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 ● AUGUST 20, 2019

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Aug 6, 2019 7:00 PM

III. PUBLIC HEARINGS

1. 223 E. Northwest Highway

   Special Use to permit a health club greater than 3,000 square feet pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance; and,

   Variation of 30 parking spaces to allow a shopping center (Palatine Plaza) to have 572 parking spaces instead of the minimum required 602 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.

2. 1811 & 1911 N. Rand Road

   Planned Development Amendment to allow for the construction of a new parking lot, with required landscaping and screening

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

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PLAN COMMISSION

MINUTES ● AUGUST 6, 2019

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	

Staff present: Ms. Katie Rivard

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Apr 16, 2019 7:00 PM **- Accepted**

   Mr. Noonan made a motion to approve the minutes of April 16, 2019; seconded by Mr. Friedman.

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Eric Friedman, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota

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III. PUBLIC HEARING

1. 1150 W. Euclid Avenue - Lexington Lakes **- Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on July 22, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Aerial
2. Plat of Survey - Existing Conditions
3. Boundary and Topographic Survey - Existing Conditions
4. Site Plan
5. Preliminary Plat of Subdivision
6. Site Data Table
7. Preliminary Engineering Plans
8. Existing Utilities Map
9. Architectural Plans
10. BSB Memo 01-25-2019
11. Parking Exhibit
12. Preliminary Landscape Plan
13. DDS Landscape Narrative 07-03-2019
14. Tree Preservation Plan
15. Proximity Exhibit
16. Auto-turn Exhibit
17. Future Land Use Map
18. Petitioner's Request for Future Land Use Map Amendment
19. Zoning Variance Summary
20. PPD Application
21. 03-05-19 PC Minutes
22. Public Notice 08-06-19

Sworn in petitioners: Thomas Burney - Attorney representing the Petitioner
Nate Wynsma - Lexington Homes
Elke Anstaat -BSB Design
Sharon Dickson -Dickson Design Studio
Timothy Burda - Haeger Engineering

Mr. Burney handed Ms. Rivard the affidavits to satisfy the public hearing notice requirements. He spoke to the previous request heard back at the March meeting explaining they worked with staff to address the concerns. Mr. Burney explained Staff recommended several conditions and they agree to follow all.

Mr. Wynsma stated he will focus the attention on the changes that have been made addressing staffs and the neighbor's comments. He went through the slides including the aerial to show location between Peregrine Lake to the Northeast, Peregrine Lakes East to East, Weber to the West and Harper College to the South. Mr. Wynsma spoke to the site plan slide showing the previous and

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current plans pointing out the changes including changes to the entrance and configurations of buildings and roads to Euclid, potential conflicts with driveways, overall density, infrastructures including some retaining walls and setbacks. Mr. Wynsma explained in order to address some of these concerns they changed the road configuration and entry, eliminating all conflicts with driveways. He pointed out the site is constrained by the lake to the north and east and having adequate setbacks from adjacent properties and the road. Mr. Wynsma spoke to the former plan consisting of 30 units referring to the project comparison table.

Mr. Hansen asked about the "adequate" setbacks to the east.
Mr. Wynsma explained the original plan had a minimum setback of 30 ft. and the new plan has a minimum of 45 ft. He further explained the difference in footprints of different unit's ranging from 45-61 ft. compared to Peregrine Lakes minimum being 27 ft. Mr. Wynsma stated they designed so there are no above ground encroachments explain every home will have an at grade patio.

Mr. Wynsma gave a brief summary stating the previous plan had 7 buildings and the new has 5 with the total unit count going from 30 to 26. He spoke to the building material going from stone accents along the base to 100% masonry on the entire first floor on all 4 sides. He stated the driveway length went from 20 ft. to a minimum of 22 ft. Mr. Wynsma stated the guest parking remains the same even though the count went down. He pointed out the rear setback was 30 ft. minimum but changed to 45-61 ft. He referred to the auto turn slide explaining prior to final engineering it must be approved by the Fire Department. Mr. Wynsma referred to the slide to show the difference in the footprints indicated by the dash lines of each models. He referred to the parking slide to show it is identical to Peregrine Lakes East. He referred to the proximity plan view slide to show the more gradual grade slope and more landscape buffer. He pointed out Peregrine Lakes have decks and patios in the setbacks. Mr. Wynsma referred to the proximity elevation slide to show the difference between their elevation heights to Peregrine. He spoke to the architecture changes including all four sides now being brick and siding colors showing options of colors and layouts from all sides of the buildings. He went through the floor plan slides to show layouts of different unit options and spoke to pricing being mid $400-$500. He spoke to the design element comparison comparing Peregrine Lakes to Lexington Lakes.

Ms. Sharon Dickson - DDS Design Studio - Landscape Architect
Ms. Dickson stated they revised the landscape plan for the current site plan referring to the slides to explain what each color represents. She explained they will have a range in diversity of species dealing with texture, and seasons of interest taking in to account the architecture. She stated the detention will be naturalized and managed by the HOA to help with storm water management. Ms. Dickson spoke to the additional screening along the north south access to provide more screening between the neighbors. She spoke to the privacy screening, additional landscaping and entrance monument along Euclid Avenue pointing out the size has remained the same but the facade material of the monument has changed to match the bricks on the homes. Ms. Dickson referred

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to the Landscape Plan slide to show typical foundation layouts. She pointed out it is similar to what was presented before just modified to match the now reflected architecture and site plan.

Sworn in staff: Ms. Katie Rivard
Ms. Rivard gave a brief overview of the request going through the slides including:

- Existing conditions
- Proposed site plan comparisons showing the changes made to the number of units, density, setback, driveway lengths, and guest parking
- Architectural plans showing the changes to the brick which now meets the Chapter 6 Code requirements
- Floor plans
- Proximity of existing building pointing out the petitioner showed what it would be if the townhomes were constructed
- Parking exhibit showing the changes to the guest parking location and count
- Engineering explaining the only major changes is addressing the retaining wall setback concerns
- Landscape plans pointing out the 6 ft. vinyl fence is still proposed as well as the monument sign. She spoke to the original proposal for parkway trees and explained Cook County Department of Highway and Transportation has said no parkway trees within 200 ft. from an approaching traffic signal so staff will be recommending the trees be relocated throughout the site. She further explained it this is typical when a parkway tree cannot be accommodated.
- The sign and fence have not changed in size or location.
- Tree preservation plan pointing out they are losing a few more trees with new proposed layout

Ms. Rivard went over the project review summary that was in the packet explaining they have worked with the Petitioner to address many of Staff's concerns throughout several re-reviews including:

- Staff's recommendation for ranch end units has not been addressed
- Guest parking traffic circulation has been addressed
- Architecture has been addressed with quality and design
- Setback has increased between the buildings
- Driveway depths have increased
- Landscaping has not been addressed for foundation plantings and additional parkway trees
- Future Land Use Map - stating staff has not been directed by Village Council to amend the plan at this time
- Engineering's final comment stays the same with possible waiver of the minimum buffer area which is up to MWRD

Chairman Dwyer stated he thinks the Plan Commission should discuss the recommendation for the Comprehensive Plan for the property.
Ms. Rivard referred to aerial to discuss the history of the land use zoning and the years they changed.

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Mr. Hansen asked Mr. Burney why this property should be changed to residential when office research generates taxes without adding school children.
Mr. Burney pointed out the property has been available to the market for a long time with no interest of improvement. He stated Mr. Durkin has been trying to sell for a long time. He spoke to the trending development of the area pointing out Mr. Johnson converted the office research at Quentin Road and Euclid Avenue into residential and continued it west. Mr. Burney stated Weber would have been the logical extension but the owner has no interest. He explained this is unique because the land is zoned Planned Development so can't do anything without going before the board for approval.

Chairman Dwyer asked if it is unusual to have a private fire hydrant.
Ms. Rivard answered no.

Sworn in Mr. Kevin Hedrick 1064 W. Bogey Lane, Palatine
Mr. Hedrick asked if the proposed fence at the entrance off of Euclid is still planned.
Mr. Wynsma answered yes.

Mr. Hedrick asked if there was anything planned for the east edge of the property line.
Mr. Wynsma explained there will be landscaping mostly evergreens.

Mr. Bettenhausen asked if the fence runs on the entire east property line.
Ms. Rivard explained staff has recommended a fence on the eastern property but at this time it is not shown on plan

Sworn in Ms. Peggy Bandemer 1056 W. Bogey Lane, Palatine
Ms. Bandemer asked if the fence will run all along the east side.
Chairman Dwyer asked Ms. Bandemer what her preference is.
Ms. Bandemer stated she would prefer a fence.

Chairman Dwyer stated landscape after a few years could be a lot more attractive than a fence.
Ms. Bandemer explained people cut through their yards.

Mr. Hansen asked who the people who are cutting through are.
Ms. Bandemer explained they are people off of the bike path.
Discussions on where are the people go once they cut through.

Sworn in Ms. Pat Loftus 1029 W. Bogey Lane, Palatine
Ms. Loftus stated they have not answered why the zoning should be changed. She spoke to the corridor off Euclid Avenue between Quentin Road and Weber being upscale. She expressed concern with the proposed plan being tight with not enough extra parking.
Ms. Rivard referred to the site plan slide to indicate the guest parking locations.

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Ms. Loftus asked how many spaces are in the off area parking in the back.
Ms. Rivard referred to the site plan slide to show the amount and location of the spaces.

Ms. Loftus stated she thinks the units will detract from the existing townhomes and is in favor of leaving it the way it is and allowing someone to market it correctly as it is currently zoned.
Discussion on current zoning.

Mr. Noonan asked if the reason to change to residential is because they couldn't get a tenant
Chairman Dwyer stated the trend in the area is residential.

Mr. Hansen asked Ms. Loftus if she is on Bogey Lane.
Ms. Loftus answered yes.
Mr. Hansen pointed out her property was zoned office research and was changed to residential.
Discussion on change of land use of surrounding area and difference between the two properties.

Mr. Wynsma explained the reason they didn't plan for a fence along the east is because it is townhome to townhome with a setback of 70-85 ft. with most on their property line. He stated a fence would detract from the open space. He pointed out the parking ratio is identical between the two communities and the density is at 5.5 units per acre is 1.73 units per acre less than Peregrine Lakes. Mr. Wynsma addressed the upscale concerns pointing out the brick on all four sides and one story elevations that are significant improvements than the properties that back to theirs. He spoke to their price points in the 500's and 600's pointing out they are not an entry level townhome but rather a lifestyle community.

Chairman Dwyer spoke to the fence request prohibiting people cutting through.
Mr. Wynsma stated because the building is abandoned its attracting nuisance. He stated he doesn't think they will cut through once the property is developed pointing out the retaining wall and landscaping that will detract.
Discussion on people cutting though.

Mr. Friedman asked what the purpose and benefit of the fence parallel to Euclid Avenue.
Mr. Wynsma explained the benefit to is to Building 1 to screen the side entry. He pointed out the footprint being the master down entry is on side so this will allow a private entry. Mr. Wynsma spoke to the amount of landscape screening between the landscaping and the monument. He stated the only benefit is it may help with headlights.

Ms. Bandemer asked about drainage plan.
Mr. Wynsma explained the increased separation in the rear yard will allow a more gradual slope and allow more area for a rear yard swale to capture any

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drainage with rear yard storm sewer along property that will go up to the detention basin and then to lake.

Mr. Fedota asked if there are public sidewalks along Euclid Avenue.
Ms. Rivard answered yes and there will be partial throughout the site.

Mr. Fedota stated there is no other vinyl fence in the area. He pointed out between the sidewalk, the setback and extensive landscape plan it may be a little "overkill".
Mr. Wynsma agreed speaking to the fence and landscaping stating they would be willing to eliminate if a condition was added.

Mr. Kolososki pointed out the lights from cars leaving Harper would shine on the building so the fence will help.

STAFF RECOMMENDATIONS:

The Petitioner has made significant revisions to the initial plans in order to address many of Staff's concerns and recommendations. The layout of the proposed development has been revised and includes a reduction in the number of units and buildings, increased building setbacks and driveway lengths, and appropriately placed guest parking spaces as well as revised architectural plans that include a style of architecture that conforms to Section 13.02 (e) of the Zoning Ordinance. The Future Land Use Map recommends a continued commercial/business use for this property. Given the recent acquisition of the adjacent Schneider Electric property by Weber Stephens, continued investment in the institutional uses to the south at Harper College, acquisition and development of the property at the northwest corner of Roselle Road and Algonquin Road, Staff has not been directed to change the Comprehensive Plan - Future Land Use designation. Therefore, with the plan revisions and site changes, Staff recommends action at the discretion of the Plan Commission. If the Plan Commission recommends approval of the proposal, Staff recommends the following conditions:

1. The Preliminary Planned Development shall substantially conform to the Engineering plans prepared by Haeger Engineering dated August 31, 2018 and last revised on June 10, 2019, the Architectural plans prepared by BSB Design, dated April 23, 2019, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Plat of Subdivision shall be revised to include the MWRD maintenance requirements language for the detention/volume control and shall be revised in a manner acceptable to the Village Engineer.
3. The Engineer's Estimate of Cost shall be submitted in a manner acceptable to the Village Engineer and in compliance with the Code.
4. The Final Landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning. This should include additional unit/foundation plantings and additional landscaping on the east side of the property, additional trees planted throughout the site to accommodate the removal of the 6 parkway trees, and an extension of the proposed fence along the eastern property line to provide sufficient screening for Peregrine Lake Estates West.

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5. A Final Tree Preservation plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. The Final Auto-Turn Exhibit shall be revised in a manner acceptable to the Fire Marshal.
7. The required letters of credit and recording fees shall be submitted in a manner acceptable to the Director of Planning and Zoning.
8. MWRD, IDOT, and IEPA permits will be required.
9. In conjunction with the final Planned Development application process, the Petitioner shall submit construction management plan and schedule in a manner acceptable to the Village of Palatine.
10. A final fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
11. The existing lift station (1200 S. Patrick Lane) shall be evaluated to determine if there is sufficient capacity for the proposed development.
12. The maintenance of the detention basin and volume control shall be the responsibility of the Homeowner's Association. As all of the site utilities serve only the development. All maintenance shall be the responsibility of the HOA and shall be documented in the homeowner documents accordingly. This shall remain a condition of Final Planned Development approval.
13. The HOA shall be responsible for maintaining and annually inspecting and testing the private fire hydrants. This shall remain a condition of Final Planned Development approval.
14. Final Homeowners Association Declarations shall be submitted in a manner acceptable to the Village Attorney.

Chairman Dwyer spoke to condition #11 and clarified if the capacity is not sufficient the Petitioner is responsible for upgrading the station.
Ms. Rivard answered yes.

Mr. Hansen pointed out the punctuation on condition #12.

Mr. Bettenhausen asked since the detention basin and the utilities are referenced in the HOA should the fencing and the retaining walls be included as well.
Ms. Rivard stated this is typically included in the HOA declarations.

Mr. Fedota asked if the Auto Turn Exhibit and approval by the Fire Department would be covered under condition #1.
Ms. Rivard answered yes.

Mr. Hansen asked Mr. Burney if they can and will comply with all staff's conditions.
Mr. Burney answered yes.

Mr. Bettenhausen asked if the street will be utilizing the traffic signal on Euclid Avenue.
Mr. Wynsma answered yes.

Mr. Bettenhausen asked about the stop sign that was shown in plans.

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Mr. Wynsma explained it was removed.

Mr. Bettenhausen asked about the detention basin emergency overflow.
Mr. Burda explained there will be an overflow in the structure and probably and emergency overflow over the berm.

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

DISCUSSION:
Discussion on comprehensive plan whether office research or residential is more appropriate for the parcel.

Discussion on the space being vacant and previous proposals

Mr. Fedota made a motion to amend the Comprehensive Plan to zone the property residential; seconded by Ms. Williams.

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

Chairman Dwyer asked if the land was designated residential what Staff's recommendation would be.
Ms. Rivard explained she can't answer as it was not a component of Staff's review.

Mr. Kolososki stated he see two flaws in the proposed plan including the S curve and the aesthetics with the brick being too dark.
Discussion on the S curve.

Chairman Dwyer pointed out there are a lot of details that need to be ironed out and Staff has conditions that needs approvals from different parts of the Village.

Mr. Noonan asked if the property was deemed residential would they need relief.
Discussion on needing relief.
Chairman Dwyer stated they would need to come through as a PUD because of required variances.

Mr. Friedman clarified the request is preliminary.
Chairman Dwyer explained preliminary is essentially final because we can't add conditions once Village Council approves.

Mr. Noonan clarified there are added conditions to further discuss the fencing.
Chairman Dwyer answered yes.

Mr. Friedman clarified if the Comprehensive Plan is not changed then this vote is null and void.
Chairman Dwyer answered yes explaining the motion is to give Village Council

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guidance.

Mr. Noonan agreed with Mr. Kolososki on the S curve.
Chairman Dwyer pointed out it has to be acceptable to the Fire Marshal
Discussion on the S curve.

Mr. Noonan made a motion to approve the proposal with conditions amended by staff; Seconded by Mr. Kolososki.

Mr. Hansen thinks it's a fine plan but doesn't agree with it.

Chairman Dwyer summarized that this request has met the standards and was approved by a vote of 7-2. This item will tentatively go to the Community and Economic Development Committee of the Village Council on August 19, 2019.

RESULT:	**RECOMMENDED TO APPROVE [7 TO 2]**
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Dwyer, Robins, Noonan, Friedman, Bettenhausen, Kolososki, Fedota
NAYS:	Hansen, Williams

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IV. COMMUNICATIONS

Ms. Rivard stated the next meeting will be August 20, 2019 with 2 items on the agenda.

V. ADJOURNMENT

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VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 08/20/19 07:00 PM

CASE STAFF STATEMENT (ID # 5482)

223 E. Northwest Highway

CASE NUMBER: 19-41

PETITIONER: Michael Ng (Planet Fitness)

LOCATION: 223 E. Northwest Highway (Palatine Plaza)

PROPOSAL: Special Use to permit a health club greater than 3,000 square feet

Variation of 30 parking spaces to allow a shopping center (Palatine Plaza) to have 572 parking spaces instead of the minimum required 602 parking spaces

ZONING AND LAND USE: B-2 General Business District

SURROUNDING CONDITIONS:

North:	Planned Development (Renaissance Resubdivision)
South:	R-2 Single Family
East:	R-3 High Density Multi-Family
West:	R-1 Single Family

COMPREHENSIVE PLAN: Current/Future: Retail

BACKGROUND:
The Petitioner is proposed to operate a fitness/health club known as Planet Fitness. Therefore, the Petitioner is requesting:

1. **Special Use to permit a health club greater than 3,000 square feet**
2. **Variation of 30 parking spaces to allow a shopping center (Palatine Plaza) to have 572 parking spaces instead of the minimum required 602 parking spaces**

ANALYSIS:

- The Subject Property is zoned B-2 General Business district. The Subject Property is within the Palatine Plaza shopping center, which is comprised of approximately 137,157 sq. ft. of various retail, business, and restaurant uses.
- The tenant space is approximately 18,840 sq. ft. and includes a portion of the

former Hobby Lobby space.

- Planet Fitness offers a 24/7 fitness and health club facility including ancillary services such as tanning, hydromassage, red light therapy, and some retail items (water, fitness drinks, and apparel).
- The proposed hours of operation are 24 hours a day, 7 days a week. The peak hours of operation are 4:00 PM to 10:00 PM Monday through Friday and 9:00 AM to 12:00 PM Saturday and Sunday.
- The average daily attendance is 500-750 members.
- There would be 14 employees, with 4 employees on-site for each shift. The facility will be fully staffed during all hours.
- There are 562 existing parking spaces and 492 parking spaces are required for the existing uses. The parking requirement for this use is based on 30 percent of the maximum occupancy.
- Based on the egress plan and occupant load provided by the Petitioner, 100 parking spaces are required for the use. Currently, the shopping center is over parked by 70 parking spaces; therefore, a Variation of 30 parking spaces is required.

Establishment	**Parking Requirement**	**Square footage**	**Total Required spaces**
Proposed Planet Fitness	**30% of maximum occupancy**	**18,840 sq. ft.**	**100**
Medical	1/300 sq. ft.	7,628 sq. ft.	25
Brown's Chicken	1 per 2.5 seats (1/100 sq. ft.)	1,825 sq. ft. (22 seats)	18
Retail	1/300 sq. ft.	124,269 sq. ft.	415
Dairy Queen	1/100 sq. ft.	1,850 sq. ft.	19
Subway	1/100 sq. ft.	1,495 sq. ft.	15
Total square footage	137,157 sq. ft.	Total req. parking	**592**
Total parking provided			**562 parking spaces total (Variation of 30 parking spaces)**

RECOMMENDATIONS:

The proposed health club is occupying a portion of the former Hobby Lobby space in the Palatine Plaza shopping center. This use is compatible with the other retail, service,

and restaurant uses that presently occupy the shopping center. While a Variation for 30 parking spaces is required, the Petitioner's business plan and justification indicate that the frequency and need for parking is clustered at particular times during the day, as opposed to a continual use throughout their hours of operation. Also, the required parking variation is also a reflection of how the Zoning Ordinance regulates parking for health clubs, as an assembly use. The required parking takes must provide parking for 30% of the maximum capacity of the tenant space, as determined by the Life Safety Code.

Given the current tenant mix and anticipated non-conflicting times of significant parking demand, Staff believes that there are the necessary parking resources to accommodate this use. The proposed use should complement the surrounding uses and properties and should not alter the essential character of the locality. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions:

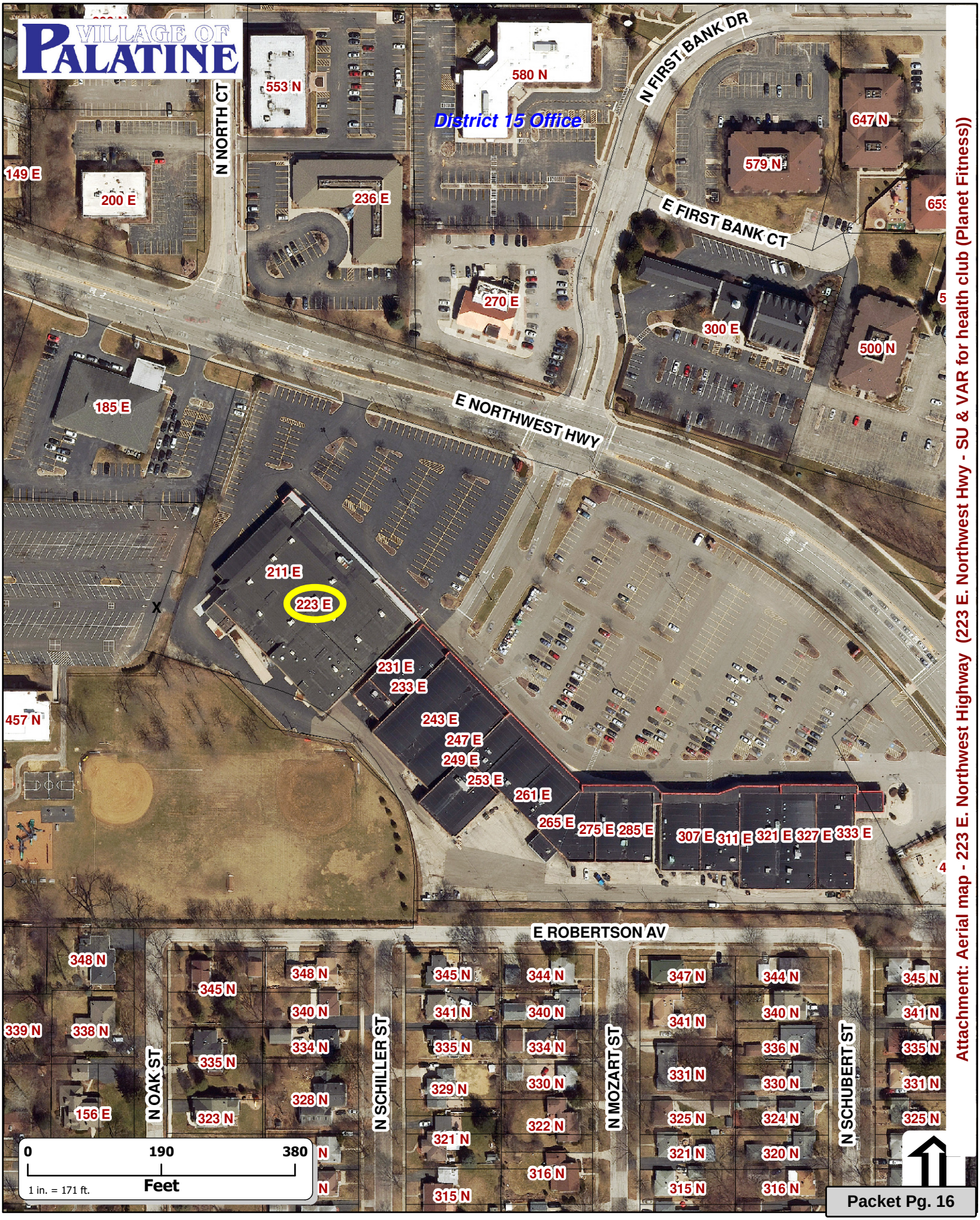
1. The Special Use and Variation shall substantially conform to the floor plan prepared by RGLA Solutions, Inc., dated 07/10/2019, and the business plan submitted by the Petitioner, Michael Ng (Planet Fitness), except such plans may be changed to conform to Village Codes and Ordinances.

2. The parking variation is granted to the Subject Property, in consideration of the floorplan, business plan, and site plan for Planet Fitness. If the Subject Business is sold or transferred or used in a different manner, additional Village review will be required.

ATTACHMENTS:

- Aerial map - 223 E. Northwest Highway
- Palatine Plaza Plat of Survey
- Palatine Plaza Site Plan
- Floor plan
- Business Plan
- Application
- Public Notice

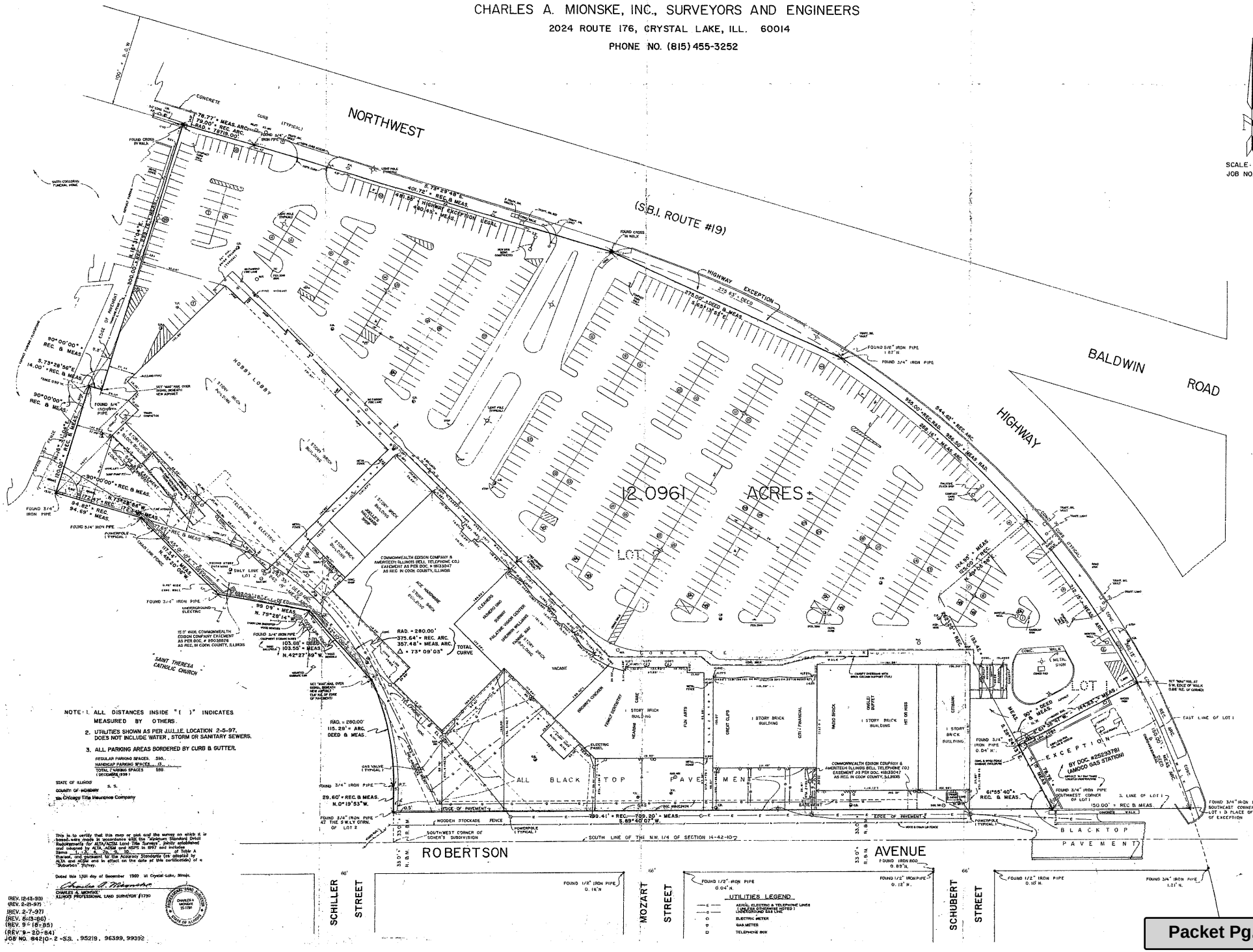
223 E. Northwest Highway



Attachment: Aerial map - 223 E. Northwest Highway (223 E. Northwest Hwy - SU & VAR for health club (Planet Fitness))

PLAT OF SURVEY

CHARLES A. MIONSKE, INC., SURVEYORS AND ENGINEERS
2024 ROUTE 176, CRYSTAL LAKE, ILL. 60014
PHONE NO. (815) 455-3252



NOTE: 1. ALL DISTANCES INSIDE "( )" INDICATES MEASURED BY OTHERS.
2. UTILITIES SHOWN AS PER J.U.L.I.E. LOCATION 2-5-97. DOES NOT INCLUDE WATER, STORM OR SANITARY SEWERS.
3. ALL PARKING AREAS BORDERED BY CURB & GUTTER.

REGULAR PARKING SPACES 595
HANDICAP PARKING SPACES 13
TOTAL PARKING SPACES 598
(DECEMBER, 1998)

STATE OF ILLINOIS
COUNTY OF MCHENRY
S. S.
We, Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1997 and includes Items 1, 2, 3, 7a, 7b, 8, 10 of Table A thereof. The field work was completed on 12-3-98. Pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a "Suburban" Survey.

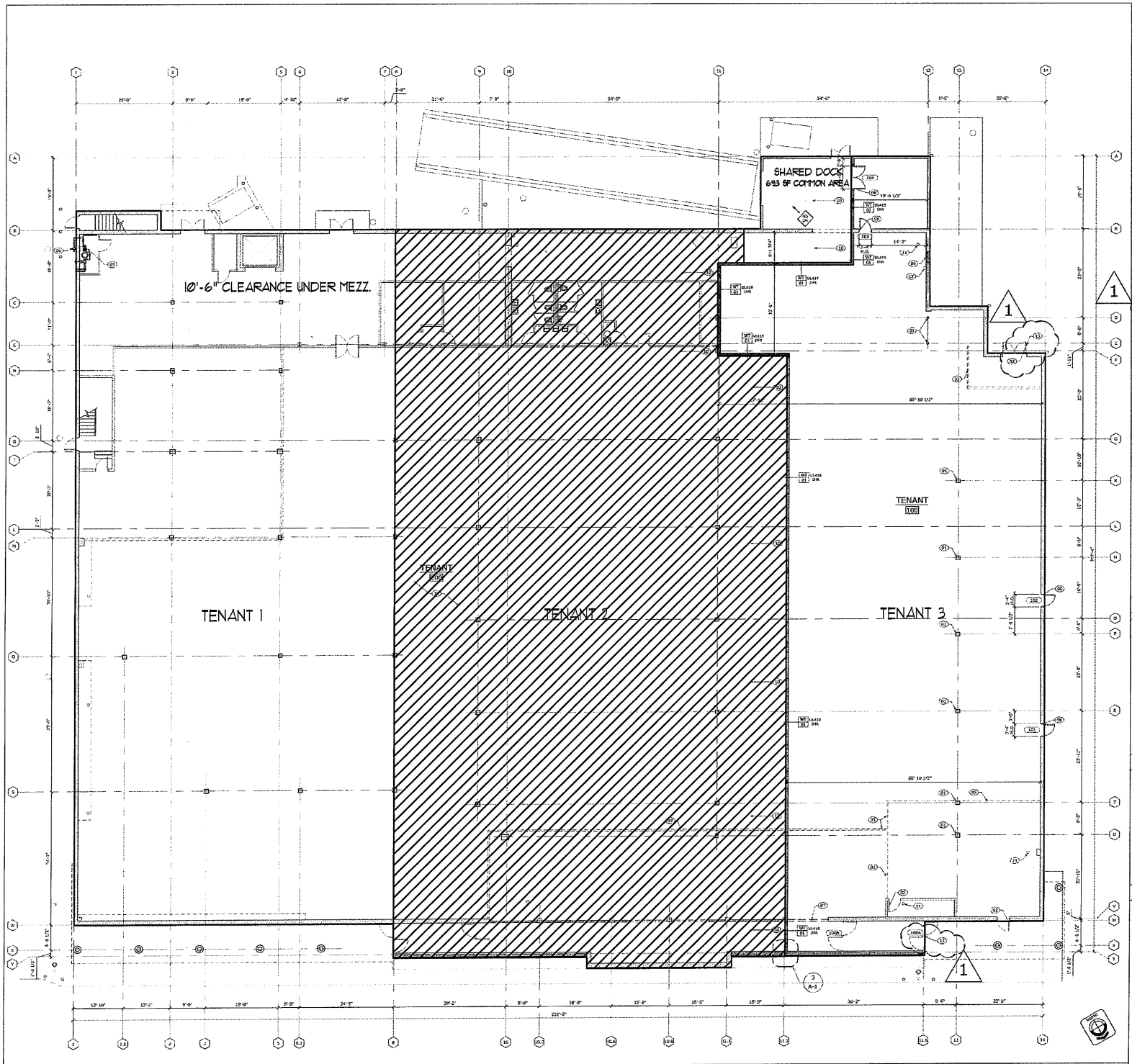
Dated this 13th day of December 1998 at Crystal Lake, Illinois.

CHARLES S. MIONSKE
ILLINOIS PROFESSIONAL LAND SURVEYOR #1730

(REV. 12-13-99)
(REV. 2-21-97)
(REV. 2-7-97)
(REV. 6-13-96)
(REV. 9-18-85)
(REV. 9-20-84)
JOB NO. 8421O-2 -S.S. 95219, 96399, 99392

SCALE: 1" =
JOB NO. 842
95
96

Attachment: Palatine Plaza Plat of Survey (223 E. Northwest Hwy - SU & VAR for health club (Planet



1 OVERALL FLOOR PLAN

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

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. DIMENSIONS ARE FOR CONSTRUCTION REFERENCE. ALL DIMENSIONS SHOULD BE FIELD VERIFIED AT TIME OF BID AND PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO ARC-ITECT
2. DIMENSIONS QUOTED ON THIS SHEET ARE INTENDED TO COVER PARTITION LOCATIONS AS WELL MISCELLANEOUS WORK. TRANSCRIPTS. G.C. TO COORDINATE ALL DIMENSION PLANS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO CENTERLINE OF WALLS) OR EDGE OF WALLS/OPENINGS, UNLESS NOTED OTHERWISE.
3. GYPSUM BOARD CONTROL JOINTS 30'-0" O.C. MAX.
4. PROVIDE METAL CORNER BEAD AT ALL EXP. EXTERIOR CORNERS.
5. PROVIDE METAL J BEAD AT ALL EXPOSED GYP. BD. EDGES.
6. ALL WOOD, WOOD BLOCKING AND PLYWOOD TO BE FIRE TREATED
7. CONTRACTOR TO SEAL ALL PIPE, DUCT, AND JOIST PENETRATIONS THRU FIRE RATED ASSEMBLIES AS REQUIRED. USE OF FIRE COLLARS REQUIRED AT PENETRATIONS THRU FIRE RATED WALLS. USE THERICO MA 1358 OR W.R. GRACE. COORDINATE PHYSICAL AND SIZE PRIOR TO ASSIGNING PRODUCT.
8. CAULK ALL PENETRATIONS AND OPENINGS TO PREVENT WATER AND AIR INFILTRATION IN EXTERIOR WALLS AND ROOF. TYP.
9. CURTAIN CONSTRUCTION IN STABLE FIRE EXTINGUISHERS SHALL BE ON SITE IN EVERY STORAGE AND CONSTRUCTION SHED AND WHERE SPECIAL HAZARDS OCCUR.
10. METAL STUD FRAMING EXTENDING TO ROOF STRUCTURE SHALL HAVE SLIP TRACK WITHOUT MECHANICAL FASTENING ALLOWING DEFLECTION.
11. ALL EXPOSED GYPSUM WALL PANELS SHALL BE TYPE 'X' JOINTS AND SCUFFED SMOOTH READY TO PAINT.
12. RETURN GYPSUM WALLBOARD INTO JAMBS AND HEADS AT EXTERIOR WALLS WITH WINDOWS AND DOORS.

KEYED NOTES

01 EXISTING STRUCTURAL COLUMN
02 EXISTING DOOR AND HARDWARE TO REMAIN NO CHANGE
03 EXISTING GWB SOFFIT TO REMAIN
04 EXISTING GWB WALL KNOCKING TO BE INSULATED WITH R19 BATT INSULATION TO MATCH EXISTING INTERIOR CONDITIONS. REMOVING ALL EXISTING BATT INS AT OPENING TO ALLOW FOR EXISTING INTERIOR CONDITIONS
05 DEMOLISH MEDIUM FIRE WATER RISERS AND ASSOCIATED EQUIPMENT. REFER TO PLUMBING SHEETS
06 SAD METER LOCATION. G.C. TO COORDINATE WITH HVAC PLANS FOR REQUIRED MODIFICATIONS.
07 STUD FRAMING ABOVE TO REMAIN. PROVIDE STUD FRAMING TO RECEIVE GYPSUM WRAPPED SOFFIT TO 6" ABOVE CEILING. GC TO VIF IF NEW 3-5/8 RUNNER IS REQUIRED.
08 NEW DOOR WITH NEW STEEL LINTEL. SEE 2/A-1
09 NEW DOUBLE DOOR RE: DOOR SCHEDULE
10 WALLS, CEILING, LIGHTS, ETC. OUTSIDE NEW DEMISING WALL TO BE EXISTING NO CHANGE
11 EXISTING ROOF DRAIN ABOVE TO REMAIN.
12 EXISTING ROOF DRAIN TO UNDERGROUND TO REMAIN.
13 STREET ADDRESS TO BE DISPLAYED ON FRONT AND REAR ENTRY DOORS. GC TO COORDINATE WITH BUILDING DEPARTMENT FOR NEW BUILDING ADDRESS.

WALL TYPES

W1 / 20 — 6" METAL STUD EXTENDED TO UNDERSIDE OF ROOF (OR NEZZANINE) STRUCTURE ABOVE. APPROXIMATE DECK HEIGHT 14'-0". PROVIDED 5/8" GYPSUM BOARD FULL ON BOTH FACES TO DECK. PROVIDE FULL WIDTH, FULL CAVITY 6" R-19 MINERALTION FIBER GLASS BATT INSULATION (STC-53).

SEE ALTERNATE #2: GC TO PROVIDE SECURITY MESH THE ENTIRE DEMISING WALL.

GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATING AND PROVIDED LIGHT GAUGE FRAMING SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OF MATERIALS. SHOP DRAWINGS SHALL BE COMPLETED BY A LICENSED INDUSTRIAL. GC TO REMOVE PORTION OF CEILING AS REQUIRED TO INSTALL DEMISING WALL AND REPLACE WHEN COMPLETED.

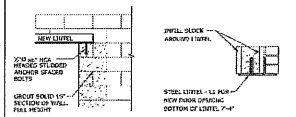
STUD WALL LIMITING HEIGHTS

STUD DEPTH	STUD THICKNESS	STUD SPACING	PRESSURE LOAD (PSF)	ALLOWABLE DEFLECTION	MAXIMUM HEIGHT
3 5/8" ST.STUD	27 MIL (22 GA)	16" O.C.	5 PSF	L/240	10'-4"
3 5/8" ST.STUD	33 MIL (20 GA)	16" O.C.	5 PSF	L/240	12'-4"
3 5/8" ST.STUD	43 MIL (18 GA)	16" O.C.	5 PSF	L/240	14'-4"
3 5/8" ST.STUD	54 MIL (16 GA)	16" O.C.	5 PSF	L/240	15'-5"
3 5/8" ST.STUD	33 MIL (20 GA)	16" O.C.	5 PSF	L/240	14'-3"
3 5/8" ST.STUD	43 MIL (18 GA)	16" O.C.	5 PSF	L/240	16'-6"
3 5/8" ST.STUD	54 MIL (16 GA)	16" O.C.	5 PSF	L/240	18'-7"
3 5/8" ST.STUD	54 MIL (16 GA)	16" O.C.	5 PSF	L/240	19' 7"
6" STUD	33 MIL (20 GA)	16" O.C.	5 PSF	L/240	22'-11"
6" STUD	43 MIL (18 GA)	16" O.C.	5 PSF	L/240	26'-1"
6" STUD	43 MIL (18 GA)	16" O.C.	5 PSF	L/240	26'-1"
6" STUD	43 MIL (18 GA)	16" O.C.	5 PSF	L/240	26'-1"
6" STUD	54 MIL (16 GA)	16" O.C.	5 PSF	L/240	27'-11"
6" STUD	54 MIL (16 GA)	16" O.C.	5 PSF	L/240	29' 6"
8" STUD	43 MIL (18 GA)	16" O.C.	5 PSF	L/240	32'-5"
8" STUD	43 MIL (18 GA)	16" O.C.	5 PSF	L/240	32'-5"
8" STUD	54 MIL (16 GA)	16" O.C.	5 PSF	L/240	34'-9"
8" STUD	54 MIL (16 GA)	16" O.C.	5 PSF	L/240	36'-3"

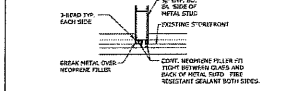
NOTES:
1. FIELD VERIFY EXISTING DECK HEIGHTS DURING BID PROCESS TO DETERMINE REQUIRED GAUGE OF STUDS. REFER TO PLAN FOR ADDITIONAL INFORMATION ON LOCATION, REQUIRED HEIGHT, AND ARRANGED SHEATHING AT ALL NEW PARTITIONS
2. FULLY BRACED NON-COMPOSITE STUDS QUALIFIED ABOVE UNLESS NOTED OTHERWISE WITH ASTERISK.
*COMPOSITE STUD WALLS (SHEATHING BOTH FACES FULL HEIGHT): UNBRACED HEIGHTS BASED ON SINGLE LAYER OF 5/8" TYPE X GYPSUM BOARD INSTALLED ON BOTH FACES FULL HEIGHT ATTACHED W/A #6 TYPE S DRYWALL SCREWS SPACED AT A MAXIMUM OF 16" O.C. VERTICALLY.
3. REFER TO ADDITIONAL HORIZONTAL STUD BRACING REQUIREMENTS FOR ALL NON COMPOSITE STUDS.
4. STUDS TO BE SPACED @ 16" O.C. UNLESS NOTED OTHERWISE, WITH 1 1/4" MCB THICKNESS UNLESS NOTED OTHERWISE.

DOOR LINTEL SCHEDULE

MARK	OPENING	MEMBERS	REMARKS
L1	3'-0"	(3) 3/8" x 3'-0" x 2'-0" LINTEL PLUG w/ 1/2"Ø ANCHOR BOLTS, 6" AND OVER SLAB IN CMU OR MID-SLAB/METAL STUD	



2 DOOR LINTEL SCALE: NTS



3 WALL DETAIL SCALE: NTS

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARC-HITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. T... AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT UNLESS PREVIOUSLY AGREED TO IN THE WRITTEN CONTENT OF C... LTD Copyright © 2018

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847-390-8130
www.camburasandtheodore.com
IL. FIRM DESIGN #184-005553

PALATINE PLAZA
223 EAST NORTHWEST HWY
PALATINE, IL

PROJECT DATES

NO.	TYPE
1	1/15/18 PERMIT SET
2	4/16/18 PERMIT RESUBMITTAL

PROJECT NUMBER 18-36001
DATE 04.16.2018
SHEET TITLE FLOOR PLAN
SHEET NUMBER A-1

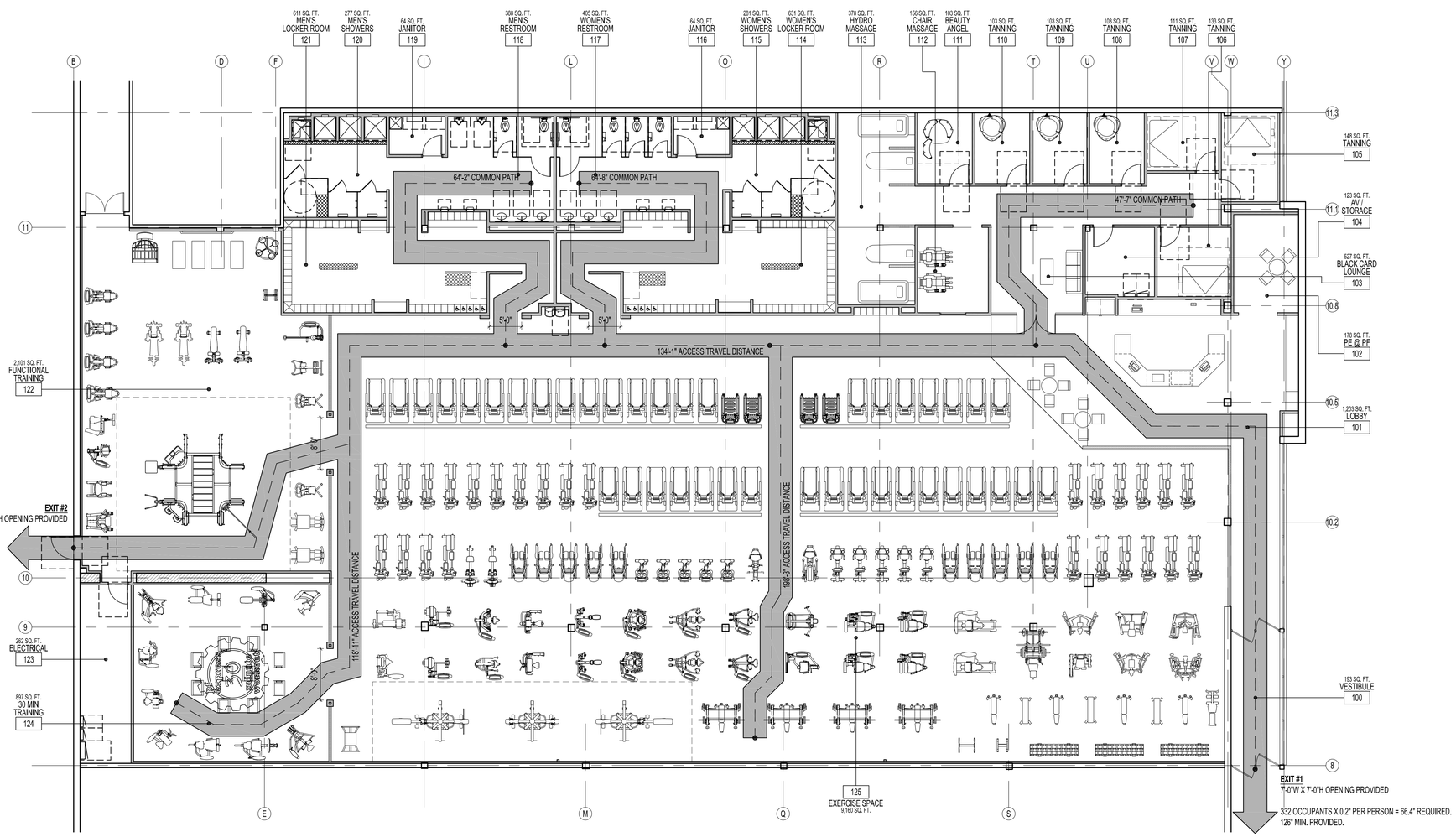
Attachment: Palatine Plaza Site Plan (223 E. Northwest Hwy - SU & VAR for health club (Planet Fitness))

OCCUPANCY LOAD CALCULATIONS		
GROSS AREA:	18,760 SQ.FT.	
FITNESS AREA:	12,158 SQ.FT. / 50 SQ.FT. PER PERSON =	244
LOCKER / SHOWER AREA:	2,594 SQ.FT. / 50 SQ.FT. PER PERSON =	52
BUSINESS AREA:	3,246 SQ.FT. / 100 SQ.FT. PER PERSON =	33
STORAGE AREA:	762 SQ.FT. / 300 SQ.FT. PER PERSON =	3
TOTAL OCCUPANCY:		332 PERSONS
PLUMBING OCCUPANCY LOAD CALCULATIONS		
GROSS AREA:	18,760 SQ.FT.	
FITNESS AREA:	12,158 SQ.FT. / 50 SQ.FT. PER PERSON =	244
LOCKER / SHOWER AREA:	2,594 SQ.FT. / 50 SQ.FT. PER PERSON =	52
BUSINESS AREA:	3,246 SQ.FT. / 200 SQ.FT. PER PERSON =	17
STORAGE AREA:	762 SQ.FT. / 400 SQ.FT. PER PERSON =	2
TOTAL OCCUPANCY:		315 PERSONS PER
		ILLINOIS PLUMBING CODE

NOTE:
MINIMUM CLEARANCE BETWEEN ALL EQUIPMENT ON EXIT ACCESS ROUTES TO BE 44" CLEAR, TYPICAL.

NOTE:
MAXIMUM TOTAL TRAVEL DISTANCE TO ONE EXIT POINT TO NOT EXCEED 250'-0"

NOTE:
MAXIMUM COMMON PATH OF TRAVEL DISTANCE FROM ANY ONE POINT TO NOT EXCEED 75'-0"



RGLA
rgla solutions, inc.
5100 River Road, Ste 125
Schiller Park, IL 60176
p: 847.671.7452
f: 847.671.4200
www.rgla.com

REVISIONS:	DATE:
ISSUE FOR CLIENT REVIEW	07.10.19

robert g. lyon + associates, inc.
retail architecture
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Schiller Park, IL 60176
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SEAL:

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THIS OFFICE AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN THE CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THIS OFFICE. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

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PLANET FITNESS
PALATINE
223 E NORTHWEST HWY
PALATINE, IL 60067

ACCESSIBLE EGRESS PLAN

DRAWN BY	JY
CHECKED BY	MS
JOB NUMBER	19112
SHEET NAME	A1.0

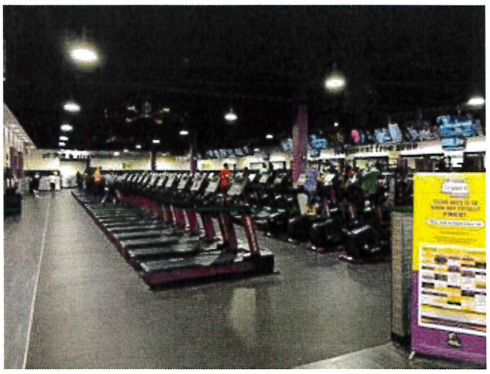
1 EGRESS PLAN

SCALE 1/8"=1'-0"

Attachment: Floor plan (223 E. Northwest Hwy - SU & VAR for health club (Planet Fitness))

Palatine Planet Fitness

- Description: 24-hour fitness/health facility which includes tanning, hydromassage, and some retail
- Membership Structure; $10/monthly for base membership or $21.99/monthly Black Card amenity membership (includes unlimited use of the amenities and guest passes)
- Gym Layout: Cardio/Strength/Free-weight areas, 30 Minute Circuit training, and stretching
- Additional Services: Tanning, Hydromassage lounges and beds, Massage Chairs, Red-Light Therapy
- Retail Sales: Water, Fitness Drinks, PF apparel



- Hours of Operation: 24/7 (fully staffed)
- Employees: 14 employees; 4 on site during shifts
- Peak Hours: Mon-Thurs 3:30 to 10:00 pm Fri-Sun 9:00-12:00 pm
- Daily Attendance: 500-750 members
- Personal Training: Training is free to our members for equipment use
- Gym Mantra: Judgement Free Zone

Attachment: Business Plan (223 E. Northwest Hwy - SU & VAR for health club (Planet Fitness))

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only		
	Project Planner: KR	Zoning Case #: 19-41
	Filing Fee: #898 + $60	Notification Deadline:
	~~ZBA~~ Public Hearing Date: PC 8/20/19	Village Council Date:

date received

PETITIONER(S) — **Business Name (if applicable)**
PLNTF Holdings, Inc dba Planet Fitness

Subject Property Address
223 East Northwest Highway, Palatine, IL 60067

AUTHORIZED AGENT (if applicable) — **Business Name (if applicable)**
Michael Ng / PLNTF Holdings, Inc

Address: 6400 Shafer Court, Suite 250 — City/State/Zip Code: Rosemont, IL 60018

Telephone	Fax	Email
714-495-0049		michael.ng@plntfholdings.com

Relationship to Petitioner (contractor, architect, etc.)
Senior Director of Design & Construction

TYPE OF APPLICATION (check one)

□ Special Use □ Special Use Amendment ■ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
Retail	Retail	Fitness Center

Generally describe your request:

Former Hobby Lobby converting to a Fitness Center with exercise equipment and tanning.

Background Information

Attachment: Application (223 E. Northwest Hwy - SU & VAR for health club (Planet Fitness))

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

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

Our studies and analytics show a demand for the fitness in or about this location. It is based on population, median age, distance to nearby clubs.

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

Our staff are trained endlessly on member experience and safety. We provide security cameras through out the space and parking lot.

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

Our franchise agreement requires updates to our corporate means and methods that includes equipment, finishes, and signage. Our intent is to improve the value of the space with our brand.

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

Our business prevents all of the above from happening as a result of our training, our franchise requirements and our partner agreements. We propose to bring stability and a safe place for our members and the community.

Attachment: Application (223 E. Northwest Hwy - SU & VAR for health club (Planet Fitness))

VARIATION

PALATINE

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 (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, 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). Attach a separate sheet if necessary.

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

Per attached

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

Per attached

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

Per attached

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

RECEIVED
AUG 05 2019
PLANNING & ZONING DEPARTMENT

Attachment: Application (223 E. Northwest Hwy - SU & VAR for health club (Planet Fitness))

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

   The increase of online sales and shift in retail spending habits that has occurred since the 2008 recession has resulted in a shift in tenancy at shopping centers from more traditional retailers to service and experience based operations throughout the United States. Palatine Plaza is no exception, with a solid mix of service tenants and traditional retailers. The addition of Planet Fitness to Palatine Plaza will help fill a portion of the former Hobby Lobby that has been vacant since May 2016. The additional regular visitors to the center will help sustain the other tenants at the center and increase sales by the traditional retailers.

   Traditional B-2 zoning requires a special use for the fitness use, but as the consumers taste shifts and retail purchases are occurring more frequently online, fitness and service uses are becoming commonplace in spaces that once housed traditional retail. In order to fill the long vacant former Hobby Lobby and assist the many local and national tenants at Palatine Plaza, we request that the Village approve the Parking Variance and Special Use.

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

   Palatine Plaza is the largest unified shopping center on Northwest Highway. With most traditional soft goods retail moving to Dundee Road, securing a traditional retail tenant for the former Hobby Lobby has been a challenge. Most retailers prefer to be in close proximity to other similar retailers, so the demand for large box space in Palatine Plaza from traditional retail users has been limited. The unique location of Palatine Plaza makes it ideal for an everyday traffic generator like Planet Fitness, in close proximity to population density and along a major traffic arterial carrying people to and from work. Palatine Plaza's unique location coupled with the large vacant space make it unique and more difficult to re-tenant in today's retail environment.

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

   Service uses are already common along Northwest Highway. The Village has approved similar Special Use and Parking Variances other fitness users in similar shopping centers elsewhere in Palatine. Planet Fitness' intended use is in character with a typical retail shopping center along Northwest Highway. Further, Planet Fitness will have the highest demand for parking in the early morning, lunch and evening hours. At these times, some of the other Tenants in the shopping center will be closed or using less parking, so we believe the parking will be more than adequate for all the tenants in the Shopping Center. Further, the neighboring tenant, Pete N' Macs, typically uses less than 10 parking spaces during operation. Most of Pete N' Macs visitors are short term drop offs and pickups, allowing for additional available parking to the Planet Fitness customers.

RECEIVED
AUG 06 2019
PLANNING & ZONING
DEPARTMENT

Attachment: Application (223 E. Northwest Hwy - SU & VAR for health club (Planet Fitness))

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, August 20, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
1. Special Use to permit a health club greater than 3,000 square feet pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance; and,
2. Variation of 30 parking spaces to allow a shopping center (Palatine Plaza) to have 572 parking spaces instead of the minimum required 602 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.
The property is commonly known as 223 E. Northwest Highway (PIN #s 02-14-101-009).
This Petitioner is requesting to operate a health club known as Planet Fitness in a portion of the former Hobby Lobby space.
The above petition has been filed by Michael Ng (PLNTF Holdings, Inc.), and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 19-41 VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 5th day of August 2019.
Published in Daily Herald August 5, 2019 (4529859)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05-AUG-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

Control # 4529859

Attachment: Public Notice (223 E. Northwest Hwy - SU & VAR for health club (Planet Fitness))

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 08/20/19 07:00 PM

CASE STAFF STATEMENT (ID # 5483)

1811 & 1911 N. Rand Road

CASE NUMBER: 19-48

PETITIONER: Megan Roche, representing ROTO Sales, Inc. (dba Napleton Subaru and Mazda)

LOCATION: 1811 & 1911 N. Rand Road

PROPOSAL: Planned Development Amendment to allow for the construction of a new parking lot, with required landscaping and screening

ZONING AND LAND USE: Planned Development - Napleton Subaru/Mazda and associated car wash

SURROUNDING CONDITIONS:

North:	Planned Development (Rand Grove Village Apartments) - residential parking lot immediately north
South:	B-2 and B-5 commercial properties - Rand Road corridor
East:	R-2 single-family residential properties - across Old Hicks Road
West:	Commercial uses along the Rand Road corridor

COMPREHENSIVE PLAN: Current/Future: Retail uses

BACKGROUND:

The Petitioner has applied for a Planned Development Amendment to develop Lot 5 into a supplemental new car storage lot for the Napleton dealerships. Therefore, the Petitioner is requesting:

- **Planned Development Amendment to allow for the construction of a new parking lot, with required landscaping and screening**

ANALYSIS:

- In 2018, a Preliminary and Final Planned Development and Subdivision was

approved at the subject location for a new Napleton Subaru and Mazda car dealership and associated car wash. The site is presently under active construction. Lot 5 is 28,748 square feet (.66 acres) and was previously part of the Menard's Planned Development. Although it was never developed for the Menard's site, it maintained the same commercial planned development zoning designation. As part of the Napleton Planned Development, the use of Lot 5 was contemplated as maintaining its existing condition, with existing overgrowth and vegetation.

- Per the existing condition engineering plan sheet, Lot 5 appears to have been used as a staging area for fill, associated with the previous commercial use on the property. In its present configuration, there is an existing 22-foot grade up toward the eastern side of the property.

- The proposed parking lot would provide 95 parking spaces. The parking would be accessed through the Napleton Subaru/Mazda commercial parking lots fronting on Rand Road. No access would be provided off of Old Hicks Road. Lot 5 has approximately 123 feet of frontage onto Old Hicks Road. Although there will not be any access provided onto Old Hicks Road, the improvement plans call for a solid 6-foot board on board fence and additional landscaping in the right-of-way and on the Old Hicks Road side (east) of the fence. As was required for lots 3 and 4, there is a 50-foot right-of-way dedication for Lot 5, which will be dedicated as ROW for Old Hicks Road (originally dedicated as Long Grove Road - 1980).

- The parking lot would contain tandem and triple-stacked vehicle parking storage. It will only be used as a supplemental storage lot. Arlington Toyota has a similarly configured storage parking area on its property.

- Per the submitted August 15, 2019 narrative, the supplemental car storage lot will be gated with security lights. The vehicles will only be valet parked by Napleton employees. The lot would only be used during typical business hours (attached) and closed on Sunday.

- Per Village Code, the maximum footcandle limitation at the property line abutting multiple-family properties (direct north of the subject lot) is .2 footcandles. The maximum footcandle limitation for single-family properties, also at the property line, including across the street, is .1 footcandles.

- This lot abuts the parking lots of the multi-family apartment buildings to the north and the rear yards of the single-family residential properties to the east. The Palatine Township cemetery is located directly south of Lot 5. The multi-family residential parking lot immediately abuts the proposed parking lot. The closest

apartment building to the north would be approximately 120 feet from the Lot 5 parking lot. Across Old Hicks Road, there are four R-2 single-family homes (Pinehurst Manor Unit 2), which have rear yards facing Lot 5.

- While the existing landscaping and vegetation were likely volunteer trees, this lot does provide a buffer and screening from both Rand Road and the commercial activities for this site. There is also an established hedge row across the street from this lot. The improvement plans would level and grade the lot for the parking area and the storm water would be managed through the detention basin directly west of the parking lot. The Planned Development contemplated future land uses in compliance with the B-5 zoning district use lists.

- As required, there is a 5-foot landscaped strip proposed for the north and south side of the parking lot. For the section along Old Hicks Road, an 8-foot landscaped strip is proposed. In addition to additional landscaping, the zoning ordinance would require solid screening along the north, south, and east sides of the property. The Petitioners are proposing to maintain a five foot section of landscaping and screening that presently exist on the north and south sides of the subject lot. Additionally, the east side of the property will be screened with a solid 6-foot board on board fence, which will encompass the entire Old Hicks Road front and then wrap around to connect to the existing 8-foot fence on the shared property line to the north.

- 4 parkway trees and 24 dwarf burning bushes (10 feet in height @ maturity) are contemplated outside of this fence section and adjacent to Old Hicks Road.

- The Zoning Ordinance - Section 7.04 (g) requires the screening of commercial parking areas from residential properties, as follows:

(g) *Screening.*

(1) Manufacturing and business districts. All open off-street commercial and industrial parking areas which abut residential properties (including lots across the street) shall be effectively screened along the entire boundary of the residential property by a densely planted hedge, solid masonry wall, or solid fence.

a. Said screening device shall be at least four (4) feet in height and shall not exceed six (6) feet in height.

b. Said screening device shall not exceed a height of three (3) feet within twenty-five (25) feet of driveways, approachways, or intersections.

c. Said wall or fence, if painted, shall be one color.

d. All screening and/or landscaping along the periphery of parking lots with over twenty (20) spaces shall not constitute more than twenty-five (25) percent of the total landscaping requirement.

e. All screening and/or landscaping along the periphery of parking lots with twenty (20) or fewer spaces may be applied toward the total landscaping requirement.

- The proposed plans contemplate maintaining portions of the existing overgrowth and landscaping to satisfy a portion of the screening requirements. This is permitted by Code and there have been other Planned Developments along Rand Road that have maintained existing landscaping and screening to satisfy this requirement. The Planned Development will require that this sufficient screening is maintained for the entire duration of the development.

RECOMMENDATION:

The proposed limited use of Lot 5 for the periodic storage of vehicles is not inconsistent with the approved Napleton Planned Development. Also, the parking lot is not open to the public and may only be accessed through the existing parking lots of the commercial developments. Notwithstanding its lack of development, this lot previously maintained a commercial planned development designation and was also included in the Napleton Planned Development. The parking lot with landscaping and screening should further buffer the residential properties from the commercial developments on Rand Road. Therefore, Staff recommends approval of the Planned Development Amendment, subject to the following conditions:

1. The development shall substantially conform to the Engineering plans prepared by Spaceco Inc., dated 06/12/2019, last revised 08/16/2019, and business/operations' plan for the parking lot dated August 15, 2019, except as such plans may be revised to conform to Village Codes and Ordinances.

2. The final fencing and landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning and include sufficient screening to comply with Section 7.04 (g) of the Village of Palatine Zoning Ordinance. The landscaping and screening surrounding the parking shall be maintained, in order to screen the commercial parking lot from the residential properties and in satisfaction of Section 7.04 (f) and (g) of the Zoning Ordinance.

3. Review fees in the amount of total project improvement costs, as required by Code, shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer.

4. The final lighting and photometric plan shall be revised in a manner acceptable to

the Village Engineer, in compliance with Code and with a specific focus to shield the residential properties from any glare, light spillage, or visual impact. This may also include specific light shields or hooding, as directed by the Village Engineer.

ATTACHMENTS:

- Aerial map - Napleton Subdivision
- FInal Plat - Napleton Subdivision
- Engineering plans - Napleton Lot 5 _081619
- Business plan and proposed parking lot use for Lot 5 - Napleton Planned Development
- Napleton Lot 5 and surrounding properties
- Application
- Public Notice

188 & 1911 N. Rand Road (Napleton)

Attachment: Aerial map - Napleton Subdivision (1811 & 1911 N. Rand Road - Napleton PD Amendment)

P.I.N.:
02-02-402-011-0000
02-02-402-013-8002

FINAL PLAT OF
NAPLETON SUBDIVISION

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5

UNSUBDIVIDED LAND
UNSUBDIVIDED LAND (NOT INCLUDED IN THIS SUBDIVISION)

CONC MONUMENT TO BE SET
SOUTH LINE OF THE NORTH 10 ACRES OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2-42-10
S89°40'29"E 1169.68'
777.22'
63.29'
279.17'
S89°40'29"E 50.00'
50.00'
50'
100'
184.68'
234.68'
N89°46'43"W
50.00'
S89°46'43"E 234.68'
184.68'
50.00'
50'
50'
100'

L=634.43'
R=10398.54'
CHB=634.33'
N39°03'30"W

5.00'
S51°06'36"W

201.00'
216.61'

L=334.62'
R=10303.54'
CHB=334.61'
N36°00'10"W

N52°53'05"E 50.00'

L=28.96'
R=10303.54'
CHB=28.96'
N36°34'54"W

S52°53'05"W

CROSS ACCESS EASEMENT (FOR THE BENEFIT OF LOTS 1, 2 & 3)
HEREBY GRANTED

L=30.18'
R=10303.54'
CHB=30.18'
N37°44'28"W

PARCEL 0027A PER PLAT OF HIGHWAYS RECORDED AS DOCUMENT NO. 26535593 AS ACQUIRED BY CASE NO. 61-L-50377

U.S. 12 (RAND ROAD)
HERETOFORE DEDICATED

N37°06'55"W 63.37'
5.00'
N52°53'05"E
100'
N52°53'05"E
54.46'

N37°06'55"W 33.22'
N51°00'59"E 379.50'
N52°53'05"E 230.47'
S37°44'55"E 156.99'

S37°06'55"E 214.44'
S00°07'47"E
285.10'

OLD HICKS ROAD
(ALSO OR FORMERLY KNOWN AS LONG GROVE ROAD)
HERETOFORE DEDICATED

WEST LINE OF OLD HICKS ROAD AS MONUMENTED AND OCCUPIED

UNSUBDIVIDED LAND (NOT INCLUDED IN THIS SUBDIVISION)

HEREBY DEDICATED
123.76'
M.=123.76'
S00°07'47"E
123.67'
S00°07'47"E

EAST LINE OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 2-42-10

HEREBY DEDICATED
180.82'
S00°07'47"E
338.03'
284.37'
S00°07'47"E
108.95'
48.26'
73.12'

CROSS ACCESS EASEMENT (FOR THE BENEFIT OF LOTS 2, 3)
HEREBY GRANTED

PUBLIC UTILITY AND SIDEWALK EASEMENT
HEREBY GRANTED

PUBLIC UTILITY EASEMENT
HEREBY GRANTED

PUBLIC UTILITY EASEMENT
HEREBY GRANTED

PUBLIC UTILITY EASEMENT
HEREBY GRANTED

CROSS ACCESS EASEMENT (FOR THE BENEFIT OF LOT 4)
HEREBY GRANTED

CROSS ACCESS EASEMENT (FOR LOTS 3 & 4)
HEREBY GRANTED

PUBLIC UTILITY EASEMENT
HEREBY GRANTED

CONC MONUMENT TO BE SET

S37°06'55"E 123.59'
215.57'
33'
33'

N52°53'05"E 488.87'
781.36'
N37°06'55"W
349.72'
100'
50'
50'

N87°03'04"W 32.18'
25.00'(M&R)
N37°06'55"W 337.50'
L1

485.45'
S43°00'48"W
555.10'
S43°00'48"W
270.98'
481.58'
66'

PARCEL 0028A PER PLAT OF HIGHWAYS RECORDED AS DOCUMENT NO. 26535593 AS ACQUIRED BY CASE NO. 61-L-50377

HEREBY DEDICATED
HERETOFORE DEDICATED PARCEL FOR PUBLIC HIGHWAY & USE PER DOCUMENT NUMBER

LONG GROVE ROAD
PARCEL 0029A PER PLAT OF HIGHWAYS RECORDED AS DOCUMENT NO. 26535593 AS ACQUIRED BY CASE NO. 61-L-50377

L1 = 25.00'
N43°00'48"E

N

SCALE 1" = 40'
0 40 80

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

= HEREBY DEDICATED
HEREBY DEDICATED TO THE VILLAGE OF PALATINE FOR PUBLIC STREET AND OTHER PURPOSES
= CROSS ACCESS EASEMENT (FOR LOTS 1, 2 & 3)
HEREBY GRANTED
= CROSS ACCESS EASEMENT (FOR LOTS 2, 3)
HEREBY GRANTED
= CROSS ACCESS EASEMENT (FOR LOTS 3 & 4)
HEREBY GRANTED

VICINITY MAP
PROJECT LOCATION
OLD HICKS RD
GARDENIA LN
HOLLY WAY
E ASTER AVE
E ZINNIA LN
E LILLY CT
RAND RD
US RTE 12
E LYNDA DR
E CAPRI DR
N.T.S.

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	154,151	3.539
LOT 2	245,800	5.643
LOT 3	172,281	3.955
LOT 4	25,261	0.580
LOT 5	28,748	0.660
DEDICATION	38,138	0.875
TOTAL	664,379	15.252

FOR REVIEW PURPOSES ONLY

PREPARED FOR:
STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD
SCHAUMBURG, ILLINOIS 60195

PLAT SUBMITTED FOR RECORDING BY:

AFTER RECORDING, RETURN TO:

MAIL TAX BILLS TO:

ADDITIONAL REVISIONS:

REVISIONS:
07/31/2018
09/12/2018
11/28/2018
01/15/2019 IDOT
03/04/2019 IDOT
05/28/2019 EAS.

06/13/2019

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 07/25/2018
JOB NO: 8524.02
FILENAME: 8524.02SUB-01
SHEET 1 OF 3

N:\Projects\8524\SURVEY\8524.02SUB-01.dgn Default User=jchristoph

Attachment: Final Plat - Napleton Subdivision (1811 & 1911 N. Rand Road - Napleton PD Amendment)

FINAL PLAT OF
NAPLETON SUBDIVISION

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

P.I.N.:
02-02-402-011-0000
02-02-402-013-8002

PARCEL 1

PARCEL 2

POINT OF BEGINNING OF PARCEL 1 & 2
A POINT 338.42'(R) SOUTH AND 234.96'(R) WEST OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2-42-10 AND THE EAST LINE OF SECTION 2

POINT OF COMMENCEMENT

OLD HICKS ROAD
(ALSO OR FORMERLY KNOWN AS LONG GROVE ROAD)
HERETOFORE DEDICATED

WEST LINE OF OLD HICKS ROAD AS MONUMENTED AND OCCUPIED

LONG GROVE ROAD
PARCEL 0002 PER PLAT OF HIGHWAYS JOB NO. R-90-053-93 RECORDED ON APRIL 5, 2002 IN DOCUMENT 0020555093 AS CASE NO. 92L 0037

U.S. 12 (RAND ROAD)
CENTERLINE OF RAND ROAD

PARCEL 0003 PER PLAT OF HIGHWAYS JOB NO. R-90-053-93 RECORDED ON APRIL 5, 2002 IN DOCUMENT 0020555093 AS CASE NO. 92L 0037

NORTHEASTERLY RIGHT OF WAY LINE OF RAND ROAD

APPROXIMATE LIMITS OF CROSS ACCESS EASEMENT PER DOCUMENT 91574619

HEREIN DEDICATED EASEMENT FOR PUBLIC USE PER DOCUMENT 1130840

A LINE PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2-42-10

A LINE PARALLEL WITH THE NORTH LINE OF RAND ROAD

A POINT 451.44' SOUTH OF THE NORTH LINE AND 234.96' WEST OF THE EAST LINE THEREOF OF THE SOUTHEAST 1/4 OF SECTION 2-42-10

EAST LINE OF THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2-42-10

UNSUBDIVIDED LAND

FOUND 3/4" IP AT CORNER

CONC MONUMENT TO BE SET

FOUND IR W/CAP ON-LINE

FOUND 5/8" IR ON-LINE & 1.00'W

SOUTH LINE OF THE NORTH 10 ACRES OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2-42-10

S89°40'29"E(M)
1169.68'(M)

FOUND IP ON-LINE

FOUND 5/8" IP ON-LINE & 0.09'W

NORTHEAST CORNER SOUTHEAST QUARTER OF SECTION 2-42-10

SECTION CORNER
02 01
02 01

FOUND IR ON-LINE

FOUND 3/4" IP ON-LINE

392.46'(M)
342.52'(R)

648.5'

123.76'(M)

123.67'(M)
S00°07'47"E(M)

451.03'(M)
451.44'(R)
6CH 6RDS
9 LKS(R)

100'

FOUND 5/8" IR ON-LINE

L=63.47'(M)
R=10803.54'(M)
CH=E 63.47'(M)
N39°00'32"W(M)

5.00'(M)
S51°06'36"W(M)

FOUND BENT IP 2.39'SE & ON-LINE

L=334.62'(M)
R=10803.54'(M)
CH=E 334.61'(M)
N38°00'10"W(M)

779.37'(R)
N37°06'55"W(M)
775.50'(M)

A POINT 451.44' SOUTH OF THE NORTH LINE AND 234.96' WEST OF THE EAST LINE THEREOF OF THE SOUTHEAST 1/4 OF SECTION 2-42-10

FOUND 3/4" IP ON-LINE & 0.22'E

234.68'(M)
N89°46'43"W(M)
234.96'(R)
3CH 2RDS 6LKS(R)

FOUND 5/8" IP ON-LINE & 0.05'E

214.44'(M)
S00°07'47"E(M)
214.50'(R)

338.05'(M)
S00°07'47"E(M)
338.42'(R)

FOUND 5/8" IP AT CORNER

184.68'(M)

234.68'(M)
S89°46'43"E(M)
234.96'(R)

FOUND 3/4" IP ON-LINE & 0.33'E

50'

50'

284.37'(M)
S00°07'47"E(M)
284.40'(R)

PARCEL 0002 PER PLAT OF HIGHWAYS JOB NO. R-90-053-93 RECORDED ON APRIL 5, 2002 IN DOCUMENT 0020555093 AS CASE NO. 92L 0037 HERETOFORE DEDICATED

N37°06'55"W(M)
65.83'(M)

5.00'

N52°53'05"E(M)
5.00'(M)

APPROXIMATE LIMITS OF CROSS ACCESS EASEMENT PER DOCUMENT 91574619

300.35'(M)
N37°06'55"W(M)
300.00'(M)

FOUND IR AT CORNER

FOUND IR 0.22'S & 0.34'W

235.45'(M)
N37°06'55"W(M)
230'(R)

FOUND IR 13.53'NE & ON-LINE

63.79'(R)
63.38'(M)

N37°06'55"W(M) 781.35'(M)

100'

50'

50'

850.00'(R)
844.09'(M)

5/8" IR W/CAP TO BE SET

N87°03'04"W(M)
32.18'(M)

25.00'(M&R)

L1

31.50'
N37°06'55"W

5/8" IR W/CAP TO BE SET

L1 = 25.00'
N43°00'48"E

S43°00'48"W(M)
35.91'(M)

33'

33'

FOUND CROSS-CUT ON NW

CONC MONUMENT TO BE SET

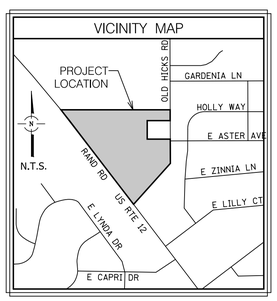
FOUND IR ON-LINE (N/S)

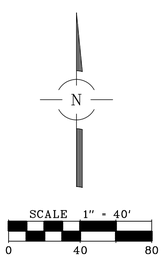
655.46'(M)
630.28'(R)

66'

FOR REVIEW PURPOSES ONLY

VICINITY MAP





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

PREPARED FOR:

STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD
SCHAUMBURG, ILLINOIS 60195

ADDITIONAL REVISIONS:

REVISIONS:
07/31/2018
09/12/2018
11/28/2018
01/15/2019 IDOT
03/04/2019 IDOT
05/28/2019 EAS.

06/13/2019

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700.
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 07/25/2018
JOB NO: 8524.02
FILENAME: 8524.02SUB-01
SHEET 2 OF 3

N:\Projects\8524\SURVEY\8524.02SUB-01.dgn SHEET 2 User=jchristoph

Attachment: Final Plat - Napleton Subdivision (1811 & 1911 N. Rand Road - Napleton PD Amendment)

P.I.N.:
02-02-402-011-0000
02-02-402-013-8002

FINAL PLAT OF
NAPLETON SUBDIVISION

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

THIS IS TO CERTIFY THAT_____IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS

COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 15
TOWNSHIP HIGH SCHOOL DISTRICT 211
HARPER COMMUNITY COLLEGE DISTRICT NO. 512

DATED THIS_____DAY OF_____, A.D. 20_____.

SIGNED:_____

_____
PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I,_____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE _____ AND

_____, TITLE _____

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL

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

_____
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE UNDERSIGNED,_____ , AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE OF_____ COUNTY, ILLINOIS ON THE _____DAY OF_____ , A.D. 20_____,

AS DOCUMENT NUMBER_____ , HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS _____ DAY OF _____ , 20_____.

_____
BY

_____
PRINTED NAME AND TITLE

_____
ATTEST

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I,_____ , A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____
OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE 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 _____ , 20_____.

_____
NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

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

_____
BY: ILLINOIS PROFESSIONAL ENGINEER

_____
BY: OWNER OR ATTORNEY

COOK COUNTY CLERK'S CERTIFICATE

PLAN COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

DATED THIS_____DAY OF_____, A.D. 20____.

SIGNED:_____
CHAIRMAN

ATTEST:_____
SECRETARY

VILLAGE COUNCIL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

DATED THIS_____DAY OF_____, A.D. 20____.

SIGNED:_____
MAYOR

ATTEST:_____
VILLAGE CLERK

VILLAGE ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

DATED THIS_____DAY OF_____, A.D. 20____.

SIGNED:_____
VILLAGE ENGINEER

VILLAGE COLLECTOR

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____.

SIGNED:_____
VILLAGE COLLECTOR

VILLAGE OF PALATINE EASEMENT:

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" SHALL APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE MAIN 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. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OR THE GRANTEES, PROVIDED, HOWEVER, THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE ANY SUCH OBSTRUCTIONS AT THEIR SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGEMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, 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.

ELECTRIC AND TELEPHONE:

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE, AND/OR COMMUNICATION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS (HEREINAFTER "GRANTEE") JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS "UTILITY EASEMENT", "UTILITY AND DRAINAGE EASEMENT", OR "UTILITY AND LANDSCAPING EASEMENT", WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. SUCH FACILITIES SHALL GENERALLY BY LOCATED UNDERGROUND AND 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 LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF THE GRANTEES.

GAS:

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH GAS IS HEREBY RESERVED FOR AND GRANTED TO ANY NATURAL GAS COMPANY AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS, IN ALL PLATTED "EASEMENT" AREAS, STREET, ALLEYS AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SUCH EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THE PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREET, ALLEYS OR PUBLIC WAYS OR PLACES. ALL SUCH GAS MAINS AND APPURTENANCES SHALL BE GENERALLY LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

CABLE TELEVISION:

A PERMANENT, NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS AND/OR TO ANY CABLE TELEVISION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (THE "COMPANY") AND THEIR SUCCESSORS AND ASSIGNS IN, UNDER, ACROSS, ALONG, THROUGH AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS "UTILITY EASEMENT", WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REMOVING, REPLACING, RENEWING, ALTERING, AND ENLARGING TELEVISION LINES OR APPURTENANCES FROM TIME TO TIME, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICES TO THE ATTACHED AREA AND SUCH APPURTENANCES THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE PLAT OF SUBDIVISION FOR GRANTED TO THE VILLAGE AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH AFORESAID USES AND RIGHTS. SUCH FACILITIES SHALL BE GENERALLY LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BY SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

SIDEWALK EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED OVER, UPON, THROUGH, ACROSS AND UNDER ALL AREAS HEREON PLATTED AND DESIGNATED AS "SIDEWALK EASEMENT" IN FAVOR OF THE VILLAGE OF PALATINE AND ITS GRANTEES, SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, REPAIRING, INSPECTING, MAINTAINING SIDEWALK ON ALL OR ANY PART OF SAID DESIGNATED SIDEWALK EASEMENT. THE SAID SIDEWALK EASEMENT INDICATED SHALL BE PERPETUAL.

CROSS ACCESS EASEMENT PROVISIONS

A CROSS ACCESS EASEMENT HEREBY RESERVED AND GRANTED TO THE OWNERS, THEIR INVITEES, AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, FOR THE BENEFIT OF THE LOTS AS DESIGNATED OVER AND ACROSS THE AREA LABELED "CROSS ACCESS EASEMENT". SAID EASEMENT SHALL NOT BE CLOSED FOR ANY REASON EXCEPT EMERGENCY REPAIRS.

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

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.

1.THERE SHALL BE, AT MOST ONE (1) RIGHT-IN, RIGHT-OUT ONLY VEHICULAR ACCESS FROM THE COMMON LOT LINES OF LOTS 2 AND 3 TO US 12 (RAND ROAD), AS SHOWN HEREIN.

2. THERE SHALL BE, AT MOST ONE (1) VEHICULAR ACCESS FROM LOT 1 TO US 12 (RAND ROAD), AS SHOWN HEREIN. IF AND WHEN LOT 1 REDEVELOPS, AN ENGINEERING SUBMITTAL SHALL BE MADE TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN ORDER FOR ACCESS AND SAFETY TO BE REVIEWED GIVEN THE PROPOSED LAND USE OF THE DEVELOPMENT, REGARDLESS OF IF WORK WITHIN THE STATE RIGHT OF WAY IS PROPOSED.

3. ALL OTHER VEHICULAR ACCESS SHALL BE VIA INTERNAL CIRCULATION.

_____
ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

DATE:_____ , 20_____.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, JERRY P. CHRISTOPH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTIES:

PARCEL 1:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING 338.42 FEET SOUTH AND 234.96 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10.0 ACRES OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, AFORESAID WITH THE EAST LINE OF SAID SECTION 2; THENCE EAST 234.96 FEET TO THE AFORESAID EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THIS EAST LINE 284.40 FEET; THENCE SOUTHWESTERLY 630.28 FEET TO THE CENTER LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 460.00 FEET; THENCE NORTHEASTERLY FROM THIS POINT TO THE PLACE OF BEGINNING (EXCEPT THEREFROM ALL THAT PART THEREOF LYING SOUTHEAST OF CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AS DEDICATED BY PLAT OF DEDICATION RECORDED JANUARY 6, 1934, AS DOCUMENT NO. 11338404 AND AS CORRECTED BY CERTIFICATE OF SURVEY RECORDED MARCH 13, 1934 AS DOCUMENT NO. 11371869) IN COOK COUNTY, ILLINOIS; EXCEPT THAT PART TAKEN FOR RAND ROAD BY CONDEMNATION CASE NO. 82L50377; TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET NORTHWESTERLY OF THE MOST WESTERLY CORNER OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT; THENCE NORTHEASTERLY 230.0 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE THEREOF; THENCE NORTHWESTERLY 300.0 FEET ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF RAND ROAD AFORESAID; THENCE NORTHEASTERLY 379.31 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 10 ACRES, 342.52 TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 2 TO A POINT THAT IS 6 CHAINS 3 RODS AND 9 LINKS SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WEST 3 CHAINS 2 RODS AND 6 LINKS TO A POINT THAT IS 451.44 FEET SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 2 AND 234.96 FEET WEST OF THE EAST LINE THEREOF; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4 214.50 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 63.79 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY OF RAND ROAD (U. S. ROUTE 12), SOUTH OF THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED PARCEL OF LAND, TAKEN AS A TRACT:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING 338.42 FEET SOUTH AND 234.96 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, AFORESAID WITH THE EAST LINE OF SAID SECTION 2; THENCE EAST 234.96 FEET TO THE AFORESAID EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THIS EAST LINE 284.40 FEET; THENCE SOUTHWESTERLY 630.28 FEET TO THE CENTER LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 460.00 FEET; THENCE NORTHEASTERLY FROM THIS POINT TO THE PLACE OF BEGINNING (EXCEPT THEREFROM ALL THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AS DEDICATED BY PLAT OF DEDICATION RECORDED JANUARY 6, 1934, AS DOCUMENT NO. 11338404 AND AS CORRECTED BY CERTIFICATE OF SURVEY RECORDED MARCH 13, 1934 AS DOCUMENT NO. 11371869) IN COOK COUNTY, ILLINOIS; EXCEPT THAT PART TAKEN FOR RAND ROAD BY CONDEMNATION CASE NO. 82L50377;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET NORTHWESTERLY OF THE MOST WESTERLY CORNER OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT; THENCE NORTHEASTERLY 230 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE THEREOF; THENCE NORTHWESTERLY 300 FEET ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF RAND ROAD AFORESAID; THENCE NORTHEASTERLY 379.31 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 10 ACRES, 342.52 TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 2 TO A POINT THAT IS 6 CHAINS 3 RODS AND 9 LINKS SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WEST 3 CHAINS 2 RODS AND 6 LINKS TO A POINT THAT IS 451.44 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2 AND 234.96 FEET WEST OF THE EAST LINE THEREOF; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 214.50 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 63.79 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AFORESAID, IN COOK COUNTY ILLINOIS.

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 664,379 SQUARE FEET OR 15.252 ACRES, MORE OR LESS.

I FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

I FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0044J MAP WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF PALATINE, A VILLAGE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER OUR HAND AND SEAL THIS_____DAY OF_____, 20 ___ IN ROSEMONT, ILLINOIS.

_____
JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2020
jchristoph@spacecoinc.com
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM,
NUMBER 184-001157

PREPARED FOR:

STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD
SCHAUMBURG, ILLINOIS 60195

ADDITIONAL REVISIONS:

FOR REVIEW PURPOSES ONLY

06/13/2019

REVISIONS:
07/31/2018
09/12/2018
11/28/2018
01/15/2019 IDOT
03/04/2019 IDOT
05/28/2019 EAS.

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 07/25/2018
JOB NO: 8524.02
FILENAME: 8524.02SUB-01
SHEET 3 OF 3

N:\Projects\8524\SURVEY\8524.02SUB-01.dgn SHEET 3 User=jchristoph

Attachment: Final Plat - Napleton Subdivision (1811 & 1911 N. Rand Road - Napleton PD Amendment)

SITE IMPROVEMENT PLANS
for
LOT 5
NAPLETON SUBDIVISION

PALATINE, ILLINOIS
PROJECT NO:8524.03

OWNER
STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD
SCHAUMBURG, IL 60195

DRAINAGE CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPEMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS IN TO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

DESIGN ENGINEER

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY, TOWNSHIP PALATINE, T42N, R10E
SEC. & ¼ SEC. NO. SE 1/4, SEC. 2

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: **SEE SHEET TS1 FOR BENCHMARK INFORMATION**

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

REVISIONS

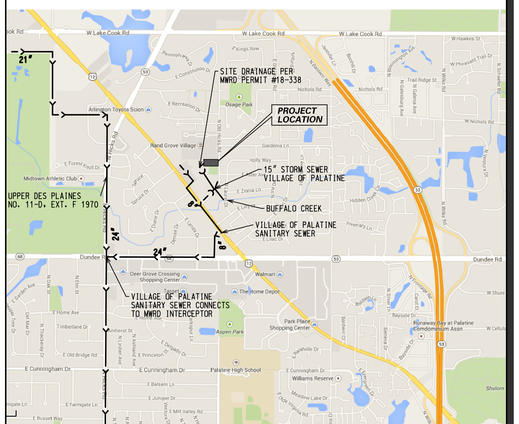
ORIGINAL PLAN DATE: MAY 24, 2019

#	SHEET #	REMARKS	DATE
1	ALL	PER VILLAGE	06/12/19
2	4-7	PER VILLAGE	07/30/19
3	4-5,7	PER VILLAGE REVIEW	08/16/19

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	TS1	TYPICAL SECTIONS AND GENERAL NOTES
3	ET	EXISTING CONDITIONS
4	GM	GEOMETRIC SITE PLAN
5	GRUT	GRADING AND UTILITY PLAN
6	D1	DETAILS - 1
7	LS	LANDSCAPE PLAN

LOCATION MAP/MWRD ROUTING MAP



N.T.S.

ENGINEER _____ DATE _____
MICHAEL MONDUS, P.E.
ILLINOIS REGISTRATION NO.: 062-052057
EXPIRATION DATE: 11/30/2019

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2021

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

LOT 5
NAPLETON SUBDIVISION

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 8524.03TITLE.DGN
DATE: 05/24/19
JOB NO. 8524.03
SHEET C1
1 OF 7

Attachment: Engineering plans - Napleton Lot 5 _ 081619 (1811 & 1911 N. Rand Road - Napleton PD Amendment)

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY: EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

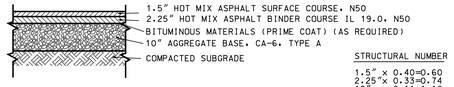
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" : MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



PARKING LOT PAVEMENT

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
-W 8"-	WATER MAIN (WITH SIZE)	8"
	PIPE TRENCH BACKFILL	
-G G-	GAS MAIN	G G
-T T-	TELEPHONE LINES	T T
-E E-	ELECTRIC LINE	E E
-X-	FENCE	X
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M - STORM MANHOLE	I - INVERT OR INLET	T/P - TOP OF PIPE
S - SANITARY MANHOLE	TF - TOP OF FOUNDATION	B/P - BOTTOM OF PIPE
CB - CATCH BASIN	GF - GARAGE FLOOR	WM - WATERMAIN
LP - LIGHT POLE	TC - TOP OF CURB	SAN - SANITARY SEWER
VV - VALVE VAULT	TD - TOP OF DEPRESSED CURB	STM - STORM SEWER
E - END SECTION	TW - TOP OF RETAINING WALL	LO - LOOK OUT
FH - FIRE HYDRANT	BW - BOTTOM OF RETAINING WALL	PLO - PARTIAL LOOK OUT
GR - GRADE RING (HYDRANT)	OP - OUTLET OF PIPE	

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IEPA NOI			
MWRDGC			

BENCH MARK

SOURCE BENCHMARK:
COOK COUNTY 1993 GEODETIC SURVEY DESIGNATION C0053 1B
PID AJ2849 SOUTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 68 AND ILLINOIS ROUTE 68 AND ILLINOIS ROUTE 53, 29' SOUTH OF THE CENTERLINE OF EAST BOUND ILLINOIS ROUTE 68.ELEVATION = 738.25 NAVD88

SITE BENCHMARK #1:
"MUELLER BOLT" OF FIRE HYDRANT AT THE NORTHEAST CORNER OF ROUTE 12 AND OLD HICKS ROAD
ELEVATION = 732.02

SITE BENCHMARK #2:
BOLT W/T CUT EAST SIDE OF ROUTE 12, FIRST FIRE HYDRANT NORTH OF SPRUCE DRIVE
ELEVATION = 755.00

SITE BENCHMARK #3:
NORTHEAST ARROW BOLT ON FIRE HYDRANT ON THE NORTH SIDE OF DUNDEE ROAD, FIRST FIRE HYDRANT EAST OF RAND ROAD
ELEVATION = 727.31

CONTACT INFORMATION

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200 EAST WOOD STREET
PALATINE, IL. 60067-5339
(847) 358-7500

AT&T
688 INDUSTRIAL DRIVE
ELMHURST, IL. 60126
(630) 600-6347

COMMONWEALTH EDISON
201 W. ARTHUR AVE.
MT. PROSPECT , IL. 60056-2295
(847) 870-2124

NICOR GAS
1011 WILEY ROAD
SCHAUMBURG , IL. 60195
(847) 843-0627 EXT. 335

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1.	06/12/19	PER VILLAGE

TYPICAL SECTIONS AND GENERAL NOTES

LOT 5
NAPLETON SUBDIVISION
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.03GN.DGN
DATE: 05/24/19
JOB NO. 8524.03
SHEET TS1
2 OF 7

Attachment: Engineering plans - Napleton Lot 5 _081619 (1811 & 1911 N. Rand Road - Napleton PD Amendment) (081619)

SOURCE BENCHMARK:
COOK COUNTY 1993 GEODETIC SURVEY DESIGNATION C0053 1B
PID AJ2849 SOUTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 68 AND ILLINOIS ROUTE 53, 29' SOUTH OF THE CENTERLINE OF EAST BOUND ILLINOIS ROUTE 68.
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ELEVATION = 727.31

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S)ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE UPRIGHT
- ELECTRIC UPRIGHT
- CABLE TV UPRIGHT
- FIRE HYDRANT
- VALVE AND VAULT
- WATER VALVE
- B BOX
- AUXILIARY VALVE
- WELL
- GAS VALVE
- HAND HOLE
- STREET LIGHT
- UTILITY POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- SPRINKLER HEAD
- BOLLARD
- MAILBOX
- SIGN
- UNIDENTIFIED MANHOLE
- 680 CONTOUR
- 99999 SPOT ELEVATION
- RIGHT-OF-WAY MONUMENT
- DISC
- IRON / STEEL ROD
- IRON PIPE
- CUT CROSS
- PK / MAG NAIL
- RAILROAD SPIKE
- SOIL BORING
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- ASPHALT
- CONCRETE
- GRAVEL

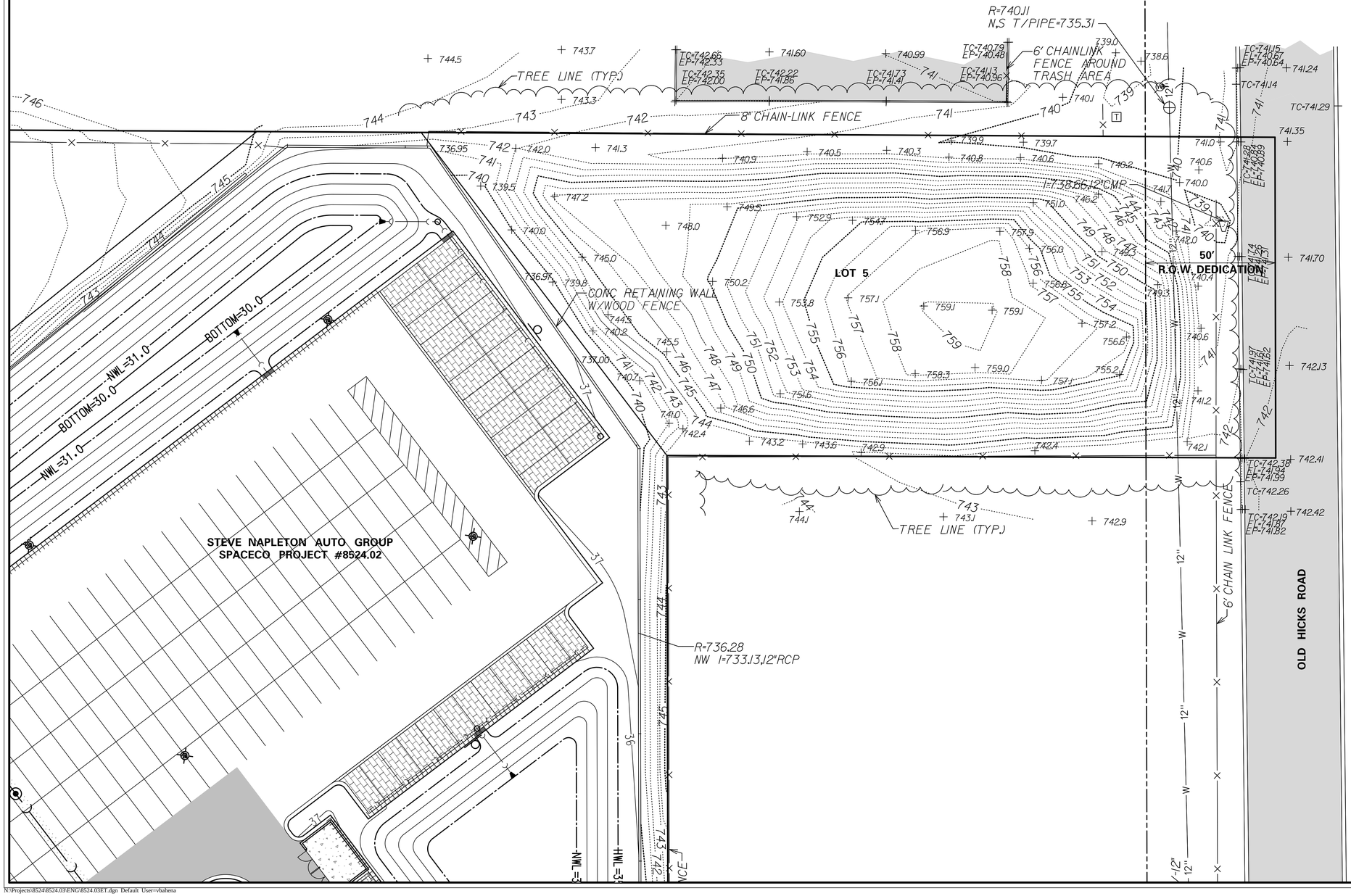
NOTE:

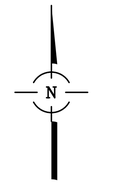
UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE. IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: APRIL 10, 2018

LAST DATE OF ADDITIONAL FIELD WORK: MAY 1, 2019





NO.	DATE	REMARKS
3	08/16/19	PER VILLAGE REVIEW
1	06/12/19	PER VILLAGE REMARKS

EXISTING CONDITIONS

LOT 5
NAPLETON SUBDIVISION
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
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SPACECO INC.

FILENAME: 8524.03ET.DGN
DATE: 05/24/19
JOB NO. 8524.03
SHEET ET
3 OF 7

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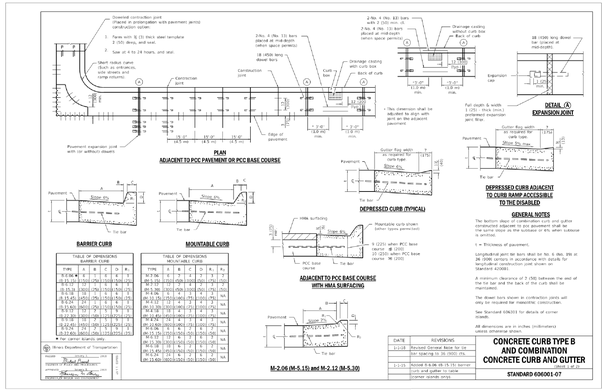
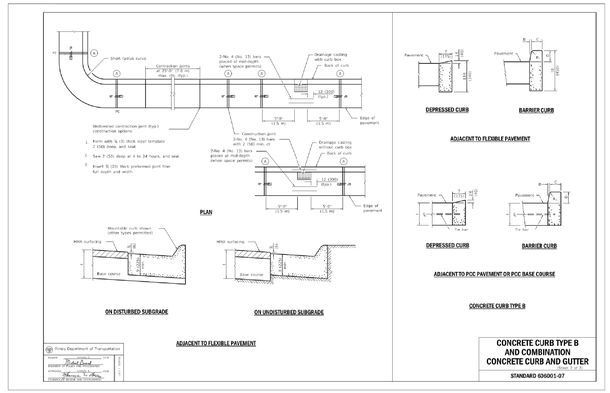
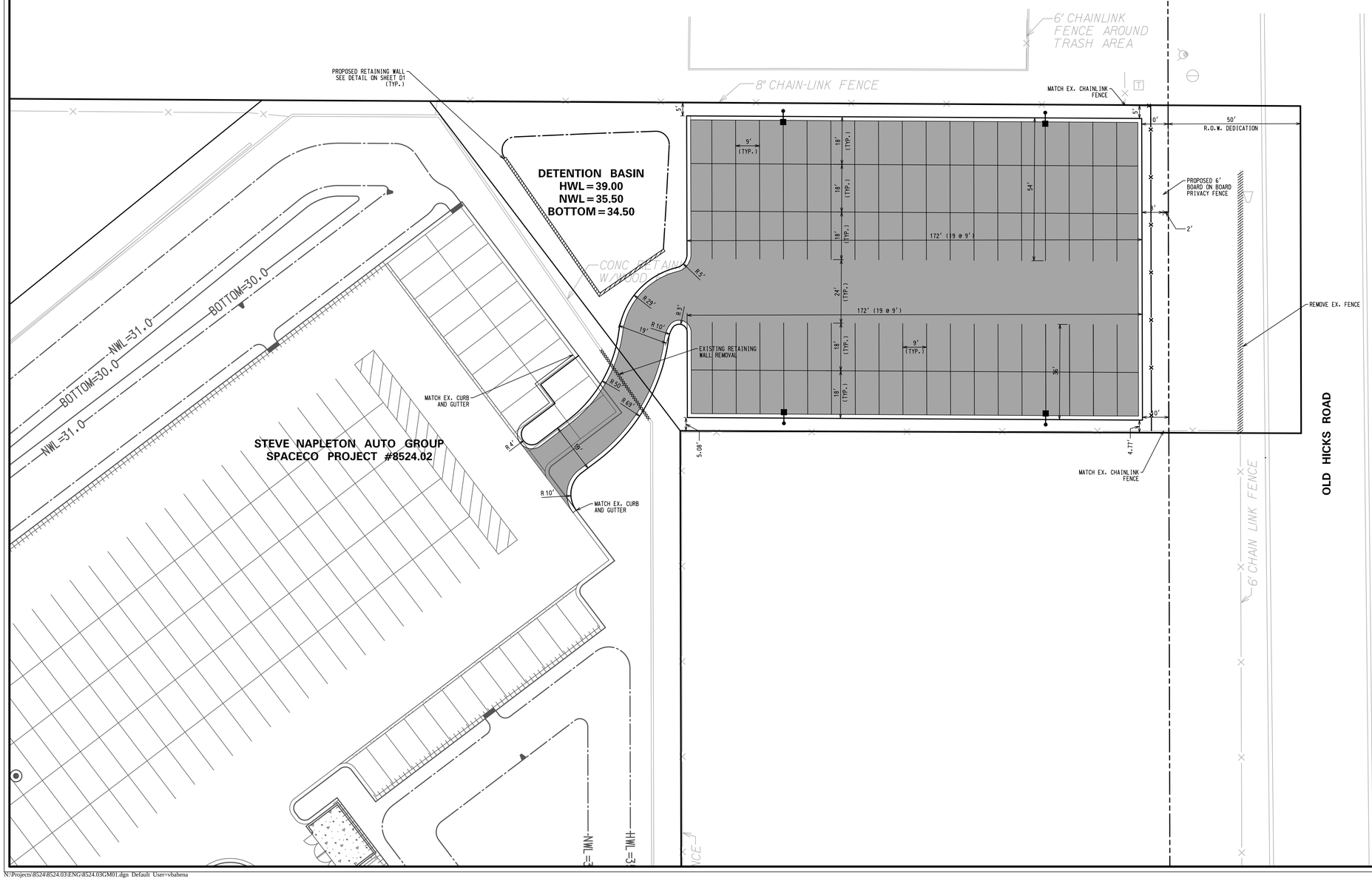
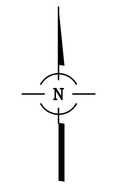
Attachment: Engineering plans - Napleton Lot 5_081619 (1811 & 1911 N. Rand Road - Napleton PD Amendment)









LEGEND

- ASPHALT PAVEMENT
- PITCH-IN CURB & GUTTER
- 2' WIDE EDGE GRIND W/ 2" ASPHALT OVERLAY
- PROPOSED 6' BOARD ON BOARD PRIVACY FENCE
- DEPRESSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED LIGHT POLE (25' HEIGHT)

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE B6.12 PITCH-OUT UNLESS OTHERWISE NOTED.
3. SEE SHEET TS1 FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE WHITE PAINT.

NO.	DATE	REMARKS
3	08/16/19	PER VILLAGE REVIEW
2	07/30/19	PER VILLAGE
1	06/12/19	PER VILLAGE

GEOMETRIC PLAN

LOT 5
NAPLETON SUBDIVISION
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 8524.03
DATE: 05/24/19
JOB NO. 8524.03
SHEET GM
4 OF 7

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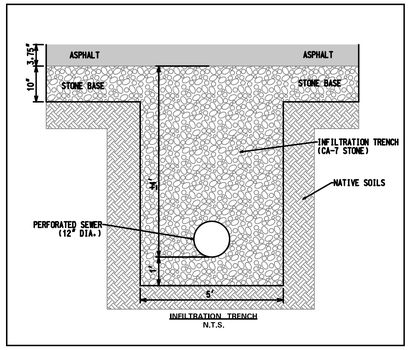
Attachment: Engineering plans - Napleton Lot 5 .081619 (1811 & 1911 N. Rand Road - Napleton PD Amendment)



INFILTRATION TRENCH
N.T.S.

MWRD SUMMARY

CURVE NUMBER CALCULATIONS:

CN TRIBUTARY TO BASIN= 91

CN ADJUSTED= 85

DETENTION AND RETENTION SUMMARY:

BOTTOM = 734.50
RSTRCTR= 734.00
NWL= 735.50
HWL = 739.00

TAILWATER ELEVATION= N/A

FLOODPLAIN FILL (10-100)= N/A
COMP. STORAGE REQ'D = N/A

DETENTION VOLUME PROVIDED= 0.16 AC-FT

DETENTION VOLUME REQUIRED= 0.15 AC-FT
COMP. STORAGE PROV'D = 0.0 AC-FT
TOTAL STORAGE REQUIRED = 0.15 AC-FT

RETENTION VOLUME PROVIDED= 0.025 AC-FT
IN BASIN BELOW OUTLET

RETENTION VOLUME PROVIDED= 0.02 AC-FT
IN SEWER TRENCH

TOTAL RETENTION VOLUME REQUIRED=0.038 AC-FT
TOTAL RETENTION VOLUME PROVIDED=0.045 AC-FT

TIME OF CONCENTRATION CALCULATIONS:

TC TRIBUTARY TO BASIN= 10 MIN

AREA SUMMARY:

TOTAL LOT SIZE = 0.66 AC

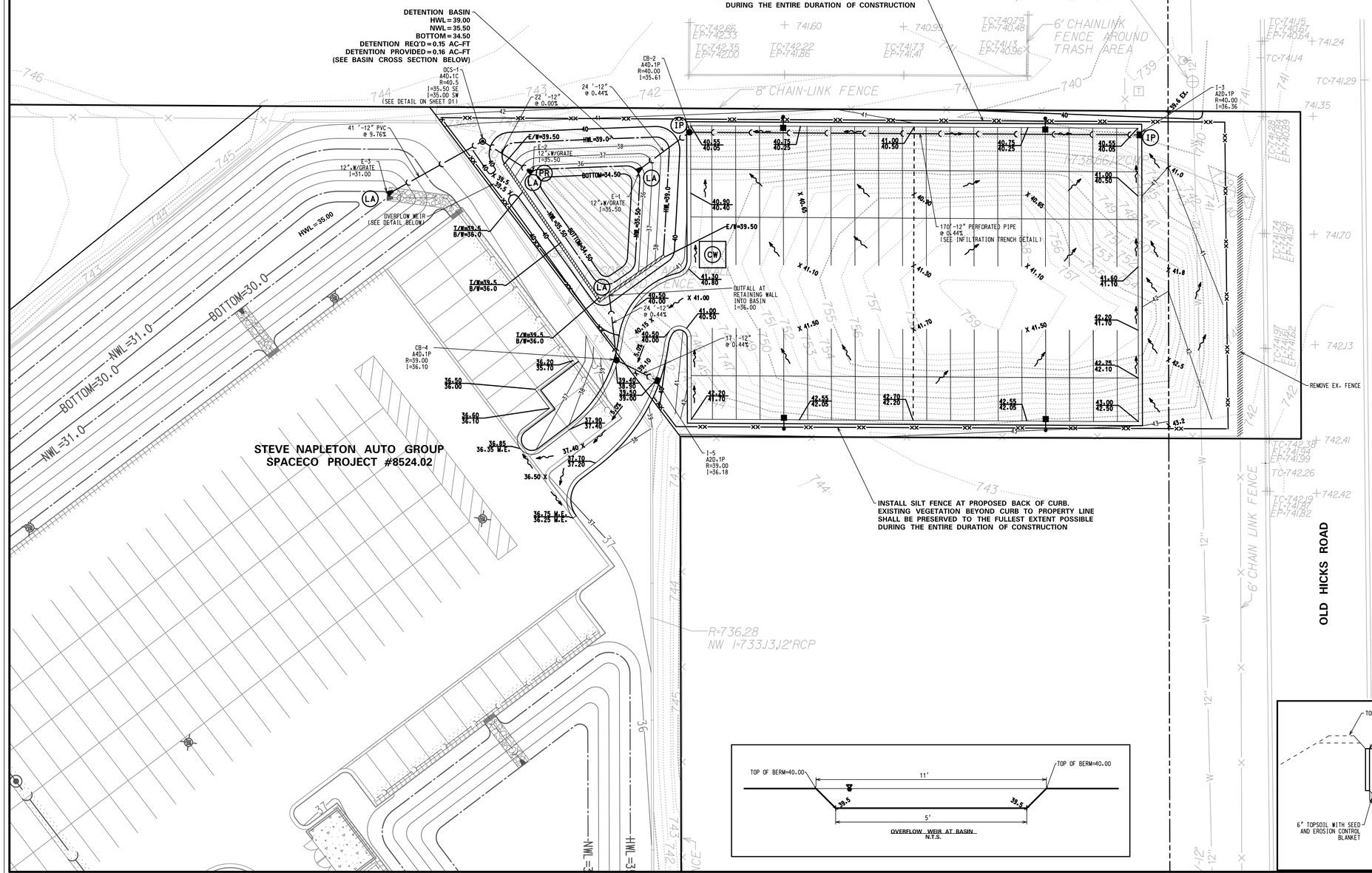
TOTAL DEVELOPMENT AREA = 0.66 AC

AREA TRIBUTARY TO BASIN = 0.66 AC

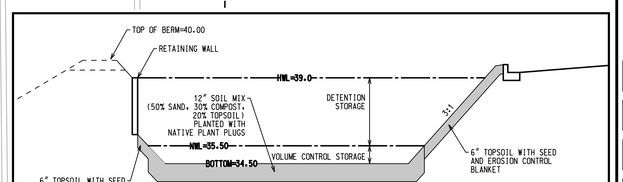
PROPOSED PERVIOUS AREA = 0.20 AC
PROPOSED IMPERVIOUS AREA = 0.46 AC

INFILTRATION TRENCH VOLUME CONTROL CALCULATION

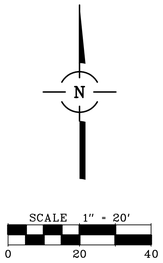
	VOLUME TYPE	POROSITY	MEDIA VOLUMES	STORAGE VOLUME	VOLUME PROVIDED
COARSE AGGREGATE (ABOVE INVERT)	0.36		3,380 C.F.	0.5 X 0.36 X 3,380 CF	0.014 AC-FT
COARSE AGGREGATE (BELOW INVERT)	0.36		845 C.F.	0.36 X 845 CF	0.007 AC-FT



OVERFLOW WEIR AT BASIN
N.T.S.



TYPICAL DETENTION BASIN CROSS SECTION
N.T.S.



LEGEND

- LOCAL DRAINAGE
- XX.XX / XX.XX — TOP OF CURB / EDGE OF PAVEMENT
- PITCH-IN CURB & GUTTER
- DEPRESSED CURB & GUTTER
- NATIVE PLANTINGS (W/ MIN. 12" SOIL MIX - 50% SAND, 30% COMPOST, 20% TOPSOIL)
- SILT FENCE
- IP — INLET PROTECTION
- LA — LINED APRON
- PR — PERFORATED RISER
- PROPOSED RETAINING WALL
- PROPOSED LIGHT POLE LOCATION (25' HEIGHT)

NOTES:

1. ADD 700 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS B6.12 PITCH-OUT UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
4. ALL DISTURBED AREA SHALL BE RESTORED WITH MIN. 6" TOPSOIL AND SEED WITH EROSION CONTROL BLANKET.
5. INDICATES TRENCH BACKFILL REQUIRED.

STORM STRUCTURE LEGEND

STRUCTURE ABBREVIATION
STRUCTURE NUMBER
M-100
A4D,1P
FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

CB = CATCH BASIN
1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "G" GRATE

NO.	DATE	REMARKS

NO.	DATE	REMARKS
3	08/16/19	PER VILLAGE REVIEW
2	07/30/19	PER VILLAGE
1	06/12/19	PER VILLAGE

GRADING AND UTILITY PLAN
LOT 5
NAPLETON SUBDIVISION
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.03

DATE: 05/24/19

JOB NO. 8524.03

SHEET GRUT 5 OF 7

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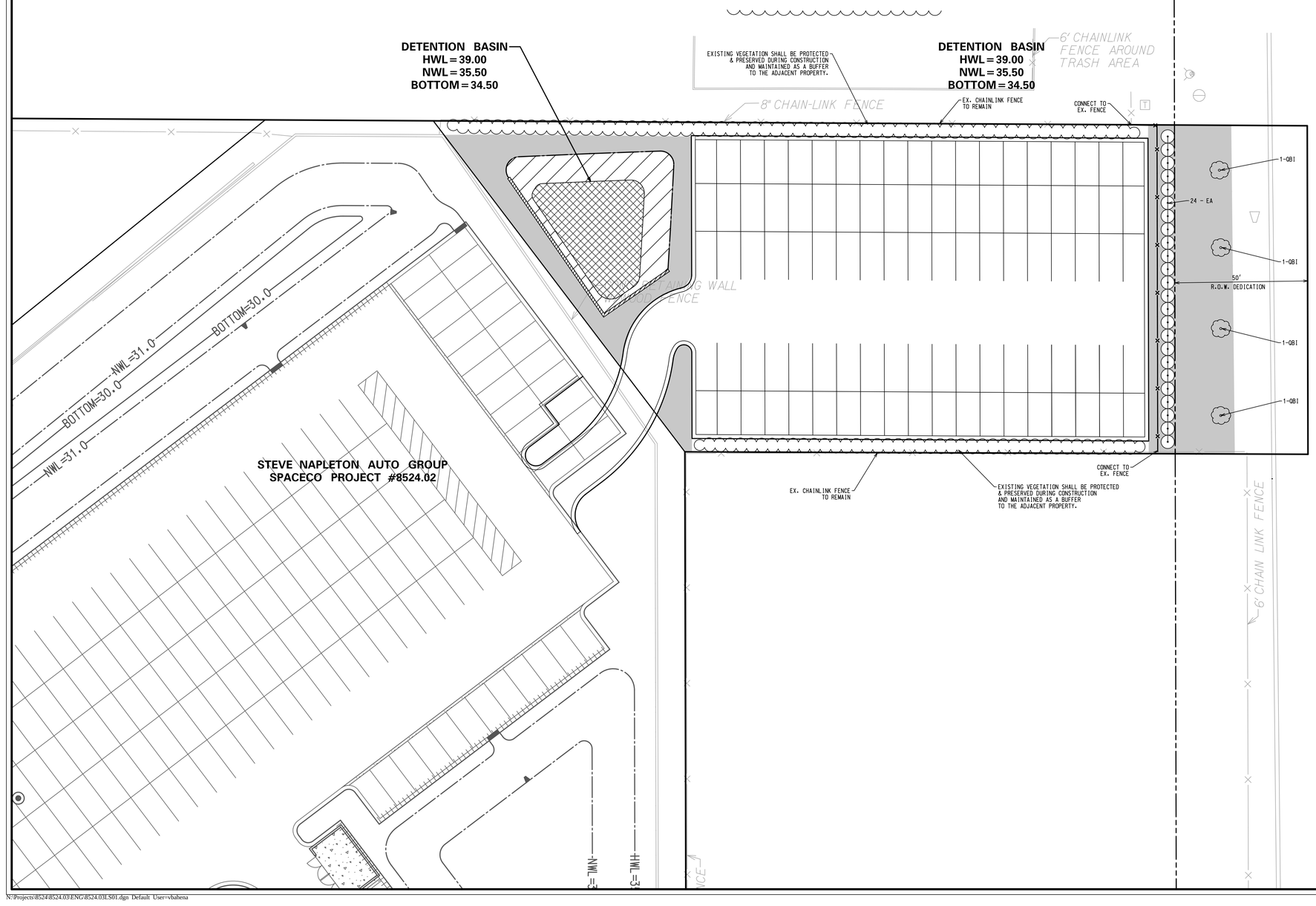
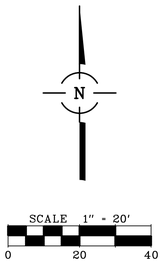
Attachment: Engineering plans - Napleton Lot 5 _083619 (1811 & 1911 N. Rand Road - Napleton PD Amendment)

PLANT LIST

Sym,	Botanical Name	Common Name	Qty.	Size	Cond.
Shade Trees					
QBI	QUERCUS BICOLOR	SWAMP WHITE OAK	4	3"	B & B
Deciduous Shrubs					
EA	EUONYMOUS ALATA 'COMPACTA'	DWARF BURNING BUSH	24	36"	B & B





LEGEND

- STORMWATER SEED MIX AS SUPPLIED BY CARDNO NATIVE PLANT NURSERY (DETENTION AREAS BELOW NWL)
- ECO-PRAIRIE SEED MIX AS SUPPLIED BY CARDNO NATIVE PLANT NURSERY (BETWEEN NWL & HWL)
- TURF GRASS SEED WITH EROSION CONTROL BLANKET
- SHADE TREE
- DECIDUOUS SHRUB
- PROPOSED RETAINING WALL
- PROPOSED 6' BOARD ON BOARD PRIVACY FENCE

NO.	DATE	REMARKS

NO.	DATE	REMARKS
3	08/16/19	PER VILLAGE REVIEW
2	07/30/19	PER VILLAGE
1	06/12/19	PER VILLAGE

LANDSCAPE PLAN

LOT 5

NAPLETON SUBDIVISION

PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.03

DATE: 05/24/19

JOB NO. 8524.03

SHEET **LS** 7 OF 7

Attachment: Engineering plans - Napleton Lot 5 _081619 (1811 & 1911 N. Rand Road - Napleton PD Amendment)

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Napleton's AUTOMOTIVE GROUP
CHRYSLER Jeep KIA DODGE RAM
BUICK GMC SUBARU mazda

110 W. Golf Road - Schaumburg - IL 60195

Ben Vyverberg
Director of Planning and Zoning
Village of Palatine
200 E. Wood Street
Palatine, IL 60067

August 15, 2019

RE: Lot 5 development

Dear Sir,

Please be advise that we intend to improve lot 5 as a supplemental new car storage lot for our car dealerships. The lot is to be paved and gated with security lights. The vehicles will be valet parked by our staff. It will be used during our normal business hours as follows:

Monday to Friday: 8 AM to 9. PM
Saturday 8 AM to 6 PM
Sunday. Closed.

Since this lot is supplemental to our main lot, we anticipate that it will be not be full very often and lightly used.

Sincerely,

Steve Napleton
Chairman
Steve Napleton Auto Group

Attachment: Business plan and proposed parking lot use for Lot 5 - Napleton Planned Development (1811 & 1911 N. Rand Road - Napleton PD

Napleton Lot 5 and surrounding properties

Attachment: Napleton Lot 5 and surrounding properties (1811 & 1911 N. Rand Road - Napleton PD Amendment)

VILLAGE OF PALATINE

PLANNED DEVELOPMENT AMENDMENT

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

RECEIVED
AUG 09 2019
VILLAGE OF PALATINE
Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): ROTO SALES, INC. dba Napletons Arlington Heights Mazda + Subaru
2. Authorized Agent of Petitioner (if different):
   Name: Megan Sroche,
   Address: 920 N. York Rd. Hinsdale, IL 60521
   Telephone No. 312-335-0044 Business No. 3
   Relationship to Petitioner: Attorney
3. Property Interest of Petitioner(s): OWNER
   Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
   1811-1911 N. RAND Rd., Palatine, IL 60074.
5. All existing land use(s) on the property are: vacant/commercial
6. The proposed use(s) on the property, if this petition is approved is (are): Proposed park lot w/ required landscaping + screening.
7. Current zoning of property: Planned Unit Development / B-5

Attachment: Application (1811 & 1911 N. Rand Road - Napleton PD Amendment)

8. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.

See Answer Attached.

9. Attach a list of the Conditions of Final Approval. Describe on a separate sheet how the Conditions of Final Approval are being proposed to be amended. A status of all Conditions of Final Approval must be submitted before this item will be scheduled for a public hearing.

See Answer to # 8 attached.

10. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

Previously provided to Village.

11. 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.

Date: 8/6/19

Signature

SUBSCRIBED AND SWORN to before me this 6th day of August 2019.

Notary Public

OFFICIAL SEAL
C A PANEK
Notary Public - State of Illinois
My Commission Expires Sep 3, 2019

Attachment: Application (1811 & 1911 N. Rand Road - Napleton PD Amendment)

ATTACHMENT TO PLANNED DEVELOPMENT AMENDMENT

8: The approved Planned Development plan per Ordinance No O-96-18 addresses future uses for the 3.88 acre parcel on the northern edge of the property. Petitioner has petitioned the Village to approve a proposed parking lot on Lot 5, which is less than 1 acre of the 3.88 acre parcel, with the required landscaping and screen/fence abutting the north residential properties. It will be accessed through the main dealership parking lot, not Old Hicks Road. It will be used during the normal hours of the business. This use is within the B-5 district use lists.

Attachment: Application (1811 & 1911 N. Rand Road - Napleton PD Amendment)

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, August 20, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
1. Planned Development Amendment to allow for the construction of a new parking lot, with required landscaping and screening.
The property is commonly known as 1811 and 1911 N. Rand Road (02-02-402-011 and 02-02-402-013).
This proposal would allow for the construction of a new parking lot for the storage of vehicles, with its only access from the dealerships on Rand Road onto a vacant lot backing onto Old Hicks Road. The proposed lot is not open to the public and may only be accessed from through the existing dealerships on Rand Road.
The above petition has been filed by Megan Roche, representing ROTO Sales, Inc. (d/b/a Napleton Subaru and Mazda) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 19-48 VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 5th day of August 2019.
Published in Daily Herald August 5, 2019 (4529860)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05-AUG-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

Control # 4529860

Attachment: Public Notice (1811 & 1911 N. Rand Road - Napleton PD Amendment)