



VILLAGE OF PALATINE

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

PLAN COMMISSION

AGENDA • SEPTEMBER 8, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jul 20, 2021 7:00 PM

III. PUBLIC HEARING

IV. CASE STAFF STATEMENTS

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

V. COMMUNICATIONS

VI. ADJOURNMENT



VILLAGE OF PALATINE

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PLAN COMMISSION MINUTES • JULY 20, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Conrad Hansen	Plan Commissioner	Present	
Dennis Dwyer	Chairman	Present	
Jane Robins	Plan Commissioner	Present	
Patrick Noonan	Plan Commissioner	Present	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

- Plan Commission - Regular Meeting - Jul 6, 2021 7:00 PM - **Accepted as Amended**

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota
ABSENT:	Robins

Minutes Acceptance: Minutes of Jul 20, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1133 N. Grove Avenue - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on July 5th, 2021.

The following petitioner's exhibits were introduced:

1. Application
2. Topographic Survey
3. Plat of Subdivision
4. Engineering Plans
5. Public Notice Subdivision
6. Public Notice Vacation
7. Objection email
8. Proof of ownership

Sworn in Petitioner - Mr. Len Kleinjan

Mr. Kleinjan states he is representing the petitioner, Mr. Thomas Herzau, and is a civil engineer. The request is to rezone the subject property for R-1 to R-2 with (3) single family lots that will be 80' to 85' in width. Mr. Kleinjan presents a site plan and confirms lot size for each subject property.

Sworn in Staff: Ms. Katie Rivard

Ms. Rivard provides a background of the request and states that the subject property is approximately 0.89 acres, is one single-family vacant residential lot and the petitioner is seeking to rezone from R-1 to R-2. Petitioner is requesting approval of the following:

1. Preliminary and Final Plat of Subdivision to permit a 3-lot single-family residential development
2. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential
3. Vacation of the approximately 40 feet of Coolidge Avenue right-of-way, located directly east of 1133 N. Grove Avenue

Ms. Rivard provides documentation of proposed site plan and confirms lot sizes for each proposed property. She confirms the lots meet all of the bulk and setback requirements. She also states that the subject property is east and adjacent to the unimproved Coolidge Avenue right-of-way and the Village is recommending this area is vacated to the Petitioner as a condition of the Subdivision and Rezoning. If approved by Council, the Village would retain easement rights. She states that the right-of way would push the Subject Property past the 1-acre limit. She also states that the petitioner has indicated he is not interested in the right-of-way. Ms. Rivard explains the engineering requirements.

Discussion regarding the vacation of the Coolidge Avenue right-of-way.

Mr. Bettenhausen asks if the Coolidge Avenue right-of-way to the north and south are already vacated.

Ms. Rivard confirms that it is vacated to the north but not to the south.

Mr. Bettenhausen asks if it can be used for retention purposes.
Mr. Vyverberg is sworn in.
Mr. Vyverberg states that he would have to confirm with the Village Engineer.

Mr. Kleinjan states that the petitioner is not interested in the right-of-way.

Chairman Dwyer asks if the petitioner can refuse the right-of-way.

Mr. Vyverberg states it could be imposed as a subject of the review.

STAFF RECOMMENDATION:

While several of the immediately adjacent properties remain R-1 zoning with larger lots, the proposal is consistent with recent developments immediately north and south of the Subject Property. Additionally, the Subject Properties are located within Northwest Sub-Area, which recommends that lots fronting Grove Avenue (south of North Avenue) be redeveloped within the Village's current R-2 standards. Ultimately, the approval of the Vacation of the unimproved, Coolidge Avenue right-of-way will remain a policy decision for the Village Council. With that being said, Staff recommends approval of the proposal, subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision and the Engineering Plans prepared by Haeger Engineering, dated 04/21/2021 last revised 06/09/2021, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A Public Improvement letter of credit or appropriate security deposit 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 Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC.
5. A Plat of Vacation shall be submitted on Mylar with the required signatures in a manner acceptable to the Village Engineer.
6. A Subdivision Improvement Agreement shall be submitted.
7. Recording fees in the amount of \$300 shall be submitted.
8. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.
9. Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.
10. Water recapture fees shall be paid in a manner acceptable to the Village Engineer. This amount is subject to change up to the date of the Village Council approval.

11. Sanitary recapture fees shall be paid in a manner acceptable to the Village Engineer. This amount is subject to change up to the date of the Village Council approval.

Mr. Friedman asks that the email letter to be read into the proceeding.

Mr. Dwyer reads the objection letter into the proceeding. He asks Mr. Vyverberg to respond to the letter and Mr. Vyverberg explains the Village's position on the request.

Mr. Noonan made a motion to close the public hearing; seconded by Mr. Fedota. The motion was unanimously approved.

DISCUSSION:

Mr. Fedota states that the adding the right-of-way condition to the approval could be a potential hardship to the developer.

Chairman Dwyer states that the motion to approve can request that the motion be approved without the vacation.

Ms. Williams makes a motion to recommend approval of the Subdivision and Rezoning; seconded by Mr. Noonan. The motion is unanimously approved.

RESULT: RECOMMENDED TO APPROVE [UNANIMOUS] Next: 8/9/2021 7:00 PM

MOVER: Teri Williams, Plan Commissioner

SECONDER: Patrick Noonan, Plan Commissioner

AYES: Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota

ABSENT: Robins

Ms. Williams makes a motion to approve the Vacation of Coolidge Ave; seconded by Mr. Noonan. Council recommend approval by a vote of 6-2.

RESULT: RECOMMENDED TO APPROVE [6-2] Next: 8/9/2021 7:00 PM

MOVER: Teri Williams, Plan Commissioner

SECONDER: Patrick Noonan, Plan Commissioner

AYES: Hansen, Noonan, Williams, Bettenhausen, Kolososki, Fedota

NAYS: Dwyer, Friedman

ABSENT: Robins

Chairman Dwyer summarized that the request to Subdivide and Rezone Subject property is unanimously approved by a vote of 8-0.

The second motion to approve the vacation of Coolidge Ave Right-of-Way is recommended to approve by a vote of 6-2.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS] Next: 8/9/2021 7:00 PM
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Patrick Noonan, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota
ABSENT:	Robins

2. 874-920 N. Quentin Road - **Recommend to Deny**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on July 5th, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Application
2. Proof of Ownership
3. Detailed Project Description
4. Petitioner Response Letter 04-20-21
5. Combined Drawings
6. Palatine Parking & Traffic Narrative 6-14-21
7. Parking Demand Trips 6-14-21
8. Public Notice
9. Objection Email - Orofino
10. Objection Email - Harder
11. Objection Email - Novak
12. Objection Email - Fluhler
13. Objection Email - Picchiotti
14. Objection Email - Dagan Park Estates
15. Objection Email - Palatine Lake Park Estates HOA
16. Objection Email - Pepper
17. Objection Email - Wippman
18. Objection Email - Murphy
19. Objection Email - Erins Glen THA
20. Objection Email - Olander
21. Objection Email - Schnabl
22. Paper-based Petition Opposing Alliance Dev
23. Letter of Support - Kleiva
24. Willow Glen HOA
25. Objection Email - Harris
26. Objection Email - Hammer
27. Objection Email - Clark
28. Objection Email - Howard
29. Objection Email - Rodell

Sworn in Petitioner's -

Shawn O'Brien - Northpointe Development

Andy Dumke - Northpointe Development

Jay Victor - Vice President of Development for Illinois for Northpointe Development.

Dennis Hansen - Vice President of Lutheran Social Services & Co-Developer

Mr. O'Brien explains that Northpointe Development is based out of Oshkosh, WI. They have developed and managed housing in Wisconsin and Michigan for

nearly 40 years. They've developed over 1,100 units over the past 10 years. Their mission is to provide sustainable housing for communities. They are a highly regarded developer for sustainable housing. He provides a slide show of existing developments that Northpointe developed.

Mr. Hansen talks about his role in the management and development of housing for more than 40 years. He explains that they own and manage over 450 subsidized units and 64 units of market rate for older adults. They are also a nonprofit sponsor on 17 successful tax credit applications since 2014 and provide service coordination for more than 4000 units.

Mr. Obrien states that the subject property consists of 2.5 acres and is proposed for a 58 unit complex with underground parking. He provides a site plan drawing to show a rendering of the building. He explains their plan for the site, construction materials for the building the amenities for the tenants. These would include a playground area, a grill station and balconies for every unit. He provides information on the design plan for the interior units and explains the finishes that would be utilized in each unit.

Mr. Obrien talks about the retaining walls and states it has been designed so that the underground parking would exit onto Poplar Street at this time but can easily be flipped for it to be accessed from Quentin Road.

He explains the tax credits that are being provided from the Illinois Housing Authority and gives a breakdown on how those funds would be utilized. He states that the project would employ local contractors and that all properties are managed by a third party. The project would be built to National Green Built Standards. It is considered a medium density project and the proposed architectural drawing shows the building to be a comparable height to what is in the neighborhood. The project would also be professionally landscaped.

He also explains that this is not a Section 8 housing project but an Affordable housing project. The difference is that rent is based on income. The units are priced affordably and based on the income of the workforce in the area. He states that he believes there is a significant need for this development.

Mr. Hansen adds that they are experienced and would provide service coordinators for tenants to help maintain and provide the needed funding. He states that tenants have to go through a vigorous process to obtain approval for their tenancy.

Mr. Jacob addresses the income levels - rents are not subsidized - they need to qualify their income to be approved for the program.

Mr. Kolososki asks if there is anything in place to help tenants if another pandemic should arise.

Mr. Obrien states that they would do everything in their power to help tenants that have financial hardship but ultimately it is the tenant that is responsible for the rent. He explains that the rent is based on income in a section 8 situation but in section 42 the rent is set and is not adjusted for loss of job.

Mr. Fedota asks how long is a typical lease and Mr. Obrien states it is normally 1 year.

Mr. Fedota asks if leases are reevaluated at the end of the lease.

Mr. Obrien states that they are and explains the formula that rents are calculated. Mr. Fedota asks if the rent is based on Cook County incomes. Mr. Obrien confirms it is based on Cook County incomes.

Mr. Freidman states that the presentation was insightful and appreciates all of the work the petitioner has put into it. He asks how often developments are surrounded by single family homes vs commercial developments.

Mr. Obrien states that many of the projects are surrounded by single family homes and explains that the standard 3 story building with flat roofs, as proposed, usually fit nicely into the neighborhoods and have been quite successful. He also explains that the reason they identified the project location is because of the existing mixed use in the neighborhood which currently consists of single family homes and multi-family housing.

Mr. Freidman asks if there has been a traffic process study. He asks if there are any conclusions on the impact this development would have to the area.

Mr. Obrien states that he doesn't believe it would have an impact. A traffic impact study for this project would be conducted but has not been done yet.

Mr. Bettenhausen inquires about the grading plan and the path going into the garage. He asks if the current driveway path that is shown would accommodate 2 cars going in and out.

Mr. Obrien states that he believes it would accommodate. The plan is preliminary and there is room for changes.

Mr. Dumke also states that these plans are preliminary and would be adjusted if the project were to move forward.

Mr. Noonan asks about services provided and questions if any surrounding residents have been contacted regarding this project.

Mr. Hansen talks about services provided by his organization and Mr. Obrien states that residents have not been polled yet.

Mr. Vyverberg talks about tonight's meeting requirements and reiterates that this meeting is preliminary for land usage. This is going through the process for the 1st time tonight and this is a land usage meeting. The site was previously approved for a memory care facility but that project did not move forward.

Ms. Rivard goes over the site plan and the proposed building development narrative.

Mr. Vyverberg talks about the density concerns for the proposed property and goes over the surrounding property densities. He agrees that there are traffic concerns that relate to Poplar Street.

Mr. Kolososki asks Mr. Vyverberg if he was aware of the drop in the grade from the back of subject property to the existing homes to the west.

Mr. Vyverberg states that there is an approximate 10 point grade differential. It was looked at during the previous approval.

Mr. Friedman asks if he can you confirm how the village measures building height.

Mr. Vyverberg states that the Grade is measured from the foundation line.

STAFF RECOMMENDATION:

Staff is concerned with the overall density and massing of the proposed building at this location, which is impactful, given its proximity to single-family residential to the west. While the Comprehensive Plan outlines the future land use of a portion of the development area as multi-family, the Comprehensive Plan recommendation was reflective of the approved memory care/assisted living facility. Additionally:

- The density far exceeds the apartment complex to the north and the other existing multi-family developments in the area.
- The proposed FAR exceeds the maximum allowed in the multi-family district of .5 FAR. The proposed development would require 3.93 acres for the development to meet the minimum lot area/dwelling unit.
- Additionally, there is a sizable grade difference (10 feet) between the proposed building foundation and the single-family residential to the west. Combined with the building height of 36 feet, the building being setback approximately 50 feet from the west property line, the view and impact of this building will be substantial.
- The memory care/assisted living facility was a more passive use, with limited traffic, whereas the proposed development will generate much more traffic.
- With the exception of the storm water detention areas and front yard setback, there is no real open space or community assets to the proposed site plan.
- The access onto Poplar Street could potentially create conflicts and impact the existing single-family residential traffic, as the only ingress/egress to Quentin Road for residences on Poplar, Franklin, and Maple is via Poplar Street. Furthermore, Quentin Road has a maximum speed limit of 40 mph. And, a deceleration lane coming from Quentin Road is not a component of the preliminary plans. Per the Planned Development Design Standards, principal vehicular access points shall be designed to promote smooth traffic flow with controlled turning movements and minimum hazards to vehicular, bicycle and/or pedestrian traffic. The development does not provide any substantive guest parking and the one car queuing area from Poplar Street to the underground parking area, has the potential to create access and turning conflicts.

Therefore, Staff recommends denial of the Preliminary Planned Development

Chairman Dwyer acknowledges that the audience is in agreement with the staff's recommendation. Audience is asked to come forward now with any comments or questions.

Resident - Julie Picchiotti - 939 N Franklin Ave - States she is opposed to the proposed development. Provides letters and electronic signatures of 280 + residents who also oppose. She states that should the project move forward the

residents would like input into the project details. She also states that she is in agreement with the staff that the development should be denied.

Mr. Hansen asks Ms. Picchiotti if they had any ideas what a proper development would be for this area.

Resident - Mr. Picchiotti talks about similar lots located at Hicks Rd that developed single family homes which may be a better fit for this property. He states that the proposal is not an appropriate use of the space and is opposed to the proposed development.

Resident - Nanette Harris - 825 W Poplar - States she is a long time resident of Palatine. Has lived here over 24 years. Opposes the proposed usage of the planned development. Reads letter from her 90 year old neighbor who lives at 901 N Franklin Ave and is unable to attend. Her neighbor also opposes the proposed development.

Mr. Freidman asks Ms. Harris about her reference to the change in neighborhood and asks what her view is out her front door. Ms. Harris states that she faces the 3-story Clayson property with trees and bushes. It's a well maintained area.

Resident - Kathy Cortez - 141 S Fremont - Resident for 32 years - Is in favor of the planned development and feels that it would be a good location for this kind of development. People who struggle would appreciate the Palatine community. This is good affordable housing and states that residents should vote yes for the project.

Resident - Sarah Murphy and husband - 925 N Franklin - Opposes the proposed development. Does not feel this development fits the neighborhood and has concerns regarding the density of the development. States it would have a negative impact on the surrounding properties.

Resident - Adam Nung - 852 N Martin - New resident to Palatine and has lived here for 4 months. Opposes the development due to traffic concerns and construction noise.

Resident - Markus and Grace Orofino - 913 N Franklin Dr. - 3 year resident - opposes the plan development due to the density of the development

Resident - Chris Bonde - 1052 N Glenview Ct - Opposed the plan development due to the density of the development

Resident - Gail Banokis - 1237 W Crooked Willow Ln - Longtime resident - Opposes the planned development

Resident - Robert Lettecci - 998 N Glenview Ct - Opposes the Plan Development and notes his concerns about the play area near the retention pond and density of population.

Resident - Jim Osterhaus - 841 W Willow St - Opposes the Plan Development. Feels he lives in a high income neighborhood and it would impact the value of his property. States he researched affordable housing development managed by for profit developers but Chairman Dwyer states the testimony is not valid since it has no specific information from an appraiser.

Resident - KC Bixby - 917 N Coolidge - Opposes the Plan Development - asks the council about the section 42 program and a question to the developer. Asks how the long grant is locked into the financial

Developer can't answer 1st question -

Would own the project for 30 years - tax credit program is in affect for 30 years.

Patrick states the 1st question is irrelevant and does not have relevance to this meeting.

Resident - Victor Turasa - 839 N Franklin Ave - Opposes the Plan Development. Concerned about drainage.

Resident - John Crow - 996 N Glenview Ct - Opposes the Plan Development due to traffic concerns and density.

Resident - Jill Kessler - 848 N Quentin Rd - Opposes the Plan Development due to density and grade.

Resident - Sandra Clark - 907 N Quentin - States letter was sent to planners and board members and strongly oppose due to density and traffic.

Commissioner Dwyer asked staff to read the recommendations and addresses the issue brought to the table regarding the Fire Truck safely maneuvering at the site. He states that the Fire Marshall auto turn exhibit submitted to determine if there is room to turn.

Mr. Vyverberg - Reads the Staff Recommendations if the Plan Commission recommends approval, Staff would recommend the following conditions:

1. The Preliminary Planned Development shall substantially conform to the Engineering Plans prepared by Vierbicher dated 04/08/2021, and the Architectural Plans prepared by Knothe Bruce Architects dated 01/20/2021 last revised 04/13/2021, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A Plat of Consolidation/Subdivision shall be submitted in a manner acceptable to the Village Engineer.
3. The Engineer's Cost Estimate shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Landscape Plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. Additional plantings, such as trees, evergreens and/or arborvitaes shall be installed along the western property line.
5. An Auto-Turn Exhibit shall be submitted in a manner acceptable to the Fire Marshal.
6. The required Letters of Credit and other all fees shall be submitted in a manner acceptable to the Director of Planning and Zoning.
7. MWRD, Cook County, and NCCSWC permits are required.
8. In conjunction with the Final Planned Development application process, the Petitioner shall submit a construction management plan and schedule in a manner acceptable to the Village of Palatine.
9. In conjunction with the Final Planned Development application process, the

Petitioner shall submit a Traffic Impact Study in a manner acceptable to the Director of Planning and Zoning. The developer should anticipate possible road improvements being required for Poplar Road.

10. A final fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
11. The Petitioner shall submit a storm water management and maintenance plan in a manner acceptable to the Village Engineer.
12. The playground location will be reconsidered to provide additional separation from the detention basin.
13. The petitioner shall provide a detailed sign plan for the entire site. Information on the freestanding sign and wayfinding signage for the property shall be provided in the plan.

Mr. Noonan made a motion to close the public hearing and 2nd by Ms. Williams

DISCUSSION:

Mr. Dwyer asks the board members what they thought would make this an acceptable proposal. Density is a problem. Mr. Fedota states the density element is the overwhelming element. Mr. Kolososki states the parking and density is too much.

The Village Lawyer, Mr. Patrick Brankin states that the conversation should be restricted to what is before the council and speculation of alternative solutions should not be addressed at this time.

Mr. Noonan addresses the committee and states that he is related to an objector in the audience but wanted to assure everyone that this would not influence his decision.

Deliberations are concluded.

Motion to Recommend Approval of the Petition - 1-7 opposed

Motion to recommend denial - 8-0

Unanimously recommended to approve denial

This matter will go to Council on Monday 8-9-21.

Communications:

Ms. Rivard states that the Regency Plaza subdivision was approved by village council.

The crematorium request from Ahlgrim Funeral Home was adopted by the council for existing use.

Motion to adjourn by Noonan 2nd by ?

RESULT:	RECOMMEND TO DENY [0 TO 8]	Next: 8/9/2021 7:00 PM
MOVER:	Patrick Noonan, Plan Commissioner	
SECONDER:	Stephen Fedota, Plan Commissioner	
NAYS:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota	
ABSENT:	Robins	

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 09/08/21 07:00 PM

CASE STAFF STATEMENT (ID # 7068)

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

CASE NUMBER: 21-60

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

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

PROPOSAL:

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

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

SURROUNDING CONDITIONS:

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

COMPREHENSIVE PLAN:

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

these properties.

BACKGROUND AND ANALYSIS:

- The Subject Properties contain the existing Arlington Toyota Dealership and an existing unoccupied commercial building at 2019 N. Rand Road. Both properties are located on the Rand Road corridor.
- Belle Tire is proposing to acquire the property at 2019 N. Rand Road, demolish the existing building (former Hertz car rental) at 2019 N. Rand Road and construct a new 9,800 square foot building.
- Per the business plan, Belle Tire sells and installs passenger vehicle tires, various automotive parts, and offers minor automotive repairs such as brakes, alignments, batteries, shocks and struts, and oil changes.
- No major engine, transmission repair or bodywork will take place. All repair and installation will take place inside, and any vehicles left overnight are stored inside. Auto repair uses require a Special Use in all of the Village's business districts. The Petitioner's application speaks to compliance with the required special use standards.
- The proposed hours of operation are Monday - Thursday 8 AM - 8 PM, Saturday 8 AM - 5 PM, and closed on Sunday. There will be a max of 10-15 employees at one time. There will be 10 service bay doors on the north side of the building, facing Arlington Toyota.
- Belle Tire is an approximately 90-year old company, which began and is headquartered in Michigan and has over 130 locations in Michigan, Ohio, and Indiana.
- The proposed resubdivision would take a portion of the Arlington Toyota property and incorporate it into the Belle Tire property. The rear existing parking lot for the 2019 N. Rand Road property would be concurrently incorporated into the Arlington Toyota property for continued use as a parking lot for their vehicles. This is consistent with the current use of the parking area.
- The Petitioner is proposing to demolish the building, and construct a new building utilizing the existing infrastructure's parking lot and utility connections. The proposed subdivision is approximately 1.77 acres, and includes a portion of what is now Arlington Toyota's property (approximately 13,000 square feet).
- The existing Rand Road curb cut for the 2019 property will be removed, and the

proposed use would access the existing curb cut through Arlington Toyota's property. A 41' access easement will be provided for ingress/egress.

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

RECOMMENDATION:

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

The bay doors are facing north and directed toward the surrounding commercial uses and additional landscaping would be included within the detention area to further buffer the residential properties to the north. The proposed rezoning will maintain the current zoning for both Arlington Toyota and the underlining B-5 district zoning for 2019 N. Rand Road. Finally, the expansion of the cross access will continue the Village's goal

to provide concurrent cross access along IDOT roadways in the Village. Therefore, Staff recommends approval of the resubdivision, Special Use for Belle Tire, and the rezoning to P and B-5 for 2095 and 2019 N. Rand Road respectively, subject to the following conditions:

1. The Special Uses shall substantially conform to the Belle Tire business plan, floor plan, architectural plans, and engineering plans submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Subdivision and Planned Development Amendment shall substantially conform to the Plat of Subdivision prepared by CAGE Civil Engineers, last revised on August 12, 2021 and Arlington Toyota narrative, except as such plans may be revised to conform to Village Codes and Ordinances.
3. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by CAGE Civil Engineers
4. If required by the Village Attorney, a Subdivision Improvement Agreement shall be submitted.
5. A cross access and parking easement shall be revised in a manner acceptable to the Village Attorney.
6. MWRD and IDOT permits are required and shall remain a condition of approval.
7. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning.
8. The declarations for shall be revised in a manner acceptable to the Village Attorney to reflect the shared use of the detention basin between both properties.
9. The sign plans shall comply with the Zoning Ordinance B-5 district requirements.

ATTACHMENTS:

- EXHIBIT- Plat of Subdivision 8-12-21
- EXHIBIT - Belle Tire - Elevations
- EXHIBIT - Combined Plans 8-12-21
- EXHIBIT - Planned Development Amendment narrative - Arlington Toyota parking storage at Subdivided 2019 N. Rand Road property

Case Staff Statement (ID # 7068)
Meeting of September 8, 2021

- EXHIBIT- Floor plan
- ALTA Land Survey
- EXHIBIT - Belle Tire Business Plan
- Renderings
- Garbage enclosure rendering
- Special Use Application
- Subdivision Application
- Lighting Plan
- ALTA Land Survey
- Public Notice

BELLE TIRE
1000 ENTERPRISE DRIVE
ALLEN PARK, MICHIGAN

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

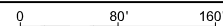
 = ACCESS EASEMENT
(HEREBY GRANTED)

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.

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

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

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



1" = 80' (HORIZONTAL)

CURRENT P.I.N.:

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

AREA TABLE

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

SEND NEXT TAX BILL TO:

(NAME)

(ADDRESS)

PRELIMINARY & FINAL PLAT OF SUBDIVISION
OF
BELLE TIRE SUBDIVISION

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

OWNER/CLIENT

BELLE TIRE
1000 ENTERPRISE DRIVE
ALLEN PARK, MICHIGAN

LEGEND

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

3
573,373 S.F.
13.117 AC
(PARCEL 4)
LOT 1
ARLINGTON TOYOTA
OF PALATINE
SUBDIVISION
REC. JANUARY 28, 2010
PER DEC. 1020890005
P.L.N. 02-02-203-066
ZONING: P PLANNED UNIT
DEVELOPMENT
COMMERCIAL-RETAIL

WHISPERING OAKS CONDOMINIUM 2

WHISPERING OAKS CONDOMINIUM 1



BASIS OF BEARINGS

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

0 40' 80'

1" = 40' (HORIZONTAL)

CURRENT P.I.N.:

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

AREA TABLE

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

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

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

SURVEYOR'S NOTES

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

330 WOODCREEK DRIVE
PALATINE, ILLINOIS 60131
P. 630.598.0007
WWW.CAGEI.COM



REVISIONS

NO.	DATE	DESCRIPTION
1	06/03/21	ISSUED FOR PERMIT
2	06/03/21	ISSUED FOR PERMIT
3	06/03/21	ISSUED FOR PERMIT
4	06/03/21	ISSUED FOR PERMIT
5	06/03/21	ISSUED FOR PERMIT
6	06/03/21	ISSUED FOR PERMIT
7	06/03/21	ISSUED FOR PERMIT
8	06/03/21	ISSUED FOR PERMIT
9	06/03/21	ISSUED FOR PERMIT
10	06/03/21	ISSUED FOR PERMIT

BELLE TIRE SUBDIVISION
PALATINE, ILLINOIS

PROJNO: 21004
DW: SJP
DATE: 06/03/21
SCALE: 1" = 40'
SHEET NO.

2 OF

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

CURRENT P.I.N.:

02-02-203-016-0000 A
02-02-203-066-0000

OWNER'S CERTIFICATE

STATE OF _____ } SS
COUNTY OF _____ }

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

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

BY: _____

PRINT: _____

NOTARY CERTIFICATE

STATE OF _____ } SS
COUNTY OF _____ }

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____ A.D., 20____

NOTARY PUBLIC SIGNATURE _____

SCHOOL DISTRICT CERTIFICATE

COMMUNITY CONSOLIDATED SCHOOL DISTRICT #15 – ALL LOTS
TOWNSHIP HIGH SCHOOL DISTRICT #211 – ALL LOTS

OWNER _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

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

SIGNED: CHAIRPERSON _____

ATTEST: SECRETARY _____

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

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

SIGNED: MAYOR _____

ATTEST: VILLAGE CLERK _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

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

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

SIGNED: VILLAGE ENGINEER _____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

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

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

BY: VILLAGE COLLECTOR _____

PRELIMINARY PLAT OF SUBDIVISION

OF

BELLE TIRE SUBDIVISION

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

ACCESS EASEMENT PROVISIONS

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

VILLAGE OF PALATINE EASEMENT PROVISIONS

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" (P.U.E.) SHALL APPEAR ON THIS PLAT, THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS, JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES ON THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS AND SEWERS, WATER AND SEWAGE MAINS AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO
COMCAST CABLE COMMUNICATIONS, INC. (CABLE TV)
COMMONWEALTH EDISON COMPANY
AND AT&T ILLINOIS (TELEPHONE), GRANTEES.

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT". THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "A COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE THE IMPROVEMENTS THEREON OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 2 (C) OF "AN ACT IN RELATION TO CONDOMINIUMS," ILLINOIS REVISED STATUTES, CH. 30, PAR 302 (E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL, OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS, OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS: "OUTLOTS," "COMMON ELEMENTS," "OPEN SPACE," "OPEN AREA," "COMMON GROUND," "PARKING AND COMMON AREA," THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, OR RETENTION POND, OR MECHANICAL EQUIPMENT.

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

COOK COUNTY RECORDER

COOK COUNTY CLERK

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

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

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

SURFACE WATER STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

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

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

MATTHEW P. SCHMADNER
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NO. 062-062474
LICENSE EXPIRES NOVEMBER 30, 2021

OWNER'S OR ATTORNEY'S SIGNATURE _____

PRINTED NAME: _____

PERMISSION TO RECORD

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

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

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

BY: _____

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



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

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

PARCEL 1:
THAT PART OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF RAND ROAD AS DESIGNATED BY DOCUMENT 1002845065 FOR THE FOLLOWING 2 COURSES: 1) THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 15027.92 SUBTENDING A CHORD BEARING NORTH 42 DEGREES 43 MINUTES 09 SECONDS WEST, AN ARC AND CHORD DISTANCE OF 54.22 FEET; 2) THENCE NORTH 42 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 20.62 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY MOST LINE OF SAID LOT 1, A DISTANCE OF 168.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 65.00 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 106.00 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.84 FEET TO THE EASTERLY MOST LINE OF SAID LOT 1; THENCE SOUTH 47 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET TO THE EASTERLY MOST LINE, A DISTANCE OF 364.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, THENCE SOUTH 80 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.83 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS WEST, A DISTANCE OF 106.00 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 208.95 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, THENCE SOUTH 80 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.83 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS WEST, A DISTANCE OF 106.00 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 208.95 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY MOST CORNER OF LOT 1 IN ARLINGTON TOYOTA OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2010 AS DOCUMENT NUMBER 1002845065, THENCE SOUTH 80 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.83 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 284.46 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 49 SECONDS WEST, A DISTANCE OF 106.00 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 47 DEGREES 24 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 208.95 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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

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

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17021C0044J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE X. ZONE X IS DEFINED AS ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 45 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

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

FOR REVIEW

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

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

DATE OF FIELD SURVEY: MARCH 30, 2021

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



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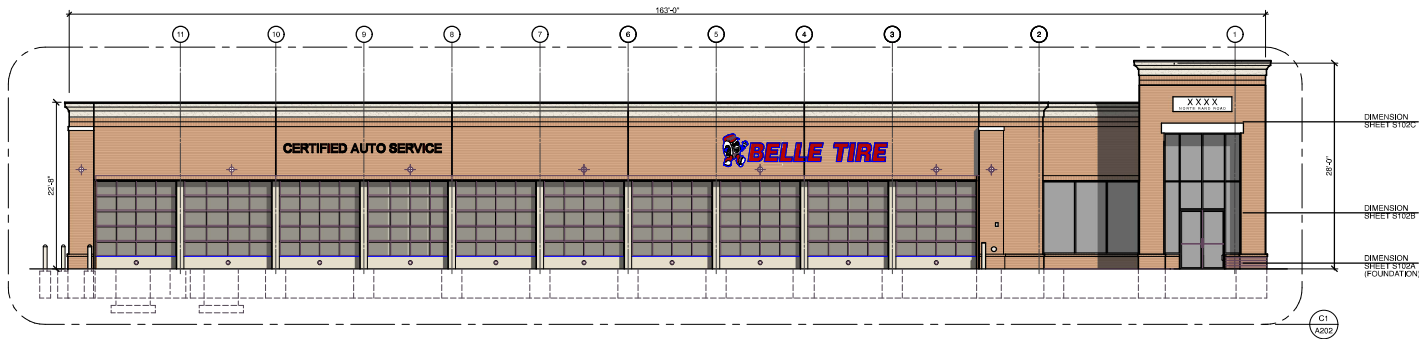
REVISIONS

NO.	DATE	DESCRIPTION

BELLE TIRE SUBDIVISION
PALATINE, ILLINOIS

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

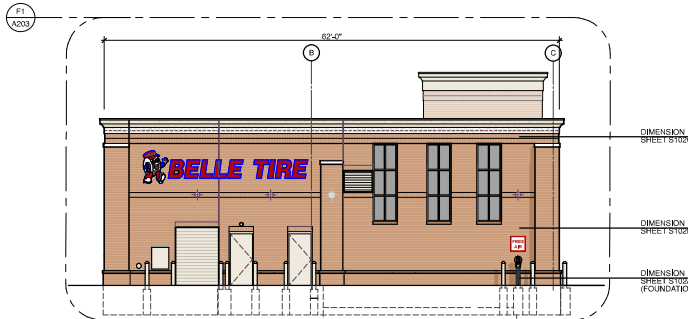
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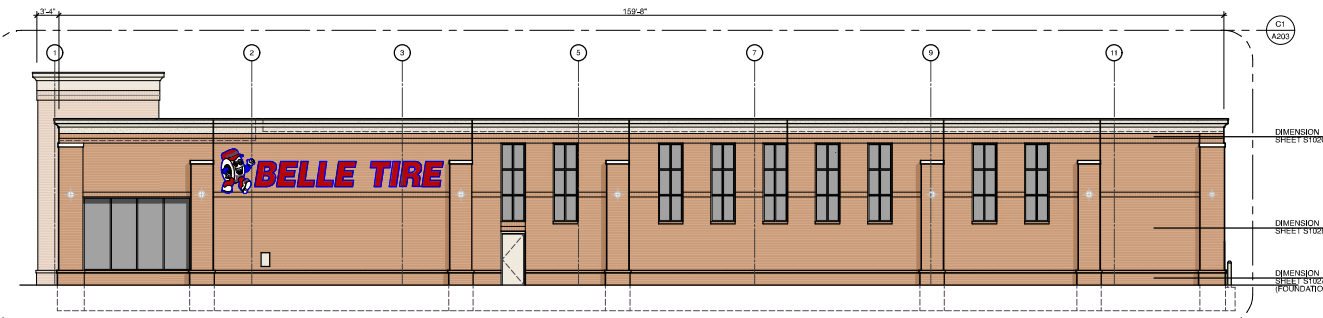
B1 North Elevation
A201 SCALE: 1/8" = 1'-0"



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



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

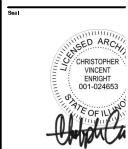


F1 South Elevation
A201 SCALE: 1/8" = 1'-0"

MATERIALS:

MARK	MATERIAL	DESCRIPTION
EIFS-1	EIFS	STO-STOLIT 1.0 MOONLIGHT SAND 1061-164
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLENKERRY BRICK CO.
GB-1	GLAZED BLOCK	TRENNYTH ASTRA-GLAZE-SW + SERIES-COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW 'E' CLEAR. LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROMOTE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURACAST 8 FIBRE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECTS APPROVAL
P-1	PAINT	#233 GALE COO GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7566 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GREYHANGER RED - PRATT & LAMBERT
P-3	PAINT	PANT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

NOTE:
ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 5-115.



Christopher Enright Architects, Inc.
A PROFESSIONAL CORPORATION

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Suite 106
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TEL: 248.330.5595
c.enright@enrightarchitects.com

DATE: 08/14/20

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

Sheet
Building Eleva

Issued for
Village Submittal

Project
No. 21-130

Sheet No. A201

Attachment: EXHIBIT - Belle Tire - Elevations (2019 and 2095 N. Rand Road - Belle Tire)



Christopher Enright
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cnenright@enrightarchitects.com

DATE: 01/20/20

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

Sheet
Building Eleva

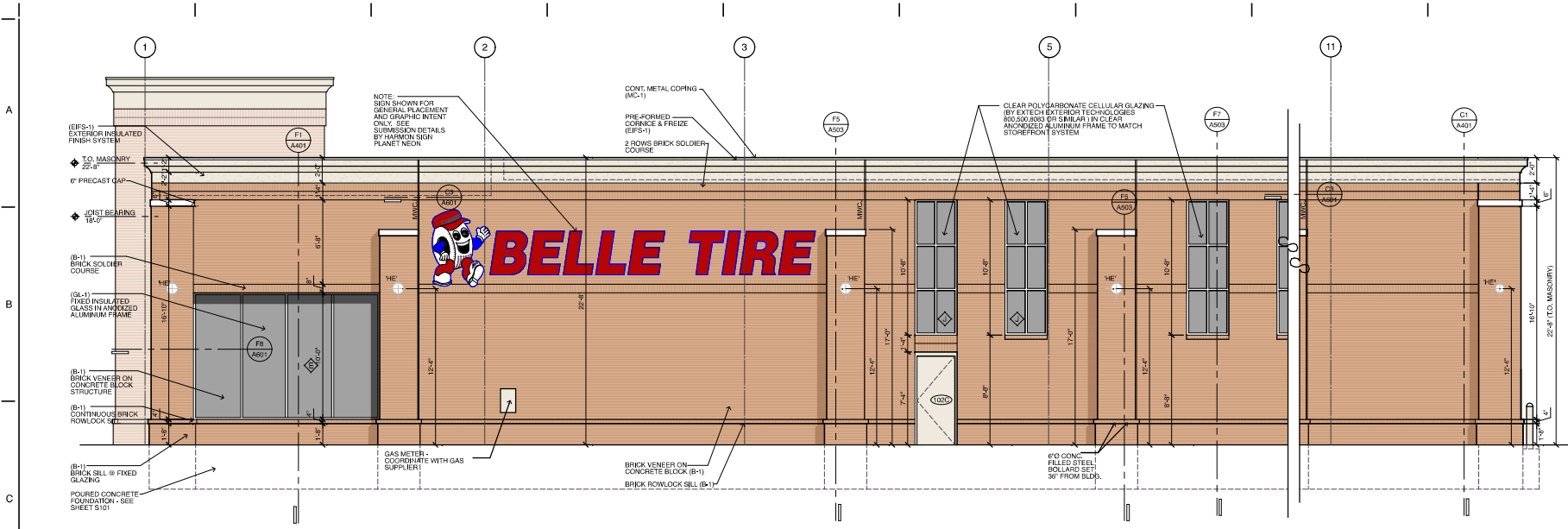
Mark	Material	Description
EIFS-1	EIFS	STO-STOLIT 1.0 MOONLIGHT SAND 1061-64
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLENVIEW BRICK CO.
GB-1	GLAZED BLOCK	TRENNYTH ASTRA-GLAZE-SW + SERIES-COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW 'E' CLEAR. LOW REFLECTIVE INSULATING GLASS. IN CLEAR ANOZIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROMOTE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURACAST 2 FREE SNAP-ON METAL PASCOA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECTS APPROVAL
P-1	PAINT	#233 GALE COO GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7566 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GREYCHAMBER RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

MATERIALS:

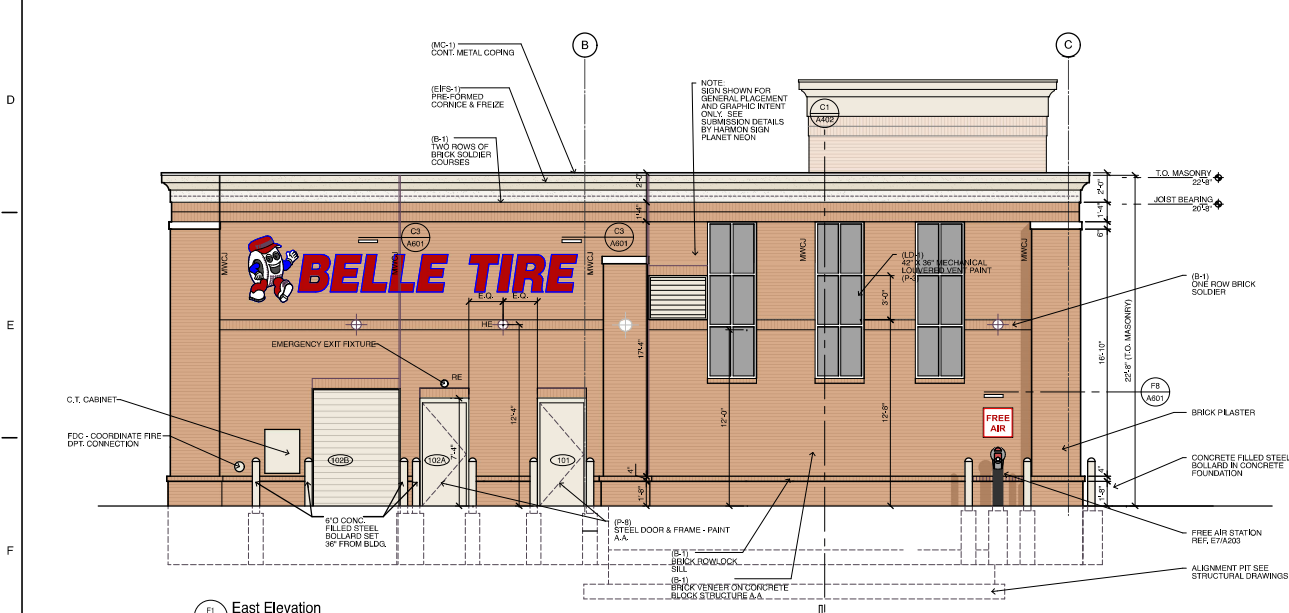
NOTE:
ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 5-1-15.



Free Air Station Example



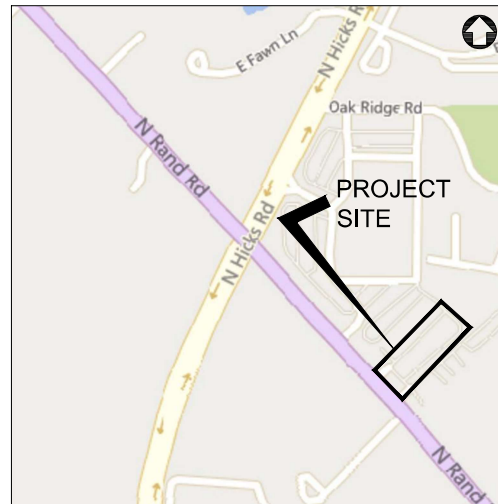
South Elevation
SCALE: 1/4" = 1'-0"



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

PROPOSED IMPROVEMENTS FOR BELLE TIRE PALATINE XXXX N. RAND ROAD

LOCATION MAP



SECTION 2, TOWNSHIP 42N , RANGE 10E

INDEX OF SHEETS

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

OWNER/DEVELOPER
ENRIGHT ARCHITECTS
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ROYAL OAK, MI 48067
PHONE: 248.258.6485
CHRIS ENRIGHT, NCARB

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

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

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

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CAGE

BRADLEY P. HOVANEC
062-07224
OF ILLINOIS

REVISIONS

BELLE TIRE PALATINE

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

SITE LOCATION MAP & CIVIL LEGEND

C0.1

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

GENERAL REQUIREMENTS:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (HEREINAFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED APRIL 1, 2016 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 100.10, 105.08, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE, BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REPORTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILLS, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PROJECT OR THE SAFETY OF THE PROJECT SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONSTRUCTION PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL WORKING KNOWLEDGE OF THE PLANS AND SPECIFICATIONS TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
7. PRIOR TO PERFORMING ANY WORK OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE PUBLIC ENGINEERS OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADES SHALL CONFORM TO THE APPROPRIATE APPLICATIONS IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL, WITH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ON-SITE AND OFF-SITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.E.D.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.P.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONSTRUCTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNING SIGNS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-MAST ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE CONFORMANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHERENCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-FLOORED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SURFACE.
23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
25. ALL SIDEWALKS SHALL BE 4 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS OR AS REQUIRED BY THE MUNICIPALITY.

26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING OR INSTALLING ANY PUBLIC SEWER OR WATER MAIN.
28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

1. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE JLLC1. TELEPHONE NUMBER 1-800-892-2135. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

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

SITE LAYOUT:

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

SITE GRADING AND EROSION CONTROL:

1. ALL SUBGRADE EXCAVATION AND COMPACTON SHALL BE COMPLETED IN ACCORDANCE WITH THE "GEO-TECHNICAL ENGINEERING INVESTIGATION" PREPARED BY ATC GROUP SERVICES LLC, DATED MAY 11, 2021.
2. ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEO-TECHNICAL REPORT FOR APPROVED FILL MATERIALS.
3. WHERE FIRM FLOOR AND/OR SUBGRADE IS NOT AVAILABLE AT GRADE, ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
4. TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL.

5. MATERIAL SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL. PRODUCTS, OR TO PROVIDE ANY NECESSARY FILL MATERIAL, THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
7. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
8. THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE EROSION POLLUTION PREVENTION PLAN BACKLOG AND ASSOCIATED DOCUMENTS. IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES" AND A COPY SHALL BE KEPT ON-SITE AT ALL TIMES.
9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
10. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SOODED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
11. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
12. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
13. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
14. ALL AREAS WITH THE ACCEPTATION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
15. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
16. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
17. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
18. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC LEAVING AND ENTERING THE SITE MAINTAIN CLEAN TIRE. ANY SEDIMENT TRACKED OUTSIDE ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
19. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
20. ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG 578EN OR EQUIVALENT.
21. CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES:

1. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS.
 - A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
 - B. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
 - C. CITY OF PALATINE OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. ALL UTILITY TRENCHES UNDER OR WITHIN 4' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL. IN ACCORDANCE WITH IDOT SPECIFICATIONS, CONTROLLED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TREES WITHIN PUBLIC RIGHT OF WAY. THE CLSM SHALL EXTEND 2 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
3. OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL, LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
4. CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
5. ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
6. A MINIMUM HORIZONTAL SEPARATION OF 18 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
7. WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
8. ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE. INFILTRATION OF WATER AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATER TIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
9. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
 - A. REINFORCED CONCRETE PIPE (RCP), ASTM C78
 - B. GASKETS - ASTM C443
 - C. FITTINGS - ASTM C443
 - D. SMOOTH INTERIOR WALL AND HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 W/
 - E. WATER TIGHT JOINTS
 - F. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
 - G. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
 - H. BELL-AND-SPIGOT ENDS
 - I. ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
 - J. FRAME AND GRATES
 - K. TYPE 1 CLOSED LID = NEENAH R-1713
 - L. TYPE 1 OPEN LID = NEENAH R-2504
 - M. TYPE 3 = NEENAH R-3281-A
 - N. DITCH GRATE = NEENAH R-342
10. SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

- A. PIPE AND FITTING MATERIAL - POLYVINYL CHLORIDE (PVC) SDR 26, ASTM D 3034, TYPE PSM
- B. GASKETS - FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
- C. JOINTS - ASTM D 3212
- D. BEDDING - CLASS II, ASTM 2321
11. ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
12. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
13. CONTRACTOR SHALL COORDINATE WATER MAIN, FIRE AND DOMESTIC WATER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 4 FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM SUBSET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
15. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
16. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
17. ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE APRON AT THE SURFACE.
18. FOR ALL WATERMAIN CONSTRUCTION:
 - A. WATER MAIN AND SERVICES TO BE INSTALLED WITH A MINIMUM OF 5'-6" OF COVER FROM FINISHED GRADE TO TOP OF WATER PIPE.
 - B. TWO COMPLETE PIPE LENGTHS OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON THE BRANCH OF ALL TEES AND BOTH SIDES OF ALL 90 DEGREE BENDS.
 - C. ONE COMPLETE PIPE LENGTH OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL 11-1/4 AND 22-1/2 DEGREE BENDS.
 - D. ALL BENDS, TEES, PLUGS, VALVES AND HYDRANTS SHALL BE RESTRAINED JOINT.
 - E. ALL WATERMAIN PIPE 4" AND LARGER SHALL BE POLY WRAPPED DUCTILE IRON PIPE SPECIAL, CLASS 52, 260 PSR RATING, WITH SINGLE GASKET JOINTS. CEMENT LINING SHALL BE PROVIDED FOR ALL PIPE.
 - F. ALL WATER SERVICE PIPE LESS THAN 4" SHALL BE COPPER PIPE, TYPE K OR PVC SDR 5 WITH A PRESSURE RATING OF 250 PSI.

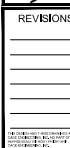
DEMOLITION:

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

CONSTRUCTION MEANS, METHODS, SAFETY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 106.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS".

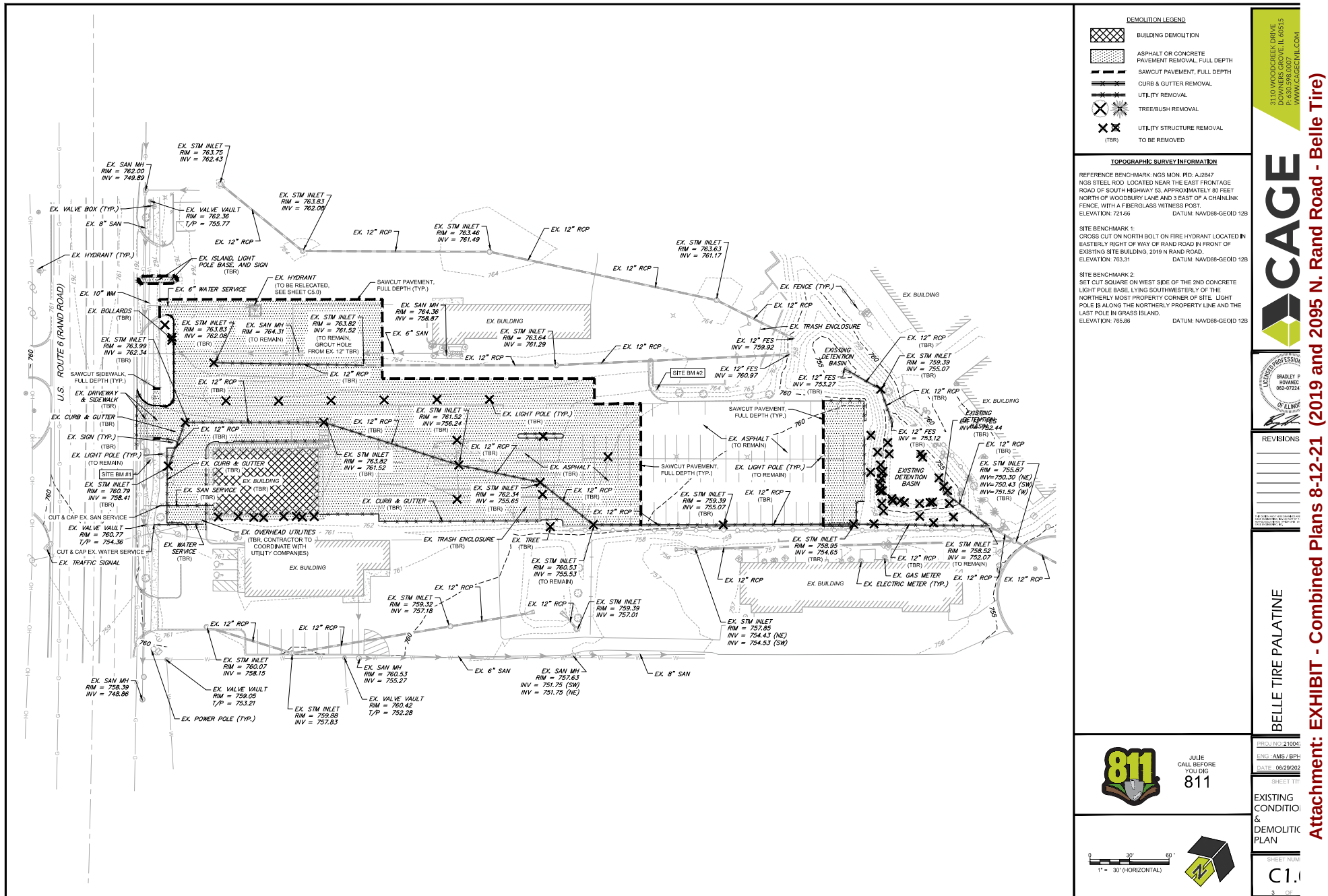
STANDARD SPECIFICATIONS FOR
ROAD AND BRIDGE CONSTRUCTION
ADOPTED APRIL 1, 2016
IDOT 600-1/16-007
WWW.IDOT.IL.GOV

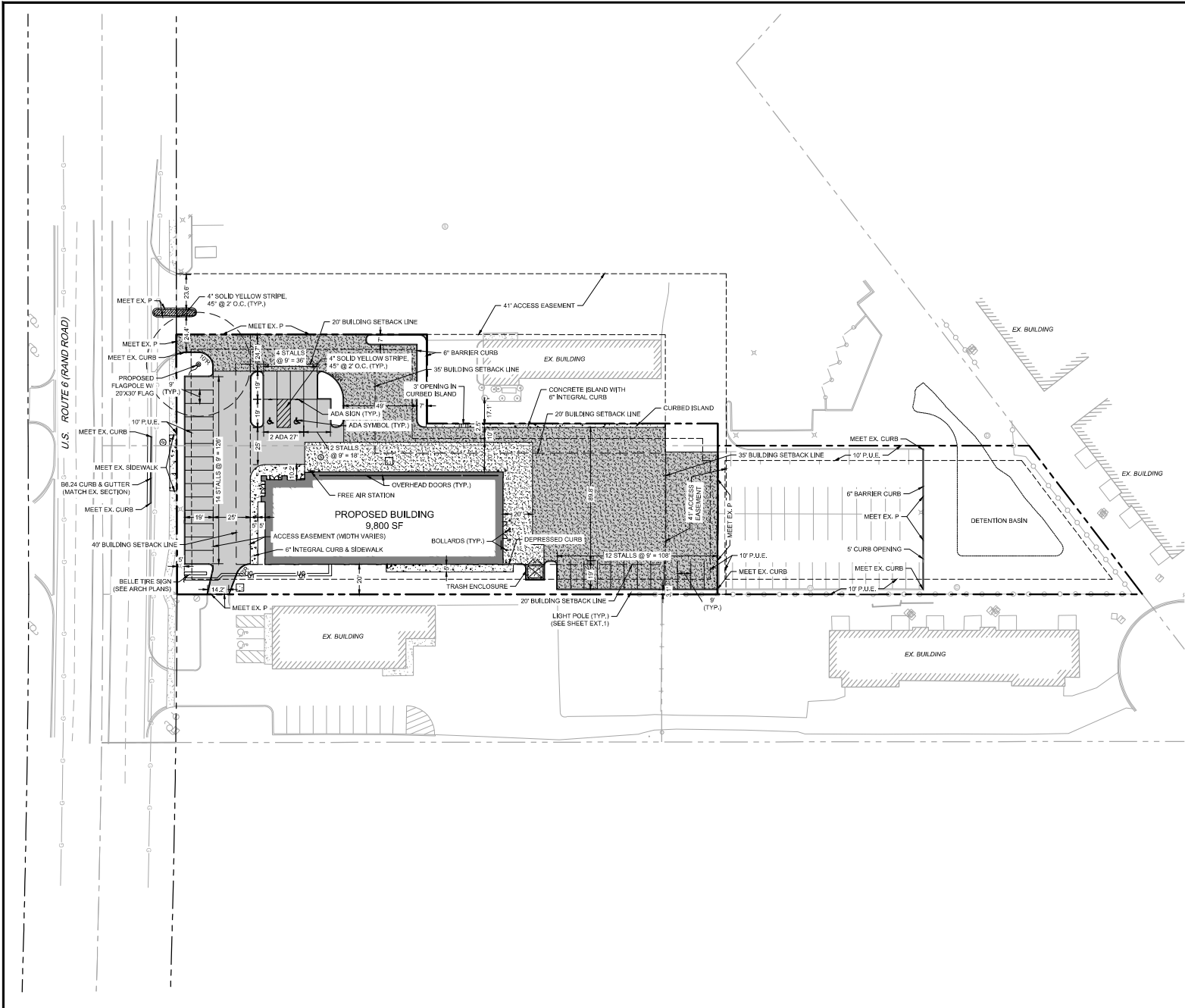


BELLE TIRE PALATINE
2019-2021
Attachment: EXHIBIT - Combined Plans 8-12-21 (2019 and 2095 N. Rand Road - Belle Tire)

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

SHOWN
C.O.





PAVEMENT LEGEND

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

SITE SUMMARY	
CURRENT ZONING:	P AND B-5
PROPOSED LAND USE:	VEHICLE SERVICE FACILITY
TOTAL LOT AREA:	1.195 AC
BUILDING SETBACKS:	
FRONT	40 FT
SIDE	20 FT
REAR	35 FT
PARKING SETBACKS:	
FRONT	5 FT
INTERIOR	32 FT
PARKING SUMMARY:	
REQUIRED PARKING (1 SPACE/3000 SF GFA)	32 STALLS
PROVIDED PARKING:	
STANDARD STALLS	32
ADA STALLS	2
TOTAL PROVIDED STALLS	34

BID ALTERNATE #1

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

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



REVISIONS



BELLE TIRE PALATINE



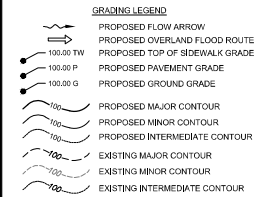
JULIE
CALL BEFORE
YOU DIG
811

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

SITE LAYOUT PLAN



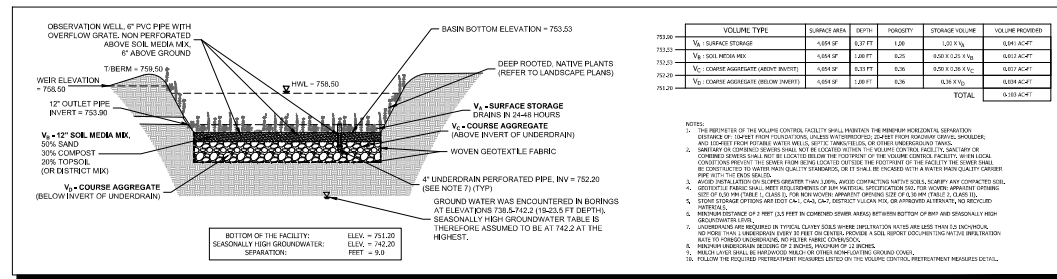
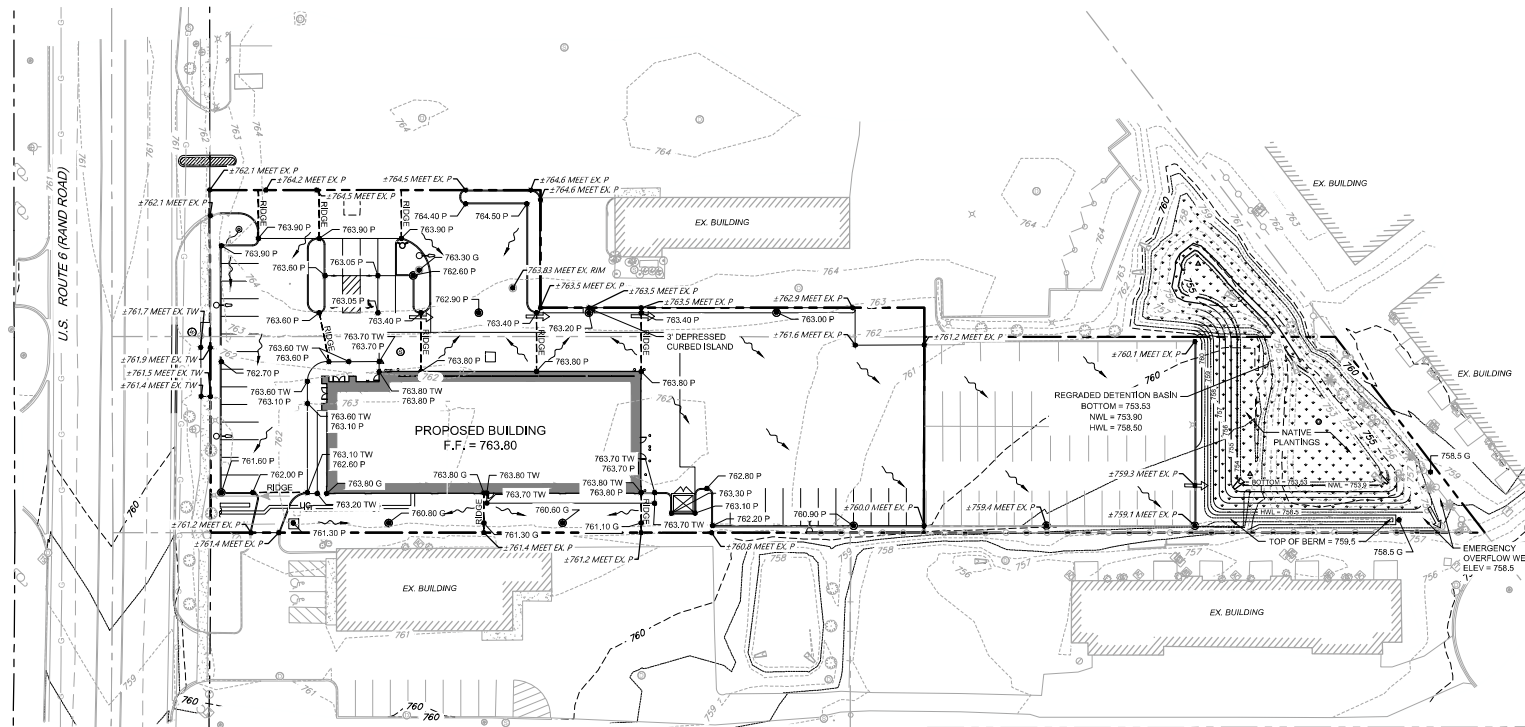
SHEET NUMBER
C2.1



STORMWATER MANAGEMENT SUMMARY

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

PROPOSED IMPROVEMENTS RESULT IN A REDEVELOPED AREA OF 0.83 ACRES AND A MAINTENANCE AREA OF 0.35 ACRES. UPON COMPLETION OF THE MWRD SCHEDULE D LEGACY AND ASSOCIATED WMO CALCULATOR, IT WAS CALCULATED THAT 0.056 AC-FT OF VOLUME CONTROL STORAGE AND 0.714 AC-FT OF DETENTION VOLUME ARE REQUIRED. THE PROPOSED DETENTION BASIN IS PROPOSED TO BE ALTERED AND IS DESIGNED TO PROVIDE 0.103 AC-FT OF VOLUME CONTROL STORAGE AND 0.799 AC-FT OF DETENTION VOLUME, WHICH MEET MWRD REQUIREMENTS.

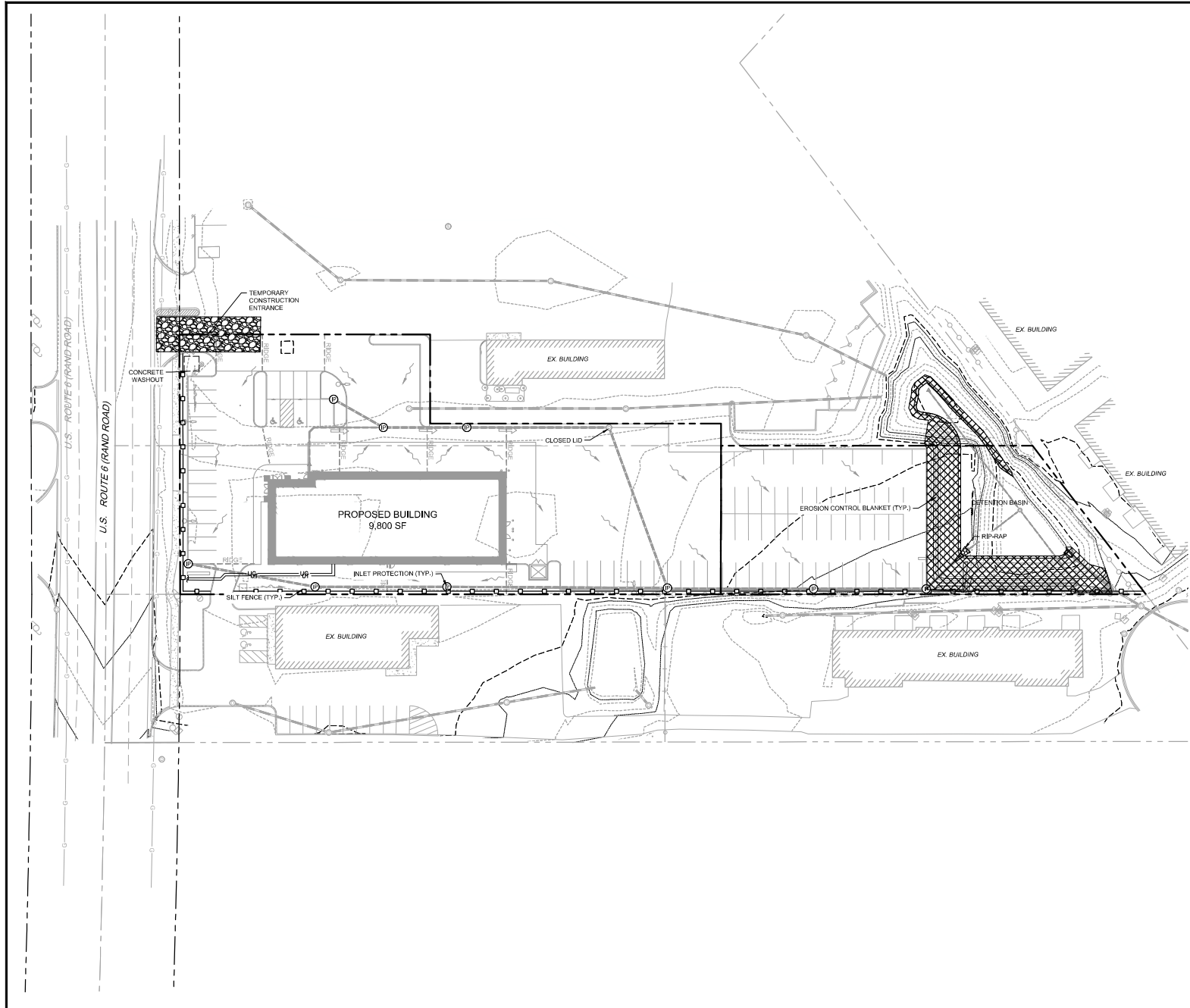


DETENTION BASIN & BIORETENTION DETAIL



JULIE
CALL BEFORE
YOU DIG
811





SESC LEGEND

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

SHEET NOTES

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

811 JULIE CALL BEFORE YOU DIG
811

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

5110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P. 630.298.0007
WWW.CAGEITAL.COM



REVISIONS

NO.	DESCRIPTION

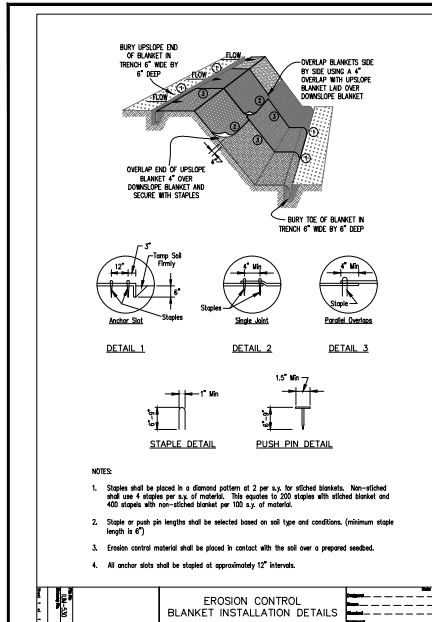
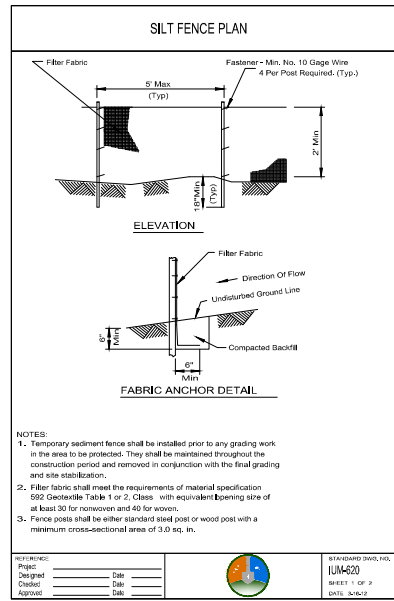
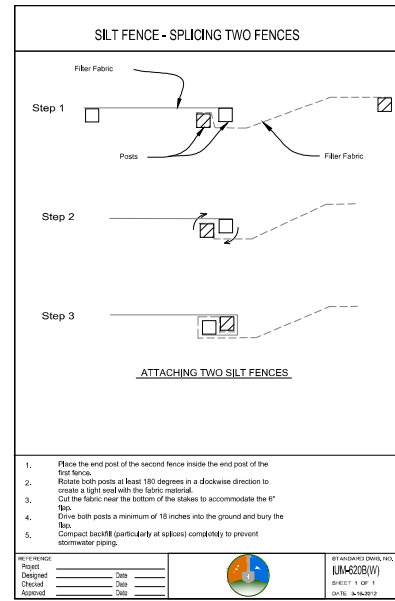
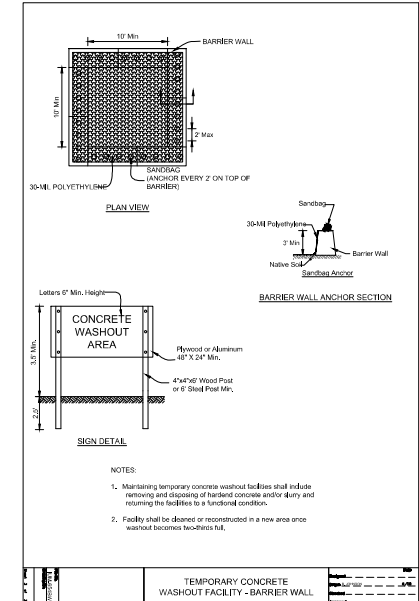
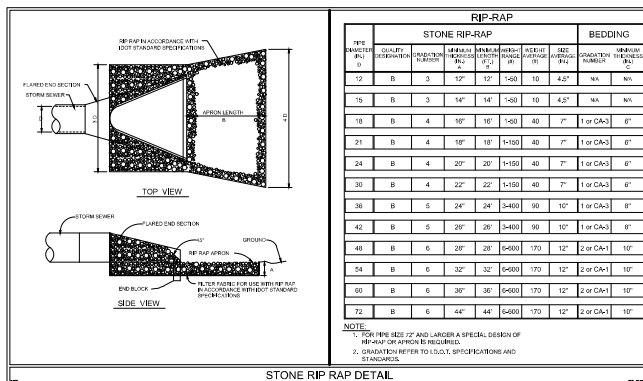
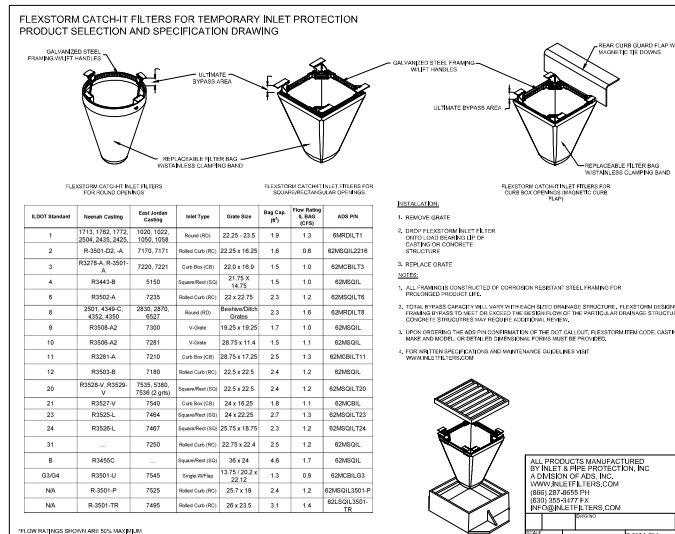
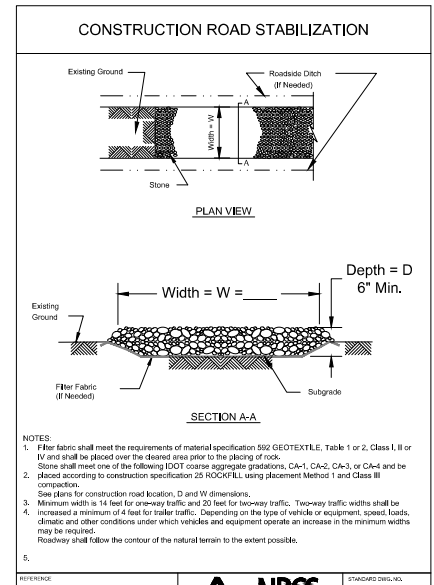
BELLE TIRE PALATINE

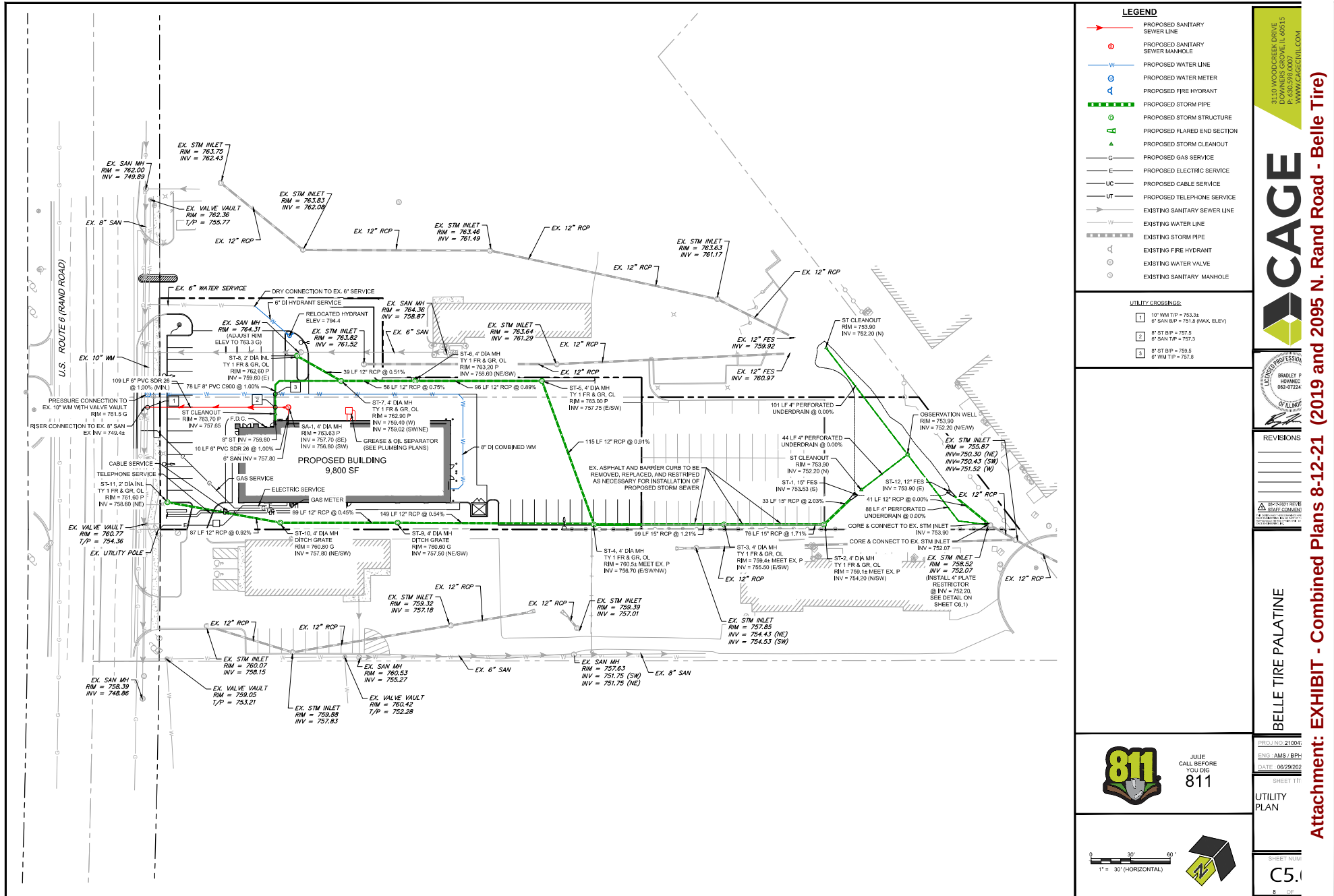
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ENR : AMS / BPH
DATE: 06/28/2023
SHEET 111

SOIL EROSION & SEDIMENT CONTROL PLAN

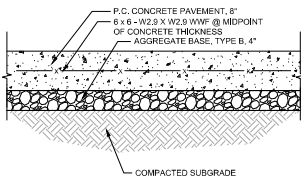
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Attachment: EXHIBIT - Combined Plans 8-12-21 (2019 and 2095 N. Rand Road - Belle Tire)

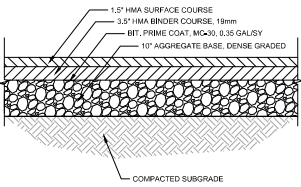
EROSION CONTROL BLANKET DETAIL
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Scale: NOT TO SCALERIP-RAP DETAIL
Scale: NOT TO SCALEINLET PROTECTION DETAIL
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Scale: NOT TO SCALE



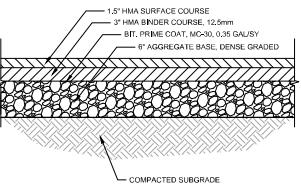
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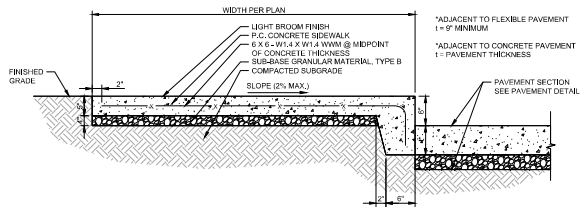
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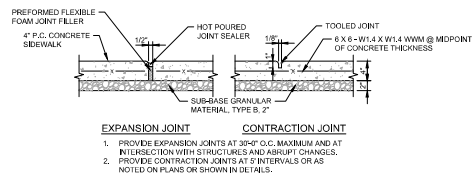
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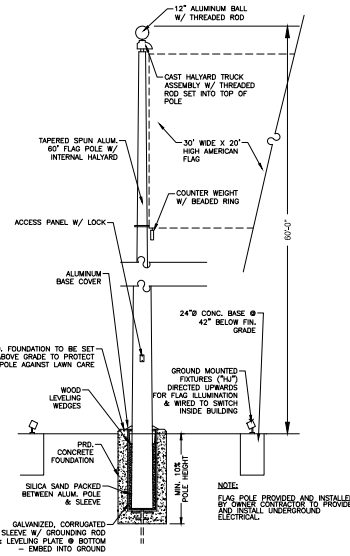
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CONCRETE SIDEWALK DETAIL
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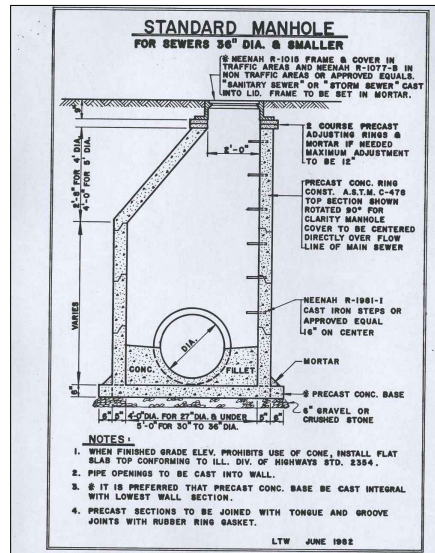


SIDEWALK JOINTS DETAIL
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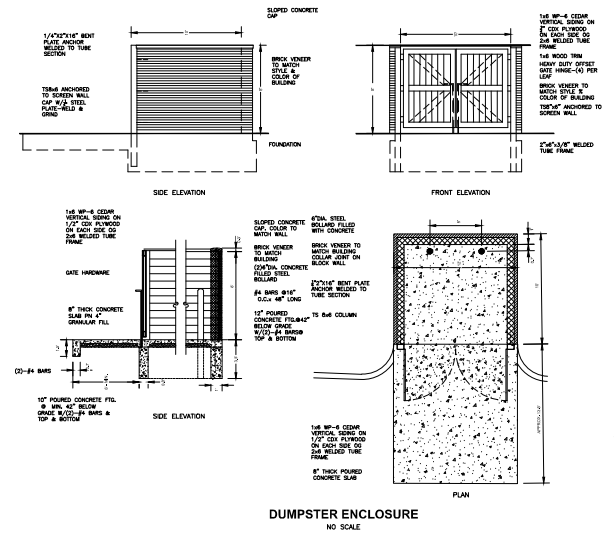


FLAG POLE DETAIL (BY OWNER)
NO SCALE

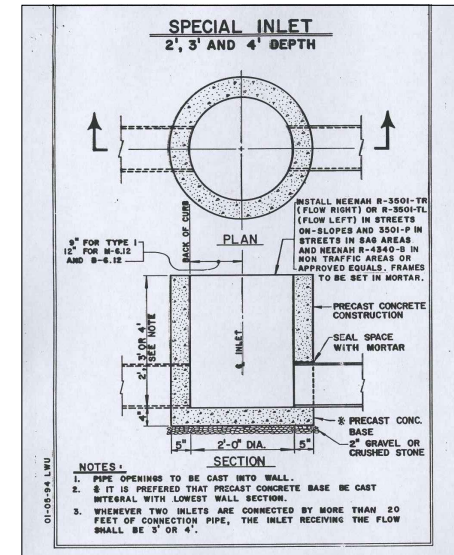
FLAG POLE DETAIL
Scale: NOT TO SCALE



STANDARD MANHOLE DETAIL
Scale: NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
Scale: NOT TO SCALE



SPECIAL INLET DETAIL
Scale: NOT TO SCALE

3110 WOODCREEK DRIVE
DOWNSIDE GROVE, IL 60515
P. 630.298.0007
WWW.CAGECENTRAL.COM

CAGE

BRADLEY P. HOVANEK
062-07224

REVISIONS

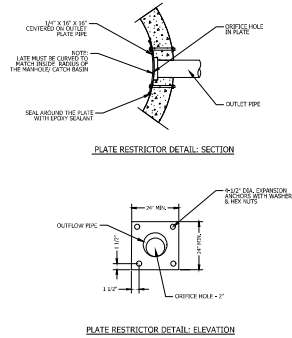
BELLE TIRE PALATINE

PROJ. NO. 21004
BNS: AMS / BPH
DATE: 06/28/202
SHEET 111

CONSTRUCT DETAILS

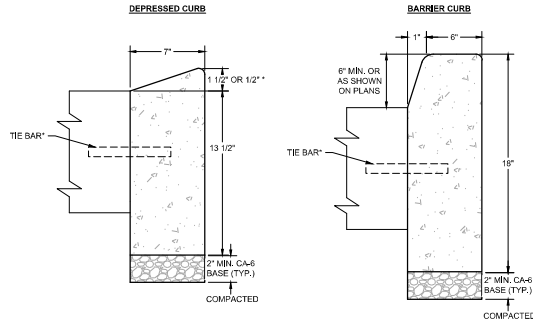
SHEET NO.
C6.1

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



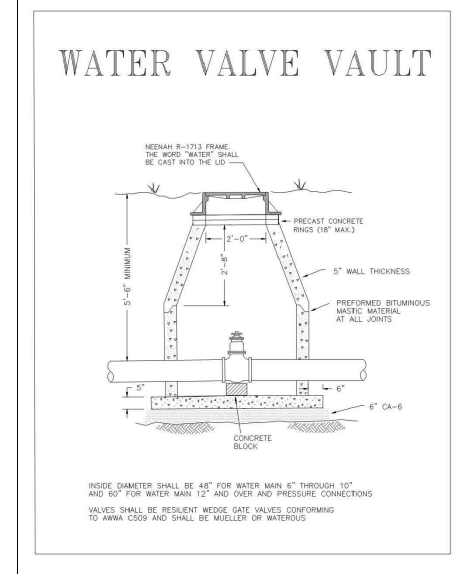
* ANCHORS SHALL BE TACK WELDED TO THE PLATE. ANCHOR EMBEDMENT SHALL BE 3" MIN.

PLATE RESTRICTOR DETAIL
Scale: NOT TO SCALE



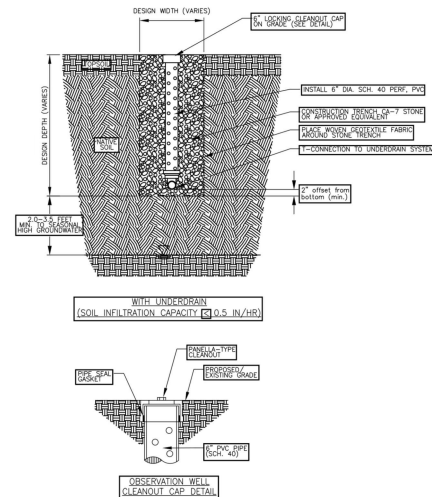
* LONGITUDINAL TIE BARS SHALL ONLY BE USED WHEN CURB IS ADJACENT TO P.C.C. PAVEMENT. TIE BARS SHALL BE NO. 6 AT 24" CENTERS IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND SHALL BE CENTERED ON ADJACENT P.C.C. PAVEMENT SECTION.

BARRIER CURB DETAIL
Scale: NOT TO SCALE



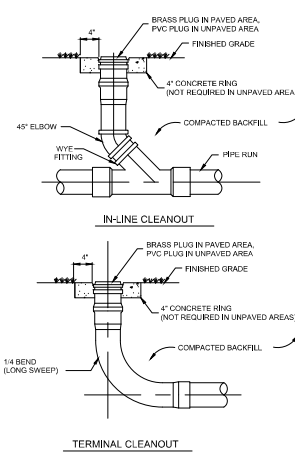
INSIDE DIAMETER SHALL BE 48" FOR WATER MAIN 8" THROUGH 10" AND 60" FOR WATER MAIN 12" AND OVER AND PRESSURE CONNECTIONS. VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANWW C509 AND SHALL BE MUELLER OR WATERLOUS.

VALVE VAULT DETAIL
Scale: NOT TO SCALE

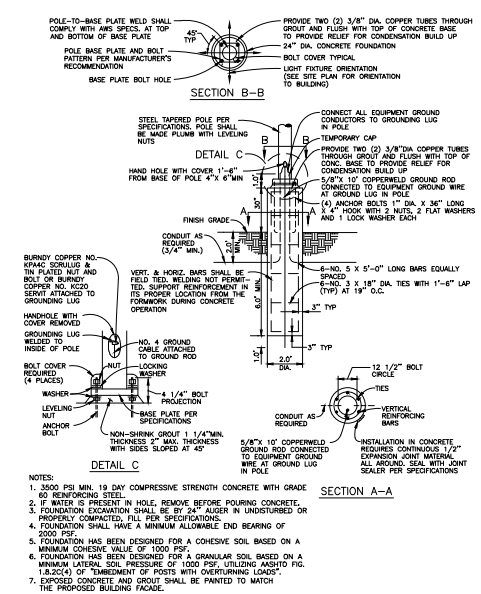


- NOTES:
- 1) ONE OBSERVATION WELL SHALL BE INSTALLED PER 6,000 SQ. FT. OF SURFACE AREA.
 - 2) PERFORATIONS SHALL BE 3/8" CIRCULAR HOLES, 4" ON CENTER, 90° AROUND PIPE.
 - 3) OBSERVATION WELL FOR BOREHOLE FACILITIES SHALL EXTEND 4'-12" ABOVE GRADE AND CONTAIN AN OVERFLOW GRATE INSTEAD OF LOOKING CAP.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

OBSERVATION WELL DETAIL
Scale: NOT TO SCALE



CLEANOUT DETAIL
Scale: NOT TO SCALE



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

LIGHT POLE BASE DETAIL
Scale: NOT TO SCALE

3110 WOODCREEK DRIVE
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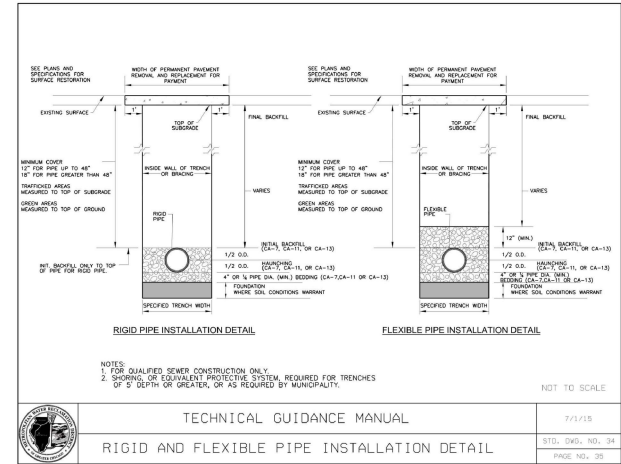
BELLE TIRE PALATINE

PROJ. NO. 21004
BNS / AMS / BPH
DATE: 06/29/202
SHEET 11

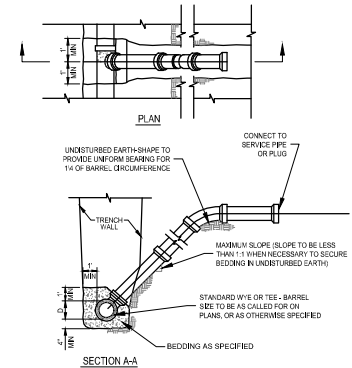
CONSTRUCT
DETAILS

SHEET NAME
C6.
10 - 08

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



RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL
 Scale: NOT TO SCALE



SANITARY SEWER RISER CONNECTION DETAIL
 Scale: NOT TO SCALE

5110 WOODCREEK DRIVE
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 P. 630.598.0007
 WWW.CAGEITAL.COM



REVISIONS

DO NOT WRITE
 IN THESE SPACES

BELLE TIRE PALATINE

PROJ. NO. 21004

ENGS. AMS / BPH

DATE: 06/28/2012

SHEET 11

CONSTRUCT
 DETAILS

SHEET NO.

C6.

11 - 08

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

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

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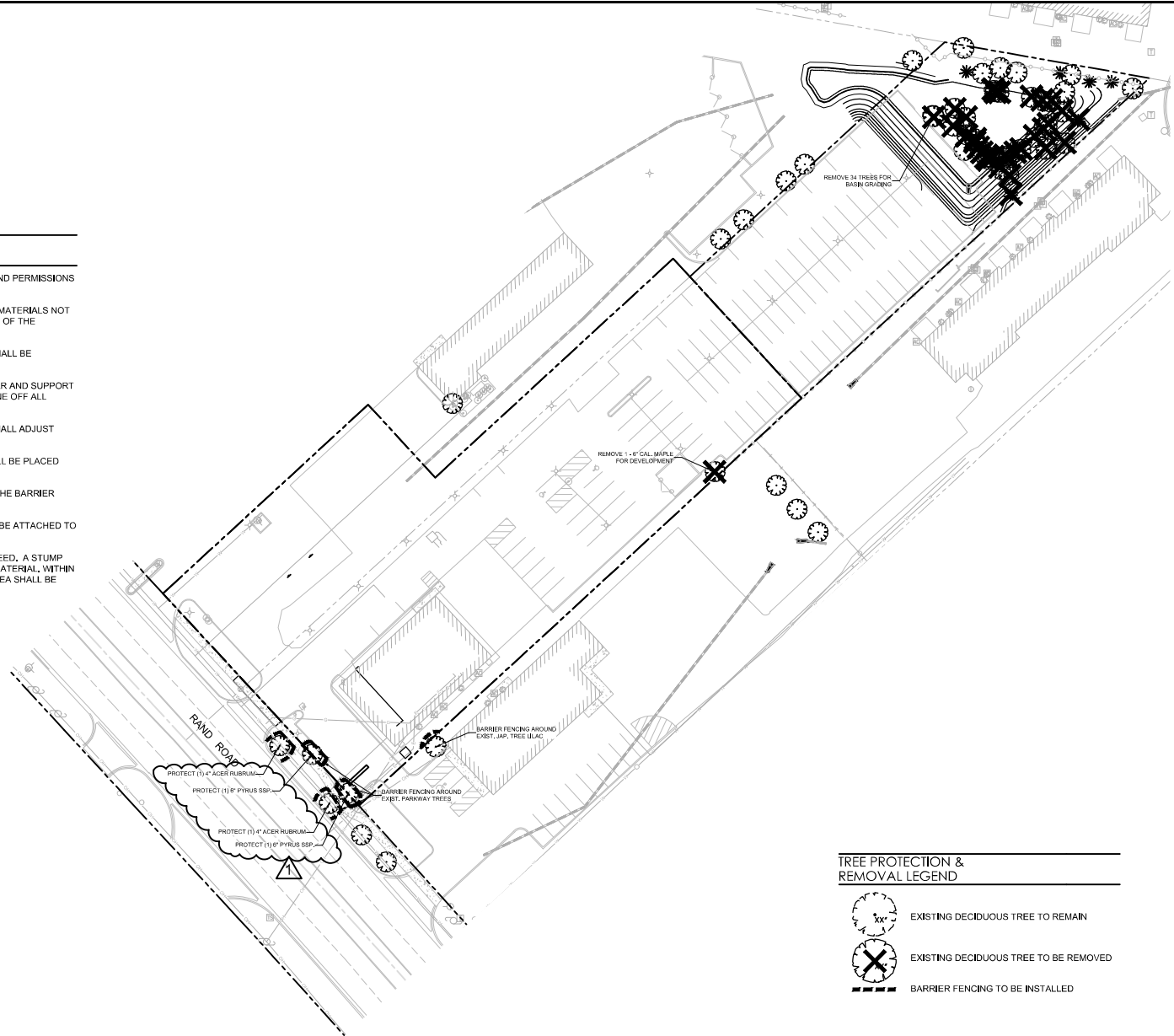


TREE PROTECTION & REMOVAL NOTES

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

EXISTING VEGETATION DESCRIPTION

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



TREE PROTECTION & REMOVAL LEGEND



EXISTING DECIDUOUS TREE TO REMAIN



EXISTING DECIDUOUS TREE TO BE REMOVED



BARRIER FENCING TO BE INSTALLED

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

1

TREE REMOVAL & PROTECTION PLAN

310 WOODCREEK DRIVE
BELLE TIRE PALATINE, IL 60016
P. 832.696.0007
WWW.CAGEBTRM.COM



REVISIONS



BELLE TIRE PALATINE

PROJ NO: 21082

ENG: LCG

DATE: 06/29/2020

SHEET 111

TREE PROTEC

REMOVAL PL

SHEET NUM

L

OF

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

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

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PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AMM	2.5" CAL.	2	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	B&B
CEO	2.5" CAL.	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B
QUB	2.5" CAL.	12	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B
ORNAMENTAL TREES					
AGP	6' MULTI	1	AMELANCHIER GRAN. 'PRINCESS DI'	PRINCESS DIANA SERVICEBERRY	B&B

DECIDUOUS SHRUBS					
AMA	24" HT.	11	ARONIA MELANO. 'ELATA'	ELATA CHOKEBERRY	B&B
CAM	30" HT.	15	CORNUS ALBA 'ARGENTEO MARG.'	CREAM EDGE DOGWOOD	B&B
RAG	18" W.	19	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	B&B
SYM	24" HT.	17	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	B&B
VTC	30" HT.	12	VIBURNUM TRIL. 'ALFREDO'	ALFREDO CRANBERRY VIBURNUM	B&B

EVERGREEN SHRUBS					
TMT	24" W.	13	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	B&B

ORNAMENTAL GRASSES					
CAA	#3 CONT.	10	CALAMAGROSTIS ACUT. 'STRICTUS'	STRICTUS FEATHER REED GRASS	

GROUND COVER / PERENNIALS					
ALS	#1 CONT.	28	ALLUM TANGUT. 'SUMMER BEAUTY'	SUMMER BEAUTY WILD ONION	18" O.C.
HEM	#1 CONT.	92	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	15" O.C.
SED	#1 CONT.	42	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	18" O.C.
SED	SQ. YD.	1220	LOW GROWING PRAIRIE FOR CLAY SOILS - SEE BELOW		
SOD	SQ. YD.	934	SODDED LAWN		

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

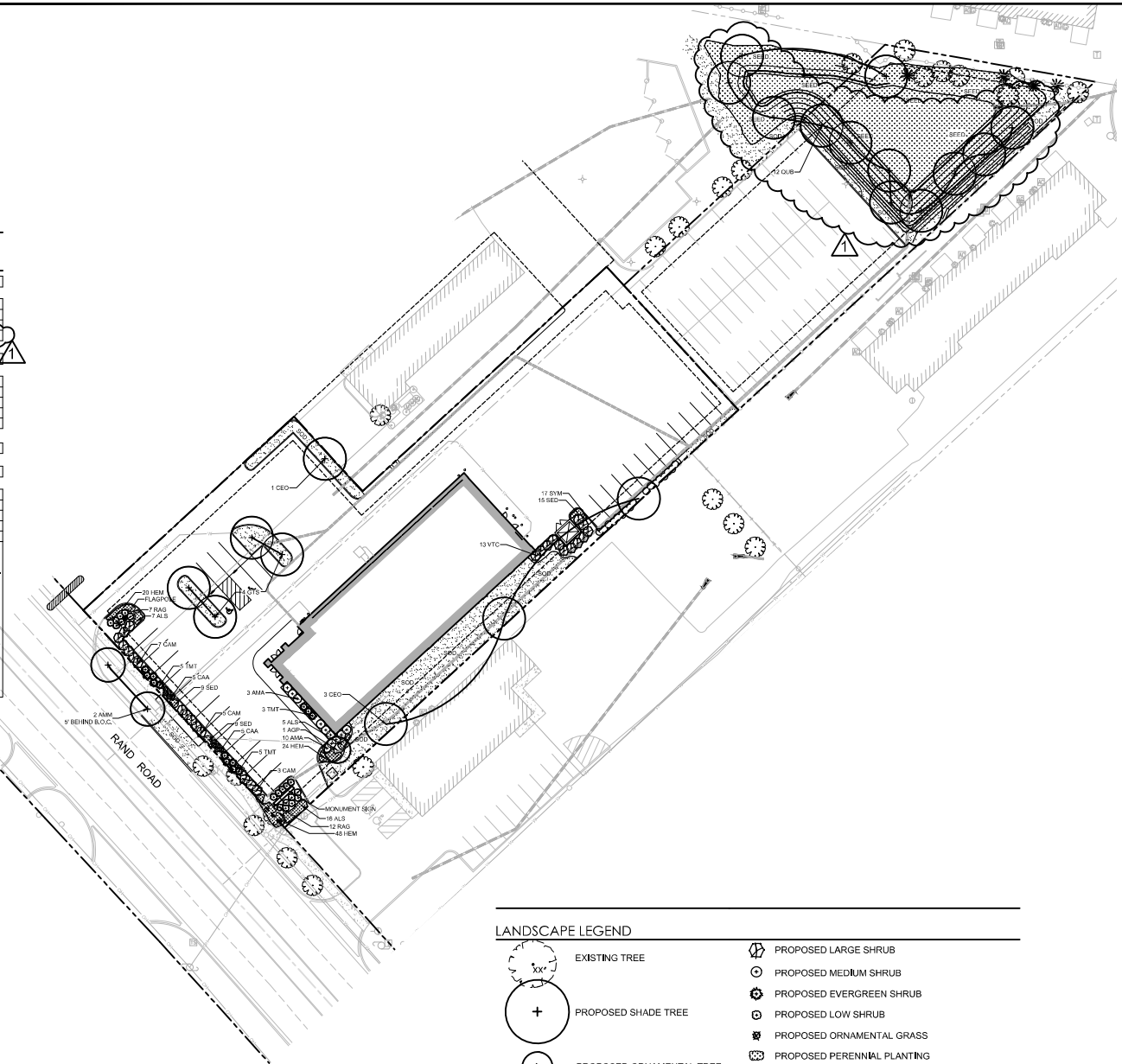
SEED MIX CONTENTS.

Wildflowers

Nodding Pink Onion, Smooth Aster, Canada Milk Vetch, Cream False Indigo, Lanceleaf Coreopsis, White Prairie Clover, Purple Prairie Clover, Shootingstar, Purple Coneflower, Prairie Blazingstar, Wild Quinine, Smooth Penstemon, Black Eyed Susan, Ohio Goldenrod, Stiff Goldenrod, Ohio Spiderwort, Golden Alexanders.

Grasses/Sedges

Sideoats Grama, Little Bluestem, Prairie Dropseed, Fox Sedge.



LANDSCAPE LEGEND

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

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

1 LANDSCAPE PLAN

2110 WOODBURN CIRCLE
DOWNERS GROVE, IL 60515
P. 630.989.0007
WWW.CAGEDRAWING.COM

CAGE

REVISIONS

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

BELLE TIRE PALATINE

PROJ. NO. 210626
ENG. J. LCG
DATE: 06/28/2022
SHEET 111

LANDSCAPE
SHEET NUM
111
OF

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

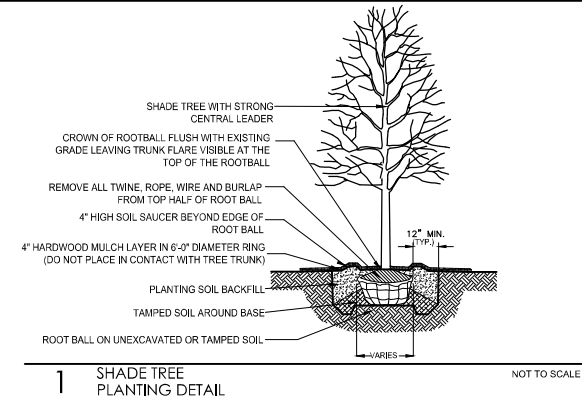
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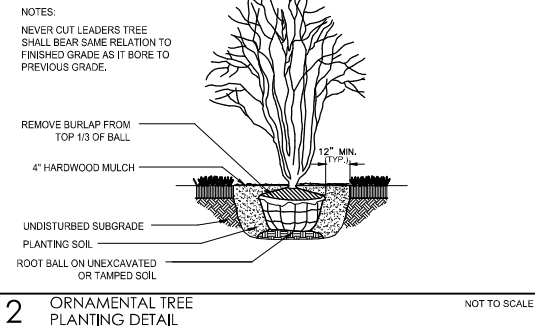
LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS.
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF PALATINE LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. ALL PLANT MATERIALS (EXCEPT FOR GROUND COVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1996) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE WITHIN NORTHEAST ILLINOIS. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. SOIL IN GROUND COVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FINE GRADED TOPSOIL SHALL BE TILLED AND GRADED.
8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUND COVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
12. CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
13. SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDING LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30% BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,000 SF.
14. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.



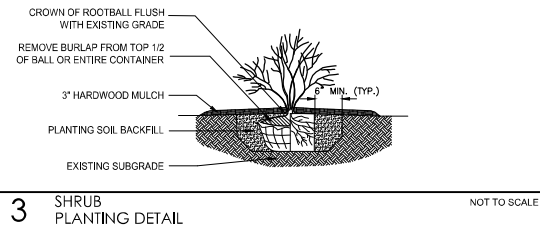
1 SHADE TREE PLANTING DETAIL

NOT TO SCALE



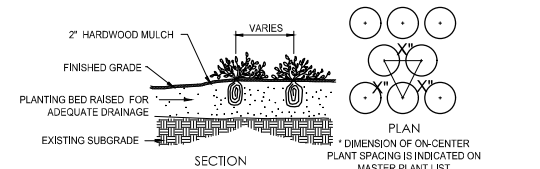
2 ORNAMENTAL TREE PLANTING DETAIL

NOT TO SCALE



3 SHRUB PLANTING DETAIL

NOT TO SCALE



4 PERENNIAL / ANNUAL PLANTING DETAIL

NOT TO SCALE

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
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CAGE

REVISIONS

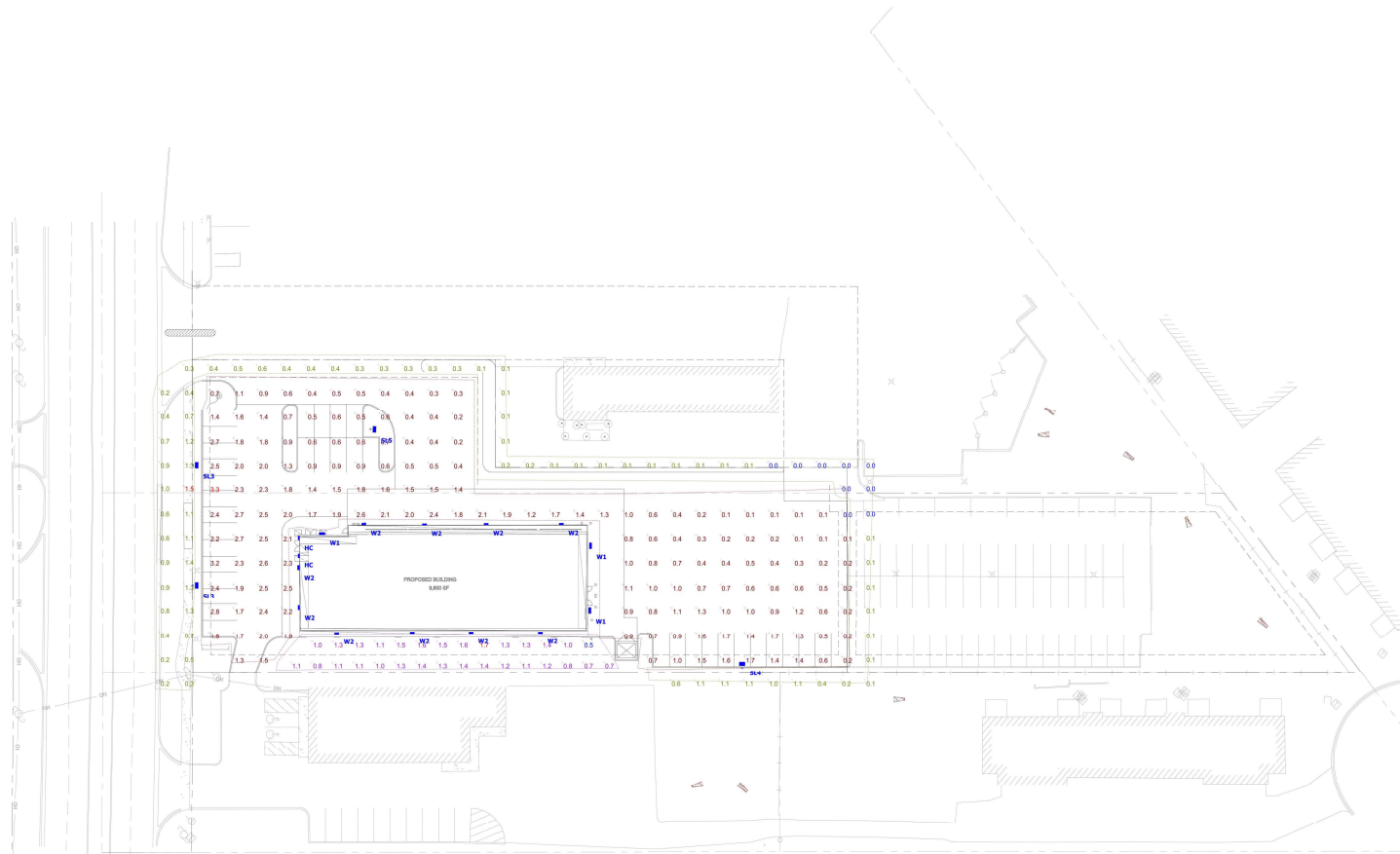
BELLE TIRE PALATINE

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

LANDSCAPE
DETAILS & N

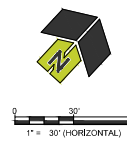
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L.C.
OF

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



Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SL4	1	Cree Inc.	OSQ-A-MH-4ME-B-57K-UL*	OSQ Series Area Luminaires, Type IV medium w/ backlight shield, 8 input Power Designator, 5700K	1	8950	1	86
	W1	3	Cree Lighting	XSPW-B-WH-4ME-2L-CTV-UL	XSPW Series B, Wall Mount, Type 4ME Distribution, 21 Lumens Package, 5700K, 120-277V	1	2490	1	19
	W2	10	Cree Inc.	XSPW-B-WH-2ME-2L-57K-UL	XSPW Wall Mount, Type II Medium Distribution, 8, 5700K	1	2490	0.98	19
	HC	2	New Star	LUN-C-LED50-2-RW-G	Decorative Exterior Wall Sconce 12-82	1	676	1	0
	SL5	1	Cree Inc.	OSQ-A-MH-5SH-B-57K-UL*	OSQ Series Area Luminaires, Type V 8ftx1, 8 Input Power Designator, 5700K	1	11479	0.54	86
	SL3	2	Cree Inc.	OSQ-A-MH-3ME-B-57K-UL*	OSQ Series Area Luminaires, Type III Medium Distribution, 8 Input Power Designator, 5700K	1	11649	1	86

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



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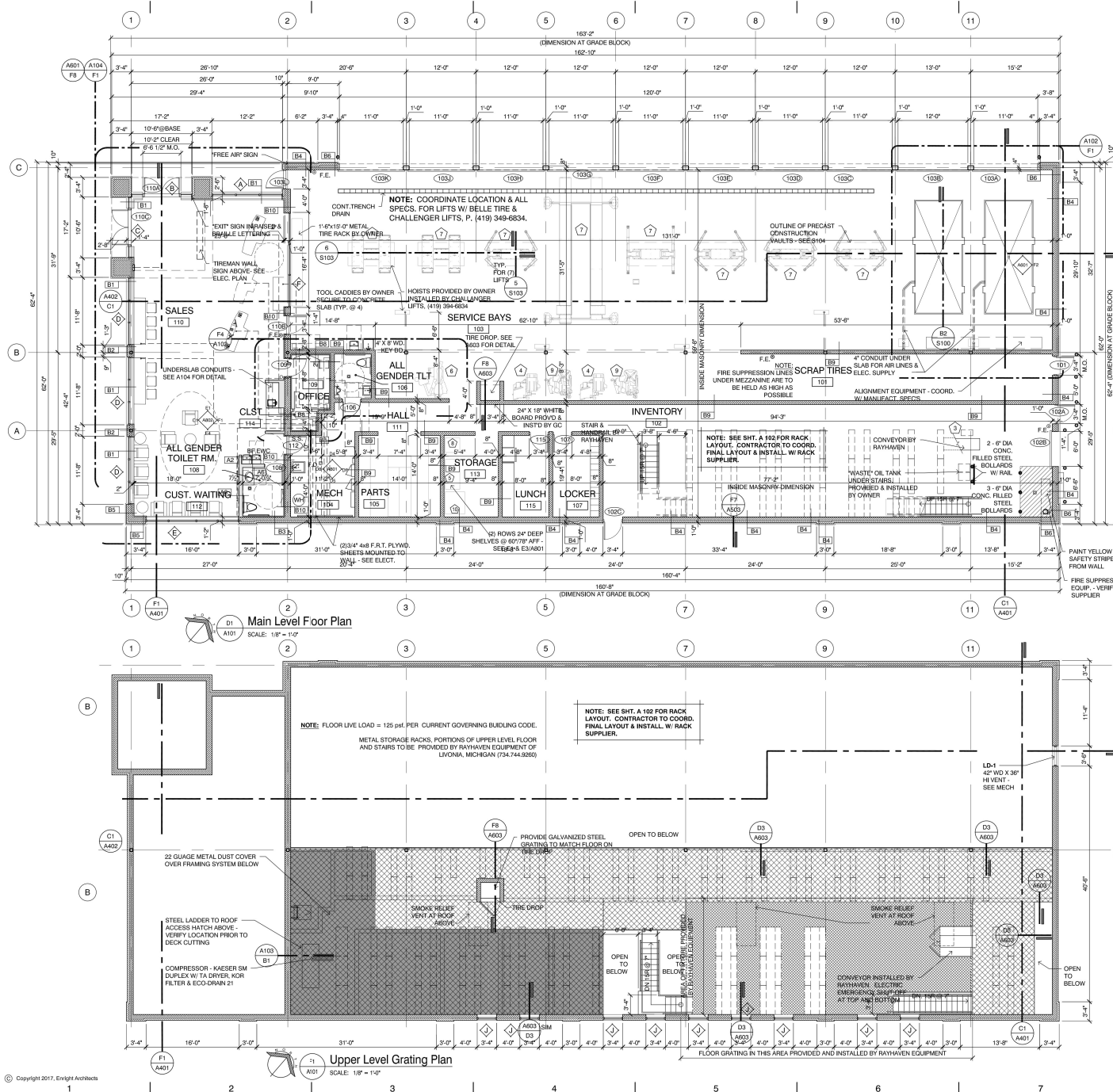
BELLE TIRE PALATINE

PROJ. NO. 21004
ENGS. AMS / BPH
DATE: 06/28/2022

SHEET 11

SITE PHOTOMOUNT PLAN

EXT



Equipment List (By Owner)

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

NOTES:

- CONVEYOR SHALL BE MANUFACTURED, INSTALLED & GUARDED IN ACCORDANCE W/ THE REQUIREMENTS OF ASME B30.1.
- ALL FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 13 AND THE INTERNATIONAL FIRE CODE.
- ALL NON-CARPETED WALKING SURFACES, INCLUDING MEANS OF EGRESS WALKING SURFACES, SHALL HAVE A SLIP-RESISTANT SURFACE.
- COORDINATE METAL STORAGE RACK, LIFT EQUIPMENT & METAL STAIRS WITH THE ASSOCIATED EQUIPMENT SUPPLIERS.
- METAL LOCKERS LOCATED IN BREAK ROOM TO BE PROVIDED BY RAYHAYVEN EQUIPMENT OF LIVONIA, MICHIGAN (734.744.9260).
- VERIFY ALL COLUMN LINE DIMENSIONS W/ STEEL FABRICATION DOCUMENTS.
- ALL ACCESSIBLE DOORS, RAMPS, PARKING SPACES, ETC. SHALL COMPLY WITH THE AMERICAN SET BY THE 2015 INTERNATIONAL BUILDING CODE.
- ALL SIGNAGE, INTERIOR AND/OR EXTERIOR, SHALL CONFORM WITH THE RELEASE ORIGINATOR.
- ALL OPERABLE PARTS SHALL COMPLY WITH SECTION 309 ICC/ANSI AND IBC 2015 (1108.13).
- ALL AUDIBLE DEVICES COMPLY WITH IBC 2015 (1004.2).
- ALARMS SHALL MEET THE REQUIREMENTS SET FORTH IN THE ICC/ANSI A117.1 SECTION 703.
- VISUAL & AUDIBLE ALARMS SHALL MEET THE REQUIREMENTS SET FORTH IN IBC 2015 (907.5.1, 1) (907.5.2).
- NOT USED.
- ALL WOOD TO BE FIRE-RETARDANT TREATED.
- TACTILE SIGNAGE TO BE INSTALLED AT EACH EXIT STAIR AND EXIT DISCHARGE.
- FACILITY DOES NOT REPAIR VEHICLES WITH NONDAMAGED GASES AND IS NOT DESIGNED TO ACCOMMODATE SUCH VEHICLES.
17. AUTOMATIC FIRE SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED TO THE VILLAGE OF PALATINE, BY THE CONTRACTOR AND MEET NFPA 13.
- PACKAGING AND ELEMENTS IDENTIFIED TO BE ACCESSIBLE SHALL USE THE INTERNATIONAL SYMBOL FOR THE FRONT ENTRY.

WALL TYPES

TYPE	DETAIL	DESCRIPTION	REMARKS
A1	SHOWROOM	A) 5/8" GYP BOARD B) METAL STUD 20 GA. / 16" O.C. C) 5/8" GYP BOARD	A2 OMIT D A3 OMIT D, E, F A4 OMIT C, D, E
A2	SHOWROOM	A) 5/8" GYP BOARD / CERAMIC TILE B) METAL STUD 20 GA. / 16" O.C. C) FULL BATT SOUND INSULATION D) PT-1 CERAMIC TILE WAINSCOT	
A3	SHOWROOM	A) 5/8" GYP BOARD / CERAMIC TILE B) METAL STUD 20 GA. / 16" O.C. C) FULL BATT SOUND INSULATION D) PT-1 CERAMIC TILE WAINSCOT	
A4	SHOWROOM	A) 5/8" GYP BOARD / CERAMIC TILE B) METAL STUD 20 GA. / 16" O.C. C) FULL BATT SOUND INSULATION D) PT-1 CERAMIC TILE WAINSCOT	
A5	SHOWROOM	A) 5/8" GYP BOARD / CERAMIC TILE B) METAL STUD 20 GA. / 16" O.C. C) FULL BATT SOUND INSULATION D) PT-1 CERAMIC TILE WAINSCOT	
A6	SHOWROOM	A) 5/8" GYP BOARD / CERAMIC TILE B) METAL STUD 20 GA. / 16" O.C. C) FULL BATT SOUND INSULATION D) PT-1 CERAMIC TILE WAINSCOT	
B1	SHOWROOM	A) 10" ARCHITECTURAL BLOCK B) 1 1/2" GALV. MT. FURRING C) RIGID INSULATION D) P GYP BD. E) MODULAR CLAY BRICK F) GLAZING SYSTEM ABOVE G) FOAMED-IN BLOCK INSULATION H) CERAMIC TILE WAINSCOT (SEE ELEVATIONS)	
B2	SHOWROOM	A) 10" ARCHITECTURAL BLOCK B) 1 1/2" GALV. MT. FURRING C) RIGID INSULATION D) P GYP BD. E) MODULAR CLAY BRICK F) LINE OF BRICK VENEER & 4" CONC. BLOCK ABOVE G) FOAMED-IN BLOCK INSULATION H) CERAMIC TILE WAINSCOT (SEE ELEVATIONS)	
B3	SHOWROOM	A) 12" CONC. BLOCK BASE W/ 8" BLOCK ABOVE B) MODULAR CLAY BRICK C) LINE OF BRICK VENEER & 10" CONC. BLOCK ABOVE D) FOAMED-IN BLOCK INSUL. E) 1 1/2" GALV. MT. FURRING F) RIGID INSULATION G) P GYP BD. H) CERAMIC TILE WAINSCOT (SEE ELE.)	B4 OMIT E, F, G, H
B4	SHOWROOM	A) 12" CONC. BLOCK BASE W/ 10" BLOCK ABOVE B) MODULAR CLAY BRICK C) LINE OF BRICK VENEER & 10" CONC. BLOCK ABOVE D) FOAMED-IN BLOCK INSUL. E) 1 1/2" GALV. MT. FURRING F) RIGID INSULATION G) P GYP BD. H) CERAMIC TILE WAINSCOT (SEE ELE.)	B6 OMIT E, F, G, H PAINT BLOCK AT PIERS AND COLUMNS ONLY. SEE PLAN FOR LOCATIONS
B5	SHOWROOM	A) 5/8" GYP BOARD (SALES SIDE) B) 1 1/2" GALV. FURRING STRIPS C) 5/8" GYP BOARD D) CERAMIC TILE WAINSCOT (SEE ELEVATIONS) E) 1 1/2" GALV. FURRING STRIPS F) P GYP BD.	B8 OMIT D, E PAINT BLOCK B9 OMIT A, B, D, E PAINT BLOCK
B6	SHOWROOM	A) 5/8" GYP BOARD (SALES SIDE) B) 1 1/2" GALV. FURRING STRIPS C) 5/8" GYP BOARD D) CERAMIC TILE WAINSCOT (SEE ELEVATIONS) E) 1 1/2" GALV. FURRING STRIPS F) P GYP BD.	B8 OMIT D, E PAINT BLOCK B9 OMIT A, B, D, E PAINT BLOCK
B7	SHOWROOM	A) 5/8" GYP BOARD (SALES SIDE) B) 1 1/2" GALV. FURRING STRIPS C) 5/8" GYP BOARD D) CERAMIC TILE WAINSCOT (SEE ELEVATIONS) E) 1 1/2" GALV. FURRING STRIPS F) P GYP BD.	B8 OMIT D, E PAINT BLOCK B9 OMIT A, B, D, E PAINT BLOCK
B8	SHOWROOM	A) 5/8" GYP BOARD (SALES SIDE) B) 1 1/2" GALV. FURRING STRIPS C) 5/8" GYP BOARD D) CERAMIC TILE WAINSCOT (SEE ELEVATIONS) E) 1 1/2" GALV. FURRING STRIPS F) P GYP BD.	B8 OMIT D, E PAINT BLOCK B9 OMIT A, B, D, E PAINT BLOCK
B9	SHOWROOM	A) 5/8" GYP BOARD (SALES SIDE) B) 1 1/2" GALV. FURRING STRIPS C) 5/8" GYP BOARD D) CERAMIC TILE WAINSCOT (SEE ELEVATIONS) E) 1 1/2" GALV. FURRING STRIPS F) P GYP BD.	B8 OMIT D, E PAINT BLOCK B9 OMIT A, B, D, E PAINT BLOCK
B10	SHOWROOM	A) 5/8" GYP BOARD (SALES SIDE) B) 1 1/2" GALV. FURRING STRIPS C) 5/8" GYP BOARD D) CERAMIC TILE WAINSCOT (SEE ELEVATIONS) E) 1 1/2" GALV. FURRING STRIPS F) P GYP BD.	B8 OMIT D, E PAINT BLOCK B9 OMIT A, B, D, E PAINT BLOCK
B11	SHOWROOM	A) 5/8" GYP BOARD (SALES SIDE) B) 1 1/2" GALV. FURRING STRIPS C) 5/8" GYP BOARD D) CERAMIC TILE WAINSCOT (SEE ELEVATIONS) E) 1 1/2" GALV. FURRING STRIPS F) P GYP BD.	B8 OMIT D, E PAINT BLOCK B9 OMIT A, B, D, E PAINT BLOCK



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Client:

Project:

Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

Sheet:

Floor Plan

Issued for:

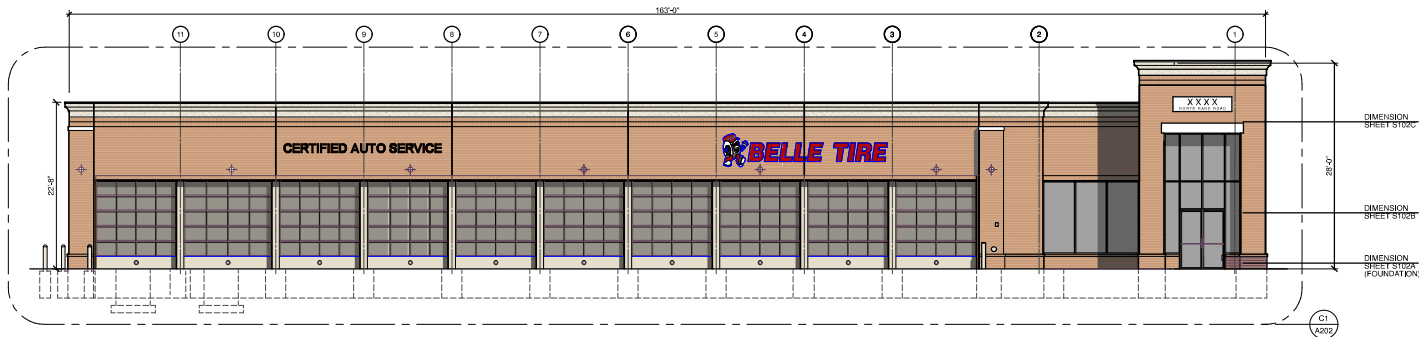
Village Submittal:

Project Number:

21-130

Sheet Number:

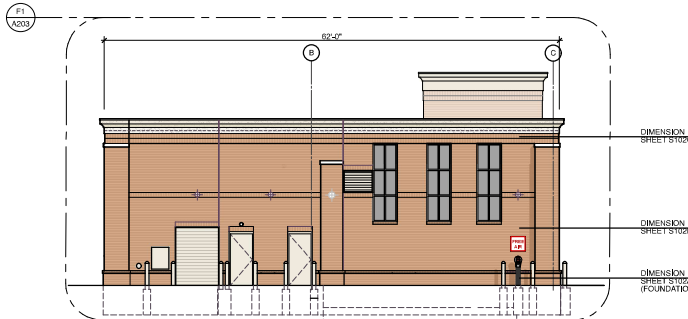
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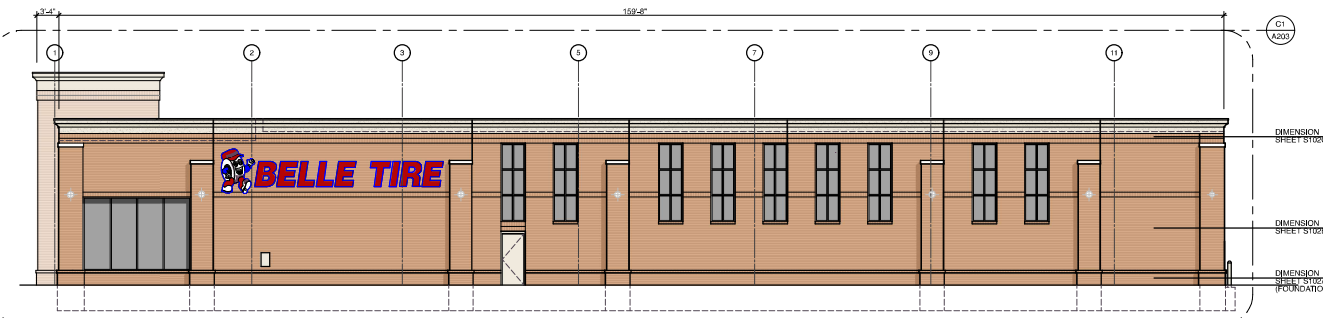
B1 North Elevation
A201 SCALE: 1/8" = 1'-0"



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



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

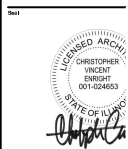


F1 South Elevation
A201 SCALE: 1/8" = 1'-0"

MATERIALS:

MARK	MATERIAL	DESCRIPTION
EIFS-1	EIFS	STO-STOLIT 1.0 MOONLIGHT SAND 1061-164
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLENKERRY BRICK CO.
GB-1	GLAZED BLOCK	TRENNYTH ASTRA-GLAZE-SW + SERIES-COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW 'E' CLEAR. LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROMOTE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURACAST 2 PLYE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECTS APPROVAL
P-1	PAINT	#233 GALE COO GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7566 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GREYCHAMBER RED - PRATT & LAMBERT
P-3	PAINT	PANT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

NOTE:
ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 5-1-15.



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cenright@enrightarchitects.com

DATE: 8/12/21

Project
Belle Tire
Palatine, IL

XXXX North Rand Road
Palatine IL 60074

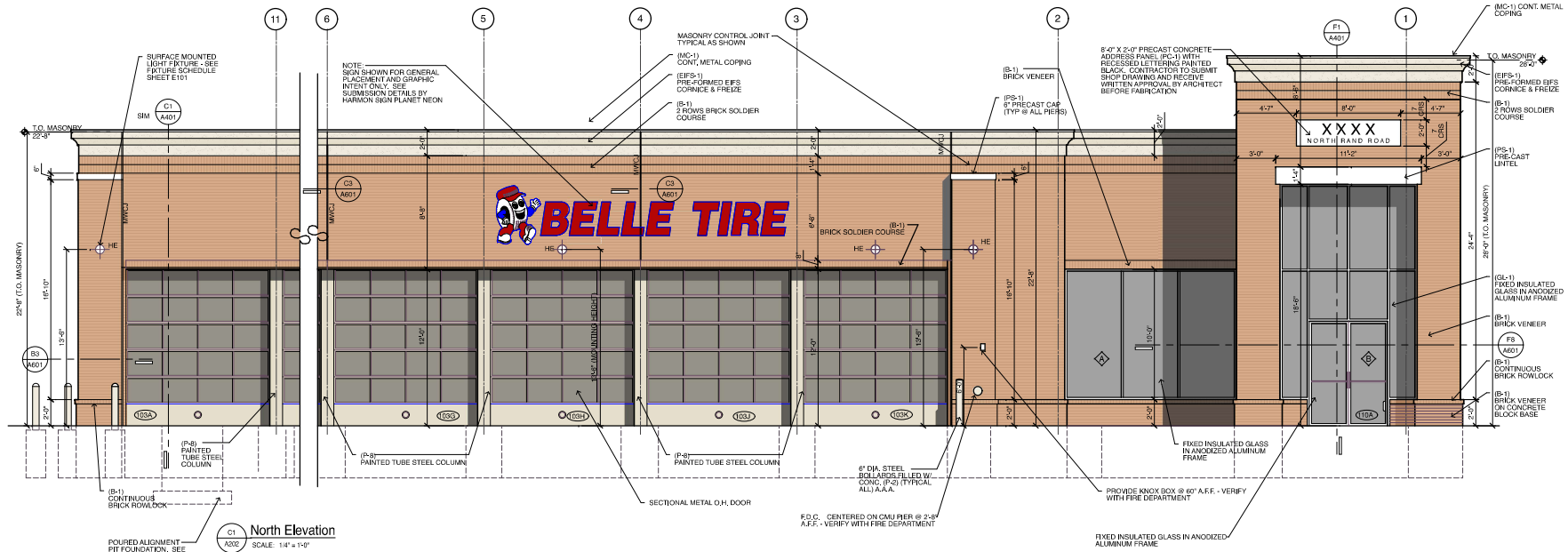
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Issued for
Village Submittal
Village Dis-Submittal

Project
No. **21-130**

Sheet Number
A201

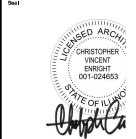
Attachment: EXHIBIT - Combined Plans 8-12-21 (2019 and 2095 N. Rand Road - Belle Tire)



MATERIALS:

MARK	MATERIAL	DESCRIPTION
EIFS-1	EIFS	STO-STOLIT 1.0 MOONLIGHT SAND 1061-164
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLENVIEW BRICK CO.
GB-1	GLAZED BLOCK	TRENNYTH ASTRA-GLAZE-SW + SERIES-COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPS SOLARBRAND 60 SOLAR CONTROL LOW 'E' CLEAR. LOW REFLECTIVE INSULATING GLASS. IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROMOTE TEMPERED GLASS AS REQUIRED.
MC-1	COPING	DURACAST 2 FREDERICKS-ON METAL PASCAL - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECTS APPROVAL.
P-1	PAIN	#233 GALE COO GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7566 GRAY MATTERS SHERMAN WILLIAMS
P-2	PAIN	GREY/CHERRY RED - PRATT & LAMBERT
P-3	PAIN	PAIN TO MATCH EIFS
P-4	PAIN	DRYFALL - BRILLIANT WHITE
P-5	PAIN	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAIN	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAIN	HC-75 MARYVILLE BROWN

NOTE: ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 5-1-15.



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Palatine, IL

XXXX North Rand Road
Palatine IL 60074

Sheet:

Building Eleva

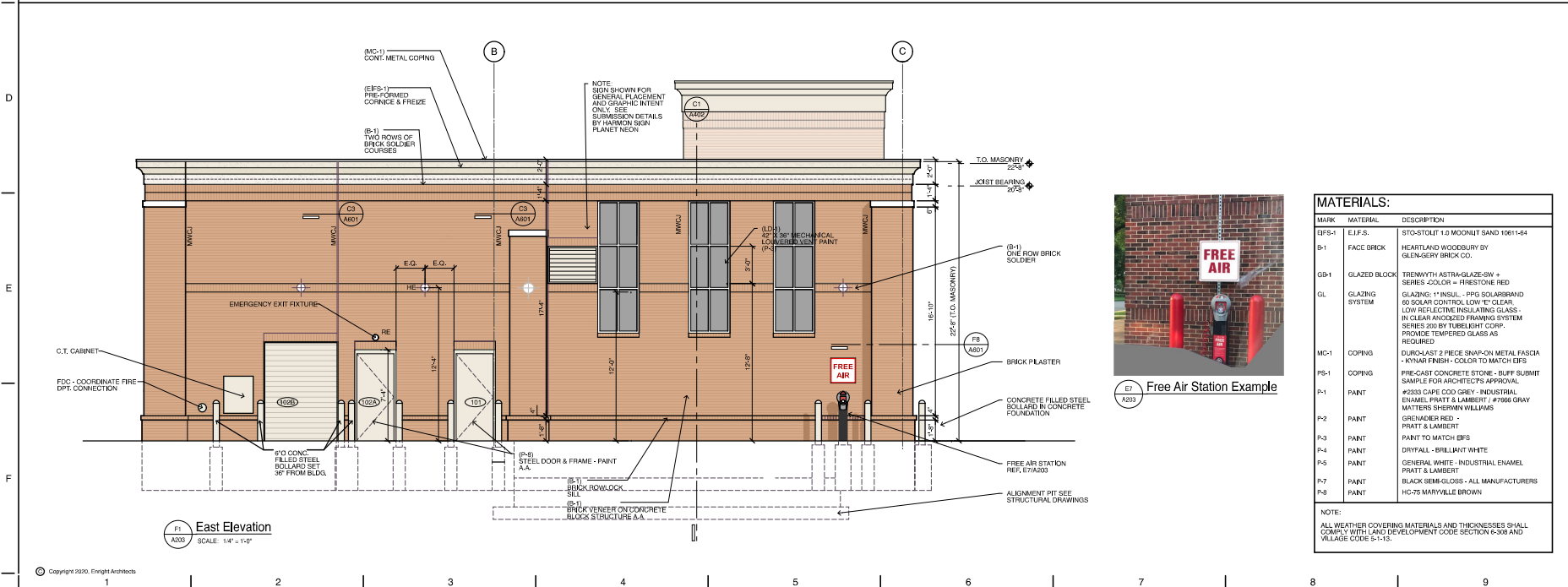
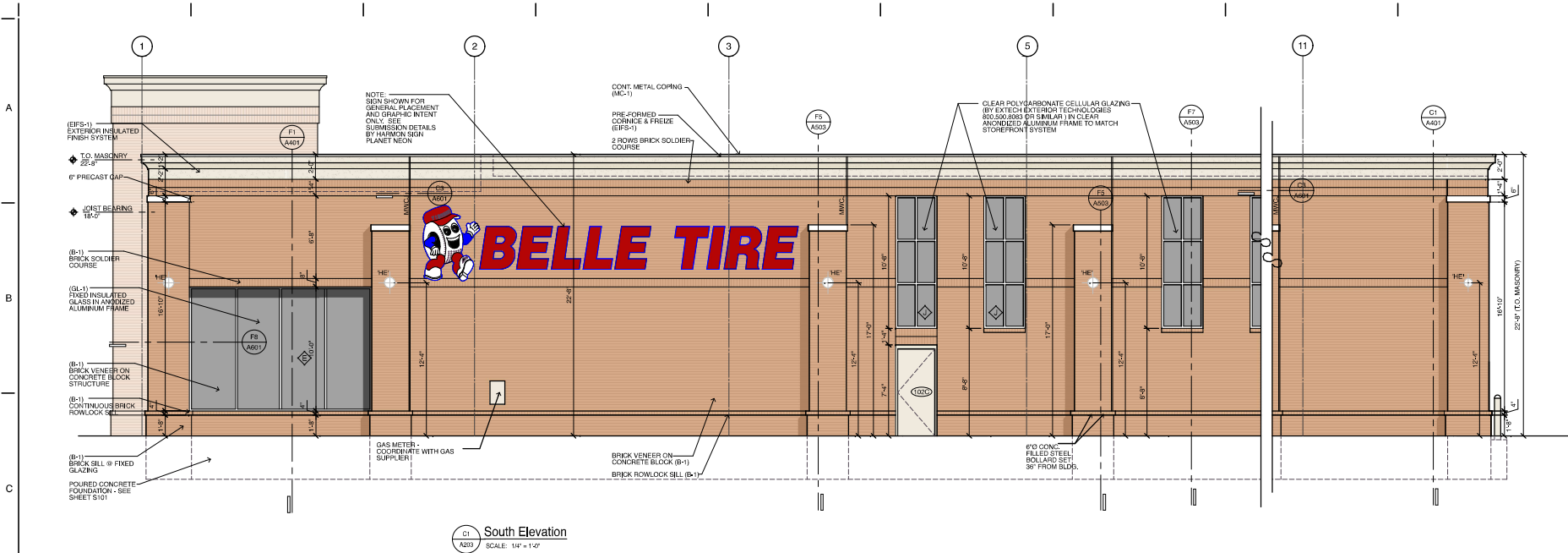
Issued for:

Village Submittal

Project Number:
21-130

Sheet Number:

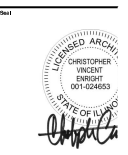
A202



Free Air Station Example

MATERIALS:		
MARK	MATERIAL	DESCRIPTION
EIFS-1	EIFS	STO-STOLIT 1.0 MOONLIGHT SAND 1061-164
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLENVIEW BRICK CO.
GB-1	GLAZED BLOCK	TRENNYTH ASTRA-GLAZE-SW + SERIES-COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW 'E' CLEAR. LOW REFLECTIVE INSULATING GLASS. IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROVIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURACAST 2 FREE SNAP-ON METAL PASCAL - KINAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECTS APPROVAL
P-1	PAINT	#233 GALE COO GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7566 GRAY MATTERS SHERMAN WILLIAMS
P-2	PAINT	GREYCHAMBER RED - PRATT & LAMBERT
P-3	PAINT	PANTO TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

NOTE:
ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 6-308 AND VILLAGE CODE 6-1-15.



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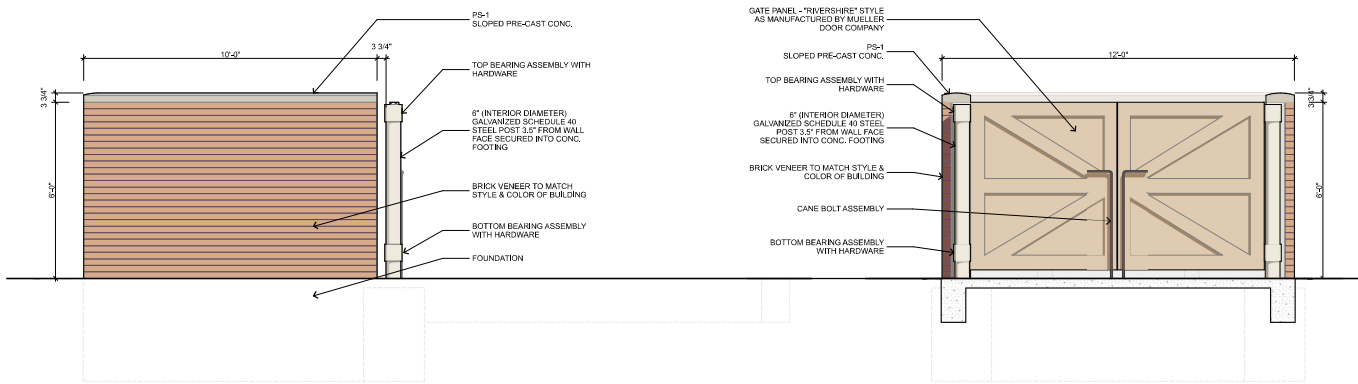
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Building Eleva

Issued for
Village Submittal
Village Engineering

Project
Number
21-130

Sheet
Number
A203

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

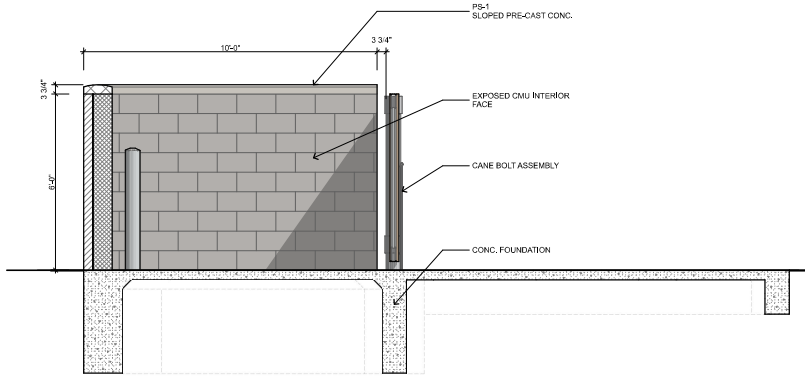


C1 West Elevation
SCALE: 1/2" = 1'-0"

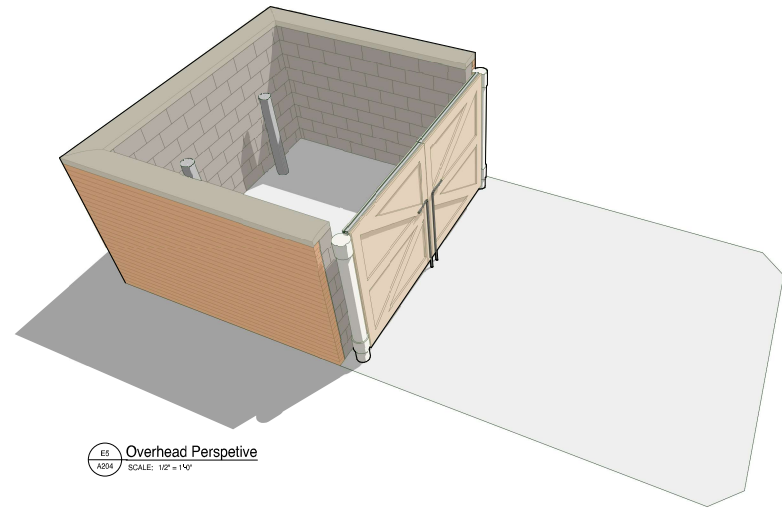
C5 South Elevation
SCALE: 1/2" = 1'-0"

MARK	MATERIAL	DESCRIPTION
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.
GB-1	GLAZED BLOCK	TRENNWYTH ASTRA-GLAZE-SW + SERIES-COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL - PPG SOLARBRIAND 60 SOLAR CONTROL LOW 'E' CLEAR LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROMIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURCLA 2 PIECE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL
P-1	PAINT	#2033 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7906 GRAY MATTERS SHERMAN WILLIAMS
P-2	PAINT	GRENADEER RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEM-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

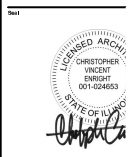
NOTE:
ALL WEATHER COVERING MATERIALS AND THICKNESSES SHALL COMPLY WITH LAND DEVELOPMENT CODE SECTION 9-308 AND VILLAGE CODE 5-1-13.



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



E2 Overhead Perspective
SCALE: 1/2" = 1'-0"



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Sheet
Dumpster

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Village Submittal

Project
Number
21-130

Sheet Number
A204

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



View From West



View From South



CHRISTOPHER ENRIGHT A
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TEL: 248.330.5595
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DATE: MAY

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Palatine, IL

XXXX North Rand Road
Palatine IL 60074

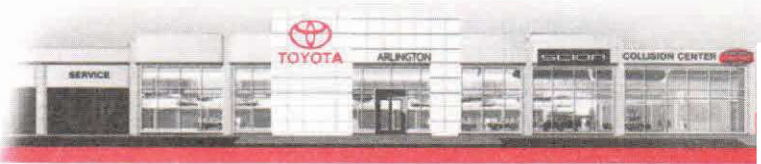
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Renderings

Issued for
Village Submittal

Project
Sheet
21-130

Sheet Number
R101

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



August 17, 2021

Ben Vyverberg

Director of Planning and Zoning

Village of Palatine

200 E. Wood Street

Palatine, IL 60067

Hello Ben,

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

Sincerely,

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

Gary Vicari

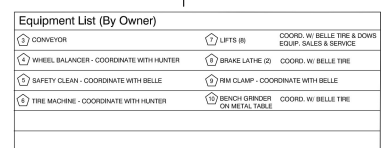
President

cc: Mark Raymond – Meltzer, Purtill and Stelle LLC

Attachment: EXHIBIT - Planned Development Amendment narrative - Arlington Toyota parking storage at Subdivided 2019 N. Rand Road

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

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



NOTES:

1. CONVEYOR SHALL BE MANUFACTURED, INSTALLED & GUARDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CANADIAN STANDARDS SET BY THE INTERNATIONAL BUREAU OF STANDARDS.
2. ALL FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 13, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 13.10, 13.11, 13.12, 13.13, 13.14, 13.15, 13.16, 13.17, 13.18, 13.19, 13.20, 13.21, 13.22, 13.23, 13.24, 13.25, 13.26, 13.27, 13.28, 13.29, 13.30, 13.31, 13.32, 13.33, 13.34, 13.35, 13.36, 13.37, 13.38, 13.39, 13.40, 13.41, 13.42, 13.43, 13.44, 13.45, 13.46, 13.47, 13.48, 13.49, 13.50, 13.51, 13.52, 13.53, 13.54, 13.55, 13.56, 13.57, 13.58, 13.59, 13.60, 13.61, 13.62, 13.63, 13.64, 13.65, 13.66, 13.67, 13.68, 13.69, 13.70, 13.71, 13.72, 13.73, 13.74, 13.75, 13.76, 13.77, 13.78, 13.79, 13.80, 13.81, 13.82, 13.83, 13.84, 13.85, 13.86, 13.87, 13.88, 13.89, 13.90, 13.91, 13.92, 13.93, 13.94, 13.95, 13.96, 13.97, 13.98, 13.99, 14.00, 14.01, 14.02, 14.03, 14.04, 14.05, 14.06, 14.07, 14.08, 14.09, 14.10, 14.11, 14.12, 14.13, 14.14, 14.15, 14.16, 14.17, 14.18, 14.19, 14.20, 14.21, 14.22, 14.23, 14.24, 14.25, 14.26, 14.27, 14.28, 14.29, 14.30, 14.31, 14.32, 14.33, 14.34, 14.35, 14.36, 14.37, 14.38, 14.39, 14.40, 14.41, 14.42, 14.43, 14.44, 14.45, 14.46, 14.47, 14.48, 14.49, 14.50, 14.51, 14.52, 14.53, 14.54, 14.55, 14.56, 14.57, 14.58, 14.59, 14.60, 14.61, 14.62, 14.63, 14.64, 14.65, 14.66, 14.67, 14.68, 14.69, 14.70, 14.71, 14.72, 14.73, 14.74, 14.75, 14.76, 14.77, 14.78, 14.79, 14.80, 14.81, 14.82, 14.83, 14.84, 14.85, 14.86, 14.87, 14.88, 14.89, 14.90, 14.91, 14.92, 14.93, 14.94, 14.95, 14.96, 14.97, 14.98, 14.99, 15.00, 15.01, 15.02, 15.03, 15.04, 15.05, 15.06, 15.07, 15.08, 15.09, 15.10, 15.11, 15.12, 15.13, 15.14, 15.15, 15.16, 15.17, 15.18, 15.19, 15.20, 15.21, 15.22, 15.23, 15.24, 15.25, 15.26, 15.27, 15.28, 15.29, 15.30, 15.31, 15.32, 15.33, 15.34, 15.35, 15.36, 15.37, 15.38, 15.39, 15.40, 15.41, 15.42, 15.43, 15.44, 15.45, 15.46, 15.47, 15.48, 15.49, 15.50, 15.51, 15.52, 15.53, 15.54, 15.55, 15.56, 15.57, 15.58, 15.59, 15.60, 15.61, 15.62, 15.63, 15.64, 15.65, 15.66, 15.67, 15.68, 15.69, 15.70, 15.71, 15.72, 15.73, 15.74, 15.75, 15.76, 15.77, 15.78, 15.79, 15.80, 15.81, 15.82, 15.83, 15.84, 15.85, 15.86, 15.87, 15.88, 15.89, 15.90, 15.91, 15.92, 15.93, 15.94, 15.95, 15.96, 15.97, 15.98, 15.99, 16.00, 16.01, 16.02, 16.03, 16.04, 16.05, 16.06, 16.07, 16.08, 16.09, 16.10, 16.11, 16.12, 16.13, 16.14, 16.15, 16.16, 16.17, 16.18, 16.19, 16.20, 16.21, 16.22, 16.23, 16.24, 16.25, 16.26, 16.27, 16.28, 16.29, 16.30, 16.31, 16.32, 16.33, 16.34, 16.35, 16.36, 16.37, 16.38, 16.39, 16.40, 16.41, 16.42, 16.43, 16.44, 16.45, 16.46, 16.47, 16.48, 16.49, 16.50, 16.51, 16.52, 16.53, 16.54, 16.55, 16.56, 16.57, 16.58, 16.59, 16.60, 16.61, 16.62, 16.63, 16.64, 16.65, 16.66, 16.67, 16.68, 16.69, 16.70, 16.71, 16.72, 16.73, 16.74, 16.75, 16.76, 16.77, 16.78, 16.79, 16.80, 16.81, 16.82, 16.83, 16.84, 16.85, 16.86, 16.87, 16.88, 16.89, 16.90, 16.91, 16.92, 16.93, 16.94, 16.95, 16.96, 16.97, 16.98, 16.99, 17.00, 17.01, 17.02, 17.03, 17.04, 17.05, 17.06, 17.07, 17.08, 17.09, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 17.19, 17.20, 17.21, 17.22, 17.23, 17.24, 17.25, 17.26, 17.27, 17.28, 17.29, 17.30, 17.31, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.39, 17.40, 17.41, 17.42, 17.43, 17.44, 17.45, 17.46, 17.47, 17.48, 17.49, 17.50, 17.51, 17.52, 17.53, 17.54, 17.55, 17.56, 17.57, 17.58, 17.59, 17.60, 17.61, 17.62, 17.63, 17.64, 17.65, 17.66, 17.67, 17.68, 17.69, 17.70, 17.71, 17.72, 17.73, 17.74, 17.75, 17.76, 17.77, 17.78, 17.79, 17.80, 17.81, 17.82, 17.83, 17.84, 17.85, 17.86, 17.87, 17.88, 17.89, 17.90, 17.91, 17.92, 17.93, 17.94, 17.95, 17.96, 17.97, 17.98, 17.99, 18.00, 18.01, 18.02, 18.03, 18.04, 18.05, 18.06, 18.07, 18.08, 18.09, 18.10, 18.11, 18.12, 18.13, 18.14, 18.15, 18.16, 18.17, 18.18, 18.19, 18.20, 18.21, 18.22, 18.23, 18.24, 18.25, 18.26, 18.27, 18.28, 18.29, 18.30, 18.31, 18.32, 18.33, 18.34, 18.35, 18.36, 18.37, 18.38, 18.39, 18.40, 18.41, 18.42, 18.43, 18.44, 18.45, 18.46, 18.47, 18.48, 18.49, 18.50, 18.51, 18.52, 18.53, 18.54, 18.55, 18.56, 18.57, 18.58, 18.59, 18.60, 18.61, 18.62, 18.63, 18.64, 18.65, 18.66, 18.67, 18.68, 18.69, 18.70, 18.71, 18.72, 18.73, 18.74,

WALL TYPES			
TYPE	DETAIL	DESCRIPTION	REMARKS
A1		A) S/SF GYP BOARD	A2 OMT D
A2		B) METAL STUDS: 20 GA. / 16" O.C.	A3 OMT D & F
A3		C) S/SF GYP BOARD	A4 OMT D, C, E
A4		D) SOUND INSULATION	
A5		E) PT-1 CERAMIC TILE WAINSCOT	
		NOTE: INSULATION TO HAVE A FLAME SPREAD RATING OF 75 OR LESS & A SMOKE DEVELOPED RATING OF 400 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84	
		F) FULL-BUTT SOUND INSULATION	
		G) CERAMIC TILE WAINSCOT	
A6		A) S/SF GYP BOARD / CERAMIC TILE B) METAL STUD 20 GA. / 16" O.C. C) FULL-BUTT SOUND INSULATION D) CERAMIC TILE WAINSCOT	
B1		A) 10" ARCHITECTURAL BLOCK B) 1 1/2" GALLY. MTL. FURRING C) INSUL. INSULATION D) GYP BD. E) MODULAR CLAY BRICK F) GLAZING SYSTEM ABOVE G) FOAMED-IN BLOCK INSUL. H) CERAMIC TILE WAINSCOT (SEE ELEVATIONS)	
B2		A) 10" ARCHITECTURAL BLOCK B) 1 1/2" GALLY. METAL CHANNELS C) INSUL. INSULATION D) GYP BD. E) MODULAR CLAY BRICK F) LINE OF BRICK VENEER & 8" CONC. BLOCK ABOVE G) FOAMED-IN BLOCK INSULATION H) CERAMIC TILE WAINSCOT (SEE ELEVATIONS)	
B3		A) 10" CONC. BLOCK BASE W/ IF BLOCK ABOVE B) MODULAR CLAY BRICK C) LINE OF BRICK VENEER & 8" CONC. BLOCK ABOVE D) FOAMED-IN BLOCK INSUL. E) 1 1/2" GALLY. MTL. FURRING F) INSUL. INSULATION G) GYP BD. H) CERAMIC TILE WAINSCOT (SEE ELEV.)	B4 OMT E, F, G, H
B4			
B5			
B6			
B7		A) S/SF GYP. BOARD (SALES STRIPS) B) 1" CONC. BLOCK C) 1" CONC. BLOCK D) 1 1/2" GALLY. FURRING STRIPS E) S/SF GYP. BOARD	B8 OMT D, E PAINT BLOCK
B8			
B9			
B9			B9 OMT A, B, D, E PAINT BLOCK
B10		A) 10" CONC. BLOCK WALL B) 1 1/2" GALLY. FURRING STRIPS C) S/SF GYP BOARD D) CERAMIC TILE WAINSCOT (SEE ELEVATIONS) E) 1 1/2" GALLY. FURRING STRIPS F) 1" GYP. BOARD	B10 OMT E, F PAINT BLOCK B11 OMT C, G, O PAINT BLOCK
B10			
B11			
B11			

ALTA/NSPS LAND TITLE SURVEY



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO THE 1983 EPOCH. ALL BEARINGS ARE MEASURED FROM THE SOUTHERN END OF THE LOCAL MAGNETIC SATELLITE SYSTEM (SMSS) USING GPS OBSERVATIONS.

PARKING SUMMARY

PARKING SPACES: 12
HANDICAPPED SPACES: 2
TOTAL: 10

SURVEYED AREA

PARCEL 1: 10,000 SQUARE FEET (0.230 AC)
PARCEL 2: 20,000 SQUARE FEET (0.461 AC)
PARCEL 3: 20,000 SQUARE FEET (0.461 AC)
TOTAL: 50,000 SQUARE FEET (1.152 AC)

LEGEND

BOUNDARY LINE	EX. DOUBLE TRAFFIC SIGNAL MANHOLE
EASEMENT LINE	EX. TRAFFIC SIGNAL MANHOLE
SETBACK LINE	EX. TRAFFIC SIGNAL W/WM
PAVEMENT LINE	EX. UTILITY POLE
CURB & GUTTER	EX. UTILITY POLE
DEPRESSED CURB	EX. LITE POST
OVERHEAD UTILITY LINE	EX. DOUBLE SIGN
BURIED GAS LINE	EX. LITE POST
SANITARY LINE	EX. STREET LIGHT
WATERMAIN LINE	EX. CONCRETE (CONC.)
EX. 1" CONTOUR	TITLE EXCEPTION
FOUND IRON PIPE/POD	RECORD INFORMATION
FOUND MANHOLE	MEASURED INFORMATION
EX. SANITARY MANHOLE	EDGE OF PAVEMENT
EX. STORM MANHOLE	PAVE.
EX. INLET	PUBLIC UTILITY EASEMENT
EX. FLARED END SECTION (YES)	INGRESS & EGRESS EASEMENT
EX. HYDRANT	PUBLIC UTILITY & EGRESS EASEMENT
EX. VALVE BOX	PLAQUE
EX. VAULT VAULT	BENCHMARK

OWNER/CLIENT

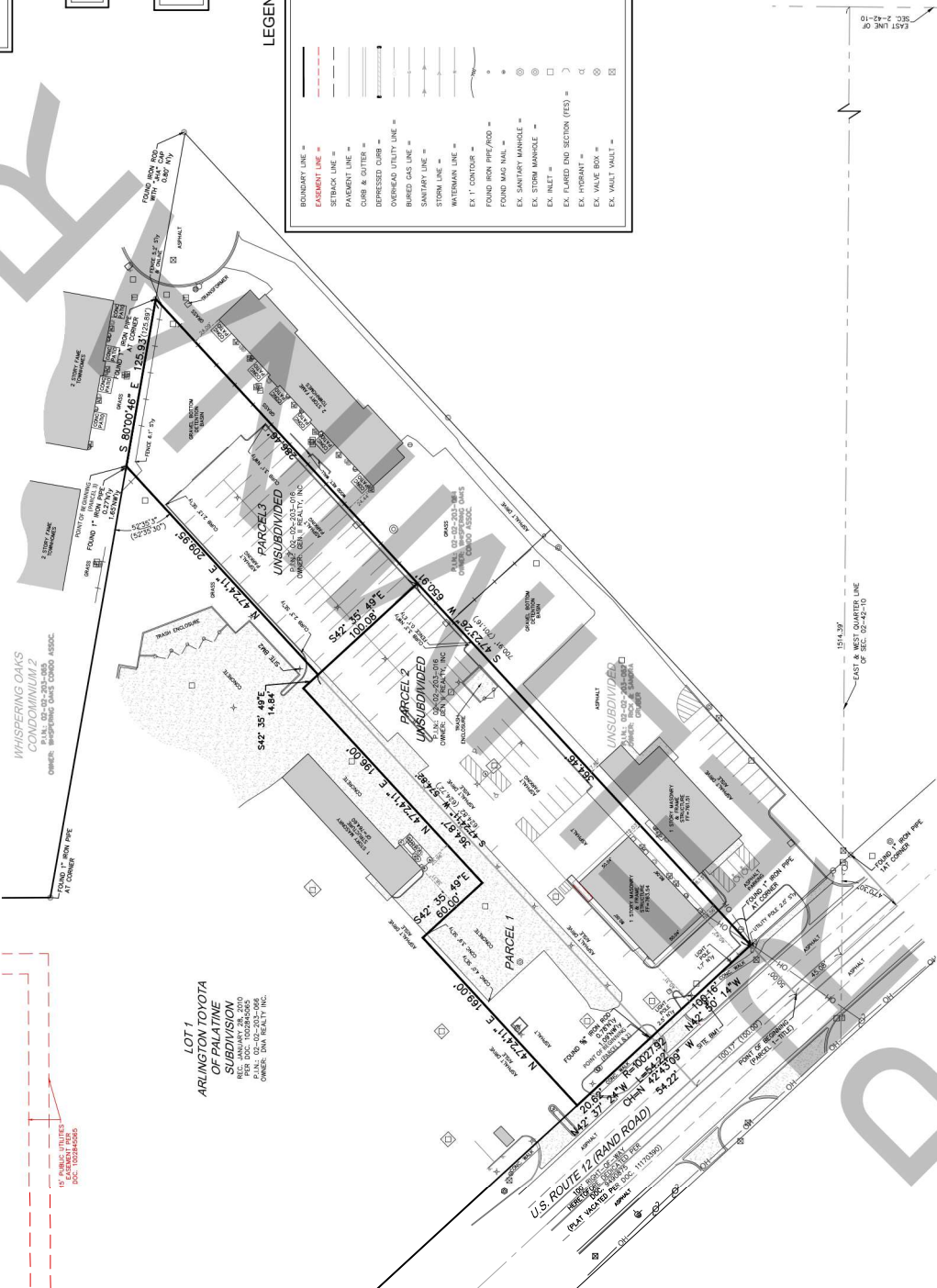
BRIGHT ARCHITECTS
200 N. WASHINGTON
CHICAGO, ILLINOIS 60601

CURRENT P.I.N.:

00-20-203-014-0000 S
PART OF 00-20-203-006-0000

LOT 1

ARLINGTON TOYOTA
OF PALATINE
SUBDIVISION
P.L.S. 00-20-203-014-0000 S
P.L.S. 00-20-203-006-0000 S
P.L.S. 00-20-203-014-0000 S
P.L.S. 00-20-203-006-0000 S



ALTA/NSPS LAND TITLE SURVEY



3110 WOODCREEK DRIVE
DOWNS GROUND, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

ALTA/NSPS LAND TITLE SURVEY

PALATINE, ILLINOIS

BELLE TIRE

DATE: 04/07/21
SCALE: 1"=40'

3

4.1.f

OWNER/CLIENT

BRIGHT ARCHITECTS
501 N. WILSON AVENUE
ROYAL OAK, MICHIGAN

CURRENT P.I.N.:

02-203-203-014-0000 S
PART OF 02-203-203-0066-0000

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO THE 1983 EPOCH. ALL BEARINGS ARE TRUE BEARINGS EXCEPT WHERE SHOWN. MAGNETIC VARIATION SYSTEM (MVS) USING GPS OBSERVATIONS.

PARKING SUMMARY

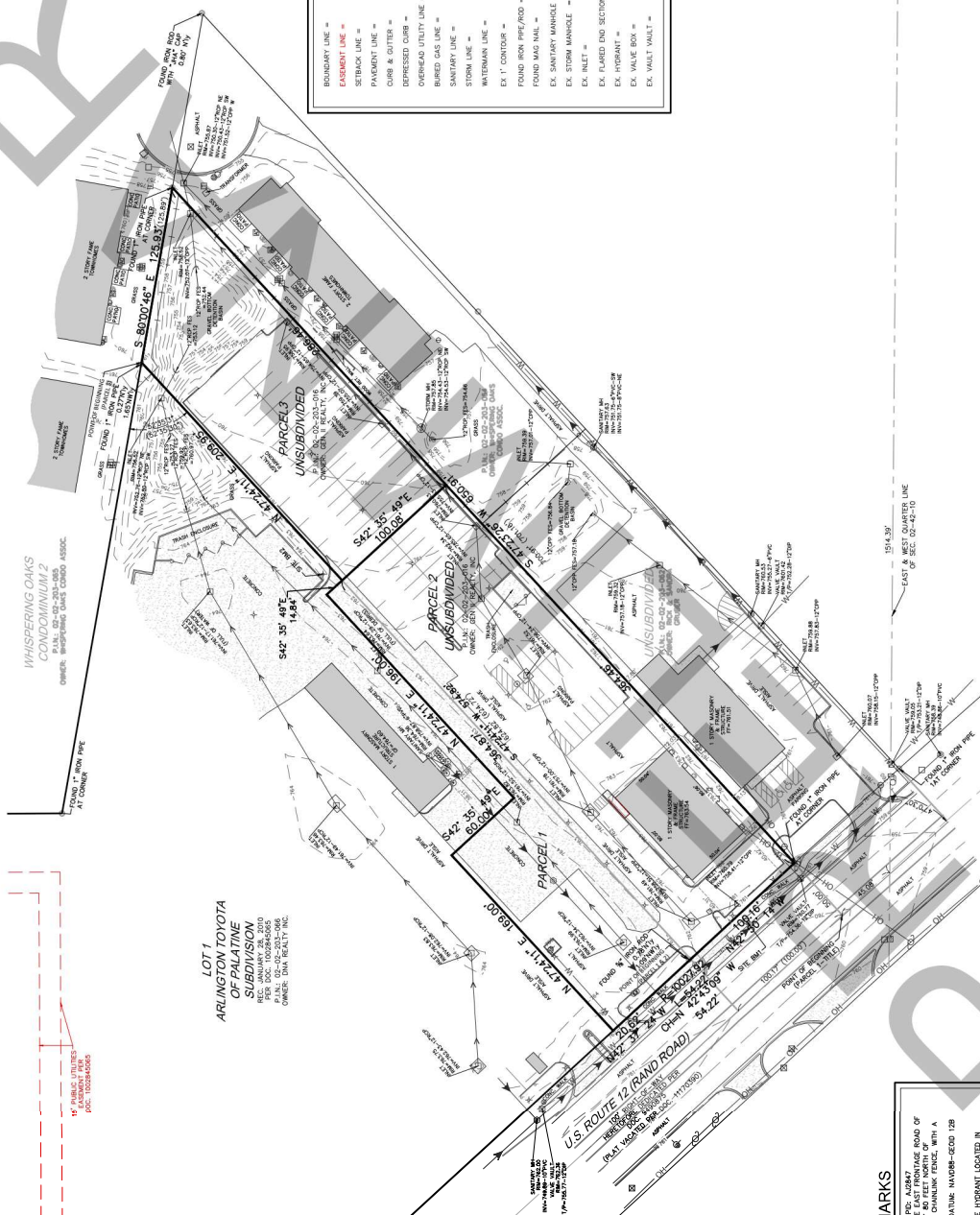
PARKING SPACES: 12
HANDICAPPED SPACES: 2
TOTAL: 10'

SURVEYED AREA

PARCEL 1: 10,000 SQUARE FEET (0.230 AC)
PARCEL 2: 20,000 SQUARE FEET (0.460 AC)
PARCEL 3: 20,000 SQUARE FEET (0.460 AC)
TOTAL: 70,000 SQUARE FEET (1.590 AC)

LEGEND

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



BENCHMARKS

REFERENCE BENCHMARK: NAD 83, IGA 8487
SOUTH HIGHWAY 55, APPROXIMATELY 80 FEET NORTH OF
PROPERTY CORNER. DATUM: NAVD83-EGD 128
ELEVATION: 721.60
SITE BENCHMARK: 1/4\"

CHRISTOPHER ENRIGHT ARCHITECTS

A PROFESSIONAL CORPORATION

DETAILED DESCRIPTION OF THE PROPOSED DEVELOPMENT / BUSINESS PLAN

We are pleased to present our proposal to the Village of Palatine for the new Belle Tire store to be located on the northeast side of US Route 12 (North Rand Road), southeast of North Hicks Road, directly southeast of the existing Arlington Car Wash and Detail Center. Our proposal includes the construction of a 9,800 square foot single story brick and cast stone veneer building and over one acre site development that includes a fully compliant expanded storm water detention and treatment pond. A drive connection will be eliminated on US Route 12 currently being reviewed by IDOT.

Belle Tire is a more than 90-year-old company privately owned by the Barnes family headquartered in Allen Park, Michigan. The company was started by Mr. Sam Waze in 1922 who named the business after his wife, Belle. The Waze family eventually partnered with the Barnes family, who purchased the interests in the early 1960's and is now in the third generation of ownership. Currently, Belle employs more than 2,000 people and has over 130 locations in Michigan, Ohio and Indiana. Construction is currently underway in 5 locations in Illinois with 50 planned in 3 years.

Belle sells and installs passenger vehicle tires, various automotive parts and offers minor automotive repairs such as brakes, alignments, batteries, shocks and struts and oil changes. No major engine, transmission repair or body work is conducted in the facility. All repair and installation work will take place inside the building and though rare, if vehicles are left overnight, they are stored inside. All scrap tires are stored in a specifically designated area inside the facility and are picked up by Belle vehicles on a regular basis. All floor drains in the service area are connected to an oil / water separator to prevent any unapproved chemicals from reaching the sanitary system. No outdoor displays are used.

Sales staff and porters handle all customer vehicles for service, and customers are discouraged from entering the service area. A well-appointed customer lounge is provided for those who choose to wait for service and installation to be completed. Since the service doors are clear glass, staff will not use vehicle horns to alert staff to open doors. There are no outdoor annunciators, PA systems or other noxious exterior noise sources. Belle Tire has created a significant in-house Property Management group that is responsible for all maintenance, repair and care of the property and building after construction. Should the Village require to contact Belle for any reason, staff at headquarters is available 24 hours a day, seven days a week.

Hours of operation in all stores is Tuesday, Wednesday and Friday – 8:00 a.m. to 6:00 p.m., Monday and Thursday – 8:00 a.m. to 8:00 p.m., Saturday – 8:00 a.m. to 5:00 p.m. and closed on Sunday. This location anticipates a maximum employee shift of 10 to 15 employees on staff in various capacities.

Belle Tire – Palatine, IL
June 29, 2021

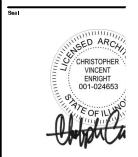
The exterior of the facility is comprised of brick veneer, cast stone detailing, small continuous EIFS cornice, clear glazing and aluminum frame at the showroom, striated clear glazing and aluminum frame at the remaining inventory areas, and wall washing feature lighting at the perimeter of the building. All landscape, lighting and site elements meet or exceed Palatine standards. One HVAC roof top unit is proposed and will be obscured by parapet walls and the proposed entry tower. All other roof elements such as plumbing vents, exhaust fans and the like will be obscured by the parapet walls at the rear portion of the building. The interior of the facility is completely suppressed with a NFPA approved sprinkler system.



View From West



View From South



CHRISTOPHER ENRIGHT A
A PROFESSIONAL CORPORATION

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

DATE: MAY

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

Sheet
Renderings

Issued for
Village Submittal

Project
Sheet
21-130

Sheet Number
R101

Attachment: Renderings (2019 and 2095 N. Rand Road - Belle Tire)



Christopher Vincent
A PROFESSIONAL CORPORATION

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

DATE: 04/24/20

Project
**Belle Tire
Palatine, IL**

XXXX North Rand Road
Palatine IL 60074

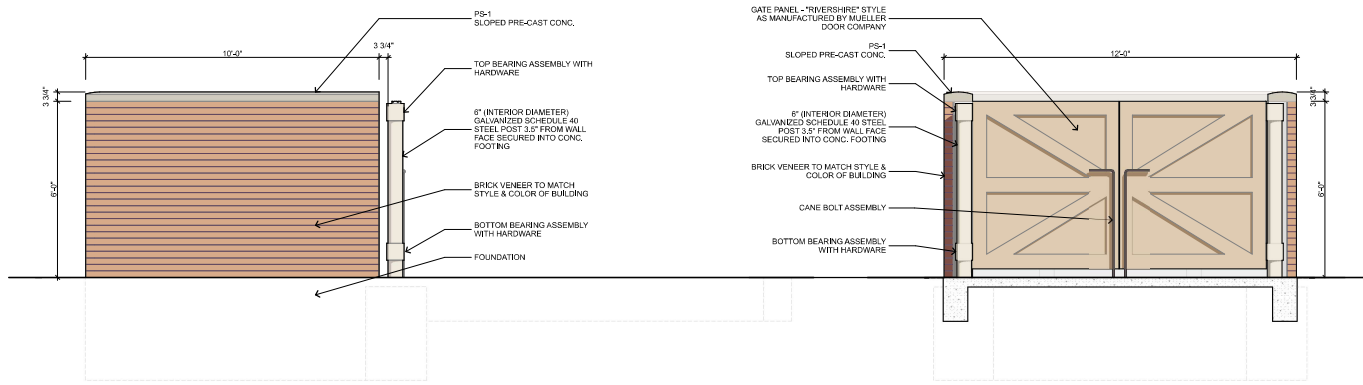
Sheet
Dumpster

Issued for
Village Submittal

Project
Number
21-130

Sheet Number
A204

Attachment: Garbage enclosure rendering (2019 and 2095 N. Rand Road - Belle Tire)

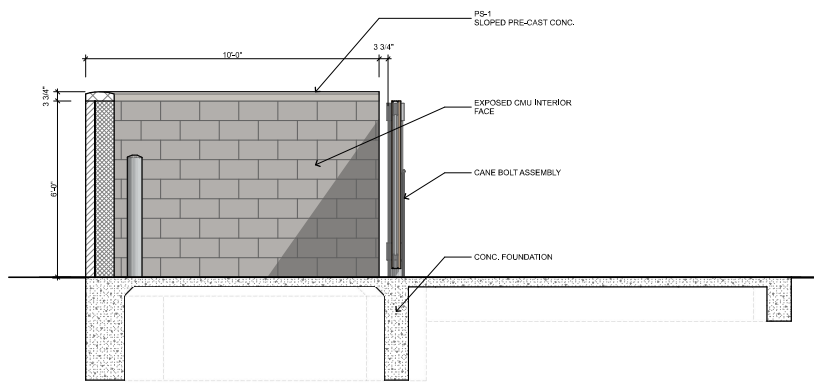


C1 West Elevation
A204 SCALE: 1/2" = 1'-0"

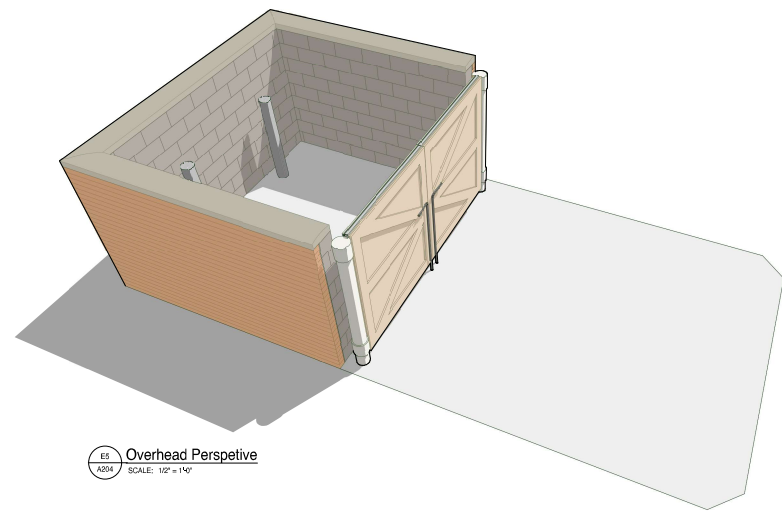
C5 South Elevation
A204 SCALE: 1/2" = 1'-0"

MARK	MATERIAL	DESCRIPTION
BF5-1	EIFS	STO-STOUT 1.0 MOONBAY SAND 1061-164
B-1	FACE BRICK	HEARTLAND WOODSBURY BY GLEN-GERY BRICK CO.
GB-1	GLAZED BLOCK	TRENNWYTH ASTRA-GLAZE-SW + SERIES-COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL - PPG SOLARBRIAND 60 SOLAR CONTROL LOW 'E' CLEAR LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBEALIGHT CORP. PROMIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURCLAST 3 PIECE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECTS APPROVAL
P-1	PAINT	#2033 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7966 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GRENADE RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEM-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN

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



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



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



SPECIAL USE & VARIATION APPLICATION

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (if applicable)	
Barnes Development Company, LLC			
Address		City/State/Zip Code	
1000 Enterprise Drive		Allen Park, MI 48101	
Telephone	Fax		
313.203.2195			
Email			
wshotwell@belletire.com			
Subject Property Address			
2019 N Rand Road and 2095 N Rand Road			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Christopher Enright, NCARB		Enright Architects	
Address		City/State/Zip Code	
628 E Parent Ave, Ste 106		Royal Oak, MI 48067	
Telephone	Fax		
248.258.6485			
Email			
cenright@enrightarchitects.com			

Attachment: Special Use Application (2019 and 2095 N. Rand Road - Belle Tire)



SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Barnes Development Company, LLC			
	Subject Property Address 2019 N Rand Road and 2095 N Rand Road			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Christopher Enright, NCARB		Enright Architects	
	Address 628 E Parent Ave, Ste 106		City/State/Zip Code Royal Oak, MI 48067	
	Telephone 248.258.6485	Fax	Email cenright@enrightarchitects.com	
	Relationship to Petitioner (contractor, architect, etc.) Architect			
	TYPE OF APPLICATION (check one)			
	☒ Special Use ☐ Special Use Amendment ☐ Variation			
Existing Zoning District B-5 Highway Business PUD	Existing Land Use Car Wash and Car Rental Agency	Proposed Land Use Automotive Service and Repair		
Generally describe your request:				
The Petitioner is requesting to construct a new 9,800 square foot Belle Tire store utilizing most of the existing infrastructure's parking lot and utility connections. Belle Tire sells and installs vehicle tires, various automotive parts, and offers minor repairs such as brakes, alignments, batteries, shocks and struts, and oil changes.				

Attachment: Special Use Application (2019 and 2095 N. Rand Road - Belle Tire)



Signature Page

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

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

6.25.2021

Signature

Date

Required Materials

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

Additional Materials (as required by the Village)

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

✓ **List of Adjacent Property Owners**

Petitioner Justification

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

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

With more than 130 stores, Belle Tire Marketing Department studies each future market location carefully. The Department has identified the Village of Palatine, specifically the Rand Road corridor, as an ideal location for this future store. Further, Belle often finds locations near Discount Tire to be very successful.

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

The development will meet all engineering, public health, safety and general welfare standards of the Village. The building will be fully fire suppressed and meet all aspects of NFPA as well as provide visual and audible security systems. The development will not require any special security of safety support from the Village other than standard emergency services. Electric tire equipment in Belle's new stores going forward will reduce any potential noise concerns.

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

This multi-million dollar development will increase surrounding property values. Belle has a very active Property Management department that services and maintains their buildings on a scheduled basis so quality is maintained. Belle is a substantial, long standing entity that will provide constant support to the proposed facility and area.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Belle Tire is not a live entertainment use.

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

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

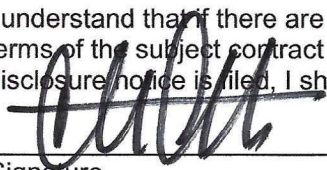
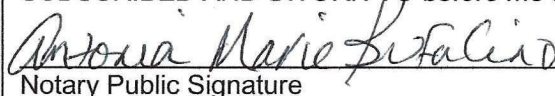
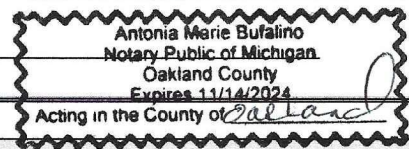
3. That the variation, if granted, will not alter the essential character of the locality

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



Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.) Barnes Development Company, LLC		
Relationship to Petitioner (check one) ☒ Petitioner ☐ Legal Entity holding an Interest (i.e. realtor, attorney, etc.) ☐ Legal Entity Holding a Right of Control (i.e. landlord, etc.)		
Address of Disclosing Party 1000 Enterprise Drive		City/State/Zip Code Allen Park, MI 48101
Telephone 313.203.2195	Fax	Email wshotwell@belletire.com
Address of Subject Property 2019 N Rand Road and 2095 N Rand Road		City/State/Zip Code Palatine, IL 60047
Legal Description of Subject Property (see plat of survey or title) See Alta/NSPS Land Title Survey		
List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)		
Name	Address	Legal Interest
DNA Realty, Inc. and GEN II Realty, Inc.	2095 N Rand Road, Palatine, IL 60074	Owner

I affirm that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed. I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.	
 Signature	06/25/21 Date
SUBSCRIBED AND SWORN TO before me this <u>25</u> day of <u>June</u> 20 <u>21</u> .  Notary Public Signature	
	
Project Planner	Zoning Case #

Attachment: Special Use Application (2019 and 2095 N. Rand Road - Belle Tire)



Affidavit of No New Improvements

AFFIDAVIT OF NO NEW IMPROVEMENTS

I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit.

Affiant further states that survey is correct and complete representation of all improvements now located on the premises described in the above referenced title commitment, except for: _____

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature: _____

Date: 6-25-21

Property Owner Print Name: _____

GARY VICARI

Property Address: 2019 N Rand Road and 2095 N Rand Road

PIN #: 02-02-203-016-000 & Part of 02-02-203-066-000

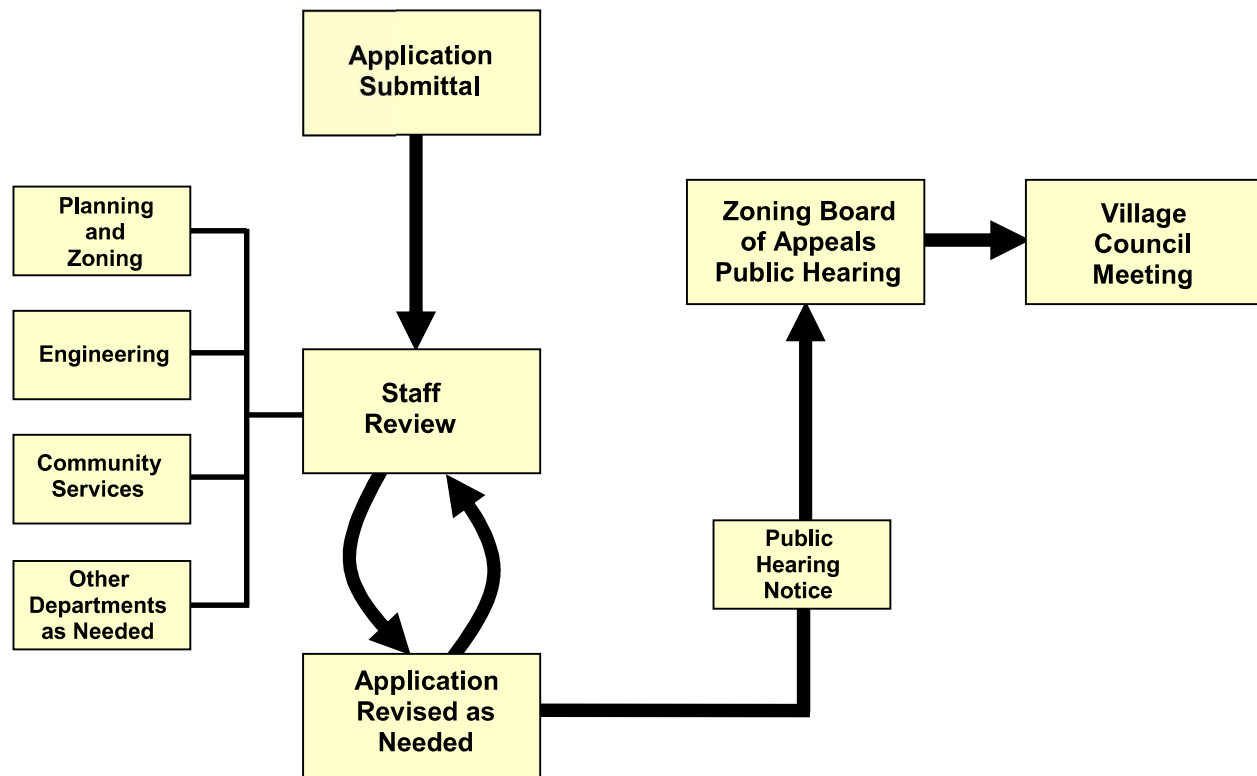


Name of Surveyor: Samuel J Phillippe, PLS

Date of Survey: March 30, 2021

Survey Order No.: _____

Petition Review Process



APPLICATION SUBMITTAL

- Schedule a pre-submittal meeting with the Planning and Zoning Department to discuss the proposal with Staff and become familiar with the Village's requirements and procedures. A meeting may be scheduled by calling the Planning and Zoning Department at 847-359-9047.
- Submit a complete application.
 - Once a complete application has been submitted, a project planner will be assigned to the request.
- The entire process typically takes 6-8 weeks from the date of submittal, depending on the complexity of the request.

STAFF REVIEW

- Upon receipt of a complete application, the project planner coordinates an internal review of the request.
 - The request is reviewed by Planning and Zoning, Engineering, and Community Services, as well as other departments as needed.
- Once the review is completed, the project planner sends a review letter to the Petitioner.
 - A review letter contains any staff questions and concerns, and may include requests for additional information and/or plan revisions. Additional reviews may be required.
 - The project planner will schedule the request for a Zoning Board of Appeals meeting once all of the necessary information has been submitted and reviewed.

PUBLIC NOTICE – Single Family Requests

- The Village completes all notification requirements including:
 - Notification letters
 - Placing a public hearing sign on the property
 - Posting a legal ad in the newspaper

PUBLIC NOTICE – All Non-Single Family Residential Requests

- The Village is responsible for:
 - Posting a legal ad in the newspaper
 - Sending a notification letter to adjacent residents (not property owners)
- **The Petitioner is responsible for the following:**
 - **Public Hearing Sign:** The Village provides the sign and posts. The sign must be posted in a place visible from the public right-of-way. The sign must be posted through the Village Council meeting date. A \$125 deposit per sign is required, and is refunded within 4-6 weeks of the conclusion of the petition review process.
 - **Surrounding Property Owners Letter:** The Village writes and provides the letter for the Petitioner to send via certified mail to all property owners within 250 feet of the Subject Property. A list of property owners can be obtained by calling the Palatine Township Assessor's Office at 847.358.6700, emailing dgamboa@palatinetownship.com, or visiting the office at 721 S. Quentin Road, Palatine, IL 60067. The Petitioner is required to submit the certified mail receipts and sign an affidavit stating that all notification letters have been mailed.

Per Illinois Law, all notification must be mailed 15 calendar days prior to the Zoning Board of Appeals Meeting.

ZONING BOARD OF APPEALS PUBLIC HEARING

All requests are heard in a public hearing before the Zoning Board of Appeals (ZBA). The ZBA is a recommending body comprised of citizens appointed by the Mayor and Village Council. The ZBA holds Special Use and Variation public hearings for the Village Council. Meetings are held on the second and fourth Tuesday of each month at 7:00 pm in the Village Council Chambers, 200 E. Wood Street (2nd floor).

At the public hearing, the project planner presents the facts of the request and Staff's recommendation to the ZBA. The Petitioner should be prepared to present and support the request with any evidence deemed appropriate. Any supporters and objectors are able to give testimony. The ZBA may ask additional questions to advance its own understanding of the request.

Upon reviewing the request, the ZBA will submit an advisory recommendation to the Village Council. The ZBA may either recommend approval or denial of the request. If recommending approval, the ZBA may recommend imposing specific conditions it deems necessary to insure conformity with the intent of all applicable Village codes, ordinances, and policies.

VILLAGE COUNCIL MEETING

The request and advisory ZBA recommendation is forwarded to the Village Council. The Village Council makes the final decision regarding the request. If approved, an ordinance approving the request is adopted. A copy of the ordinance is mailed to the Petitioner within five business days of Village Council approval.

NOTE: CONCURRENT BUILDING PERMIT REVIEW

A Petitioner may submit building plans and permits to the Village at any time. The plans may or may not be reviewed until the petition review process has been completed. If the zoning request is approved, the project planner forwards the final plans and ordinance to Building Services and any other appropriate department. **Please note the review of the Special Use and/or Variation does not reflect a complete review and approval of the building permit submittal. For questions regarding the building permit or submittal requirements, please contact the Community Services Department at 847-359-9042.**



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

RE: FINAL PLAT OF SUBDIVISION

Dear Petitioner:

It is the responsibility of the Planning and Zoning Department to assist you with the preparation of a complete petition that meets all of the standards of the Village of Palatine. Submitting a complete application allows your petition to proceed through the review process smoothly and in a timely manner. The attached information and application packet provides an explanation of the review process, a checklist of the required items and the required forms to be completed.

The review process requires actions of both you and the assigned Project Staff Planner. Staff will work diligently to review your application, making sure that all requirements have been met and ask that you, as the petitioner, work hard by supplying all the required materials.

Upon submittal of a complete application, the assigned Project Staff Planner will gather any comments and/or concern from other department or division staff members. These comments and/or concerns will be returned to you within ten (10) working days from the date of receiving a complete submittal. To efficiently move forward in the review process, it is recommended that staff comments and/or concerns be satisfactorily addressed.

If you have any questions or concerns regarding your petition or the review process, please contact us at 847-359-9047.

Sincerely,

Department of Planning & Zoning

Village of Palatine

Attachment: Subdivision Application (2019 and 2095 N. Rand Road - Belle Tire)

PETITION REVIEW PROCESS FINAL PLAT OF SUBDIVISION

The Village of Palatine's seven (7) step review process is outlined below:

Step 1: Pre-Application Meeting

Although this first step is optional, it is highly recommended that the petitioner schedule a meeting with the Planner to discuss the feasibility of the proposal and to become familiar with the Village requirements and procedures. Pre-application meetings can be scheduled by contacting the Planning and Zoning Division at (847) 359-9047.

Step 2: Submittal of Petition

Once you have received preliminary approval of a development proposal, Staff will send you a letter indicating all conditions that must be satisfied prior to being scheduled for final development approval. This step involves the submittal of all applicable plans, plats, supporting documentation and required fees. The Project Planner will identify which materials are required for a complete submittal. Be advised additional materials may be determined to be required during the review process.

Step 3: Staff Review

Upon receipt of a complete submittal, the assigned Project Planner will coordinate an inter-departmental review of the submittal. The plans are reviewed for compliance with all Village codes and ordinances. Once a review has been completed, the assigned Project Planner gathers the comments and sends a review letter to the Petitioner or the authorized agent of the Petitioner. Subsequent reviews continue until all deficiencies in the plan have been corrected. Once a petition has been satisfactorily reviewed, it will proceed to the next step in the process.

Step 4: Notification

The Project Planner will notify the petitioner of the scheduled meeting date for review before the Plan Commission. In order to keep a scheduled meeting date, proper public notice must be completed as follows:

A public hearing is required for this proposal.

1) The Village is responsible for publishing a notice in the local newspaper. The notice explains the petition and provides the legal description and location of the property and the name of the petitioner. ***Note: Illinois laws require that the notice appear in the paper at least 15 days prior to the public hearing.***

2) The Petitioner is responsible for placing a notification sign on the subject property, and to send notification letters certified mail to all surrounding property owners within 250 feet of the subject property no later than 15 days prior to the hearing (the letters and sign are prepared by the Planning and Zoning Staff). A \$125 deposit per sign is required, and is refunded within 4-6 weeks of the conclusion of the petition review process. The Petitioner must submit an affidavit to the Village no later than 7 days prior to the hearing which indicates they have completed the

items listed prior.

3) Lastly, the Village will send written notification of the public hearing to all residents within 250 feet of the subject property 15 days prior to the hearing.

To receive a list of the surrounding property owners within 250 feet of the subject property, please contact the Palatine Township Assessor's Office by visiting their office at 721 S. Quentin Road, calling their office at 847-358-6700 or emailing dgamboa@palatinetownship.com

Step 5: Action by the Plan Commission

Note: One (1) week prior to the date of the public meeting, the petitioner will be responsible for providing 13 full size copies and three 11" x 17" copies of all plans to the assigned Project Planner. All plans and plats should be folded.

The Plan Commission listens to input from the Village staff, the petitioner, and any objectors or supporters. Upon review of the petition, the Plan Commission will submit a recommendation to the Committee of the Whole of the Village Council. The Plan Commission may require special conditions it deems necessary to insure conformity with the intent of all applicable Village codes and ordinances and established Village policies.

Step 6: Action by the Committee of the Whole of the Village Council

The petition is forwarded to the Committee of the Whole of the Village Council (COTW) with a recommendation from the Plan Commission. The COTW is a committee consisting of the Mayor and all elected members of the Village Council. The COTW will consider the recommendation from the Plan Commission and may ask for input from the petitioner or objectors. A recommendation is forwarded from the COTW to the Village Council for official action.

Step 7: Action by the Village Council

The Village Council makes the final decision regarding the petition. The Village Council can vote to approve the petition, approve the petition with modifications, or deny the petition. If approved, a resolution approving the plat is signed during the Village Council meeting. The petitioner is mailed a copy of the resolution within three (3) business days of the Village Council approval.

Note: The process generally takes up to eight (8) weeks from the time a complete application package is submitted. However, projects can take longer to process depending on the response time of the petitioner and complexity of the proposal.

In order to do justice to each petition, the Plan Commission will consider a limited number of petitions at each meeting. For this reason, submitting a petition before a deadline does not guarantee a place on the agenda. A petitioner will receive notice of the scheduled meeting date.

FINAL PLAT OF SUBDIVISION

Submittal Requirements

REQUIRED MATERIALS FOR ALL SUBMITTALS

1. Application fees – see current fee schedule. **To be determined after submittal**
- ✓ 2. Application for Hearing (attached)
- ✓ 3. Plat of Survey. The plat must include a legal description and be certified by a surveyor.
- ✓ 4. Real Estate Interest Disclosure Form (attached). **(included with application)**
- ✓ 5. Proof of ownership (Title Insurance Policy, or Deed) and/or a copy of the contract to purchase.
- ✓ 6. Final Plat of Subdivision
- ✓ 7. Existing conditions of the property
- ✓ 8. Final sealed engineering plans including location and sizes of sewers and storm drains, utility connections, utility mains, grading plan, final detention calculations
- N/A 9. Jurisdictional statement from the US Army Corp of Engineers. (if applicable)
- ✓ 10. Illinois Department of Natural Resources Endangered Species Consultation Program Agency Action Report (EcoCAT).
- ✓ 11. Receipt from the North Cook County Soil and Water Conservation District (if over 1 acre)

THE FOLLOWING MATERIALS MAY BE REQUIRED BY THE VILLAGE AS PART OF THE SUBMITAL OR AS A CONDITION OF APPROVAL

- ✓ 12. Site data information, including total acreage, number of lots, lot sizes, number of dwelling units, and gross/net density, amount of parking spaces required/provided, etc. (To be presented in table form on the site plan). **(included on Site Plan)**
- ✓ 13. Final Architectural Plans **(included in Plan Set)**
- N/A 14. A copy of Declarations or Covenants, Conditions and Restrictions **(not included yet, counsel teams will send later)**
- ✓ 15. Final Landscape Plan
- ✓ 16. Final Lighting Plan
- ✓ 17. Final Site Plan
- N/A 18. Marketing Materials
- N/A 19. Economic Impact Analysis

- ✓ 20. Engineer's Cost Estimate of the Costs of Project Improvements
- N/A 21. Traffic and other impact studies.
- N/A 22. Tree Preservation Plan
- N/A 23. Surrounding property conditions
- ✓ 24. Detailed description of the proposed development including # and types of residential units, permitted commercial uses, signage guidelines, phasing schedules, reasoning for site and building design, etc.
- 25. Any other information deemed necessary by the Administrator

ALL PLANS AND PLATS SHALL BE FOLDED

- Detailed information which must be shown on the final plat of subdivision is attached.
- Additional copies of plats and plans will be requested prior to the scheduled meeting/hearing date.
- Note that school and park district donations are required for all developments according to the current Village fee schedule prior to issuance of a building permit.
- Note that letters of credit and 10% cash bonds to guarantee the installation of public improvements are required for all final plats of subdivisions.
- A plan review fee, based on 1.5% of total project improvement costs (which shall consist of, but not exclusively of curb and gutters, sidewalks, pavements, sanitary sewer system, storm sewer system, water distribution system, stormwater detention facilities, parkway trees, landscaping, street lights, plus soil erosion control measures) as estimated by the design engineer and approved by the Village Engineer.

PRIOR TO RECORDATION OF A FINAL PLAT THE FOLLOWING MUST BE COMPLETED

- Mylar copy submitted with all required signatures
- A Subdivision Improvement Agreement signed by the subdivider and/or builder (this is provided by the Village).
- Recording fees for the recording of the Final Plat



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)		Business Name (if applicable)	
Barnes Development Company, LLC			
Address		City/State/Zip Code	
1000 Enterprise Drive		Allen Park, MI 48101	
Telephone	Fax	Email	
313.203.2195		wshotwell@belletire.com	
Subject Property Address			
2019 N Rand Road and 2095 N Rand Road			
Authorized Agent (if applicable)		Business Name (if applicable)	
Christopher Enright, NCARB		Enright Architects	
Address		City/State/Zip Code	
628 E Parent Ave, Ste 106		Royal Oak, MI 48067	
Telephone	Fax	Email	
248.258.6485		cenright@enrightarchitects.com	

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

June 25, 2021

Signature

Date

Attachment: Subdivision Application (2019 and 2095 N. Rand Road - Belle Tire)



FINAL PLAT OF SUBDIVISION

Department of Planning & Zoning

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

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

www.palatine.il.us

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

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Barnes Development Company, LLC
2. Authorized Agent of Petitioner (if different):
 Name: Christopher Enright, NCARB, Enright Architects
 Address: 628 E Parent Ave, Ste 106, Royal Oak, MI 48067
 Telephone No. 248.330.9395 Business No. 248.258.6485
 Email: cenright@enrightarchitects.com
 Relationship to Petitioner: Architect
3. Property Interest of Petitioner(s): Contract Purchaser
 Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
2019 N Rand Road and 2095 N Rand Road
5. All existing land use(s) on the property are: Car Wash and Car Rental Agency
6. Current zoning of property: B-5 Highway Business District - PUD Size of the property: 1.195 acres
7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:
The Petitioner is requesting to construct a new 9,800 square foot single story Belle Tire Automotive Service and Repair store. Belle's hours of operation are either similar to or more restrictive to those of our commercial neighbors. The proposed building layout reduces visual/audio impacts to residential neighbors with Belle's commitment to using battery operated hand tools. The proposed use has very limited peak hour vehicular trips and will not create traffic congestion. All illumination shall be full "cut-off" to limit any light pollution.

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

Signature: _____

Date: _____

State of Illinois

County of Cook

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

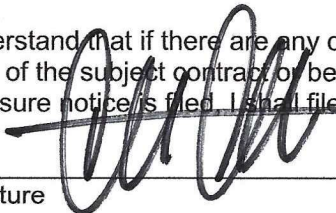
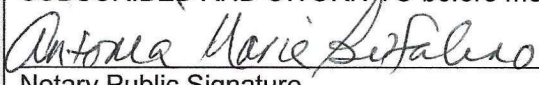
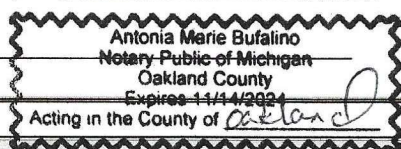
Notary Public

(Seal)



Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.) Barnes Development Company, LLC		
Relationship to Petitioner (check one) ☒ Petitioner ☐ Legal Entity holding an Interest (i.e. realtor, attorney, etc.) ☐ Legal Entity Holding a Right of Control (i.e. landlord, etc.)		
Address of Disclosing Party 1000 Enterprise Drive		City/State/Zip Code Allen Park, MI 48101
Telephone 313.203.2195	Fax	Email wshotwell@belletire.com
Address of Subject Property 2019 N Rand Road and 2095 N Rand Road		City/State/Zip Code Palatine, IL 60047
Legal Description of Subject Property (see plat of survey or title) See Alta/NSPS Land Title Survey		
List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)		
Name	Address	Legal Interest
DNA Realty, Inc. and GEN II Realty, Inc.	2095 N Rand Road, Palatine, IL 60074	Owner

I affirm that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed. I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.	
Signature 	Date <u>06/29/21</u>
SUBSCRIBED AND SWORN TO before me this <u>25</u> day of <u>June</u> , 20 <u>21</u> .	
 Notary Public Signature	
Project Planner	Zoning Case #

Attachment: Subdivision Application (2019 and 2095 N. Rand Road - Belle Tire)

LANGUAGE TO BE INCLUDED ON THE PLAT OF SUBDIVISION

OWNER'S CERTIFICATE

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

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

Dated this _____ day of _____, A.D., 2____

NOTARY CERTIFICATE

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

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

Given under my hand and notarial seal this _____ day of _____, A.D., 2____

Notary Public

My commission expires on: _____

MORTGAGOR'S CERTIFICATE (if applicable)

State of _____)
County of _____) S.S.

This is to certify that _____ hereby consents to the plat 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., 2____

By: _____

Title: _____

Attest: _____

Title: _____

Attachment: Subdivision Application (2019 and 2095 N. Rand Road - Belle Tire)

NOTARY CERTIFICATE

I, _____ a notary public in and for said county in the state aforesaid, do hereby certify that _____ and _____ of _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument such officers, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth, and that the said _____ did also then and there acknowledge that he/she, as custodian of the corporate seal of said corporation, did affix said seal to said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2_____

Notary Public

My commission expires on: _____

PLAN COMMISSION

Approved by the Plan Commission of the Village of Palatine, Cook County, Illinois, this _____ day of _____, 2_____.

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COUNCIL

Approved by the Village Council of the Village of Palatine, Cook County, Illinois, this _____ day of _____, 2_____.

Signed: _____
Mayor

Attest: _____
Village Clerk

VILLAGE ENGINEER

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

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

Dated this _____ day of _____, A.D., 2_____.

Signed: _____
Village Engineer

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 _____, A.D., 2____.

By: _____
Village Collector

SURFACE WATER DRAINAGE CERTIFICATE

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

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

By: _____
Owner

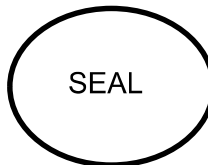
Dated: _____

By: _____
Illinois Professional Engineer

Dated: _____

SURVEYOR'S CERTIFICATE

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



SCHOOL DISTRICT CERTIFICATE

Elementary School District # _____

High School District # _____

SEND THE NEXT TAX BILL TO:

(Name)

(Address)

PROPERTY INDEX NUMBER(S): Township-Section-Block-Parcel

4" x 2" area for Cook County
Authorities

4" x 2" area for IDOT
Approval (if required)

EASEMENT PROVISIONS:

As indicated in the attached document

**Blanket Easements for Single Family Developments or
Multi-Family Developments with Common Areas**

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

**Commonwealth Edison Company
and
Ameritech
and
Northern Illinois Gas Company
and
Any Cable Communications Firm or Company Granted
a Cable Communications Franchise by the Village of Palatine
and
The Village of Palatine, Grantees**

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermains, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked easement, and the property designated on the Plat as a common area or areas, and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon or on adjacent lots, common area or areas, the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposed. Obstructions shall not be placed over the grantees' facilities or in, upon or over the property within the dotted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

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

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

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions recorded herewith as Document Number .

(e) Blanket easement provisions for Single Family Developments without common areas shall be provided by clearly indicating on the plat the following language or as approved by the administrator.

**Blanket Easements for Single Family Developments,
Without Common Areas**

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

**Commonwealth Edison Company
and
Ameritech
and
Northern Illinois Gas Company
and
Any Cable Communications Firm or Company Granted
a Cable Communications Franchise by the Village of Palatine
and
The Village of Palatine, Grantees**

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermain, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "easement", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon or on adjacent lots, 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 the grantees' facilities or in, upon or over the property within the dotted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance or repair of any such sub surface facilities. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

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

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions recorded herewith as Document Number .

(f) Easements for Condominium Developments shall be provided by clearly indicating on the plat the following language or as approved by the administrator.

Attachment: Subdivision Application (2019 and 2095 N. Rand Road - Belle Tire)

Blanket Easements for Condominium Developments

An easement for serving the subdivision and other property with electrical and communications services, gas, cable television, storm water drainage and sanitary sewers is hereby reserved for and granted to

**Commonwealth Edison Company
and
Ameritech
and
Northern Illinois Gas Company
and
Any Cable Communications Firm or Company Granted
a Cable Communications Franchise by the Village of Palatine
and
The Village of Palatine, Grantees**

their respective successors and assigns, jointly and severally, for the placement, installation, use, operation, maintenance, repair, relocation, replacement and removal of watermain, storm sewers, sanitary sewers, drainage ditches and swales, retention ponds, gas mains, electrical lines, telephone lines, facilities used in connection with underground transmission and distribution of electricity and sounds and signals, including but not limited to television, data and radio signals, together with all braces, guys, anchors, manholes, valves and all other equipment and appurtenances necessary in connection upon and under the subdivision in, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and Common Elements or areas to serve improvements thereon or on adjacent lots, or Common Elements, 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 the grantees' facilities or in, upon or over the property within the dotted lines marked "easement" without the prior written consent of grantees, except garden, shrubs and landscaping may be placed over any sub surface facilities that do not unreasonably interfere with the safety, usefulness of unreasonably restrict to, or prevent the prompt maintenance of repair of any such sub surface facilities. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth in the "Condominium Property Act", Chapter 765 ILCS 605/2(c) as amended from time to time. "Common elements" also includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

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

The granting of the foregoing easement confers no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement provision is subject to the terms and conditions of the Declaration of Covenants and Restrictions for the _____ Condominiums recorded herewith as Document Number _____.

Attachment: Subdivision Application (2019 and 2095 N. Rand Road - Belle Tire)

TREE PRESERVATION GUIDELINES FOR FINAL PLATS OF SUBDIVISION

7.01. Procedure for the protection of existing trees.

(a) *Protection of existing trees.* When determining the location of improvements within a development and the location of structures on lots, the developer shall make every reasonable effort to save healthy trees having a diameter of four (4) inches or greater (measured at twelve (12) inches above ground level).

(b) *Preliminary plat procedure.* As part of the preliminary plat procedure, the developer shall submit a plat certifying the location, size and species of all healthy trees having a diameter of four (4) inches or greater (measured at twelve (12) inches above the ground level) for areas within twenty-five (25) feet of any proposed improvement. For remaining areas covered by the preliminary plat, only the general locations of the trees is required.

- (1) The developer shall indicate on such plat which trees are proposed to be saved in accordance with this section 7.01.
- (2) The trees to be saved in accordance with this section 7.01 shall be agreed upon as part of the preliminary plat of approval.

(c) *Final plat procedure.* As part of the final plat procedure contained herein, the developer shall submit:

- (1) A proposed grading plan for the site indicating the location, size and species of the trees to be saved in accordance with the preliminary plat approval.
- (2) A plan establishing the methods to be used for preserving the trees that are to be saved. Such plan shall include the following provisions:
 - a. All grading and construction equipment shall be forbidden from encroaching within the tree's drip line.
 - b. Crushed limestone or other materials detrimental to the tree shall not be dumped within the tree's drip lines or at any higher location where drainage toward the tree could affect the health of the tree.
 - c. Installation of tree protection fencing shall be based on the following formula:
 - i. For less than twelve inches (12") diameter, fencing shall be installed at the dripline of the tree to be preserved.
 - ii. For trees greater than twelve inches (12") diameter, fencing shall be installed at one foot (1') diameter distance from the tree trunk in every direction for every one inch (1") of DBH of the tree to be preserved.
 - iii. Location of the fencing shall be shown around each tree proposed to be preserved on the tree preservation plan
 - d. The developer's proposed methodology for saving existing trees in accordance with preliminary plat approval shall be reviewed by the administrator. If, in the reasonable opinion of the administrator, the developer has not taken the necessary precaution in preserving such existing trees, no building permit will be issued until such time as the developer satisfactorily amends the plans for the preservation of such existing trees.

(d) *Destroyed or razed trees.* In the event that a tree designated on the approved plan for saving should be damaged, destroyed or razed by the developer during the construction process, the developer shall replace such tree with a tree of a species approved by the village and having a diameter not less than the tree so destroyed or razed (no one replacement tree shall exceed six inches (6") in diameter measured at twelve inches (12") above the ground, however several smaller diameter trees having a combined diameter equal to the tree damaged, razed or destroyed shall be planted for trees larger than six inches (6") in the approximate location of the tree so damaged, destroyed or razed. In addition to planting the required replacement trees, the developer shall pay an amount equal to \$100 per one inch (1") in diameter measured twelve inches (12") above the ground for each tree so damaged, destroyed or razed. The developer shall post an improvement security in accordance with section 9.02 of this

appendix to guarantee the planting of the replacement trees. Such guarantee shall be held one year after planting to guarantee the tree is in a healthy acceptable condition.

(e) *Statement of intent.* The developer of residential subdivisions of three (3) lots or less shall not be required to submit a plat certifying the location, size and species of all healthy trees having a diameter of four (4) inches or greater measured twelve (12) inches above grade level but shall instead submit a statement of intent regarding the removal and or preservation of all existing healthy trees on the property.

*****The Village of Palatine's Public Works Department has a list of approved parkway trees. A copy is available, if needed.**

Illinois Department of Natural Resources Endangered Species Consultation Program Agency Action Report (EcoCAT)

Pursuant to the *Illinois Endangered Species Protection Act* and the *Illinois Natural Areas Preservation Act*, an ecological compliance assessment report must be completed for any of the following proposals.

- construction
- discharge of pollutants or application of chemicals into the air, water, or land
- dredging any naturally occurring materials
- re-zoning between classifications
- subdivision and other development plats
- infrastructure alterations (utilities, roads, sewers)
- land management
- alteration, removal, excavation or plowing of non-farmed, non-cultivated areas
- altering existing topography
- annexations
- parks, stream, or lake modifications

You will find the required application and additional information at the Department of Natural Resource's website <http://dnr.illinois.gov/EcoPublic/>

Complete the required questionnaire including General Information, Applicant Information, Project Information, and Location Information sections and submit it to the IDNR. They will ask for contact information for the Village. This is as follows:

Department of Planning and Zoning
200 E. Wood Street
Palatine, IL 60067
847-359-9047

Additional Information can be found at <https://www.dnr.illinois.gov>

INSERT

**NORTH COOK COUNTY SOIL AND WATER CONSERVATION DISTRICT
INFORMATION**

Attachment: Subdivision Application (2019 and 2095 N. Rand Road - Belle Tire)

[illegible]

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
General Parking	+	1.3 fc	3.3 fc	0.0 fc	N/A
Perimeter	+	0.5 fc	1.5 fc	0.0 fc	N/A
West Side Security	+	1.4 fc	2.0 fc	0.6 fc	3.3:1



0 30°
1" = 30° (HORIZONTAL)

ENRIGHT ARCHITECTS
628 E. PARENT AVENUE
ROYAL OAK, MICHIGAN

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

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

PARKING STALLS: 105
HANDICAPPED STALLS: 2
TOTAL: 107

PARCEL 1:	15,585	SQUARE FEET	(0.357 AC±)
PARCEL 2:	36,510	SQUARE FEET	(0.838 AC±)
PARCEL 3:	24,833	SQUARE FEET	(0.570 AC±)
TOTAL:	76,898	SQUARE FEET	(1.765 AC±)

LOT 1
ARLINGTON TOYOTA
OF PALATINE
SUBDIVISION
REC. JANUARY 28, 2010
PER DOC. 1002845065
P.L.N.: 02-02-203-066
OWNER: DNA REALTY INC

LEGEND

[illegible]REVISIONS **A**

BELLE TIRE
PALATINE, ILLINOIS
ALTA/NPS LAND TITLE SURVEY

PROJ NO: 210047
 DRAWN BY: SJP
 DATE: 04/07/21
 SCALE: 1"=40'
 SHEET NUMBER

2

4.1.m

Packet Pg. 90

Attachment: ALTA Land Survey (2019 and 2095 N. Rand Road - Belle Tire)

ENRIGHT ARCHITECTS
628 E. PARENT AVENUE
ROYAL OAK, MICHIGAN

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

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

PARKING STALLS: 105
HANDICAPPED STALLS: 2
TOTAL: 107

PARCEL 1: 15,555 SQUARE FEET (0.357 AC±)
PARCEL 2: 36,510 SQUARE FEET (0.838 AC±)

LOT 1
ARLINGTON TOYOTA
OF PALATINE
SUBDIVISION
REC. JANUARY 28, 2010
PER DOC. 1002845065
P.L.N.: 02-02-203-066
OWNER: DNA REALTY INC.

LEGEND

BOUNDARY LINE =	EX. DOUBLE TRAFFIC
EASEMENT LINE =	EX. TRAFFIC SIGNAL W/ HAWK
SETBACK LINE =	EX. TRAFFIC SIGNAL W/ HAWK
PAYMENT LINE =	EX. TRAFFIC SIGNAL W/ HAWK
CURB & GUTTER =	EX. UTILITY POLE
DEPRESSED CURB =	EX. W/VE POST =
OVERHEAD UTILITY LINE =	EX. S/N =
BURNED GAS LINE =	EX. DOUBLE S/N =
SANITARY LINE =	EX. LIGHT POST =
STORM LINE =	EX. SHEET LIGHT =
WATERMAIN LINE =	EX. CONCRETE CONC =
1' CONTOUR =	TITLE EXCEPTION =
FOUND R/W PIPE/POD =	RECORD INFORMATION =
FOUND GAS MAIN =	MEASURED INFORMATION =
EX. SANITARY MANHOLE =	XXXXXX
EX. STORM MANHOLE =	EDGE OF PAVEMENT =
EX. INLET =	PUBLIC UTILITY EASEMENT =
EX. FLUMED END SECTION (FES) =	INGRESS & EGRESS EASEMENT =
EX. HYDRANT =	ILL.E.
EX. VALVE BOX =	DRIVEWAY EASEMENT =
EX. VALVE VAULT =	PAV.M.C.
	BM

REFERENCE BENCHMARK: NOS MON. PCD A2847
SOUTH OF THE INTERSECTION OF WEST PHONIX ROAD OF
HONG KONG STEEL INDUSTRIES LTD. AND WING LEE STREET,
WATSON'S CREEK, DISTRICT NO. 33. CONVENTUALLY KNOWN AS
WOODBURY LAKE AND IS EAST OF A CHANNING FENCE, WITH A
PERMANENT REFERENCE MARK IN THE FORM OF A
CONCRETE BENCHMOUNTED FIREWORKS WINES POST.
DATELINE NAV08--CEOD 128

POINT BENCHMARK 1:
ACCESS CUT ON NORTH POLE ON FIRE HYDRANT LOCATED IN
THE SOUTHEASTERN RIGHT OF WAY OF RAND ROAD IN FRONT OF EXISTING
SITE BUILDING, 2019 N RAND ROAD.
DATELINE NAV08--CEOD 128

POINT BENCHMARK 2:
POST CUT SQUARE ON WEST SIDE OF THE 2ND CONCRETE LIGHT
POLE BASED JUNG SOUTHWESTERLY OF THE NORTHERLY MOST
PROPERTY CORNER OF SITE. LIGHT POLE IS ALONG THE
NORTHERLY PROPERTY LINE. THE LAST POLE IN GRASS ISLAND
ISLAND.

Attachment: ALTA Land Survey (2019 and 2095 N. Rand Road - Belle Tire)

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Plan Commission on Wednesday, September 8, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

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

The property is commonly known as 2019 N. Rand Road & 2095 N. Rand Road (PIN #: 02-02-203-016-0000 & 02-02-203-066-0000).

The Petitioner is requesting to subdivide and rezone a portion of the property for a new Belle Tire Automotive Service and Repair store and amend the Arlington Toyota Planned Development to reflect these changes.

The above petition has been filed by Barnes Development Company, LLC (Christopher Enright) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-60

VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission

DATED: This 23rd day of August of 2021
Published in Daily Herald August 23, 2021 (4568997)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to not as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5 Section 1 and 5. That a notice of which the annexed printed slip is copy, was published 08/23/2021 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Daula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4568997

Attachment: Public Notice (2019 and 2095 N. Rand Road - Belle Tire)