(1)
- EXHIBIT - LEGAL DESCRIPTION
- EXHIBIT - Pin Numbers associated with 1185 W. Algonquin Road
- Annexation application



**Area to Be Annexed
Into Palati**

ORDINANCE NO. _____

**AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY
TO THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS
1185 W. ALGONQUIN ROAD**

WHEREAS, the corporate authorities of the Village of Palatine (the “Village”) desire to annex the territory described below (the “Territory”) to the Village, pursuant to 65 ILCS 5/7-1-9;

WHEREAS, the Territory is contiguous to the Village and is not within the corporate limits of any municipality;

WHEREAS, the Territory is located in Cook County, Illinois.

WHEREAS, the Palatine Rural Fire Protection District, the Palatine Township Commissioner of Highways, and the Palatine Township Board of Trustees and Clerk have been duly notified in writing ten (10) days in advance of consideration of this Ordinance, pursuant to statutes;

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

SECTION 1: That the following territory (see attached legal description and PIN listing) and commonly known as 1185 W. Algonquin Road, and as shown on the Plat of Annexation attached hereto and made part of this Ordinance, be and the same is hereby annexed into the Village of Palatine.

SECTION 2: That upon passage of this Ordinance, a copy hereof, including the Plat of Annexation, as certified as correct by the Village Clerk, be filed with the Recorder of Deeds of Cook County, Illinois, in accordance with the 65 ILCS 5/7-1-1 et. Seq.

Attachment: ORD ANNEX (Annexation of St. Michael Cemetary & Mausoleum - 1185 W. Algonquin Rd.)

SECTION 3: That all ordinances or parts of ordinances in conflict with this Ordinance, be and the same hereby repealed.

SECTION 4: That this Ordinance shall be in full force and effect upon passage and approval as provided by law

PASSED: This ____ day of _____, 2020

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

APPROVED by me this ____ day of _____, 2020

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
____ day of _____, 2020

Village Clerk

Attachment: ORD ANNEX (Annexation of St. Michael Cemetary & Mausoleum - 1185 W. Algonquin Rd.)

LEGAL DESCRIPTION – 1185 W. Algonquin Road

PART OF THE WEST HALF (W ½) OF FRACTIONAL SECTION 2, ALSO PART OF THE EAST HALF (E ½) OF EAST HALF (E ½) OF FRACTIONAL SECTION 3 AND A PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 11 IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN AND PART OF SECTION 33 IN TOWNSHIP 42 NORTH RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN, COOK COUNTY ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE, SOUTH 0 DEGREES 46 MINUTES 43 SECONDS EAST, 831.25 FEET ALONG THE WEST LINE OF TOLLWAY INDUSTRIAL PARK UNIT NUMBER 2 SUBDIVISION AND NARCO SCHAUMBERG CENTER FOR INDUSTRY SUBDIVISION NUMBER 1 TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 2;

THENCE, SOUTH 87 DEGREES 08 MINUTES 50 SECONDS WEST, 381.55 FEET ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 12 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2;

THENCE, SOUTH 00 DEGREES 22 MINUTES 43 SECONDS WEST, 784.24 FEET ALONG SAID WEST LINE TO THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 90 (NORTHWEST TOLLWAY);

THENCE, NORTH 80 DEGREES 50 MINUTES 13 SECONDS WEST, 529.93 FEET ALONG SAID RIGHT OF WAY LINE TO THE EAST LINE OF SUNSTAR BUSINESS PARK SUBDIVISION;

THENCE, NORTH 0 DEGREES 16 MINUTES 04 SECONDS EAST, 1309.05 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE, NORTH 89 DEGREES 44 MINUTES 24 SECONDS WEST, 1220.00 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION;

THENCE, NORTH 0 DEGREES 18 MINUTES 36 SECONDS EAST, 201.79 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION;

THENCE, NORTH 89 DEGREES 40 MINUTES 57 SECONDS WEST, 130.00 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION;

THENCE, NORTH 58 DEGREES 04 MINUTES 11 SECONDS WEST, 442.73 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION;

THENCE, NORTH 38 DEGREES 27 MINUTES 34 SECONDS WEST, 430.64 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION;

THENCE, SOUTH 79 DEGREES 57 MINUTES 49 SECONDS WEST, 497.47 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION;

THENCE, NORTH 81 DEGREES 31 MINUTES 11 SECONDS WEST, 238.64 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION;
 THENCE, NORTH 31 DEGREES 20 MINUTES 15 SECONDS WEST, 299.46 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION;
 THENCE, NORTH 88 DEGREES 47 MINUTES 41 SECONDS WEST, 106.56 FEET TO THE EAST RIGHT OF WAY LINE OF ROSELLE ROAD;
 THENCE, NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST, 156.93 FEET ALONG SAID EAST RIGHT OF WAY LINE;
 THENCE, SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST, 20.00 FEET ALONG SAID EAST RIGHT OF WAY LINE;
 THENCE, NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST, 300.00 FEET ALONG SAID EAST RIGHT OF WAY LINE;
 THENCE, SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST, 14.00 FEET ALONG SAID EAST RIGHT OF WAY LINE;
 THENCE, NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST, 110.00 FEET ALONG SAID EAST RIGHT OF WAY LINE;
 THENCE, SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST, 16.00 FEET ALONG SAID EAST RIGHT OF WAY LINE;
 THENCE, NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST, 140.00 FEET ALONG SAID EAST RIGHT OF WAY LINE;
 THENCE, SOUTH 89 DEGREES 59 MINUTES 02 SECONDS WEST, 41.89 FEET TO THE WEST LINE OF EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 33, TOWNSHIP 42 NORTH RANGE 10 EAST OF 3 PRINCIPAL MERIDIAN ALSO BEING THE CENTER LINE OF SAID ROSELLE ROAD;
 THENCE, NORTH 00 DEGREES 02 MINUTES 29 SECONDS WEST, 1952.02 FEET ON SAID WEST LINE;
 THENCE, NORTH 89 DEGREES 57 MINUTES 09 SECONDS EAST, 33.00 FEET ON TO THE EAST RIGHT OF WAY LINE OF ROSELLE ROAD;
 THENCE, NORTH 03 DEGREES 43 MINUTES 52 SECONDS EAST, 486.54 FEET ALONG SAID EAST RIGHT OF WAY LINE;
 THENCE, NORTH 01 DEGREE 49 MINUTES 13 SECONDS EAST, 153.03 FEET ALONG SAID EAST RIGHT OF WAY LINE;

THENCE, NORTH 00 DEGREES 04 MINUTES 39 SECONDS WEST, 135.07 FEET ALONG SAID EASTRIGHT
 OF WAY LINE;
 THENCE, NORTH 50 DEGREES 17 MINUTES 12 SECONDS EAST, 58.75 FEET ALONG SAID EAST RIGHT
 OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF ALGONQUIN ROAD (IL. ROUTE 62);
 THENCE, SOUTH 62 DEGREES 34 MINUTES 29 SECONDS EAST, 249.20 FEET ALONG SAID SOUTH
 RIGHT OF WAY LINE;
 THENCE, SOUTH 63 DEGREES 44 MINUTES 23 SECONDS EAST, 499.88 FEET ALONG SAID SOUTH
 RIGHT OF WAY LINE;
 THENCE, SOUTH 68 DEGREES 09 MINUTES 34 SECONDS EAST, 211.70 FEET ALONG SAID SOUTH
 RIGHT OF WAY LINE;
 THENCE, SOUTH 23 DEGREES 08 MINUTES 19 SECONDS WEST, 9.92 FEET ALONG SAID SOUTH RIGHT
 OF WAY LINE;
 THENCE, SOUTH 67 DEGREES 23 MINUTES 14 SECONDS EAST, 234.38 FEET ALONG SAID SOUTH
 RIGHT OF WAY LINE;
 THENCE, SOUTH 43 DEGREES 57 MINUTES 09 SECONDS EAST, 54.38 FEET ALONG SAID SOUTH
 RIGHT OF WAY LINE;
 THENCE, SOUTH 69 DEGREES 01 MINUTE 41 SECONDS EAST, 65.98 FEET ALONG SAID SOUTH RIGHT
 OF WAY LINE;
 THENCE, NORTH 66 DEGREES 31 MINUTES 31 SECONDS EAST, 46.89 FEET ALONG SAID SOUTH
 RIGHT OF WAY LINE;
 THENCE, SOUTH 68 DEGREES 57 MINUTES 24 SECONDS EAST, 624.23 FEET ALONG SAID SOUTH
 RIGHT OF WAY LINE;
 THENCE, SOUTH 63 DEGREES 39 MINUTES 50 SECONDS EAST, 49.47 FEET ALONG SAID SOUTH
 RIGHT OF WAY LINE;
 THENCE, SOUTH 72 DEGREES 09 MINUTES 47 SECONDS EAST, 164.24 FEET ALONG SAID SOUTH
 RIGHT OF WAY LINE;
 THENCE, SOUTH 69 DEGREES 24 MINUTES 43 SECONDS EAST, 82.02 FEET ALONG SAID SOUTH
 RIGHT OF WAY LINE;
 THENCE, SOUTH 55 DEGREES 41 MINUTES 48 SECONDS EAST, 84.42 FEET ALONG SAID SOUTH
 RIGHT OF WAY LINE;
 THENCE, SOUTH 69 DEGREES 23 MINUTES 02 SECONDS EAST, 246.06 FEET ALONG SAID SOUTH
 RIGHT OF WAY LINE;

THENCE, SOUTH 73 DEGREES 28 MINUTES 12 SECONDS EAST, 169.59 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;
 THENCE, NORTH 20 DEGREES 39 MINUTES 47 SECONDS EAST, 18.49 FEET ALONG SAID RIGHT OF WAY;
 THENCE, SOUTH 69 DEGREES 21 MINUTES 48 SECONDS EAST, 578.81 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;
 THENCE, NORTH 20 DEGREES 39 MINUTES 47 SECONDS EAST, 18.49 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;
 THENCE, SOUTH 69 DEGREES 16 MINUTES 37 SECONDS EAST, 375.70 FEET ALONG SAID SOUTH RIGHT OF WAY TO THE WEST LINE OF MILES LABORATORIES INC. SUBDIVISION;
 THENCESOUTH 00 DEGREES 17 MINUTES 12 SECONDS WEST, 2562.17 FEET ALONG SAID WEST LINE OF MILES LABORATORIES INC. SUBDIVISION, ALSO BEING THE WEST LINE OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG AND THE WEST LINE OF LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG TO THE NORTH LINE OF THE SOUTH 8.05 ACRES OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 33;;
 THENCE, SOUTH 89 DEGREES 31 MINUTES 48 SECONDS EAST, 420.75 FEET ON SAID NORTH LINE TO THE EAST LINE OF SAID SECTION 33;
 THENCE, SOUTH 00 DEGREES 02 MINUTES 43 SECOND EAST, 264.00 FEET ON THE EAST LINE OF SAID SECTION 33 TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED REAL ESTATE CONTAINS 300.02 ACRES, MORE OR LESS.
 BEARINGS FOR THIS DESCRIPTION ARE BASED ON GRID NORTH AS DETERMINED USING THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83 – 2011 adj).

**PIN NUMBERS ASSOCIATED WITH ANNEXATION
FOR 1185 W. ALGONQUIN ROAD, PALATINE, IL**

1. 02-33-102-001
2. 02-33-202-002
3. 02-33-202-003
4. 02-33-401-024
5. 02-33-401-025
6. 02-33-401-026
7. 02-33-400-004
8. 02-33-301-001
9. 02-33-302-004
10. 02-33-302-005
11. 02-33-400-003
12. 07-03-201-003
13. 07-02-100-009
14. 07-11-100-007
15. 02-33-401-003
16. 02-33-401-027

TO: The Mayor and Village Council
Village of Palatine, Illinois

VERIFIED PETITION TO ANNEX TERRITORY UNDER ILLINOIS REVISED STATUTES,
CHAPTER 24, SECTION 7-1-8

The undersigned petitioner(s) having been first duly placed under oath, states under penalty of perjury as follows:

1. That the undersigned petitioner(s) is/are the owner(s) of record of all of the following legally described property:

(See Exhibit "A")

2. That there are no electors residing on the above described territory, or at least 51% of the electors residing on the above described territory join in this petition.

3. That the above described territory is not within the corporate limits of any municipality but is or will at the time of annexation be contiguous to the Village of Palatine, a municipal corporation in the State of Illinois, as shown by the attached plat.

4. Wherefore, the undersigned petitioners request that the above described territory be annexed to the Village of Palatine.

Name	Address	Signature	Owner (Check one or both)	Elector
THEODORE RATAJCZYK EXECUTIVE DIRECTOR	1400 S. WALF RD HILLSIDE, IL 60162	<i>Theodore Ratajczyk</i>	☒	☐
CATHOLIC CEMETERIES				

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



UNDER OATH, Signed, Sworn to and Affirmed before me on this 31 day
of JULY, 2020.

Anne M. Skowronski

Notary Public

Consider an Ordinance Rezoning the Property at 501 W. Dundee Road from R-1 Single-Family Residential to R-2 Single-Family Residential

BACKGROUND:

The Subject Property, approximately 1.038 acres, currently contains one single-family residence and related improvements. The Petitioner, contract purchaser of the Subject Property, is seeking to subdivide the property into three lots and construct three new single-family homes. Therefore, the Petitioner is seeking approval of the following:

- 1. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential;**
- 2. Preliminary & Final Plat of Subdivision for a 3-lot single-family residential development; and**
- 3. Variation to permit an 8-foot fence on Lot 1, with landscaping, for the Dundee Road frontage, instead of the maximum allowed 6-foot fence.**

KEY ISSUES:

- The Village annexed the Subject Property in 1974 and it was platted as part of Enzo Giorgio Subdivision in 1984. The property has frontage on Dundee Road, which is an IDOT controlled state route (IL-68) and Louise Lane, which is presently a substandard Village road, at approximately 16 feet wide. Louise Lane provides access to Dundee Road for the five homes (including the 501 W. Dundee Road Property, which has access to both roads) along Louise Lane.
- The Cook County Forest Preserve’s Deer Grove is located directly across Dundee Road and the Palatine Park District’s Palatine Trails is located directly west of the Louise Lane Right of Way.
- One single-family home exists on the lot and the Petitioner intends to demolish the structure and construct three new single-family homes.
- The proposal would rezone the Subject Property from R-1 to R-2 and the proposed lots meet and exceed all of the bulk and setback requirements of the R-2 district.

The following table provides an analysis of the proposed lots:

	Proposed Lot Size (10,000 SF for corner lots and 9,000 SF required)	Lot Width (85 feet - corner; 75 feet interior required)	Lot Depth (110' required)
Lot 1	17,006 sq. ft.	108.49 feet	115 feet
Lot 2	13,155 sq. ft.	80 feet	152 feet
Lot 3	15,054 sq. ft.	80 feet	176 feet

- As part of the proposed improvements, Louise Lane will be widened to the required minimum Village standards, which includes a 9 foot 3 inch widening of Louise Lane along the frontage of the proposed three lots. Sidewalks would also be included in the right-of-way improvements.
- A storm water detention basin is proposed on the east sides of the lots and would be platted within a 40-foot detention area easement. A homeowners association and required declarations for the maintenance of the stormwater detention basin and any other required common improvements are required conditions of the proposed subdivision. The basin would be designed to the 100-year high water elevation of 772.5.
- In addition to the detention basin, approximately 530 LF of storm sewer will be installed, with the proposed engineering improvements. The stormwater improvements also include proposed drainage ditches in front of all three lots, which are located in between the concrete ribbon for Louise Lane and the sidewalk in the right-of-way. The drainage ditches will lower the existing elevations by approximately 2 feet and route the stormwater north, through grading for overland flow, to the detention basin behind the homes.
- Approximately 317 LF of sanitary sewer will be installed to connect to the existing sanitary sewer in the Dundee Road right of way.
- There is an existing water line running on the east side of Louise Lane, which connects to both the water line along Dundee Road and loops to serve the Sanctuary Cove subdivision to the east. The existing water service would provide access connections for the proposed homes.
- As required by MWRD (Watershed Management Ordinance), volume control for the Subdivision is required, as the site is larger than 1-acre.
- Sidewalks and parkway trees would be installed as part of this proposal in accordance with the Subdivision Regulations. It should be noted that IDOT will not likely allow parkway trees in the IDOT right-o-way, due to the visibility concerns, the permitted speed limit, and the slight curvatures of Dundee Road. Parkway trees will be installed along this section of Dundee Road, if IDOT will allow parkway trees.
- The Subdivision proposes approximately 92 linear feet of 8-foot tall interlocking vinyl fencing on the north side of the subdivision. The proposed fence was initially planned to be located 8 feet from the Dundee Road property line and within the proposed 20-foot drainage and utility easements. Its proposed location

is directly south of a drainage swale. Staff does not object to having a fence located on the north side of the Subdivision. Many of the surrounding developments have fencing located on their Dundee Road frontages, with landscaping included.

- Per Code, landscaping would be required on the Dundee Road side of the fence. Staff recognizes that the installation of landscaping would not be practical in the proposed location or within the adjacent drainage swale. Subsequent to the Public Hearing, Staff conferred with the Petitioner's representative and is recommending that the proposed fence be set back an additional three feet to the south, for a total setback of approximately 11 feet. This will allow the ground to level and landscaping could be included in this area.
- The subdivision and rezoning from R-1 to R-2 are consistent with the surrounding residential development patterns in the area. Sanctuary Cove (13-lot subdivision directly east of the Subject Property - approved as a Planned Development to the R-2 lot standards in 1989) and Sanctuary Trails (13-lot subdivision directly west of the Subject Property- approved as an R-2 zoned subdivision in 1990) are similar developments to the proposed 3-lot subdivision. The Village Engineer has reviewed and approved the proposed engineering plans. All of the proposed lots exceed the minimum required R-2 bulk standards and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance.
- With the proposed subdivision, Louis Lane would serve seven homes in this area. In reviewing the existing lots along Louise Lane, there is potential for additional future subdivisions. The proposed subdivision is the first such on Louise Lane, since the annexation of these properties in 1974. As a condition of the proposed, the Village reserves the right to vacate, with a reservation of easements, any portion of the Louise Lane right-of-way in the future. The condition would require the property owners to be responsible for their proportionate share of costs relative to the street and its maintenance. Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

ALTERNATIVES:

1. Approve the Rezoning, 3-lot Subdivision, and Variation to allow an eight (8) foot fence.
2. Do not approve the Rezoning, 3-lot Subdivision, and Variation to allow an eight (8) foot fence.

RECOMMENDATION:

Public Hearing:	Plan Commission meeting on September 1, 2020
Residents testifying:	6 - concerns related to stormwater, grading questions,

proposed fencing and landscaping plan, impact of the streetlights on Sanctuary Cove residents, expansion of Louise Lane and impact to Louise Lane properties, and Sanctuary Cove detention basin.

Vote:

The Plan Commission voted unanimously to approve the Subdivision and recommended the Petitioner and Staff further review the proposed fence placement and inclusion of landscaping. Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the proposed Preliminary & Final Plat of Subdivision, Rezoning, and Variation for an eight-foot fence, with landscaping on Lot 1, for a 3-lot subdivision at 501 W. Dundee Road.

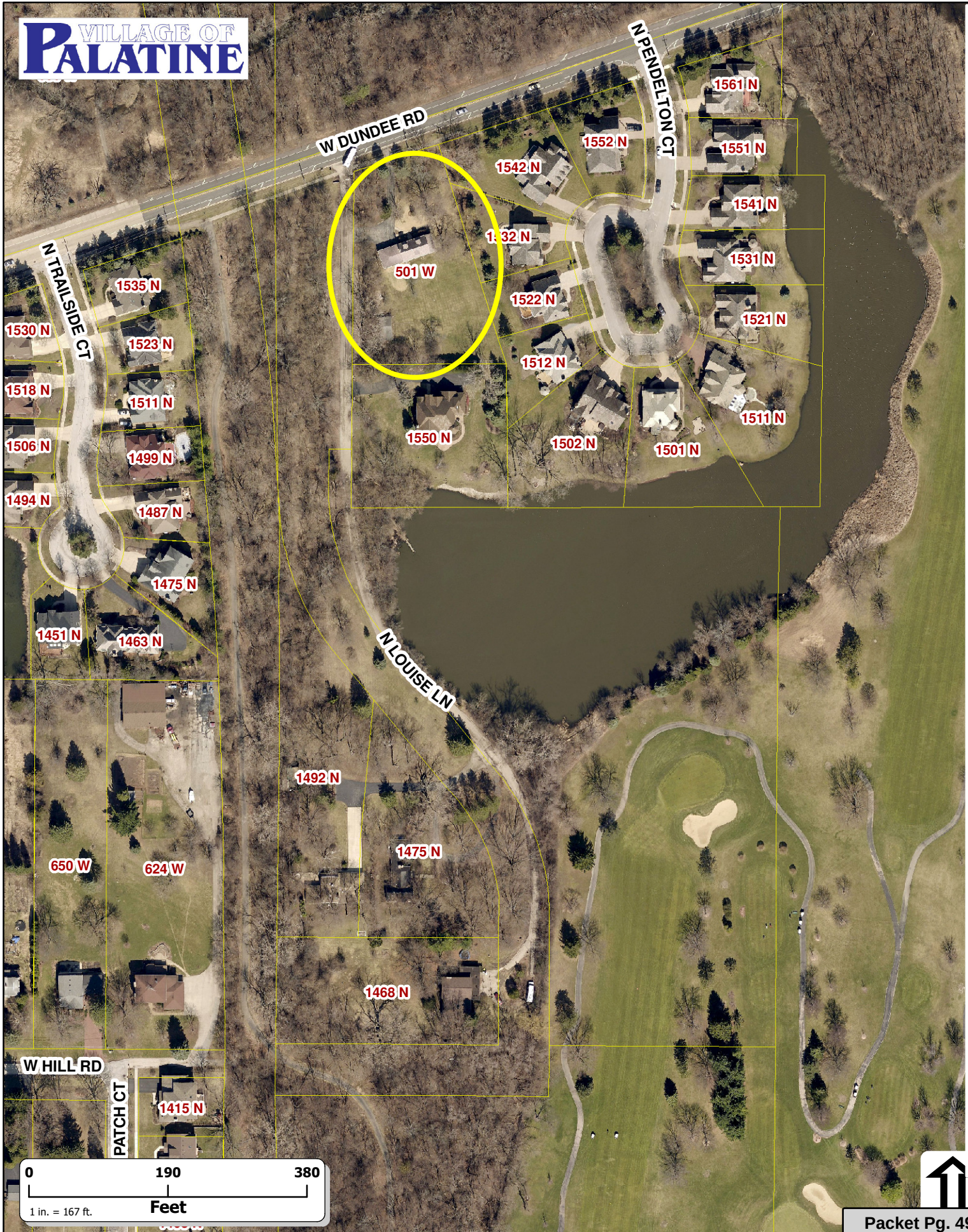
ATTACHMENTS:

- Aerial Map - 501 W. Dundee Road -
- RES SUB Louise Lane
- EXHIBIT - ENG plans - 501 W. Dundee Road Rev5 7-2-20-rev 5
- EXHIBIT - LOUISE LANE SUBDIVISION (7-1-20)-PAGES 1-2
- ORD REZ - Louise Lane
- ORD VAR fence height
- EXHIBIT - Vinyl fence photos (002)
- EXHIBIT - Vinyl fence mfg info
- Louise-Lane-Roadway Survey - ROW and existing street location condition
- Louise Lane utilities
- Louise Lane Right of Way
- PF subdivision application
- Variation application - 501 W. Dundee Road
- 501 WEST DUNDEE ROAD TOPOGRAPHIC SURVEY
- 501 WEST DUNDEE ROAD PLAT OF SURVEY
- Draft Plan Commission Minutes 09-01-20
- Public Notice

Village of Palatine GIS Viewer

6.A.2.A.a

VILLAGE OF
PALATINE



Attachment: Aerial Map - 501 W. Dundee Road - (501 W. Dundee Road - Louise Lane Rezoning)

RESOLUTION NO. _____

**A RESOLUTION GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL
501 W. DUNDEE ROAD**

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

WHEREAS, 501 W. Dundee Road has complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine at the September 1, 2020 meeting.

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

- 1. The development shall substantially conform to the Plat of Subdivision and the Engineering Plans by Norman J. Toberman & Associates, dated 01/03/19 last revised 07/01/2020, except as such plans may be revised to conform to Village Codes and Ordinances.**
- 2. A Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.**
- 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. The Final Engineering Plans - Norman J. Toberman & Associates, LLC last revised on 07/01/20 and the Engineer’s Estimate of Probable Cost shall be revised in a manner acceptable to the Village Engineer.**
- 5. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by David Bycroft and attached hereto.**

Attachment: RES SUB Louise Lane (501 W. Dundee Road - Louise Lane Rezoning)

6. A Subdivision Improvement Agreement shall be submitted.
7. Prior to the issuance of a building permit for any home, the developer shall complete the detention basin installation and storm sewer extensions, with site development approval from the Village Engineer.
8. The HOA declarations shall be prepared and revised in a manner acceptable to the Village Attorney, prior to the issuance of a building permit. This shall include the rear yard and interior side yard fencing restrictions discussed at the Public Hearing and requested by the residents of Sanctuary Cove Subdivision to the east.
9. Pursuant to the Village Attorney approved declarations, a Homeowners Association shall be created and established to maintain the stormwater detention basin (east side of Lots 1-3) and any required common improvements. Said homeowners association shall be perpetually maintained by the property owner (s) or subsequent mortgage holders, in a manner acceptable to the Village Attorney.
10. In the event any portion of the existing Louise Lane Right of-Way is vacated by the Village of Palatine, the Property Owner hereby agrees, by virtue of acquiring title to the property that is the subject of this restriction, that it will be responsible for its proportionate share of the ownership maintenance, repair, replacement and removal costs of the vacated Louise Lane. Said proportionate share shall be determined based upon the percentage of frontage of the vacated portion of Louise Lane.
11. Recording fees in the amount of \$300 shall be submitted.
12. Parkway trees shall be planted across the frontage at a spacing no greater than 40' on center in a manner acceptable to the Director of Planning and Zoning and Village Engineer and as permitted by IDOT along Dundee Road.
13. The elevations shall comply with the architectural design guidelines outlines in the Village's monotony code.
14. The final fencing and landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning and include an additional setback to allow a sufficient planting area for landscaping on the north side of the fence. The final fencing plan shall be revised to include a comparable color to the installed fencing at Sanctuary Cove, directly to the east.

15. Given the proximity to Dundee Road, a construction management schedule (including a contractor parking plan and material haulers) shall be submitted in a manner acceptable to the Village of Palatine, prior to the issuance of a building permit.
16. IDOT, MWRD, and NPDES permits are also required for this development.

DATED: This _____ day of _____, 2020

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

APPROVED by me this _____ day of _____, 2020

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2020

Village Clerk

Attachment: RES SUB Louise Lane (501 W. Dundee Road - Louise Lane Rezoning)

GENERAL NOTES

1.

THE CONTRACTOR SHALL PERFORM ALL WORK PER THE REFERENCED STANDARDS.
2.

THE CONTRACTOR SHALL NOTIFY THE OWNER, MUNICIPALITY, AND NORMAN J. TOBERMAN AND ASSOCIATES, LLC. A MINIMUM OF THREE (3) DAYS BEFORE START OF CONSTRUCTION.
NORMAN J. TOBERMAN & ASSOCIATES, LLC. (847) 439-8225
VILLAGE OF PALATINE (847) 358-7500
3.

THE CONTRACTOR SHALL REQUEST A UTILITY LOCATE A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITIES. CONTACT J.U.L.I.E. AT (800) 892-0123 OR 811.
4.

THE CONTRACTOR SHALL VERIFY THE LOCATIONS & DEPTHS OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS AND SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE DONE TO UTILITIES WITHIN THE LIMITS OF IMPROVEMENT.
5.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CIVIL ENGINEERING PLANS AND ANY PLANS PREPARED BY OTHERS ARE CONCURRENT.
6.

DO NOT SCALE PLANS FOR CONSTRUCTION DRAWINGS, VERIFY ALL DIMENSIONS IN FIELD.
7.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.
8.

A COPY OF THE APPROVED ENGINEERING PLANS IS TO REMAIN ON SITE AT ALL TIMES.
9.

THE CONTRACTOR SHALL INSTALL BARRICADES, CLOSE WALKS BEFORE STARTING AND COVER EXCAVATIONS AT THE END OF EACH DAY.
10.

THE CONTRACTOR SHALL MAINTAIN "POSITIVE" SITE DRAINAGE DURING CONSTRUCTION.
11.

THE CONTRACTOR SHALL REMOVE OR SECURE CONSTRUCTION EQUIPMENT AT THE END OF EACH DAY.
12.

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL PERMITS.
13.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CONSTRUCTION STAKING AND LAYOUT.
14.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER AND JURISDICTIONAL AUTHORITIES, INCLUDING THEIR AGENCTS, AND NEIGHBORING PROPERTY OWNERS FROM LIABILITIES.
15.

THE CONTRACTOR SHALL VERIFY ELEVATIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
16.

THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNS & BARRICADES.
17.

THE CONTRACTOR SHALL MERGE COST FOR ANY INCIDENTAL ITEMS INTO HIS PROPOSAL.
18.

THE CONTRACTOR SHALL GUARANTEE PLANT/PAVING MATERIALS & WORKMANSHIP FOR ONE YEAR.
19.

THE CONTRACTOR SHALL REMOVE AND DISPOSE OF UNSUITABLE AND EXCESS MATERIAL.
20.

THE CONTRACTOR SHALL COMPLY WITH PA 96-1416/CLEAN CONSTRUCTION DEBRIS REMOVAL & OFF-SITE DISPOSAL REQUIREMENTS.
21.

THESE ENGINEERING PLANS DO NOT MEET THE MINIMUM REQUIREMENTS FOR A PLAT OF SURVEY. THE PROPERTY LINES AND BOUNDARIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL REFER TO THE TITLE, DEED, ABSTRACT OR PLAT OF SURVEY AND SHALL VERIFY THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION STAKING.

EROSION CONTROL NOTES

1.

THE CONTRACTOR SHALL PERFORM EROSION CONTROL AND SEDIMENT PROTECTION WORK PER THE ILLINOIS URBAN MANUAL FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION AND LOCAL CODES AND STANDARDS.
2.

THE CONTRACTOR SHALL KEEP THE WORK SITE, LOT, AND WALK FREE OF MUD & DEBRIS.
3.

THE CONTRACTOR SHALL INSTALL TEMPORARY SILT & CONSTRUCTION FENCES AND STABILIZED CONSTRUCTION ENTRANCE PRIOR TO START OF CONSTRUCTION.
4.

THE TEMPORARY EROSION CONTROL MEASURES DEPICTED UPON THE PLANS ARE MINIMUM REQUIREMENTS. ADDITIONAL EROSION CONTROL MEASURERS MAY BE REQUIRED BY THE JURISDICTIONAL AUTHORITY.
5.

THE CONTRACTOR SHALL PROTECT DITCHES, STORM SEWERS, AND CULVERTS FROM SILTATION.
6.

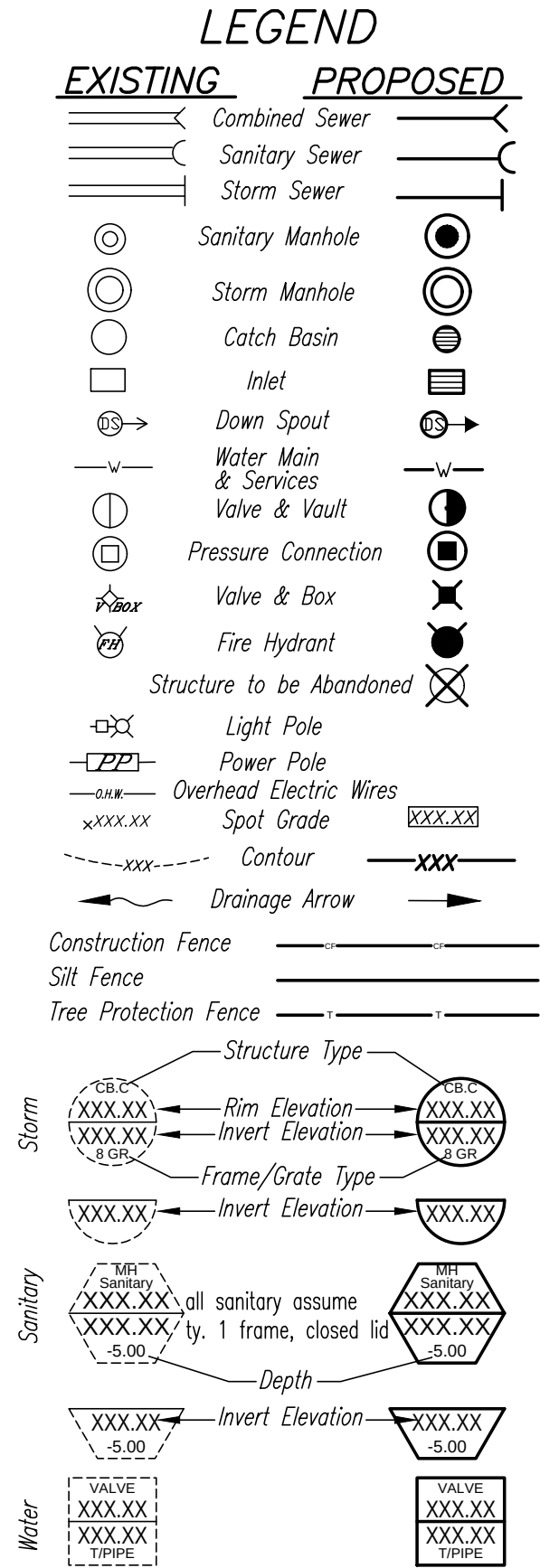
THE CONTRACTOR SHALL FILTER WATER PUMPED FROM DEWATERING OPERATIONS BEFORE IT FLOWS OFFSITE.
7.

THE CONTRACTOR SHALL TEMPORARILY SEED TOPSOIL STOCKPILE IF DIRECTED BY THE JURISDICTIONAL AUTHORITY.
8.

THE CONTRACTOR SHALL SWEEP ADJACENT ROADWAYS TO REMOVE TRACKED MUD.
9.

THE CONTRACTOR SHALL REGULARLY INSPECT AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES.
10.

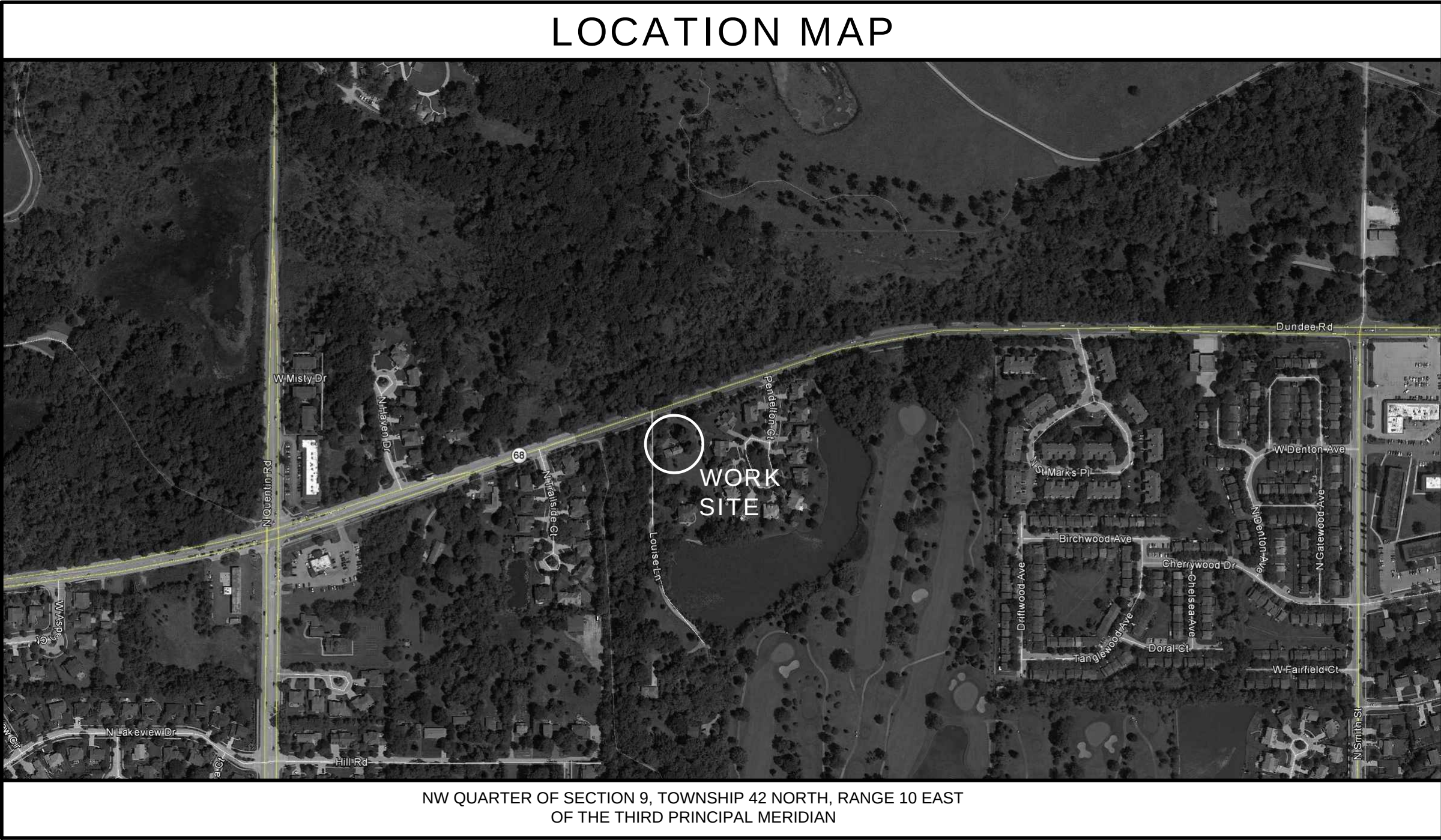
PERMANENT SOIL STABILIZATION SHALL OCCUR WITHIN 14 DAYS AFTER COMPLETION OF FINAL GRADING OF THE SITE.



PROJECT

Louise Lane Subdivision

OF LOT 1 IN EZIO GIORGI SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
AT
501 West Dundee Road
Palatine, IL
PIN #02-10-104-007-0000



SHEET INDEX

C-1	TITLE AND NOTES
C-2	DEMOLITION PLAN
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING & EROSION PLAN
C-6	DETAIL SHEET
TP-1	TREE PRESERVATION PLAN

BENCHMARK

SITE BENCHMARK: NORTHWEST FLANGE BOLT ON HYDRANT AT THE SOUTHEAST CORNER OF DUNDEE ROAD AND LOUISE LANE. ELEV 775.66 NAVD 1988 DATUM
--

REFERENCED STANDARDS

THE FOLLOWING CODES AND SPECIFICATIONS ARE INCORPORATED INTO THESE DOCUMENTS BY REFERENCE AND SHALL BE CONSIDERED MINIMUM CONSTRUCTION STANDARDS. IF ANY CONFLICT EXISTS BETWEEN THE PLANS, SPECIFICATIONS, OR CODES, THE STRICTEST CONDITION SHALL APPLY. IF NO EDITION IS CITED, THE CURRENT EDITION SHALL APPLY:
2016 IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
2016 IDOT SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS
2016 ISPE STANDARD SPECIFICATIONS OF WATER AND SEWER CONSTRUCTION IN ILLINOIS
MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
VILLAGE OF PALATINE CODE OF ORDINANCES

STOP

CALL JULIE
48 HOURS BEFORE YOU DIG.
811 OR 1-800-892-0123

WHETHER YOU'RE DIGGING A FOUNDATION OR JUST PLANTING A TREE, MAKE SURE YOU CALL JULIE FIRST. JULIE IS A FREE NOTIFICATION SERVICE THAT ALERTS UTILITY COMPANIES OF PLANNED DIGGING ACTIVITIES IN AREAS WITH UNDERGROUND UTILITY FACILITIES. UNDERGROUND FACILITIES CAN BE DAMAGED OR RUPTURED BY A SHOVEL BLADE OR OTHER DIGGING EQUIPMENT. AVOID THE PAIN AND COST OF DAMAGING BURIED UTILITIES... CALL BEFORE YOU DIG. STATE LAW NOW REQUIRES YOU TO CALL JULIE TWO WORKING DAYS BEFORE YOU DIG.

Call Before You Dig

ILLINOIS ONE-CALL SYSTEM

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE VILLAGE, SCHOOL DISTRICT, OWNER, AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS, AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY GROWING OUT OF, OR INCIDENTAL TO, THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTEND WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO: THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (ILL. REV. STAT. CH. 48, PAR. 60 ET SEQ.), AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS (ILL. REV. STAT. CH. 17 1/2 PAR. 51 ET SEQ.). IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

DRAINAGE CERTIFICATION STATEMENT

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of these lot improvements or any part thereof, or that if such surface water drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the Owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property."

Dated this 2nd day of July, 2020

Owner _____ Engineer Cliff J. Toberman

SCALE : NONE

SURVEYOR
ATTENTION:
DAVID BYCROFT, P.L.S.
NORMAN J. TOBERMAN & ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS & SURVEYORS
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

OWNER
TIM SAUNDERS
Phone: (630) 774-6448

NORMAN J. TOBERMAN & ASSOCIATES, LLC
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DESIGN FIRM NO: 184005910
EXPIRES: 04-30-21

No.	Date	Revision
1-3	19	FOR SUBMIT
#2	2-26-20	Revised
lot 1	house footprint	
#3	5-19-20	Revised
Per Village		
#4	6-02-20	Revised
Per Village		
#5	7-01-20	Revised
Per Village		

PROPOSED 3 LOT SUBDIVISION
501 W. Dundee Road
Palatine, IL

NJT Project No.
18-6896

TITLE AND NOTES

Sheet No.
C-1

Attachment: EXHIBIT - ENG plans - 501 W. Dundee Road Rev5 7.2-20-rev 5 (501 W. Dundee Road - Louise Lane Rezoning)

C:\NJT\18405918-6896\13-L01 SUBDIVISION\501 W. Dundee Rd (PALATINE)\18-6896 title & detail 6-2-20.dwg 7/1/2020 3:57:30 PM

Packet Pg. 53

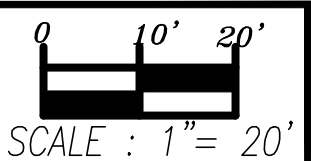
PROJECT BENCH MARK ELEV.
NORTHWEST BOLT OF FIRE HYDRANT
ELEVATION=775.66

West Dundee Road

North Louise Lane

Sanctuary Cove Subdivision
Document 90026424

- DEMOLITION LEGEND**
- Q CONCRETE SIDEWALK REMOVAL
 - R BITUMINOUS PAVEMENT REMOVAL
 - S STRUCTURAL REMOVAL
 - T CONCRETE CURB AND GUTTER REMOVAL
 - U WELL REMOVAL
 - V GREASE TRAP REMOVAL
 - X STORM SEWER REMOVAL



- LEGEND**
- EXISTING**
- Combined Sewer
 - Sanitary Sewer
 - Storm Sewer
 - Sanitary Manhole
 - Catch Basin
 - Inlet
 - Down Spout
 - Water Main & Service
 - Pressure Connection
 - Valve & Box
 - Fire Hydrant
 - Structure to be Abandoned
 - Power Pole
 - Spot Grade
 - Contour
 - Drainage Arrow
 - Manhole Frame & Lid No.
 - Structure Size "x"
 - Type
- PROPOSED**
- Sanitary Manhole
 - Catch Basin
 - Inlet
 - Down Spout
 - Water Main & Service
 - Pressure Connection
 - Valve & Box
 - Fire Hydrant
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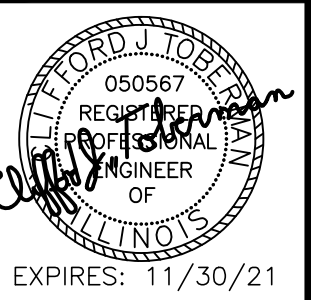
SURVEYOR
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DESIGN FIRM NO:
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No.	Date	Revision
1-3-19		FOR SUBMIT
#2-26-20		Revised
lot 1 house footprint		
#3-6-20		Revised Per Village, Architect, & Owner
#4-6-12-20		Revised Per Village (Trees) & Owner for Sanitary Sewer & Drive Culverts
#5-7-1-20		Revised Per Village
6-23-20		

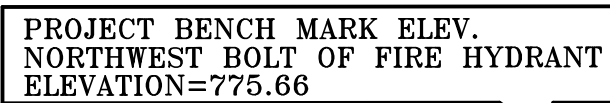


**PROPOSED
3 LOT
SUBDIVISION**
501 W. Dundee Road
Palatine, IL

NJT Project No.
18-6896

**EXIST. TOPO.
and
DEMOLITION
PLAN**

Sheet No.
C-2



LOT AREA	45,214	sqft.	(1.038 ACRES)	
IMPERVIOUS	12,401	sqft.	(0.274 ACRES)	27%
PERVIOUS	33,578	sqft.	(0.764 ACRES)	73%

<u>Building Coverage</u> (For Residence)	
Maximum Allowed of	5,952 sqft (35%)
vs. Design	3,568 sqft (21%)
Difference	2,384 sqft
<u>Lot Coverage, sqft (Impervious)</u>	
Maximum Allowed of	5,952 sqft (45%)
vs. Design	
Residence	3,568
Driveway	1,016
Walk/Stoop	167
Rear Patio	430
	5,181 sqft (30.5%)
Difference	771 sqft

Building Coverage (For Residence)
Maximum Allowed of 4,604 sqft (35%)
Preliminary Design 2,640 sqft

Lot Coverage, sqft (Impervious)
Maximum Allowed of 5,920 sqft (45%)
vs. Preliminary Design
Residence 2,640 sqft
Drive/Walk/Stoop 564 sqft
Rear Patio 406 sqft
Total 3,610 sqft (27.4%)

Building Coverage, sqft (For Residence)
Maximum Allowed of 5,269 sqft (35%)

Lot Coverage, sqft (Impervious)
Maximum Allowed of 6,774 sqft (45%)
vs. Preliminary Design

Residence	2,640 sqft
Drive/Walk/Stoop	564 sqft
Rear Patio	406 sqft
Total	3,610 sqft (24%)

A 6" P.C. CONCRETE APRON
 4" GRANULAR SUBBASE, TYPE B
 MATCH TO PROPOSED CONCRETE RIBBON (SEE NOTE "H")

B 5" P.C. CONCRETE PUBLIC SIDEWALK DRIVE/PATIO/PRIVATE WALK
 4" GRANULAR SUBBASE, TYPE B

C 5" P.C. CONCRETE PUBLIC SIDEWALK THRU DRIVEWAY
 4" GRANULAR SUBBASE, TYPE B

D 6" TOP SOIL & SEED

E RESTORE DISTURBED AREA WITH
 6" TOP SOIL & SEED BLANKET

F 2.5" BITUMINOUS CONCRETE SURFACE COURSE
 2.5" BITUMINOUS CONCRETE BINDER COURSE
 9" MIN. AGGREGATE BASE COURSE TYPE B, CRUSHED CA-6
 (VILLAGE REQUIREMENT STRUCTURAL # = 3.0)
 NOTE: EXTEND AGGREGATE BASE 6" BEYOND WEST SIDE EDGE

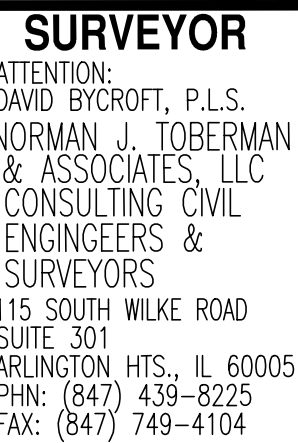
G COMBINATION CONCRETE CURB & GUTTER, TYPE B 6.24
 2, NO. 5 REBARS; MEET EXISTING IDOT CURB INCLUDING DEP. CURB

H 9" CONCRETE RIBBON ALONG EAST EDGE TO EX. STREET, 1'-6" WIDE
 2" MIN. AGGREGATE BASE COURSE TYPE B, CRUSHED CA-6
 (SEE DETAIL BELOW)

J DETECTABLE WARNING TRUNCATED DOME

TR 1 EA., 2.5"Ø PARKWAY TREE, BAGGED & BURLAP (PER VILLAGE ORD.)
 NOTE: 7 TREES INCLUDED @ 40' SPACING & NO FEWER THAN FOUR
 SPECIES OF APPROVED TREES SHALL BE PLANTED. ALSO, NO MORE
 25% OF ANY ONE TREE SPECIE SHALL BE ALLOWED ON THE BLOCK.
 (SEE VILLAGE OF PALATINE FOR LIST OF ACCEPTABLE TREE SPECIES)

⑧ 8' INTERLOCKING ALUMINUM PICKET FENCE (see C-6 for detail)
 **note: fence height may exceed 8' @ both ends due to grade variations,
 (see C-5 for proposed grading at base of fence)



TIM SAUNDERS
Phone: (630) 774-6448

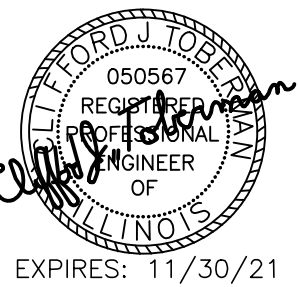
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DESIGN FIRM NO:
184005910
EXPIRES: 04-30-21

No.	Date	Revision
1	3-19	FOR SUBMIT
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3	6-2-20	Revised Per illage, Architect, & Owner
4	6-12-20	Revised Per illage (Trees) & Owner for unitary Sewer & Drive
5	7-1-20	Revised Per illage 6-23-20



**PROPOSED
3 LOT
SUBDIVISION**
01 W. Dundee Road
Palatine, IL

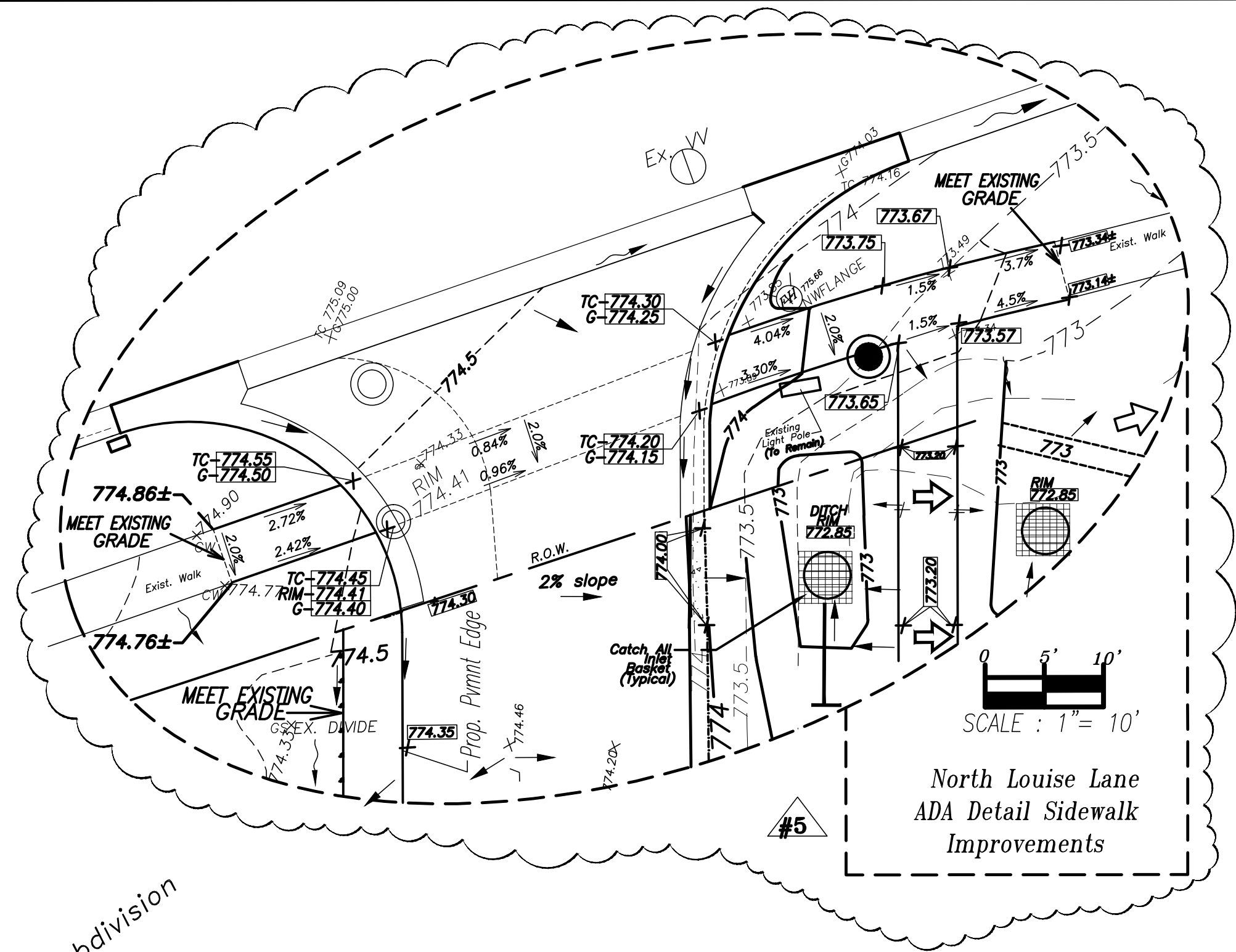
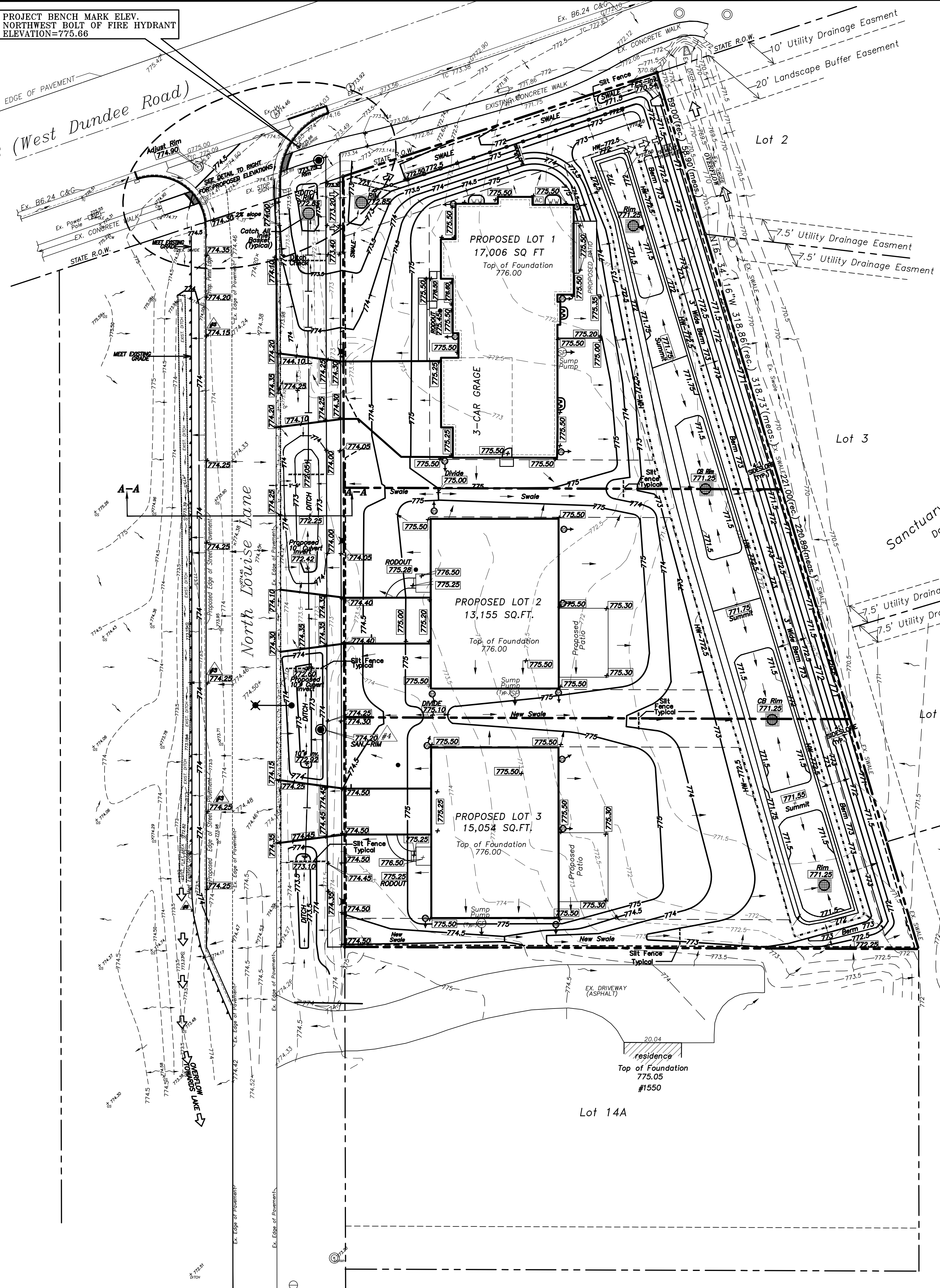
NJT Project No.
18-6896

SITE PLAN

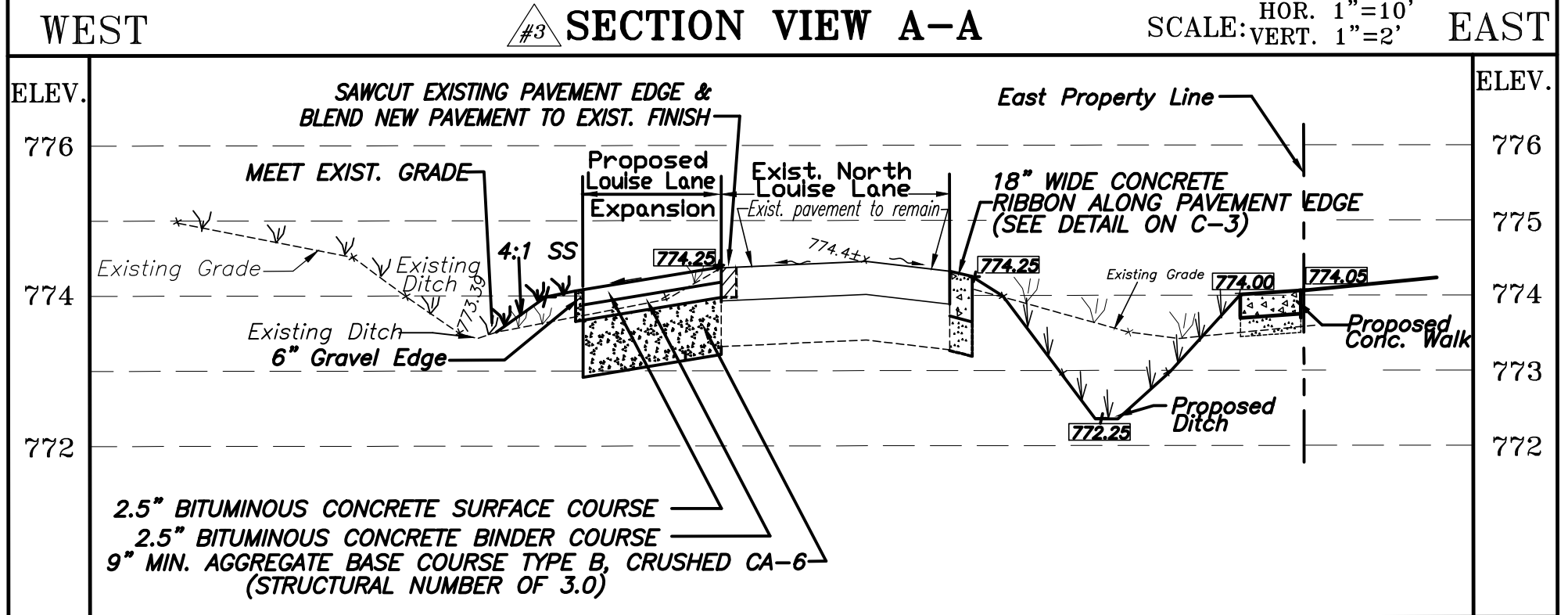
Sheet No.
C-3

PROJECT BENCH MARK ELEV.
NORTHWEST BOLT OF FIRE HYDRANT
ELEVATION=775.66

IL 68 (West Dundee Road)



LOT COVERAGE	
LOT AREA	45,214 sqft.
IMPERVIOUS	12,401 sqft.
PROPOSED INFILTRATION CALCULATION	
LOT AREA	45,214 sqft.
IMPERVIOUS	12,401 sqft.
$12,401 / 12 = 1,033 \text{ cuft.}$	
Required 1,033 cuft.	
PROPOSED INFILTRATION TOTALS	
Provided 2,111 cuft.	
Required 1,033 cuft.	
Surplus 1,078 cuft.	
DETENTION SUMMARY	
Detention Provided 9,161 cuft.	
Detention Required 8,725 cuft.	
Surplus 436 cuft.	



0 10' 20'
SCALE: 1" = 20'

N

LEGEND

EXISTING PROPOSED

Combined Sewer
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Inlet
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Structure to be Abandoned
Power Pole
4000' S. Street Line
20' Easement or Road
Contour
Drainage Arrow
Neighborhood & Lot No.
Structure Size 1/2"

Structure No. 1-4 (47) R-172-B
Rim Elevation 775.50
Invert Elevation 775.00

SURVEYOR
ATTENTION:
DAVID BYCROFT, P.L.S.
NORMAN J. TOBERMAN
& ASSOCIATES, LLC
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**PROPOSED
3 LOT
SUBDIVISION**
501 W. Dundee Road
Palatine, IL
NJ Project No.
18-6896
**GRADING
& EROSION
PLAN**
Sheet No.
C-5

EXPIRES: 11/30/21

0 5' 10'
SCALE: 1" = 10'

N

SECTION VIEW A-A
SCALE: HOR. 1"=10'
VERT. 1"=2'

WEST EAST

ELEV. 776 775 774 773 772

SAWCUT EXISTING PAVEMENT EDGE & BLEND NEW PAVEMENT TO EXIST. FINISH

MEET EXIST. GRADE

Existing Grade

Existing Ditch

6" Gravel Edge

Proposed Louise Lane Expansion

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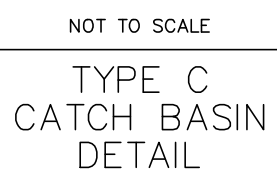
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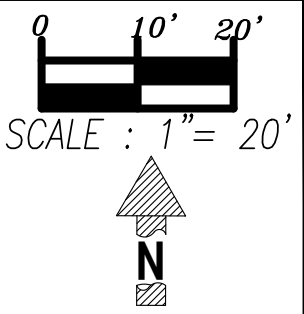


PROJECT BENCH MARK ELEV.
NORTHWEST BOLT OF FIRE HYDRANT
ELEVATION=775.66

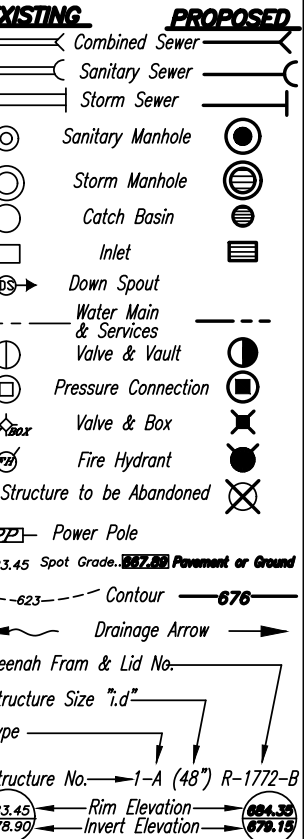
West Dundee Road

North Louise Lane

Sanctuary Cove Subdivision
Document 90026424



LEGEND



SURVEYOR

ATTENTION:
DAVID BYCROFT, P.L.S.
NORMAN J. TOBERMAN
& ASSOCIATES, LLC
CONSULTING CIVIL
ENGINEERS &
SURVEYORS
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

OWNER

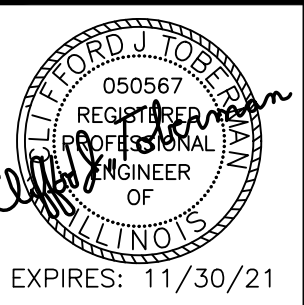
TIM SAUNDERS
Phone: (630) 774-6448

NORMAN J. TOBERMAN
&
ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS
&
SURVEYORS

115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P. (847) 439-8225
F. (847) 749-4104
mail@toberman.us
www.toberman.us

DESIGN FIRM NO:
184005910
EXPIRES: 04-30-21

No.	Date	Revision
1-3-19	FOR SUBMIT	
#2	2-26-20	Revised
lot 1 house footprint		
#3	6-2-20	Revised Per Village, Architect, & Owner
#4	6-12-20	Revised Per Village (Trees) & Owner for Sanitary Sewer & Drive Culverts
#5	7-1-20	Revised Per Village 6-23-20



PROPOSED
3 LOT
SUBDIVISION
501 W. Dundee Road
Palatine, IL
NJT Project No.
18-6896
Tree
Preservation
Plan

Sheet No.
TP-1

TREE LEGEND

..... Tree Protection fence
⊙ TREE AND SHRUB REMOVAL

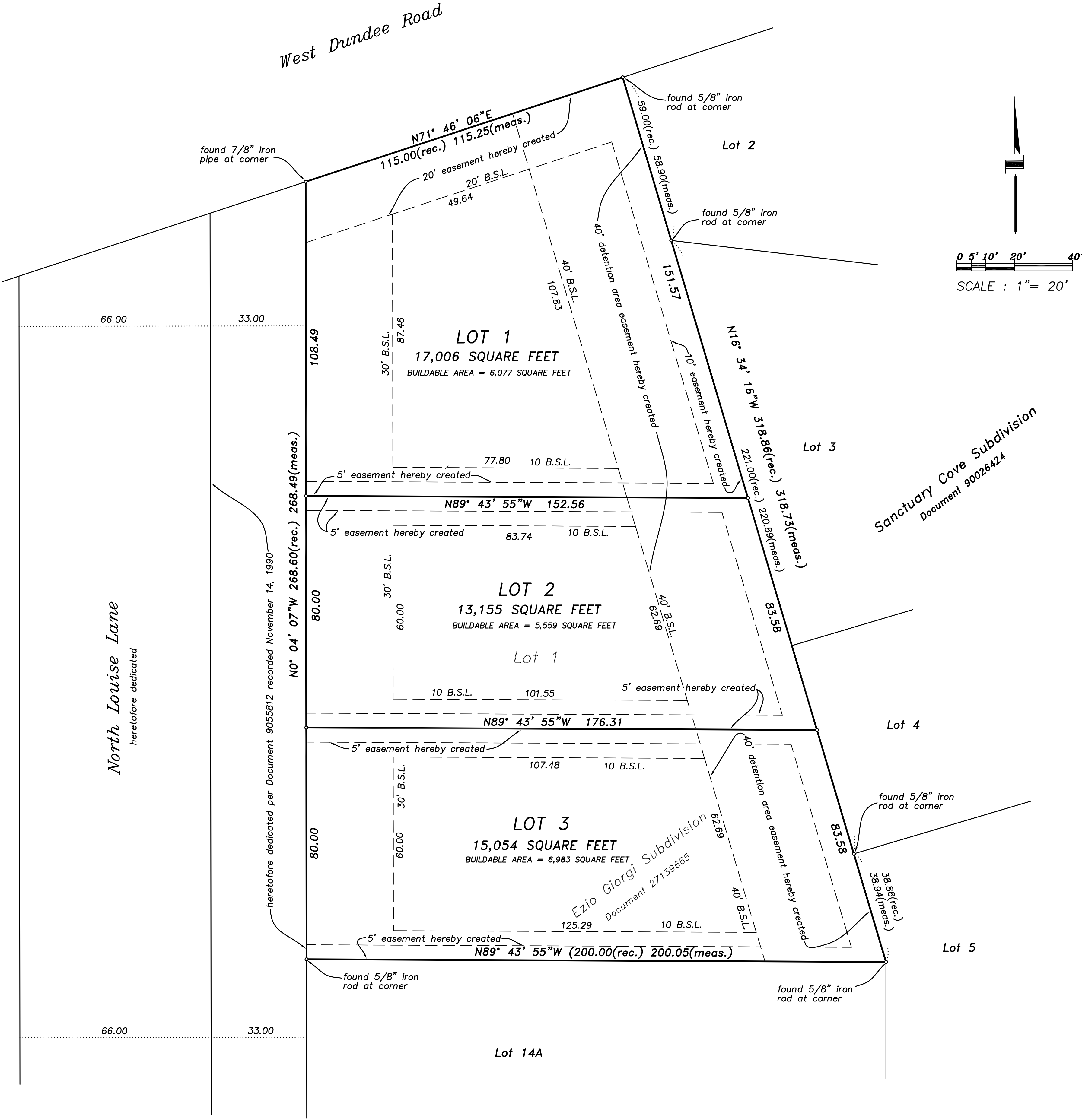
FINAL PLAT LOUISE LANE SUBDIVISION

of

LOT 1 IN THE FINAL PLAT, EZIO GIORGI SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SETION 10, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1984 AS DOCUMENT 27139665, AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 1984 AS DOCUMENT 27146840 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 501 WEST DUNDEE ROAD, PALATINE, ILLINOIS.

P.I.N. 02-10-104-007-0000



SURVEYORS CERTIFICATE

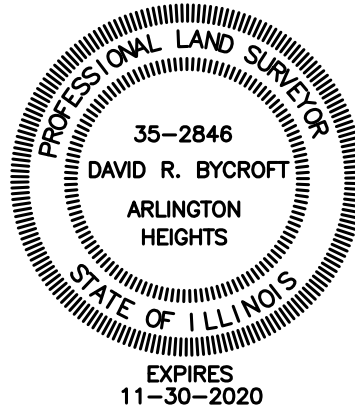
State of Illinois } ss.
County of Cook }

I, David R. Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed, subdivided, and staked the property described in the caption of this plat, and that this plat is a correct representation of said survey.

Further, I hereby grant the Village of Palatine permission to record this plat.

dated at Arlington Heights, Illinois, this ____ day of _____, 2020

by _____
as Illinois Professional Land Surveyor No. 2846



Design Firm #184-005910
Expires April 30, 2021

Sheet No. 1 of 2

FINAL PLAT LOUISE LANE SUBDIVISION

OWNERS CERTIFICATE

State of Illinois }
County of Cook } ss.

This is to certify that _____ is the owner of the property described hereon and that he has caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the title hereon indicated.

Dated this _____ day of _____, A.D., 2020

NOTARY CERTIFICATE

State of Illinois }
County of Cook } ss.

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

Given under my hand and notarial seal this _____ day of _____, A.D., 2020

Notary Public

My commission expires on _____

VILLAGE ENGINEER

State of Illinois }
County of Cook } ss.

This plat has been check for conformance to the Village of Palatine standards and requirements, and working drawing and specifications for improvements have been prepared in conformance with the Village standards and requirements, and engineering fees due to the Village of Palatine have been paid.

Dated this _____ day of _____, 2020

Signed: _____
Village Engineer

PLAN COMMISSION

Approved by the plan commission of the Village of Palatine, Cook County, Illinois, this _____ day of _____, 2020

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COUNCIL

Approved by the Village Council of the Village of Palatine, Cook County, Illinois, this _____ day of _____, 2020

Signed: _____
Mayor

Attest: _____
Village Clerk

VILLAGE COLLECTOR

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

Dated this _____ day of _____, 2020

Signed: _____
Village Collector

SURFACE WATER DRAINAGE CERTIFICATE

State of Illinois }
County of Cook } ss.

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

By: _____ Dated _____
owner

By: _____ Dated _____
Illinois Professional Engineer

EASEMENT PROVISIONS

Whenever the words "public utilities" or "public utilities and drainage easement" shall appear on this plat, the Village of Palatine, a municipal corporation, Cook County, Illinois, and its successors or assigns, jointly and severally shall hold a perpetual easement under, over and across the surface of the property shown within the lines on the plat marked as such for the installation, construction, use, repair and maintenance of all public utility equipment, including but not limited to, facilities used in connection with the transmission and distribution of electricity and sounds and signals, water and sewage mains and piping, the right to cut, trim or remove trees, bushes and roots, as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees facilities or in, upon or over the property within the lines marked "easement" without the prior written consent of the grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to unreasonably interfere with the proper operation and maintenance thereof.

DETENTION AREA EASEMENT PROVISIONS

The detention basin located within the detention area easement shall not be modified. Further, facilities including but not limited to sheds and playground equipment shall not be installed within the detention area easement.

This plat submitted for recording by: (name) _____
(address) _____

SCHOOL DISTRICTS

High School District— Palatine Township High School District 211

Elementary School District— C C 15

Community College District— Harper Community College District 512

Send next tax bill to: (name) _____
(address) _____

EXISTING PROPERTY INDEX NUMBER

P.I.N. 02—10—104—007

ORDINANCE NO. _____

**AN ORDINANCE REZONING CERTAIN PROPERTY FROM
"R-1" SINGLE FAMILY TO "R-2" SINGLE-FAMILY
501 W. DUNDEE ROAD**

WHEREAS, pursuant to a public hearing held on September 1, 2020 before the Plan Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described property from "R-1" Single-Family Residential to "R-2" Single-Family Residential.

THE FINAL PLAT OF LOUISE LANE SUBDIVISION OF LOT 1 IN THE FINAL PLAT, EZIO GIORGI SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED JUNE 21, 1984 AS DOCUMENT 27139665, AND CERFITICAT OF CORRECTION RECORDED JUNE 26, 1984 AS DOCUMENT 27146840 IN IN COOK COUNTY, ILLINOIS.

commonly known as 501 W. Dundee Road, Palatine, Illinois

PIN: # 02-10-104-007-0000.

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 "R-2" Single-Family.

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

Attachment: ORD REZ - Louise Lane (501 W. Dundee Road - Louise Lane Rezoning)

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

PASSED: This ____ day of _____, 2020

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

APPROVED by me this ____ day of _____, 2020

Mayor of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this
____ day of _____, 2020

Village Clerk

Attachment: ORD REZ - Louise Lane (501 W. Dundee Road - Louise Lane Rezoning)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SETBACK VARIATION FOR A FENCE TO BE 8 FEET TALL IN THE SIDE YARD ABUTTING A STREET YARD AT 501 W. DUNDEE ROAD

WHEREAS, pursuant to a petition and public hearing on September 1, 2020, of which public notice was given as required by law, the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Variation to allow a fence to be 8-feet tall, instead of the maximum allowed Section 6.03 (b) (1) of the Palatine Zoning Ordinance, on the following legally described property:

THE FINAL PLAT OF LOUISE LANE SUBDIVISION OF LOT 1 IN THE FINAL PLAT, EZIO GIORGI SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED JUNE 21, 1984 AS DOCUMENT 27139665, AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 1984 AS DOCUMENT 27146840 IN IN COOK COUNTY, ILLINOIS.

Commonly known as 501 W. Dundee Road (PIN# 02-10-104-007-0000).

THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Illinois, as follows:

SECTION 1: Variation to allow an 8-foot tall fence, instead of the maximum allowed six (6) foot tall fence, pursuant to Section 6.03 (b) (1) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Variation shall substantially conform Engineering Plans by Norman J. Toberman & Associates, dated 01/03/19 last revised 07/01/2020, except as such plans may be revised to conform to Village Codes and Ordinances.

2. The final fence and landscaping/planting plan shall be revised in a manner acceptable to the Director of Planning & Zoning and shall include a sufficient setback to allow landscaping on the north side of the fence. The fence color shall also be revised to be comparable to the fencing at Sanctuary Cove, directly east of the Subject Property.

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

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

PASSED: This _____ day of _____, 2020

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

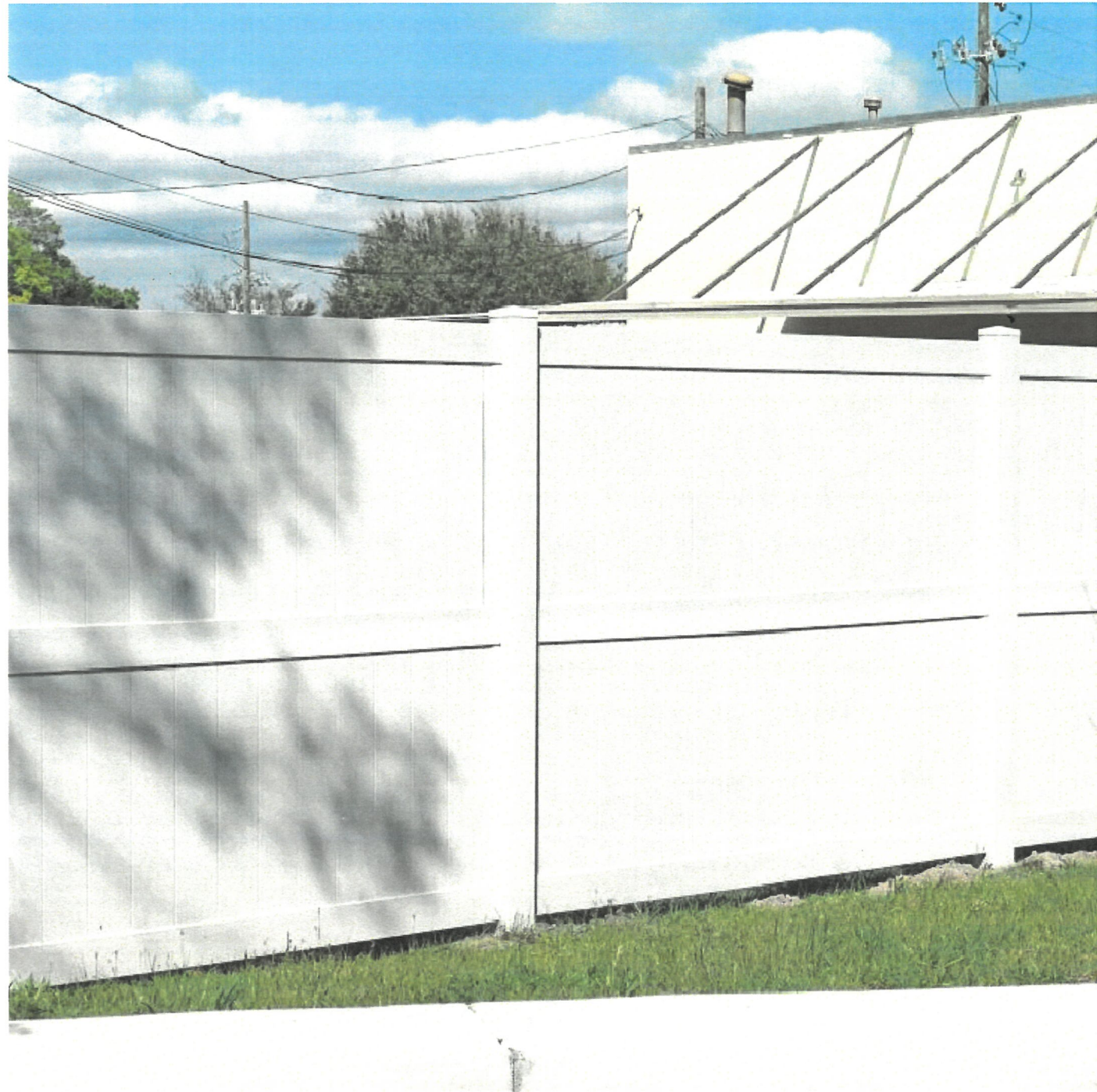
APPROVED by me this _____ day of _____, 2020

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2020

Village Clerk

Attachment: ORD VAR fence height (501 W. Dundee Road - Louise Lane Rezoning)



Attachment: EXHIBIT - Vinyl fence photos (002) (501 W. Dundee Road - Louise Lane Rezoning)



Attachment: EXHIBIT - Vinyl fence photos (002) (501 W. Dundee Road - Louise Lane Rezoning)



Attachment: EXHIBIT - Vinyl fence photos (002) (501 W. Dundee Road - Louise Lane Rezoning)

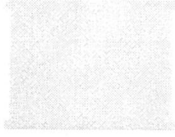


Attachment: EXHIBIT - Vinyl fence photos (002) (501 W. Dundee Road - Louise Lane Rezoning)

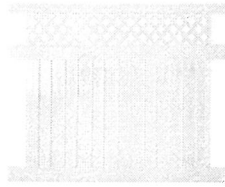


Attachment: EXHIBIT - Vinyl fence photos (002) (501 W. Dundee Road - Louise Lane Rezoning)

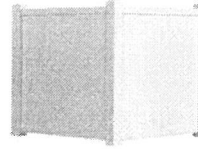
Customers Who Viewed This Also Viewed

**Weatherables**Pembroke 6 ft. H x
8 ft. W White Vinyl

★★★★★ (47)

\$99⁹⁸**Weatherables**Clearwater 6 ft. H x
8 ft. W White Vinyl

★★★★★ (69)

\$125⁸⁶**Outdoor****Essentials** 4.5 ft.
H x 3.5 ft. W White

★★★★★ (115)

\$174²²Was ~~\$193.58~~**Weatherables**Pembroke 6 ft. H x
6 ft. W White Vinyl

★★★★★ (22)

\$78⁹⁹

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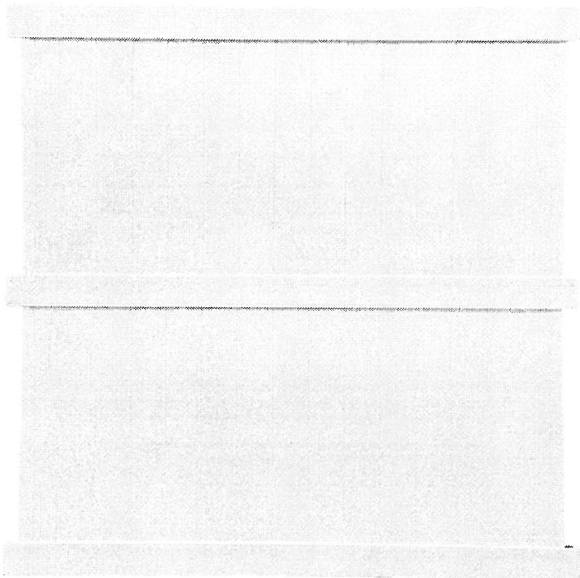
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\$7

Internet #206466906

Model # PWPR-3R-8X8


[Share](#)
[Save to Favorites](#)
[Print](#)
Weatherables >

Augusta 8 ft. H x 8 ft.
W White Vinyl Privacy
Fence Panel Kit

- Premium quality, commercial grade vinyl weighing 93 lbs.
- DIY friendly: Low maintenance and easy to assemble - no brackets
- Backed by Weatherables lifetime product support and warranty

\$267⁷⁴



Save up to \$100 on your qualifying purchase.

Apply for a Home Depot Consumer Card

Color/Finish: **White**



Nominal Panel Height x Width (ft.): **8 ft x 8 ft**

8 ft x 6 ft

8 ft x 8 ft



GET EXPERT IN-HOME INSTALLATION

A local pro will take care of the job for you.

What to Expect

How to Get It



Ship to Store

Pickup

Oct 27 - Oct 30

FREE



Ship to Home

Get it by

Thu, Oct 29

FREE



Scheduled

Delivery

Not available
for this item

We'll send it to **Palatine** for free pickup.

Curbside pickup available.

Change Store



Add to Cart

Your Fastest Checkout

Turn on Instant Checkout

— or —

Buy now with **PayPal**

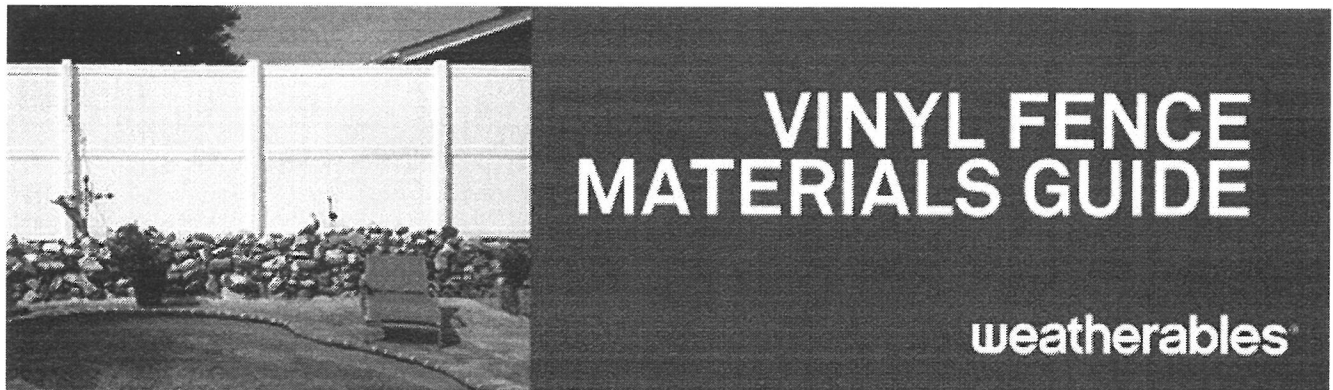
We're unable to ship this item to homes
and stores in: AK, GU, HI, PR, VI

Product Overview

Add style and security to your yard with the Augusta vinyl privacy fence from Weatherables. The Augusta vinyl privacy fence is the strongest privacy fence we manufacture, featuring 3 rails- each reinforced with an aluminum insert. The Augusta is sure to add value to your home for decades to come. Fade resistant and Built to last, the Augusta privacy fence is produced leveraging our exclusive, engineer-tested manufacturing process and the highest-grade materials to create the strongest, most durable, low-maintenance vinyl Fence anywhere. The tongue and groove pickets lock together creating full privacy and security for your property while also adding a stylish accent to your outdoor living space. Easy to maintain, you will never need to paint, stain or apply harsh chemicals to clean it. The Augusta privacy fence is easy to assemble, making it a perfect solution for the do-it-yourself homeowner as well as professional contractors or installers.

- Fence panel comes unassembled but the installation video to the left shows just how easy it will be for you to install
- Weighing 93 lbs., the Augusta offers superior strength and impact resistance
- Made from commercial grade vinyl that is 5X stronger than wood (based on 6606 PSI tensile strength)
- Low maintenance: no painting, staining or sanding required and only requires soap and water to clean
- Neighbor friendly design looks great on both sides
- Aluminum insert in all 3 rails ensures helps prevent your panel from bowing or warping
- Width can be easily modified on site

- Posts sold separately: line post (LWPT-LINE-5X140), corner post (LWPT-CORNER-5X140), end post (LWPT-END-5X140), blank post (LWPT-BLANK-5X140), 3-way blank post (LWPT-3WAY-5X140), gate blank post (LWPT-GBLANK-5X140), gate end post (LWPT-GEND-5X140)
- Gates sold separately: Augusta privacy fence single gate (SWPR-3R-8X44.5) and Augusta privacy fence double gate (DWPR-3R-8X44.5)
- Fence panel can accommodate a slope (grade change) of 4 in. over 8 ft. if installed using the racking method; it can accommodate a larger grade if installed using the stepping method; refer to the installation guide for more details
- If ordering multiple sections, your order must ship with a 3rd party freight carrier; the trucking company will call to set a date and time frame for delivery; you are responsible for the hand-off loading the product from the end of the truck, curbside; shipment is unsafe for lift-gate; the product is shipped unassembled and the individual pieces weigh no more than 20-25 lbs. so that they can be easily managed during hand-off loading; you may choose "Pick Up In Store" if you prefer to have your order shipped to your local Home Depot store
- Fade resistant limited lifetime residential warranty
- Environmentally friendly – Manufactured from 85% recycled materials and is 100% recyclable; free of toxic VOC paint and preservatives used to treat and maintain wood fences
- Have a question? we're here to help, please call Weatherables at 855-224-9761
-



1

DETERMINE THE FENCING MATERIALS YOU'LL NEED TO COMPLETE YOUR PROJECT. **FOLLOW STEPS A, B AND C.**

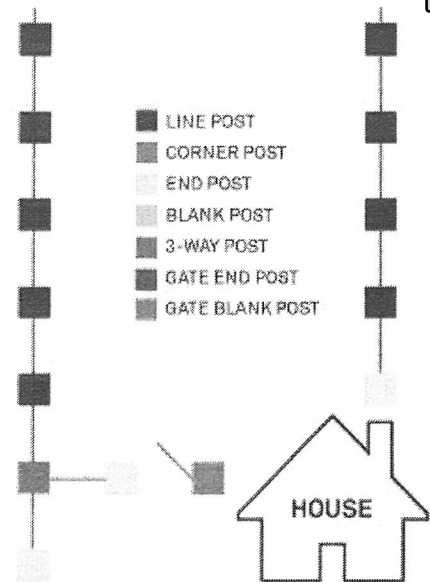
A Measure the area to be fenced.

B Determine layout of the area to be fenced.



B Draw a layout of the area where you are installing the fence to determine the quantity of fence panels and the quantity and type of fence posts needed.

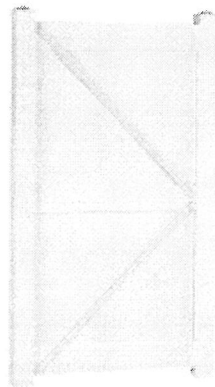
C Select your fence style & color.



2

ONCE YOU'VE SLECTED A STYLE OF FENCE, **USE THE ITEM CODES BELOW** TO ADD THE ITEMS TO YOUR SHOPPING CART:

FIRST, SELECT YOUR **VINYL FENCE GATE KIT**

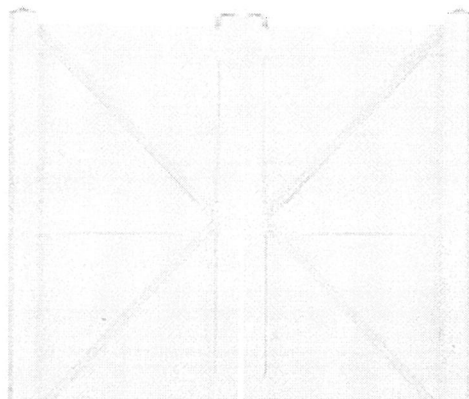


SINGLE GATE - 44.5" WIDE:

WHITE: SWPR-3R-8X44.5

TAN: STPR-3R-8X44.5

KHAKI: SKPR-3R-8X44.5



DOUBLE GATE - 89" WIDE:

WHITE: DWPR-3R-8X44.5

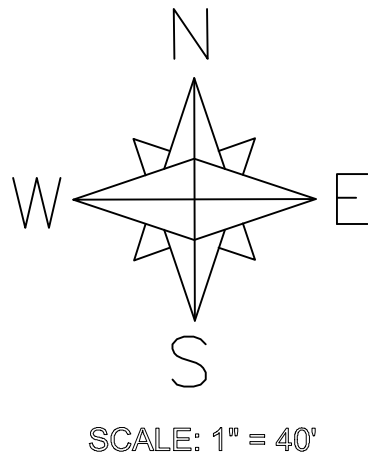
TAN: DTPR-3R-8X44.5

KHAKI: DKPR-3R-8X44.5

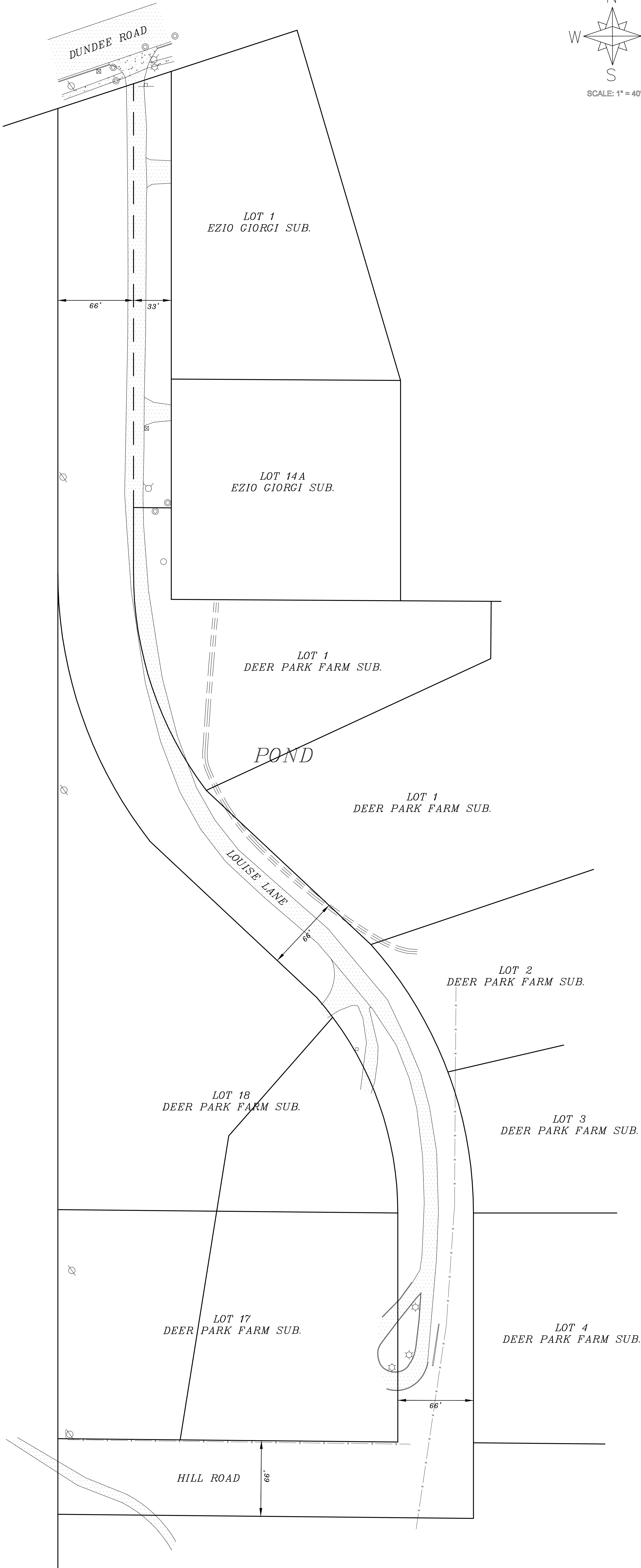
Additional gate sizes are available.

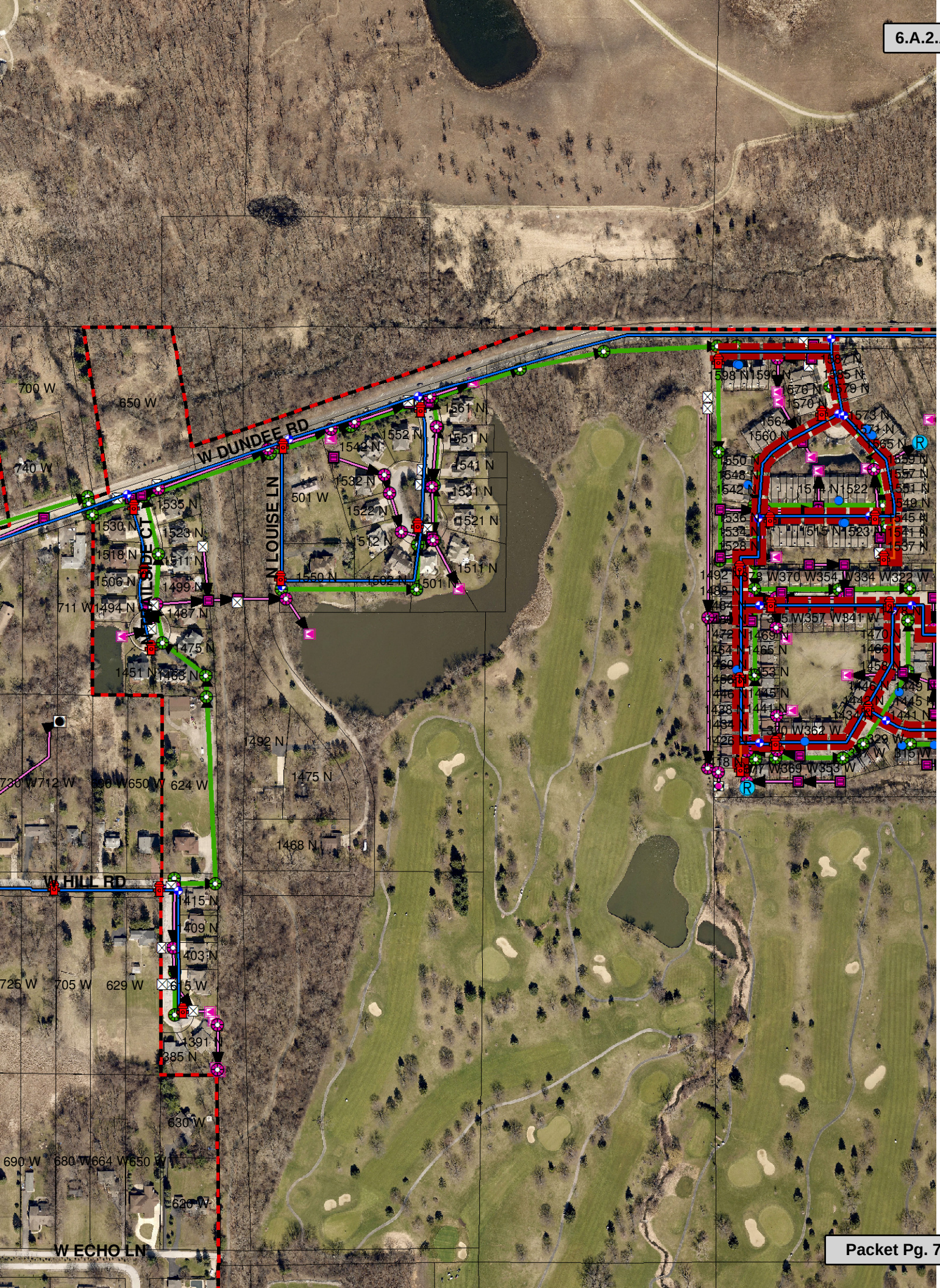
R.O.W. MAPPING

-OF-
LOUISE LANE, PALATINE, IL



LEGEND OF SYMBOLS	
	MANHOLE
	CATCH BASIN
	SIGN
	FENCE
	ASPHALT PAVEMENT
	LIGHT POLE
	FIRE HYDRANT
	UTILITY POLE
	MAIL BOX





Attachment: Louise Lane utilities (501 W. Dundee Road - Louise Lane Rezoning)

In the event any portion of the existing Louise Lane Right-of-Way is vacated by the Village of Palatine, the Property Owner hereby agrees, by virtue of acquiring title to the property that is the subject of this restriction, that it will be responsible for its proportionate share of the ownership maintenance, repair, replacement and removal costs of the vacated Louise Lane. Said proportionate share shall be determined based upon the percentage of frontage of the vacated portion of Louise Lane.



PRELIMINARY & FINAL PLAT OF SUBDIVISION

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S) Timothy & Cindy Saunders		Business Name (If applicable)	
Address 214 Compton Lane, Schaumburg, IL 60194		City/State/Zip Code	
Telephone		Fax	
Email			
Subject Property Address 501 Wesr Dundee Road, Palatine, IL 60067			
AUTHORIZED AGENT (if applicable) Jerome W. Pinderski, Jr./Pinderski & Pinderski, Ltd.		Business Name (if applicable)	
Address 115 West Colfax Street, Palatine, IL 60067		City/State/Zip Code	
Telephone 847-358-5220		Fax 847-358-4506	
Email jerome@pinderski.com			

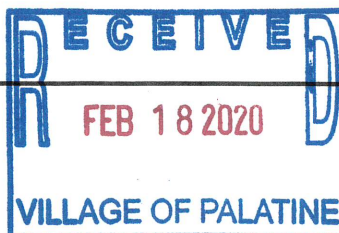
I swear that the information contained herein and in any accompanying documents is accurate to the best of my knowledge.

Tim Saunders

Signature

February 18, 2020

Date



VILLAGE OF PALATINE

PRELIMINARY & FINAL PLAT OF SUBDIVISION

Department of Planning & Zoning

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

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

www.palatine.il.us

Office Use Only	Project Planner <i>KR</i>	Zoning Case # <i>20-11</i>
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Timothy & Cindy Saunders

2. Authorized Agent of Petitioner (if different):
 Name: Jerome W. Pinderski, Jr.
 Address: 115 West Colfax Street, Palatine, IL 60067
 Telephone No. 847-358-5220 Business No. _____
 Email: jerome@pinderski.com
 Relationship to Petitioner: Attorney

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

4. Address of the property for which this application is being filed:
501 West Dundee Road, Palatine, IL 60067

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

6. The proposed use(s) on the property, if this petition is approved is (are):
creation of a new three (3) lot subdivision conforming to R-2 standards

7. Current zoning of property: R-1 Size of the property: 1.038 acres

8. State the specific action requested:
approval of new three (3) lot residential subdivision

9. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Signature: 

Date: February 18, 2020

State of Illinois
County of Cook

This instrument was acknowledged before me on February 18, 20 20 by
Timothy Saunders

(Seal)



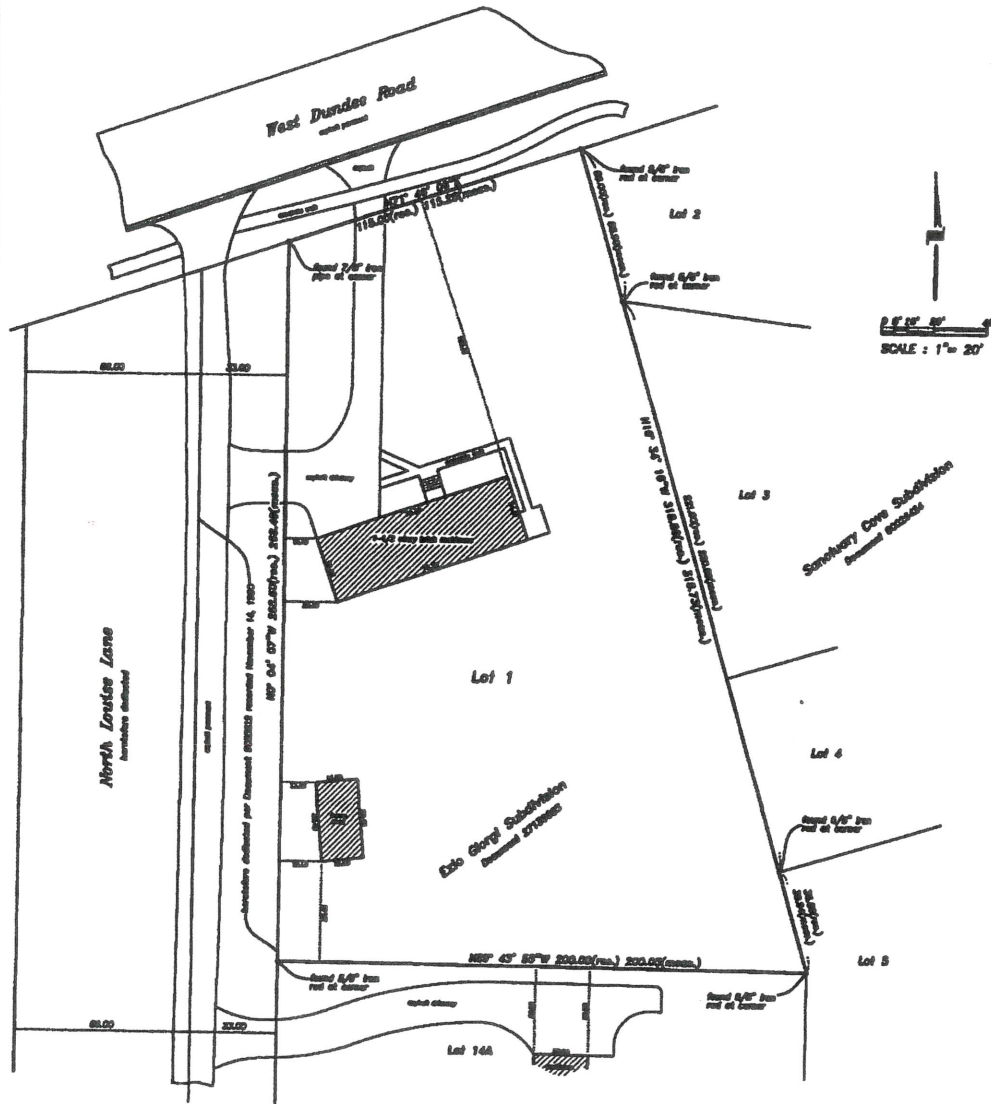

Notary Public

Plat of Survey of

LOT 1 IN THE FINAL PLAT, EZZO GIORGI SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/4 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1984 AS DOCUMENT 27139665, AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 1984 AS DOCUMENT 27146840 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 501 WEST DUNDEE ROAD, PALATINE, ILLINOIS.

P.L.N. 02-10-104-007-0000



State of Illinois }
County of Cook } ss.

I, David Bryant, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

Dated at Arlington Heights, Illinois, this 12th day of September, 2010

by _____
an Illinois Professional Land Surveyor No. 2040

This professional service conforms to the current Illinois minimum standards for a boundary survey.

For comments, including those and other restrictions not shown herein, refer to your client's of this deed. This policy and land zoning ordinance.

Field work was completed September 7, 2010.

The area of the property surveyed equals 45,915 square feet.

Design Firm #184-005910
Expires April 30, 2013



FILE NO. 10-0396

for
Tim Saunders
214 Compton Lane
Suburbany, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-433-8225

Louise Lane Subdivision Project/Fence Variance Request



VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

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

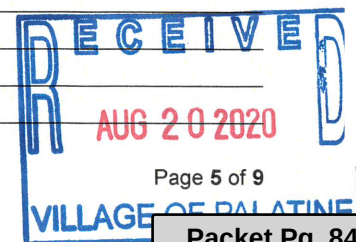
2. That the plight of the owner is due to unique circumstances
see attached memorandum

3. That the variation, if granted, will not alter the essential character of the locality
see attached memorandum

4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:

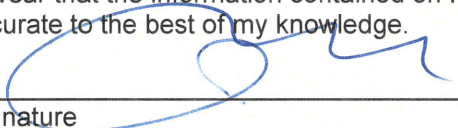
- a. The particular surroundings, shape, or topographical conditions of the property
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
- c. The request is not based on a desire to make more money out of the property
- d. The petitioner has not created the alleged hardship for the property
- e. The request will not be detrimental to the public welfare or other properties in the neighborhood
- f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

see attached memorandum





Signature Page

	I swear that the information contained on Page 1 herein and in any accompanying documents is accurate to the best of my knowledge.
	Signature Date

08-20-20

Attachment: Variation application - 501 W. Dundee Road (501 W. Dundee Road - Louise Lane Rezoning)

Louise Lane Subdivision Project

Fence Variance Request

Memorandum of Support

I. Introduction

Petitioners Timothy and Cindy Saunders are seeking Village approval for a three (3) lot residential subdivision of a parcel of real estate commonly known as the 501 W. Dundee Rd., Palatine, IL 60074. The property sits at the southeast intersection of Dundee Road and Louise Lane. A companion petition for rezoning from R-1 to R-2 and petition for approval of preliminary and final subdivision plat are being considered contemporaneously with this companion request for a fence height variance.

II. Fence Height Variance Request

Petitioners are seeking permission to construct and maintain an 8-10 foot fence along the northern property line of Lot 1 in the Louise Lane subdivision. The project civil engineering drawings as well as the engineer's comments indicate that some portions of the fence structure, specifically those leading to the northeast corner of a lot may need to be physically longer than 8 feet, and possibly up to 10 feet in length in order to build a uniform fence structure. The lot grade slopes downward from the western portion of Lot 1 to the eastern portion of Lot 1 along its northern border. If Petitioners do not provide for variable height lengths in the fence structure, they will have to build an unusual fence system that will not work well, and likely will be aesthetically challenging.

III. Justifications Supporting Variance

This request is based upon the unique topographical circumstances beyond the control of Petitioner and their future property owners which necessitates this variance request. Without the Variance, any code compliant fence will look odd and provide no meaningful protection against the highway traffic, sound, lights and litter from Dundee Road. The topography of Lot 1 parallel to Dundee Road requires a higher than normal fence in to provide a realistic fence barrier to benefit the future residents of Lot 1 to allow them to be able to enjoy their back and side yards. The natural conditions which exist, and which must be maintained in conjunction with the subdivision site development work will always hamper any homeowner of Lot 1 in screening the property from Dundee Road.

The requested fence height variance will not alter the residential character of the project, nor negatively affect any neighboring property owners. Visually, the proposed fence structure at 8 to 10 feet, depending upon the specific topography of each post location, will from Dundee Road, appear to be a "normal height fence" as viewed from traffic heading east and west on Dundee Road.

The fence height variance request being sought by the Petitioners will not create any public safety hazards not diminish the character of any neighboring properties. The fence will not in any way affect the flow of light and air to neighboring properties, and will be aesthetically in tune with the residential character of Petitioner's property and the surrounding subdivisions. In the absence of a practical fence barrier, it may be very difficult to develop and sell any home on Lot 1 due to its proximity to a Dundee Road.

Petitioner has not created this unique hardship. It exists as the result of the property's natural topography that cries out for a special fence height variance to allow Petitioners to earn a reasonable return on the property, and otherwise create a workable residential lot.

IV. Conclusion

For all the reasons stated herein, Petitioners respectfully request that their fence height variance be granted so as to allow them to build a fence structure of between 8-10 feet along the northern property line of Lot 1 of the Louise Lane subdivision.

Signed at Palatine Illinois on August 20, 2020.

A handwritten signature in blue ink, appearing to read 'Jerome W. Pinderski, Jr.', is written over a horizontal line.

Jerome W. Pinderski, Jr.
Attorney for Petitioners

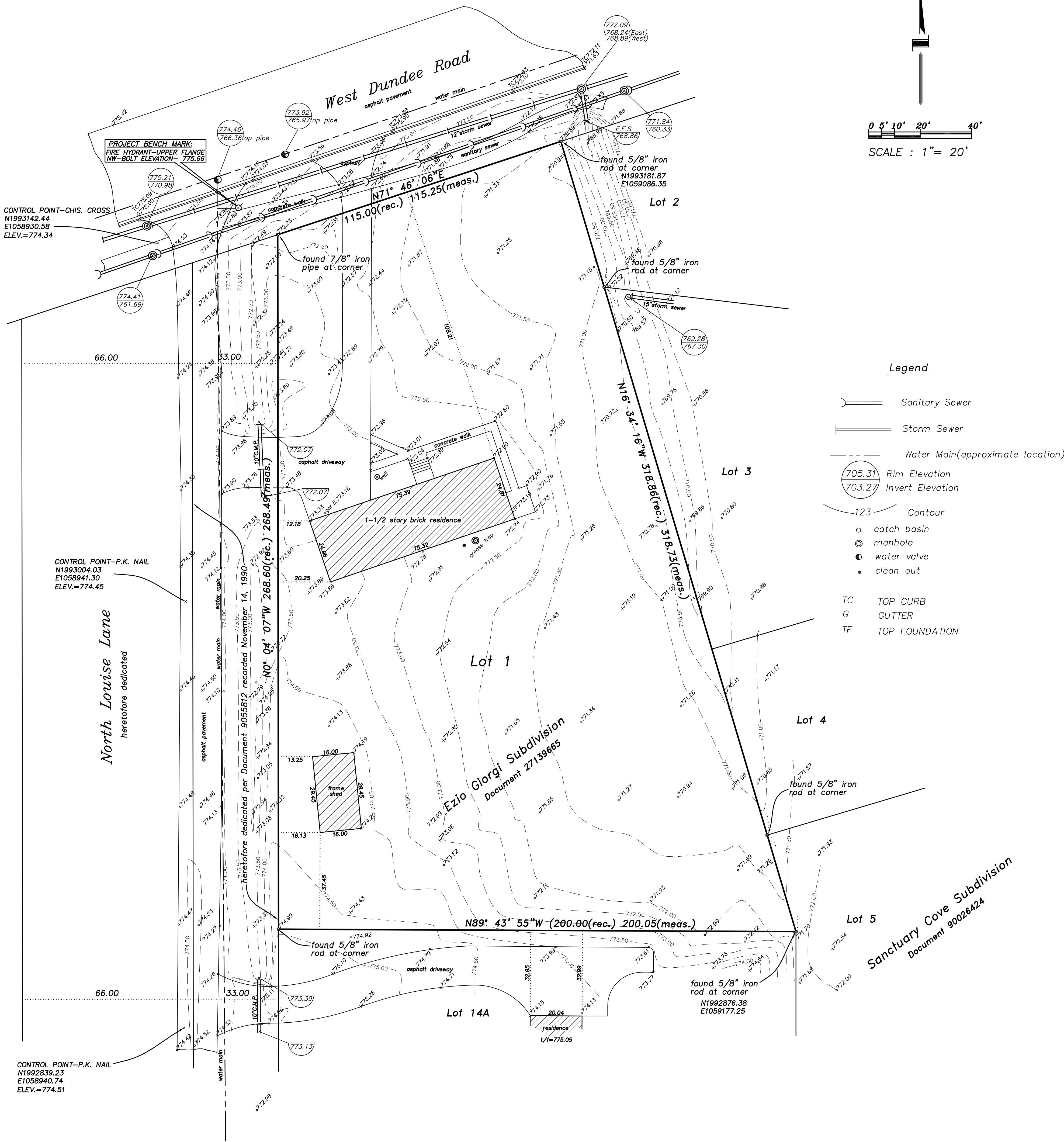
Plat of Topographic Survey

of

LOT 1 IN THE FINAL PLAT, EZIO GIORGI SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SETION 10, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1984 AS DOCUMENT 27139665, AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 1984 AS DOCUMENT 27146840 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 501 WEST DUNDEE ROAD, PALATINE, ILLINOIS.

P.I.N. 02-10-104-007-0000



State of Illinois } ss.
County of Cook }

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have performed a topographic survey described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 13th day of September, 2018

by _____
as Illinois Professional Land Surveyor No. 2846

This professional service conforms to the current Illinois minimum standards for a topographic survey.

For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.

Field work was completed September 7, 2018.

The area of the property surveyed equals 45,215 square feet.

Elevations shown hereon are based on the NAVD88 vertical datum plane.



FILE NO. 18-6896

for:
Tim Saunders
214 Compton Lane
Schaumburg, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

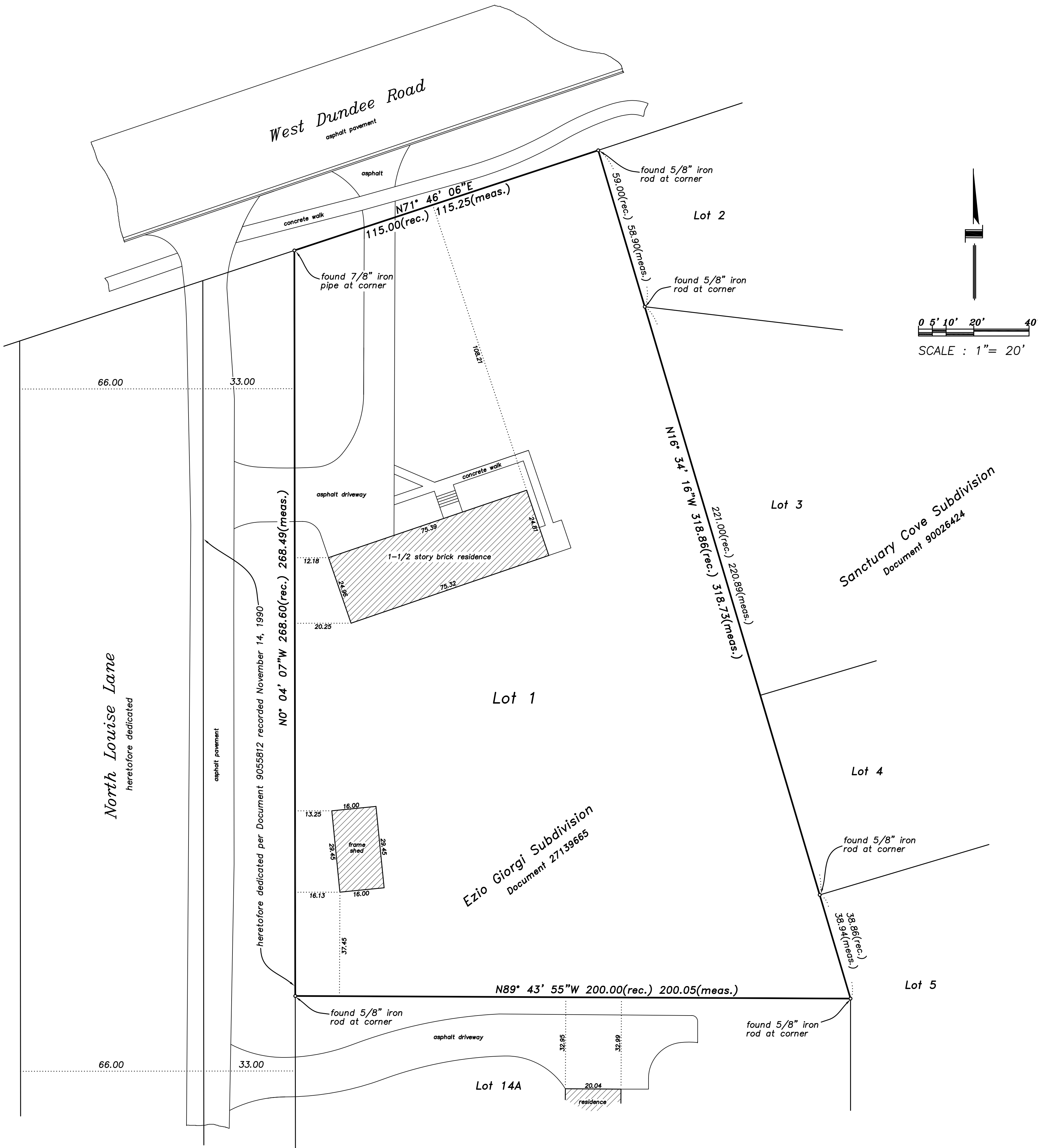
Plat of Survey

of

LOT 1 IN THE FINAL PLAT, EZIO GIORGI SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SETION 10, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1984 AS DOCUMENT 27139665, AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 1984 AS DOCUMENT 27146840 IN COOK COUNTY, ILLINOIS.

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P.I.N. 02-10-104-007-0000

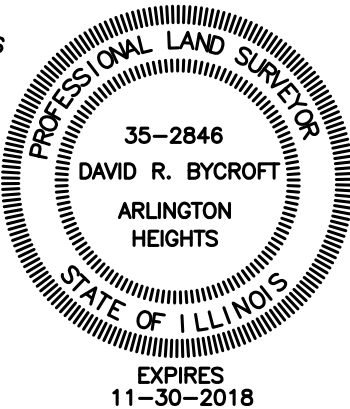


State of Illinois } ss.
County of Cook }

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 13th day of September, 2018

by _____
as Illinois Professional Land Surveyor No. 2846



This professional service conforms to the current Illinois minimum standards for a boundary survey.

For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.

Field work was completed September 7, 2018.

The area of the property surveyed equals 45,215 square feet.

Design Firm #184-005910
Expires April 30, 2019

FILE NO. 18-6896

for:
Tim Saunders
214 Compton Lane
Schaumburg, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

III. CASE STAFF STATEMENTS

1. Preliminary and Final Plat of Subdivision to Permit a 3-lot Subdivision; Rezoning from R-1 to R-2 Single-family Residential, and a Variation to Permit an 8-foot fence, instead of the maximum permitted 6-foot fence in the residential district, pursuant to Section 6.03 (b) (1) of the Village of Palatine Zoning Ordinance, for the property at 501 W. Dundee Road

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on August 17, 2020 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petitions for Hearing
3. Proof of Ownership
4. Plat of Subdivision- Louise Lane
 5. Engineering Plans
 6. Email submitted for Public Hearing 20-11 501 W Dundee

**Sworn in petitioner: Jerome Pinderski- attorney -Pinderski & Pinderski LTD
115 W. Colfax Street Palatine, IL**

Timothy Saunders 214 Compton Lane Schaumburg, IL owner

Cliff Toberman- Engineer -115 S Wilke Rd Arlington Heights, IL

Dean Malicki- Builder -2802 Owl Lane Rolling Meadows, IL 60008

Mr. Pinderski explained the proposed Louise Lane subdivision is a small project involving a single lot created in cook county many decades ago. He spoke to the surrounding area consisting of Deer Grove forest preserve to the north, Palatine Park District trail system to the west, and two R2 compliant subdivisions both to the east and west of the trails. Mr. Pinderski stated the site is approx. 1.08 acres, which currently consists of a single-family home served by well and septic that is very poor condition. Mr. Pinderski explained the request is to rezone the property from R1 to R2 to effectively emulate the site development work that has been done on neighboring properties. He stated he is looking for approval for a 3-lot subdivision with a height variance for a fence along the Dundee Road border. Mr. Pinderski explained the intent is to build 3 custom homes that will enhance the immediate community and the town as a whole. Mr. Pinderski stated each lot meets or exceeds every R2 requirements. He spoke to the extensive Civil engineering documents explaining for a small subdivision they will be doing a lot of work in terms of storm water management and utility connections. He pointed out the property has sat for 5-6 decades with no storm water management so the proposed improvement will dramatically improve the storm water management of this property as well as the neighbors'. Mr. Pinderski spoke to the agreed improvements to Louise Lane, which is considered a substandard street. He explained they will be making significant widening improvements to bring up to Village code and will be adding curbing and other improvements that will enhance the roadway for their use as well as for the

properties to the south. Mr. Pinderski stated they seek to obtain recapture for some portion of roadway improvements from the properties to the south that stand to benefit.

Mr. Pinderski spoke to the only variance being requested for the height of the fence along Dundee road. He explained due to the topography they are requesting 8ft to create a reasonable barrier from traffic and noise of Dundee Road. He spoke to the northern edge of the property sloping to the east, which requires the variance to the pedestrian fence with a uniform height. Mr. Pinderski stated they spoke to staff about the possibility of some portions of the fence requiring up to 10ft planks to keep the fence uniform. He corrected the material of the fence will be vinyl not aluminum.

Cliff Toberman civil engineer

Mr. Toberman stated they have been working on this project for approx. 18 months. He spoke to the 8" water main located on the east side to allow connection to service. He explained the public main for the sanitary sewer would be extended along the east side of the right of way. He spoke to grade, sewer and topography of the property runs west to east on the site. Mr. Toberman stated Louise Lane is pretty flat with limited ditches and landscaping. He spoke to drainage system that forms a crown. He stated the west side drains into the park district ditch system that flows south, the east side drains into an easement area on adjacent property that have a 15" storm sewer and a catch basin that is tied into the lake drainage, northeast corner has an IDOPT storm sewer that takes drainage north to forest preserve for right of way water. He stated the IDOT system can handle any overflow if the other systems back up.

Mr. Toberman spoke to the design standpoint explaining the foundations were set 2 feet above Louise Lane, which is traditional for a subdivision. He explained since the rear of the property was lower it was obvious that is where the storm water detention would be located. Mr. Toberman stated they buried 5 feet off the property line to hold the water. He spoke to the required storm water detention for the 100-year storm event and the 2.5" restrictor that will force the water to be stored in the rear property basin. He further explained during a normal storm event there is 24" storm sewer that runs from the southeast corner up to the northeast corner. He spoke to corner the catch basins to catch drainage. Mr. Toberman stated there is no flood plain on the property. He spoke to the MWRD permit required and their requirements to infiltrate the first inch of water off the impervious area. He explained the underground pipe trench system in the rear yard would infiltrate the inch of water for the frequent rain events. Mr. Toberman spoke to the ditch drainage and culvert catch basin taking on any roadway water that discharges into IDOT storm sewer. He stated this is where the current water flows about will require an IDOT permit. Mr. Toberman pointed out the berm, which will ensure no water flows to the Subdivision to the east. He spoke to the extension on the Louise Lane roadway and the Dundee intersection, which requires an IDOT permit.

Mr. Hansen asked if the current home as well as the other properties to the south are served by well and septic

Mr. Toberman stated there is a separate sanitary line that runs from the lot to the

south.

Mr. Pinderski explained the home to the south was built as part of the subdivision to the east so it has water and sewer from that development. He further explained that are presently only five homes on Louise Lane. He stated the three homes on far southern end remain on well and septic.

Mr. Hansen asked if the proposed construction will allow the other homes to join or will they need separate lines.

Mr. Pinderski explained their improvements will not provide direct access.

Mr. Toberman explained they would tap to the line to the south.

Mr. Hansen clarified the proposal would not jeopardize any new development on the west side of Louise Lane.

Mr. Toberman answered that is correct

Mr. Bettenhausen asked about the detention pond and the emergency spillway. He asked if there would be any motion protection provided.

Mr. Toberman stated MWRD would review. He spoke to the overflow width requirements pointing out the site is only 1 acre.

Mr. Bettenhausen spoke to the detention pond stating the plans specify a 24" pipe but the catch basin are labeled as a 48" diameter. He stated according to the details it should be a 60" diameter catch basin.

Mr. Toberman stated it can be done but it depends on the standards. He stated he would review.

Mr. Bettenhausen spoke to the proposed streetlights asking if the 8' bracket span will be over hanging in street

Mr. Toberman answered yes

Mr. Bettenhausen pointed out the street light detail shows only pedestal lights

Mr. Toberman stated the plan view could be incorrect. He stated the detail governs. He stated he would review.

Mr. Pinderski explained there is an overhang light at the intersection of Dundee and Louise Lane. He further explained their plan is to have a pedestal light that will not have an overhang to look more residential.

Chairman Dwyer asked Dundee Road is 2 or 4 lanes

Mr. Toberman stated it is 2 lanes with extra wide shoulder

Chairman Dwyer asked if the right of way is sized for 4 lanes

Discussion on Dundee Road lane-age and possibility of expansion.

Mr. Pinderski stated the plans do reflect the current public right of way

Mr. Friedman spoke to the fence request being nominally an 8ft fence up to 10ft. He asked how the board is to address this.

Mr. Vyverberg stated the notice was for an 8ft fence. He further explained staff would have to determine once they receive approval for location based upon the

final grade staff would have to determine if it complies with the established 8ft. He stated if the grade meanders and continues to set new grades where the fence exceed the 8ft a separate notice may be required.

Mr. Friedman asked Mr. Toberman about the grading.

Mr. Toberman stated it follows parallel to the grade line with a small change on the west end. He stated 95% of fence follows the grade.

Mr. Friedman clarified the property the east (Sanctuary Cove) also has a privacy fence that contours with the grade.

Mr. Toberman stated they are closer to the swale.

Mr. Friedman asked about the roadway design road pointing out the widening stops at the neighbor's driveway. He asked if there was any consideration to make the merge point a little more north or south to not affect the neighbor's driveway.

Referred to site plan slide to show location.

Mr. Friedman stated the Village Engineer may be concerned

Mr. Toberman acknowledged and agreed.

Chairman Dwyer pointed out Village staff would like the fence be moved 5ft to the south to allow for landscaping. He asked if the petitioner has any comments Mr. Pinderski stated they would prefer to retain fence location. He stated the fence will be determined once the final grades are set but do not want to commit until they see final product. Mr. Pinderski stated he would oppose staff recommendation being put in specific conditions of approval but rather part of their comments in engineering review based on final topography.

Chairman Dwyer asked where the fence at Sanctuary Cove is located. He asked if their fence would line up with it and if there is any landscaping to the north of it.

Tim Saunders- developer

Mr. Saunders explained they are trying to keep the line of site consistent. He explained the fence height is due to the concern at the east side where it takes in the water. He stated they want to shut that little portion off and not be noncompliant and keep the top consistent, so it appears consistent.

Mr. Hansen asked if it is the east side where it joins to Sanctuary Cove

Mr. Saunders stated they are not joining the fences, but want it to aesthetically blend and maintain its appearance.

Discussion on where the two fences meet

Mr. Pinderski stated variance specifically requested an 8-10 ft. fence in original request. He further explained they are not looking for a 10ft fence but rather need a few boards to be such to give the appearance of uniformity based on grade,

Mr. Bettenhausen clarified the intent of the fence is to maintain the top uniform and to extend the bottom to meet grade
Mr. Pinderski answered yes

Mr. Fedota asked is there is any fencing being proposed to the west side
Mr. Pinderski answered no pointing out they don't own that property so have no rights to build

Sworn in staff: Ben Vyverberg

Mr. Vyverberg gave a brief overview of the request stating the subject property is approximately 1.038 acres and is currently improved with one single-family residence. The Petitioner, contract purchaser of the Subject Property, is seeking to subdivide the lot into three lots, in order to create three lots and construct three new single-family homes. Therefore, the Petitioner is seeking approval of the following:

1. **Preliminary and Final Plat of Subdivision for a new 3-lot single-family residential development;**
2. **Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and**
3. **Variation to permit an 8-foot fence for the 3-lot Subdivision on the Dundee Road frontage, instead of the maximum allowed 6-foot fence, pursuant to Section 6.03 (b) (1) of the Village of Palatine Zoning Ordinance.**

ANALYSIS:

- The Village annexed the Subject Property into the Village in 1974 and it was platted as part of Enzo Giorgio Subdivision, in 1984. The property has frontage on Dundee Road, which is an IDOT controlled state route (IL-68) and Louise Lane, which is presently a substandard road at approximately 16 feet wide. Louise Lane provides access to Dundee Road for the five homes (including the 501 W. Dundee Road Property, which has access to both roads) along Louise Lane.
- The Cook County Forest Preserve's Deer Grove is located directly across Dundee Road and the Palatine Park District's Palatine Trails is located directly west of the Louise Lane Right of Way.
- One single-family home exists on the lot and the Petitioner intends to demolish the structure, and construct three new single-family homes.
- The proposal includes rezoning the property from R-1 to R-2 and the proposed lots meet and exceed all of the bulk and setback requirements for the R-2 district. The following table provides an analysis of the proposed lots:

	Proposed Lot Size (10,000 SF for corner lots and 9,000 SF required)	Lot Width (85 feet - corner; 75 feet interior required)	Lot Depth (110' required)
Lot 1	17,006 sq. ft.	108.49 feet	115 feet

Lot 2	13,155 sq. ft.	80 feet	152 feet
Lot 3	15,054 sq. ft.	80 feet	176 feet

- As part of the proposed improvements, Louise Lane will be widened to the required minimum Village standards, which includes a 9 foot 3 inch widening of Louise Lane along the frontage of the proposed three lots. Sidewalks would also be included in the right-of-way improvements.
- A storm water detention basin is proposed on the east sides of the lots and would be platted within a 40-foot detention area easement. A homeowners association and required declarations for the maintenance of the stormwater detention basin and any other required common improvements are required conditions of the proposed subdivision. The basin would be designed to the 100-year high water elevation of 772.5.
- In addition to the detention basin, approximately 530 LF of storm sewer will be installed, with the proposed engineering improvements. The stormwater improvements also include proposed drainage ditches in front of all three lots, which are located in between the concrete ribbon for Louise Lane and the sidewalk in the right-of-way. The drainage ditches will lower the existing elevations by approximately 2 feet and route the stormwater north, through grading for overland flow, to the detention basin behind the homes.
- Approximately 317 LF of sanitary sewer will be installed to connect to the existing sanitary sewer in the Dundee Road right of way.
- There is an existing water line running on the east side of Louise Lane, which connects to both the water line along Dundee Road and also loops to serve the Sanctuary Cove subdivision to the east. The existing water service would provide access connections for the proposed homes.
- As required by MWRD (Watershed Management Ordinance), volume control for the Subdivision is required, as the site is larger than 1-acre.
- Sidewalks and parkway trees would be installed as part of this proposal in accordance with the Subdivision Regulations. It should be noted that IDOT will not likely allow parkway trees in the IDOT right-o-way, due to the visibility concerns, the permitted speed limit, and the slight curvatures of Dundee Road.
- The Subdivision proposes approximately 92 linear feet of 8-foot tall interlocking aluminum picket fencing on the north side of the subdivision. The proposed fence is located 8 feet from the Dundee Road property line and within the proposed 20-foot drainage and utility easements. Its proposed location is directly south of a drainage swale.

Mr. Bettenhausen referred to the utility plan asking if the patio encroachment on site 1 in the detention easement is acceptable

Mr. Vyverberg explained any patio in the easement will need to be reviewed by the Village Engineer and based on grading it is unlikely they will not support.

Sworn in Mr. Greg Canella 1542 Pendleton Court

Mr. Canella expressed his concern about water drainage. He stated his sump

pump runs every day even in the middle of a drought.

Chairman Dwyer explained the idea of the detention basin is to hold water and not allow more runoff than present and most likely will improve. He further pointed out the Village Engineer will review to ensure it meets the standards.

Mr. Toberman explained the plan consists of a storm sewer at rear property line with underdrain. He stated they will cut the water off, berm it and put gravel trench amongst the 24" pipe and underdrain. He stated there may be more impervious surface but with the added drainage it will limit the drainage contribution from the site.

Mr. Canella asked where the proposed homes sump pumps will run to.

Mr. Toberman explained currently the plan shows the sump pumps on the south side and will discharge toward drainage system to the road.

Sworn in Mr. Al Maslowski 1552 Pendleton Ct

Mr. Maslowski spoke the property being below grade and how water sits there. He stated his basement has flooded due to the water issues in the area. He stated he thinks it is appropriate they bring the fence all the way to their current fence to look uniform.

Chairman Dwyer asked if the existing fence goes all the way to 1542.

Mr. Maslowski answered no.

Chairman Dwyer clarified in order to build together they would have to build on someone else's property.

Mr. Maslowski answered yes.

Chairman Dwyer discussion would have to be made with developer.

Mr. Maslowski pointed out the lake they are referring to is actually a run off from the park district on the golf course. He stated the 13 homes in Sanctuary Cove put private dollars to maintain that runoff/pond. He expressed concern if there is added water to the pond how it will affect the other properties that currently have their sump pump running there.

Mr. Toberman referred to the site plan slide to show existing ditch and where their proposed ditch that runs out to Dundee. He pointed out the added 24" storm sewer with gravel trench and under drain with a 2.5" restrictor basically will stop the water.

Sworn in Galena Menikhes 1542 Pendelton Ct.

Ms. Menikhes expressed concern with the corner of her property which she has to clean 2 times a year. She stated there is a hole under Dundee and due to the trees the hole gets blocked with leaves and the builds up and her basement floods.

Chairman Dwyer stated there will be less water runoff. He stated they will be storing the water on their property in the detention area and releasing slowly. Chairman Dwyer stated the drainage ditches do have problems and need to be cleaned out but that it is not up to the developer of property. He stated it is more up to IDOT to maintain drainage. Chairman Dwyer stated this is beyond the

scope of the Plan Commission.

Mr. Maslowski expressed concern with the lights being so significant that it will affect their ability to sleep. He asked what the price point of the properties

Mr. Malicki stated the price will be over \$600,000.

Discussion on the current fence on northern border and the possibility of connecting to the proposed,

Sworn in Vivek Babbar 1550 Louise Lane

Mr. Babbar asked if there will be a partition between the subject property and his. Mr. Pinderski stated there is no plans for fencing. He explained there will be landscaping but no barrier between lot 3 and his home.

Mr. Babbar expressed concern with the road expansion and the convergence at his driveway.

He stated he came to the city about the lighting and was told it is a private street and they will not take care of it.

Chairman Dwyer asked if the improved portion of Louise Lane be dedicated to the Village and be maintained by Village.

Mr. Vyverberg explained this will be addressed during the staff recommendation. He spoke to the history and development of the properties explaining the Village has no plans to update the roadway. He stated the petitioner is required as part of the subdivision development to make such improvements.

Chairman Dwyer asked if the Village will maintain the portion that is updated.

Mr. Vyverberg stated that is intention as long as it is in the right of way.

Mr. Pinderski stated Louise Lane is currently a dedicated public street. He stated it has been part of the Village for 42 years and the Village has an obligation to maintain.

Chairman Dwyer suggested Vivek to speak to his trustee as this is outside the scope of the Plan Commission

Mr. Babbar asked if there will be any hazards turning from Dundee to Louise Lane such as parking on one or both sides

Mr. Vyverberg stated typically if the upgrade is approved the Village Engineer and the Traffic Engineer will assess and additional traffic limitations.

Chairman Dwyer stated the Village traffic committee would be the appropriate place to determine these limitations.

Mr. Babbar expressed concern with drainage

Chairman Dwyer stated the testimony is the runoff would be less than what is currently

Mr. Babbar asked if it will affect the pond run-off that also has drainage under his

driveway.

Mr. Toberman referred to the utility plan slide to show the drainage run off

Mr. Babbar asked about the drainage in the front driveway

Mr. Toberman referred to the proposed ditch with culverts at each side

Mr. Babbar asked about the backflow.

Mr. Toberman explained where they are out letting there is a deep ditch with a pipe going under Dundee. He stated they have no control of IDOT but are improving the ditch with storm sewer and catch basins. Mr. Toberman stated it will be a major improvement.

Sworn in Mr. Leroy Finch 1511 Pendelton Ct

Mr. Finch spoke to the pond and how there is a concrete structure at the inlet but none at outlet which over the years has silted in. He stated the golf course used to dig the area out. He stated the fencing along golf course is under water because of elevation of pond. He spoke to times where water causes cones to restrict lane usage. He acknowledged there might be clogs in the pipe going into forest preserve. Mr. Finch stated the back end of his property is under waterway more than 1990. He asked if there is any additional flow going into the pond.

Mr. Toberman explained the outlet for the rear portion is right at the upper northeast corner connecting to an existing catch basin and easement.

Mr. Finch asked if it would be restricted

Mr. Toberman answered yes with a 2.5" restrictor. He stated there may be a problem with maintenance.

Mr. Finch spoke to the changes of grading and settling due to elevated pond levels. He stated he changes his sump pumps every other year. He spoke to the fence and berm along Dundee and asked if there is a plan for landscaping along north side of fence

Chairman Dwyer explained as currently planned there is no room for landscaping. He stated Village staff would like to move the fence moved south to allow landscaping.

Mr. Finch expressed concern that it will look inconsistent

Chairman Dwyer stated that will be discussed

Mr. Finch asked staff is detention will have a water proof liner

Mr. Toberman answered no

Mr. Finch asked how many feet of clay

Mr. Toberman explained there will top soil built on top of the clay. He spoke to the plans per Village and MWRD requirements.

Chairman Dwyer stated the elevation of the pond is outside of the scope of the hearing. He recommended contacting the Village Engineer.

Mr. Vyverberg stated staff will follow up with the Village Engineer on the questions that have been asked.

Mr. Pinderski spoke to the design of the proposed fence. He explained the design is to mirror visually the fence to the east pointing out if the fence is moved south it will not match up. He further explained the fence location is due to the contours for drainage that need to be kept unrestricted.

Chairman Dwyer spoke to the landscaping to soften the appearance of the fence. He asked if they would be willing to soften the appearance of fence

Mr. Vyverberg stated per Village code requirements landscape is required on the street side of the fence.

Chairman Dwyer stated this should be addressed before it goes to the Community Economic Development Committee

Sworn in Mr. Cliff Haslop 1501 Pendelton Ct

Mr. Haslop asked if the proposed homes would have a HOA.

Mr. Vyverberg explained the common area improvements including the catch basin and the drainage area on the east side would be required to be part of HOA declarations.

Mr. Haslop asked if there will be any restrictions on building fences on the rear of the property or south edge of property.

Mr. Vyverberg stated only if it is not conducive per the Village engineer review to be located in a drainage and detention easement.

Mr. Haslop spoke to the HOA to the east having a covenant restricting fences between property lines.

Mr. Pinderski stated they would be happy to include the restriction. He stated they could not put a fence on eastern border because it would negatively affect the engineering plans provided.

Discussion on fence restrictions.

Mr. Haslop asked what the square footage of the proposed homes is.

Mr. Malicki stated they would be approx. 2700 sq.ft. ranches.

Mr. Hansen asked about the proposed lot 2 and 3 showing the driveway in the middle of homes.

Mr. Malicki explained these are tentative drawings

STAFF RECOMMENDATIONS:

The subdivision and rezoning from R-1 to R-2 are consistent with the surrounding residential redevelopment patterns in the area. Sanctuary Cove (14-lot subdivision directly east of the Subject Property - approved as a Planned Development to the R-2 lot standards in 1989) and Sanctuary Trails (12-lot subdivision directly west of the Subject Property- approved as an R-2 zoned subdivision in 1990) are similar developments to the proposed 3-lot subdivision.

The Village Engineer has reviewed and approved the proposed engineering plans. All of the proposed lots exceed the minimum required R-2 bulk standards and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance.

Staff does not object to having a fence located on the north side of the Subdivision. Many of the surrounding developments have fencing located on their Dundee Road frontages, with landscaping included. Per Code, landscaping would be required on the Dundee Road side of the fence. Staff recognizes that the installation of landscaping would not be practical in the proposed location or within the adjacent drainage swale. In review of the proposed plans, Staff believes that the fencing could be relocated 5 feet to the south, where the ground levels and landscaping could be included. This would still provide screening for the homes and approximately a 9-foot separation from the home on Lot 1.

With the proposed subdivision, Louis Lane would serve seven homes in this area. In reviewing the existing lots along Louise Lane, there is potential for additional future subdivisions. The proposed subdivision is the first such on Louise Lane, since the annexation of these properties in 1974. As a condition of the proposed, the Village reserves the right to vacate, with a reservation of easements, any portion of the Louise Lane right-of-way in the future. The condition would require the property owners to be responsible for their proportionate share of costs relative to the street and its maintenance. Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. **The development shall substantially conform to the Plat of Subdivision and the Engineering Plans by Norman J. Toberman & Associates, dated 01/03/19 last revised 07/01/2020, except as such plans may be revised to conform to Village Codes and Ordinances.**
2. **A Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.**
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. **The Final Engineering Plans - Norman J. Toberman & Associates, LLC last revised on 07/01/20 and the Engineer's Estimate of Probable Cost shall be revised in a manner acceptable to the Village Engineer.**
5. **The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by David Bycroft and attached hereto.**
6. **A Subdivision Improvement Agreement shall be submitted.**
7. **Prior to the issuance of a building permit for any home, the developer shall complete the detention basin installation and storm sewer extensions, with**

site development approval from the Village Engineer.

8. The HOA declarations shall be prepared and revised in a manner acceptable

to the Village Attorney, prior to the issuance of a building permit.

9. Pursuant to the Village Attorney approved declarations, a Homeowners Association shall be created and established to maintain the stormwater detention basin (east side of Lots 1-3) and any required common improvements. Said homeowners association shall be perpetually maintained by the property owner (s) or subsequent mortgage holders, in a manner acceptable to the Village Attorney.

10. In the event any portion of the existing Louise Lane Right-of-Way is vacated by the Village of Palatine, the Property Owner hereby agrees, by virtue of acquiring title to the property that is the subject of this restriction, that it will be responsible for its proportionate share of the ownership maintenance, repair, replacement and removal costs of the vacated Louise Lane. Said proportionate share shall be determined based upon the percentage of frontage of the vacated portion of Louise Lane.

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

12. Parkway trees shall be planted across the frontage at a spacing no greater than 40' on center in a manner acceptable to the Director of Planning and Zoning.

13. The elevations shall comply with the architectural design guidelines outlines in the Village's monotony code.

14. The final fencing plan shall be revised in a manner acceptable to the Village of Palatine.

15. Given the proximity to Dundee Road, a construction management schedule (including a contractor parking plan and material haulers) shall be submitted in a manner acceptable to the Village of Palatine, prior to the issuance of a building permit.

16. IDOT, MWRD, and NPDES permits are also required for this development.

Mr. Hansen asked about condition #10. He clarified this includes any area south of the property as well.

Mr. Vyverberg explained the intention is to reserve the right to vacate any portion of the right of way. He stated specific to the proposed 3 lots the homeowners will be reasonable. He stated if in the future any portion is redeveloped, it will be a similar circumstance for the other property owners affected by that.

Mr. Hansen asked if that should be specifically specified in the condition

Mr. Vyverberg stated it was drafted with the Village Attorney and forwarded to the petitioner's attorney prior to the hearing. He stated any revisions to wording will be worked out among them.

Chairman Dwyer stated he has 3 suggestions for revisions of recommendations.

He recommended the HOA declaration prohibit fences along the eastern property lines

Mr. Vyverberg clarified the request was for fences between the homes as well to be in conjunction with Sanctuary Cove.

Mr. Pinderski stated he will be happy to restrict the side fences running east and west because they will have nothing to connect with.

Chairman Dwyer clarified the wording should state prohibit fencing except for along Dundee Rd.

Mr. Vyverberg acknowledged the amendment

Chairman Dwyer recommended amending #12 for parkway trees adding the words and as permitted by IDOT.

Mr. Vyverberg stated it is unlikely IDOT will allow parkway trees given the curvature of Dundee Road and the speed of traffic. He explained this condition was more for Louise Lane. He stated if IDOT allows parkway trees it would be acceptable by staff.

Chairman Dwyer recommends amending #14 to state the fencing plan should be in accordance with discussion with the Village of Palatine to provide uniformity along Dundee Road.

Mr. Vyverberg added to include and the potential for landscaping.

Discussion on wording and how specific the uniformity should be.

Chairman Dwyer asked how the 8-10 ft. height uniform should be addressed.

Mr. Vyverberg stated staff will have a discussion the petitioner explaining with the deviation of grade it complies with the definition of measurement of fence if the grade is 95% consistent. He stated staff will review and if it doesn't comply with the notice a separate notice will need to be sent out.

Chairman Dwyer asked Mr. Friedman about his concern with the roadway expansion ending at the neighbor's driveway.

Mr. Friedman stated as long as it is reflected in the records for staff and the Village Engineer to further review with the project engineer.

Mr. Vyverberg stated he will follow up with the Village Engineer with all concerns. He pointed out the condition that all plans submitted must be acceptable by the Village Engineer.

Mr. Hansen asked Mr. Pinderski if he can and will comply with staff's conditions.

Mr. Pinderski answered yes if #14 was clarified. He pointed out it is out of the Village scope to make him build beyond his property line. He stated he is happy to work with staff. Mr. Pinderski further explained he is looking to build an 8ft fence but his request clearly indicated some of the fence may have to be up to 10ft to maintain uniformity. He asked for flexibility on condition #14 to be able to meet with staff.

Discussion on rewording #14

Mr. Vyverberg clarified the wording and indicated that Staff will work with the Petitioner regarding the final fencing setback, the inclusion of landscaping, within the final fencing and screening plans.

Mr. Pinderski stated the issue is to include that the developer has a say in how the final fence design comes together.

Mr. Vyverberg spoke to the landscaping that is required and agreed that staff and the developer can come up with a solution that takes all concerns in account.

Chairman Dwyer asked to make note in the minutes the petitioners concern with condition #14

Mr. Pinderski accepted staff's conditions with the note on #14.

Mr. Noonan made a motion to close the public hearing; seconded by Mr. Fedota.

DISCUSSION:

Chairman Dwyer recused himself from voting

Mr. Noonan spoke to the drainage concern. He pointed out the proposed is following both Village and MWRD requirements. He pointed out some conditions present concern.

Mr. Noonan made a motion to approve with staff's 16 conditions as revised; seconded by Mr. Friedman.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 7-0-1. This item will tentatively go to the Community and Economic Development Committee of the Village Council on September 14, 2020

RESULT:	RECOMMENDED TO APPROVE [7 TO 0]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Eric Friedman, Plan Commissioner
AYES:	Hansen, Robins, Noonan, Williams, Friedman, Bettenhausen, Fedota
ABSTAIN:	Dwyer
ABSENT:	Kolososki

PUBLIC NOTICE

A Public Hearing will be held before the Palatine Plan Commission on Tuesday, September 1, 2020 at 7 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. Preliminary and Final Plat of Subdivision for a new 3-lot single-family residential development; and,
2. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and,
3. A Variation to allow an 8-foot fence along the Dundee Road frontage of the 3-lot subdivision, pursuant to Section 6.03 (b) (1).

The property is commonly known as 501 W. Dundee Road (PIN # 02-10-104-007-0000).

The Petitioner is seeking to subdivide the Subject Property into 3 single-family residential lots.

The above petition was filed by Tim and Cindy Saunders and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 20-11

VILLAGE OF PALATINE
Dennis Dwyer, Chair,
Palatine Plan Commission

DATED: This 17th day of August 2020.
Published in Daily Herald August 17, 2020 (4549664)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomer Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlak Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Ho St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992

Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/17/2020 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4549664

Attachment: Public Notice (501 W. Dundee Road - Louise Lane Rezoning)

Consider a Resolution Granting a Three-Lot Subdivision of the Property at 501 W. Dundee Road

BACKGROUND:

The Subject Property, approximately 1.038 acres, currently contains one single-family residence and related improvements. The Petitioner, contract purchaser of the Subject Property, is seeking to subdivide the property into three lots and construct three new single-family homes. Therefore, the Petitioner is seeking approval of the following:

- 1. **Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential;**
- 2. **Preliminary & Final Plat of Subdivision for a 3-lot single-family residential development; and**
- 3. **Variation to permit an 8-foot fence on Lot 1, with landscaping, for the Dundee Road frontage, instead of the maximum allowed 6-foot fence.**

KEY ISSUES:

- The Village annexed the Subject Property in 1974 and it was platted as part of Enzo Giorgio Subdivision in 1984. The property has frontage on Dundee Road, which is an IDOT controlled state route (IL-68) and Louise Lane, which is presently a substandard Village road, at approximately 16 feet wide. Louise Lane provides access to Dundee Road for the five homes (including the 501 W. Dundee Road Property, which has access to both roads) along Louise Lane.
- The Cook County Forest Preserve’s Deer Grove is located directly across Dundee Road and the Palatine Park District’s Palatine Trails is located directly west of the Louise Lane Right of Way.
- One single-family home exists on the lot and the Petitioner intends to demolish the structure and construct three new single-family homes.
- The proposal would rezone the Subject Property from R-1 to R-2 and the proposed lots meet and exceed all of the bulk and setback requirements of the R-2 district.

The following table provides an analysis of the proposed lots:

	Proposed Lot Size	Lot Width (85 feet -	Lot Depth (110’
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	(10,000 SF for corner lots and 9,000 SF required)	corner; 75 feet interior required)	required)
Lot 1	17,006 sq. ft.	108.49 feet	115 feet
Lot 2	13,155 sq. ft.	80 feet	152 feet
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- As part of the proposed improvements, Louise Lane will be widened to the required minimum Village standards, which includes a 9 foot 3 inch widening of Louise Lane along the frontage of the proposed three lots. Sidewalks would also be included in the right-of-way improvements.
- A storm water detention basin is proposed on the east sides of the lots and would be platted within a 40-foot detention area easement. A homeowners association and required declarations for the maintenance of the stormwater detention basin and any other required common improvements are required conditions of the proposed subdivision. The basin would be designed to the 100-year high water elevation of 772.5.
- In addition to the detention basin, approximately 530 LF of storm sewer will be installed, with the proposed engineering improvements. The stormwater improvements also include proposed drainage ditches in front of all three lots, which are located in between the concrete ribbon for Louise Lane and the sidewalk in the right-of-way. The drainage ditches will lower the existing elevations by approximately 2 feet and route the stormwater north, through grading for overland flow, to the detention basin behind the homes.
- Approximately 317 LF of sanitary sewer will be installed to connect to the existing sanitary sewer in the Dundee Road right of way.
- There is an existing water line running on the east side of Louise Lane, which connects to both the water line along Dundee Road and loops to serve the Sanctuary Cove subdivision to the east. The existing water service would provide access connections for the proposed homes.
- As required by MWRD (Watershed Management Ordinance), volume control for the Subdivision is required, as the site is larger than 1-acre.
- Sidewalks and parkway trees would be installed as part of this proposal in accordance with the Subdivision Regulations. It should be noted that IDOT will not likely allow parkway trees in the IDOT right-o-way, due to the visibility concerns, the permitted speed limit, and the slight curvatures of Dundee Road. Parkway trees will be installed along this section of Dundee Road, if IDOT will allow parkway trees.
- The Subdivision proposes approximately 92 linear feet of 8-foot tall interlocking vinyl fencing on the north side of the subdivision. The proposed fence was initially planned to be located 8 feet from the Dundee Road property line and within the proposed 20-foot drainage and utility easements. Its proposed location is directly south of a drainage swale. Staff does not object to having a fence

located on the north side of the Subdivision. Many of the surrounding developments have fencing located on their Dundee Road frontages, with landscaping included.

- Per Code, landscaping would be required on the Dundee Road side of the fence. Staff recognizes that the installation of landscaping would not be practical in the proposed location or within the adjacent drainage swale. Subsequent to the Public Hearing, Staff conferred with the Petitioner's representative and is recommending that the proposed fence be set back an additional three feet to the south, for a total setback of approximately 11 feet. This will allow the ground to level and landscaping could be included in this area.
- The subdivision and rezoning from R-1 to R-2 are consistent with the surrounding residential development patterns in the area. Sanctuary Cove (13-lot subdivision directly east of the Subject Property - approved as a Planned Development to the R-2 lot standards in 1989) and Sanctuary Trails (13-lot subdivision directly west of the Subject Property- approved as an R-2 zoned subdivision in 1990) are similar developments to the proposed 3-lot subdivision. The Village Engineer has reviewed and approved the proposed engineering plans. All of the proposed lots exceed the minimum required R-2 bulk standards and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance.
- With the proposed subdivision, Louis Lane would serve seven homes in this area. In reviewing the existing lots along Louise Lane, there is potential for additional future subdivisions. The proposed subdivision is the first such on Louise Lane, since the annexation of these properties in 1974. As a condition of the proposed, the Village reserves the right to vacate, with a reservation of easements, any portion of the Louise Lane right-of-way in the future. The condition would require the property owners to be responsible for their proportionate share of costs relative to the street and its maintenance. Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

ALTERNATIVES:

1. Approve the Rezoning, 3-lot Subdivision, and Variation to allow an eight (8) foot fence.
2. Do not approve the Rezoning, 3-lot Subdivision, and Variation to allow an eight (8) foot fence.

RECOMMENDATION:

Public Hearing:	Plan Commission meeting on September 1, 2020
Residents testifying:	6 - concerns related to stormwater, grading questions, proposed fencing and landscaping plan, impact of the

streetlights on Sanctuary Cove residents, expansion of Louise Lane and impact to Louise Lane properties, and Sanctuary Cove detention basin.

Vote:

The Plan Commission voted unanimously to approve the Subdivision and recommended the Petitioner and Staff further review the proposed fence placement and inclusion of landscaping. Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the proposed Preliminary & Final Plat of Subdivision, Rezoning, and Variation for an eight-foot fence, with landscaping on Lot 1, for a 3-lot subdivision at 501 W. Dundee Road.

Consider an Ordinance Granting a Variation to Allow an 8-Foot Tall Fence, with Landscaping, Instead of the Maximum Allowed Height of 6-Feet for the Property at 501 W. Dundee Road

BACKGROUND:

The Subject Property, approximately 1.038 acres, currently contains one single-family residence and related improvements. The Petitioner, contract purchaser of the Subject Property, is seeking to subdivide the property into three lots and construct three new single-family homes. Therefore, the Petitioner is seeking approval of the following:

- 1. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential;**
- 2. Preliminary & Final Plat of Subdivision for a 3-lot single-family residential development; and**
- 3. Variation to permit an 8-foot fence on Lot 1, with landscaping, for the Dundee Road frontage, instead of the maximum allowed 6-foot fence.**

KEY ISSUES:

- The Village annexed the Subject Property in 1974 and it was platted as part of Enzo Giorgio Subdivision in 1984. The property has frontage on Dundee Road, which is an IDOT controlled state route (IL-68) and Louise Lane, which is presently a substandard Village road, at approximately 16 feet wide. Louise Lane provides access to Dundee Road for the five homes (including the 501 W. Dundee Road Property, which has access to both roads) along Louise Lane.
- The Cook County Forest Preserve's Deer Grove is located directly across Dundee Road and the Palatine Park District's Palatine Trails is located directly west of the Louise Lane Right of Way.
- One single-family home exists on the lot and the Petitioner intends to demolish the structure and construct three new single-family homes.
- The proposal would rezone the Subject Property from R-1 to R-2 and the proposed lots meet and exceed all of the bulk and setback requirements of the R-2 district.

The following table provides an analysis of the proposed lots:

	Proposed Lot Size (10,000 SF for corner lots and 9,000 SF required)	Lot Width (85 feet - corner; 75 feet interior required)	Lot Depth (110' required)
Lot 1	17,006 sq. ft.	108.49 feet	115 feet
Lot 2	13,155 sq. ft.	80 feet	152 feet
Lot 3	15,054 sq. ft.	80 feet	176 feet

- As part of the proposed improvements, Louise Lane will be widened to the required minimum Village standards, which includes a 9 foot 3 inch widening of Louise Lane along the frontage of the proposed three lots. Sidewalks would also be included in the right-of-way improvements.
- A storm water detention basin is proposed on the east sides of the lots and would be platted within a 40-foot detention area easement. A homeowners association and required declarations for the maintenance of the stormwater detention basin and any other required common improvements are required conditions of the proposed subdivision. The basin would be designed to the 100-year high water elevation of 772.5.
- In addition to the detention basin, approximately 530 LF of storm sewer will be installed, with the proposed engineering improvements. The stormwater improvements also include proposed drainage ditches in front of all three lots, which are located in between the concrete ribbon for Louise Lane and the sidewalk in the right-of-way. The drainage ditches will lower the existing elevations by approximately 2 feet and route the stormwater north, through grading for overland flow, to the detention basin behind the homes.
- Approximately 317 LF of sanitary sewer will be installed to connect to the existing sanitary sewer in the Dundee Road right of way.
- There is an existing water line running on the east side of Louise Lane, which connects to both the water line along Dundee Road and loops to serve the Sanctuary Cove subdivision to the east. The existing water service would provide access connections for the proposed homes.
- As required by MWRD (Watershed Management Ordinance), volume control for the Subdivision is required, as the site is larger than 1-acre.
- Sidewalks and parkway trees would be installed as part of this proposal in accordance with the Subdivision Regulations. It should be noted that IDOT will not likely allow parkway trees in the IDOT right-o-way, due to the visibility concerns, the permitted speed limit, and the slight curvatures of Dundee Road. Parkway trees will be installed along this section of Dundee Road, if IDOT will allow parkway trees.
- The Subdivision proposes approximately 92 linear feet of 8-foot tall interlocking vinyl fencing on the north side of the subdivision. The proposed fence was initially planned to be located 8 feet from the Dundee Road property line and within the proposed 20-foot drainage and utility easements. Its proposed location

is directly south of a drainage swale. Staff does not object to having a fence located on the north side of the Subdivision. Many of the surrounding developments have fencing located on their Dundee Road frontages, with landscaping included.

- Per Code, landscaping would be required on the Dundee Road side of the fence. Staff recognizes that the installation of landscaping would not be practical in the proposed location or within the adjacent drainage swale. Subsequent to the Public Hearing, Staff conferred with the Petitioner's representative and is recommending that the proposed fence be set back an additional three feet to the south, for a total setback of approximately 11 feet. This will allow the ground to level and landscaping could be included in this area.
- The subdivision and rezoning from R-1 to R-2 are consistent with the surrounding residential development patterns in the area. Sanctuary Cove (13-lot subdivision directly east of the Subject Property - approved as a Planned Development to the R-2 lot standards in 1989) and Sanctuary Trails (13-lot subdivision directly west of the Subject Property- approved as an R-2 zoned subdivision in 1990) are similar developments to the proposed 3-lot subdivision. The Village Engineer has reviewed and approved the proposed engineering plans. All of the proposed lots exceed the minimum required R-2 bulk standards and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance.
- With the proposed subdivision, Louis Lane would serve seven homes in this area. In reviewing the existing lots along Louise Lane, there is potential for additional future subdivisions. The proposed subdivision is the first such on Louise Lane, since the annexation of these properties in 1974. As a condition of the proposed, the Village reserves the right to vacate, with a reservation of easements, any portion of the Louise Lane right-of-way in the future. The condition would require the property owners to be responsible for their proportionate share of costs relative to the street and its maintenance. Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

ALTERNATIVES:

1. Approve the Rezoning, 3-lot Subdivision, and Variation to allow an eight (8) foot fence.
2. Do not approve the Rezoning, 3-lot Subdivision, and Variation to allow an eight (8) foot fence.

RECOMMENDATION:

Public Hearing:	Plan Commission meeting on September 1, 2020
Residents testifying:	6 - concerns related to stormwater, grading questions,

proposed fencing and landscaping plan, impact of the streetlights on Sanctuary Cove residents, expansion of Louise Lane and impact to Louise Lane properties, and Sanctuary Cove detention basin.

Vote:

The Plan Commission voted unanimously to approve the Subdivision and recommended the Petitioner and Staff further review the proposed fence placement and inclusion of landscaping. Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the proposed Preliminary & Final Plat of Subdivision, Rezoning, and Variation for an eight-foot fence, with landscaping on Lot 1, for a 3-lot subdivision at 501 W. Dundee Road.

Consider an Ordinance Amending Appendix A, Article 14 of the Village of Palatine Code of Ordinances

BACKGROUND:

Through the course of building permit reviews over the last several years, Staff has seen a marked increase in building permit applications for pergolas and gazebos. To that end, the Zoning Ordinance is silent in specifically referencing pergolas or gazebos. By application, pergolas and gazebos are reviewed as accessory structures, with the corresponding regulations for height and setback applied. Therefore, Staff is recommending the following:

A text amendment to Article 14 Administration - Section 14.05 (b) (1) to include pergolas and gazebos, in addition to the existing categories of sheds encroaching on the setback requirements, as eligible accessory structures for a Minor Special Use and administrative approval.

KEY ISSUES:

- Pergolas and gazebos are often placed closer than the required 10-foot setback from the primary structure. Currently there is a Minor Special Use and administrative approval option for sheds not meeting the setback requirements, as accessory structures. Pergolas and gazebos are not currently contemplated for the Minor Special Use process, but Staff recommends their inclusion in that review process. The existing requirements of height and square footage of accessory structures would still apply and any variation from that requirement would not be eligible for a Minor Special Use. The minor special use process requires the sign off approval of surrounding property owners, in addition to Staff review.
- Since 2015, Staff has recommended and the Village Council has approved variation requests for pergolas and gazebos encroaching into the setbacks.
- Given their typical intended placement and use (e.g. on a patio behind a home), most pergolas and potentially some gazebos would not comply with the minimum required 10-foot setback from the principal structure.
- After surveying several neighboring communities, pergolas and gazebos are reviewed as accessory structures category, but many of the surrounding communities surveyed do not have a 10-foot separation requirement from the principal structure. The impact of the setback from the principal structure would typically be similar to those items presently reviewed within the Minor Special Use category. Pergolas and gazebos are only permitted in the rear or interior side yards of a residential property.

- Staff is proposing the following changes:

(b) *Administrative Special Uses, Minor Special Uses, and Special Use Amendments.*

- (1) The Village Manager or designee may recommend approval of the following applications for Minor Special Uses, Administrative Special Use, and Special Use Amendments to the Village Council on the Consent Agenda, or may remand the application to the Zoning Board of Appeals for further action. Minor Special Uses which comply with the application and ordinance may be administratively approved, pursuant to the required process in the following category: (Ord. #0-122-10, §4, 10/4/10; Ord. O-36-17, 4/3/17)
 - a. Applications for special uses involving sheds, pergolas, or gazebos encroaching upon the setback requirements. (Ord. No. O-83-96, 5/29/96 §6; Ord.No.0-188-99, §6,11-8-99)

ALTERNATIVES:

1. Approve the Text Amendment to Article 14 - Administration - Section 14.05 (b) (1) Minor Special Use Amendments of the Village of Palatine Zoning Ordinance.
2. Do not approve Text Amendment to Article 14 - Administration - Section 14.05 (b) (1) Minor Special Use Amendments of the Village of Palatine Zoning Ordinance.

RECOMMENDATION:

Public Hearing:	Plan Commission - September 1, 2020
Residents testifying:	0
Vote:	The Plan Commission voted 8-0 to approve the requested text amendments to the Village of Palatine Zoning Ordinance and Staff concurs.

ACTION REQUIRED:

A motion to approve an Ordinance amending Text Amendment to Article 14 - Administration - Section 14.05 (b) (1) Minor Special Use Amendments of the Village of Palatine Zoning Ordinance.

ATTACHMENTS:

- ORD - Text Amendment Article 14 of the Palatine Zoning Ordinance - pergolas and
- EXHIBIT A - Minor SU Revision
- Draft Plan Commission Minutes 09-01-20
- Public Notice

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES APPENDIX "A" –
THE ZONING ORDINANCE OF THE VILLAGE OF PALATINE ARTICLE 14 - ADMINISTRATION
SECTION 14.05 (B) ADMINISTRATIVE SPECIAL USES, MINOR SPECIAL USES, AND SPECIAL USE
AMENDMENTS**

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: That the Code of Ordinances, of the Village of Palatine, Illinois, as amended, be
and the same is hereby further amended by amending Appendix A – Zoning Ordinance - Text
amendments to Article 14 - Administration - Section 14.05 (b) Administrative Special Uses, Minor
Special Uses, and Special Use Amendments, shall be read as indicated on Exhibit "A".

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to
the existing ordinance, all of which are indicated on Exhibit "A" (a redlined version of the
modifications approved pursuant to this Ordinance).

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

PASSED: This _____ day of _____, 2020

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

APPROVED by me this _____ day of _____, 2020

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2020

Village Clerk

Attachment: ORD - Text Amendment Article 14 of the Palatine Zoning Ordinance - pergolas and (Text Amendments to Article 14 of Appendix

EXHIBIT “A”

14.05. Special Uses and Special Use Amendments, Minor Special Use, and Administrative Special Uses. (Ord. #0-122-10, §1, 10/4/10; Ord O-36-17, 4/3/17)

(a) *Purpose and authorization.* Except as provided in paragraph (b) of this Section, Special Uses and Special use amendments shall be heard by either the Zoning Board of Appeals or the Plan Commission. The development and execution of this ordinance is based upon the division of the Village into districts, within any which district the use of land and buildings, and the bulk and location of buildings and structures as related to the land are substantially uniform. (Ord. #0-171-94 2 and 3, 11-14-94; Ord. #0-122-10, §2, 10/4/10)

- (1) It is recognized, however, that there are special uses which, because of their unique characteristics cannot be properly classified in any particular district or districts without consideration, in each individual case, of the impact of those special uses upon neighboring land and upon the public need for the particular special use at the particular location.
- (2) While specific regulations for specific zoning districts in this ordinance may recognize particular uses that may be allowable in such zoning district as a special use, all such special uses fall, nevertheless, into two (2) broad categories:
 - a. Uses publicly operated or traditionally affected with the public interest; and
 - b. Uses entirely private in character, but of such an unusual nature that the operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities. Such uses may include planned unit developments meeting the standards and requirements of this ordinance.

(b) *Administrative Special Uses, Minor Special Uses, and Special Use Amendments.* All applications for administrative special uses shall be made on an appropriate application form provided by the Village. (Ord. #0-122-10, §3, 10/4/10)

- (1) The Village Manager or designee may recommend approval of the following applications for Minor Special Uses, Administrative Special Use, and Special Use Amendments to the Village Council on the Consent Agenda, or may remand the application to the Zoning Board of Appeals for further action. Minor Special Uses which comply with the application and ordinance may be administratively approved, pursuant to the required process in the following category: (Ord. #0-122-10, §4, 10/4/10; Ord. O-36-17, 4/3/17)
 - a. Applications for special uses involving sheds, **pergolas, or gazebos** encroaching upon the setback requirements. (Ord. No. O-83-96, 5/29/96 26; Ord.No.0-188-99,2,11-8-99)
 - b. Changes to existing Special Uses which maintain substantial conformance to the enabled Special Use. (Ord. #0-122-10, §5, 10/4/10)

2. Text amendment to Article 14 – Administration – Section 14.05 (b) Administrative Special Uses, Minor Special Uses, and Special Use Amendments

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on August 17, 2020 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Proposed Text Amendments- Article 14- Pergolas and Gazebos

Mr. Vyverberg gave a brief overview of the text amendment explaining staff has noticed a prevailing circumstance regarding building permits over the past few years. He spoke to the current accessory structure regulations that apply to pergolas. He spoke to the setback from the principal structure stating people tend to put the pergolas on their patio and run into problems with the 10ft separation. He suggested amending the accessory structure requirements for administrative special use to allow pergolas and gazebos to be eligible for minor special use which is an administrative process should they not meet the 10ft. setback. Mr. Vyverberg stated the long term goal is to determine what the appropriate regulations for pergolas would need to be and will seek to place them in a position where they are permitted outright. Mr. Vyverberg explained this allows someone to go through a minor administrative process while still maintain the integrity of height limitation and minimum setback of rear and side yards. He stated staff recommends including pergolas and gazebos to be reviewed under minor special use according and recommend the board's approval.

Mr. Fedota asked what the administrative process for a minor special use includes.

Mr. Vyverberg explained this process is allowed for sheds that don't meet setback requirements. He explained it involves getting sign off approval from the surrounding property owners and is administratively approved and goes through the Village Council on a consent agenda format.

Mr. Friedman asked how do residents put these in place. He asked if a permit is what triggers the request.

Mr. Vyverberg explained the process.

Mr. Noonan made a motion to close the public hearing; seconded by Ms. Williams.

Mr. Noonan made a motion to accept the text amendments; Seconded by Mr. Hansen.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on September 14, 2020

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Teri Williams, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Noonan, Williams, Friedman, Bettenhausen, Fedota
ABSENT:	Kolososki

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, September 1, 2020 at 7 P.M., in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Text amendments to Article 14 – Administration – Section 14.05 (b) Administrative Special Uses, Minor Special Uses, and Special Use Amendments

These amendments are all of Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances.

The proposed text amendment will include setback reductions for pergolas and gazebos, as eligible categories for Minor Special Uses. The above petition has been filed by the Village of Palatine and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 20-46

VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 17th day of August 2020.
Published in Daily Herald
August 17, 2020 (4549701)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/17/2020 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4549701

Attachment: Public Notice (Text Amendments to Article 14 of Appendix A)

Consider a Motion to Award a Contract for the 2020 Fiber Optic Link Project

BACKGROUND:

Heron pump station is a key site for the Village's water system. After multiple interruptions in the communications to the Heron pumping station, a fiber connection to Well 10 was installed last year to facilitate a more reliable connection to the control system. This new fiber installation completes the network by connecting Well 10 to the PD building, providing uninterrupted communication for the water system. With the proximity of the Palatine Public Library and District 15 headquarters, we are also installing the capabilities for future connectivity to these locations as agreements are reached.

Additionally, a request from Police to add security cameras to downtown area requires connectivity at Lots D & E. By connecting the new cameras directly to our fiber communications, we are able to provide realtime-secure video and recording for the D & E parking lots with our current system.

KEY ISSUES:

- On Tuesday, September 8, 2020, 5 bids were received, ranging from a high of \$101,780 to a low of \$58,240.90.
- The low responsive and responsible bidder was Utility Dynamics of Oswego, Illinois in the amount of \$58,240.90.

ALTERNATIVES:

1. Award the contract for the 2020 Fiber Optic Link Project to Utility Dynamics.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends the contract for the 2020 Fiber Optic Link Project be awarded to Utility Dynamics .

BUDGET IMPACT:

Water funds in the amount of \$50,000 in the 2020 Capital Improvement Budget are available to accommodate this work, while \$10,000 is available from the Downtown TIF District to support work for connectivity at Lots D & E.

ACTION REQUIRED:

Motion to award a contract for the 2020 Fiber Optic Link Project to Utility Dynamics of Oswego, Illinois in the amount of \$58,240.90.

ATTACHMENTS:

- Location Map
- Bid Tab 2020 Fiber Optic Link 9-8-2020



RENAISSANCE PL

RIMINI CT

HICKS RD

NORTH CT

FIRST BANK DR

Proposed 1.5" HDPE
conduit (directional drill)

Existing Fiber

Existing 2" HDPE conduit

Proposed 1.5" HDPE
conduit (directional drill)

0 80 160 320

1 inch = 41.67 feet Feet

VILLAGE OF PALATINE

Bidding Summary

2020 Fiber Optic Link

11:00 AM Tuesday, September 8, 2020

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Utility Dynamics	\$ 58,240.90	
2	Electric Conduit Construction	\$ 90,695.65	
3	IHC Construction	\$ 95,687.00	
4	Jules Madison, Inc	\$ 99,230.00	
5	Western Utility LLC	\$ 101,780.20	

Attachment: Bid Tab 2020 Fiber Optic Link 9-8-2020 (2020 Fiber Optic Link)

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2020 Fiber Optic Link

DPW 2041

Bid open: 11:00 AM Tuesday, September 8, 2020

Location: Village Hall

Section #

COMPUTED BY: JLM

Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				Cost Estimate		Low Bidder		2		3		4		5	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1.5" HDPE CONDUIT (ORANGE)	FT	1877	\$11.00	\$20,647.00	\$9.00	\$16,893.00	\$14.34	\$26,916.18	\$16.00	\$30,032.00	\$20.00	\$37,540.00	\$17.00	\$31,909.00
2	6 F, SINGLE MODE,GEL FREE, SINGLE ARMOR, SINGLE JACKET, FIBER OPTIC CABLE	FT	6468	\$10.00	\$64,680.00	\$2.00	12,936.00	\$2.13	13,776.84	2.00	12,936.00	1.00	6,468.00	2.80	18,110.40
3	Category 6 Shielded Direct Burial Outdoor Cable	FT	208	\$1.50	\$312.00	\$3.00	624.00	\$14.75	3,068.00	6.00	1,248.00	0.50	104.00	17.00	3,536.00
4	#12 TRACE WIRE (ORANGE)(Special)	FT	1917	\$1.00	\$1,917.00	\$0.70	1,341.90	\$1.33	2,549.61	1.50	2,875.50	4.00	7,668.00	0.40	766.80
5	Hand Hole	EA.	9	\$800.00	\$7,200.00	\$640.00	5,760.00	\$1,067.38	9,606.42	2,605.00	23,445.00	1,850.00	16,650.00	2,250.00	20,250.00
6	MOBILIZATION	L. SUM	1	\$1,000.00	\$1,000.00	\$1,200.00	1,200.00	\$1,029.66	1,029.66	5,446.50	5,446.50	1,500.00	1,500.00	1.00	1.00
7	FIBER OPTIC SPLICING IN LIGHT POLE (2 PAIR)	EA.	1	\$1,000.00	\$1,000.00	\$580.00	580.00	\$883.74	883.74	558.00	558.00	1,500.00	1,500.00	1,465.00	1,465.00
8	FIBER OPTIC SPLICING IN HAND HOLE ON WOOD STREET (Special)	EA.	1	\$2,500.00	2,500.00	\$1,200.00	1,200.00	\$883.74	883.74	1,152.00	1,152.00	1,500.00	1,500.00	1,465.00	1,465.00
9	CONDUIT AND ASSOCIATED WORK TO ROUTE FIBER AND CATEGORY 6 CABLE INTO LIGHT POLE (Special)	EA.	2	\$1,000.00	2,000.00	\$1,265.00	2,530.00	\$195.16	390.32	1,065.00	2,130.00	3,000.00	6,000.00	2,185.00	4,370.00
10	FIBER OPTIC SPLICING @ Police Department (Special)	EA.	3	\$2,500.00	7,500.00	\$502.00	1,506.00	\$1,071.82	3,215.46	482.00	1,446.00	1,500.00	4,500.00	865.00	2,595.00
11	FIBER OPTIC SPLICING @ Well 10 (Special)	L. SUM	1	\$1,000.00	1,000.00	\$580.00	580.00	\$833.74	833.74	558.00	558.00	1,500.00	1,500.00	1,795.00	1,795.00
12	CONDUIT AND ASSOCIATED WORK TO ROUTE FIBER INTO Well 10 (Special)	L. SUM	1	\$1,000.00	1,000.00	\$1,860.00	1,860.00	\$195.16	195.16	2,485.00	2,485.00	1,500.00	1,500.00	2,455.00	2,455.00
13	EXPLORATORY EXCAVATION & RESTORATION	L. SUM	1	\$1,000.00	1,000.00	\$2,480.00	2,480.00	\$11,318.62	11,318.62	4,735.00	4,735.00	2,500.00	2,500.00	1.00	1.00
14	HARD SURFACE RESTORATION (Project wide)	L. SUM	1	\$1,000.00	1,000.00	\$1,100.00	1,100.00	\$4,568.62	4,568.62	2,100.00	2,100.00	2,500.00	2,500.00	6,500.00	6,500.00
15	GRASS RESTORATION (Project wide)	L. SUM	1	\$1,000.00	1,000.00	\$4,400.00	4,400.00	\$6,225.00	6,225.00	2,365.00	2,365.00	4,500.00	4,500.00	3,850.00	3,850.00
16	FIBER TESTING	L. SUM	1	\$1,000.00	1,000.00	\$550.00	550.00	\$4,683.84	4,683.84	525.00	525.00	1,800.00	1,800.00	2,710.00	2,710.00
17	TRAFFIC CONTROL & PROTECTION	L. SUM	1	\$2,500.00	2,500.00	\$2,700.00	2,700.00	\$550.70	550.70	1,650.00	1,650.00	1,500.00	1,500.00	1.00	1.00
TOTAL BASE BID AS READ				\$	117,256.00	\$	58,240.90	\$	90,695.65	\$	95,687.00	\$	99,230.00	\$	101,780.20
TOTAL BASE BID AS CORRECTED															
PROPOSAL GUARANTEE						5.00%		5.00%		5.00%		5.00%		5.00%	

Attachment: Bid Tab 2020 Fiber Optic Link 9-8-2020 (2020 Fiber Optic Link)

Consider a Motion to Award a Contract for the 2020 Drainage Improvements Project

BACKGROUND:

As part of the annual budget, funding is identified for spot drainage improvements at various locations throughout the Village. The program is designed to address smaller, localized areas that experience flooding or drainage issues. As in years past, this project has been combined with the small diameter drainage program in an effort to solicit additional bidders and encompass economies of scale.

KEY ISSUES:

- On Tuesday, September 8, 2020, ten bids were received, ranging from a high of \$224,090 to a low of \$107,449.
- The drainage projects include improvements behind 427 to 443 N. Winston Drive, on Glencoe Road west of Quentin Road, 219 W. Kenilworth Avenue, 115 N. Greenwood Avenue, 301 N. Mozart Street, and on Benton Street north of Glade Street.
- The low responsive and responsible bidder was DeVinci Construction of Oak Brook, Illinois in the amount of \$107,449.

ALTERNATIVES:

1. Award the contract for the 2020 Drainage Improvements Project to DeVinci Construction.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends the contract for the 2020 Drainage Improvements Project be awarded to DeVinci Construction.

BUDGET IMPACT:

Funds have been appropriated in the 2020 Sewer Fund in the Capital Improvement Program to accommodate this work.

ACTION REQUIRED:

Motion to award a contract for the 2020 Drainage Improvements Project to DeVinci Construction of Oak Brook, Illinois in the amount of \$107,449.

ATTACHMENTS:

- 2020 Drainage Improvements Bid Tab 9-8-2020

VILLAGE OF PALATINE

Bidding Summary 2020 Drainage Improvements 11:00 AM Tuesday, Sept. 8, 2020

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	DeVinci Const., Inc.	\$ 107,449.00	
2	John Neri Construction Co., Inc.	\$ 125,667.00	
3	Copenhaver Construction	\$ 156,019.00	
4	Vian Construction Co. , Inc.	\$ 158,650.00	
5	Patnick Construction, Inc.	\$ 164,395.00	
6	Mauro Sewer Const., Inc.	\$ 179,926.00	
7	Performance Construction & Engineering, LLC	\$ 187,738.00	
8	H. Linden & Sons Sewer & Water	\$ 195,862.00	\$ 185,862.00
9	Martam Construction, Inc.	\$ 219,950.00	
10	Kovilic Const. Co., Inc.	\$ 224,090.00	

**VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS**

6.C.2.a

**FOR
2020 Drainage Improvements
DPW 2005**

Bid open: 11:00 AM Tuesday, Sept. 8, 2020

Location: Village Hall

Section #

COMPUTED BY: Matt Grenning

Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				Cost Estimate		Low Bidder		2		3		4	
						DeVinci Const., Inc. PO Box 4716 Oak Brook, IL 60522		John Neri Construction Co., Inc. 770 Factory Road Addison, IL 60101		Copenhaver Construction 75 Koppie Drive Gilberts, IL 60136		Vian Construction Co., Inc. 1041 Martha Street Elk Grove Village, IL 60007	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	8" PVC SDR 26	FT	432	\$55.00	\$23,760.00	\$56.00	\$24,192.00	\$60.00	\$25,920.00	\$55.00	\$ 23,760.00	\$77.00	\$ 33,264.00
2	8" PVC C-900	FT	155	\$65.00	\$10,075.00	\$61.00	9,455.00	\$62.00	9,610.00	63.00	9,765.00	80.00	12,400.00
3	6" PVC Under Drain	FT	194	\$70.00	\$13,580.00	\$40.00	7,760.00	\$48.00	9,312.00	50.00	9,700.00	79.00	15,326.00
4	Pipe Removal	FT	56	\$10.00	\$560.00	\$5.00	280.00	\$5.00	280.00	19.00	1,064.00	20.00	1,120.00
5	Inlet Type A 2' Dia, Frame & Grate as shown on plans	EA	14	\$1,000.00	\$14,000.00	\$1,320.00	18,480.00	\$1,750.00	24,500.00	1,400.00	19,600.00	980.00	13,720.00
6	Remove and Replace Inlet with Type A 2' Dia, Frame & Grate as shown on plans	EA	2	\$1,200.00	\$2,400.00	\$1,380.00	2,760.00	\$2,100.00	4,200.00	1,900.00	3,800.00	1,400.00	2,800.00
7	Type A MH 48" Build Over Existing 15" VCP	EA	1	\$1,700.00	\$1,700.00	\$4,830.00	4,830.00	\$4,800.00	4,800.00	4,500.00	4,500.00	8,210.00	8,210.00
8	Type A MH 48" Build Over Existing 21" RCP	EA	1	\$2,000.00	2,000.00	\$4,830.00	4,830.00	\$6,200.00	6,200.00	4,500.00	4,500.00	9,600.00	9,600.00
9	Core Connection To existing Structure	EA	3	\$900.00	2,700.00	\$775.00	2,325.00	\$500.00	1,500.00	1,500.00	4,500.00	325.00	975.00
10	Provide and Install 8" Tideflex Checkmate Check Valve	EA	1	\$1,200.00	1,200.00	\$2,150.00	2,150.00	\$1,800.00	1,800.00	2,800.00	2,800.00	8,600.00	8,600.00
11	PCC Sidewalk 5" Removal & Replacement	SF	100	\$10.00	1,000.00	\$15.00	1,500.00	\$15.00	1,500.00	25.00	2,500.00	27.00	2,700.00
12	Tree Root Pruning	EA	7	\$50.00	350.00	\$150.00	1,050.00	\$200.00	1,400.00	40.00	280.00	225.00	1,575.00
13	Clearing	LS	1	\$1,000.00	1,000.00	\$860.00	860.00	\$3,500.00	3,500.00	2,000.00	2,000.00	4,000.00	4,000.00
14	Curb and Gutter Removal and replacement	FT	40	\$17.00	680.00	\$37.00	1,480.00	\$45.00	1,800.00	60.00	2,400.00	70.00	2,800.00
15	Class D patch 6"	SY	53	\$65.00	3,445.00	\$174.00	9,222.00	\$65.00	3,445.00	150.00	7,950.00	220.00	11,660.00
16	Temporary Barrier Fence	LS	1	\$500.00	500.00	\$500.00	500.00	\$1,200.00	1,200.00	1,500.00	1,500.00	1,000.00	1,000.00
17	Traffic Control & Protection	LS	1	\$2,000.00	2,000.00	\$1,850.00	1,850.00	\$5,000.00	5,000.00	31,000.00	31,000.00	20,000.00	20,000.00
18	Soil Testing and LPC-663	LS	1	\$2,000.00	2,000.00	\$1,050.00	1,050.00	\$4,500.00	4,500.00	6,000.00	6,000.00	2,300.00	2,300.00
19	Construction Layout	LS	1	\$2,000.00	2,000.00	\$2,150.00	2,150.00	\$3,200.00	3,200.00	5,200.00	5,200.00	3,800.00	3,800.00
20	Pre-Construction Video	LS	1	\$900.00	900.00	\$1,225.00	1,225.00	\$2,400.00	2,400.00	1,200.00	1,200.00	1,600.00	1,600.00
21	Sod Restoration	LS	1	\$24,000.00	24,000.00	\$9,500.00	9,500.00	\$9,600.00	9,600.00	12,000.00	12,000.00	1,200.00	1,200.00
TOTAL BASE BID AS READ						\$ 107,449.00		\$ 125,667.00		\$ 156,019.00		\$ 158,650.00	
TOTAL BASE BID AS CORRECTED				\$ 109,850.00									
PROPOSAL GUARANTEE						5.00%		5.00%		5.00%		5.00%	

Attachment: 2020 Drainage Improvements Bid Tab 9-8-2020 (2020 Drainage Improvements Project)

Bid open: 11:00 AM Tuesday, Sept. 8, 21

Location: Village Hall

				5		6		7		8		9		10	
Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				Patnick Construction, Inc. 9760 Franklin Ave #504 Franklin Park, IL 60131		Mauro Sewer Const., Inc. 1251 Redecker Road Des Plaines, IL 60016		Performance Construction 217 W. John St. Plano, IL 60545		H. Linden & Sons Sewer 722 E. South Street, Unit 1 Plano, IL 60545		Martam Construction, Inc. 1200 Gasket Drive Elgin, IL 60120		Kovilic Const. Co., Inc PO Box 939 Franklin Park, IL 6013	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	8" PVC SDR 26	FT	432	\$100.00	\$43,200.00	\$59.00	\$25,488.00	\$102.00	\$44,064.00	\$59.00	\$25,488.00	\$66.00	\$28,512.00	\$100.00	\$43,200.00
2	8" PVC C-900	FT	155	100.00	15,500.00	65.00	10,075.00	100.00	15,500.00	62.00	9,610.00	72.00	11,160.00	120.00	18,600.00
3	6" PVC Under Drain	FT	194	90.00	17,460.00	62.00	12,028.00	82.00	15,908.00	51.00	9,894.00	64.00	12,416.00	100.00	19,400.00
4	Pipe Removal	FT	56	15.00	840.00	15.00	840.00	5.00	280.00	5.00	280.00	14.00	784.00	50.00	2,800.00
5	Inlet Type A 2' Dia, Frame & Grate as shown on plans	EA	14	1,400.00	19,600.00	1,325.00	18,550.00	2,000.00	28,000.00	2,000.00	28,000.00	2,260.00	31,640.00	3,000.00	42,000.00
6	Remove and Replace Inlet with Type A 2' Dia, Frame & Grate as shown on plans	EA	2	1,600.00	3,200.00	1,875.00	3,750.00	2,200.00	4,400.00	2,000.00	4,000.00	2,360.00	4,720.00	3,500.00	7,000.00
7	Type A MH 48" Build Over Existing 15" VCP	EA	1	5,600.00	5,600.00	5,500.00	5,500.00	8,000.00	8,000.00	5,000.00	5,000.00	4,600.00	4,600.00	6,000.00	6,000.00
8	Type A MH 48" Build Over Existing 21" RCP	EA	1	6,000.00	6,000.00	8,975.00	8,975.00	8,400.00	8,400.00	5,000.00	5,000.00	4,600.00	4,600.00	6,000.00	6,000.00
9	Core Connection To existing Structure	EA	3	1,000.00	3,000.00	1,675.00	5,025.00	1,200.00	3,600.00	1,200.00	3,600.00	650.00	1,950.00	500.00	1,500.00
10	Provide and Install 8" Tideflex Checkmate Check Valve	EA	1	3,000.00	3,000.00	3,500.00	3,500.00	2,000.00	2,000.00	5,000.00	5,000.00	2,460.00	2,460.00	1,000.00	1,000.00
11	PCC Sidewalk 5" Removal & Replacement	SF	100	20.00	2,000.00	20.00	2,000.00	20.00	2,000.00	25.00	2,500.00	18.00	1,800.00	25.00	2,500.00
12	Tree Root Pruning	EA	7	100.00	700.00	175.00	1,225.00	150.00	1,050.00	110.00	770.00	250.00	1,750.00	150.00	1,050.00
13	Clearing	LS	1	3,000.00	3,000.00	5,000.00	5,000.00	1,000.00	1,000.00	5,000.00	5,000.00	2,500.00	2,500.00	15,000.00	15,000.00
14	Curb and Gutter Removal and replacement	FT	40	40.00	1,600.00	150.00	6,000.00	40.00	1,600.00	48.00	1,920.00	55.00	2,200.00	100.00	4,000.00
15	Class D patch 6"	SY	53	115.00	6,095.00	140.00	7,420.00	112.00	5,936.00	100.00	5,300.00	86.00	4,558.00	180.00	9,540.00
16	Temporary Barrier Fence	LS	1	3,000.00	3,000.00	2,500.00	2,500.00	500.00	500.00	3,000.00	3,000.00	6,500.00	6,500.00	3,000.00	3,000.00
17	Traffic Control & Protection	LS	1	1,500.00	1,500.00	24,000.00	24,000.00	27,000.00	27,000.00	25,000.00	25,000.00	58,000.00	58,000.00	15,000.00	15,000.00
18	Soil Testing and LPC-663	LS	1	3,500.00	3,500.00	1,950.00	1,950.00	1,000.00	1,000.00	2,500.00	2,500.00	7,000.00	7,000.00	2,500.00	2,500.00
19	Construction Layout	LS	1	4,000.00	4,000.00	7,000.00	7,000.00	2,000.00	2,000.00	3,000.00	3,000.00	7,600.00	7,600.00	3,000.00	3,000.00
20	Pre-Construction Video	LS	1	300.00	300.00	3,100.00	3,100.00	500.00	500.00	1,000.00	1,000.00	1,200.00	1,200.00	1,000.00	1,000.00
21	Sod Restoration	LS	1	21,300.00	21,300.00	26,000.00	26,000.00	15,000.00	15,000.00	40,000.00	40,000.00	24,000.00	24,000.00	20,000.00	20,000.00
TOTAL BASE BID AS READ				\$ 164,395.00		\$ 179,926.00		\$ 187,738.00		\$ 195,862.00		\$ 219,950.00		\$ 224,090.00	
TOTAL BASE BID AS CORRECTED										\$ 185,862.00					
PROPOSAL GUARANTEE				5.00%		5.00%		5.00%		5.00%		5.00%		5.00%	

Attachment: 2020 Drainage Improvements Bid Tab 9-8-2020 (2020 Drainage Improvements Project)

Consider a Motion to Award a Contract for the 2020 Water Main Extensions Project

BACKGROUND:

Several locations of water main extension were identified and recommended for interconnection to improve fire protection and eliminate dead ends. These extensions would improve system reliability, provide access to Village water in certain areas, improve water quality, and create more uniform system pressures. Smith Street north of Bryant Avenue and Rand Road, from Ports O'Call Drive to Geneva Drive, are the locations with gaps to be filled.

KEY ISSUES:

- On Tuesday, September 8, 2020, ten bids were received, ranging from a high of \$205,687 to a low of \$128,950.
- The low responsive and responsible bidder was John Neri Construction of Addison, Illinois in the amount of \$128,950.
- The Engineer's estimate was \$185,250.

ALTERNATIVES:

1. Award the contract for the 2020 Water Main Extensions Project to John Neri Construction of Addison, Illinois in the amount of \$128,950.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract for the 2020 Water Main Extensions Project be awarded to John Neri Construction of Addison, Illinois in the amount of \$128,950.

BUDGET IMPACT:

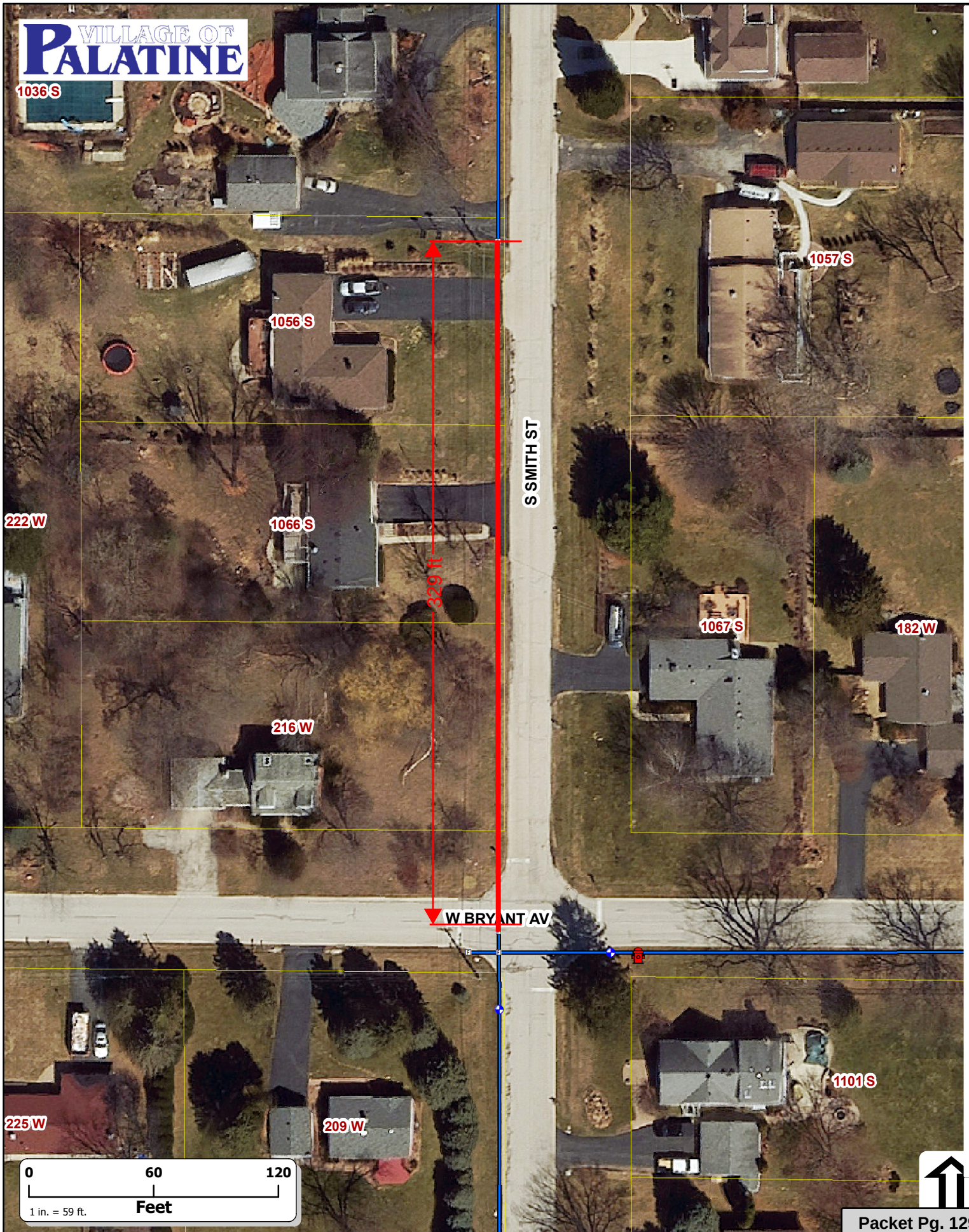
Funding is available in the Water Fund of the 2020 Capital Improvement Program to accommodate this work.

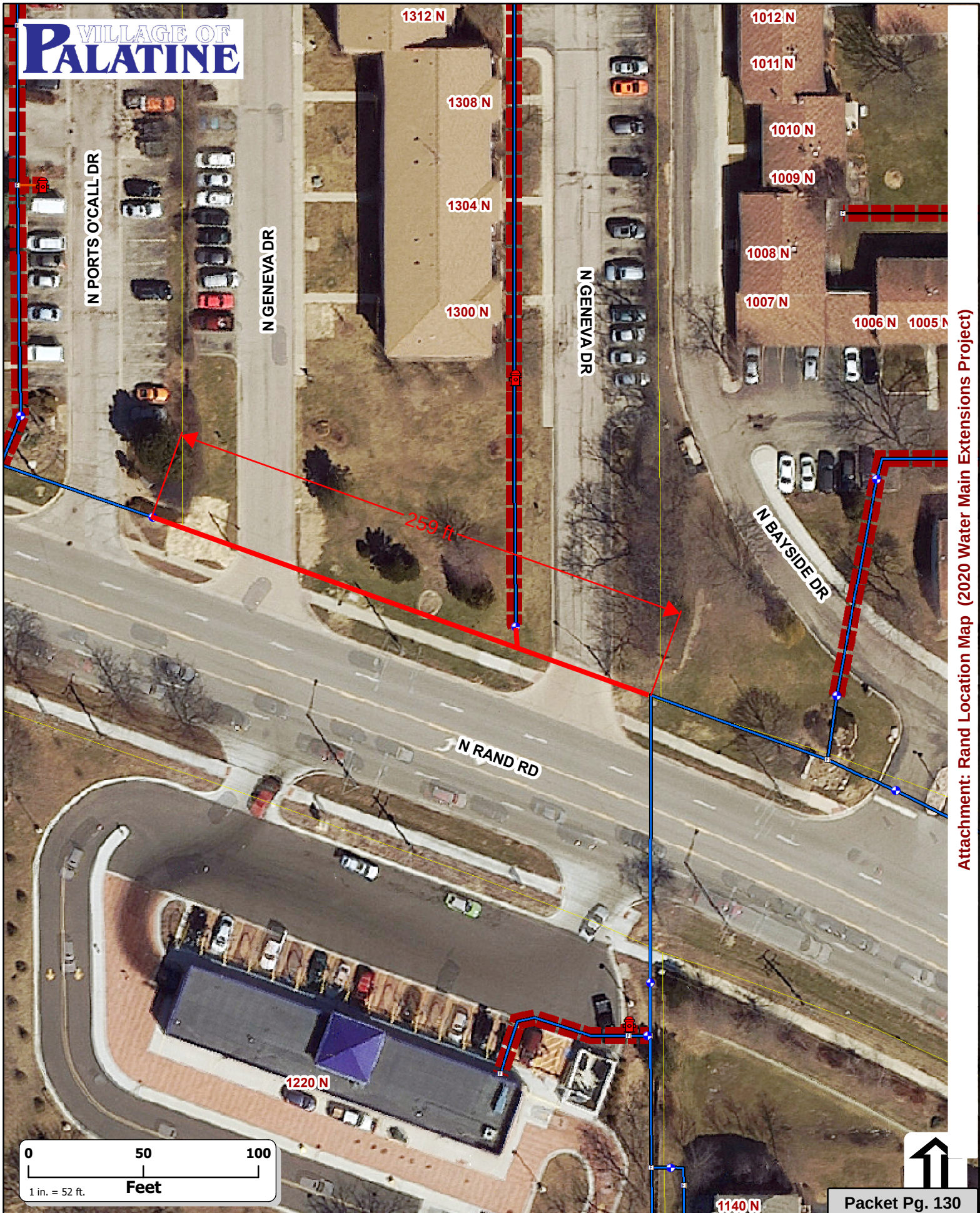
ACTION REQUIRED:

Motion to award the contract for the 2020 Water Main Extensions Project to John Neri Construction of Addison, Illinois in the amount of \$128,950.

ATTACHMENTS:

- Smith Location Map
- Rand Location Map
- Bid Tab 2020 Water Main Extensions 9-8-2020





VILLAGE OF PALATINE

Bidding Summary 2020 Water Main Extensions 11:00 AM Tuesday, September 8, 2020

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	John Neri Construction Co., Inc.	\$ 128,950.00	
2	Patnick Construction, Inc.	\$ 130,800.00	
3	Swallow Construction Corp	\$ 157,210.00	
4	Performance Construction & Engineering, LLC	\$ 158,425.00	
5	J. Congdon Sewer Service, Inc.	\$ 158,775.00	
6	Vian Construction Co. , Inc.	\$ 169,050.00	
7	Mauro Sewer	\$ 175,935.00	
8	Martam Construction, Inc.	\$ 194,195.00	
9	H. Linden & Sons Sewer & Water	\$ 202,090.00	
10	IHC Construction Companies	\$ 205,687.00	

Bid open: 11:00 AM Tuesday, September 8, 2020
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2020 Water Main Extensions

DPW 2024

Section #

COMPUTED BY: JLM

Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				Cost Estimate		Low Bidder		2		3		4	
						John Neri Construction Co., Inc. 770 Factory Road Addison, IL 60101 (630) 629-8384 FAX (630) 629-7001		Patrick Construction, Inc. 9760 Franklin Ave #504 Franklin Park, IL 60131 (630) 350-8422 FAX (630) 350-8420		Swallow Construction Co. 490 Topsoil Drive West Chicago, IL 60185 (630) 512-9900 FAX (630) 512-9902		Performance Construction & 217 W. John St. Plano, IL 60545 (630) 273-2693 (866) 636-1301	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Watermain, PVC C-900 SDR 18, 8" (Open Cut Excavation)	FT	355	\$95.00	\$33,725.00	\$65.00	\$23,075.00	\$75.00	\$26,625.00	\$85.00	\$30,175.00	\$60.00	\$21,300.00
2	Watermain, PVC C-900 SDR 18, 8" (Installed in Casing Pipe)	FT	25	\$85.00	\$2,125.00	\$60.00	1,500.00	\$83.00	2,075.00	57.00	1,425.00	50.00	1,250.00
3	PVC C-900 Casing Pipe, 16" (Open Cut)	FT	25	\$125.00	\$3,125.00	\$90.00	2,250.00	\$60.00	1,500.00	45.00	1,125.00	160.00	4,000.00
4	Watermain, PVC C-900 SDR 18, 8" (Directional Drill)	FT	235	\$300.00	\$70,500.00	\$125.00	29,375.00	\$160.00	37,600.00	120.00	28,200.00	120.00	28,200.00
5	Exploratory Excavation	EA	4	\$750.00	\$3,000.00	\$250.00	1,000.00	\$300.00	1,200.00	700.00	2,800.00	250.00	1,000.00
6	Watermain Connection, 8"	EA	6	\$2,500.00	\$15,000.00	\$2,100.00	12,600.00	\$3,200.00	19,200.00	3,500.00	21,000.00	4,000.00	24,000.00
7	8" Gate Valve w/60" Vault	EA	3	\$6,500.00	\$19,500.00	\$4,800.00	14,400.00	\$3,500.00	10,500.00	4,250.00	12,750.00	6,000.00	18,000.00
8	Gate Valve Removal & Replacement, 8"	EA	1	\$5,000.00	5,000.00	\$3,600.00	3,600.00	\$2,000.00	2,000.00	2,500.00	2,500.00	5,000.00	5,000.00
9	Fire Hydrant Assembly	EA	2	\$750.00	1,500.00	\$5,400.00	10,800.00	\$5,000.00	10,000.00	5,000.00	10,000.00	8,000.00	16,000.00
10	Trench Backfill	CY	130	\$50.00	6,500.00	\$40.00	5,200.00	\$35.00	4,550.00	38.25	4,972.50	50.00	6,500.00
11	HMA Pavement Patching, 6"	SY	50	\$100.00	5,000.00	\$62.00	3,100.00	\$50.00	2,500.00	112.75	5,637.50	80.00	4,000.00
12	HMA Driveway Pavement Remove & Replace, 3"	SY	100	\$80.00	8,000.00	\$42.00	4,200.00	\$35.00	3,500.00	35.75	3,575.00	60.00	6,000.00
13	Traffic Control & Protection	LS	1	\$5,000.00	5,000.00	\$8,400.00	8,400.00	\$3,000.00	3,000.00	12,000.00	12,000.00	12,000.00	12,000.00
14	General Landscaping	LS	1	\$5,000.00	5,000.00	\$7,500.00	7,500.00	\$5,000.00	5,000.00	8,450.00	8,450.00	8,000.00	8,000.00
15	CCDD Non-Compliant Material Disposal	CY	5	\$150.00	750.00	\$50.00	250.00	\$100.00	500.00	20.00	100.00	175.00	875.00
16	Sign R/R	EA	1	\$25.00	25.00	\$200.00	200.00	\$50.00	50.00	500.00	500.00	300.00	300.00
17	Construction Layout	LS	1	\$1,500.00	1,500.00	\$1,500.00	1,500.00	\$1,000.00	1,000.00	12,000.00	12,000.00	2,000.00	2,000.00
TOTAL BASE BID AS READ				\$	185,250.00	\$	128,950.00	\$	130,800.00	\$	157,210.00	\$	158,425.00
TOTAL BASE BID AS CORRECTED													
PROPOSAL GUARANTEE						5.00%		5.00%		5.00%		5.00%	

Attachment: Bid Tab 2020 Water Main Extensions 9-8-2020 (2020 Water Main Extensions Project)

Bid open: 11:00 AM Tuesday, September 8, 2020

Location: Village Hall

Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				5		6		7		8		9		10	
				J. Congdon Sewer Service, Inc. 170-A Alexandra Way Carol Stream, IL 60188 (630) 510-2434 FAX (630) 510-9255		Vian Construction Co., Inc. 1041 Martha Street Elk Grove Village, IL 60007 (847) 364-5369 (847) 364-5371		Mauro Sewer 1251 Redeker Road Des Plaines, IL 60016 (847) 803-2033 FAX (847) 803-2034		Martam Construction, Inc. 1200 Gasket Drive Elgin, IL 60120 (847) 608-6800 FAX (847) 608-6804		H. Linden & Sons Sewer 722 E. South St Plano, IL 60545 (630) 552-9955 FAX (630) 522-0955		IHC Construction Company 1500 Executive Dr Elgin, IL 60135 (847) 742-1516 FAX (847) 289-3650	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Watermain, PVC C-900 SDR 18, 8" (Open Cut Excavation)	FT	355	\$100.00	\$35,500.00	\$83.00	\$29,465.00	\$85.00	\$30,175.00	\$124.00	\$44,020.00	\$88.00	\$31,240.00	\$118.00	\$ 41,890.00
2	Watermain, PVC C-900 SDR 18, 8" (Installed in Casing Pipe)	FT	25	100.00	2,500.00	83.00	2,075.00	75.00	1,875.00	124.00	3,100.00	88.00	2,200.00	67.00	1,675.00
3	PVC C-900 Casing Pipe, 16" (Open Cut)	FT	25	50.00	1,250.00	60.00	1,500.00	100.00	2,500.00	123.00	3,075.00	88.00	2,200.00	290.00	7,250.00
4	Watermain, PVC C-900 SDR 18, 8" (Directional Drill)	FT	235	130.00	30,550.00	168.00	39,480.00	145.00	34,075.00	146.00	34,310.00	200.00	47,000.00	110.00	25,850.00
5	Exploratory Excavation	EA	4	250.00	1,000.00	400.00	1,600.00	200.00	800.00	660.00	2,640.00	450.00	1,800.00	1,455.00	5,820.00
6	Watermain Connection, 8"	EA	6	2,500.00	15,000.00	4,800.00	28,800.00	2,400.00	14,400.00	2,610.00	15,660.00	3,000.00	18,000.00	1,426.00	8,556.00
7	8" Gate Valve w/60" Vault	EA	3	3,500.00	10,500.00	8,800.00	26,400.00	4,350.00	13,050.00	6,120.00	18,360.00	4,000.00	12,000.00	10,435.00	31,305.00
8	Gate Valve Removal & Replacement, 8"	EA	1	3,000.00	3,000.00	3,400.00	3,400.00	8,500.00	8,500.00	4,610.00	4,610.00	5,000.00	5,000.00	3,242.00	3,242.00
9	Fire Hydrant Assembly	EA	2	7,500.00	15,000.00	5,490.00	10,980.00	5,700.00	11,400.00	4,770.00	9,540.00	5,000.00	10,000.00	8,330.00	16,660.00
10	Trench Backfill	CY	130	1.00	130.00	32.00	4,160.00	32.00	4,160.00	46.00	5,980.00	35.00	4,550.00	79.00	10,270.00
11	HMA Pavement Patching, 6"	SY	50	113.00	5,650.00	60.00	3,000.00	140.00	7,000.00	86.00	4,300.00	100.00	5,000.00	169.60	8,480.00
12	HMA Driveway Pavement Remove & Replace, 3"	SY	100	56.45	5,645.00	45.00	4,500.00	70.00	7,000.00	66.00	6,600.00	45.00	4,500.00	85.50	8,550.00
13	Traffic Control & Protection	LS	1	20,000.00	20,000.00	3,000.00	3,000.00	19,000.00	19,000.00	18,800.00	18,800.00	35,000.00	35,000.00	12,256.00	12,256.00
14	General Landscaping	LS	1	10,000.00	10,000.00	7,000.00	7,000.00	16,000.00	16,000.00	15,000.00	15,000.00	20,000.00	20,000.00	14,040.00	14,040.00
15	CCDD Non-Compliant Material Disposal	CY	5	100.00	500.00	98.00	490.00	100.00	500.00	110.00	550.00	100.00	500.00	575.00	2,875.00
16	Sign R/R	EA	1	50.00	50.00	200.00	200.00	500.00	500.00	450.00	450.00	100.00	100.00	500.00	500.00
17	Construction Layout	LS	1	2,500.00	2,500.00	3,000.00	3,000.00	5,000.00	5,000.00	7,200.00	7,200.00	3,000.00	3,000.00	6,468.00	6,468.00
TOTAL BASE BID AS READ				\$	158,775.00	\$	169,050.00	\$	175,935.00	\$	194,195.00	\$	202,090.00	\$	205,687.00
TOTAL BASE BID AS CORRECTED															
PROPOSAL GUARANTEE					5.00%		5.00%		5.00%		5.00%		5.00%		5.00%

Consider an Ordinance Rezoning the Property at 501 W. Dundee Road from R-1 Single-Family Residential to R-2 Single-Family Residential

BACKGROUND:

The Subject Property, approximately 1.038 acres, currently contains one single-family residence and related improvements. The Petitioner, contract purchaser of the Subject Property, is seeking to subdivide the property into three lots and construct three new single-family homes. Therefore, the Petitioner is seeking approval of the following:

- 1. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential;**
- 2. Preliminary & Final Plat of Subdivision for a 3-lot single-family residential development; and**
- 3. Variation to permit an 8-foot fence on Lot 1, with landscaping, for the Dundee Road frontage, instead of the maximum allowed 6-foot fence.**

KEY ISSUES:

- The Village annexed the Subject Property in 1974 and it was platted as part of Enzo Giorgio Subdivision in 1984. The property has frontage on Dundee Road, which is an IDOT controlled state route (IL-68) and Louise Lane, which is presently a substandard Village road, at approximately 16 feet wide. Louise Lane provides access to Dundee Road for the five homes (including the 501 W. Dundee Road Property, which has access to both roads) along Louise Lane.
- The Cook County Forest Preserve's Deer Grove is located directly across Dundee Road and the Palatine Park District's Palatine Trails is located directly west of the Louise Lane Right of Way.
- One single-family home exists on the lot and the Petitioner intends to demolish the structure and construct three new single-family homes.
- The proposal would rezone the Subject Property from R-1 to R-2 and the proposed lots meet and exceed all of the bulk and setback requirements of the R-2 district.

The following table provides an analysis of the proposed lots:

	Proposed Lot Size (10,000 SF for corner lots and 9,000 SF required)	Lot Width (85 feet - corner; 75 feet interior required)	Lot Depth (110' required)
Lot 1	17,006 sq. ft.	108.49 feet	115 feet
Lot 2	13,155 sq. ft.	80 feet	152 feet
Lot 3	15,054 sq. ft.	80 feet	176 feet

- As part of the proposed improvements, Louise Lane will be widened to the required minimum Village standards, which includes a 9 foot 3 inch widening of Louise Lane along the frontage of the proposed three lots. Sidewalks would also be included in the right-of-way improvements.
- A storm water detention basin is proposed on the east sides of the lots and would be platted within a 40-foot detention area easement. A homeowners association and required declarations for the maintenance of the stormwater detention basin and any other required common improvements are required conditions of the proposed subdivision. The basin would be designed to the 100-year high water elevation of 772.5.
- In addition to the detention basin, approximately 530 LF of storm sewer will be installed, with the proposed engineering improvements. The stormwater improvements also include proposed drainage ditches in front of all three lots, which are located in between the concrete ribbon for Louise Lane and the sidewalk in the right-of-way. The drainage ditches will lower the existing elevations by approximately 2 feet and route the stormwater north, through grading for overland flow, to the detention basin behind the homes.
- Approximately 317 LF of sanitary sewer will be installed to connect to the existing sanitary sewer in the Dundee Road right of way.
- There is an existing water line running on the east side of Louise Lane, which connects to both the water line along Dundee Road and loops to serve the Sanctuary Cove subdivision to the east. The existing water service would provide access connections for the proposed homes.
- As required by MWRD (Watershed Management Ordinance), volume control for the Subdivision is required, as the site is larger than 1-acre.
- Sidewalks and parkway trees would be installed as part of this proposal in accordance with the Subdivision Regulations. It should be noted that IDOT will not likely allow parkway trees in the IDOT right-o-way, due to the visibility concerns, the permitted speed limit, and the slight curvatures of Dundee Road. Parkway trees will be installed along this section of Dundee Road, if IDOT will allow parkway trees.
- The Subdivision proposes approximately 92 linear feet of 8-foot tall interlocking vinyl fencing on the north side of the subdivision. The proposed fence was initially planned to be located 8 feet from the Dundee Road property line and within the proposed 20-foot drainage and utility easements. Its proposed location

is directly south of a drainage swale. Staff does not object to having a fence located on the north side of the Subdivision. Many of the surrounding developments have fencing located on their Dundee Road frontages, with landscaping included.

- Per Code, landscaping would be required on the Dundee Road side of the fence. Staff recognizes that the installation of landscaping would not be practical in the proposed location or within the adjacent drainage swale. Subsequent to the Public Hearing, Staff conferred with the Petitioner's representative and is recommending that the proposed fence be set back an additional three feet to the south, for a total setback of approximately 11 feet. This will allow the ground to level and landscaping could be included in this area.
- The subdivision and rezoning from R-1 to R-2 are consistent with the surrounding residential development patterns in the area. Sanctuary Cove (13-lot subdivision directly east of the Subject Property - approved as a Planned Development to the R-2 lot standards in 1989) and Sanctuary Trails (13-lot subdivision directly west of the Subject Property- approved as an R-2 zoned subdivision in 1990) are similar developments to the proposed 3-lot subdivision. The Village Engineer has reviewed and approved the proposed engineering plans. All of the proposed lots exceed the minimum required R-2 bulk standards and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance.
- With the proposed subdivision, Louis Lane would serve seven homes in this area. In reviewing the existing lots along Louise Lane, there is potential for additional future subdivisions. The proposed subdivision is the first such on Louise Lane, since the annexation of these properties in 1974. As a condition of the proposed, the Village reserves the right to vacate, with a reservation of easements, any portion of the Louise Lane right-of-way in the future. The condition would require the property owners to be responsible for their proportionate share of costs relative to the street and its maintenance. Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

ALTERNATIVES:

1. Approve the Rezoning, 3-lot Subdivision, and Variation to allow an eight (8) foot fence.
2. Do not approve the Rezoning, 3-lot Subdivision, and Variation to allow an eight (8) foot fence.

RECOMMENDATION:

Public Hearing:	Plan Commission meeting on September 1, 2020
Residents testifying:	6 - concerns related to stormwater, grading questions,

proposed fencing and landscaping plan, impact of the streetlights on Sanctuary Cove residents, expansion of Louise Lane and impact to Louise Lane properties, and Sanctuary Cove detention basin.

Vote:

The Plan Commission voted unanimously to approve the Subdivision and recommended the Petitioner and Staff further review the proposed fence placement and inclusion of landscaping. Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the proposed Preliminary & Final Plat of Subdivision, Rezoning, and Variation for an eight-foot fence, with landscaping on Lot 1, for a 3-lot subdivision at 501 W. Dundee Road.

Consider a Resolution Granting a Three-Lot Subdivision of the Property at 501 W. Dundee Road

BACKGROUND:

The Subject Property, approximately 1.038 acres, currently contains one single-family residence and related improvements. The Petitioner, contract purchaser of the Subject Property, is seeking to subdivide the property into three lots and construct three new single-family homes. Therefore, the Petitioner is seeking approval of the following:

1. **Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential;**
2. **Preliminary & Final Plat of Subdivision for a 3-lot single-family residential development; and**
3. **Variation to permit an 8-foot fence on Lot 1, with landscaping, for the Dundee Road frontage, instead of the maximum allowed 6-foot fence.**

KEY ISSUES:

- The Village annexed the Subject Property in 1974 and it was platted as part of Enzo Giorgio Subdivision in 1984. The property has frontage on Dundee Road, which is an IDOT controlled state route (IL-68) and Louise Lane, which is presently a substandard Village road, at approximately 16 feet wide. Louise Lane provides access to Dundee Road for the five homes (including the 501 W. Dundee Road Property, which has access to both roads) along Louise Lane.
- The Cook County Forest Preserve's Deer Grove is located directly across Dundee Road and the Palatine Park District's Palatine Trails is located directly west of the Louise Lane Right of Way.
- One single-family home exists on the lot and the Petitioner intends to demolish the structure and construct three new single-family homes.
- The proposal would rezone the Subject Property from R-1 to R-2 and the proposed lots meet and exceed all of the bulk and setback requirements of the R-2 district.

The following table provides an analysis of the proposed lots:

	Proposed Lot Size	Lot Width (85 feet -	Lot Depth (110'
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	(10,000 SF for corner lots and 9,000 SF required)	corner; 75 feet interior required)	required)
Lot 1	17,006 sq. ft.	108.49 feet	115 feet
Lot 2	13,155 sq. ft.	80 feet	152 feet
Lot 3	15,054 sq. ft.	80 feet	176 feet

- As part of the proposed improvements, Louise Lane will be widened to the required minimum Village standards, which includes a 9 foot 3 inch widening of Louise Lane along the frontage of the proposed three lots. Sidewalks would also be included in the right-of-way improvements.
- A storm water detention basin is proposed on the east sides of the lots and would be platted within a 40-foot detention area easement. A homeowners association and required declarations for the maintenance of the stormwater detention basin and any other required common improvements are required conditions of the proposed subdivision. The basin would be designed to the 100-year high water elevation of 772.5.
- In addition to the detention basin, approximately 530 LF of storm sewer will be installed, with the proposed engineering improvements. The stormwater improvements also include proposed drainage ditches in front of all three lots, which are located in between the concrete ribbon for Louise Lane and the sidewalk in the right-of-way. The drainage ditches will lower the existing elevations by approximately 2 feet and route the stormwater north, through grading for overland flow, to the detention basin behind the homes.
- Approximately 317 LF of sanitary sewer will be installed to connect to the existing sanitary sewer in the Dundee Road right of way.
- There is an existing water line running on the east side of Louise Lane, which connects to both the water line along Dundee Road and loops to serve the Sanctuary Cove subdivision to the east. The existing water service would provide access connections for the proposed homes.
- As required by MWRD (Watershed Management Ordinance), volume control for the Subdivision is required, as the site is larger than 1-acre.
- Sidewalks and parkway trees would be installed as part of this proposal in accordance with the Subdivision Regulations. It should be noted that IDOT will not likely allow parkway trees in the IDOT right-o-way, due to the visibility concerns, the permitted speed limit, and the slight curvatures of Dundee Road. Parkway trees will be installed along this section of Dundee Road, if IDOT will allow parkway trees.
- The Subdivision proposes approximately 92 linear feet of 8-foot tall interlocking vinyl fencing on the north side of the subdivision. The proposed fence was initially planned to be located 8 feet from the Dundee Road property line and within the proposed 20-foot drainage and utility easements. Its proposed location is directly south of a drainage swale. Staff does not object to having a fence

located on the north side of the Subdivision. Many of the surrounding developments have fencing located on their Dundee Road frontages, with landscaping included.

- Per Code, landscaping would be required on the Dundee Road side of the fence. Staff recognizes that the installation of landscaping would not be practical in the proposed location or within the adjacent drainage swale. Subsequent to the Public Hearing, Staff conferred with the Petitioner's representative and is recommending that the proposed fence be set back an additional three feet to the south, for a total setback of approximately 11 feet. This will allow the ground to level and landscaping could be included in this area.
- The subdivision and rezoning from R-1 to R-2 are consistent with the surrounding residential development patterns in the area. Sanctuary Cove (13-lot subdivision directly east of the Subject Property - approved as a Planned Development to the R-2 lot standards in 1989) and Sanctuary Trails (13-lot subdivision directly west of the Subject Property- approved as an R-2 zoned subdivision in 1990) are similar developments to the proposed 3-lot subdivision. The Village Engineer has reviewed and approved the proposed engineering plans. All of the proposed lots exceed the minimum required R-2 bulk standards and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance.
- With the proposed subdivision, Louis Lane would serve seven homes in this area. In reviewing the existing lots along Louise Lane, there is potential for additional future subdivisions. The proposed subdivision is the first such on Louise Lane, since the annexation of these properties in 1974. As a condition of the proposed, the Village reserves the right to vacate, with a reservation of easements, any portion of the Louise Lane right-of-way in the future. The condition would require the property owners to be responsible for their proportionate share of costs relative to the street and its maintenance. Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

ALTERNATIVES:

1. Approve the Rezoning, 3-lot Subdivision, and Variation to allow an eight (8) foot fence.
2. Do not approve the Rezoning, 3-lot Subdivision, and Variation to allow an eight (8) foot fence.

RECOMMENDATION:

Public Hearing:	Plan Commission meeting on September 1, 2020
Residents testifying:	6 - concerns related to stormwater, grading questions, proposed fencing and landscaping plan, impact of the

streetlights on Sanctuary Cove residents, expansion of Louise Lane and impact to Louise Lane properties, and Sanctuary Cove detention basin.

Vote:

The Plan Commission voted unanimously to approve the Subdivision and recommended the Petitioner and Staff further review the proposed fence placement and inclusion of landscaping. Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the proposed Preliminary & Final Plat of Subdivision, Rezoning, and Variation for an eight-foot fence, with landscaping on Lot 1, for a 3-lot subdivision at 501 W. Dundee Road.

Consider an Ordinance Granting a Variation to Allow an 8-Foot Tall Fence, with Landscaping, Instead of the Maximum Allowed Height of 6-Feet for the Property at 501 W. Dundee Road

BACKGROUND:

The Subject Property, approximately 1.038 acres, currently contains one single-family residence and related improvements. The Petitioner, contract purchaser of the Subject Property, is seeking to subdivide the property into three lots and construct three new single-family homes. Therefore, the Petitioner is seeking approval of the following:

1. **Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential;**
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KEY ISSUES:

- The Village annexed the Subject Property in 1974 and it was platted as part of Enzo Giorgio Subdivision in 1984. The property has frontage on Dundee Road, which is an IDOT controlled state route (IL-68) and Louise Lane, which is presently a substandard Village road, at approximately 16 feet wide. Louise Lane provides access to Dundee Road for the five homes (including the 501 W. Dundee Road Property, which has access to both roads) along Louise Lane.
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- The proposal would rezone the Subject Property from R-1 to R-2 and the proposed lots meet and exceed all of the bulk and setback requirements of the R-2 district.

The following table provides an analysis of the proposed lots:

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is directly south of a drainage swale. Staff does not object to having a fence located on the north side of the Subdivision. Many of the surrounding developments have fencing located on their Dundee Road frontages, with landscaping included.

- Per Code, landscaping would be required on the Dundee Road side of the fence. Staff recognizes that the installation of landscaping would not be practical in the proposed location or within the adjacent drainage swale. Subsequent to the Public Hearing, Staff conferred with the Petitioner's representative and is recommending that the proposed fence be set back an additional three feet to the south, for a total setback of approximately 11 feet. This will allow the ground to level and landscaping could be included in this area.
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- With the proposed subdivision, Louis Lane would serve seven homes in this area. In reviewing the existing lots along Louise Lane, there is potential for additional future subdivisions. The proposed subdivision is the first such on Louise Lane, since the annexation of these properties in 1974. As a condition of the proposed, the Village reserves the right to vacate, with a reservation of easements, any portion of the Louise Lane right-of-way in the future. The condition would require the property owners to be responsible for their proportionate share of costs relative to the street and its maintenance. Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

ALTERNATIVES:

1. Approve the Rezoning, 3-lot Subdivision, and Variation to allow an eight (8) foot fence.
2. Do not approve the Rezoning, 3-lot Subdivision, and Variation to allow an eight (8) foot fence.

RECOMMENDATION:

Public Hearing:	Plan Commission meeting on September 1, 2020
Residents testifying:	6 - concerns related to stormwater, grading questions,

proposed fencing and landscaping plan, impact of the streetlights on Sanctuary Cove residents, expansion of Louise Lane and impact to Louise Lane properties, and Sanctuary Cove detention basin.

Vote:

The Plan Commission voted unanimously to approve the Subdivision and recommended the Petitioner and Staff further review the proposed fence placement and inclusion of landscaping. Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the proposed Preliminary & Final Plat of Subdivision, Rezoning, and Variation for an eight-foot fence, with landscaping on Lot 1, for a 3-lot subdivision at 501 W. Dundee Road.

Consider an Ordinance Amending Appendix A, Article 14 of the Village of Palatine Code of Ordinances

BACKGROUND:

Through the course of building permit reviews over the last several years, Staff has seen a marked increase in building permit applications for pergolas and gazebos. To that end, the Zoning Ordinance is silent in specifically referencing pergolas or gazebos. By application, pergolas and gazebos are reviewed as accessory structures, with the corresponding regulations for height and setback applied. Therefore, Staff is recommending the following:

A text amendment to Article 14 Administration - Section 14.05 (b) (1) to include pergolas and gazebos, in addition to the existing categories of sheds encroaching on the setback requirements, as eligible accessory structures for a Minor Special Use and administrative approval.

KEY ISSUES:

- Pergolas and gazebos are often placed closer than the required 10-foot setback from the primary structure. Currently there is a Minor Special Use and administrative approval option for sheds not meeting the setback requirements, as accessory structures. Pergolas and gazebos are not currently contemplated for the Minor Special Use process, but Staff recommends their inclusion in that review process. The existing requirements of height and square footage of accessory structures would still apply and any variation from that requirement would not be eligible for a Minor Special Use. The minor special use process requires the sign off approval of surrounding property owners, in addition to Staff review.
- Since 2015, Staff has recommended and the Village Council has approved variation requests for pergolas and gazebos encroaching into the setbacks.
- Given their typical intended placement and use (e.g. on a patio behind a home), most pergolas and potentially some gazebos would not comply with the minimum required 10-foot setback from the principal structure.
- After surveying several neighboring communities, pergolas and gazebos are reviewed as accessory structures category, but many of the surrounding communities surveyed do not have a 10-foot separation requirement from the principal structure. The impact of the setback from the principal structure would typically be similar to those items presently reviewed within the Minor Special Use category. Pergolas and gazebos are only permitted in the rear or interior side yards of a residential property.

- Staff is proposing the following changes:

(b) Administrative Special Uses, Minor Special Uses, and Special Use Amendments.

- (1) The Village Manager or designee may recommend approval of the following applications for Minor Special Uses, Administrative Special Use, and Special Use Amendments to the Village Council on the Consent Agenda, or may remand the application to the Zoning Board of Appeals for further action. Minor Special Uses which comply with the application and ordinance may be administratively approved, pursuant to the required process in the following category: (Ord. #0-122-10, §4, 10/4/10; Ord. O-36-17, 4/3/17)
 - a. Applications for special uses involving sheds, pergolas, or gazebos encroaching upon the setback requirements. (Ord. No. O-83-96, 5/29/96 §6; Ord.No.0-188-99, §6,11-8-99)

ALTERNATIVES:

1. Approve the Text Amendment to Article 14 - Administration - Section 14.05 (b) (1) Minor Special Use Amendments of the Village of Palatine Zoning Ordinance.
2. Do not approve Text Amendment to Article 14 - Administration - Section 14.05 (b) (1) Minor Special Use Amendments of the Village of Palatine Zoning Ordinance.

RECOMMENDATION:

Public Hearing:	Plan Commission - September 1, 2020
Residents testifying:	0
Vote:	The Plan Commission voted 8-0 to approve the requested text amendments to the Village of Palatine Zoning Ordinance and Staff concurs.

ACTION REQUIRED:

A motion to approve an Ordinance amending Text Amendment to Article 14 - Administration - Section 14.05 (b) (1) Minor Special Use Amendments of the Village of Palatine Zoning Ordinance.

Consider a Motion to Award a Contract for the 2020 Fiber Optic Link Project

BACKGROUND:

Heron pump station is a key site for the Village's water system. After multiple interruptions in the communications to the Heron pumping station, a fiber connection to Well 10 was installed last year to facilitate a more reliable connection to the control system. This new fiber installation completes the network by connecting Well 10 to the PD building, providing uninterrupted communication for the water system. With the proximity of the Palatine Public Library and District 15 headquarters, we are also installing the capabilities for future connectivity to these locations as agreements are reached.

Additionally, a request from Police to add security cameras to downtown area requires connectivity at Lots D & E. By connecting the new cameras directly to our fiber communications, we are able to provide realtime-secure video and recording for the D & E parking lots with our current system.

KEY ISSUES:

- On Tuesday, September 8, 2020, 5 bids were received, ranging from a high of \$101,780 to a low of \$58,240.90.
- The low responsive and responsible bidder was Utility Dynamics of Oswego, Illinois in the amount of \$58,240.90.

ALTERNATIVES:

1. Award the contract for the 2020 Fiber Optic Link Project to Utility Dynamics.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends the contract for the 2020 Fiber Optic Link Project be awarded to Utility Dynamics .

BUDGET IMPACT:

Water funds in the amount of \$50,000 in the 2020 Capital Improvement Budget are available to accommodate this work, while \$10,000 is available from the Downtown TIF District to support work for connectivity at Lots D & E.

ACTION REQUIRED:

Motion to award a contract for the 2020 Fiber Optic Link Project to Utility Dynamics of Oswego, Illinois in the amount of \$58,240.90.

Consider a Motion to Award a Contract for the 2020 Drainage Improvements Project

BACKGROUND:

As part of the annual budget, funding is identified for spot drainage improvements at various locations throughout the Village. The program is designed to address smaller, localized areas that experience flooding or drainage issues. As in years past, this project has been combined with the small diameter drainage program in an effort to solicit additional bidders and encompass economies of scale.

KEY ISSUES:

- On Tuesday, September 8, 2020, ten bids were received, ranging from a high of \$224,090 to a low of \$107,449.
- The drainage projects include improvements behind 427 to 443 N. Winston Drive, on Glencoe Road west of Quentin Road, 219 W. Kenilworth Avenue, 115 N. Greenwood Avenue, 301 N. Mozart Street, and on Benton Street north of Glade Street.
- The low responsive and responsible bidder was DeVinci Construction of Oak Brook, Illinois in the amount of \$107,449.

ALTERNATIVES:

1. Award the contract for the 2020 Drainage Improvements Project to DeVinci Construction.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends the contract for the 2020 Drainage Improvements Project be awarded to DeVinci Construction.

BUDGET IMPACT:

Funds have been appropriated in the 2020 Sewer Fund in the Capital Improvement Program to accommodate this work.

ACTION REQUIRED:

Motion to award a contract for the 2020 Drainage Improvements Project to DeVinci Construction of Oak Brook, Illinois in the amount of \$107,449.

Consider a Motion to Award a Contract for the 2020 Water Main Extensions Project

BACKGROUND:

Several locations of water main extension were identified and recommended for interconnection to improve fire protection and eliminate dead ends. These extensions would improve system reliability, provide access to Village water in certain areas, improve water quality, and create more uniform system pressures. Smith Street north of Bryant Avenue and Rand Road, from Ports O'Call Drive to Geneva Drive, are the locations with gaps to be filled.

KEY ISSUES:

- On Tuesday, September 8, 2020, ten bids were received, ranging from a high of \$205,687 to a low of \$128,950.
- The low responsive and responsible bidder was John Neri Construction of Addison, Illinois in the amount of \$128,950.
- The Engineer's estimate was \$185,250.

ALTERNATIVES:

1. Award the contract for the 2020 Water Main Extensions Project to John Neri Construction of Addison, Illinois in the amount of \$128,950.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract for the 2020 Water Main Extensions Project be awarded to John Neri Construction of Addison, Illinois in the amount of \$128,950.

BUDGET IMPACT:

Funding is available in the Water Fund of the 2020 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:

Motion to award the contract for the 2020 Water Main Extensions Project to John Neri Construction of Addison, Illinois in the amount of \$128,950.

Consider an Ordinance Voluntarily Annexing the Property Located at 1185 W. Algonquin Road

BACKGROUND:

The Subject Property, which contains the existing St. Michael the Archangel Cemetery and Mausoleum, is located at the southeast corner of Algonquin and Roselle Road. It is directly south of Harper College and presently located in unincorporated Cook County. The Petitioner has applied for incorporation into the Village of Palatine. Therefore, the Petitioners are requesting approval of the following:

Annexation into the Village of Palatine.

KEY ISSUES:

- The property is currently located within unincorporated Cook County, but is immediately adjacent and contiguous to the Village of Palatine. Per Code, the Subject Property would be zoned R-1 Single-Family Residential upon annexation into the Village. The existing property conforms to all of the R-1 required bulk standards and setbacks.
- Upon approval of the annexation, the Subject Property would be located in Village Council District 2.
- The Village's capital plan includes an extension of water service along Algonquin Road to fully loop the Harper campus. The cemetery would like to connect to this water source upon construction.

ALTERNATIVES:

1. Recommend approval of the Annexation.
2. Do not recommend approval of the Annexation.

RECOMMENDATION:

Staff recommends approval of the Annexation.

ACTION REQUIRED:

A motion to approve the ordinance annexing the property at 1185 W. Algonquin Road into the Village of Palatine.