VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AGENDA

AUGUST 14, 2023

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - August 7, 2023

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Granting a Final Planned Development Approval for Three-Story Apartment Building at 101 W. Palatine Road (Council District: Two)

2. As Submitted

B. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Approving a Special Use Transfer to Permit the Operation of a Package Liquor Store at 2387 N. Hicks Road (Council District: Three)

2. 1280 E. Dundee Rd (Council District: Five)

   A. Consider an Ordinance Granting a Special Use to Permit a Restaurant to Operate with Live Entertainment and a Liquor License at 1280 E. Dundee Road

   B. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Aragvi, LLC Located at 1280 E. Dundee Road

3. Consider an Ordinance Granting a Variation to Permit a Circular Driveway at 587 W. Helen Road (Council District: Two)

4. Consider an Ordinance Granting a Special Use and Variation for a New Single-Family Residence and Access Drive at 1347 N. Grove Avenue and Vacant Lot to the East (Council District: One)

5. As Submitted

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion to Approve the Purchase of New Police Department Glock Generation 5 Duty Pistols Using Drug Seizure Funds

2. Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Village's Code of Ordinances

3. As Submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider a Discussion Related to the Village of Palatine's 2023 Mid-Year Financial Review

2. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2023 Budget (2nd Quarter Budget Adjustments)

3. As Submitted

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

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

1. Consider an Ordinance Granting a Final Planned Development Approval for Three-Story Apartment Building at 101 W. Palatine Road (Council District: Two)

2. Consider an Ordinance Approving a Special Use Transfer to Permit the Operation of a Package Liquor Store at 2387 N. Hicks Road (Council District: Three)

3. Consider an Ordinance Granting a Special Use to Permit a Restaurant to Operate with Live Entertainment and a Liquor License at 1280 E. Dundee Road (Council District: Five)

4. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Aragvi, LLC Located at 1280 E. Dundee Road (Council District: Five)

5. Consider a Motion to Approve the Purchase of New Police Department Glock Generation 5 Duty Pistols Using Drug Seizure Funds

6. Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Village's Code of Ordinances

7. Consider a Discussion Related to the Village of Palatine's 2023 Mid-Year Financial Review

8. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2023 Budget (2nd Quarter Budget Adjustments)

9. Consider a Resolution Approving a Security Deposit Reduction for Fontaine Hill (Council District: Two)

10. Consider a Resolution Approving a Security Deposit Reduction for Pancorvo Subdivision (Council District: One)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

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3. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT

VILLAGE OF PALATINE

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

AUGUST 7, 2023

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Aug 7, 2023 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

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

Also Present:
Village Clerk Marg Duer, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Richard Veenstra, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, and Director of Human Resources Pam Jackson

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

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

III. APPROVAL OF MINUTES – Time: 7:01 PM

1. Village Council & Committee of the Whole - Regular Meeting - July 10, 2023 - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT – Time: 7:01 PM

1. Presentation of the Village of Palatine's 2023 Hometown Pride Awards -

   Mayor Schwantz invited Assistant Public Works Director Katie Lapid and the Beautification Commission to join him in presenting the 2023 Beautification Awards.

   Business
   3rd Brandt Financial Concepts, Jim & Carol Brandt
   2nd Emmett's Brewing Company
   1st Sikh Religious Society

   Subdivision Entrance or Cul-de-sac Island
   3rd Plum Grove Manor
   2nd Bridgeview West, Ron Warnstedt
   1st Maple Grove Homeowners Association

   Doors of Palatine
   3rd Carol & Steve MacCabe
   2nd Dave & Laura Barnett
   1st Mary Silvio

   Multi-Family Home
   3rd Shar & Jeff Bonner
   2nd Groves of Palatine HOA
   1st Sandhya Malineni

   Single Family Homes
   3rd Mary Silvio
   2nd Dave & Laura Barnett
   1st Eric & Zoe Wetzel, Anita Lee

2. As Submitted -

   Mayor Schwantz announced upcoming events:

   Thursday, August 10: 8PM-9:45 PM
   Outdoor Family Movie Night
   Fred P. Amphitheatre

Minutes Acceptance: Minutes of Aug 7, 2023 7:00 PM (APPROVAL OF MINUTES)

V. RECESS TO THE COMMITTEE OF THE WHOLE

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

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

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting a Special Use to Permit a Fence in the Front Yard at 841 N. Martin Drive **- Motion Carried by Voice Vote** (Council District: One)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a 6-foot solid fence to be set back 29 feet from the front property line (minimum 40 feet required) abutting Northwest Highway. Vyverberg noted that there is an additional 10 foot right of way between the sidewalk and Northwest Highway. The landscaping remains. Planning & Zoning Commission voted unanimously to approve and staff concurs.

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

2. Consider an Ordinance Granting a Setback Variation for an Accessory Structure at 849 W. Kenilworth Avenue **- Motion Carried by Voice Vote** (Council District: One)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Variation to permit a detached garage to be set back 4.6 feet from the side lot line (instead of the required 5 feet). The Planning & Zoning Commission voted unanimously to approve and staff concurs.

   In response to Councilman Myslinski, Vyverberg noted the arborvitae and 6-foot solid fence along the neighbor's rear lot line.

Minutes Acceptance: Minutes of Aug 7, 2023 7:00 PM (APPROVAL OF MINUTES)

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

3. Consider a Motion Granting a Preliminary Planned Development for a Residential Supportive Housing Use at 1855 N. Hicks Road **- Approved by Voice Vote** (Council District: Three)

   Planning & Zoning Director Ben Vyverberg presented Housing Opportunity Development Corporation's request for Preliminary Planned Development approval to build a 6,400 square foot supportive residence for up to 12 residents and full-time support staff (Shelter, Inc.). Vyverberg explained the elevation, creek and floodplain area on the property, Zoned R-1. A detention basin is planned on the southern portion of the property.

   Construction is planned to be modular shipping containers and the area will be fenced.

   The 2011 Comprehensive Plan contemplated potential multi-family residential use in this area. This will be the first in the State of Illinois. There are 16 additional letters of support since the Planning and Zoning Commission meeting.

   After meetings with Shelter, Inc and staff, the Police Department is initially satisfied with the proposed operational controls. Staff recommends the proposed front fence setback from Hicks Road. The Village Engineer has accepted the Preliminary Engineering Plans with conditions. The Planning & Zoning Commission voted unanimously to approve.

   Councilman Millar expressed support of the need for this project and noted concern for the relatively new use of shipping containers structurally, long term. The organizations are well vetted.

   Speaking in support of the project are:

   Joyce Slavik, 515 South Benton, Palatine
   Dr. Nina Mcilree, 1323 North Ridge, Arlington Heights,
   Sister Peggy Ryan, Dominican University, River Forest

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

4. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Aug 7, 2023 7:00 PM (APPROVAL OF MINUTES)

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:35 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Approving Amendment 1 to the Agreement for Right of Way Use with Level 3 Communications LLC. **- Approved by Voice Vote**

   Public Works Director Matt Barry presented the Level 3 Communications, LLC request for approval of an Amendment to Exhibit A (map of Level 3 planned fiber routes) of the 2022 Agreement for the use of Right-of Way with an updated Exhibit A, expanding underground facilities by 2,000 feet located in the Rand Road right of way and extend from the intersection at Rand and Dundee Roads to the Wal-Mart facility. All other terms and conditions of the Agreement remain unchanged.

   Staff recommends authorizing the Village Manager to execute Amendment 1 to the agreement for use of right of way with Level 3 Communications, LLC, which has been certified by the Illinois Commerce Commission to provide telecommunication services by the Public Utilities Act.

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

2. As Submitted **-**

   Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:36 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:36 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:36 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

Minutes Acceptance: Minutes of Aug 7, 2023 7:00 PM (APPROVAL OF MINUTES)

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:36 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:36 PM

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

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

VIII.CONSENT AGENDA

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

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider a Motion to Approve 2023 Warrant #15 **- Approved**

2. Consider an Ordinance Granting a Special Use to Permit a Fence in the Front Yard at 841 N. Martin Drive **- Approved** (Council District: One)

   Ordinance #O-85-23

3. Consider an Ordinance Granting a Setback Variation for an Accessory Structure at 849 W. Kenilworth Avenue **- Approved** (Council District: One)

   Ordinance #O-86-23

4. Consider a Motion Granting a Preliminary Planned Development for a Residential Supportive Housing Use at 1855 N. Hicks Road **- Approved** (Council District: Three)

Minutes Acceptance: Minutes of Aug 7, 2023 7:00 PM (APPROVAL OF MINUTES)

5. Consider a Motion Approving Amendment 1 to the Agreement for Right of Way Use with Level 3 Communications LLC. **- Approved**

6. Consider an Ordinance Decreasing the Number of Class D Liquor Licenses by One for Pink's Shrimp, 773 N. Quentin Road **- Approved** (Council District: One)

   Ordinance #O-87-23

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:37 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:37 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:37 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:37 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:37 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Aug 7, 2023 7:00 PM (APPROVAL OF MINUTES)

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:37 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 7:38 PM

A. VILLAGE MANAGER

1. As Submitted **-**

No Report

B. VILLAGE CLERK – Time: 7:38 PM

1. As Submitted **-**

No Report

C. VILLAGE ATTORNEY

1. As Submitted **-**

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII. ADJOURNMENT – Time: 7:38 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Submitted by:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Aug 7, 2023 7:00 PM (APPROVAL OF MINUTES)

Consider an Ordinance Granting a Final Planned Development Approval for Three-Story Apartment Building at 101 W. Palatine Road

BACKGROUND:
The Subject Property, located at the southwest corner of Brockway Street and Palatine Road, previously contained a multi-tenant one-story commercial building. The previous building was demolished in 2021 and the site remains vacant. After receiving Preliminary Planned Development approval in November 2022, the Petitioner is now seeking approval of the following:

Final Planned Development to allow an 18-unit, 3-story apartment building, with a rooftop resident amenity area.

KEY ISSUES:

- The Final Architectural Plans are consistent with the previously approved preliminary plans. In addition to the garage parking (34 spaces), the 1st floor contains a lobby and tenant amenity room (e.g. exercise area). The 2nd and 3rd floors each contain 9 two-bedroom units (ranging in size from 1,070 - 1,226 square feet) and storage lockers.
- The Final Plans continue to provide a 5-foot setback from Palatine Road (the previous building had a 0-foot setback from the lot line abutting Palatine Road), with a sidewalk and landscaping. The ground floor garage elevations along Brockway Street and Palatine Road are enclosed, but the garage elevations on the south (AT & T building) and west (W. Brothers Roofing) sides of the building are open to the parking area. This further reduces impact to the surrounding properties and creates additional visual interest for the building elevations.
- In response to questions raised about the sidewalk/balcony locations along Brockway Street (during the Council's review of the Preliminary Planned Development), the Petitioner's architect provided the attached response. In summary, they note both the existing utility boxes and mature trees in the parkway immediately adjacent to the building. While the sidewalk could be relocated farther away from the building, it would likely result in the loss of the existing trees and significant challenges in relocating the four utility boxes in the area, including an IDOT controlled utility box. The Petitioner also noted similar balconies existing above the right-of-way in some of their other designed projects in the area.
- The parking ratio (1.88 spaces/unit, 34 spaces/18 units) is consistent with the approved Preliminary Planned Development and exceeds several other downtown development parking ratios.
- The Final Architectural plans comply with the approved preliminary plans and maintain the same bulk standards and building materials. The Final Plans indicate a three-story building has a height (at parapet) of 41 feet 4 inches, with the maximum height at approximately 49 feet (top of stairs on rooftop area) is comparable to the Palatine Bank & Trust Building height (40 feet middle of roof tower and approximately 45 feet overall).
- As part of the Preliminary Planned Development approval, the final plans continue to include a raised cornice and introduce a stepped parapet wall. The Final Architectural Plans remain consistent with the Downtown Design Guidelines

and are comparable to surrounding buildings.

- In conjunction with the Preliminary approval, the roof-top amenity area includes a grilling area and has a maximum capacity of 50 persons. The proposed rules and regulations, subject to review by the Village Attorney and Staff, allow use of the rooftop area from 10 AM through 9 PM.
- The Petitioner's engineer is in the process of obtaining vacation approval for a 10-foot easement on the south side of the property. Based upon the initial responses received, the proposed vacation is likely. A condition of the Ordinance requires the submission of the Final Vacation in a manner acceptable to the Village.

ALTERNATIVES:

1. Approve the Final Planned Development to permit an 18-unit apartment building.
2. Do not approve Final Planned Development to permit an 18-unit apartment building.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on July 25, 2023.
Residents testifying:	None: A resident submitted an email with questions and concerns about the open garage walls on the south and west sides.
Vote:	The PZC voted unanimously to approve the Final Planned Development and Staff concurs.

ACTION REQUIRED:

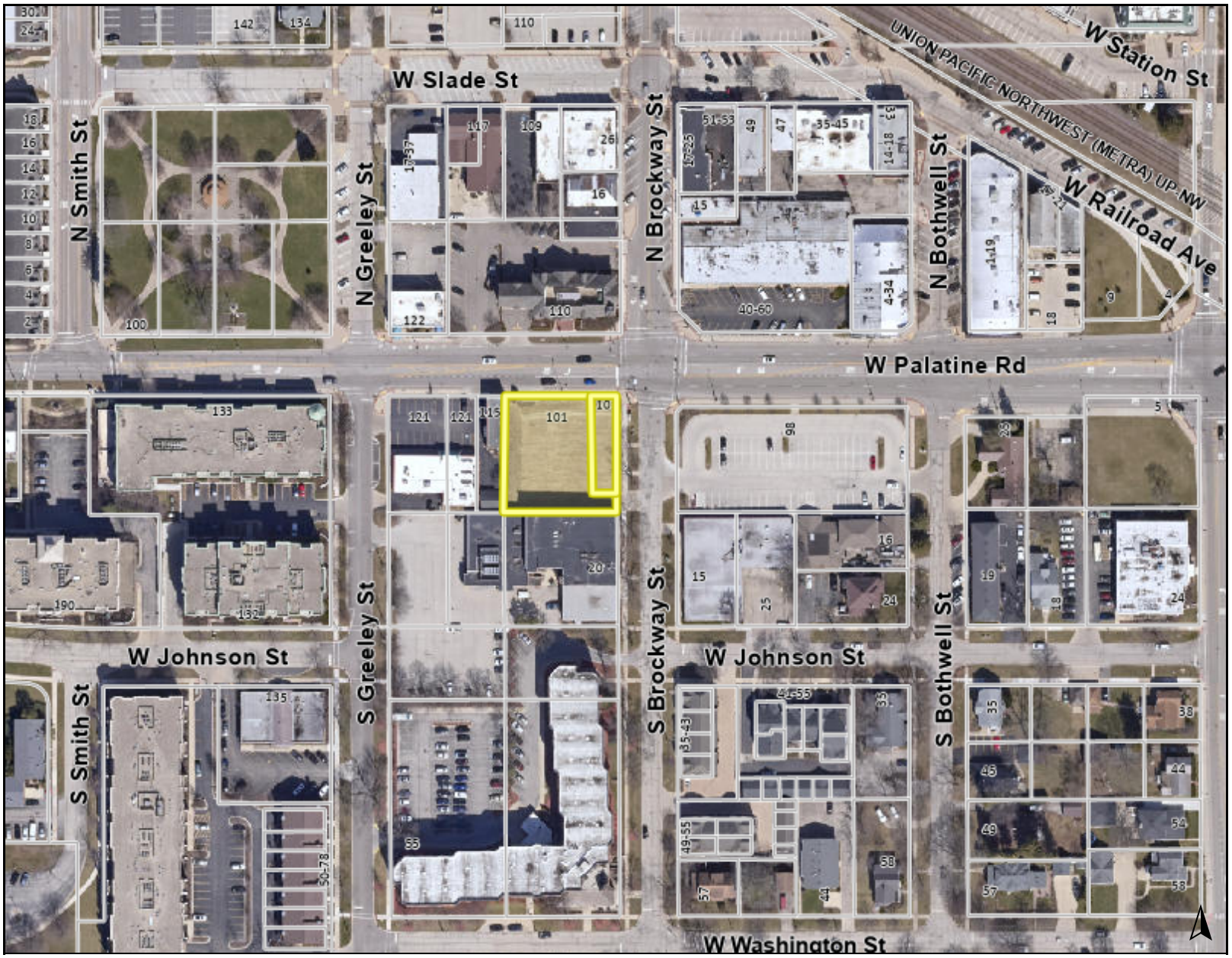
A motion to approve an Ordinance granting Final Planned Development for an 18-unit apartment building at 101 W. Palatine Road.

ATTACHMENTS:

- Aerial Map
- ORD FPD
- Legal Description
- EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1)
- EXHIBIT - ENG plans- 101PalatinePlans (011023) Updated
- DRAFT Rules and Regulations - The Trieuth At Palatine R&R
- DRAFT - 104 101 W Palatine Road Plat of Easement Vacation
- 4102- Architectural Fencing Detail_7-25-23
- Tinaglia Balcony & Sidewalk Response - Aug 2023
- Approved Preliminary Planned Development elevation
- Elevation rendering - with rooftop
- Preliminary Planned Development condtions
- Kalisiak - 101 W Palatine Road - email question-concern
- Planning and Zoning Commission materials - 7-25-23
- PZC minutes - 7-25-23

- Public Notice - 101 W. Palatine Road

GISConsortium | 101 W. Palatine Road - Final Planned Development



Legend

0 300 600 ft

Print Date: 7/20/2023

Notes

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

Attachment: Aerial Map (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

ORDINANCE NO. _____

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR 101 W. PALATINE ROADAND & 2-12 S. BROCKWAY STREET

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Planning and Zoning Commission of the Village of Palatine on July 25, 2023 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Planning and Zoning Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Final Planned Development to permit an 18-unit apartment building on the attached legally described property (Commonly known as 101 W. Palatine Road; PIN NO.s – 02-22-203-018; 02-22-203-019)

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

SECTION 1: That the Final Planned Development is hereby approved, to permit an 18-unit apartment building, is hereby granted, subject to the Preliminary Planned Development approval and the following conditions:

1) **The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.**

2) **The final architectural fencing plan around the exterior of the parking stalls shall be submitted in a manner acceptable to the Director of Planning and Zoning.**

3) **The development shall substantially conform to the architectural plans prepared by Tinaglia Architects, last revised on 5/19/23, except as such plans may be changed to conform to Village Codes and Ordinances.**

4) **A traffic control plan showing not only the Maintenance of Traffic (MOT) for the public utility connections, but also the traffic plan during construction (this would include the construction management plan and material delivery routes and contractor parking during construction) shall be submitted in a manner acceptable to the Village Engineer. The traffic plan shall be submitted in conjunction with the building permit submission.**

5) **The Final Plat of Easement Vacation (10-foot easement on the south side of the property - per the ALTA survey dated 12/13/19 by MM Surveying Company) and, if required by the Village, Plat of Consolidation shall be submitted in a manner acceptable to the Village Engineer.**

Attachment: ORD FPD (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

6) **An Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer and shall include a line item for traffic control and protection. Planning review fees based upon the final accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**

7) **A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**

8) **A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.**

9) **All extra agency permits shall be submitted in a manner acceptable to the Village Engineer. At a minimum, this shall include an IDOT permit, an MWRD letter of determination, and an MWRD sewer permit.**

10) **The final rules and regulations draft for the building operations shall be revised in a manner acceptable to the Village Attorney and Director of Planning and Zoning.**

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

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

PASSED: This ____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____day of _____, 2023

_____
Village Clerk

Attachment: ORD FPD (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

Legal Description – 101 W. Palatine Road; 2-12 S. Brockway Street:

PARCEL 1:
LOT 2 IN GUNNAR K. HANSEN RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK "C" IN PALATINE, A SUBDIVISION BY ALEXANDER S. PRATT OF PART OF THE NORTHEAST ¼ IN SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 16, 1991 AS DOCUMENT NUMBER 3988674, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 1 IN GUNNAR K. HANSEN RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK "C" IN PALATINE, A SUBDIVISION BY ALEXANDER S. PRATT OF PART OF THE NORTHEAST ¼ IN SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 16, 1991 AS DOCUMENT NUMBER 3988674, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2-12 S. BROCKWAY ST., PALATINE, IL. 60067
101 W. PALATINE RD., PALATINE, IL. 60067
P.I.N. 02-22-203-018-0000 & 02-22-203-019-0000

Attachment: Legal Description (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

GENERAL PROJECT NOTES

ALL CONTRACTORS SHALL CARRY HOLD-HARMLESS FOR THE ARCHITECT AND THE OWNER. OWNER SHALL CARRY SUFFICIENT INSURANCE (FOR THE DURATION OF THE PROJECT) ON THE ENTIRE STRUCTURE. ALL CONTRACTORS SHALL FILE CERTIFICATES OF INSURANCE WITH OWNER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAKE GOOD ON ANY LOSSES DUE TO THEFT OR VANDALISM UNTIL THE FINAL ACCEPTANCE OF THE BUILDING BY THE OWNER.

THE ARCHITECT (AND CONSULTANTS CONTRACTED BY) SHALL NOT BE RESPONSIBLE FOR THE ACTS AND/OR OMISSIONS OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANY OF THEIR EMPLOYEES, OR ANY OTHER PERSON PERFORMING ANY WORK PERTAINING TO THE PROJECT OR SITE.

THE CONTRACTOR SHALL REVIEW THE ENTIRE CONSTRUCTION DOCUMENT SET AND SHALL COORDINATE BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC. AS NECESSARY TO OBTAIN ACCURATE BIDS. OMISSIONS BY THE CONTRACTOR BUT DETAILED WITHIN THE CONSTRUCTION DOCUMENT SET SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REVISIONS AND ADDENDUM TO THE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED TO THE CONTRACTOR FOR CHANGE ORDER ADDITIONAL COSTS AND/OR CREDITS WHEN APPROVED BY THE OWNER.

GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND EXISTING IN-FIELD CONDITIONS MUST BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

ANY CHANGES OR SUBSTITUTIONS OF MATERIALS, DETAILS, ETC. FROM THE CONSTRUCTION DOCUMENT SET MUST ALSO BE REPORTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE ACCEPTANCE OF FINAL BID.

ALL WORK, MATERIALS, AND INSTALLATION MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES. EACH RESPECTIVE CONTRACTOR GUARANTEES THAT IN THE EVENT INSPECTING AUTHORITIES FIND FAULT WITH THE WORK OF THE CONTRACTOR OR ANY OTHER PERSON PERFORMING ANY OF THE WORK; THE CONTRACTOR WILL CORRECT SUCH WORK TO THE SATISFACTION OF INSPECTING AUTHORITIES AT NO EXPENSE TO THE OWNER.

ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED BY THE OWNER / CONTRACTOR / SUB- CONTRACTORS AGREEMENT SHALL BE FULLY AND UNCONDITIONALLY GUARANTEED BY THE CONTRACTOR / SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENT SET OR MANUFACTURER EXTENDED WARRANTY.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND DATA WITHIN THE ENTIRE CONSTRUCTION DOCUMENT SET BEFORE COMMENCING ANY IN-SHOP OR IN-FIELD WORK. THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES TO ARCHITECT/ENGINEER IMMEDIATLEY UPON DISCOVERY.

SHOULD UNFORESEEN EXISTING CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY UPON DISCOVERY.

CONTRACTOR MAY PROPOSE ALTERNATE DETAILS TO THE CONSTRUCTION DOCUMENTS. CONTRACTOR MUST SUBMIT PROPOSED ALTERNATE DETAILS FOR ARCHITECT/ENGINEER REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF BID OR INSTALLATION OF PRODUCT. IN THE EVENT THE CONTRACTOR DEVIATES FROM THE CONSTRUCTION DOCUMENTS WITHOUT PRIOR ARCHITECT/ENGINEER APPROVAL, THE CONTRACTOR SHALL CORRECT WORK TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AND WILL INCUR THE EXPENSES FOR THE REMOVAL AND CORRECTION OF OTHER TRADES AS NECESSARY DUE TO THE DEVIATION.

PREMISES SHALL BE KEPT CLEAN AT ALL TIMES. REMOVE ALL DEBRIS FROM PREMISES INTO DUMPSTER PROVIDED BY GENERAL CONTRACTOR AT THE END OF EACH DAY.

TOP OF THE FINISHED FIRST FLOOR SHALL BE AT ±0'-0", UNLESS OTHERWISE NOTED. ALL ELEVATION HEIGHTS SHALL BE TAKEN FROM ±0'-0", UNLESS OTHERWISE NOTED. SEE THE CIVIL ENGINEERING DRAWINGS FOR REFERENCE DATUM ELEVATIONS AND VERIFY WITH ARCHITECTURAL/STRUCTURAL DRAWINGS AS REQUIRED.

CONSTRUCTION SECTIONS, DETAILS AND NOTES SHALL BE PROVIDED AND INSTALLED AS INDICATED. SPECIFIC CONSTRUCTION SECTIONS, DETAILS AND NOTES SHALL BE APPLIED TO SIMILAR CONDITIONS CONTAINED WITHIN THE PROJECT. CONDITIONS NOT DETAILED ON THE DRAWINGS SHALL FOLLOW THE TYPICAL CONSTRUCTION SECTIONS, DETAILS AND NOTES CONTAINED WITHIN THE DRAWING SET.

CONTRACTOR SHALL REPORT DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS AND DISCREPANCIES CONTAINED WITHIN THE DRAWING SET PRIOR TO ANY CONSTRUCTION (IN-SHOP OR IN-FIELD).

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER REVIEW PRIOR TO ANY CONSTRUCTION. PROVIDE A MINIMUM OF FIVE (5) SETS FOR REVIEW AND MARK-UP. SEE "GENERAL STRUCTURAL NOTES" FOR MORE INFORMATION.

CONTRACTOR SHALL NOT SCALE DRAWINGS.

REQUEST(S) FOR INFORMATION (R.F.I.) SHALL BE PRESENTED IN WRITING FOR ARCHITECT AND ENGINEER REVIEW AND RESPONSE.

CONSTRUCTION & SAFETY NOTES

CONTRACTOR SHALL UNDERSTAND AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL WORKPLACE LAWS (INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND REGULATIONS ADOPTED PURSUANT THERETO) CONTRACTOR SHALL POST SIGNS AND REGULATIONS AS REQUIRED FOR THE SAFETY OF THE JOBSITE AND FOR THE DURATION OF THE PROJECT.

TEMPORARY SAFETY AND CONSTRUCTION MEASURES ERECTED AND INSTALLED FOR THE CONSTRUCTION OF THE PROJECT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING, SCAFFOLDING, SAFETY NETS, ETC.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENGAGE QUALIFIED PERSONNEL ON THE PLACEMENT, CONSTRUCTION AND INSPECTION OF THE TEMPORARY SAFETY AND CONSTRUCTION MEASURES.

SUPERVISION AND CONSTRUCTION OF THE PROJECT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ARCHITECT/ENGINEER/OWNER SHALL NOT BE REPSONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, SEQUENCING, SAFETY PRECAUTIONS, ETC.

ON-SITE CONSTRUCTION VISITS BY ARCHITECT/ENGINEER/OWNER SHALL NOT INCLUDE THE REVIEW OR INSPECTION OF ANY OF THE CONTRACTOR HELD RESPONSIBILITIES NOTED ABOVE.

GENERAL CONTRACTOR SHALL CONTINUOUSLY SUPERVISE AND COORDINATE ALL TRADES. COORDINATION OF WORK BY CONTRACTORS SHALL BE PERFORMED IN ORDER TO AVOID UNSAFE WORKING CONDITIONS, INTERFERENCE BETWEEN TRADES, ETC.

PROVIDE TEMPORARY BRACING AS REQUIRED WHEN CONSTRUCTION SEQUENCING OF STRUCTURAL MEMBERS NECESSITATES THE ERECTION OF STRUCTURAL MEMBERS THAT WOULD BE LATERALLY UNSTABLE IF INSTALLED BY THEMSELVES.

THE TRIEUTH at PALATINE

A NEW 3-STORY APARTMENT BUILDING
- PALATINE, ILLINOIS -

ARCHITECT:
TINAGLIA ARCHITECTS, INC.
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
PHONE: 847 253 0002

DEVELOPER:
NORTHSHORE DEVELOPMENT GROUP
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693
PHONE: 847 682 9899

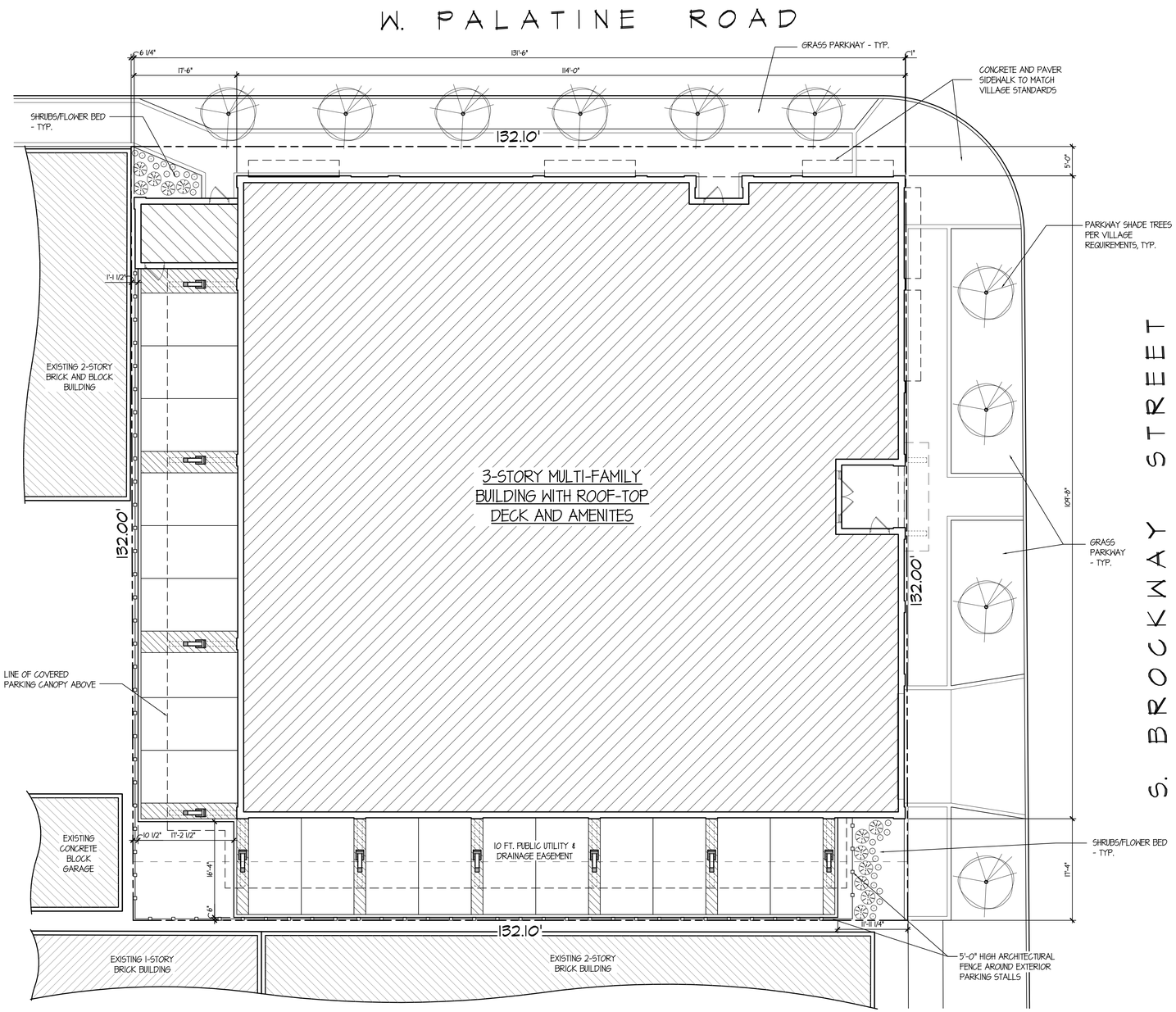
STRUCTURAL ENGINEER:
JOHNSON WILBUR ADAMS, INC.
175 NORTH WASHINGTON STREET
WHEATON, ILLINOIS 60187
PHONE: 630 653 9060

CIVIL ENGINEER:
FLUENTA CONSULTING
201 E LAKESIDE DRIVE
VERNON HILLS, ILLINOIS 60061
PHONE: 773 349 5881

SHEET	DESCRIPTION OF WORK	ISSUED ON	REV. NO.	REV. DATE	REV. PER
	ARCHITECTURAL DRAWINGS - [29] SHEETS				
G.S	COVER SHEET & DRAWING INDEX	5.19.23	---	---	---
A.001	ARCHITECTURAL SITE PLAN AND SITE INFO	5.19.23	---	---	---
A.101	ARCHITECTURAL FIRST FLOOR PLAN	5.19.23	---	---	---
A.102	ARCHITECTURAL SECOND FLOOR PLAN	5.19.23	---	---	---
A.103	ARCHITECTURAL THIRD FLOOR PLAN	5.19.23	---	---	---
A.104	ARCHITECTURAL ROOFTOP/AMENITIES FLOOR PLAN	5.19.23	---	---	---
A.105	ARCHITECTURAL ROOF PLAN	5.19.23	---	---	---
A.201	EXTERIOR ELEVATIONS	5.19.23	---	---	---
A.202	EXTERIOR ELEVATIONS	5.19.23	---	---	---
A.401	WALL SECTIONS & DETAILS	5.19.23	---	---	---
A.402	WALL SECTIONS & DETAILS	5.19.23	---	---	---
A.501	1st FLOOR CORE PLAN DETAIL	5.19.23	---	---	---
A.502	TYPICAL SECOND/THIRD FLOOR CORE PLAN DETAIL	5.19.23	---	---	---
A.503	ROOFTOP / AMENITIES CORE PLAN DETAIL	5.19.23	---	---	---
A.504	STAIR DETAILS AND NOTES	5.19.23	---	---	---
A.505	ELEVATOR PLAN & DETAILS	5.19.23	---	---	---
A.601	WINDOW SCHEDULE & DETAILS	5.19.23	---	---	---
A.602	TYPICAL WINDOW DETAILS	5.19.23	---	---	---
A.603	DOOR SCHEDULE & DETAILS	5.19.23	---	---	---
A.604	TYPICAL DOOR DETAILS	5.19.23	---	---	---
A.701	UNITS 201 & 301 PLANS & DETAILS	5.19.23	---	---	---
A.702	UNITS 202 & 302 PLANS & DETAILS	5.19.23	---	---	---
A.703	UNITS 203 & 303 PLANS & DETAILS	5.19.23	---	---	---
A.704	UNITS 204 & 304 PLANS & DETAILS	5.19.23	---	---	---
A.705	UNITS 205 & 305 PLANS & DETAILS	5.19.23	---	---	---
A.706	UNITS 206 & 306 PLANS & DETAILS	5.19.23	---	---	---
A.707	UNITS 207 & 307 PLANS & DETAILS	5.19.23	---	---	---
A.708	UNITS 208 & 308 PLANS & DETAILS	5.19.23	---	---	---
A.709	UNITS 209 & 309 PLANS & DETAILS	5.19.23	---	---	---

SHEET	DESCRIPTION OF WORK	ISSUED ON	REV. NO.	REV. DATE	REV. PER
	STRUCTURAL DRAWINGS - [8] SHEETS				
S.001	STRUCTURAL NOTES & INFORMATION	5.19.23	---	---	---
S.002	STRUCTURAL DETAILS & SCHEDULES	5.19.23	---	---	---
S.100	STRUCTURAL FOUNDATION PLAN	5.19.23	---	---	---
S.101	SECOND FLOOR FRAMING PLAN	5.19.23	---	---	---
S.102	STRUCT. SECOND FLOOR W/ THIRD FLOOR FRAMING	5.19.23	---	---	---
S.102	STRUCT. THIRD FLOOR W/ ROOF FRAMING	5.19.23	---	---	---
S.300	TYPICAL STRUCTURAL DETAILS	5.19.23	---	---	---
S.400	TYPICAL STRUCTURAL DETAILS	5.19.23	---	---	---
	MECHANICAL DRAWINGS - [4] SHEETS				
M.101	FIRST FLOOR MECHANICAL PLAN	5.19.23	---	---	---
M.102	TYPICAL MECHANICAL FLOOR PLAN	5.19.23	---	---	---
M.103	ROOF/AMENITIES MECHANICAL FLOOR PLAN	5.19.23	---	---	---
M.701	TYPICAL UNIT MECHANICAL PLANS	5.19.23	---	---	---
	ELECTRICAL DRAWINGS - [7] SHEETS				
E.101	FIRST FLOOR ELECTRICAL POWER PLAN	5.19.23	---	---	---
E.102	TYPICAL ELECTRICAL POWER FLOOR PLAN	5.19.23	---	---	---
E.103	ROOF/AMENITIES ELECTRICAL POWER PLAN	5.19.23	---	---	---
E.701	TYPICAL UNIT ELECTRICAL PLANS	5.19.23	---	---	---
EL.101	FIRST FLOOR ELECTRICAL LIGHTING PLAN	5.19.23	---	---	---
E.102	TYPICAL ELECTRICAL LIGHTING FLOOR PLAN	5.19.23	---	---	---
E.103	ROOF/AMENITIES ELECTRICAL LIGHTING PLAN	5.19.23	---	---	---

SHEET	DESCRIPTION OF WORK	ISSUED ON	REV. NO.	REV. DATE	REV. PER
	PLUMBING DRAWINGS - [4] SHEETS				
P.100	UNDERGROUND PLUMBING PLAN	5.19.23	---	---	---
P.101	ABOVE GROUND PLUMBING PLAN	5.19.23	---	---	---
P.103	ROOF PLUMBING PLAN	5.19.23	---	---	---
P.701	TYPICAL UNIT PLUMBING PLANS	5.19.23	---	---	---



SITE PLAN / GRADE PLAN

SCALE: 1" = 10'-0"

BUILDING FOOTPRINT = 12647 SQ. FT.

PROJECT DATA

TOTAL LOT AREA:	17,437.13 SQ. FT.
PROPOSED BUILDING UNIT DATA:	
TOTAL PROPOSED UNITS:	18 UNITS (2) BEDROOM
PER VILLAGE OF PALATINE ZONING CODE	
PARKING REQUIRED:	2 STALLS PER DWELLING UNIT = 36 PARKING STALLS REQUIRED
PROPOSED PARKING DATA:	
TOTAL PROPOSED UNITS:	18 UNITS
TOTAL PARKING PROPOSED:	34 PARKING STALLS
PROPOSED RATIO:	1.88 STALLS PER UNIT

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814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
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DATA • 847 253 3063
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TINAGLIA ARCHITECTS

CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ARCHITECTURAL SITE PLAN

FILE NAME 4102-A001
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

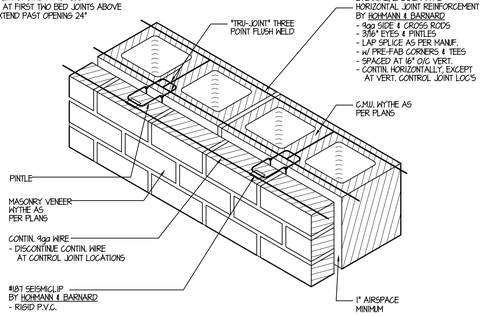
SHEET NO. A.001
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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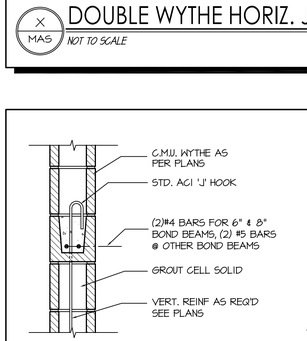
Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

NOTES:
- ALL PRODUCTS HOHMANN & BARNARD
- ALL JOINT REINFORCEMENT PRODUCTS SHALL BE HOT-DIPPED GALVANIZED FINISH MINIMUM [AS APPLICABLE]
- PROVIDE CONTIN. HORIZ. REINFORCING AT 16" O/C
  - PROVIDE HORIZ. REINF. AT FIRST TWO BED JOINTS ABOVE & BELOW OPENINGS. EXTEND PAST OPENING 24"



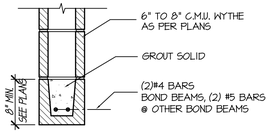
DOUBLE WYTHE HORIZ. JOINT REINFORCEMENT

NOT TO SCALE — WALLS w/ CAVITY INSULATION SIMILAR

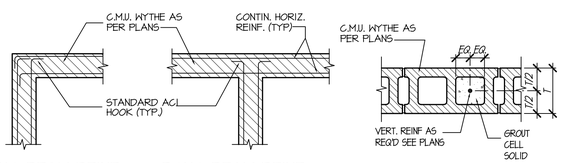


BOND BEAM DETAIL

NOTE:
HORIZ. REINF. BARS CONT., STOP BARS EACH SIDE OF CMU CONTROL JTS., SEE ARCH. SHTS. FOR LOCATION



TYPICAL 6" / 8" C.M.U. LINTEL



BOND BEAM REINF. CORNER DETAIL

BOND BEAM REINF. INTERSECTION DETAIL

TYPICAL C.M.U. VERTICAL REINF.

GROUTING NOTES

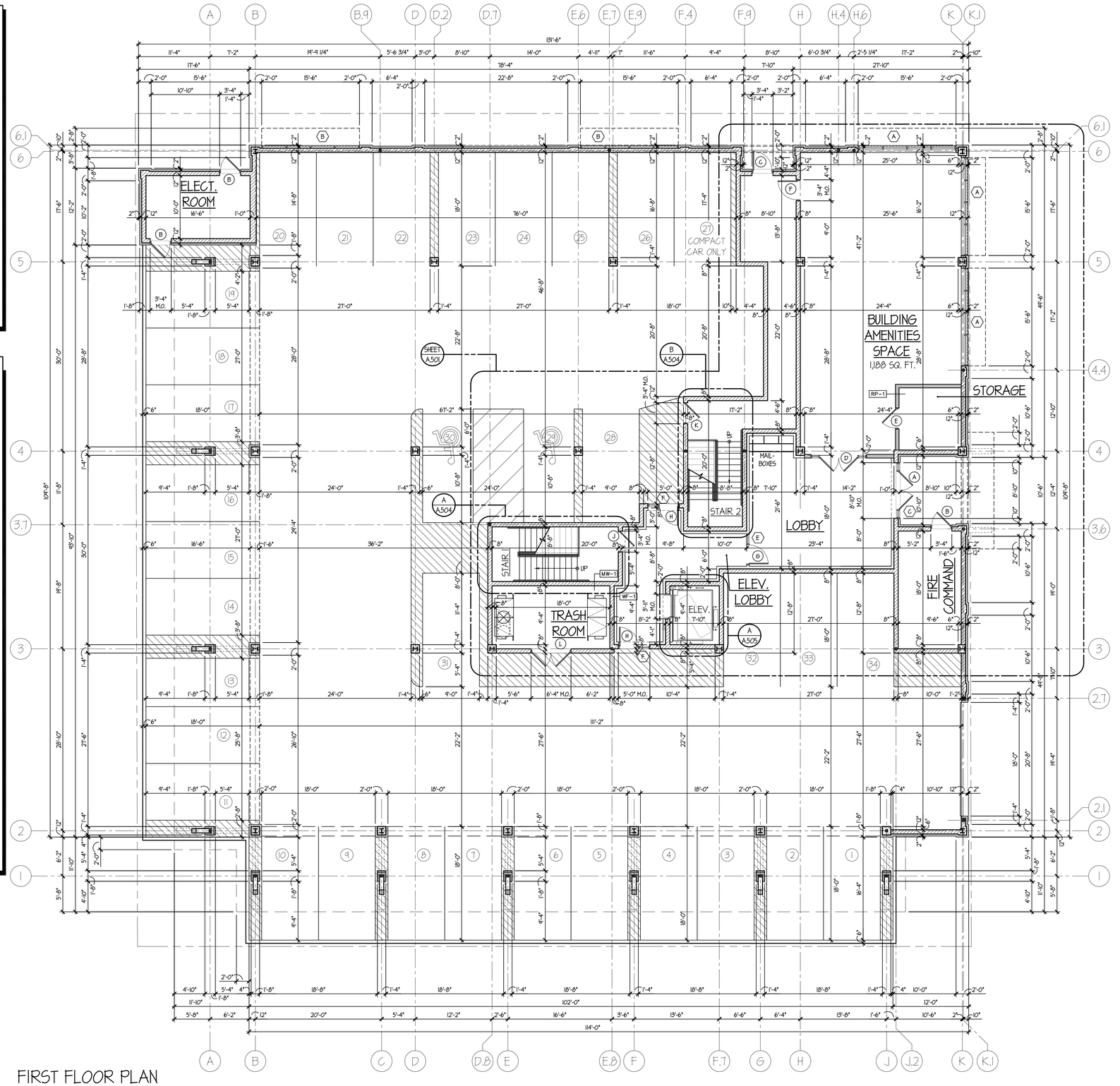
- GROUT FOR VERTICAL REINFORCED WALL, BOND BEAMS, FILLED BLOCK, ANCHOR BOLTS, ETC. SHALL CONFORM TO THE FOLLOWING PROPORTIONS:
  1) PORTLAND CEMENT - 1 PART BY VOLUME
  2) HYDRATED LIME OR LIME PUTTY - 1/10 PART BY VOLUME
  3) CLEAN SHARP SAND - 2 1/4 TO 3 TIMES THE SUM OF VOLUMES 1) AND 2).
- GROUT SHALL BE MACHINE MIXED WITH SUFFICIENT WATER TO PERMIT POURING INTO CAVITY.
- GROUT SHALL DEVELOP A COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
- GROUT SHALL BE PUDDLED AS NECESSARY TO INSURE COMPLETE BOND. PERMIT SUFFICIENT TIME BETWEEN GROUT LIFTS TO AVOID BLOWOUTS.
- WIRE REINFORCING SHALL BE IN PLACE PRIOR TO GROUTING.
- REFER TO STRUCTURAL NOTES FOR ADDITIONAL REQS.

TYPICAL MASONRY GROUTING DETAILS AND NOTES

NOT TO SCALE

INTERIOR PARTITION TYPES

MW-1	8" C.M.U. 2-HOUR RATING - BASED ON U.L. LISTING "U-905"	CP-1	CHASE PARTITION WALL 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"
WF-1	WALL FURRING, 2x4 WOOD STUDS @ 16" O.C. 1" RIGID INSULATION (MIN. R-3.8), R-13 CAVITY INSULATION & 5/8" GYP. BD.		
RP-1	UNIT-TO-COMMON AREA SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	CP-2	CHASE PARTITION WALL 1-HOUR RATED 3-5/8", 18g METAL STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3-1/2" S.A. BATT INSULATION W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON OUTER SIDE OF CHASE - BASED ON U.L. LISTING "U-419"
RP-2	UNIT-TO-UNIT SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	P-1	INTERIOR UNIT PARTITION WALL 2x6 WOOD STUDS @ 16" O.C. W/ 5/8" GYP. BD., EACH SIDE



FIRST FLOOR PLAN

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

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TINAGLIA ARCHITECTS

CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

1st FLOOR PLAN

FILE NAME 4102-A101
DRAWN BY RDL DATE 5.19.23

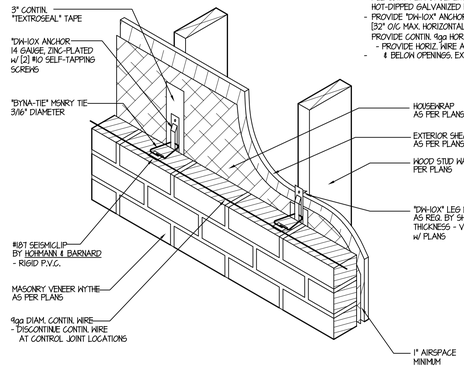
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

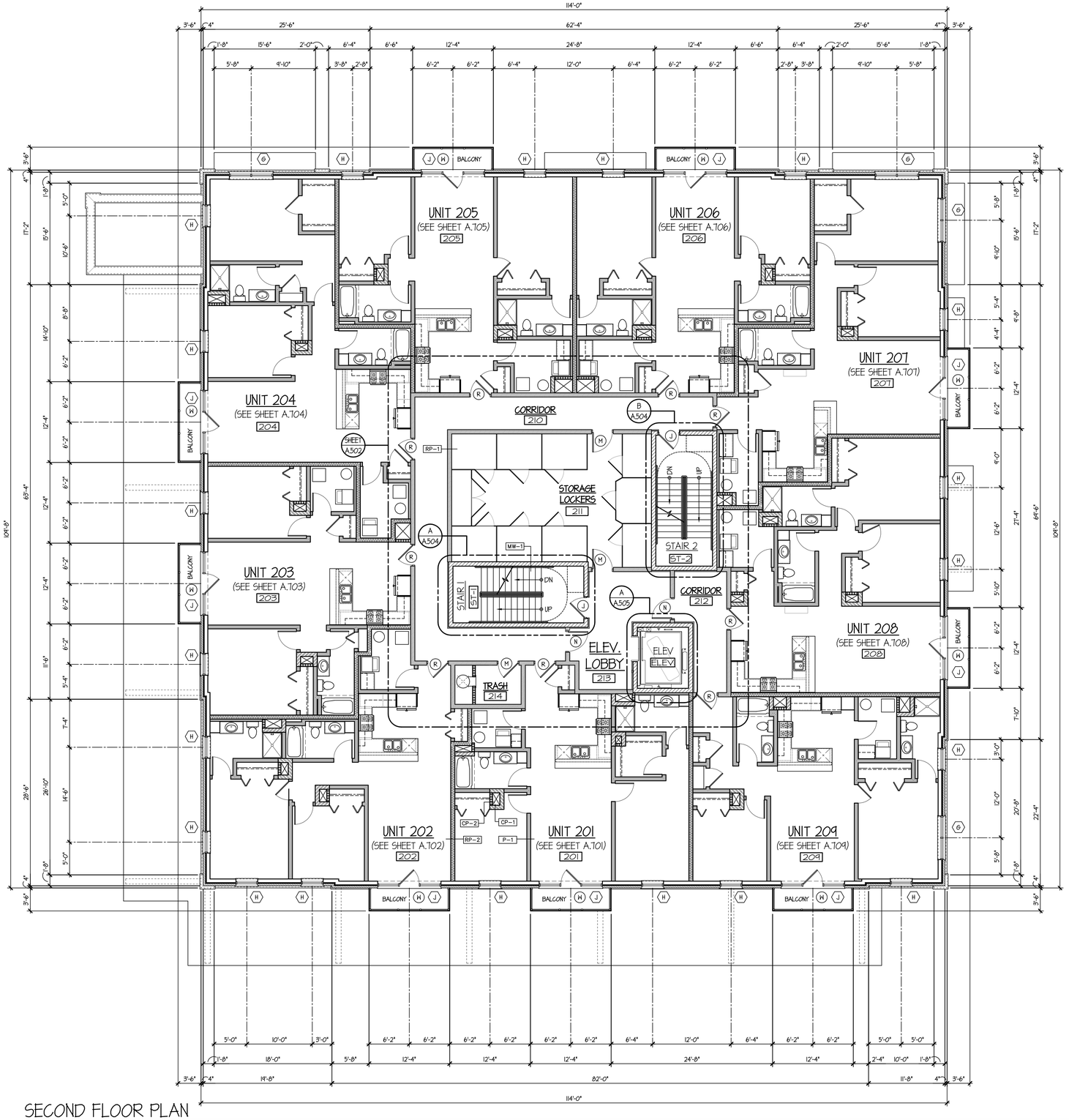
Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



NOTES:
- ALL PRODUCTS HOHMANN & BARNARD "X-SEAL SEISMICLIP INTERLOCK SYSTEM" FOR REINFORCED MASONRY VENEER
- ALL JOINT REINFORCEMENT PRODUCTS SHALL BE HOT-DIPPED GALVANIZED FINISH MINIMUM [AS APPLICABLE]
- PROVIDE "DW-10X" ANCHORS AT ALL STUD LOCATIONS [32" O/C MAX. HORIZONTAL SPACING]
  PROVIDE CONTIN. 9ga HORIZ. WIRE AT 16" O/C
  - PROVIDE HORIZ. WIRE AT FIRST TWO BED JOINTS ABOVE & BELOW OPENINGS, EXTEND PAST OPENING 24"
-

HORIZONTAL JOINT REINFORCEMENT

NOT TO SCALE — WOOD STUD BACK-UP



SECOND FLOOR PLAN

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

INTERIOR PARTITION TYPES

MW-1	8" C.M.U. 2-HOUR RATING - BASED ON U.L. LISTING "U-905"	CP-1	CHASE PARTITION WALL 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"
WF-1	WALL FURRING, 2x4 WOOD STUDS @ 16" O.C. 1" RIGID INSULATION (MIN. R-3.8), R-13 CAVITY INSULATION & 5/8" GYP. BD.		
RP-1	UNIT-TO-COMMON AREA SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	CP-2	CHASE PARTITION WALL 1-HOUR RATED 3-5/8", 18g METAL STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3-1/2" S.A. BATT INSULATION W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON OUTER SIDE OF CHASE - BASED ON U.L. LISTING "U-419"
RP-2	UNIT-TO-UNIT SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	P-1	INTERIOR UNIT PARTITION WALL 2x6 WOOD STUDS @ 16" O.C. W/ 5/8" GYP. BD., EACH SIDE

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NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

2nd FLOOR PLAN

FILE NAME 4102-A102
DRAWN BY RDL DATE 5.19.23

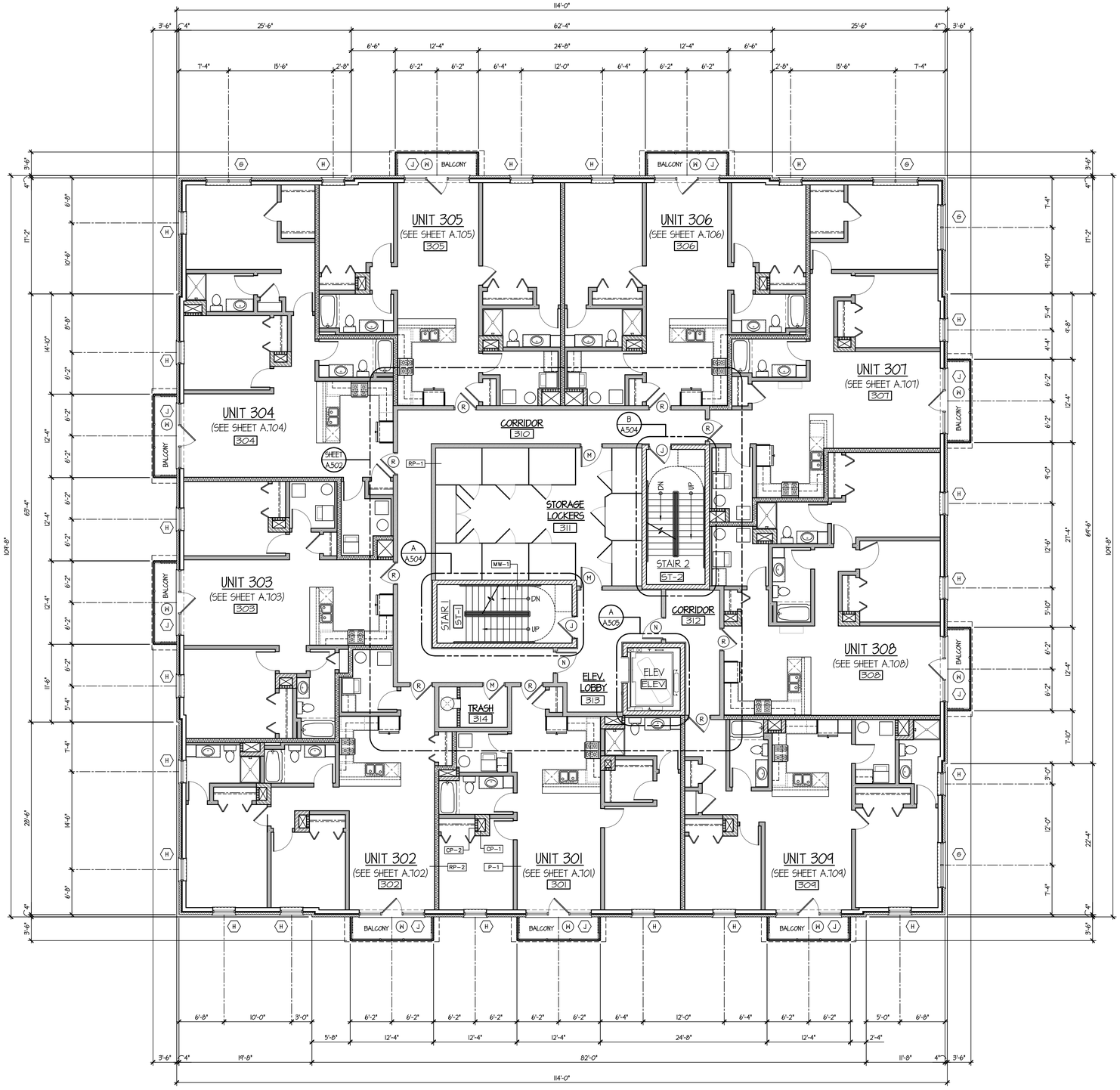
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.102
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



INTERIOR PARTITION TYPES

MW-1 — 8" C.M.U.
2-HOUR RATING
- BASED ON U.L. LISTING "U-905"

WF-1 — WALL FURRING, 2x4 WOOD STUDS @ 16" O.C.
1" RIGID INSULATION (MIN. R-3.8),
R-13 CAVITY INSULATION & 5/8" GYP. BD.

RP-1 — UNIT-TO-COMMON AREA SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

RP-2 — UNIT-TO-UNIT SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-1 — CHASE PARTITION WALL
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-2 — CHASE PARTITION WALL
1-HOUR RATED 3-5/8", 18g METAL STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3-1/2" S.A. BATT INSULATION
W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON
OUTER SIDE OF CHASE
- BASED ON U.L. LISTING "U-419"

P-1 — INTERIOR UNIT PARTITION WALL
2x6 WOOD STUDS @ 16" O.C.
W/ 5/8" GYP. BD., EACH SIDE

THIRD FLOOR PLAN

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

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NORTHFIELD, ILLINOIS 60693

PROJECT

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

3rd FLOOR PLAN

FILE NAME 4102-A103
DRAWN BY RDL DATE 5.19.23

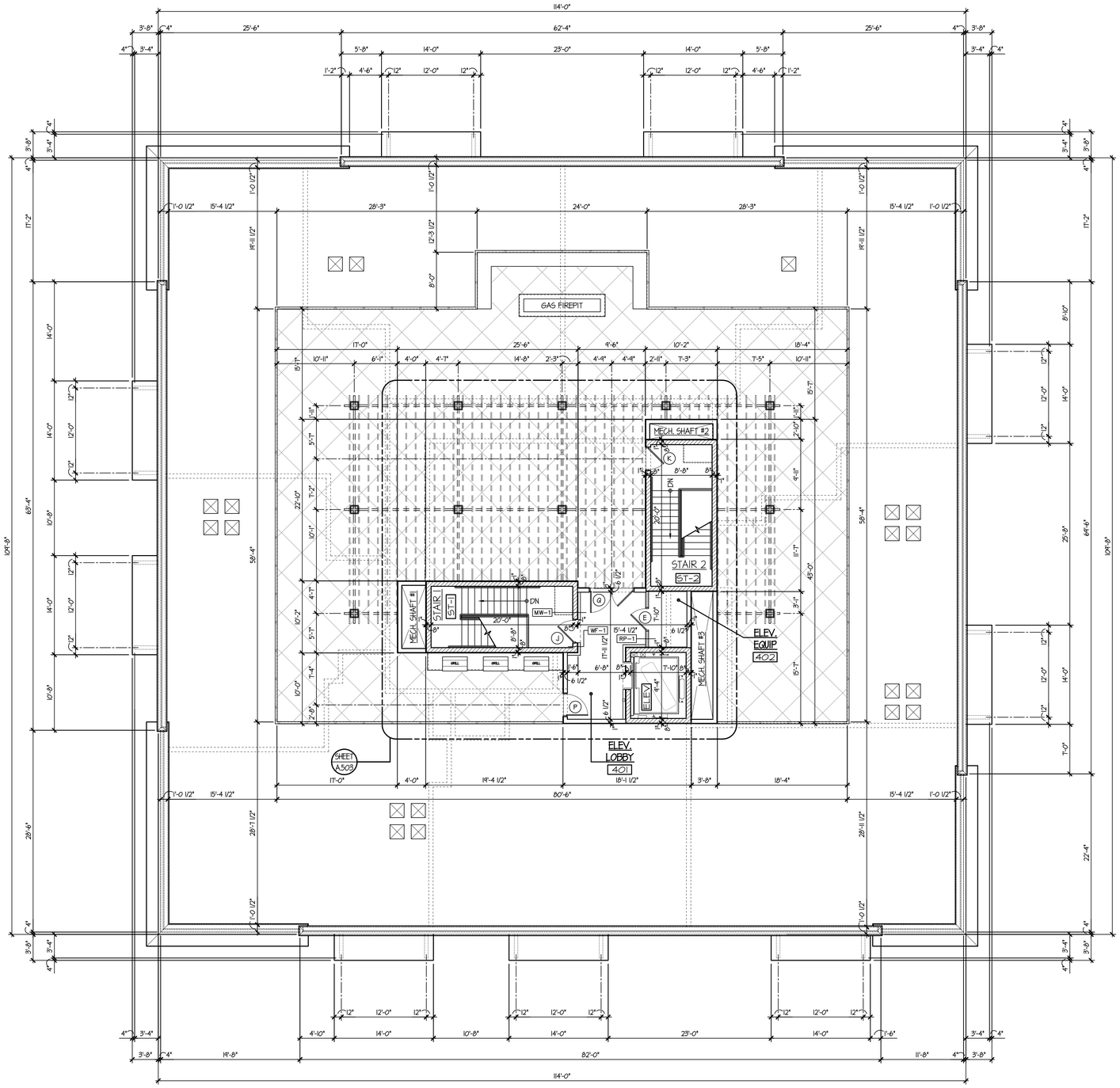
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JOB NO. 410221

SHEET NO. A.103
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



INTERIOR PARTITION TYPES

MW-1	8" C.M.U. 2-HOUR RATING - BASED ON U.L. LISTING "U-905"	CP-1	CHASE PARTITION WALL 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"
WF-1	WALL FURRING, 2x4 WOOD STUDS @ 16" O.C. 1" RIGID INSULATION (MIN. R-3.8), R-13 CAVITY INSULATION & 5/8" GYP. BD.		
RP-1	UNIT-TO-COMMON AREA SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	CP-2	CHASE PARTITION WALL 1-HOUR RATED 3-5/8", 18g METAL STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3-1/2" S.A. BATT INSULATION W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON OUTER SIDE OF CHASE - BASED ON U.L. LISTING "U-419"
RP-2	UNIT-TO-UNIT SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	P-1	INTERIOR UNIT PARTITION WALL 2x6 WOOD STUDS @ 16" O.C. W/ 5/8" GYP. BD., EACH SIDE

ROOFTOP / AMENITIES FLOOR PLAN

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

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PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ROOFTOP / AMENITIES FL. PL.

FILE NAME 4102-A104
DRAWN BY RDL DATE 5.19.23

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JOB NO. 410221

SHEET NO. A.104
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

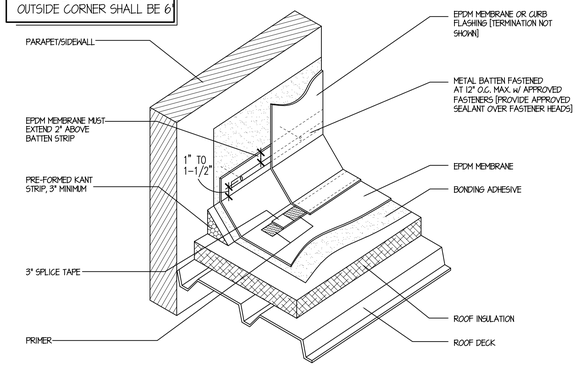
ROOF SPEC.

FURNISH AND INSTALL THE FIRESTONE "FULLY ADHERED RUBBERGARD ROOFING SYSTEM" IN ACCORDANCE WITH THE MOST RECENT PUBLISHED SPECIFICATIONS AND DETAILS. ALTERNATE PRODUCTS OF EQUAL QUALITY SHALL BE SUBMITTED TO GENERAL CONTRACTOR/ARCHITECT FOR APPROVAL PRIOR TO ACCEPTANCE OF BID. INSTALLING CONTRACTOR SHALL SUBMIT FULL SHOP DRAWINGS FOR ARCHITECT REVIEW PRIOR TO INSTALLATION.

- .060" EPDM NON-REINFORCED RUBBERGARD
- 20 YEAR WARRANTY
- INSULATION TO BE ISO 95+ (TAPERED @ 1/4"/FOOT MIN. WHERE REQ.)
  - MIN. 1 1/2" THICKNESS
- PROVIDE SPLICES/BATTENS/TERMINATIONS/EXPANSION JOINTS/ETC. AS SPECIFIED AND REQUIRED BY MANUFACTURER
- INSTALL PENETRATIONS/DRAINS/CURBS/ETC. AS PER MANUF. SPECS
- ROOFING MEMBRANE SHALL BE A MINIMUM OF 60 mil. THICKNESS
- PROVIDE WALKWAY PADS AS REQUIRED FOR GEN. BUILDING MAINTENANCE WHICH MEET ROOFING MANUFACTURER SPECIFICATIONS.
- PROVIDE WARRANTY VERIFICATION OF INSTALLED PRODUCT FROM MANUFACTURER TO OWNER.

*NOTE: CONTRACTORS MAY SUBMIT ALTERNATE ROOF SYSTEM FOR ARCHITECTS REVIEW.

NOTE:
MAX. BATTEN FASTENER DISTANCE TO INSIDE OR OUTSIDE CORNER SHALL BE 6"



TYPICAL E.P.D.M. BASE TIE-IN TO WALL/CURB

NOT TO SCALE — FASTENED TO WALL/CURB

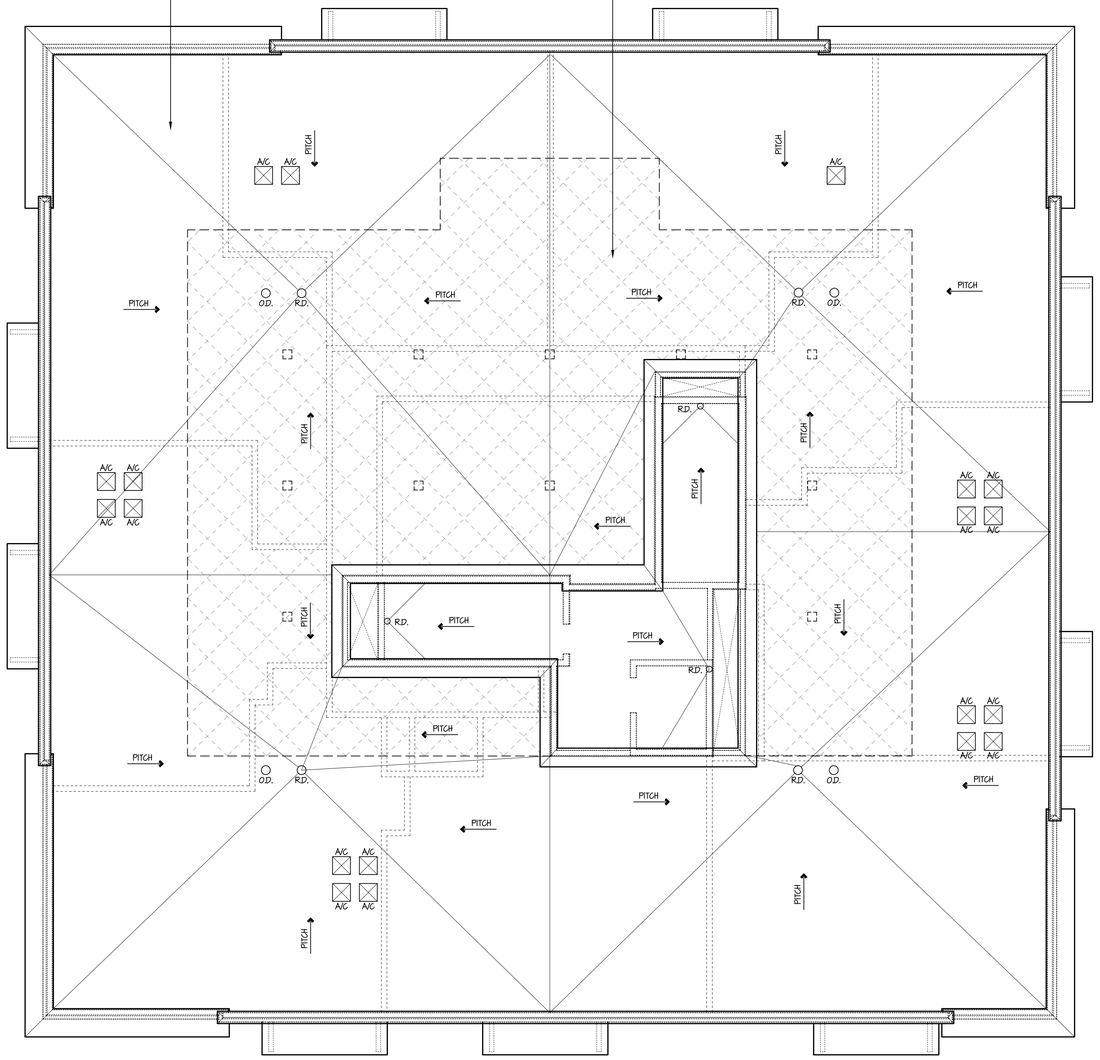
TYP. ROOF CONSTR.

- ROOFING PER SPEC, OR EQUAL
- 3/4" EXTERIOR GRADE PLYWOOD
- 2x8 SLEEPERS, TAPERED TO PITCH 1/4" PER FOOT TOWARDS ROOF DRAIN AS SHOWN - TYPICAL
- PROVIDE SOLID BLOCKING BETWEEN JOISTS @ 6'-0" O.C.
- 3/4" EXTERIOR GRADE PLYWOOD ON ROOF TRUSSES
  - SEE WALL SECTION FOR ROOF FRAMING

ROOFTOP WALKING SURFACE

- TILETECH ADJUSTABLE HEIGHT SYSTEM
- 24"x24"x3/4" PORCELAIN PAVERS
- PEDESTAL PAVER SUPPORTS - TRIMMED TO LEVEL SURFACE
- ALL INSTALLATION AND PERFORMANCE TO MEET CODE

*ALL COLORS AND TEXTURES TO BE SELECTED BY OWNER



ROOF PLAN

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

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ROOF PLAN

FILE NAME 4102-A105
DRAWN BY RDL DATE 5.19.23

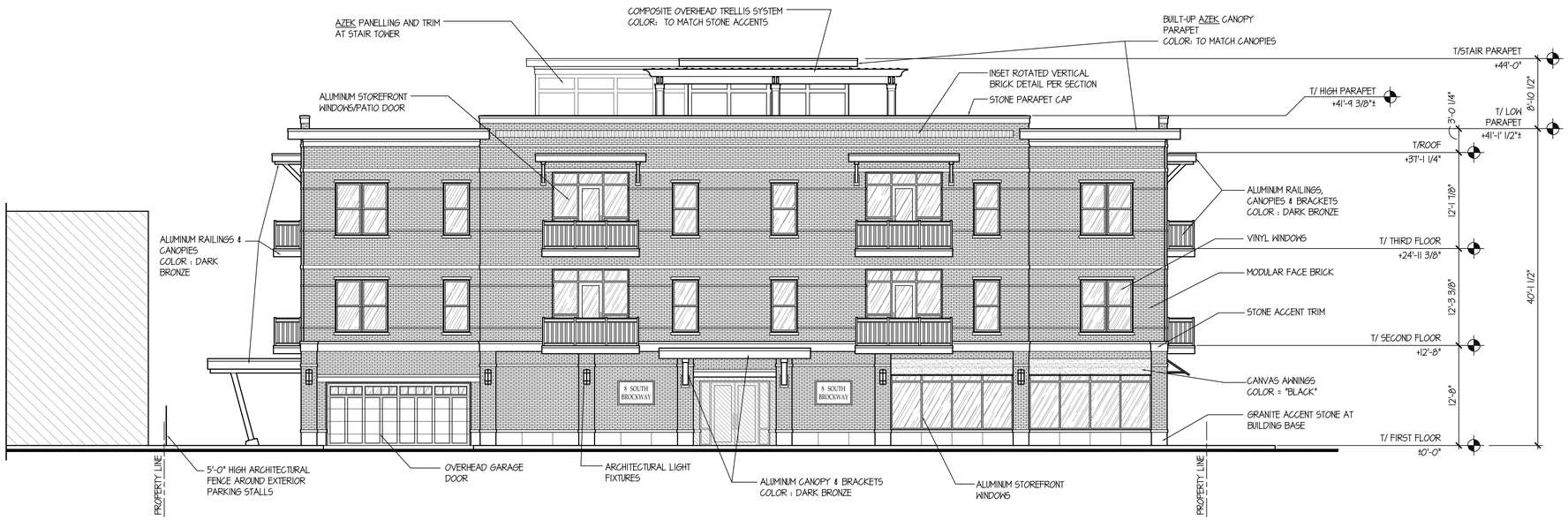
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JOB NO. 410221

SHEET NO. A.105 OF 52

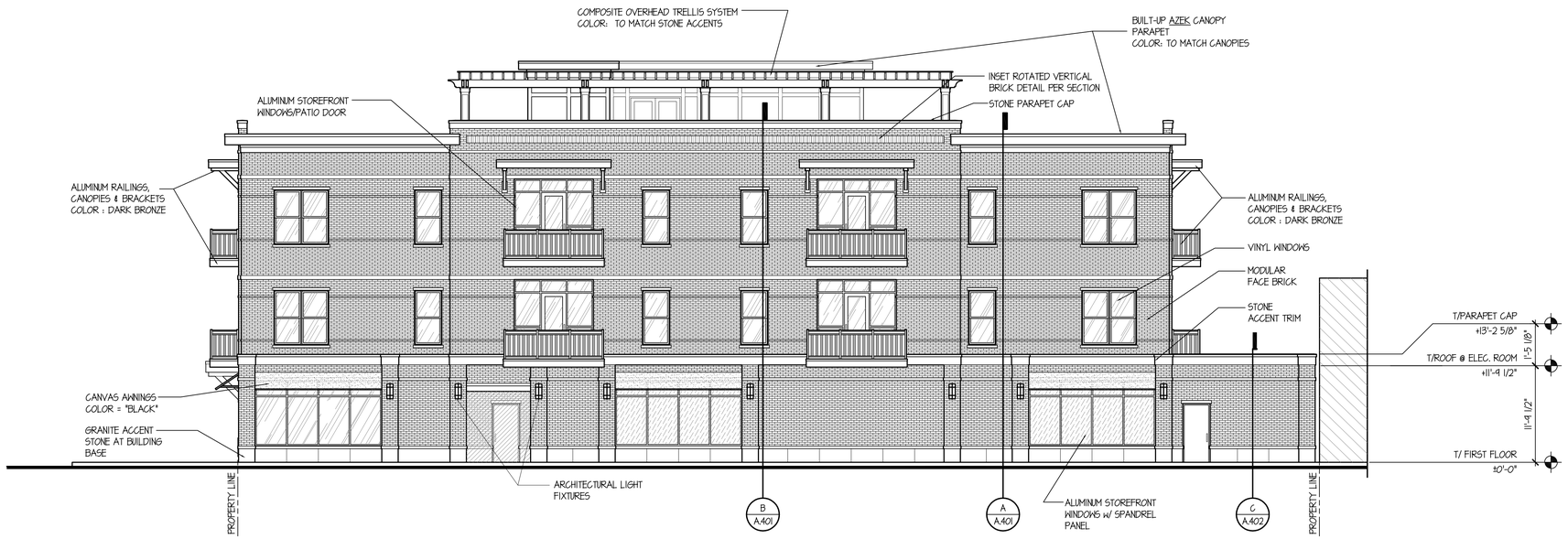
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal. 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



FRONT (EAST - BROCKWAY STREET) ELEVATION

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



RIGHT SIDE (NORTH - PALATINE ROAD) ELEVATION

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

MATERIALS LIST

BRICK VENEER	SIOUX CITY BRICK "SMOKED TUDOR" SIZE: MODULAR CONTACT: TERRY COLLINS AT "CONTRACTORS MATERIAL, INC." 847.400.4280
STONE DETAILS	"RENAISSANCE STONE" COLOR: SUNSET
ACCENT STONE	POLYCHROMITE GRANITE COLOR: TO MATCH STONE COLOR
RESIDENTAIL WINDOWS	ALL VINYL, THERMAL COLOR: EXTERIOR = DARK BRONZE
STOREFRONT WINDOWS	THERMALLY-BROKEN ALUMINUM COLOR: DARK BRONZE (TO MATCH RESIDENTIAL)
BALCONIES	COMPOSITE DECKING COLOR: AS SELECTED BY OWNER
CORNICE / TRIM	"AZEK" TRIM AS DETAILED COLOR: TO MATCH ALUMINUM CANOPIES
CANOPIES	"AZEK" TRIM AS DETAILED COLOR: TO MATCH ALUMINUM CANOPIES
STAIR TOWERS	"AZEK" PANELING & TRIM AS DETAILED COLOR: TO MATCH BRICK COLOR

RESIDENTIAL VINYL WINDOWS SHALL BE PROVIDE BY ONE OF THE FOLLOWING: (ALERNATIVE MANUFACTURERS /PRODUCTS / BRANDS CAN BE PROPOSED FOR SUBSTITUTION AS LONG AS THE STANDARDS AND QUALITY ARE AS GOOD OR BETTER THAN THESE LISTED)

- JELDWEN
- QUAKER
- ALSIDE
- PELLA
- ANDERSON

- VINYL WINDOWS AS SELECTED MUST MEET OR EXCEED THE MINIMUM U-FACTOR REQUIREMENTS OF 0.32, PER THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE. COORDINATE WITH VALUES PROVIDE IN THE RESCHECK COMPLIANCE CERTIFICATE FOR THIS PROJECT.

- VINYL WINDOWS AS SELECTED MUST MEET OR EXCEED THE MINIMUM STC RATING OF 25db, AND AS A PART OF THE EXTERIOR WALL COMPOSITE BARIER STC ASSEMBLY MUST MEET HUD'S REQUIREMENTS FOR NOISE ATTENUATION.

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TINAGLIA ARCHITECTURE

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NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

EXTERIOR ELEVATIONS

FILE NAME 4102-A201
DRAWN BY RDL DATE 5.19.23

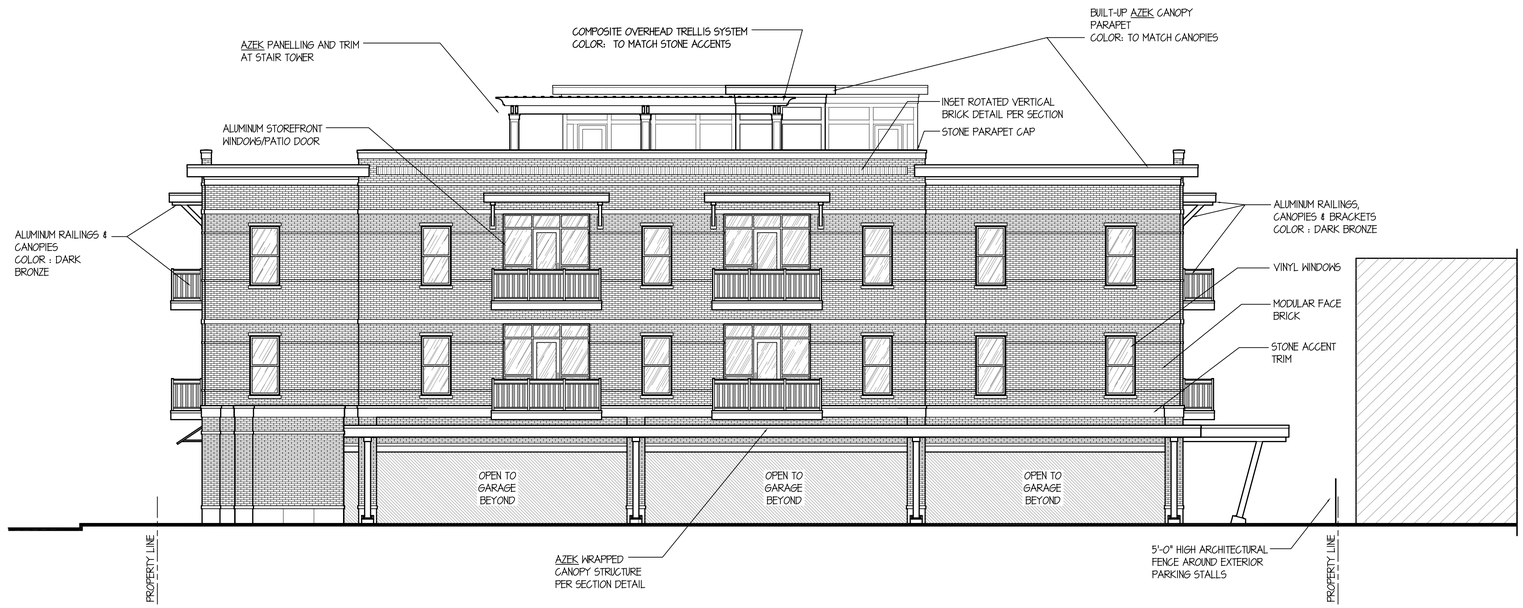
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JOB NO. 410221

SHEET NO. A.201
OF 52

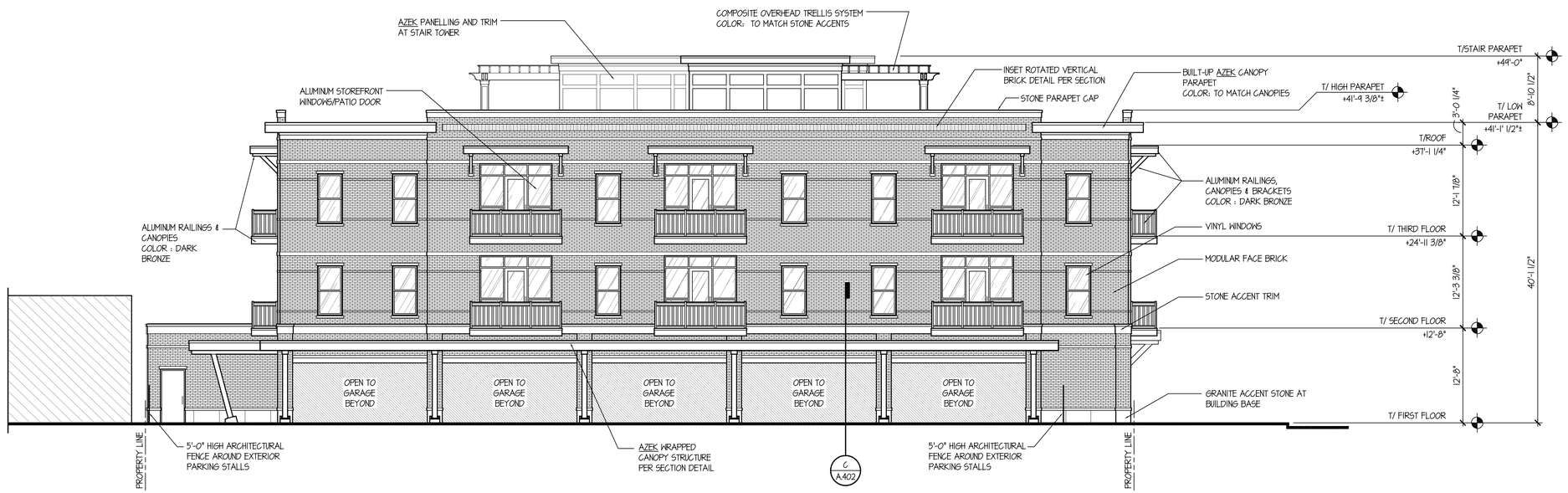
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



REAR (WEST) ELEVATION

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



LEFT SIDE (SOUTH) ELEVATION

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

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PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

EXTERIOR ELEVATIONS

FILE NAME 4102-A202
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. OF 52 A.202

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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B TYPICAL 3-STORY WALL SECTION AT CAPPED PARAPET

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

A TYPICAL 3-STORY WALL SECTION AT CANOPY PARAPET

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

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PROJECT

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PALATINE, ILLINOIS 60067

DRAWING TITLE

WALL SECTIONS AND DETAILS

FILE NAME 4102-A401
DRAWN BY RDL DATE 5.19.23

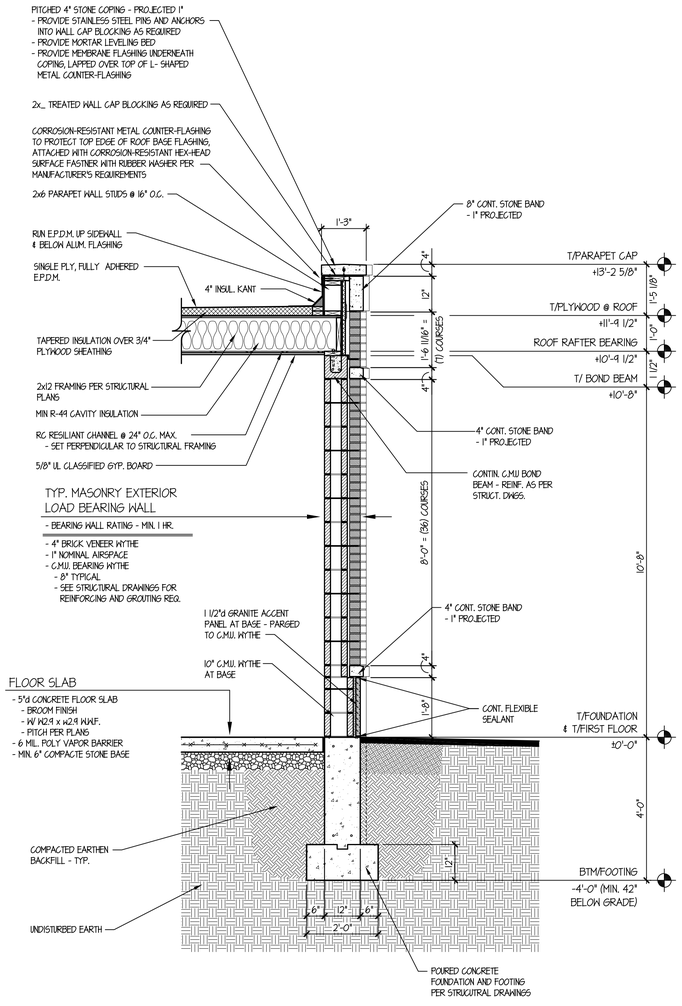
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JOB NO. 410221

SHEET NO. A.401 OF 52

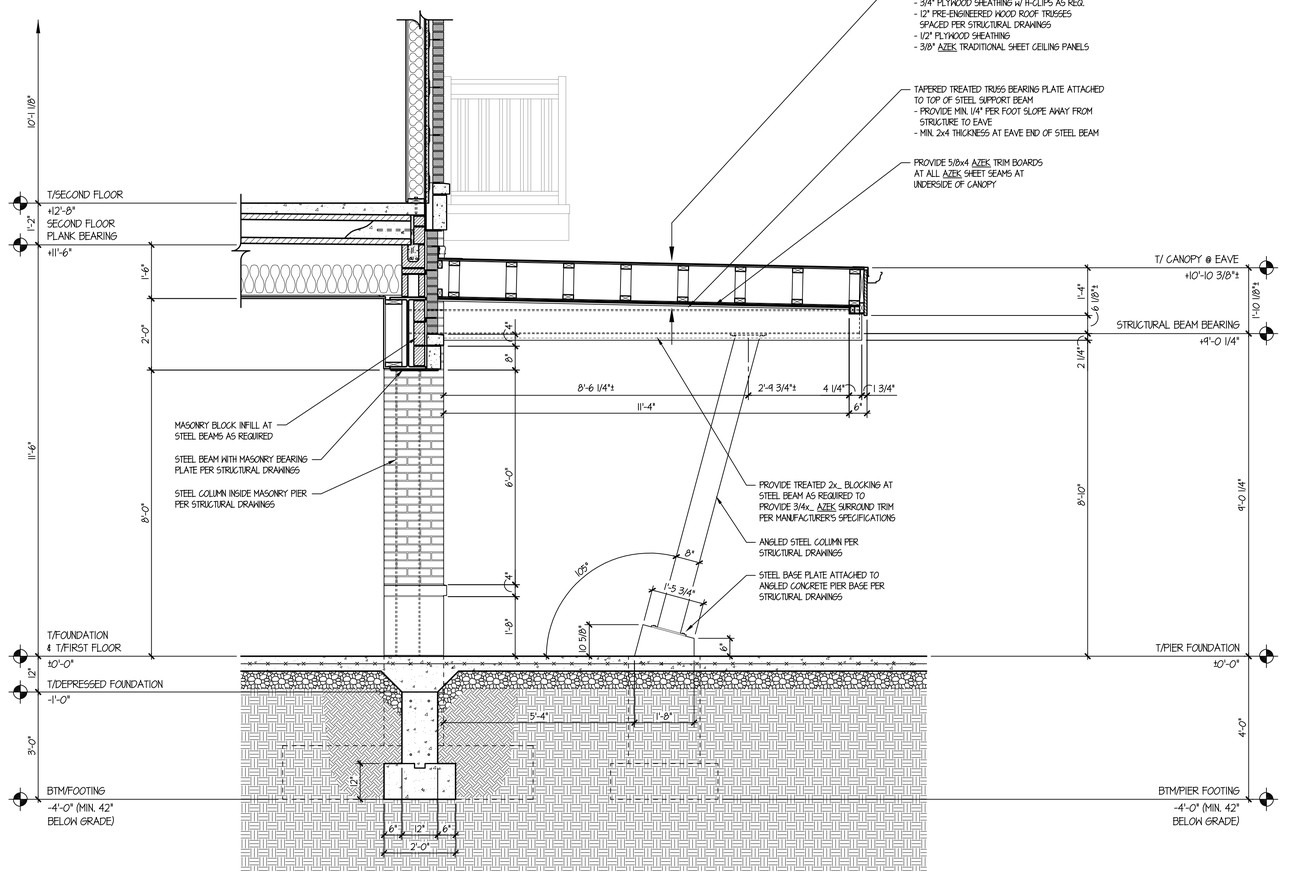
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C TYPICAL 1-STORY WALL SECTION AT ELECT. ROOM

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



D TYPICAL PARKING GARAGE CANOPY SECTION

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

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TINAGLIA ARCHITECTS & CONSULTANTS

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

WALL SECTIONS & DETAILS

FILE NAME 4102-A402
DRAWN BY RDL DATE 5.19.22

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.402
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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INTERIOR PARTITION TYPES

MW-1
8" C.M.U.
2-HOUR RATING
- BASED ON U.L. LISTING "U-905"

WF-1
WALL FURRING, 2x4 WOOD STUDS @ 16" O.C.
1" RIGID INSULATION (MIN. R-3.8),
R-13 CAVITY INSULATION & 5/8" GYP. BD.

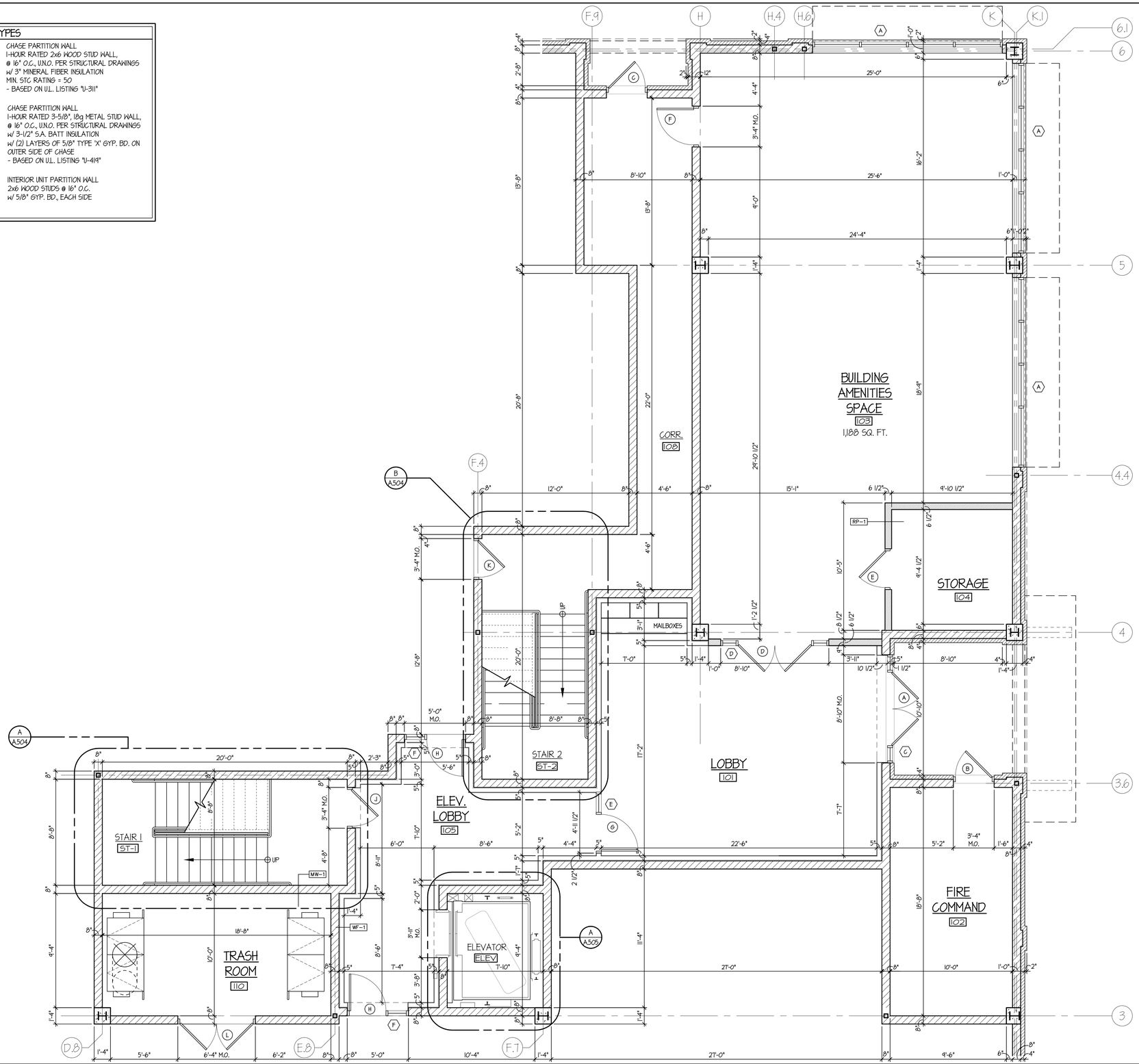
RP-1
UNIT-TO-COMMON AREA SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

RP-2
UNIT-TO-UNIT SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-1
CHASE PARTITION WALL
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-2
CHASE PARTITION WALL
1-HOUR RATED 3-5/8", 18g METAL STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3-1/2" S.A. BATT INSULATION
W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON
OUTER SIDE OF CHASE
- BASED ON U.L. LISTING "U-419"

P-1
INTERIOR UNIT PARTITION WALL
2x6 WOOD STUDS @ 16" O.C.
W/ 5/8" GYP. BD., EACH SIDE



FIRST FLOOR CORE PLAN

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

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PALATINE, ILLINOIS 60067

DRAWING TITLE

1st FLOOR CORE PLAN

FILE NAME 4102-A501
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. OF 52 A.501

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (10) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

INTERIOR PARTITION TYPES

MW-1 — 8" C.M.U.
2-HOUR RATING
- BASED ON U.L. LISTING "U-905"

WF-1 — WALL FURRING, 2x4 WOOD STUDS @ 16" O.C.
1" RIGID INSULATION (MIN. R-3.8),
R-13 CAVITY INSULATION & 5/8" GYP. BD.

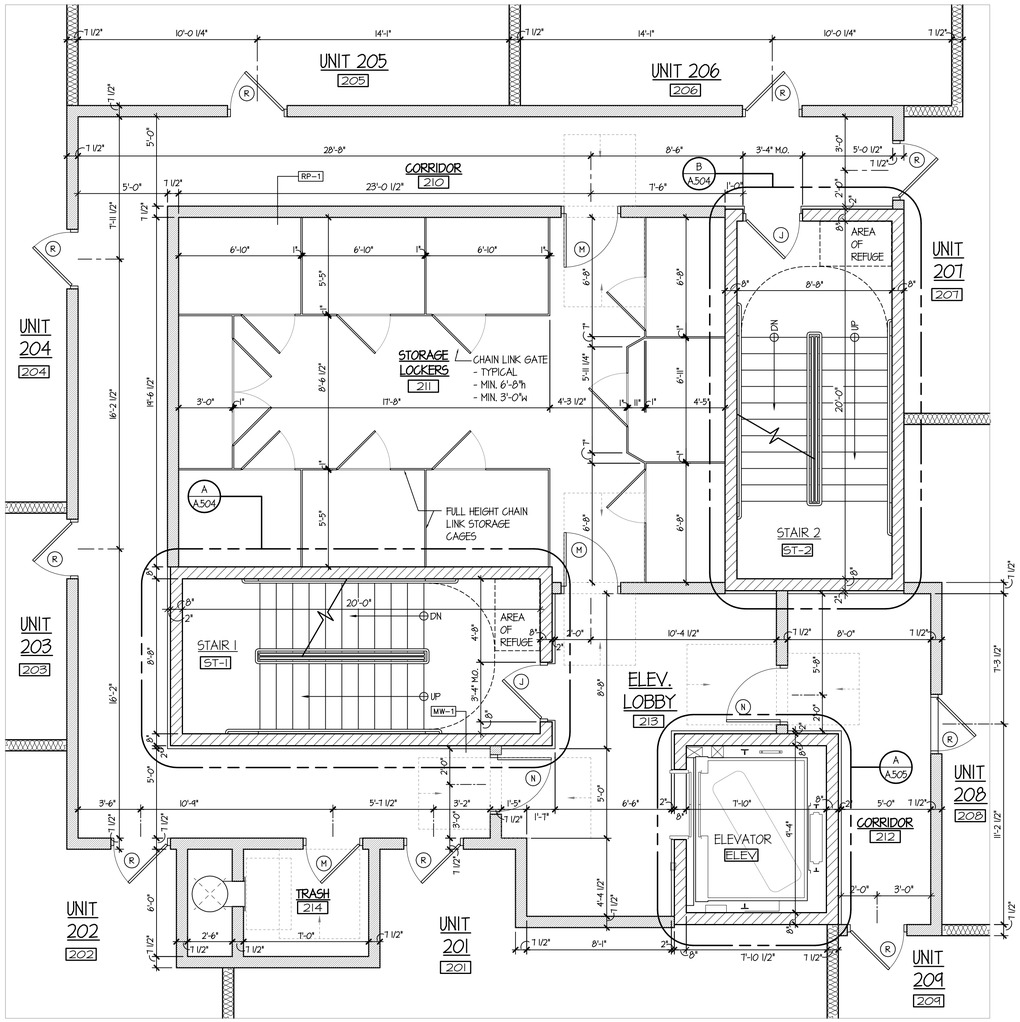
RP-1 — UNIT-TO-COMMON AREA SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

RP-2 — UNIT-TO-UNIT SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
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CP-1 — CHASE PARTITION WALL
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-2 — CHASE PARTITION WALL
1-HOUR RATED 3-5/8", 18g METAL STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3-1/2" S.A. BATT INSULATION
W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON
OUTER SIDE OF CHASE
- BASED ON U.L. LISTING "U-419"

P-1 — INTERIOR UNIT PARTITION WALL
2x6 WOOD STUDS @ 16" O.C.
W/ 5/8" GYP. BD., EACH SIDE



SECOND FLOOR CORE PLAN (THIRD FLOOR SIMILAR)

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

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CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

2nd & 3rd FLOOR CORE PLAN

FILE NAME 4102-A502
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.502
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

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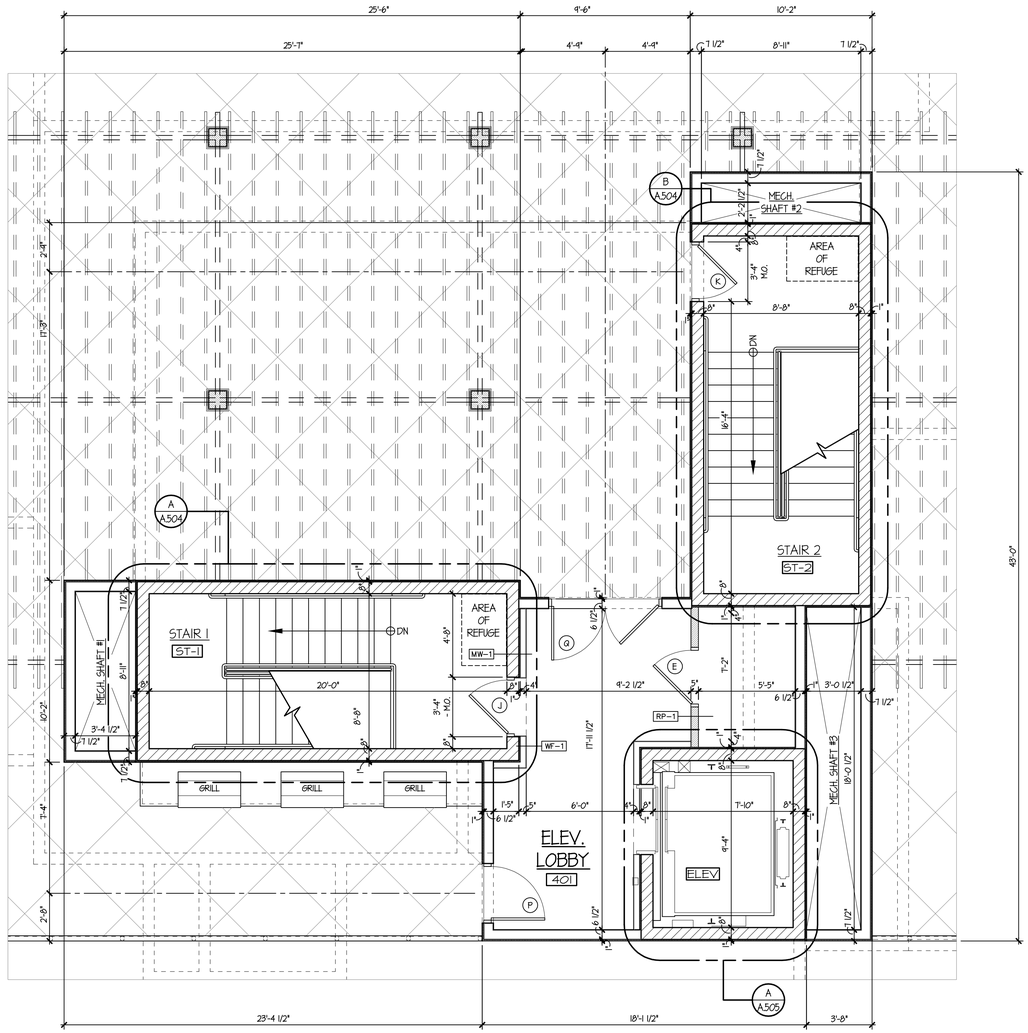
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W/ 5/8" GYP. BD., EACH SIDE



ROOFTOP / AMENITIES CORE PLAN

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

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PROJECT

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PALATINE, ILLINOIS 60067

DRAWING TITLE

ROOFTOP CORE PLAN

FILE NAME 4102-A503
DRAWN BY RDL DATE 5.19.23

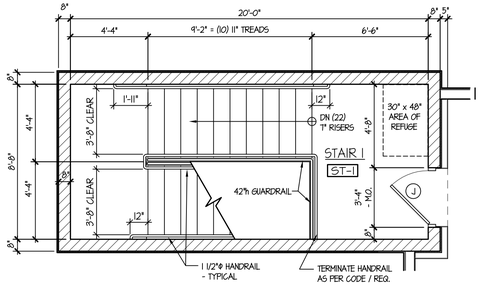
NO.	REVISED PER	DATE	BY

JOB NO. 410221

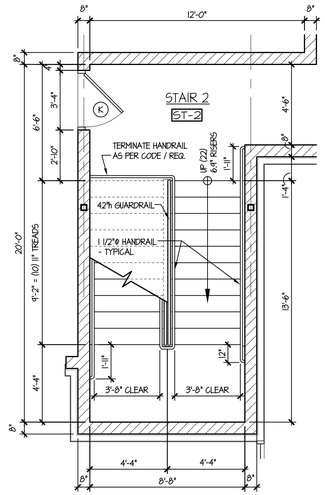
SHEET NO. A.503
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

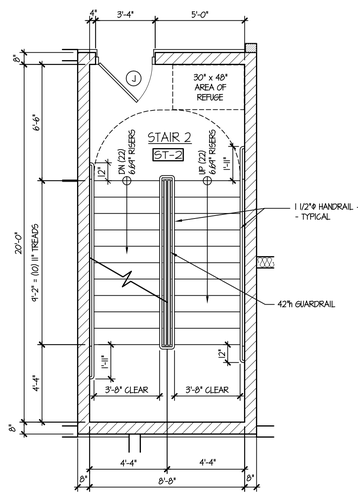
Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



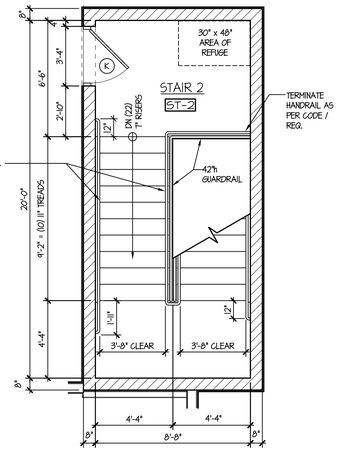
AT FOURTH FLOOR ROOFTOP/AMENITIES



AT FIRST FLOOR



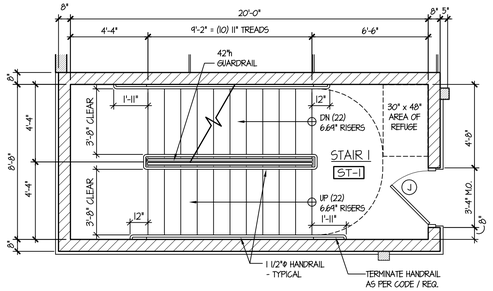
AT SECOND/THIRD FLOOR



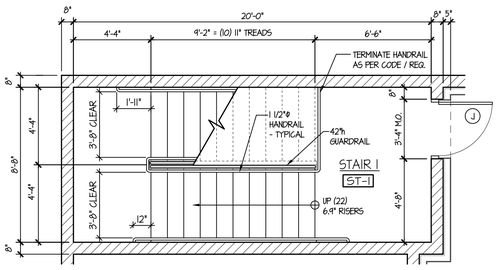
AT FOURTH FLOOR ROOFTOP/AMENITIES

B A504 EAST STAIRWELL - STAIR 2 [ST-2]

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



AT SECOND/THIRD FLOOR



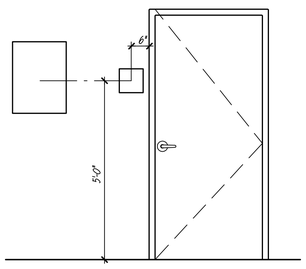
AT FIRST FLOOR

A A504 WEST STAIRWELL - STAIR 1 [ST-1]

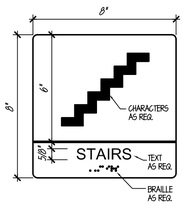
SCALE: 1/4" = 1'-0"

SIGNAGE NOTES

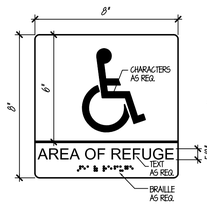
- PERMANENT LETTERS AND NUMERALS SHALL BE RAISED 1/32" UPPER CASE AND ACCOMPANIED WITH GRADE 2 BRAILLE.
- CHARACTERS AND BACKGROUND OF SIGNS SHALL BE MATTE FINISH.
- BACKGROUNDS SHALL BE BLACK IN COLOR. CHARACTERS SHALL BE WHITE IN COLOR. FRAMES SHALL BE WHITE IN COLOR.
- SIGNAGE SHALL BE PROVIDED AND INSTALLED IN COMPLIANCE WITH ILLINOIS ACCESSIBILITY CODE SECTION 400.310.u
- ALL SIGNS SHALL BE WALL MOUNTED w/ HARDWARE APPROVED BY SIGN MANUFACTURER.
- PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW PRIOR TO INSTALLATION OF ANY SIGNS USE OF ALTERNATE SIGNAGE, FRAMES, ETC. SHALL BE APPROVED BY OWNER/ARCHITECT
- CONTACT KROY SIGN SYSTEMS (CAROL BARLABAS @ 800/850-5764x1078)
- VERIFY ROOM NAMES, ROOM NUMBERS, ETC. WITH OWNER PRIOR TO MANUFACTURING SIGNS



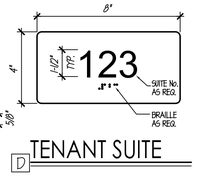
MOUNTING LOCATIONS



C STAIRWELL



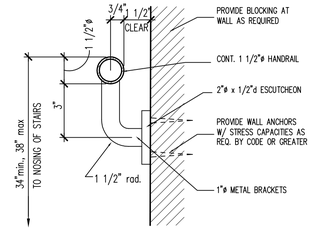
C AREA OF REFUGE



D TENANT SUITE

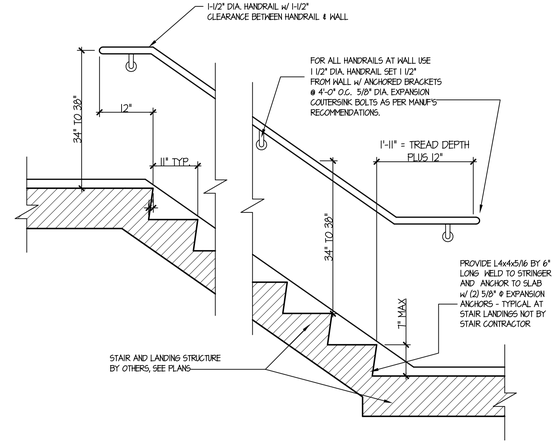
WALL SIGNAGE

SCALE: 3" = 1'-0"



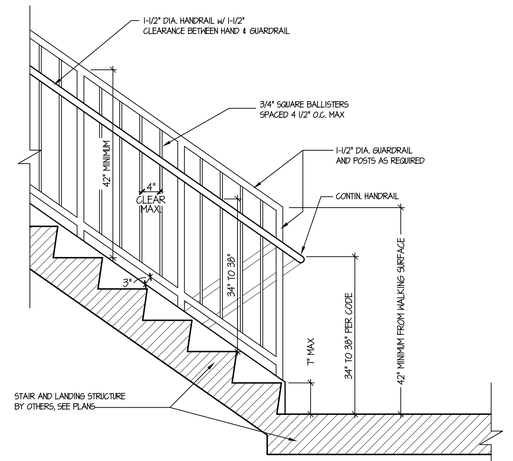
TYP. HANDRAIL DETAIL

NOT TO SCALE



TYPICAL RAILING DETAILS ALONG WALL

SCALE: 3/4" = 1'



CENTER RAILING DETAILS - TYPICAL

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

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DRAWING TITLE

STAIR DETAILS & NOTES

FILE NAME 4102-A504
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.504
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

GENERAL ELEVATOR NOTES

ELEVATOR SHAFT
- VENT HOISTWAY AS REQUIRED.
- INSTALL GUIDE RAIL SUPPORT BRACKETS IN MASONRY ON EACH FLOOR.
- FIXED VERTICAL IRON LADDER TO PIT EXTENDING 48" MAX. ABOVE SILL.
- CONSTRUCT ENTRANCE WALLS AFTER DOOR SILL IS SET.
- SILLS AND FRAMES ARE CAREFULLY GROUTED THEIR ENTIRE WIDTH AND LENGTH.
- PROVIDE ADEQUATE SUPPORT FOR SILL ANGLE ACROSS EACH LANDING.
- PROVIDE CUTOUTS FOR HALL BUTTONS AND SIGNAL PATCH AFTER SET.
- CONVENIENCE OUTLET AND LIGHT FIXTURE IN PIT WITH SWITCH ADJACENT TO DOOR AND LADDER 36"
- PIT LIGHT TO BE IN FRONT OF SHAFT CLEAR OF RAIL.
- PROVIDE ACCESS KEY SWITCH(S) AS REQUIRED
- SPECIAL EMERGENCY KEY SWITCH AT GRADE LEVEL FLOOR ONLY TO BE MOUNTED IN JAMB.
- PROVIDE ROUGH OPENING AT GROUND FLOOR ELEVATOR DOOR TO INSTALL CAB.
- PROVIDE BOX OUT AND SUMP IN ELEVATOR PIT PER MANUFACTURERS REQUIREMENTS.

SIGNAGE
- ALL SIGNAGE SHALL COMPLY WITH I.A.C. SECTION 400.310 (J) AND ANSI 4.28

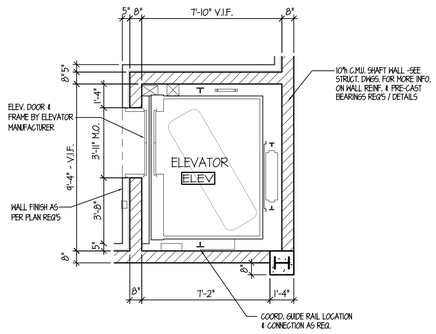
ELEVATOR CAB
- INSTALL TELEPHONE PER CODE TO APPROVED 24 HOUR SERVICE.
- CAR STATION TO MEET HANDICAPPED HEIGHT.
- HANDRAILS FOR HANDICAPPED CODE.
- TIE IN FIRE SENSORS TO ELEVATOR CONTROLLER AT EVERY OTHER FLOOR.
- PROVIDE ELECTRIC EYE AT 5" AND 29" ABOVE SILL.
- PROVIDE 8'-0" CLEAR, FINISHED CAB HEIGHT
- CONTROLS AND OPERATING MECHANISMS SHALL COMPLY W/ I.A.C. SECTION 400.310 (r).

ELEVATOR MACHINE ROOM
- VENT MACHINE ROOM AS PER CODE. TEMPERATURE TO BE MAINTAINED BETWEEN 60 AND 100 DEGREES F.
- MACHINE ROOM DOOR TO BE SELF CLOSING AND LOCKING (CLASS A) NO PIPES CONVEYING GASES, VAPORS, WATER, ETC., TO BE IN MACHINE ROOM.
- MAINLINE DISCONNECT SWITCH TO BE NEXT TO ACCESS DOOR.
- 120V AC, 20 A SPST FUSED DISCONNECT SWITCH ADJACENT TO THE MAIN LINE SWITCH.
- MACHINE ROOM RATING - 2 HOUR ENCLOSURE.

DETECTABLE WARNINGS
- DETECTABLE WARNINGS ON WALKING SURFACES MUST BE PROVIDED PER ANSI 4.28

ELEVATOR SPECS.

- ELEVATOR SHALL BE PASSENGER, GEN2 ELEVATOR SYSTEM BY OTIS
  3500lbs CAPACITY,
  300fpm SPEED, SINGLE-SIDED, RIGHT HAND OPENING ENTRANCE.
  PROVIDE ALTERNATE SELECTIONS FOR ARCHITECT APPROVAL PRIOR TO ACCEPTANCE OF FINAL BID.
- THE ELEVATOR SERVES ALL FLOORS OF THE BUILDING AND MUST COMPLY WITH ANSI/ASME A17.1-1998. ELEVATOR OPERATION SHALL BE AUTOMATIC PER I.A.C.
- CALL BUTTONS IN LOBBIES SHALL BE CENTERED AT 42" ABOVE FINISH FLOOR. BUTTON TO HAVE VISUAL SIGNALS THAT INDICATE WHEN CALL IS REGISTERED AND WHEN CALL IS ANSWERED.
- BUTTONS MUST BE AT LEAST 3/4" MINIMUM IN DIAMETER.
- THE BUTTON DESIGNATING THE UP DIRECTION SHALL BE AT THE TOP.
- A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE.
- AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION.
- HALL LANTERNS SHALL BE MOUNTED SO THAT THE CENTERLINE IS AT LEAST 72" ABOVE THE LOBBY FLOOR.
- VISUAL ELEMENTS MUST BE AT LEAST 2-1/2" IN THE SMALLEST DIMENSION.
- SIGNALS SHALL BE VISIBLE FROM THE VICINITY OF THE HALL CALL BUTTONS.
- ELEVATOR DOORS SHALL OPEN AND CLOSE AUTOMATICALLY PER I.A.C.
- THE LEVEL OF ILLUMINATION AT THE CAR CONTROLS PLATFORM AND CAR THRESHOLD AND LANDING SILL SHALL BE AT LEAST 5 FOOTCANDLES.
- THE ELEVATOR CONTROL PANELS SHALL COMPLY WITH I.A.C.
- THE CAR POSITION INDICATOR SHALL COMPLY WITH I.A.C.
- A TELEPHONE SHALL BE PROVIDED IN THE CAR TO COMPLY WITH ANSI/ASME A17.1-1998
  - THE TELEPHONE SHALL BE IN A CLOSED COMPARTMENT AND THE DOOR HARDWARE MUST COMPLY WITH I.A.C.
  - IT SHALL BE IDENTIFIED BY RAISED SYMBOLS AND LETTERING COMPLYING W/ ILLINOIS ACCESSIBILITY CODE
  - THE LENGTH OF THE CHORD SHALL BE AT LEAST 29".
  - THE TELEPHONE SHALL NOT BE LIMITED TO VOICE COMMUNICATIONS AND INSTRUCTIONS.
- GRAB BARS PER I.A.C. ARE TO BE INSTALLED ON THE SIDE WALLS MOUNTED 2'-10" ABOVE THE CAB FLOOR.
- TACTILE FLOOR DESIGNATIONS AR TO BE INSTALLED AT EACH HOISTWAY ENTRY.
- DOOR AND SIGNAL TIMING FOR HALL CALLS SHALL BE PER I.A.C.
- ELEVATOR FLOOR COVERING SHALL COMPLY WITH I.A.C.



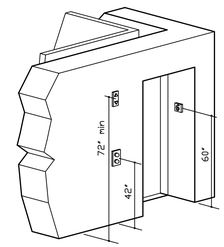
A / A504 ELEVATOR HOISTWAY PLAN
SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL PROVIDE FOR & FOLLOW ALL APPLICABLE NATIONAL, STATE & LOCAL CODES GOVERNING THE INSTALLATION & USAGE OF ELEVATORS.

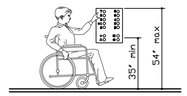
VERIFY ALL SHAFT DIMENSIONS, CLEARANCES, & OTHER ELEVATOR REQ'S W/ ELEVATOR MANUF. PRIOR TO ANY COMMENCING ANY WORK PERTAINING TO THE ELEVATOR INSTALLATION.

ELEVATOR CAB SHALL BE ACCESSIBLE BY A FIRE DEPARTMENT STRETCHER AS PER VILLAGE CODE REQUIREMENTS.

ELEVATOR MANUFACTURER SHALL SUPPLY SHOP DRAWINGS FOR ARCHITECT/VILLAGE REVIEW PRIOR TO FABRICATION.



TYP. ELEVATOR ENTRY
NOT TO SCALE



CAB CONTROL HEIGHTS
NOT TO SCALE

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PALATINE, ILLINOIS 60067

DRAWING TITLE

ELEVATOR PLAN & DETAILS

FILE NAME 4102-A505
DRAWN BY RDL DATE 5.19.23

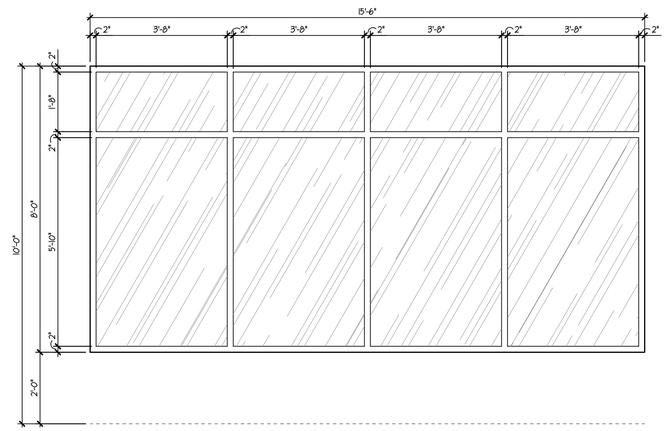
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JOB NO. 410221

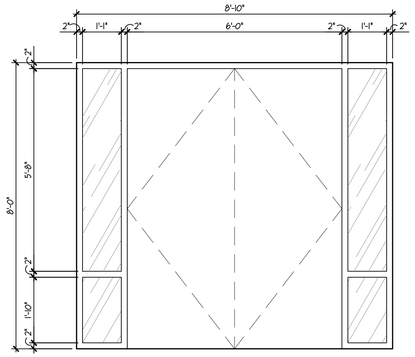
SHEET NO. A.505
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PROFESSIONAL DESIGN FIRM LICENSE #184-002934

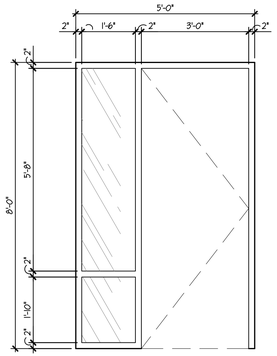
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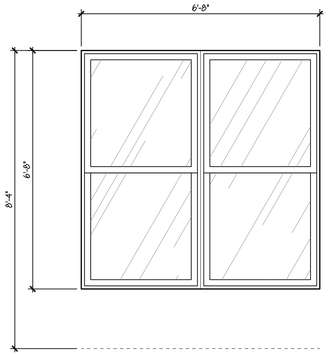
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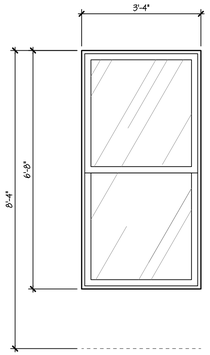
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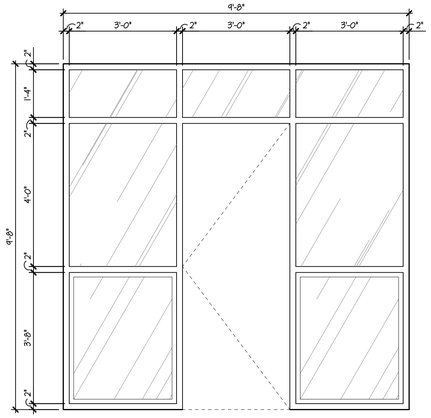
3



4



5



6

WINDOW TYPES

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

WINDOW SCHEDULE

TAG	TYPE	MATERIAL	TYPE	FINISH	SIZE		LIGHT	VENT	GLAZING	REMARKS
					WIDTH	HEIGHT				
A	STOREFRONT	ALUMINUM	1	ALUM.	15'-6"	8'-0"	--	--	1" INSUL.	
B	STOREFRONT	ALUMINUM	1	ALUM.	15'-6"	8'-0"	--	--	SPANDREL	
C	STOREFRONT	ALUMINUM	2	ALUM.	8'-10"	8'-0"	--	--	1" INSUL.	
D	STOREFRONT	ALUMINUM	2	ALUM.	8'-10"	8'-0"	--	--	1/4"	
E	STOREFRONT	ALUMINUM	3	ALUM.	5'-0"	8'-0"	--	--	1/4"	
F	STOREFRONT	ALUMINUM	3	ALUM.	5'-0"	8'-0"	--	--	1" INSUL.	
G	DOUBLE HUNG	VINYL	4	VINYL	6'-8"	6'-8"	67.14	34.74	3/4" INSUL.	??
H	DOUBLE HUNG	VINYL	5	VINYL	3'-4"	6'-8"	33.57	14.87	3/4" INSUL.	??
J	STOREFRONT	ALUMINUM	6	ALUM.	9'-8"	9'-8"	133.2	46.00	1" INSUL.	

GENERAL WINDOW NOTES:

1) STOREFRONT FRAMES SHALL BE KAWNEER OR EQUAL, THERMALLY BROKEN 2" X 4 1/2" ALUMINUM STOREFRONT SYSTEM

2) PROVIDE 1" INSULATED GLAZING AT ALL EXTERIOR WINDOW LOCATIONS: 1/4" CLEAR INTERIOR GLASS, 1/2" AIRSPACE, 1/4" EXTERIOR GLASS WITH REFLECTIVE FINISH AS SELECTED BY OWNER.

3) WINDOW MANUFACTURER SHALL PROVIDE WINDOWS THAT MEET THE INTERNATIONAL BUILDING CODE CRITERIA FOR GLASS & GLAZING [CHAPETER 24] - WIND LOAD FOR PROJECT = 90 mph [3 SECOND GUST].

4) MANUFACTURER TO VERIFY WINDOW ROUGH OPENING SIZES IN FIELD PRIOR TO FABRICATION. SUBMIT SHOP DRAWINGS FOR ARCHITECT TO REVIEW PRIOR TO FABRICATION.

5) ALL GLAZING OF WINDOWS SHALL MEET OR EXCEED THE SAFETY REQUIREMENTS OF ALL APPLICABLE CODES. PROVIDE SAFETY OR TEMPERED GLASS IN ALL LOCATIONS WHICH REQUIRE THE USE OF SAME.

6) FIXED GLAZED PANELS WITHIN 24" OF DOOR EDGES SHALL BE PROVIDED WITH SAFETY GLAZING THAT MEETS "CPSC 16CFR, 1202 STANDARDS.

7) SUBMIT COLOR SAMPLES FOR OWNER APPROVAL PRIOR TO FABRICATION.

8) RUBBER SETTING BLOCKS SHALL BE PROVIDED & INSTALLED AS PER MANUFACTURER SPECIFICATIONS.

9) MANUFACTURER SPECIFICATIONS SHALL BE FOLLOWED FOR FURTHER INFORMATION ON INSTALLATION, ASSEMBLY, JOINERY, SEALING, VENTING, ETC.

10) GLAZING WITHIN 36" OF WALKING SURFACE AND WITH PANES GREATER THAN NINE (9) SQUARE FEET IN AREA AND LESS THAN 18" ABOVE FLOOR SHALL BE PROVIDED
W/ SAFETY GLAZING THAT MEETS "CPSC 16CFR; 1201 STANDARDS".

11) SEE OVERALL BUILDING FLOOR PLANS FOR WINDOW LOCATIONS.

12) PROVIDE JAMB EXTENSIONS AS REQUIRED PER WALL DEPTH / INSTALLATION DETAIL.

13) PROVIDE ROUGH OPENINGS AS NECESSARY FOR DIFFERING WALL TYPES / FINISHES.

14) ALL FIXED FENESTRATIONS SHALL HAVE A MINIMUM U-FACTOR OF 0.38 PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

15) ALL OPERABLE FENESTRATIONS SHALL HAVE A MINIMUM U-FACTOR OF 0.45 PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

16) ALL ENTRANCE DOOR FENESTRATIONS SHALL HAVE A MINIMUM U-FACTOR OF 0.77 PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

17) ALL FENESTRATIONS SHALL HAVE A MINIMUM SHGC OF 0.40 PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

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CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

WINDOW SCHED. & DETAILS

FILE NAME 4102-A601
DRAWN BY RDL DATE 5.19.23

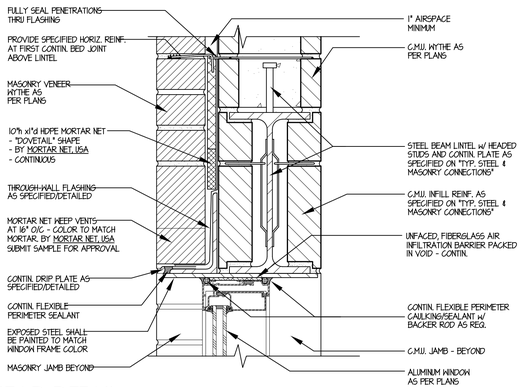
NO.	REVISED PER	DATE	BY

JOB NO. 410221

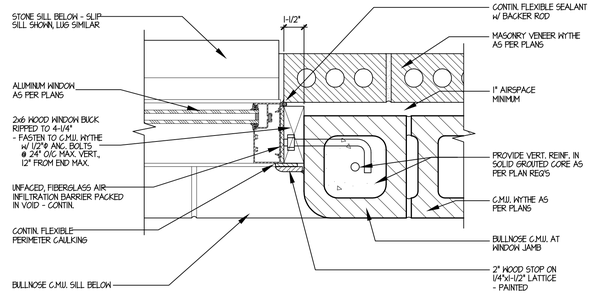
SHEET NO. A.601
OF 52

PROFESSIONAL DESIGN FIRM LICENSE # 184-002934

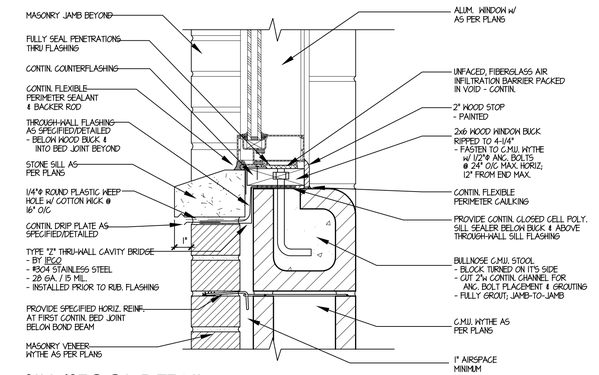
Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



HEAD DETAIL



JAMB DETAIL



SILL/STOOL DETAIL

TYPICAL WINDOW DETAIL AT MASONRY OPENING

2 / A.605 NOT TO SCALE

- ALUMINUM WINDOW W/ C.M.U. REVEAL
- OTHER OPENINGS SIMILAR

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PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL WINDOW DETAILS

FILE NAME 4102-A602
DRAWN BY RDL DATE 5.19.23

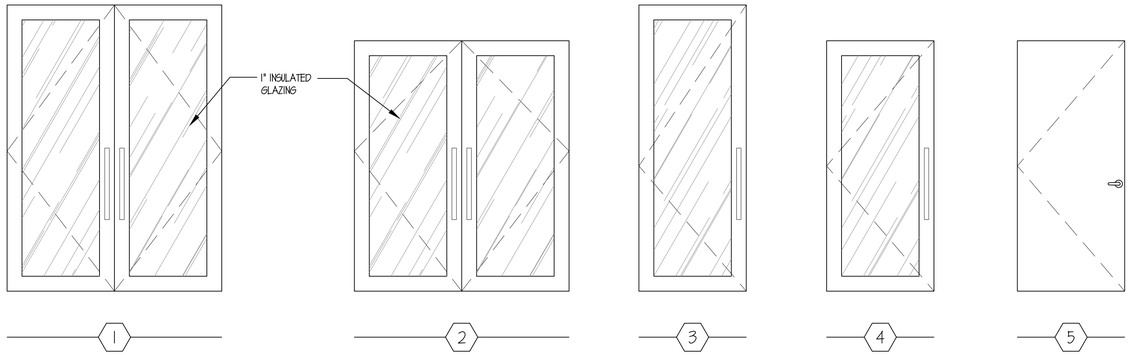
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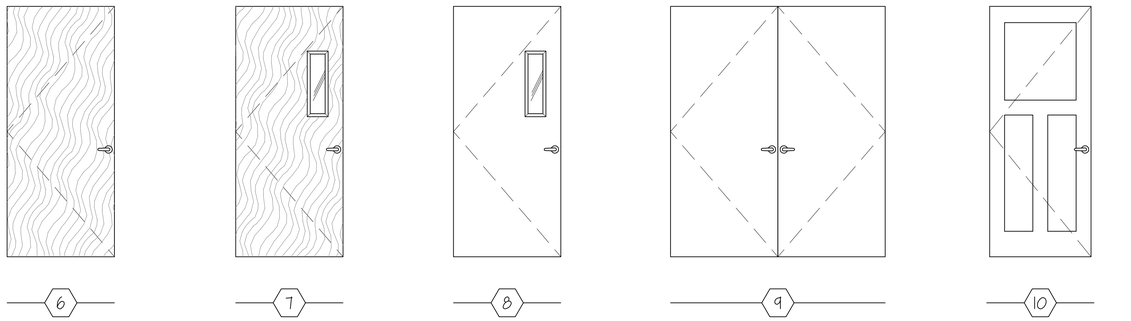
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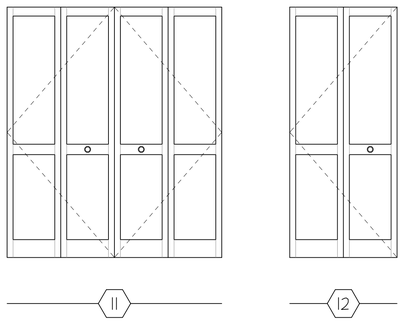
SHEET NO. A.602
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

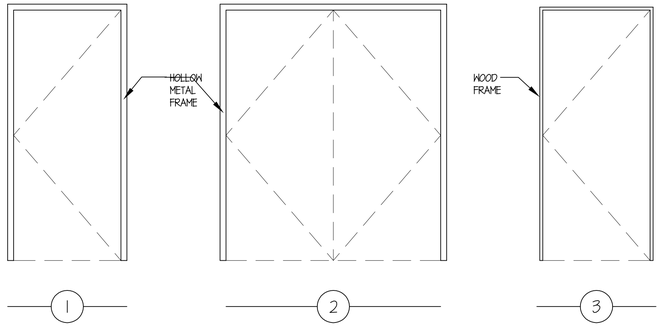






DOOR TYPES

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



FRAME TYPES

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

DOOR SCHEDULE

TAG	TYPE	CONFIGURATION	WIDTH	HEIGHT	THICKNESS	FIRE RATING	MATERIAL	FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	COMMENTS
A	1	PAIR - SWING	6'-0"	8'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
B	5	SWING	3'-0"	7'-0"	1 3/4"	NONE	INSULATED METAL	PAINT	1	H.M.	PAINT	
C	5	SWING	3'-0"	7'-0"	1 3/4"	NONE	INSULATED METAL	PAINT	1	H.M.	PAINT	
D	1	PAIR - SWING	6'-0"	8'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
E	5	SWING	3'-0"	7'-0"	1 3/4"	NONE	HOLLOW METAL	PAINT	1	H.M.	PAINT	
F	6	SWING	3'-0"	7'-0"	1 3/4"	45 MIN.	WOOD	STAIN	1	H.M.	PAINT	
G	4	SWING	3'-0"	7'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
H	4	SWING	3'-0"	7'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
J	7	SWING	3'-0"	7'-0"	1 3/4"	45 MIN.	WOOD	STAIN	1	H.M.	PAINT	
K	8	SWING	3'-0"	7'-0"	1 3/4"	45 MIN.	INSULATED METAL	PAINT	1	H.M.	PAINT	
L	9	PAIR - SWING	6'-0"	7'-0"	1 3/4"	NONE	INSULATED METAL	PAINT	2	H.M.	PAINT	
M	6	SWING	3'-0"	7'-0"	1 3/4"	NONE	WOOD	STAIN	1	H.M.	PAINT	
N	7	SWING	3'-0"	7'-0"	1 3/4"	NONE	WOOD	STAIN	1	H.M.	PAINT	
P	4	SWING	3'-0"	7'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	1	H.M.	PAINT	
Q	2	PAIR - SWING	6'-0"	7'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	2	H.M.	PAINT	
R	10	SWING	3'-0"	7'-0"	1 3/4"	45 MIN.	WOOD	PAINT	1	H.M.	PAINT	
S	10	SWING	2'-10"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
T	10	SWING	2'-10"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
U	10	SWING	2'-10"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
V	11	BI-FOLD	6'-0"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
W	3	SWING	3'-0"	8'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
Y	12	BI-FOLD	2'-6"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
Z	11	BI-FOLD	5'-0"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	

HARDWARE NOTE:

1) COORDINATE ALL HARDWARE SETS WITH OWNER AND PROVIDE AS PER ALL CODE AND ADA REQUIREMENTS. ALL SHALL BE PROVIDED WITH THE HARDWARE REQUIRED FOR PROPER APPLICATION AND FUNCTIONALITY.

GENERAL DOOR NOTES / REMARKS

1) ALL GLAZING OF DOORS & WINDOWS SHALL MEET OR EXCEED THE SAFETY REQUIREMENTS OF ALL APPLICABLE CODES. PROVIDE SAFETY OR TEMPERED GLASS IN ALL LOCATIONS WHICH REQUIRE THE USE OF SAME.

2) FIXED GLAZED PANELS WITHIN 24" OF DOOR EDGES SHALL BE PROVIDED W/ SAFETY GLAZING THAT MEETS "CPSC 16CFR; 1201 STANDARDS".

3) GLAZING WITHIN 36" OF WALKING SURFACE AND WITH PANES GREATER THAN NINE (9) SQUARE FEET IN AREA AND LESS THAN 18" ABOVE FLOOR SHALL BE PROVIDED W/ SAFETY GLAZING THAT MEETS "CPSC 16CFR; 1201 STANDARDS".

4) CONTRACTOR SHALL COORDINATE KEYING REQUIREMENTS WITH OWNER. PROVIDE "KEYED-ALIKE" ENTRIES AS REQUIRED.

5) ALL EXTERIOR DOORS TO HAVE TAMPER PROOF HINGES, THRESHOLDS, WEATHER-STRIPPING AT ALL EDGES & LOCK GUARDS.

6) THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 (IAC 400.310 (J)(1)).

7) PROVIDE A MIN. OF 4" FROM FINISHED WALL TO FINISHED JAMB AT ALL DOOR OPENINGS FOR APPLIED DOOR CASING AS REQ. - V.I.F.

8) THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
   - EXTERIOR HINGED DOORS - 8.5 LBF
   - INTERIOR HINGED DOORS - 5 LBF
   - SLIDING OR FOLDING DOORS - 5 LBF
   - THESE DO NOT APPLY TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION. (IAC 400.310 (J)(10)).

9) PROVIDE 1" THROW DEAD BOLT MADE OF HARDENED MATERIAL IN ALL LOCKS.

10) LOCK CYLINDERS SHALL PREVENT DISSASEMBLY FROM THE EXTERIOR.

11) TWO 1" VERTICAL BOLTS W/ STRIKE PLATES SHALL BE INSTALLED IN DOUBLE DOORS WITH INACTIVE LEAFS.

12) METAL STRIKE PLATES WITH A THICKNESS OF .062 INCHES ARE REQUIRED FOR ALL LOCKING DEVICES.

13) OUT SWING DOOR HINGES SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS.

14) HINGES AND STRIKE PLATES WILL BE ATTACHED TO THE JAMB USING AT LEAST NO. 8 SCREWS, AND PENETRATING AT LEAST 2" INTO THE SOLID BACKING BEYOND.

15) KEYED LOCKS SHALL HAVE A MINIMUM OF 5 TUMBLERS.

16) A DOOR VIEWER SHALL BE EQUIPPED IN ANY EXTERIOR DOOR THAT IS NOT EQUIPPED WITH GLAZING, AND ALLOW FOR 180 DEGREE VIEWING.

17) EXIT DEVICES ON SECONDARY EXTERIOR DOORS SHOULD BE EQUIPPED SO THAT KEYS ARE REQUIRED TO ENTER, AND PANIC BARS TO EXIT. THEY SHOULD ALSO BE EQUIPPED WITH AUTOMATIC CLOSERS AND DOOR VIEWERS.

18) METAL STRIKE PLATES WITH A THICKNESS OF .062 INCHES ARE REQUIRED FOR ALL LOCKING DEVICES.

19) LOCKS SHALL BE INSTALLED ON ALL WINDOWS SO THAT HARDWARE CAN NOT BE REMOVED FROM THE EXTERIOR.

20) AT ALL HAZARDOUS DOORS INDICATE TACTILE WARNINGS ON DOORS TO HAZARDOUS AREAS PER IAC SECTION 400.310 (L).

21) SIDELIGHTS @ ALL DOORS TO BE TEMPERED GLASS.

22) ALL FRAMES TO HAVE SILENCERS.

23) ALL CLOSERS ON RATED SOLID CORE WOOD DOORS TO BE THRU BOLTED.

24) PROVIDE CODE COMPLIANT HARDWARE (HANDICAPPED, EGRESS, ETC..) AS REQUIRED AND PER OWNER'S SELECTION.

25) TACTILE EXIT WALL SIGNAGE SHALL BE INSTALLED ADJACENT TO EACH DOOR LEADING TO AN EXIT DISCHARGE, PER IBC SECTION 1011.3

26) DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE.
   - THUMBTURN DEADBOLTS ARE PROHIBITED; LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE.

27) ALL ENTRANCE DOOR FENESTRATIONS SHALL HAVE A MINIMUM U-FACTOR OF 0.11 PER 2015 INTERNATIONAL ENERGY CONSERVATION CODE.

28) ALL EGRESS DOORS ARE TO USE KEYLESS LOCKSETS ON THE EGRESS SIDE; NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED.

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

DOOR SCHEDULE & GEN. NOTES

FILE NAME 4102-A603
DRAWN BY RDL DATE 5.19.23

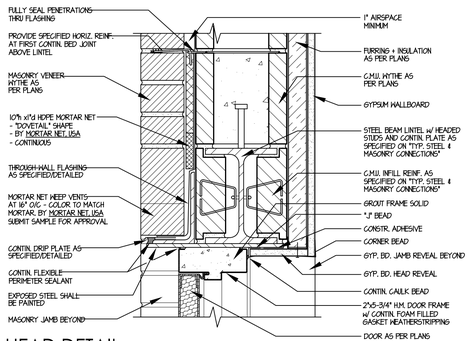
NO.	REVISED PER	DATE	BY

JOB NO. 410221

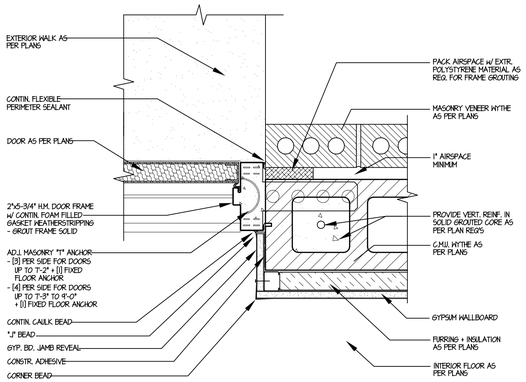
SHEET NO. A.603
OF 52

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Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



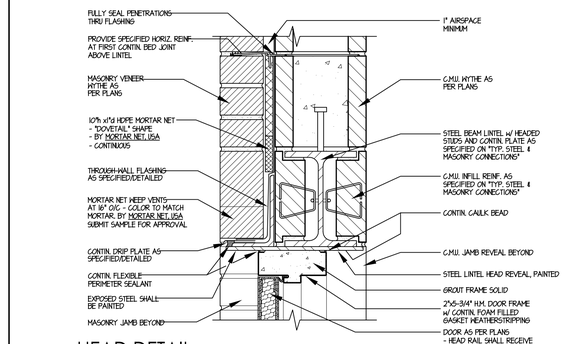
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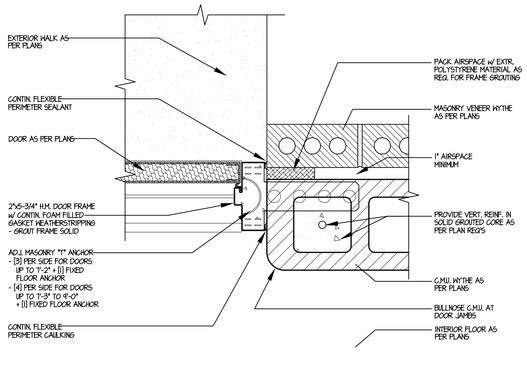
JAMB DETAIL

1 A603 DOOR DETAIL AT MASONRY OPENING

NOT TO SCALE — DRYWALL REVEAL



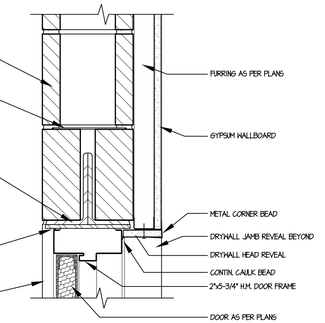
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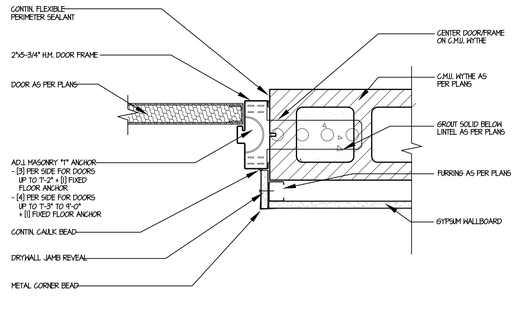
JAMB DETAIL

2 A603 DOOR DETAIL AT MASONRY OPENING

NOT TO SCALE — UNFINISHED REVEAL



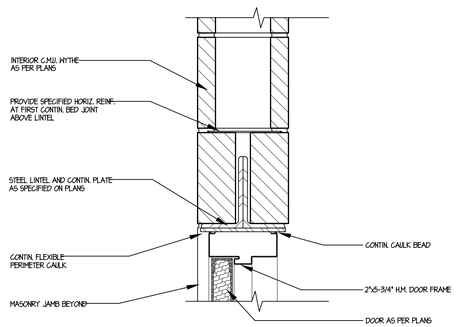
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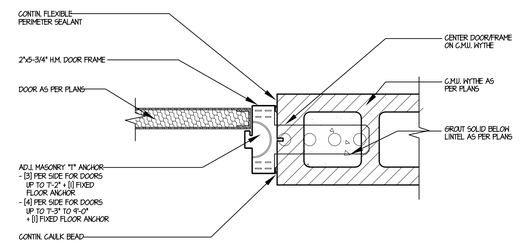
JAMB DETAIL

3 A603 DOOR DETAIL AT MASONRY OPENING

NOT TO SCALE — DRYWALL REVEAL, INTERIOR PARTITION/WALL



HEAD DETAIL



JAMB DETAIL

4 A603 DOOR DETAIL AT MASONRY OPENING

NOT TO SCALE — NO REVEAL, INTERIOR PARTITION/WALL

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PROJECT

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PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL DOOR DETAILS

FILE NAME 4102-A604
DRAWN BY RDL DATE 5.19.23

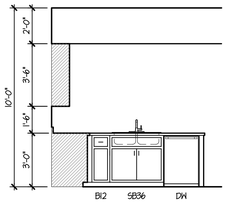
NO.	REVISED PER	DATE	BY

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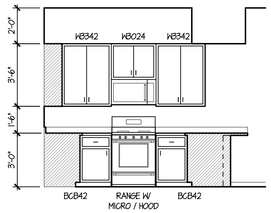
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OF 52

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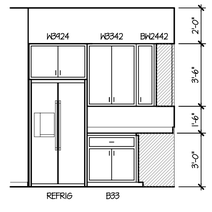
Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



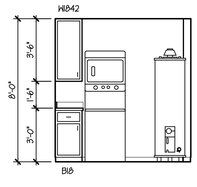
1 KITCHEN



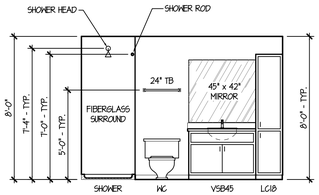
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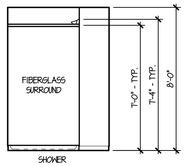
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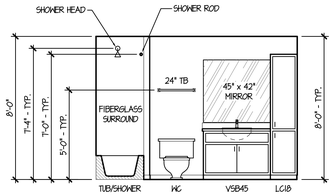
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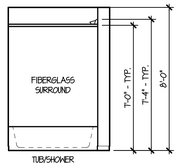
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6 BATH 1



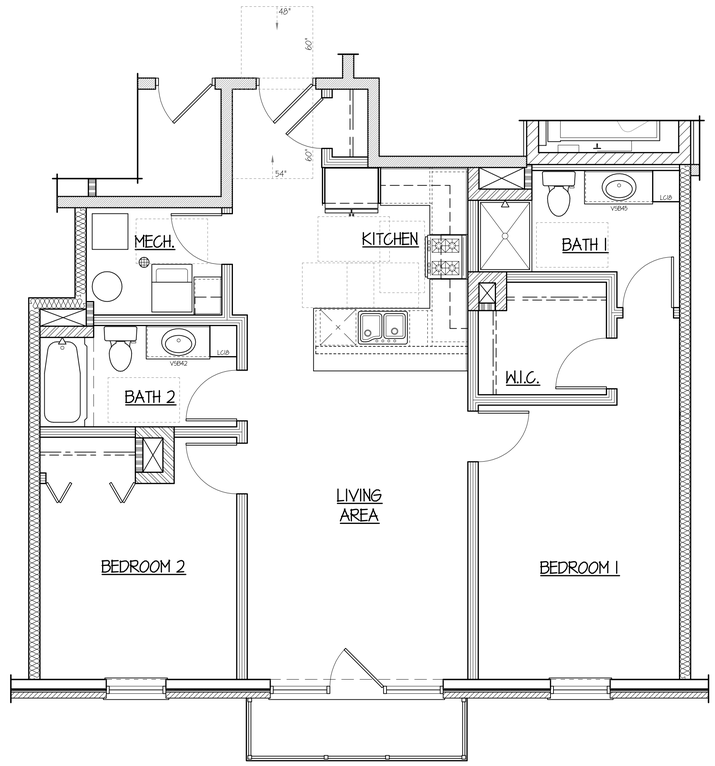
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8 BATH 2

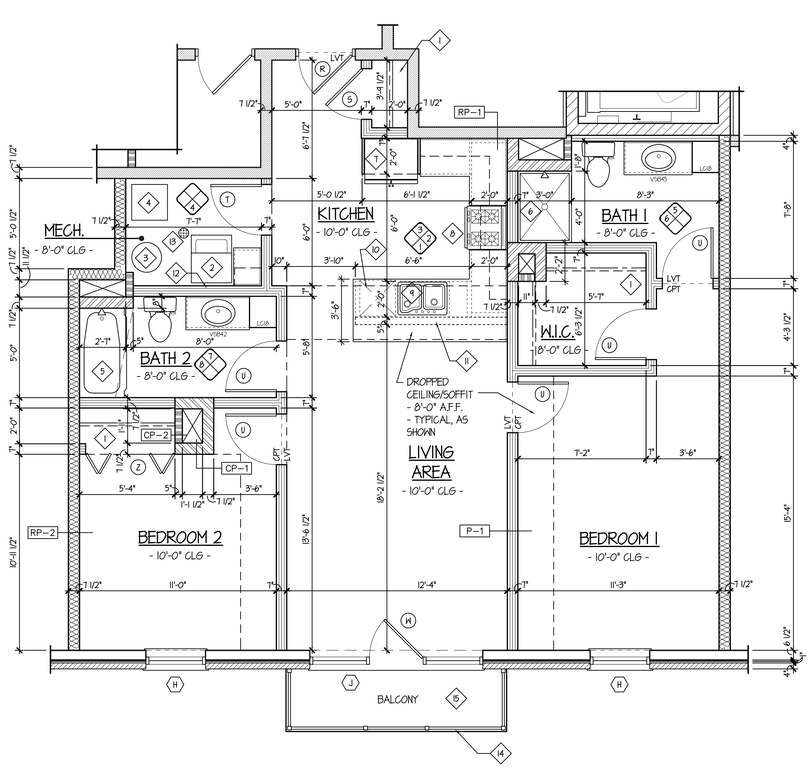
UNIT '201/301' INTERIOR ELEVATIONS

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



UNITS 201 & 301 - ADA FLOOR CLEARANCES

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



UNITS 201 & 301

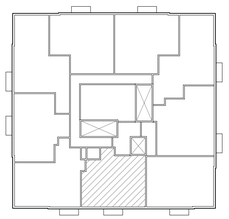
SCALE: 1/4" = 1'-0"

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PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	11	2x4 UNDER COUNTER PLUMBING WALL
4	FURNACE PER MECHANICAL PLANS	12	GRAY BOX PER PLUMBING PLANS
5	60" x 32" TUB / SHOWER COMBO	13	FLOOR DRAIN
6	48" x 36" SHOWER BASE AND SURROUND	14	42" ALUMINUM GUARDRAIL AT BALCONIES
7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN



INTERIOR PARTITION TYPES

MW-1
8" C.M.U.
2-HOUR RATING
- BASED ON U.L. LISTING "U-905"

WF-1
WALL FURRING, 2x4 WOOD STUDS @ 16" O.C.
1" RIGID INSULATION (MIN. R-3.8).
R-13 CAVITY INSULATION & 5/8" GYP. BD.

RP-1
UNIT-TO-COMMON AREA SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

RP-2
UNIT-TO-UNIT SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-1
CHASE PARTITION WALL
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-2
CHASE PARTITION WALL
1-HOUR RATED 3-5/8", 18g METAL STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3-1/2" S.A. BATT INSULATION
W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON
OUTER SIDE OF CHASE
- BASED ON U.L. LISTING "U-419"

P-1
INTERIOR UNIT PARTITION WALL
2x6 WOOD STUDS @ 16" O.C.
W/ 5/8" GYP. BD., EACH SIDE

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE
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PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 201 & 301
PLANS & DETAILS

FILE NAME 4102-A701
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.701
OF 52

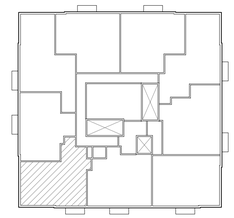
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

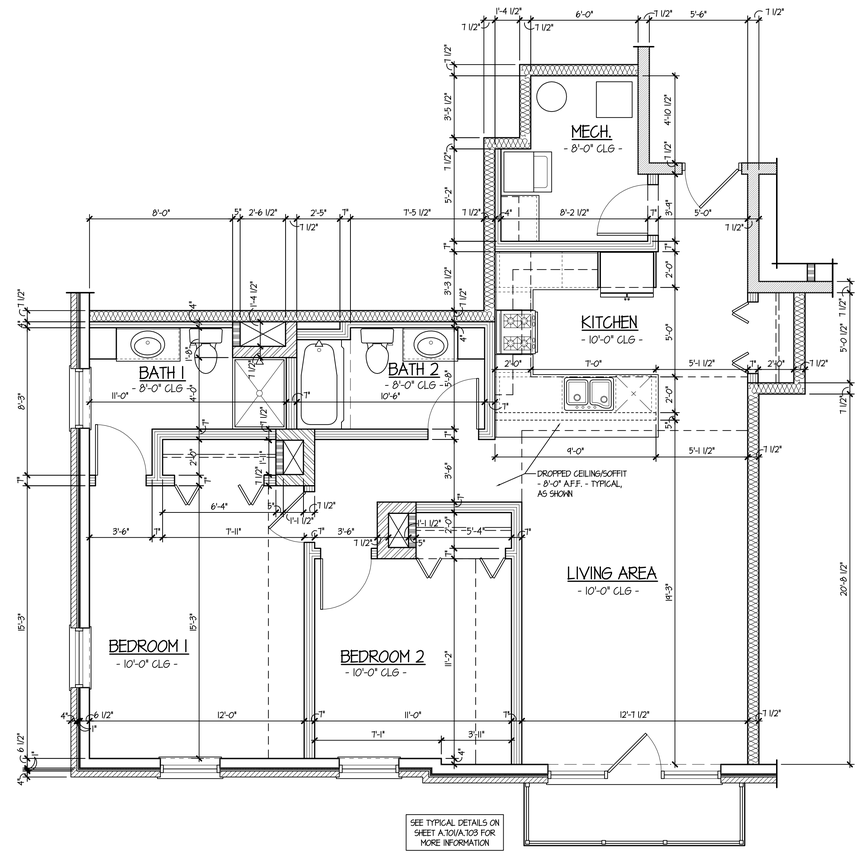
Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	11	2x4 UNDER COUNTER PLUMBING WALL
4	FURNACE PER MECHANICAL PLANS	12	GRAY BOX PER PLUMBING PLANS
5	60" x 32" TUB / SHOWER COMBO	13	FLOOR DRAIN
6	60" x 36" SHOWER BASE AND SURROUND	14	42" ALUMINUM GUARDRAIL AT BALCONIES
7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN





UNITS 202 & 302

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

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 202 & 302
PLANS & DETAILS

FILE NAME 4102-A702
DRAWN BY RDL DATE 5.19.23

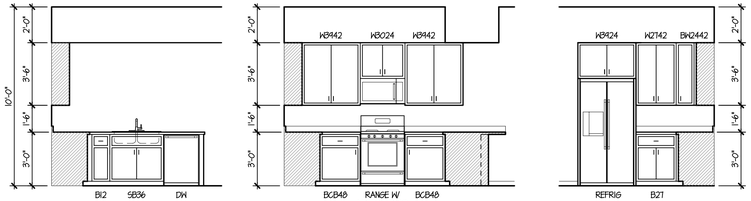
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JOB NO. 410221

SHEET NO. A.702
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

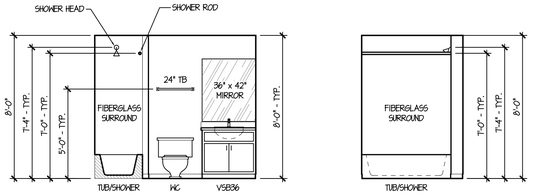
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1 KITCHEN

2 KITCHEN

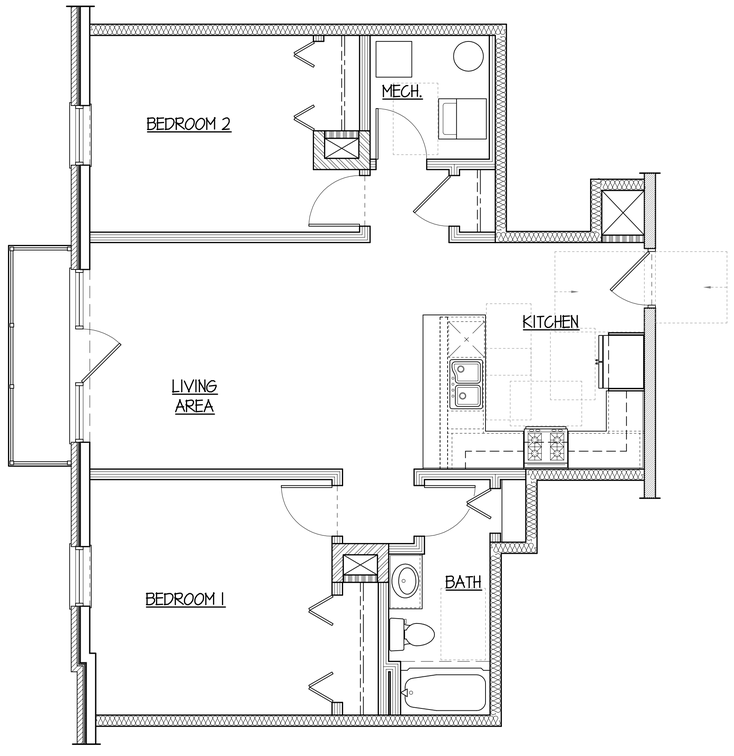
3 KITCHEN



4 BATH 2

5 BATH 2

UNIT '203/303' INTERIOR ELEVATIONS



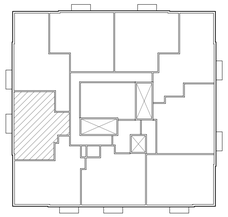
UNITS 203 & 303

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

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	11	2x4 UNDER COUNTER PLUMBING WALL
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7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN



INTERIOR PARTITION TYPES

MW-1 — 8" C.M.U.
2-HOUR RATING
- BASED ON U.L. LISTING "U-905"

WF-1 — WALL FURRING, 2x4 WOOD STUDS @ 16" O.C.
1" RIGID INSULATION (MIN. R-3.8),
R-13 CAVITY INSULATION & 5/8" GYP. BD.

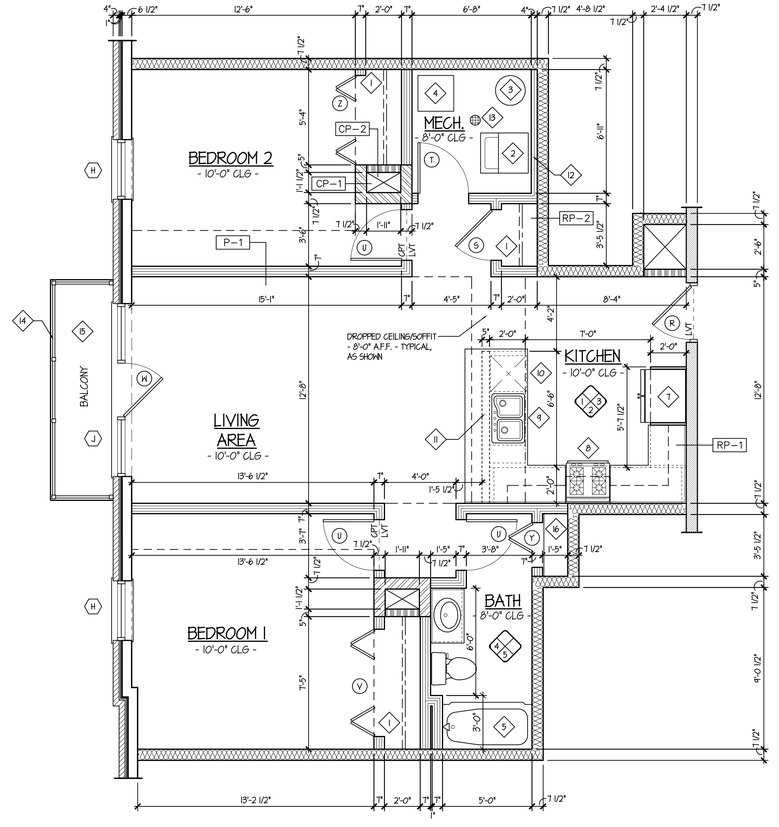
RP-1 — UNIT-TO-COMMON AREA SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

RP-2 — UNIT-TO-UNIT SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-1 — CHASE PARTITION WALL
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-2 — CHASE PARTITION WALL
1-HOUR RATED 3-5/8", 18g METAL STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
W/ 3-1/2" S.A. BATT INSULATION
W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON
OUTER SIDE OF CHASE
- BASED ON U.L. LISTING "U-419"

P-1 — INTERIOR UNIT PARTITION WALL
2x6 WOOD STUDS @ 16" O.C.
W/ 5/8" GYP. BD., EACH SIDE



UNITS 203 & 303

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

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PROJECT

THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 203 & 303
PLANS & DETAILS

FILE NAME 4102-A703
DRAWN BY RDL DATE 5.19.23

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JOB NO. 410221

SHEET NO. A.703
OF 52

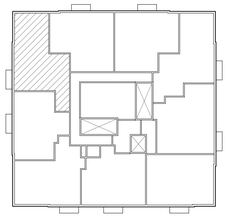
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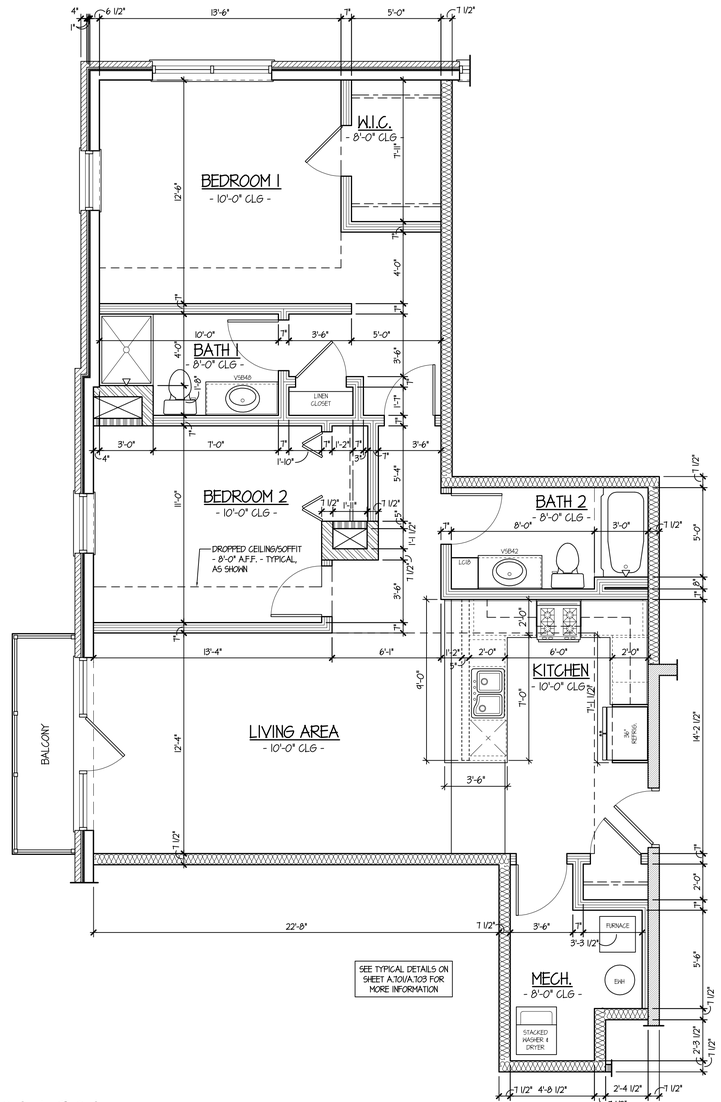
Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	11	2x4 UNDER COUNTER PLUMBING WALL
4	FURNACE PER MECHANICAL PLANS	12	GRAY BOX PER PLUMBING PLANS
5	60" x 32" TUB / SHOWER COMBO	13	FLOOR DRAIN
6	48" x 36" SHOWER BASE AND SURROUND	14	42" ALUMINUM GUARDRAIL AT BALCONIES
7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN





UNITS 204 & 304

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

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PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 204 & 304
PLANS & DETAILS

FILE NAME 4102-A704
DRAWN BY RDL DATE 5.19.23

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JOB NO. 410221

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OF 52

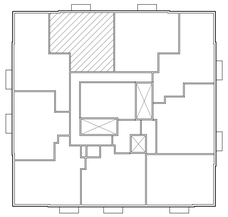
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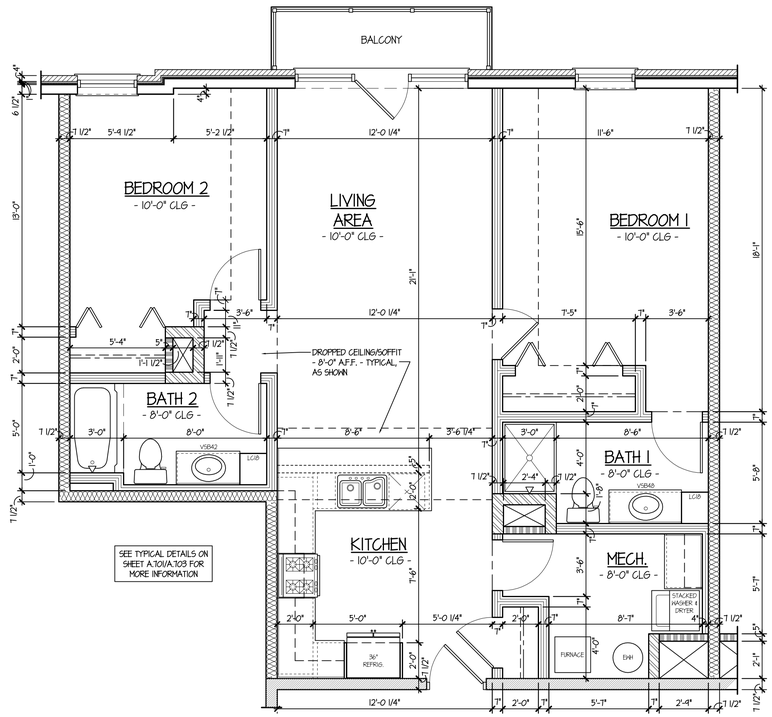
Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

PLAN KEY NOTES

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7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN





UNITS 205 & 305

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

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1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 205 & 305 PLANS & DETAILS

FILE NAME 4102-A705
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.705
OF 52

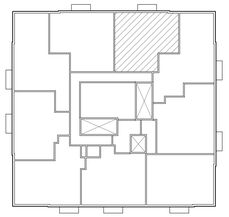
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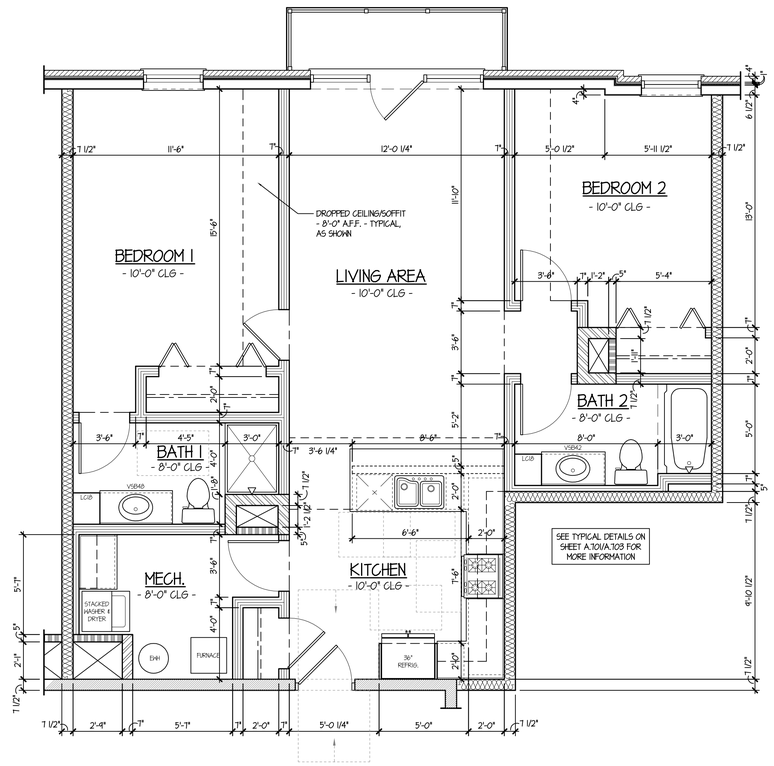
Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

PLAN KEY NOTES

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7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN





UNITS 206 & 306

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

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PROJECT

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UNITS 206 & 306 PLANS & DETAILS

FILE NAME 4102-A706
DRAWN BY RDL DATE 5.19.23

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JOB NO. 410221

SHEET NO. A.706
OF 52

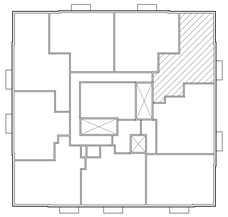
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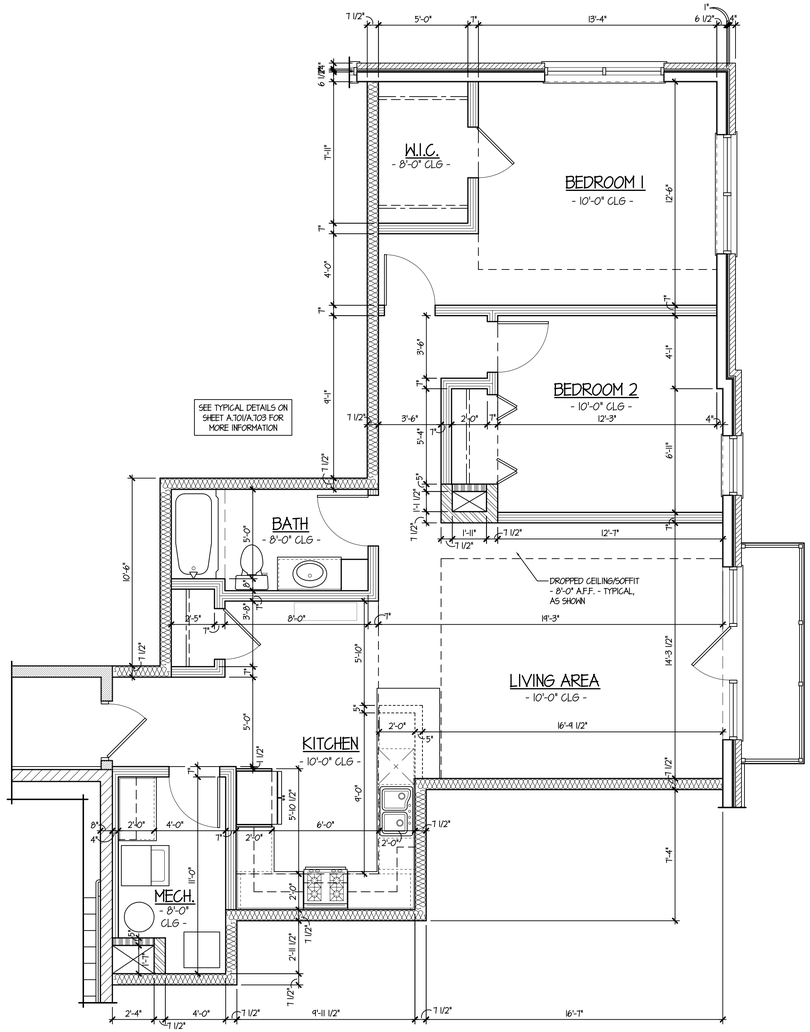
Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	11	2x4 UNDER COUNTER PLUMBING WALL
4	FURNACE PER MECHANICAL PLANS	12	GRAY BOX PER PLUMBING PLANS
5	60" x 32" TUB / SHOWER COMBO	13	FLOOR DRAIN
6	48" x 36" SHOWER BASE AND SURROUND	14	42" ALUMINUM GUARDRAIL AT BALCONIES
7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN





SEE TYPICAL DETAILS ON SHEET A.701/A.703 FOR MORE INFORMATION

UNITS 207 & 307

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

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TINAGLIA ARCHITECTS, INC.

CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 207 & 307
PLANS & DETAILS

FILE NAME 4102-A707
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.707
OF 52

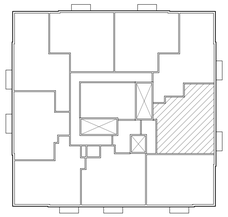
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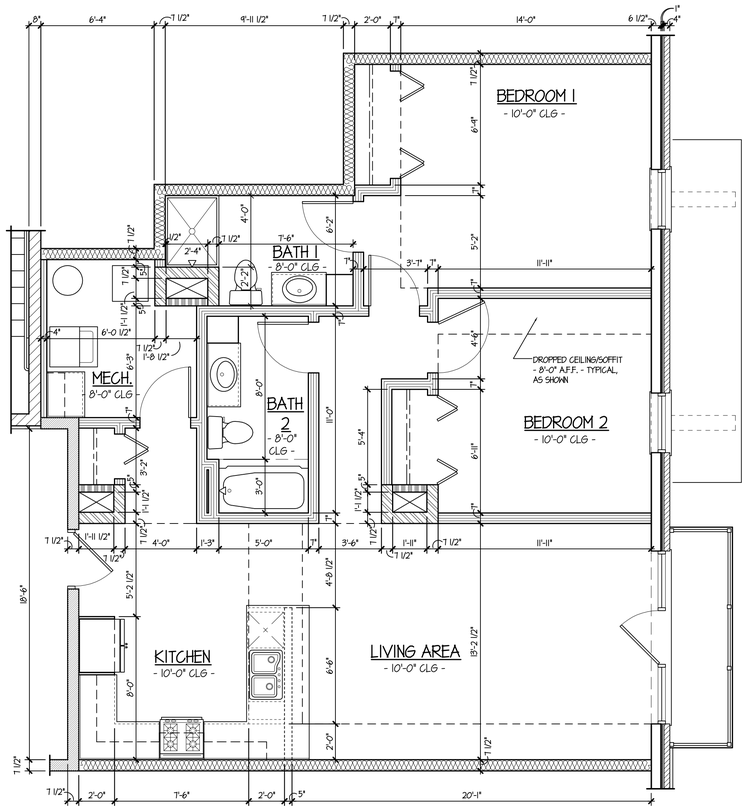
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DRAWING TITLE

UNITS 208 & 308
PLANS & DETAILS

FILE NAME 4102-A708
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OF 52

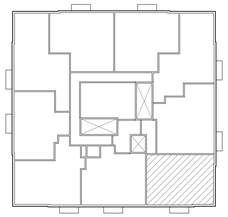
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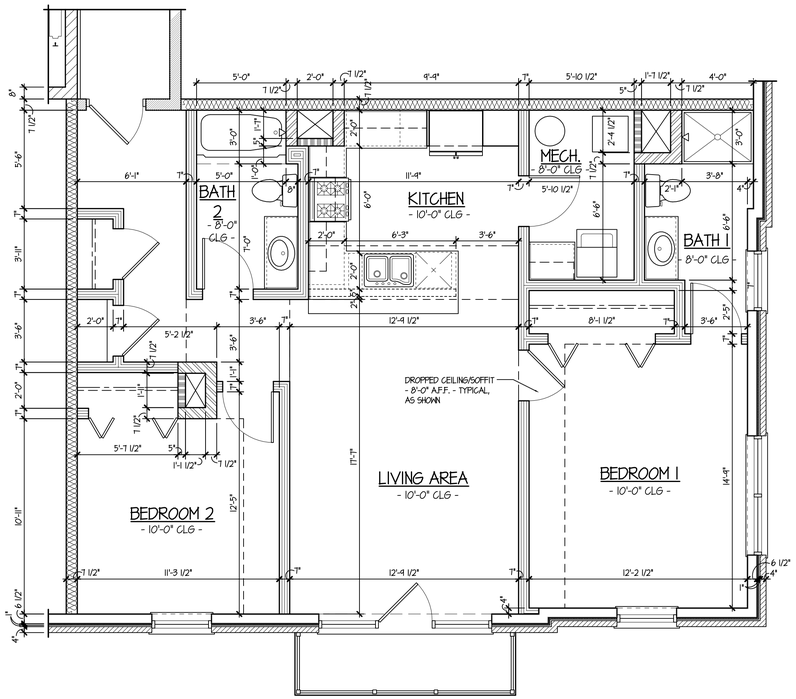
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KEY PLAN





UNITS 209 & 309

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

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UNITS 209 & 309
PLANS & DETAILS

FILE NAME 4102-A709
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1 GENERAL NOTES

1.1. CODES AND DESIGN CRITERIA
a BUILDING CODE: INTERNATIONAL BUILDING CODE 2015 W/ LOCAL AMENDMENTS
b RISK CATEGORY II
1.2. DESIGN LOADS
a HIGH ROOF LOAD (COLD FORMED JOISTS)
- DEAD LOAD 25 PSF
- LIVE LOAD 30 PSF + DRIFT
d THIRD FLOOR LOAD
- DEAD LOAD 25 PSF
- LIVE LOAD 40 PSF AT DWELLING UNITS
100 PSF AT PUBLIC CORRIDORS
125 PSF AT STORAGE ROOM
FLOOR LOAD AT 2nd FLOOR
DEAD LOAD = 95 PSF (10" PLANK w/ 2" TOPPING)
LIVE LOAD = 40 PSF AT PARKING
= 100 PSF AT CORRIDORS
= 125 PSF AT STORAGE ROOM
e SNOW LOAD
- GROUND SNOW LOAD Pg 25 PSF
- IMPORTANCE FACTOR Is 1.0
- SNOW EXPOSURE FACTOR Ce 1.0
- SNOW THERMAL FACTOR Ct 1.0
- FLAT ROOF SNOW LOAD Pf 17.5 PSF
f WIND LOADS (ASCE7-10)
- MWFRS
BASIC WIND SPEED 90 mph (3 SEC GUST)
RISK CATEGORY II
WIND EXPOSURE B
INTERNAL PRESSURE COEFFICIENT +/- .18
- COMPONENTS & CLADDING
TRIBUTARY AREA 20 SQUARE FEET
ROOF ZONE 1 -24.3 PSF
ROOF ZONE 2 -39.1 PSF
ROOF ZONE 3 -52.2 PSF
WALLS (TRIBUTARY AREA > 20 SQUARE FEET)
WALL ZONE 4 +18/-18 PSF
WALL ZONE 5 +18/-33 PSF
PARAPET (TRIBUTARY AREA 10 SQUARE FEET)
PARAPET +/- 41 PSF
NET WIND UPLIFT (ASCE7-10)
- NET UPLIFT 15 PSF (WITHIN 10 FT OF ROOF EDGE)
- NET UPLIFT 10 PSF (TYP UN)
g SEISMIC LOADS
- RISK CATEGORY II
- SEISMIC IMPORTANCE FACTOR 1.0
- Ss 0.17 Sds 0.17
- S1 .06 Sd1 0.09
- SITE CLASS D
- SEISMIC DESIGN CATEGORY B
- BASIC SEISMIC FORCE RESISTING SYSTEM:
- RESPONSE MODIFICATION FACTOR R 3.5 INTERMEDIATE REINFORCED CMU WALLS
- SEISMIC RESPONSE COEFFICIENT Cs 0.05
- DESIGN BASE SHEAR (LRFD) 431k
- ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE
1.1. GENERAL REQUIREMENTS
a DEFINITIONS
- PRIMARY STRUCTURAL SYSTEM IS THE COMPLETED COMBINATION OF ELEMENTS WHICH SERVE TO SUPPORT THE BUILDING'S SELF-WEIGHT, THE APPLICABLE LIVE LOAD, AND THE ENVIRONMENTAL LOADS SUCH AS WIND, SEISMIC.
- PRE-ENGINEERED STRUCTURAL ELEMENTS ARE STRUCTURAL ELEMENTS WHICH ARE SPECIFIED BY THE SER AS DESIGN DELEGATED ITEMS TO BE THE DESIGN RESPONSIBILITY OF A SPECIALTY STRUCTURAL ENGINEER (SSE)
- SPECIAL INSPECTION IS INSPECTION PERFORMED BY A QUALIFIED PERSON, APPROVED BY THE BUILDING OFFICIAL, FOR THE TYPES OF WORK REQUIRING INSPECTION PER THE GOVERNING CODES AND CONTRACT DOCUMENTS.
- SPECIALTY STRUCTURAL ENGINEER (SSE) IS A LICENSED PROFESSIONAL/STRUCTURAL ENGINEER, NOT THE SER, WHO IS RESPONSIBLE FOR SEALING PLANS AND DESIGNS FOR PRE-ENGINEERED STRUCTURAL ELEMENTS WHICH ARE NECESSARY FOR THE STRUCTURE TO BE COMPLETED AND THE SER HAS DESIGNATED AS DESIGN DELEGATED ITEMS.
- STRUCTURAL ENGINEER OF RECORD (SER) IS THE STRUCTURAL ENGINEER WHO IS LEGALLY ELIGIBLE TO SEAL THE STRUCTURAL DOCUMENTS FOR A BUILDING PROJECT. THE SER IS RESPONSIBLE FOR THE DESIGN OF THE PRIMARY STRUCTURAL SYSTEM.
- DESIGNATED REPRESENTATIVE FOR CONSTRUCTION (DRC - I.E., CONSTRUCTION MANAGER OR GENERAL CONTRACTOR) IS RESPONSIBLE FOR THE OVERALL CONSTRUCTION OF THE PROJECT INCLUDING PROJECT SCHEDULING, JOB SITE SAFETY AND MEANS AND METHODS OF CONSTRUCTION.
- SPECIAL INSPECTOR: A QUALIFIED PERSON EMPLOYED OR RETAINED BY AN APPROVED AGENCY AND APPROVED BY THE BUILDING OFFICIAL AS HAVING THE COMPETENCE NECESSARY TO INSPECT A PARTICULAR TYPE OF CONSTRUCTION REQUIRING SPECIAL INSPECTION.
b THE STRUCTURAL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
c THE DRC SHALL COORDINATE WITH THE MECHANICAL AND ARCHITECTURAL DRAWINGS AND WITH THE MECHANICAL CONTRACTOR, THE LOCATION OF ALL MECHANICAL EQUIPMENT.
d THE DRC SHALL NOTIFY THE ARCHITECT IF THE WEIGHTS OF MECHANICAL UNITS ETC. ARE DIFFERENT FROM THE WEIGHTS POSTED ON THE DESIGN DRAWINGS. DISCREPANCIES SHALL BE RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.
e THE DRC SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES TO AVOID THE POSSIBILITY OF UNNECESSARY FUTURE PROBLEMS AND POSSIBLE FIELD ORDERS. FAILURE TO DO SO WILL PUT THE FULL RESPONSIBILITY OF CORRECTION ON THE DRC.
f THE DRC SHALL COORDINATE THE WORK OF ALL TRADES AND MAKE NECESSARY INVESTIGATIONS AND FIELD MEASUREMENTS.
g DO NOT SCALE DRAWINGS.
h THE SER HAS NO SUPERVISORY RESPONSIBILITY, HAS NO CONTROL OF OR RESPONSIBILITY FOR THE MEANS, METHODS, TECHNIQUES, PROCEDURES OR SEQUENCE OF CONSTRUCTION, HAS NO RESPONSIBILITY FOR THE FAILURE OF ANY CONTRACTOR TO PERFORM THE WORK IN ACCORDANCE WITH THE DESIGN DOCUMENTS AND NO RESPONSIBILITY TO DEVISE, IMPLEMENT OR ENFORCE ANY SAFETY PRECAUTIONS OR PROGRAMS FOR THE PROJECT
1.1. SLEEVES, ANCHORAGES, OPENINGS, ETC.
a IN GENERAL, STRUCTURAL DRAWINGS DO NOT SHOW EQUIPMENT PADS, DRAINS, HOLES, ANCHORAGES, INSERTS AND SLEEVES FOR ITEMS PASSING THROUGH OR ATTACHED TO CONCRETE OR FRAMING. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND PROJECT SPECIFICATIONS. ADJUST EQUIPMENT PADS AND SUB FRAMING TO FIT EQUIPMENT FURNISHED.
b PROVIDE SUB FRAMING FOR EQUIPMENT SUPPORTED ON OR SUSPENDED FROM THE STRUCTURE.
1.2. STRUCTURAL STABILITY AND CONSTRUCTION
a INDIVIDUAL STRUCTURAL COMPONENTS ARE DESIGNED TO SUPPORT LOADS IN THEIR FINAL ERECTED POSITION AS PART OF THE TOTAL COMPLETED STRUCTURE.
b DRC TO PROVIDE TEMPORARY GUYING AND BRACING AS REQUIRED UNTIL ALL CONSTRUCTION AFFECTING LATERAL STABILITY IS COMPLETED.
c DRC SHALL BE SOLELY RESPONSIBLE FOR STABILITY OF STRUCTURE, ITS PARTS BY USE OF GUYING, BRACING, SHORING, BARRICADES, SAFETY RAILINGS AND DEVICES DURING THE ENTIRE PERIOD OF CONSTRUCTION.
d DRC SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SITE SAFETY AND MEANS AND METHOD OF CONSTRUCTION.
1.3. SHOP DRAWINGS AND TEST REPORTS
a DRC SHALL CHECK ALL SHOP DRAWINGS BEFORE SUBMITTAL TO SER FOR REVIEW.
b DRC SHALL PREPARE A SHOP DRAWING SUBMITTAL SCHEDULE WITH A MINIMUM OF TWO WEEKS INCLUDED FOR THE SER'S REVIEW OF EACH SUBMITTAL LISTED BELOW.
c REVIEW BY SER WILL BE FOR CONFORMANCE TO GENERAL LAYOUT AND DESIGN INTENT ONLY.
d CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ACCURACY OF DIMENSIONS, FABRICATION, FIT UP OF PARTS AND BILLS OF MATERIALS.
e CONTRACTOR SHALL COORDINATE WORK OF VARIOUS TRADES AND MAKE NECESSARY FIELD MEASUREMENTS.
f THE CONTRACT SPECIFICATIONS PROVIDE A COMPLETE LISTING OF SUBMITTALS. THE FOLLOWING IS A SUMMARY OF THE REQUIRED SUBMITTALS:
- CONCRETE
CONCRETE MIX DESIGNS WITH ASSOCIATED HISTORICAL TEST DATA
REINFORCING STEEL PLACEMENT DRAWINGS PER ACI 315
- PRECAST CONCRETE
PLACEMENT DRAWINGS
ENGINEERING ANALYSIS SIGNED AND SEALED BY LICENSED SSE.
- CONCRETE MASONRY
PRODUCT DATA SHEETS
REINFORCING STEEL PLACEMENT DRAWINGS
- STRUCTURAL STEEL
STRUCTURAL STEEL SHOP DRAWINGS
CONNECTION DESIGN SIGNED AND SEALED BY LICENSED SSE.
- COLD FORMED METAL FRAMING
COLD FORMED SHOP DRAWINGS
DESIGN CALCULATIONS SIGNED AND SEALED BY LICENSED SSE.
- METAL DECK (ROOF/COMPOSITE/FORM ETC.)
SHOP DRAWINGS
- MISCELLANEOUS METALS (STAIRS/HANDRAIL/GUARD RAIL/LADDERS ETC.)
STRUCTURAL STEEL SHOP DRAWINGS
DESIGN CALCULATIONS SIGNED AND SEALED BY LICENSED SSE.
- UNDERPINNING/SHORING PROCEDURES AND SEALED CALCULATIONS
1.1. DEFERRED SUBMITTALS - DESIGN DELEGATED COMPONENTS
a CERTAIN COMPONENTS OF THE COMPLETED CONSTRUCTION ARE DESIGN DELEGATED TO THE MANUFACTURER OF THE COMPONENT. THE MANUFACTURER'S SSE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE COMPONENT. THE FOLLOWING ARE DESIGNATED TO BE DESIGN DELEGATED COMPONENTS ON THIS PROJECT:
b PRECAST CONCRETE PLAN AND PRECAST WALL SYSTEMS
c STRUCTURAL STEEL CONNECTIONS
d COLD FORMED STEEL FRAMING
e MISCELLANEOUS METALS (STAIRS, GUARDRAIL, HANDRAIL, LADDERS, ETC.)
f (NOT USED)
g TEMPORARY SHORING AND BRACING
h TEMPORARY EARTH RETENTION SYSTEMS
i CURTAIN WALLS
j WINDOW WALLS
k (NOT USED)
l OTHER WORK AS LISTED ON DRAWINGS, SPECIFICATIONS AND CUSTOMARY INDUSTRY STANDARDS. WHERE DELEGATION OF DESIGN IS SPECIFIED,
m THE MANUFACTURER SHALL BE RESPONSIBLE FOR RETAINING THE SERVICES OF A LICENSED SPECIALTY STRUCTURAL ENGINEER (SSE) IN THE STATE HAVING JURISDICTION. THE SSE SHALL DESIGN AND DETAIL COMPONENTS TO MEET GOVERNING BUILDING CODES, STANDARDS AND THE SPECIFIED PERFORMANCE CRITERIA. SIGNED AND SEALED CALCULATIONS SHALL BE SUBMITTED FOR RECORD TO THE AOR, SER, AND THE VILLAGE OF PALATINE, IL.. THE DESIGN DELEGATED SSE SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN OF THE COMPONENT.
n SSE SUBMITTALS WILL BE REVIEWED BY THE SER FOR LOADING CRITERIA AND GENERAL CONFORMANCE TO THE PRIMARY STRUCTURAL SYSTEM.
1.2. DEMOLITION
a THE ARCHITECTURAL/STRUCTURAL DEMOLITION DRAWINGS INDICATE THE GENERAL AREAS OF DEMOLITION. THE DRC SHALL VERIFY IN THE FIELD ALL ITEMS TO BE REMOVED TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
b THE DRC SHALL CAREFULLY REMOVE ONLY THE EXISTING ITEMS IDENTIFIED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
c (NOT USED)
d THE CONTRACTOR SHALL MINIMIZE THE EXTENT OF THE DEMOLITION TO THE EXISTING STRUCTURE TO ONLY THAT REQUIRED TO INSTALL THE NEW BUILDING MODIFICATIONS.
1.3. STRUCTURAL TESTS AND INSPECTIONS (IBC 1704 & 1705)
a AN INDEPENDENT APPROVED AGENCY SHALL PROVIDE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION IN ACCORDANCE WITH CHAPTER 17 OF IBC 2015.
b THE APPROVED AGENCY'S SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
c THE APPROVED AGENCY SHALL KEEP RECORDS OF ALL SPECIAL INSPECTIONS AND TESTS AND SUBMIT REPORTS TO THE BUILDING OFFICIAL AND THE SER.
d ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DRC FOR CORRECTION. IF UNCORRECTED, THE APPROVED AGENCY SHALL NOTIFY THE BUILDING OFFICIAL AND THE SER.
e REFER TO IBC 2015 1704.5 FOR SUBMITTALS TO THE BUILDING OFFICIAL IN ADDITION TO THE REPORTS.
f THE APPROVED AGENCY SHALL SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED CONTRACT DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THIS CODE.
g QUALITY CONTROL SHALL BE THE RESPONSIBILITY OF THE FABRICATOR/ERECTOR IN ACCORDANCE WITH AISC360-05 CHAPTER N.
h JOB SITE VISITS BY THE SER DO NOT CONSTITUTE AN OFFICIAL SPECIAL INSPECTION.
1.4. STATEMENT OF SPECIAL INSPECTIONS:
a REFER TO THE REFERENCED DOCUMENTS (IBC 2015 CHAPTER 17, AISC 360-05 CHAPTER N, ACI530-08 CHAPTER 3,) FOR ADDITIONAL DESCRIPTIONS OF REQUIREMENTS.
b STRUCTURAL OBSERVATIONS FOR SEISMIC NOT REQUIRED:
c STRUCTURAL OBSERVATIONS FOR WIND NOT REQUIRED
d THE FOLLOWING LIST OF MATERIALS AND WORK REQUIRE SPECIAL INSPECTIONS (P) PERIODIC; (C) CONTINUOUS
STRUCTURAL STEEL (1704.3 - AISC360-05 CHAPTER N)
1 INSPECTION TASKS PRIOR TO WELDING SHOP/FIELD (IBC 1704.3)
a REVIEW WELDING PROCEDURE SPECIFICATIONS (WPS) & WELDING CONSUMABLES (C)
b FIT UP GROOVE AND FILLET WELDS (P)
c CONFIGURATION OF ACCESS HOLES (P)
2 INSPECTION TASKS DURING WELDING SHOP/FIELD (IBC 1704.3)
a QUALIFIED WELDERS (C)
b CONTROL AND HANDLING OF CONSUMABLES (C)
c NO WELDING OVER TACK WELDS (C)
d ENVIRONMENTAL CONDITIONS (C)
e WPS FOLLOWED (C)
f WELDING TECHNIQUES (C)
3 INSPECTION TASKS AFTER WELDING SHOP/FIELD (IBC 1704.3)
a WELDS CLEANED (C)
b SIZE, LENGTH, LOCATION OF WELDS (C)
c WELDS MEET VISUAL ACCEPTANCE CRITERIA (C)
d CJP GROOVE WELD NDT PER AWS D1.1 (C)
4 INSPECTION TASKS PRIOR TO BOLTING (IBC 1704.3)
a BOLT MATERIAL GRADE
b PROPER FASTENERS USED PER CONTRACT DOCUMENTS (P)
c PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL (P)
d CONNECTION ELEMENTS INCLUDING FAYING SURFACES MEET REQUIREMENTS (P)
e PROPER STORAGE OF FASTENER COMPONENTS (P)
5 INSPECTION TASKS DURING BOLTING (IBC 1704.3)
a FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND POSITIONED AS REQUIRED (P).
b JOINT BROUGHT TO SNUG TIGHT CONDITION (P)
c FASTENER COMPONENT NOT TURNED BY WRENCH PREVENTED FROM ROTATING (P)
d FASTENERS PRETENSIONED PER RCSC SPECIFICATION (P)
6 INSPECTION TASKS AFTER BOLTING (IBC 1704.3)
a DOCUMENT ACCEPTED OR REJECTED BOLTED CONNECTIONS (C)
7 INSPECTION OF ANCHOR RODS IN CONFORMANCE WITH CONTRACT DOCUMENTS. (P)
8 INSPECTION OF STEEL FRAME/CONNECTION DETAILS IN CONFORMANCE WITH CONTRACT DOCUMENTS. (P)
9 INSPECTION OF STEEL ELEMENTS OF COMPOSITE CONSTRUCTION PRIOR TO CONCRETE PLACEMENT (IBC 1704.3)
a PLACEMENT OF STEEL DECK (C)
b PLACEMENT OF STEEL HEADED STUD (C)
c DOCUMENT ACCEPTANCE OR REJECTION (C)
10 INSPECTION OF METAL DECK DIAPHRAGM CONNECTIONS TO STEEL FRAMING. (P)
11 OPEN WEB STEEL JOISTS (IBC 1704.3)
a END CONNECTIONS (P)
b BRIDGING (P)
c MEMBER SIZES IN ACCORDANCE WITH CONTRACT DOCUMENTS (P)
12 COLD FORMED STEEL FRAMING
a MATERIAL GRADES (P)
b FRAMING DETAILS AND CONNECTIONS PER CONTRACT DOCUMENTS (P)
CONCRETE CONSTRUCTION (IBC 1705.3)
1 REINFORCEMENT PLACEMENT (P)
2 REINFORCING BAR WELDING (P)
3 ANCHORS CAST IN CONCRETE (P)
4 POST INSTALLED ANCHORS
a ADHESIVE (C)
b MECHANICAL (P)
5 VERIFY USE OF REQUIRED MIX (P)
6 STRENGTH, SLUMP, AIR, TEMPRATURE TEST OF CONCRETE PRIOR TO PLACEMENT (C)
7 CONCRETE PLACEMENT (C)
8 VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES (P)
9 INSPECT ERECTION OF PRECAST MEMBERS INCLUDING CONNECTIONS (P)
10 INSPECT FORMWORK (P)
MASONRY CONSTRUCTION (IBC 1705.4)
1 VERIFY COMPLIANCE WITH APPROVED SUBMITTALS (P)
2 AS MASONRY CONSTRUCTION BEGINS, VERIFY COMPLIANCE OF THE FOLLOWING:
a PROPORTIONS OF SITE-PREPARED MORTAR (P)
b CONSTRUCTION OF MORTAR JOINTS (P)
c GRADE AND SIZE OF REBAR (P)
d LOCATION OF REINFORCEMENT AND CONNECTORS 9P)
3 PRIOR TO GROUTING, VERIFY COMPLIANCE OF FOLLOWING:
a GROUT SPACE
b GRADE, TYPE AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS (P)
c PLACEMENT OF REINFORCEMENT AND CONNECTORS (P)
d PROPORTIONS OF SITE PREPARED GROUT
e CONSTRUCTION OF MORTAR JOINTS (P)
4 VERIFY DURING CONSTRUCTION:
a SIZE AND LOCATION OF STRUCTURAL ELEMENTS (P)
b TYPE, SIZE AND LOCATION OF ANCHORS INCLUDING OTHER DETAILS OF ANCHORAGE TO MASONRY (P)
c WELDING OF REINFORCEMENT (C).
d PREPARTION, CONSTRUCTION AND PROTECTION OF MASONRY DURING COLD/HOT WEATHER (P)
e PLACEMENT OF GROUT (C)
5 OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS. (P)
6 MINIMUM TESTS
a VERIFY SLUMP FLOW AND VISUAL STABILITY INDEX.
b VERIFICATION OF f ' m PRIOR TO CONSTRUCTION
WOOD CONSTRUCTION (IBC 2015 1705.5)
1 VERIFY MATERIAL GRADE (P)
2 MEMBER SIZES, FRAMING AND DETAILS CONFORM TO CONTRACT DOCUMENTS (P)
3 DIAPHRAGM AND SHEAR WLL SHEATHING SIZE/GRADE AND NAIL SIZE AND PATTERNS CONFORM TO CONTRACT DOCUMENTS. (P)
4 HOLD DOWNS/STRAPS INSTALLED PER MANUFACTURER INSTRUCTIONS AND PER CONTRACT DOCUMENTS.
SOILS (IBC 1705.6)
1 VERIFY BEARING CAPACITY BELOW SHALLOW FOUNDATIONS (P)
2 VERIFY EXCAVATIONS EXTEND TO PROPER DEPTH AND REACHED PROPER MATERIAL (P).
3 PERFORM CLASSIFICATION AND TESTING OF COMPACTED MATERIAL (P)
4 VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED MATERIAL (C).
5 PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PROPERLY PREPARED (P)
6 VERIFY SOIL IMPROVEMENT HAS BEEN PERFORMED PROPERLY (P)

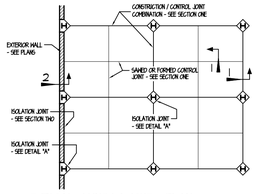
2 FOUNDATIONS
2.1 GENERAL
a THE FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY SOIL AND MATERIAL CONSULTANTS, INC. FILE No. 25078, DATED MARCH 21, 2023. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL GEOTECHNICAL REQUIREMENTS.
b SUMMARY OF GEOTECHNICAL DESIGN VALUES
- SHALLOW STRIP AND SPREAD FOOTINGS
ALLOWABLE SOIL BEARING PRESSURE 3,000 PSF
DEPTH OF FOOTING BELOW FINISHED GRADE 42".
c CONTRACTOR SHALL LOCATE ALL EXISTING BELOW GRADE UTILITIES AND INTERFERENCES PRIOR TO START OF WORK. NOTIFY THE SER OF ANY INTERFERENCE.
d REFER TO CIVIL DRAWINGS FOR ALL SOIL IMPROVEMENT, SITE PREPARATION, GRADING, EROSION PROTECTION AND SITE UTILITY WORK.
e STRIP TOPSOIL OVER THE ENTIRE BUILDING AREA.
f PROTECT ALL EXPOSED SURFACES IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
g MAINTAIN ALL EXCAVATIONS FREE OF WATER CONTINUOUSLY
h DRC SHALL BE RESPONSIBLE FOR ALL SHORING/BRACING OF EXCAVATIONS.
i ALL SHALLOW FOUNDATIONS SHALL BE LOCATED SHALL BEAR AT SUFFICIENT DEPTH TO PROVIDE ADEQUATE FROST COVERAGE PER LOCAL REQUIREMENTS.
j A GEOTECHNICAL TESTING SERVICE SHALL CONFIRM ALL SOIL BEARING CAPACITIES PRIOR TO PLACEMENT OF CONCRETE FOUNDATIONS.
k DO NOT BACKFILL BEHIND BASEMENT WALLS UNTIL ALL FRAMING IS COMPLETED UNLESS TEMPORARY BRACING/SHORING IS PROVIDED BY THE DRC'S SSE.
l ALL STRUCTURAL FILL AND GENERAL FILL SHALL MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT INCLUDING MATERIAL SPECIFICATION AND COMPACTION REQUIREMENTS.
m ALL BASEMENT AND RETAINING WALLS ARE DESIGNED CONSIDERING A GRANULAR BACKFILL MATERIAL.
n SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER. A COPY OF THE REPORT SHALL BE GIVEN TO THE INSPECTOR PRIOR TO POURING THE FOOTINGS.

2.4 SHORING AND UNDERPINNING FOUNDATIONS
a SHORING AND UNDERPINNING ARE DESIGNATED AS A DELEGATED DESIGN ITEMS AND SHALL BE DESIGNED BY THE DRC'S GEOTECHNICAL ENGINEER AND LICENSED PROFESSIONAL ENGINEER.
b ALL SHORING OF EXISTING FOUNDATIONS REQUIRED BY THE DRC DUE TO EXCAVATIONS NEAR EXISTING STRUCTURES AND UNDERPINNING OF EXISTING FOUNDATIONS AS INDICATED ON THE DESIGN DRAWINGS IS A DELEGATED DESIGN ITEM AND SHALL BE DESIGNED BY THE DRC'S GEOTECHNICAL AND LICENSED STRUCTURAL ENGINEERS.
c ANY UNDERPINNING PROCEDURES INDICATED ON THE DESIGN DRAWINGS ARE CONCEPTUAL ONLY AND SHALL BE CONFIRMED BY THE DRC'S GEOTECHNICAL AND STRUCTURAL ENGINEERS.
d SUBMIT SHORING AND UNDERPINNING PROCEDURES AND SEALED CALCULATIONS TO THE ARCHITECT FOR RECORD PURPOSES ONLY.

3 CONCRETE CONSTRUCTION
3.1 CAST IN PLACE CONCRETE
a GENERAL REQUIREMENTS
- ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-10, SPECIFICATION FOR STRUCTURAL CONCRETE, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- SUBMITTALS
- CONCRETE MIXES WITH HISTORICAL TEST DATA.
MATERIAL CERTIFICATES: CEMENT, AGGREGATES, ADMIXTURES, REINFORCING STEEL
REINFORCING STEEL PLACEMENT DRAWINGS
b PRODUCTS
- REINFORCING BARS: ASTM A615 GRADE 60
- REINFORCING BARS WELDABLE: ASTM A706 GRADE 60
- PLAIN WIRE FABRIC: ASTM A185
- PORTLAND CEMENT: ASTM C150 TYPE I OR II.
- AGGREGATES: ASTM C33
- WATER: POTABLE ASTM C94
- ADMIXTURES
AIR ENTRAINING ASTM C260
CHEMICAL ADMIXTURES ASTM C 494
- AIR CONTENT FOR CONCRETE EXPOSED TO WEATHER: 5 TO 7%.
- SLUMP: 4"
- CONCRETE STRENGTH: F'C 4,000 PSI AT 28 DAYS
- MIXING PER ASTM C94
- CURING COMPOUNDS: ASTM C309 OR C1315
c EXECUTION
- CONCRETE COVER
- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
- CONCRETE EXPOSED TO EARTH OR WEATHER 2"
- CONCRETE NOT EXPOSED TO WEATHER 1-1/2"
- ALL FOOTINGS, WALL FOOTINGS, GRADE BEAMS AND PILE/CAISSON CAPS SHALL BE FORMED UNLESS NOTED.
- LAP SPLICE LENGTHS PER ACI 318 CHAPTERS 12 USING A CLASS B SPLICE. ALL WELDED WIRE FABRIC SHALL BE LAPPED ONE GRID MINIMUM
- LOCATE JOINTS AS SHOWN ON PLANS; WHERE NOT SHOWN, CONTROL OR CONSTRUCTION JOINTS SHALL BE PLACED IN ACCORDANCE WITH ACI RECOMMENDATIONS I.E., A MAXIMUM PANEL SIZE (IN FEET) EQUAL TO APPROXIMATELY THREE TIMES THE THICKNESS OF THE SLAB (IN INCHES) IN BOTH DIRECTIONS.
- HOOK ENDS OF BARS INTERRUPTED BY OPENINGS.
- HOOK TOP BARS AT ALL CONCRETE EDGES, AT ALL WALL AND SLAB OPENINGS,
- PROVIDE 2-#5 BARS X OPENING WIDTH PLUS 4 FEET (2 FEET EACH SIDE) EACH FACE, UNLESS SHOWN OTHERWISE.
- PLACEMENT OF CONCRETE IN COLD WEATHER SHALL COMPLY WITH ACI306
- PLACEMENT OF CONCRETE IN HOT WEATHER SHALL COMPLY WITH ACI305
- TOLERANCES SHALL MEET ACI 117, ACI 301 AND ACI 318 AS A MINIMUM.
3.2 PRECAST CONCRETE SLABS
a PRECAST CONCRETE SLABS ARE DESIGNATED AS A DELEGATED DESIGN ITEM AND SHALL BE DESIGNED BY THE CONTRACTOR'S LICENSED PROFESSIONAL ENGINEER.
b PRECAST SLABS AS INDICATED ON PLANS, SECTIONS AND DETAILS ARE DESIGNATED AND SHOWN AS THOSE MANUFACTURED BY THE FLEXICORE COMPANY. APPROVED ALTERNATE SECTIONS OF EQUAL STRENGTH AND THICKNESS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED.
c ALL EMBEDDED PLATES SHALL BE ASTM A36.
d COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 5000 PSI MINIMUM AT 28 DAYS; RELEASE STRENGTH AT PRESTRESS SHALL NOT BE LESS THAN 3500 PSI.
e FABRICATE PRECAST CONCRETE SLABS IN ACCORDANCE WITH PCI MNL-116.
f COORDINATE WITH OTHER TRADES FOR INSTALLATION OF ITEMS TO BE CAST-IN HOLLOW CORE SLABS.
g REFER TO CONCRETE NOTES FOR TOPPING REQUIREMENTS. TOPPING SHALL HAVE CONTROL JOINTS SAW CUT A MAXIMUM OF 20'-0" ON CENTER AND AT ALL LOCATIONS OF CRACK POTENTIAL SUCH AS RE-ENTRANT CORNERS, VERY THIN WIDTHS, ETC. TOPPINGS DESIGNATED TO BE STRUCTURAL SHALL HAVE CONTROL JOINTS LOCATED PARALLEL WITH THE SPAN OF THE PLANK ONLY AND THEY SHALL BE LOCATED A MAXIMUM OF 15' ON CENTER AND LOCATED OVER A GROUT JOINT.
3.3 PRECAST CONCRETE BEAMS AND COLUMNS
a PRECAST CONCRETE BEARING BEAMS AND COLUMNS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONSTRUCTION. BEAMS AND COLUMNS SHALL BE DESIGNED FOR THE GRAVITY, WIND AND SEISMIC LOADS INDICATED.
b (NOT USED)
c MANUFACTURER SHALL PROVIDE TEMPORARY BRACING AND DEAD MEN AS REQUIRED TO STABILIZE PRECAST ELEMENTS PRIOR TO THE INSTALLATION OF THE FLOOR FRAMING.
e PROVIDE STAINLESS STEEL DOVE TAIL ANCHORS @32" O.C. IN AREAS WITH BRICK VENEER.

4 MASONRY CONSTRUCTION
4.1 UNIT MASONRY
a GENERAL
- MASONRY CONSTRUCTION AND MATERIALS, INCLUDING COMPOSITION, QUALITY, STORAGE, HANDLING, PREPARATION AND PLACEMENT OF MATERIALS, QUALITY ASSURANCE FOR MATERIALS AND MASONRY, AND CONSTRUCTION OF MASONRY SHALL COMPLY TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TMS 602) EXCEPT AS MODIFIED BY THE FOLLOWING NOTES.
- REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- FULL ALLOWABLE STRESSES WERE USED FOR THE ASD DESIGN OF THE MASONRY THEREFORE ALL MASONRY WORK SHALL BE INSPECTED AND QUALITY ASSURANCE MEASURES WILL BE IMPLEMENTED.
- DEFINITIONS (SEE ACI 530.1)
- REFERENCES (SEE ACI 530.1)
- COMPRESSIVE STRENGTH OF MASONRY F'M SHALL BE 2,000 PSI. (MINIMUM).
- SUBMITTALS
MIX DESIGNS AND TEST RESULTS FOR MORTAR TO COMPLY WITH ASTM C270
MIX DESIGNS AND TEST RESULTS FOR GROUT TO COMPLY WITH ASTM C476
MATERIAL CERTIFICATES:
QUALITY ASSURANCE
TESTING AGENCY SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C 1093.
b MATERIALS
- MORTAR: CONFORM TO ASTM C270 TYPE S PORTLAND CEMENT TYPE 1 OR 2, LOW ALKALI PER ASTM C150 NON AIR ENTRAINED OR HYDRATED LIME PER ASTM C207 TYPE S.
- GROUT: CONFORM TO ASTM C476 WITH A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- MASONRY UNITS NORMAL WEIGHT 2 CELLS PER ASTM C90 TYPE I OR TYPE II.
- REINFORCING STEEL PER ASTM A615
- JOINT REINFORCING PER ASTM A 951
- WELDED WIRE FABRIC PER ASTM A185
- ANCHOR BOLTS HEADED ASTM A307.
- STEEL LINTELS ASTM A36 (A992 WIDE FLANGE SHAPES). GALVANIZE ALL LINTELS IN EXTERIOR WALLS.
- ACCESSORIES (SEE ACI 530.1)
- MIXING (SEE ACI 530.1)
- FABRICATION
ALL LINTELS AND STEEL CONSTRUCTION ADJACENT TO OR ABUTTING MASONRY SHALL BE PROVIDED WITH GALVANIZED MASONRY TIES AT 16" O.C. PROVIDE 5/8" DIAMETER X 4" STUDS @ 32" O.C. ON TOP OF ALL WIDE FLANGE AND CHANNEL LINTELS.
c EXECUTION
- INSPECTION (SEE ACI 530.1)
- DO NOT WET CONCRETE MASONRY UNITS BEFORE PLACING REINFORCEMENT; PLACE REINFORCEMENT IN GROUT SPACES WITH REBAR POSITIONERS PRIOR TO PLACING GROUT.
- REINFORCEMENT SPLICES SHALL BE LAPPED 48 TIMES THE BAR DIAMETER BUT NOT LESS THAN18".
- MASONRY ERECTION
- CONSTRUCT MASONRY IN RUNNING BOND UNLESS NOTED.
- ALL MASONRY SHALL BE FULL BEDDED IN MORTAR (FACE AND WEBS).
- ALL MASONRY LOCATED BELOW GRADE SHALL BE GROUTED SOLID.
- PROVIDE CONTINUOUS GALVANIZED, HORIZONTAL MASONRY REINFORCING AT 16" ON CENTER (ALTERNATE CMU COURSES) MINIMUM.
- UNDER ALL BEAM AND JOIST BEARINGS, FILL UNITS 2 CMU CO

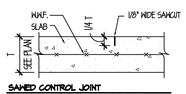
TYPICAL CONCRETE SLAB CONSTRUCTION AND CONTROL JOINT DETAILS



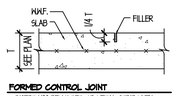
TYPICAL JOINT LAYOUT - PLAN

NOTES

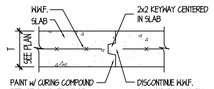
1. PROVIDE CONTROL JOINTS AT ALL COLUMN LINES, MAXIMUM CONTROL JOINT SPACING AT 15'-0" TO 25'-0". PROVIDE CONTROL JOINTS SO THAT NO SLAB "PANEL" SHALL NOT EXCEED APPROX. 400 SQUARE FEET.
2. SLAB "PANELS" TO BE APPROXIMATELY SQUARE (CONTROL JOINT LENGTH RATIOS NOT TO EXCEED 1 1/2 TO 1)
3. SAWED CONTROL JOINTS TO BE CUT WITHIN 14 HOURS AFTER POUR.
4. EACH CONCRETE POUR FOR SLAB CONSTRUCTION SHALL NOT EXCEED 3,000 SQUARE FEET. SUCCESSIVE POURS SHALL BE MADE ON AN ALTERNATING "CHECKER BOARD" PATTERN.
5. SEE PLANS FOR JOINT LOCATIONS.



SAWED CONTROL JOINT
- SAWCUT AFTER ADJACENT SLAB IS PLACED
- FILL FLUSH WITH LEAD OR JOINT FILLER.

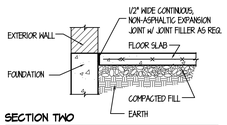


FORMED CONTROL JOINT
- INSERT 1/8" BEVELED OR METAL STRIP WHEN CONCRETE IS PLACED.
- FINISH FLUSH WITH SURFACE.

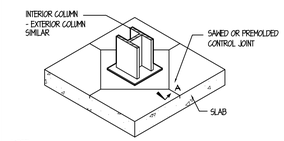


CONSTRUCTION & CONTROL JOINT COMBO.

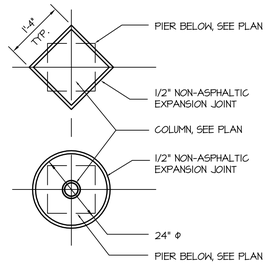
SECTION ONE



SECTION TWO
- SEE PLANS FOR FURTHER INFORMATION



DURING CONSTRUCTION **COMPLETED CONST.**



DETAIL A

COLUMN SCHEDULE

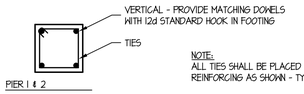
COLUMN MARK	COLUMN SIZE
C1	W8x31
C2	W10x33
C3	W10x39
C4	W10x49
C5	HSS 4x4x5/16

FOOTING SCHEDULE

FOOTING MARK	FOOTING SIZE (W x L x D)	REINFORCING EACH WAY, BOTTOM, U.N.	REMARKS
F3.0	3'-0" x 3'-0" x 1'-0"	4 - #5	
F4.0	4'-0" x 4'-0" x 1'-0"	5 - #5	
F5.0	5'-0" x 5'-0" x 1'-2"	6 - #5	
F6.0	6'-0" x 6'-0" x 1'-4"	7 - #5	
F7.0	7'-0" x 7'-0" x 1'-6"	8 - #5	
F8.0	8'-0" x 8'-0" x 1'-8"	7 - #6	
F9.0	9'-0" x 9'-0" x 1'-10"	10 - #6	
F10.0	10'-0" x 10'-0" x 2'-0"	11 - #6	
F11.0	11'-0" x 11'-0" x 2'-2"	13 - #6	
F12.0	12'-0" x 12'-0" x 2'-4"	13 - #7	
F14.0	14'-0" x 14'-0" x 2'-4"	16 - #7	

PIER SCHEDULE

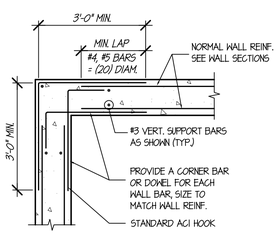
PIER MARK	PIER SIZE W	PIER SIZE D	REINFORCING VERTICAL	REINFORCING TIES	REMARKS
P1	20"	20"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"
P2	22"	22"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"
P3	24"	20"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"
P4	24"	22"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"
P5	24"	24"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"



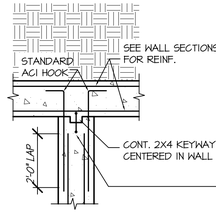
NOTE:
ALL TIES SHALL BE PLACED TIGHT TO VERTICAL REINFORCING AS SHOWN - TYPICAL

CONCRETE PIER DETAILS

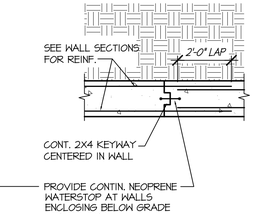
TYPICAL POURED CONCRETE FOUNDATION CONSTRUCTION DETAILS



WALL CORNER
NOT TO SCALE



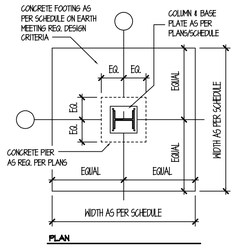
INTERSECTION
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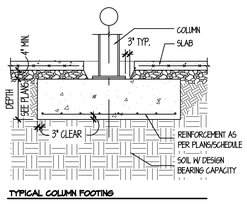
WALL JOINT
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NOTE:
PROVIDE CONCRETE WALL JOINTS @ 40'-0" O.C. MAX.

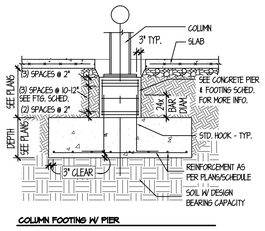
TYPICAL COLUMN FOOTING DETAILS



PLAN



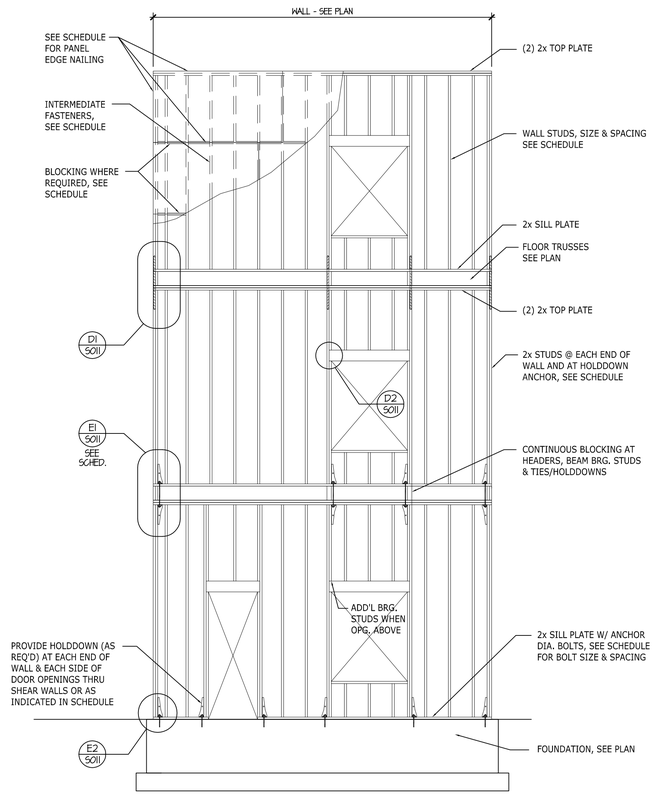
TYPICAL COLUMN FOOTING



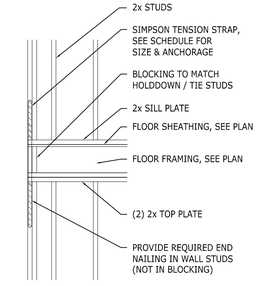
COLUMN FOOTING W/ PIER

NOTES:
1. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL MEETING THE DESIGN CRITERIA NOTED ON DRAWINGS
2. SEE COLUMN FOOTING SCHEDULES FOR SPECIFIC FOOTING INFORMATION.
3. FOOTING REINFORCING SHALL BE PLACED "EACH DIRECTION", UNLESS NOTED OTHERWISE - SEE FOOTING SCHEDULE

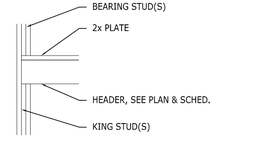
TYPICAL SHEAR WALL DETAILS



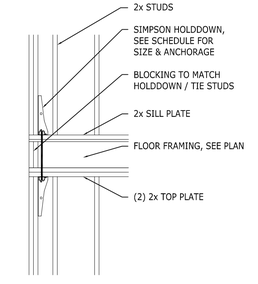
SHEAR WALL ELEVATION
NOT TO SCALE



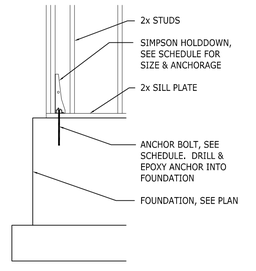
D1 WALL DETAIL
NOT TO SCALE



D2 WALL DETAIL
NOT TO SCALE



E1 WALL DETAIL
NOT TO SCALE



E2 WALL DETAIL
NOT TO SCALE

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TINAGLIA ARCHITECTS

CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

STRUCT. DTLS. & SCHEDULES

FILE NAME 4102-S002
DRAWN BY RDL DATE 5.19.23

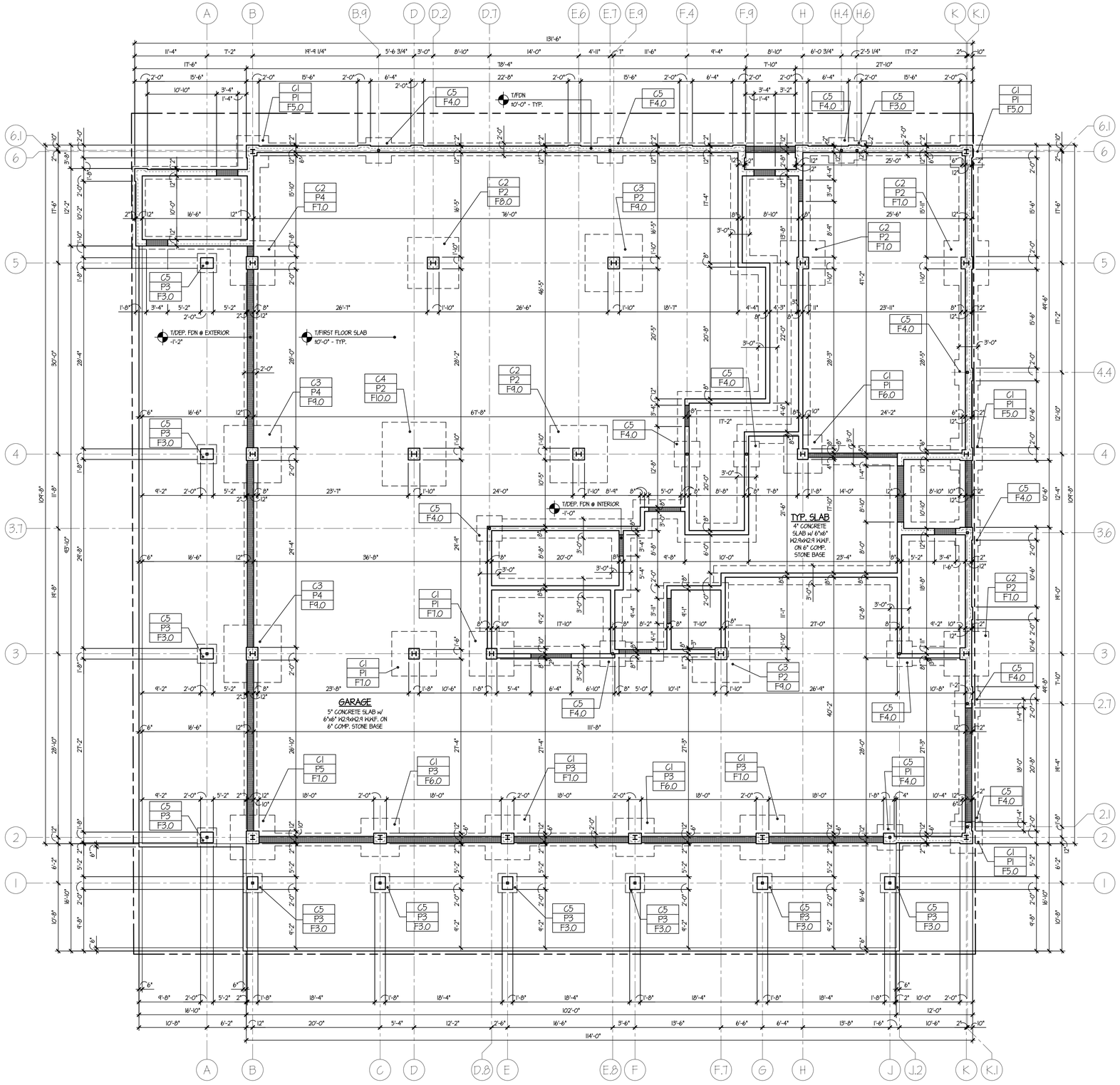
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. S.002
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal. 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



FOUNDATION PLAN

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

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

FOUNDATION PLAN

FILE NAME 4102-S100
DRAWN BY RDL DATE 5.19.23

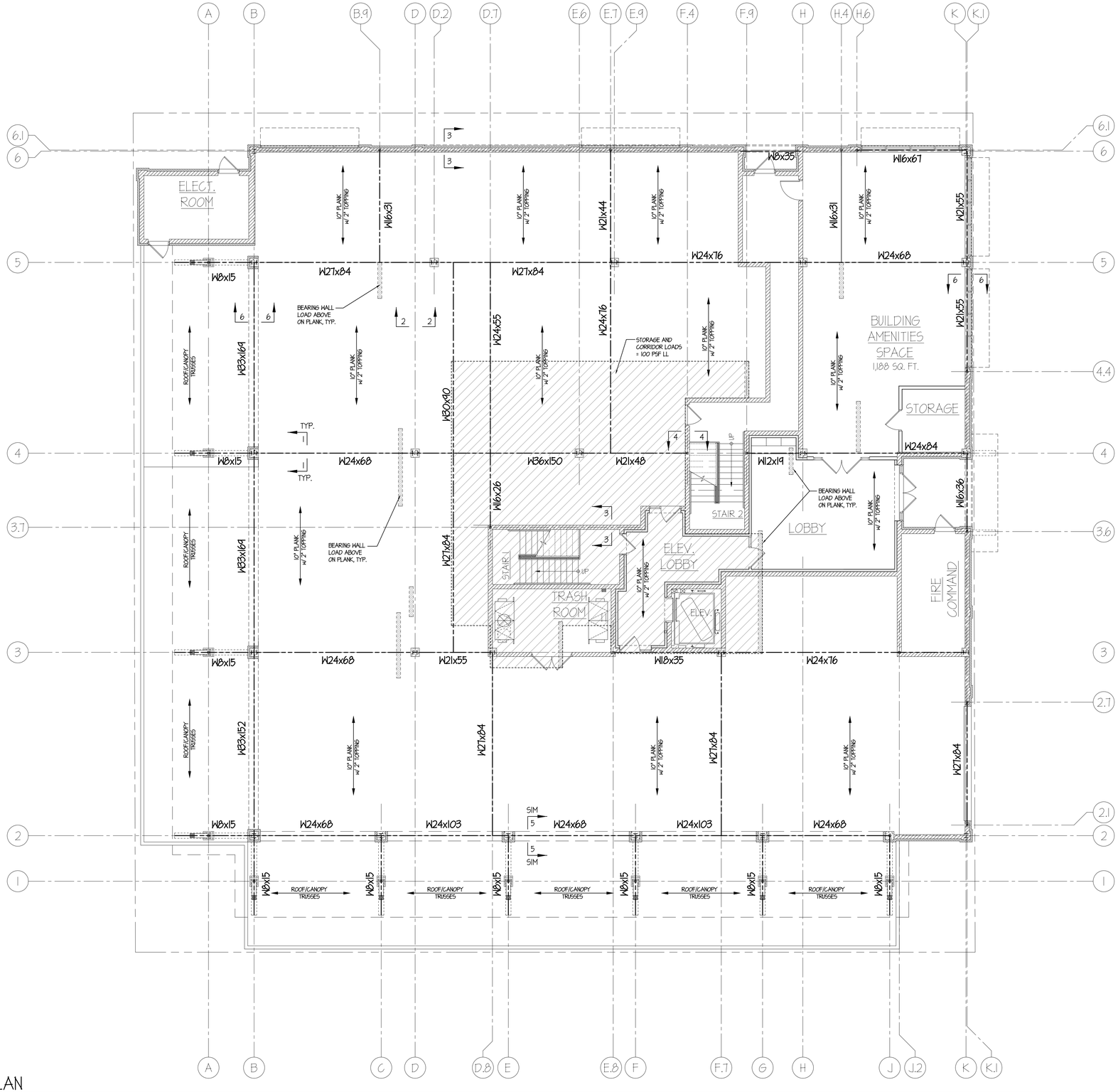
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. S.100
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (301 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



SEE SHEET S.300 FOR SECTION DETAILS AS INDICATED

SECOND FLOOR FRAMING PLAN

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

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PROJECT

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

2nd FLOOR FRAMING PLAN

FILE NAME 4102-S101
DRAWN BY RDL DATE 5.19.23

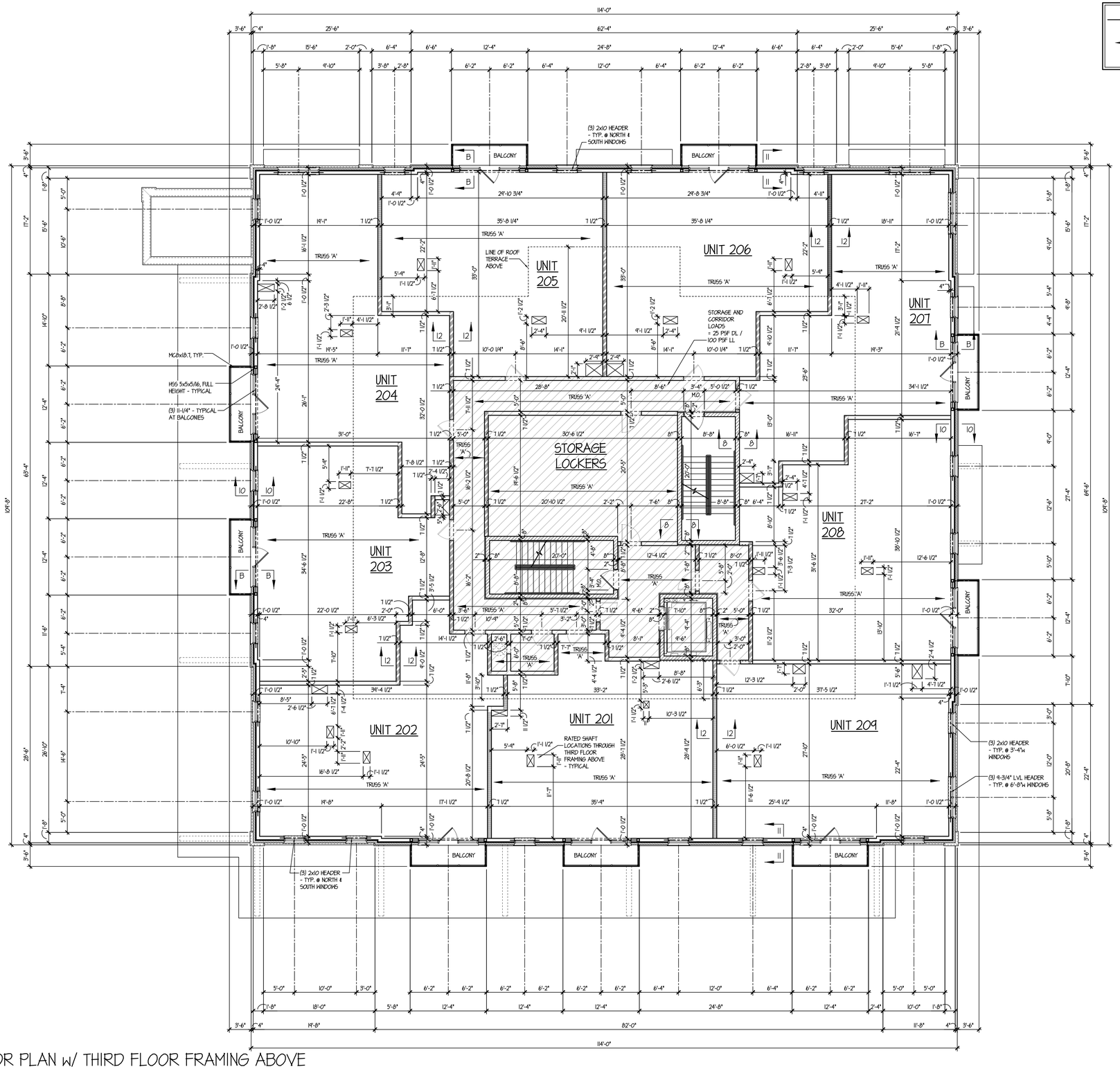
NO.	REVISED PER	DATE	BY

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SHEET NO. S.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



TYPICAL TRUSS NOTE

TRUSS 'A' = 24" PRE-ENGINEERED WOOD FLOOR TRUSSES @ 16" O.C. - TYP.

WALL TYPE LEGEND

- (2)2x6 BEARING WALL *AT 2nd FLOOR LOCATIONS BENEATH ROOF DECK
- TYPICAL 2x6 BEARING WALL

X X — SEE SHEET S.300 & S.400 FOR SECTION DETAILS AS INDICATED

STRUCTURAL SECOND FLOOR PLAN w/ THIRD FLOOR FRAMING ABOVE

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

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PALATINE, ILLINOIS 60067

DRAWING TITLE

STRUCTURAL 2nd FLOOR PLAN

FILE NAME 4102-S102
DRAWN BY RDL DATE 5.19.23

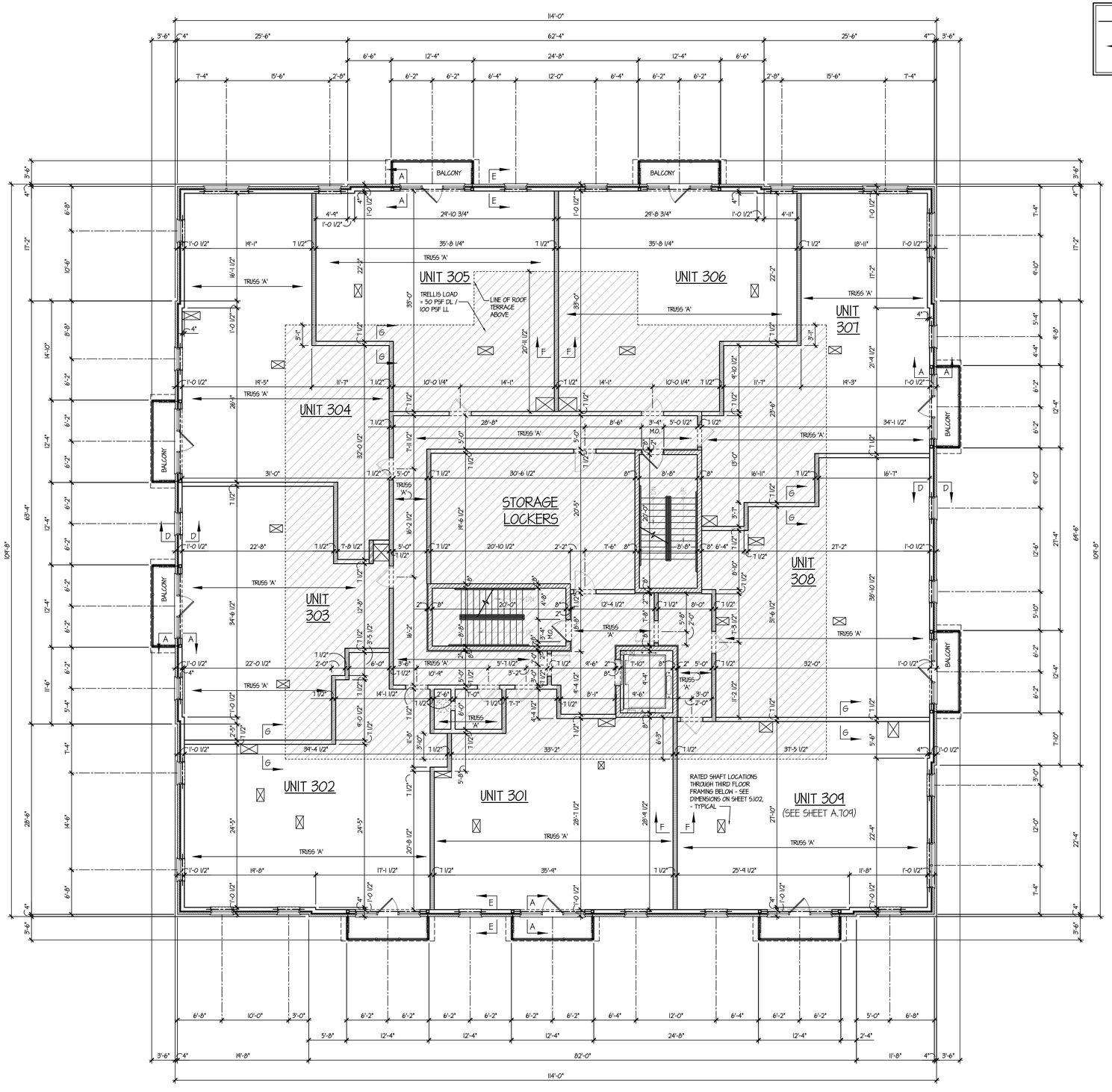
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. S.102
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



TYPICAL TRUSS NOTE

TRUSS 'A' = 24" PRE-ENGINEERED WOOD ROOF TRUSSES @ 16" O.C. - TYP.

WALL TYPE LEGEND

- (2)2x6 BEARING WALL *AT 2nd FLOOR LOCATIONS BENEATH ROOF DECK
- TYPICAL 2x6 BEARING WALL

X X SEE SHEET S.300 & S.400 FOR SECTION DETAILS AS INDICATED

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DRAWING TITLE

STRUCTURAL 3rd FLOOR PLAN

FILE NAME 4102-S103
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. S.103
OF 52

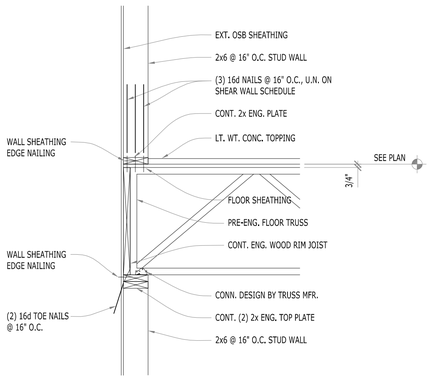
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

STRUCTURAL THIRD FLOOR PLAN w/ ROOF FRAMING

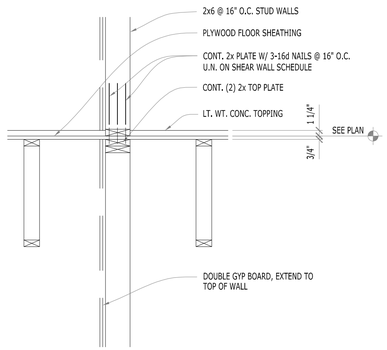
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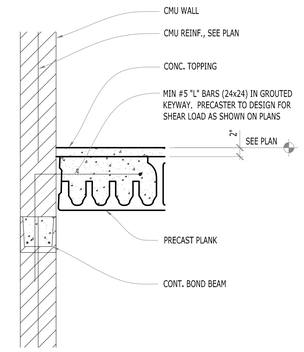
Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



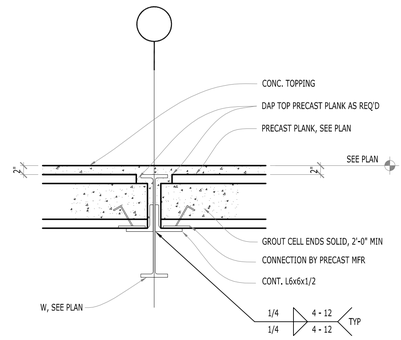
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SCALE: 3/4" = 1'-0"



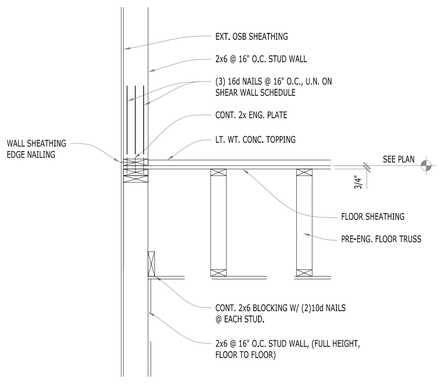
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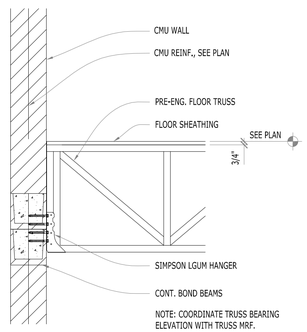
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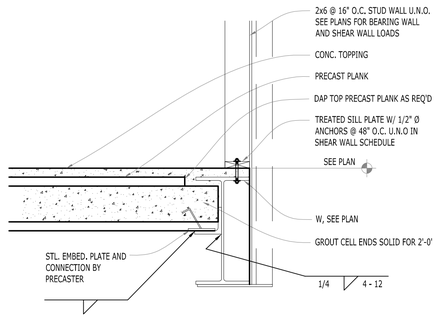
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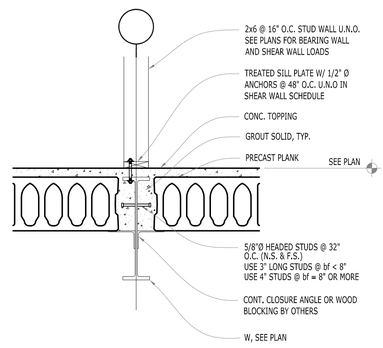
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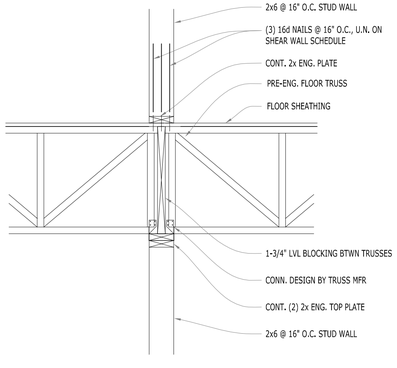
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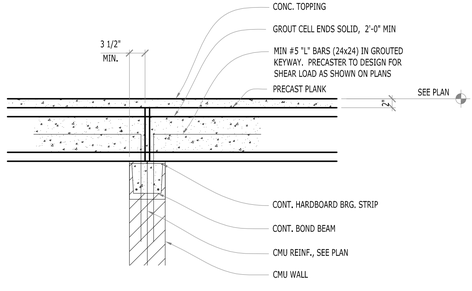
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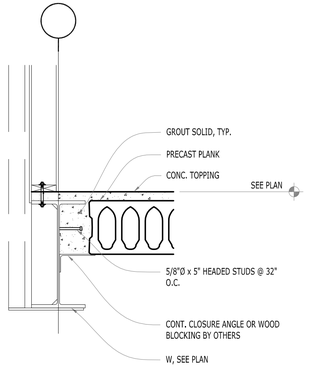
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SCALE: 3/4" = 1'-0"



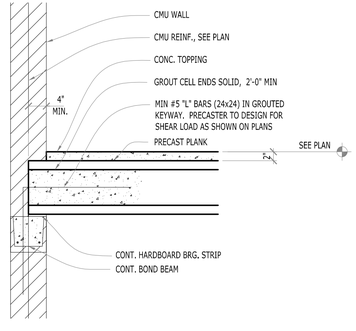
12 S300 SECTION
SCALE: 3/4" = 1'-0"



9 S300 SECTION
SCALE: 3/4" = 1'-0"



6 S300 SECTION
SCALE: 3/4" = 1'-0"



3 S300 SECTION
SCALE: 3/4" = 1'-0"

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYP. STRUCTURAL DETAILS

FILE NAME 4102-S300
DRAWN BY RDL DATE 5.19.23

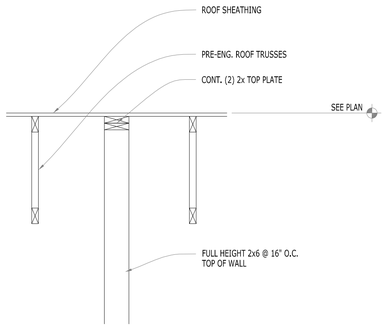
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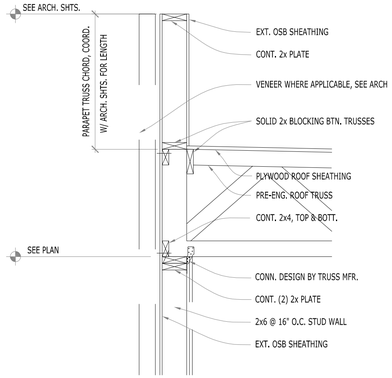
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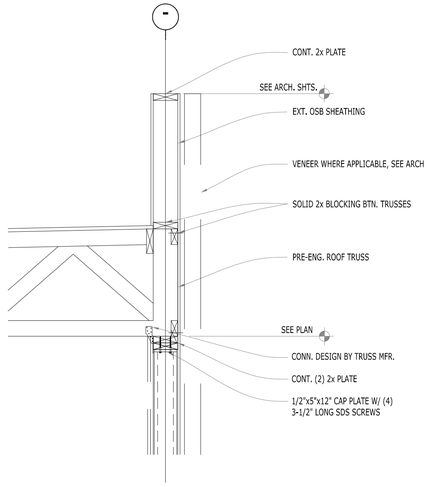
Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



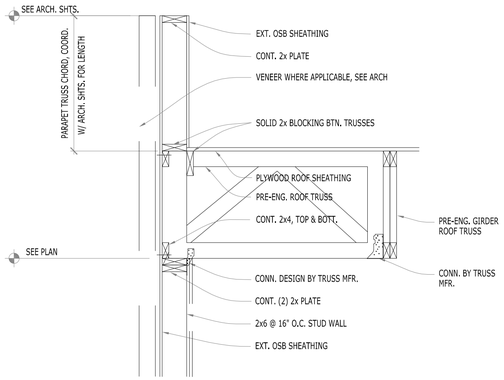
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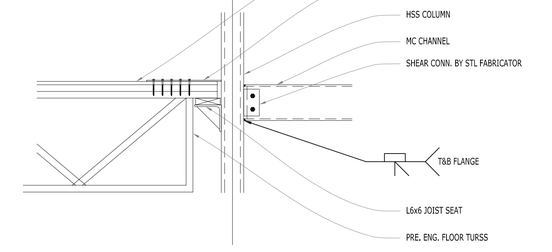
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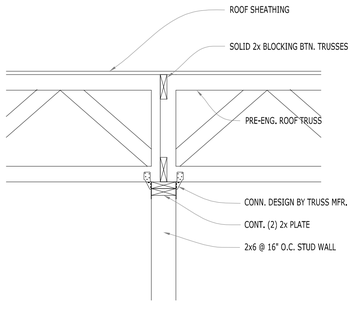
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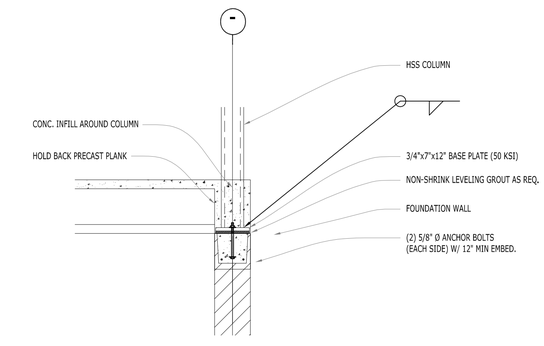
E S400 SECTION
SCALE: 3/4" = 1'-0"



B S400 SECTION
SCALE: 3/4" = 1'-0"



F S400 SECTION
SCALE: 3/4" = 1'-0"



C S400 SECTION
SCALE: 3/4" = 1'-0"

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PROJECT

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYP. STRUCTURAL DETAILS

FILE NAME 4102-S300
DRAWN BY RDL DATE 5.19.23

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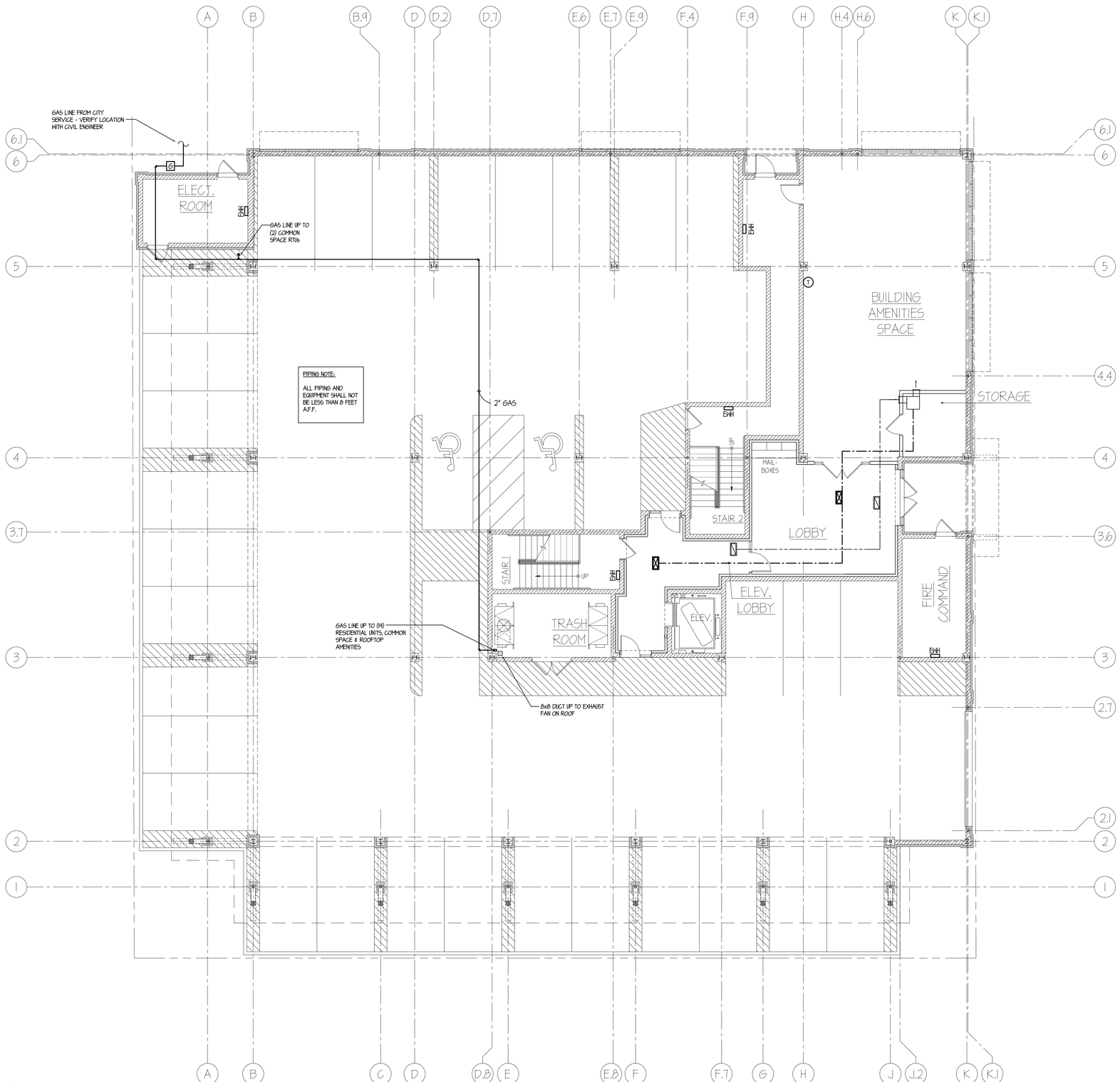
SHEET NO. S.400
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

GAS NOTE:

NEW GAS SERVICE WITH ONE METER FURNISHED AND INSTALLED BY THE LOCAL GAS COMPANY, THE GENERAL CONTRACTOR SHALL CONTACT GAS COMPANY AND COORDINATE ALL GAS REQUIREMENTS AND SCHEDULE THE SERVICE. PROVIDE 3" MANIFOLD AND (1) GAS METER SOCKET, PROVIDE ALL DOWNSTREAM PIPING INCLUDING ALL VALVES, REGULATORS, SUPPORTS, HANGERS AND ALL ASSOCIATED APPARATUS, VERIFY ALL PRESSURE REQUIREMENTS WITH MANUFACTURER'S EQUIPMENT SPECIFICATIONS. ALL GAS PIPING DOWNSTREAM OF LANDLORD METER WAS SIZED AT TWO POUND PRESSURE (2#). VERIFY EXACT METER ASSEMBLY AND SERVICE LOCATION IN THE FIELD AND WITH ARCHITECT PRIOR TO INSTALLATION



FIRST FLOOR MECHANICAL PLAN

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

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PROJECT

THE TRIEUTH OF PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

1st FLOOR MECH. PLAN

FILE NAME 4102-M101
DRAWN BY RDL DATE 5.19.23

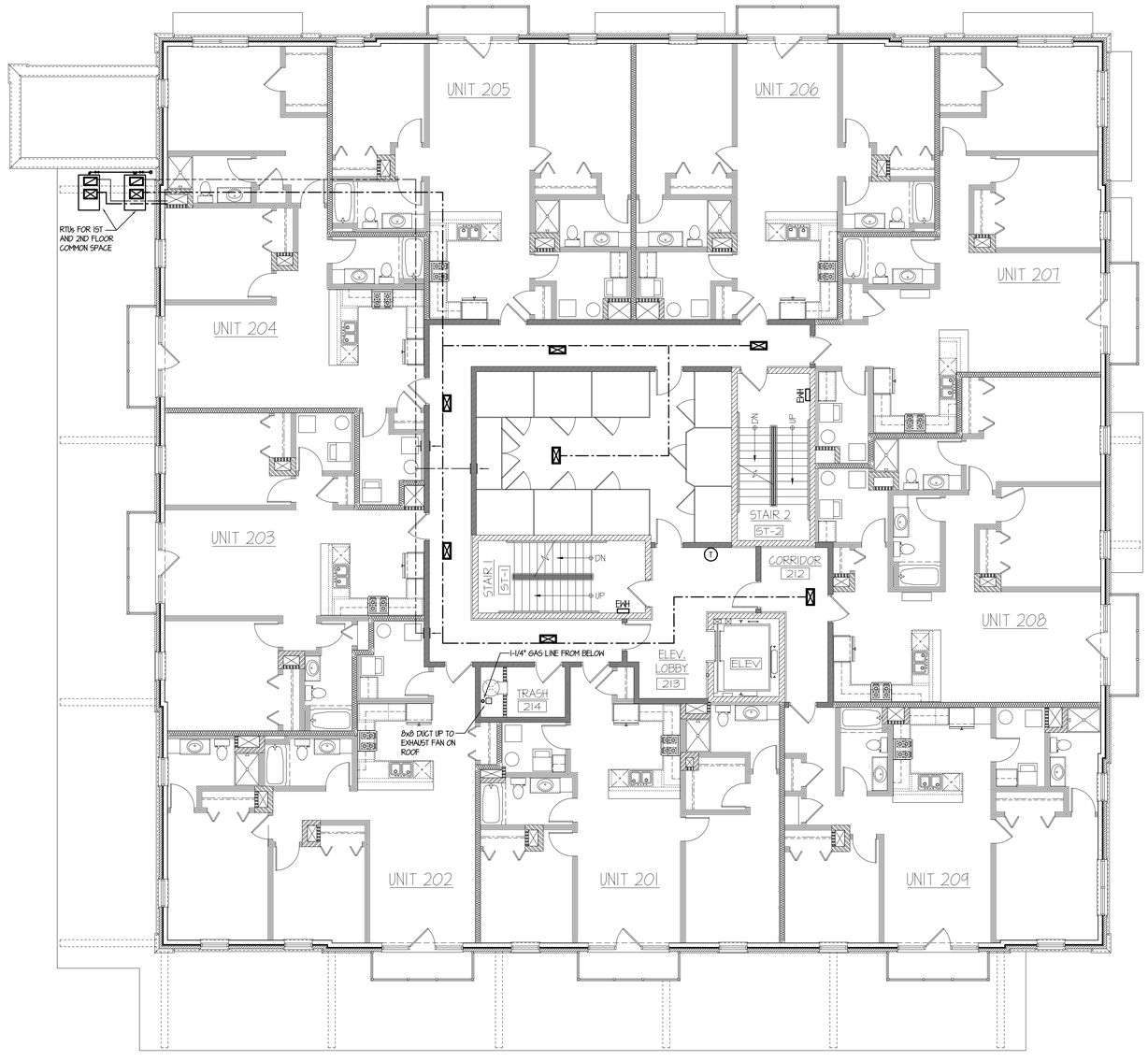
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. M.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



TYPICAL SECOND & THIRD FLOOR MEHCANICAL PLAN

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

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PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL MECH. FLOOR PLAN

FILE NAME 4102-M102
DRAWN BY RDL DATE 5.19.23

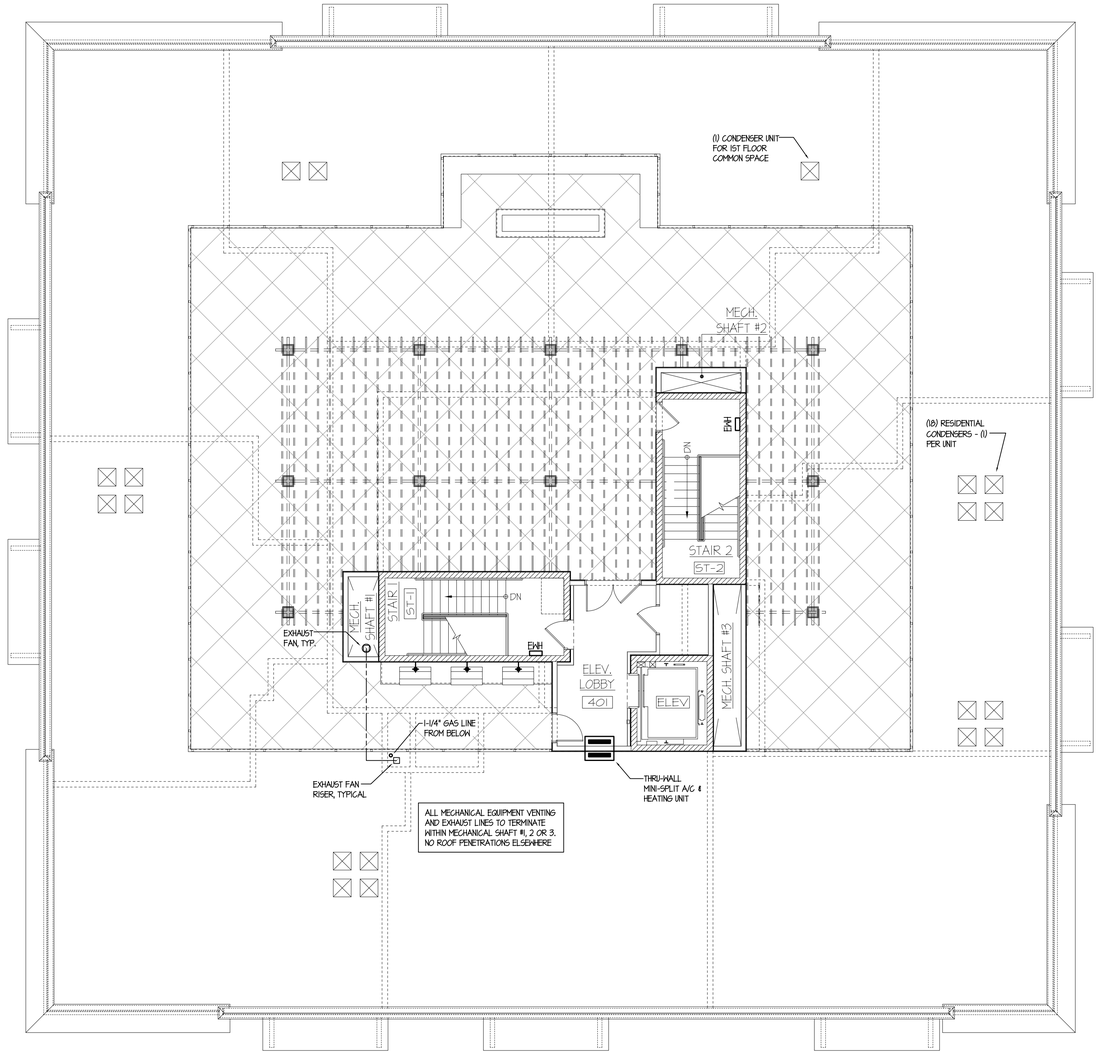
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JOB NO. 410221

SHEET NO. OF 52 M.102

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



FOURTH FLOOR AMENITIES / ROOFTOP MECHANICAL PLAN

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

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MULIT-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ROOF MECH. PLAN

FILE NAME 4102-M103
DRAWN BY RDL DATE 5.19.23

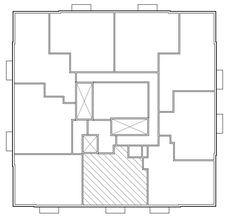
NO.	REVISED PER	DATE	BY

JOB NO. 410221

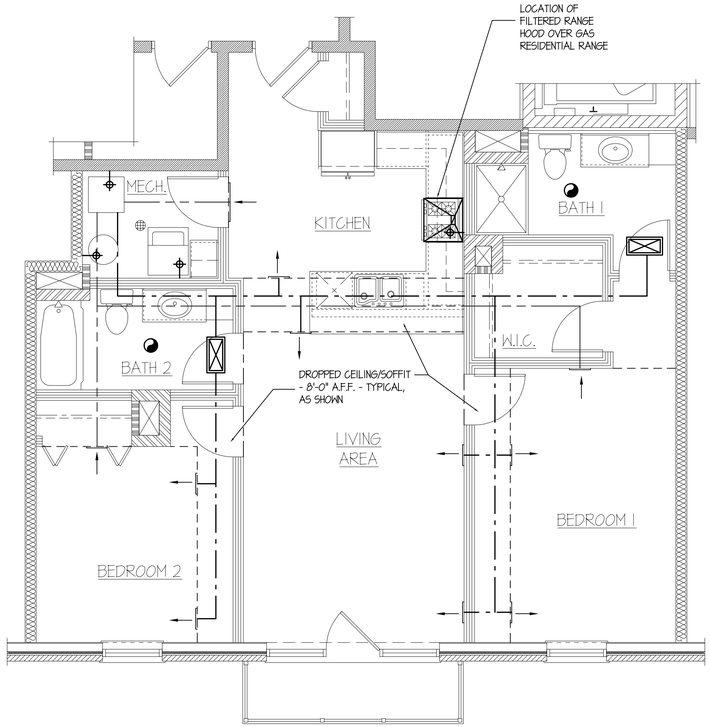
SHEET NO. M.103
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

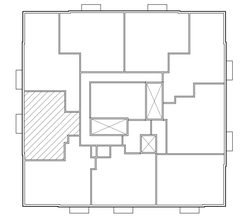


KEY PLAN

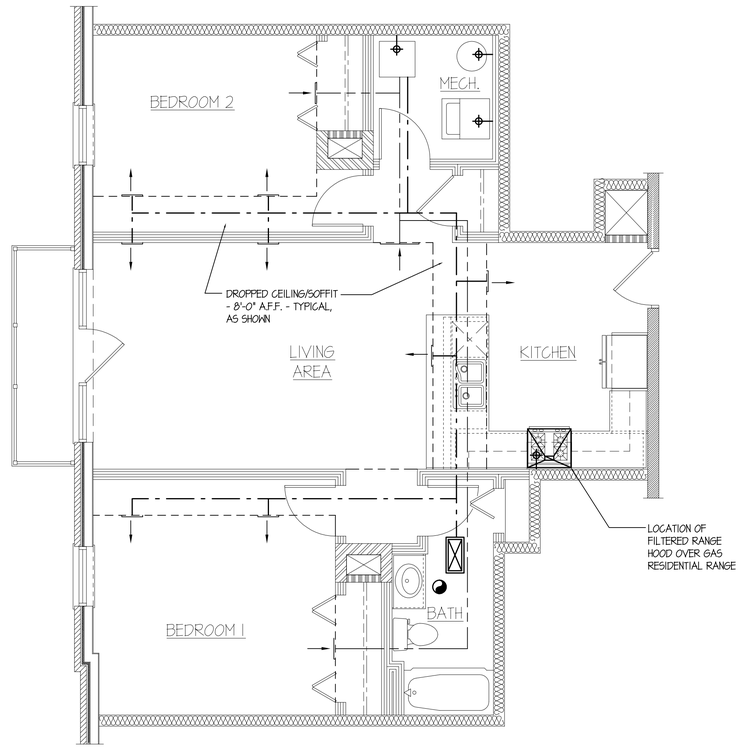


UNITS 201 & 301 - TYPICAL 2-BEDROOM / 2-BATH MECHANICAL PLAN

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



KEY PLAN



UNITS 203 & 303 - TYPICAL 2-BEDROOM / 1-BATH MECHANICAL PLAN

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

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TINAGLIA ARCHITECTURE

CLIENT

NORTHSHORE
DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL UNIT
MECH. PLANS

FILE NAME 4102-M701
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

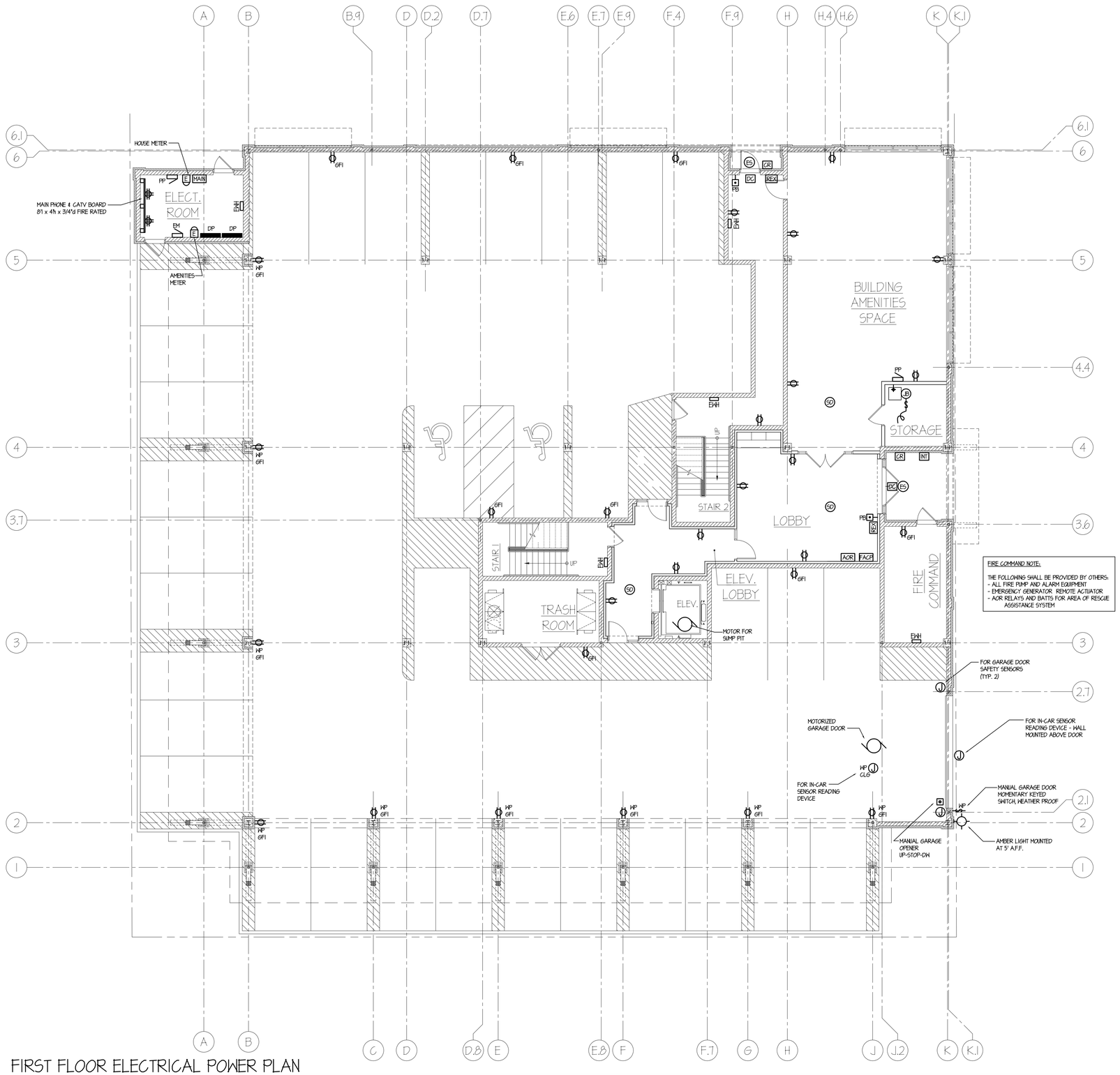
SHEET NO. M.701
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

ELECTRICAL SYMBOL LEGEND

S	SINGLE POLE SWITCH
S3	THREE-WAY SWITCH
	DOUBLE RECEPTACLE OUTLET
GFI	DOUBLE RECEPTACLE G.F.C.I. PROTECTED OUTLET
	QUADRAPLEX RECEPTACLE OUTLET
WP/GFI	DOUBLE RECEPTACLE G.F.C.I. WEATHERPRROF PROTECTED OUTLET
J	JUNCTION BOX
M	MOTOR OUTLET
GD	GARBAGE DISPOSAL
PB	PUSH BUTTON
JB	JUNCTION BOX WITH DISCONNECT AS REQ. FOR FIXTURE - VERIFY WITH CONSTR. MANAGER
S	110v INTERCONNECTED SMOKE DETECTOR W/ BATT. BACK-UP
CO	CO DETECTOR WITHIN 15' OF ALL BEDROOMS
	EXHAUST FAN - SEE MECHANICAL PLANS FOR C.F.M. AND OTHER REQUIREMENTS
E	ELECTRIC METER
T	THERMOSTAT - COORD. WITH WITH CONSTR. MANAGER
FACP	FIRE ALARM CONTROL PANEL (BY OTHERS)
AOR	AREA OF RESCUE ASSISTANCE MASTER STATION (TWO WAY COMMUNICATION)
RA	AREA OF RESCUE ASSISTANCE REMOTE STATION (TWO WAY COMMUNICATION)
CR	SECURITY CARD READER w/ 1/2"C STUB TO ACC
DC	SECURITY DOOR CONTACT w/ 1/2"C STUB TO ACC
ES	ELECTRIC DOOR HARDWARE
REX	REQUEST TO EXIT
INT	INTERCOM
EWH	ELECTRIC WALL HEATER
	CEILING MOUNTED EXIT SIGN
	HANGING PENDANT FIXTURE
	FLUSH/CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE / SCONCE
K	RECESSED CAN FIXTURE
K/WP/GFI	RECESSED CAN FIXTURE UL APPROVED SHOWER LGT. W/ G.F.C.I. PROTECTION
	48" LED STRIP FIXTURE
	FLOODLIGHT
EM	48" LED STRIP FIXTURE W/ INTEGRALLY MOUNTED BATTERY BACK-UP



FIRST FLOOR ELECTRICAL POWER PLAN

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

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH OF PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

1st FLOOR
ELEC. POWER PLAN

FILE NAME 4102-E101
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. E.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



TYPICAL SECOND & THIRD FLOOR ELECTRICAL POWER PLAN

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

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PROJECT

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PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL ELEC.
POWER PLAN

FILE NAME 4102-E102
DRAWN BY RDL DATE 5.19.23

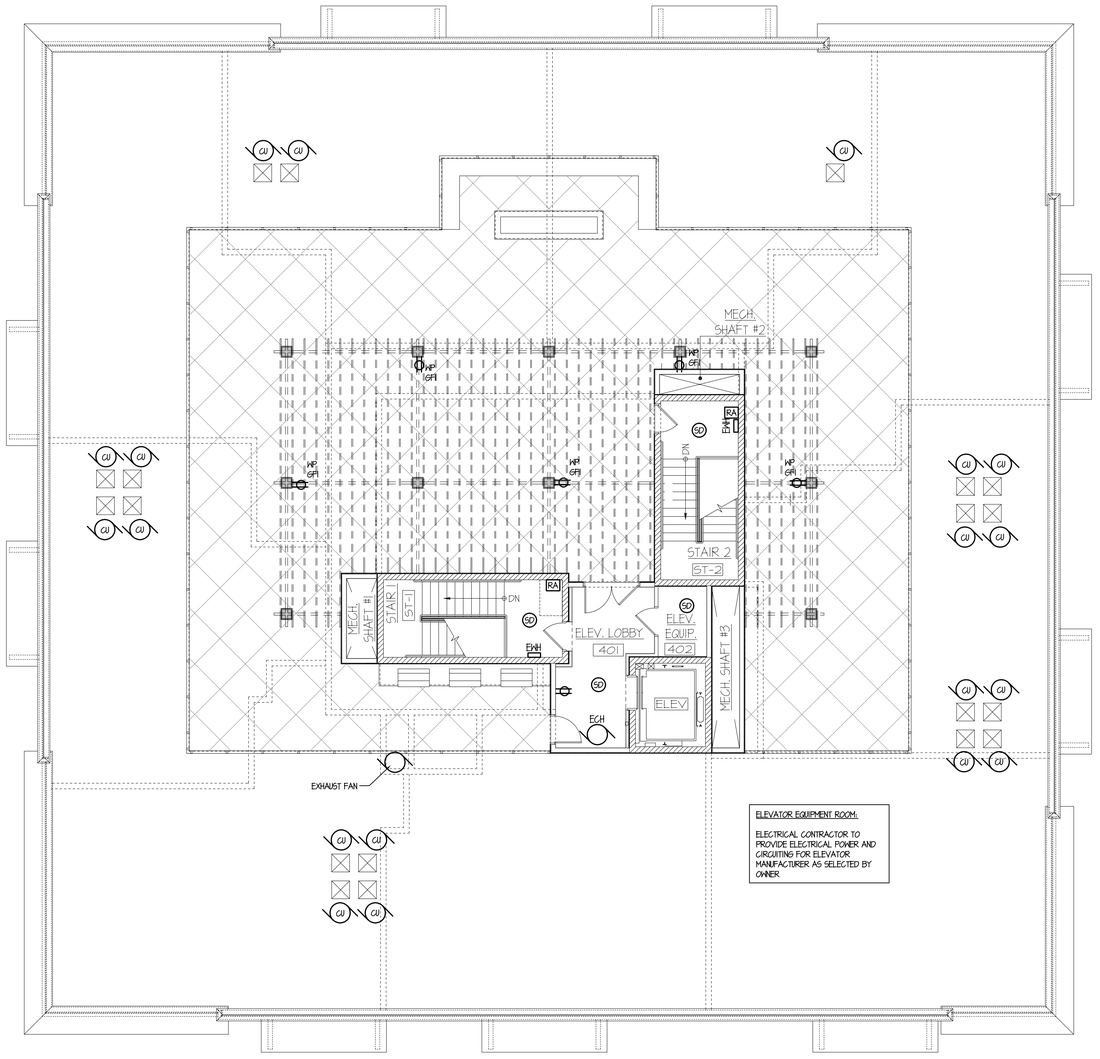
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. E.102
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



TYPICAL ROOF ELECTRICAL POWER PLAN

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

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PROJECT

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MULIT-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ROOF ELEC. POWER PLAN

FILE NAME 4102-E102
DRAWN BY RDL DATE 5.19.23

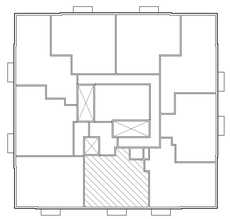
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JOB NO. 410221

SHEET NO. E.103
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



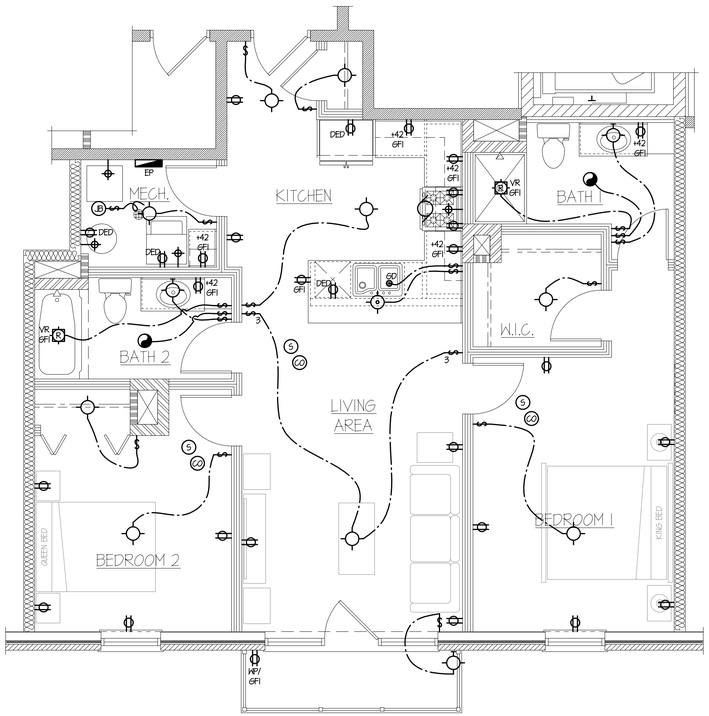
KEY PLAN

ELECTRICAL SYMBOL LEGEND

SINGLE POLE SWITCH	CEILING MOUNTED EXIT SIGN
THREE-WAY SWITCH	HANGING PENDANT FIXTURE
DOUBLE RECEPTACLE OUTLET	FLUSH/CEILING MOUNTED FIXTURE
DOUBLE RECEPTACLE G.F.C.I. PROTECTED OUTLET	WALL MOUNTED FIXTURE / SCONCE
QUADRAPLEX RECEPTACLE OUTLET	RECESSED CAN FIXTURE
DOUBLE RECEPTACLE G.F.C.I. WEATHERPRROF PROTECTED OUTLET	RECESSED CAN FIXTURE UL APPROVED SHOWER LGT. w/ G.F.C.I. PROTECTION
JUNCTION BOX	48" LED STRIP FIXTURE
MOTOR OUTLET	FLOODLIGHT
GARBAGE DISPOSAL	48" LED STRIP FIXTURE w/ INTEGRALLY MOUNTED BATTERY BACK-UP
PUSH BUTTON	
JUNCTION BOX WITH DISCONNECT AS REQ. FOR FIXTURE - VERIFY WITH CONSTR. MANAGER	
110v INTERCONNECTED SMOKE DETECTOR W/ BATT. BACK-UP	
CO DETECTOR WITHIN 15' OF ALL BEDROOMS	
EXHAUST FAN - SEE MECHANICAL PLANS FOR C.F.M. AND OTHER REQUIREMENTS	

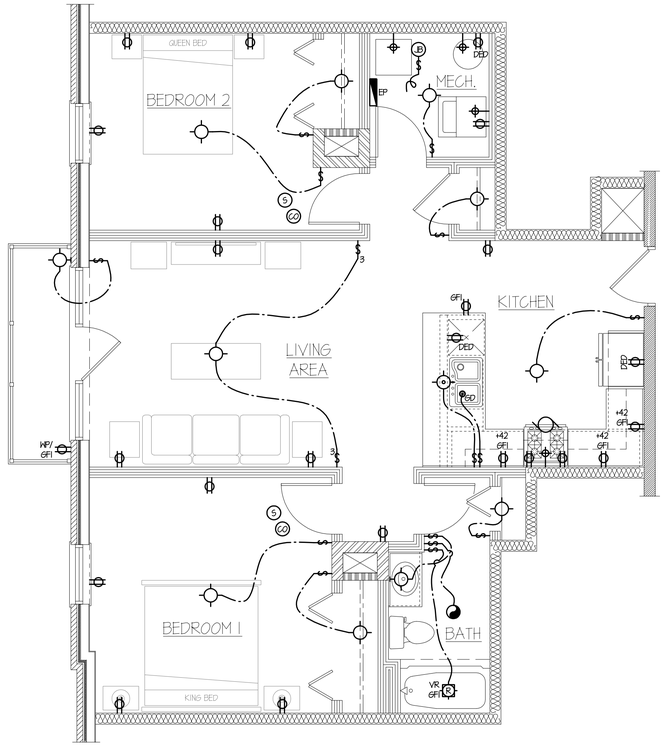
ELECTRICAL PANEL NOTE

GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR TO FIELD VERIFY FINAL LOCATION FOR ALL ELECTRICAL PANELS AS REQUIRED



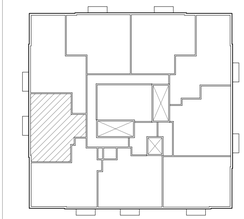
UNITS 201 & 301 - TYPICAL 2-BEDROOM / 2-BATH ELECTRICAL PLAN

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



UNITS 203 & 303 - TYPICAL 2-BEDROOM / 1-BATH ELECTRICAL PLAN

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



KEY PLAN

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PROJECT

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL UNIT ELEC. PLANS

FILE NAME 4102-E701
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. E.701
OF 52

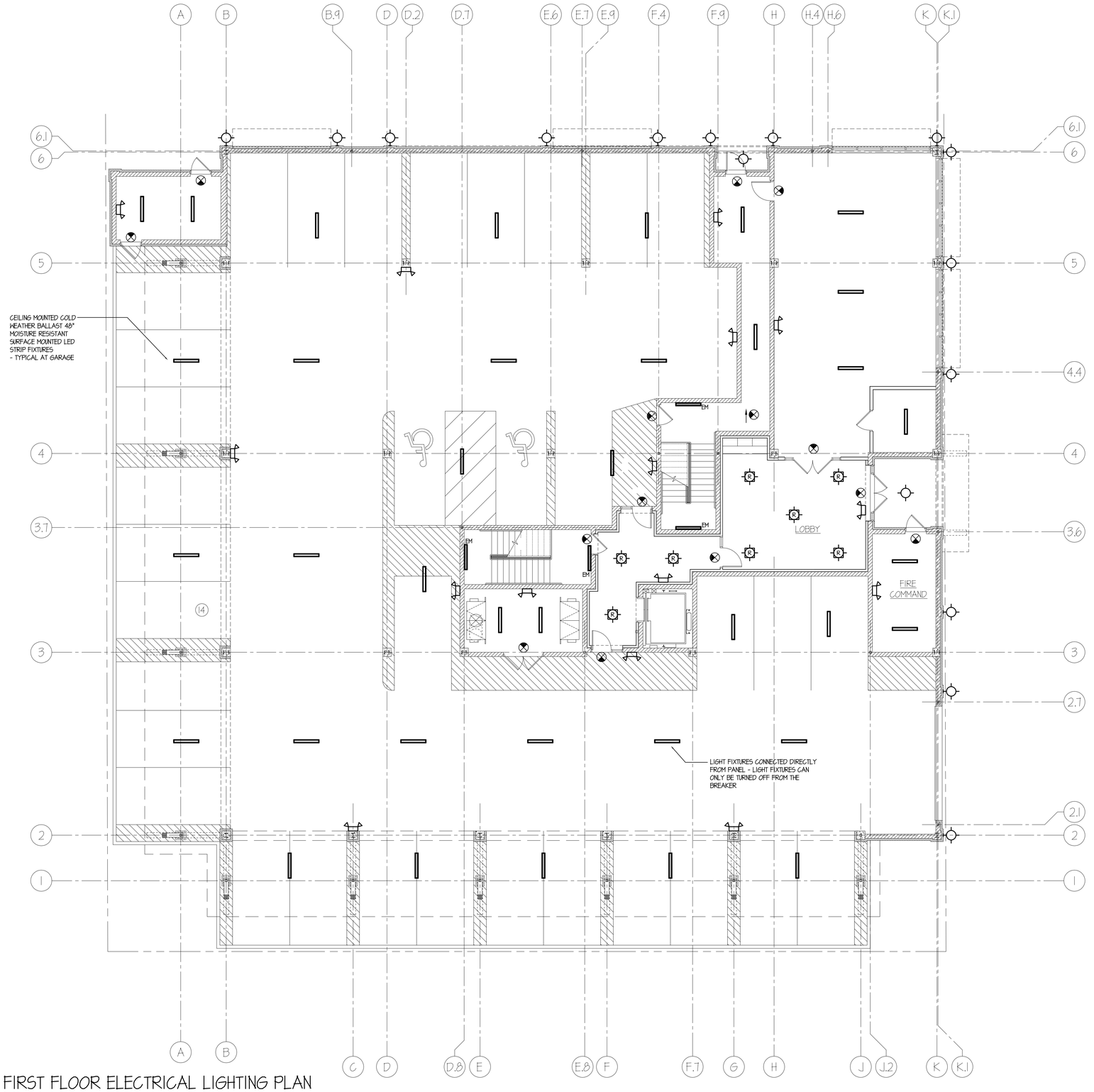
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Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

ELECTRICAL SYMBOL LEGEND

SINGLE POLE SWITCH	CEILING MOUNTED EXIT SIGN
THREE-WAY SWITCH	HANGING PENDANT FIXTURE
DOUBLE RECEPTACLE OUTLET	FLUSH/CEILING MOUNTED FIXTURE
DOUBLE RECEPTACLE G.F.C.I. PROTECTED OUTLET	WALL MOUNTED FIXTURE / SCONCE
QUADRAPLEX RECEPTACLE OUTLET	RECESSED CAN FIXTURE
DOUBLE RECEPTACLE G.F.C.I. WEATHERPRROF PROTECTED OUTLET	RECESSED CAN FIXTURE UL APPROVED SHOWER LGT. W/ G.F.C.I. PROTECTION
JUNCTION BOX	
MOTOR OUTLET	48" LED STRIP FIXTURE
GARBAGE DISPOSAL	
PUSH BUTTON	FLOODLIGHT
JUNCTION BOX WITH DISCONNECT AS REQ. FOR FIXTURE - VERIFY WITH CONSTR. MANAGER	48" LED STRIP FIXTURE W/ INTEGRALLY MOUNTED BATTERY BACK-UP
110v INTERCONNECTED SMOKE DETECTOR W/ BATT. BACK-UP	
CO DETECTOR WITHIN 15' OF ALL BEDROOMS	
EXHAUST FAN - SEE MECHANICAL PLANS FOR C.F.M. AND OTHER REQUIREMENTS	
ELECTRIC METER	
THERMOSTAT - COORD. WITH WITH CONSTR. MANAGER	
FACP FIRE ALARM CONTROL PANEL (BY OTHERS)	
AOR AREA OF RESCUE ASSISTANCE MASTER STATION (TWO WAY COMMUNICATION)	
RA AREA OF RESCUE ASSISTANCE REMOTE STATION (TWO WAY COMMUNICATION)	
CR SECURITY CARD READER W/ 1/2"C STUB TO ACC	
DC SECURITY DOOR CONTACT W/ 1/2"C STUB TO ACC	
ES ELECTRIC DOOR HARDWARE	
REX REQUEST TO EXIT	
INT INTERCOM	
EWH ELECTRIC WALL HEATER	



FIRST FLOOR ELECTRICAL LIGHTING PLAN

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

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH OF PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

1st FLOOR ELECTRICAL PLAN

FILE NAME 4102-E101
DRAWN BY RDL DATE 5.19.23

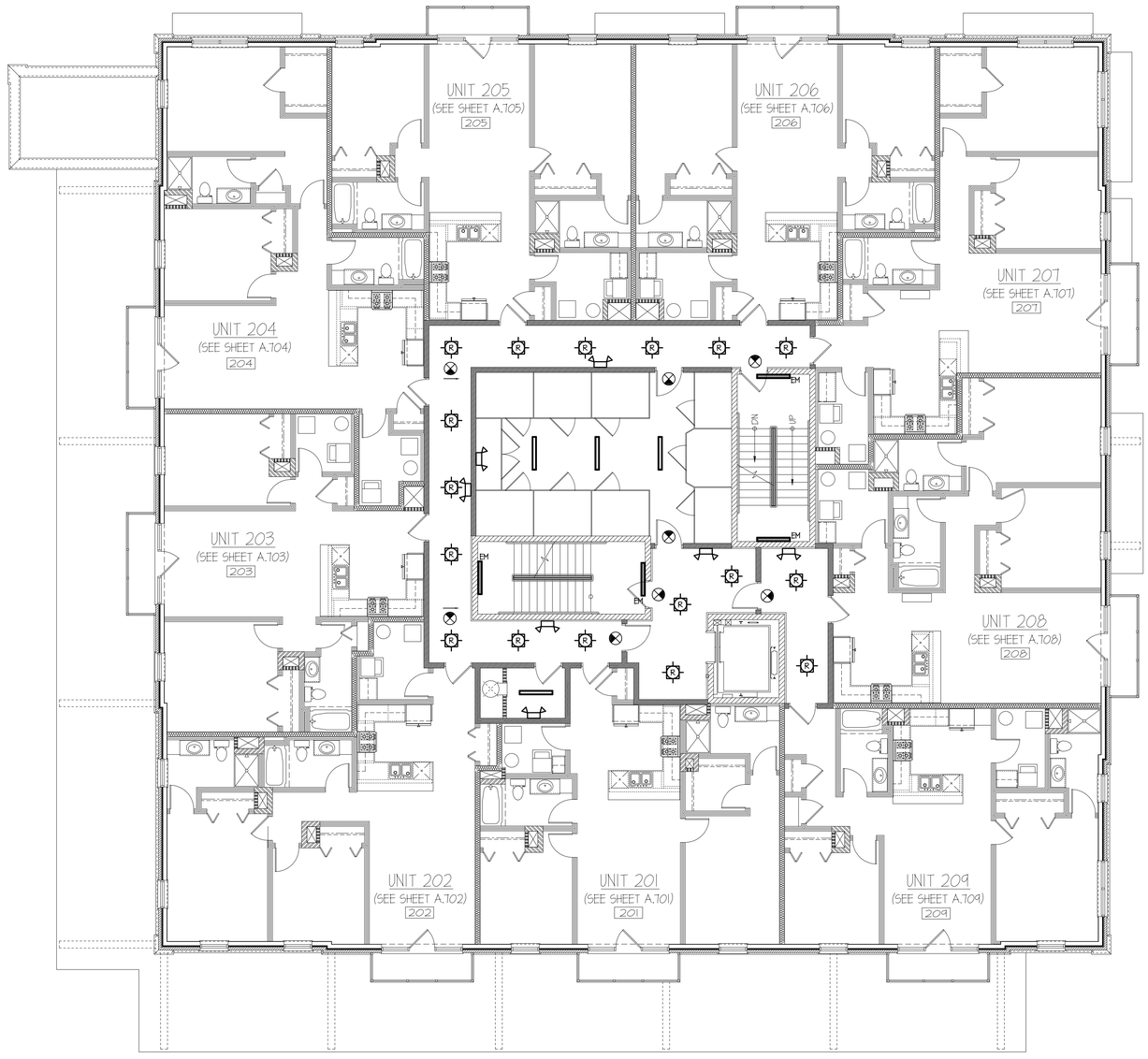
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JOB NO. 410221

SHEET NO. EL.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal, 5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



TYPICAL SECOND & THIRD FLOOR ELECTRICAL LIGHTING PLAN

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

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PROJECT

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MULIT-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYP. ELECRICAL LIGHTING PLAN

FILE NAME 4102-EL102
DRAWN BY RDL DATE 5.19.23

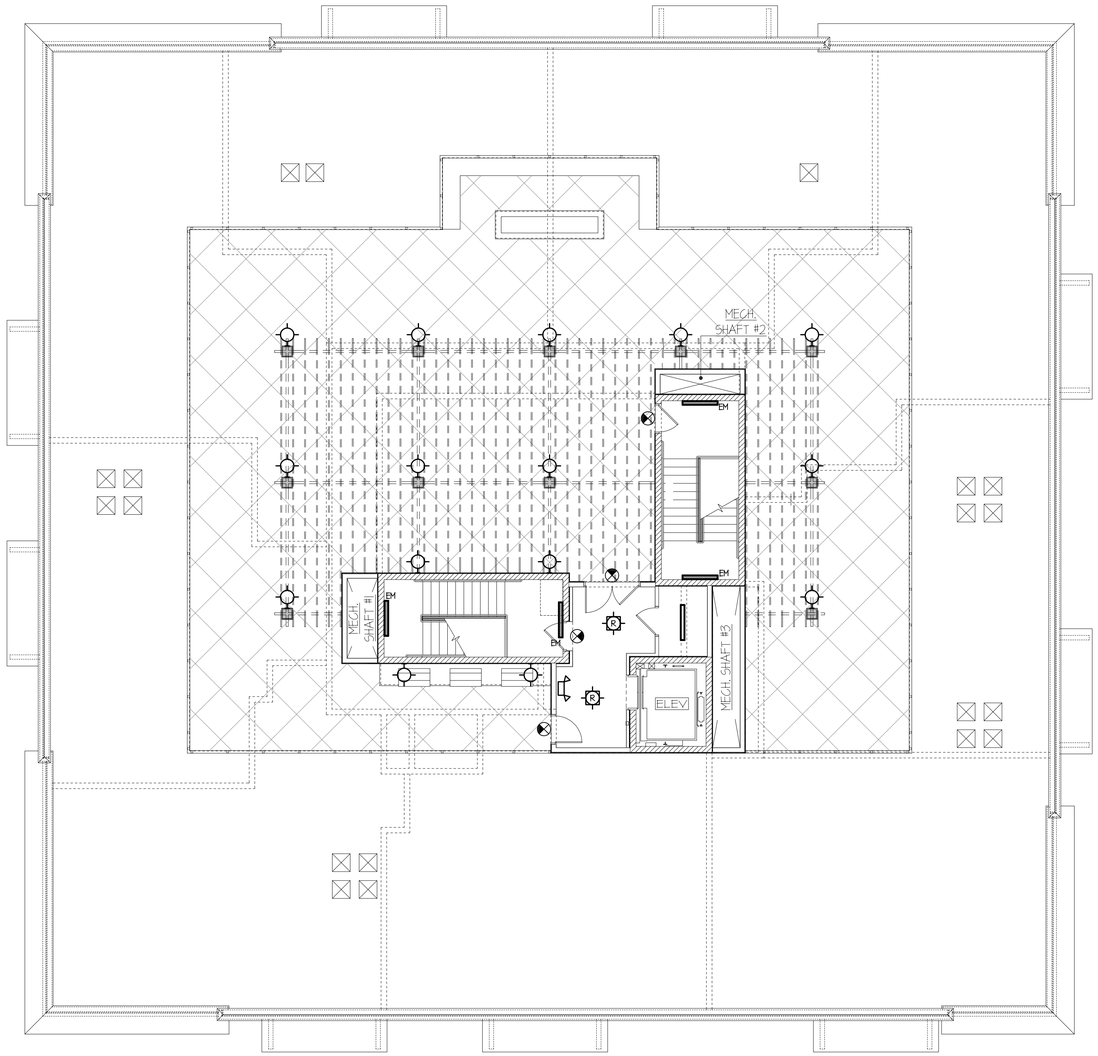
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SHEET NO. EL.102
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



TYPICAL ROOF ELECTRICAL LIGHTING PLAN

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

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PROJECT

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PALATINE, ILLINOIS 60067

DRAWING TITLE

ROOF ELEC. LIGHTING PLAN

FILE NAME 4102-EL102
DRAWN BY RDL DATE 5.19.23

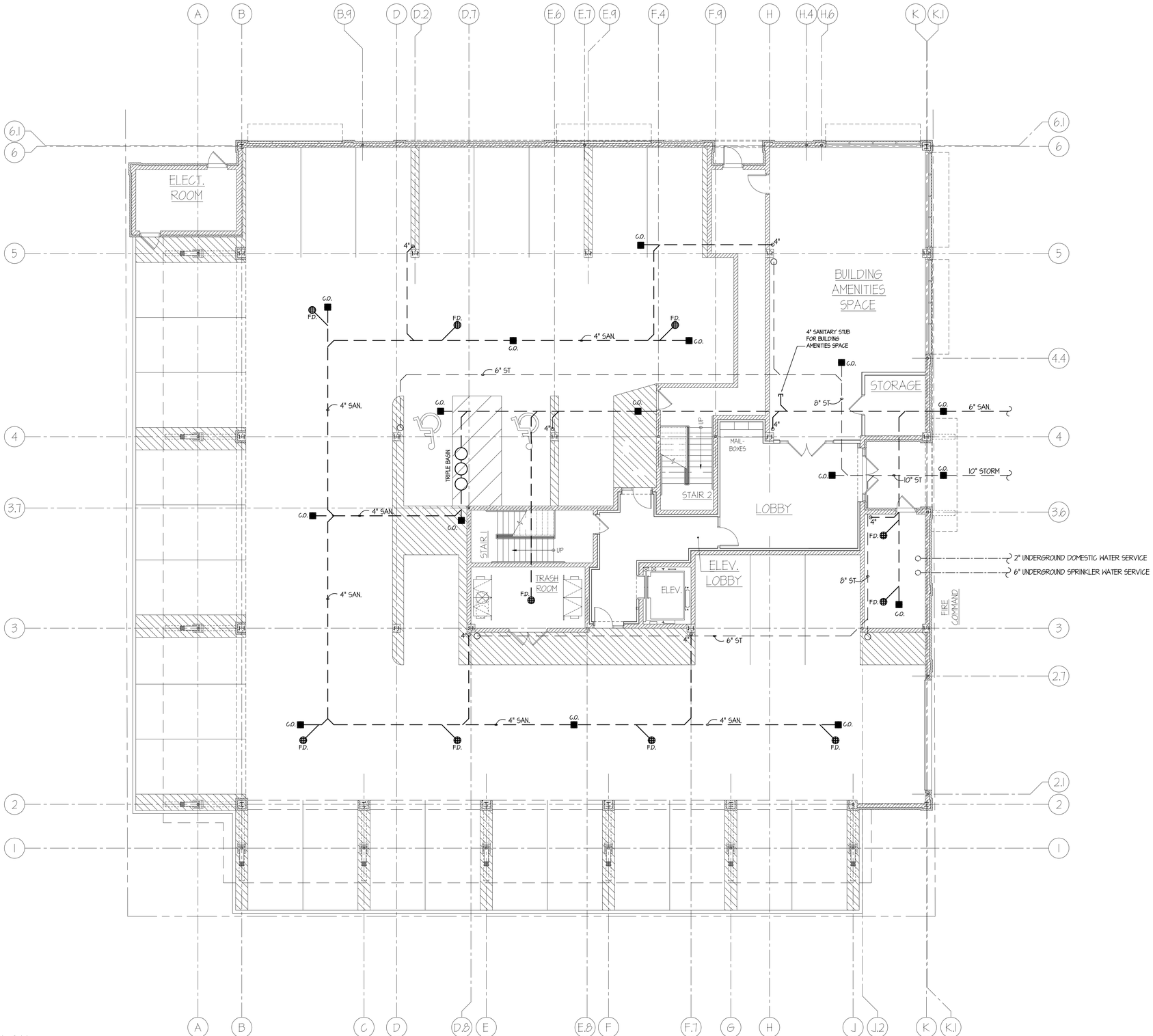
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. EL.103
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (3) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



UNDERGROUND PLUMBING PLAN

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

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PALATINE, ILLINOIS 60067

DRAWING TITLE

UNDERGROUND PLUMBING PLAN

FILE NAME 4102-P100
DRAWN BY RDL DATE 5.19.23

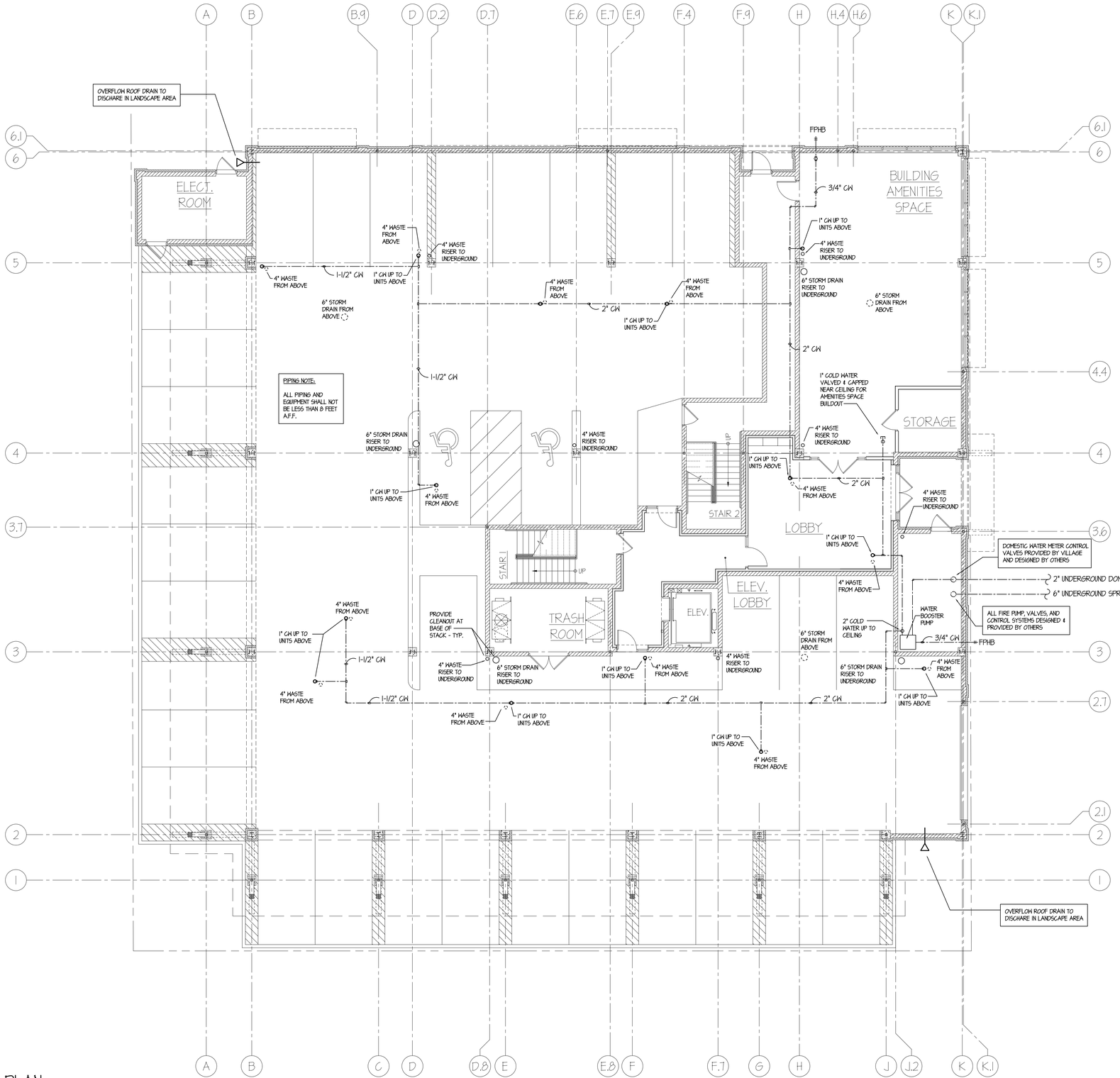
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JOB NO. 410221

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OF 52

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Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



ABOVE GROUND PLUMBING PLAN

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

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ABOVE GROUND PLUMBING PLAN

FILE NAME 4102-P101
DRAWN BY RDL DATE 5.19.23

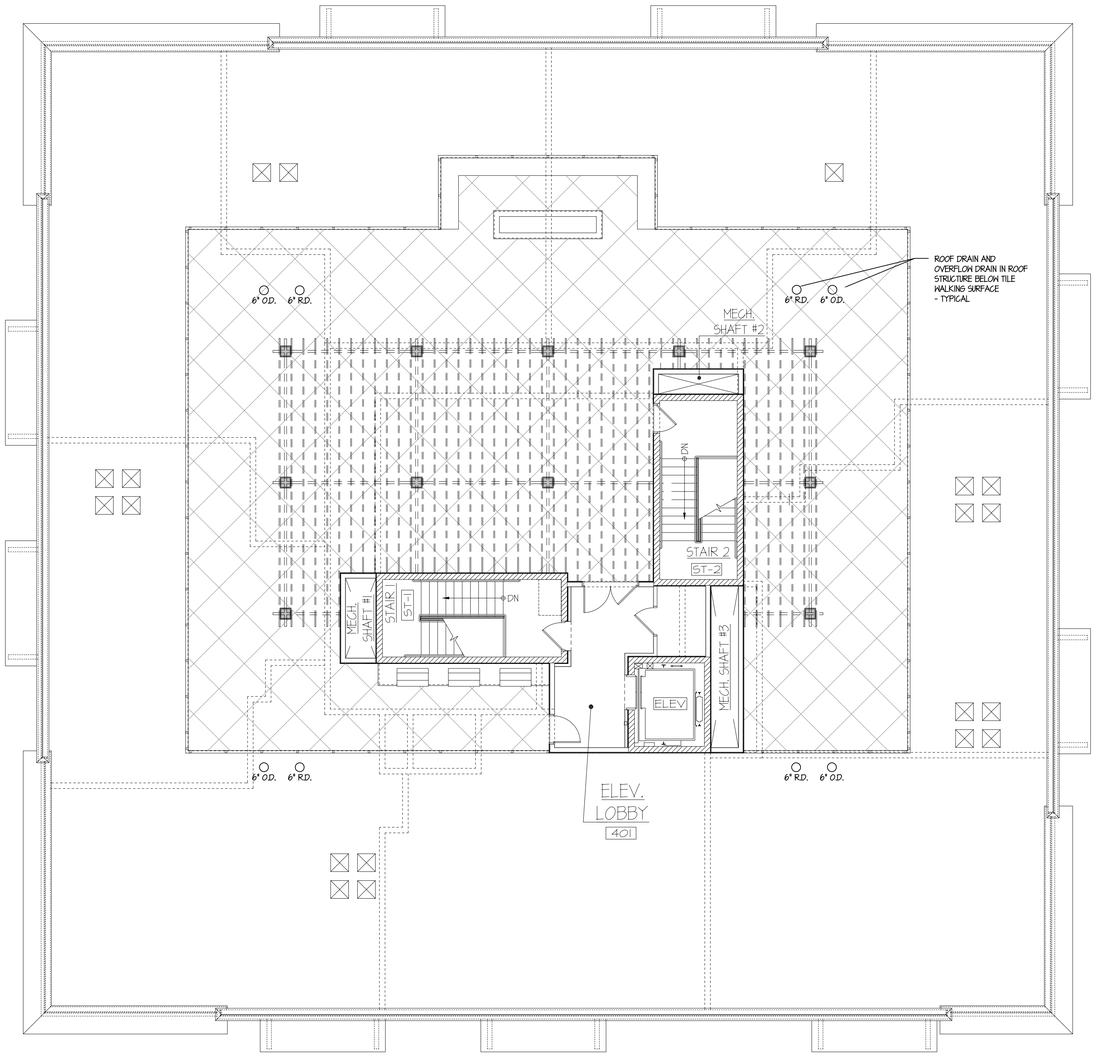
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JOB NO. 410221

SHEET NO. P.101
OF 52

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Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



ROOF PLUMBING PLAN

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

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DRAWING TITLE

ROOF PLUMBING PLAN

FILE NAME 4102-P103
DRAWN BY RDL DATE 5.19.23

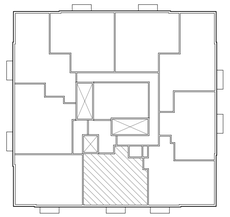
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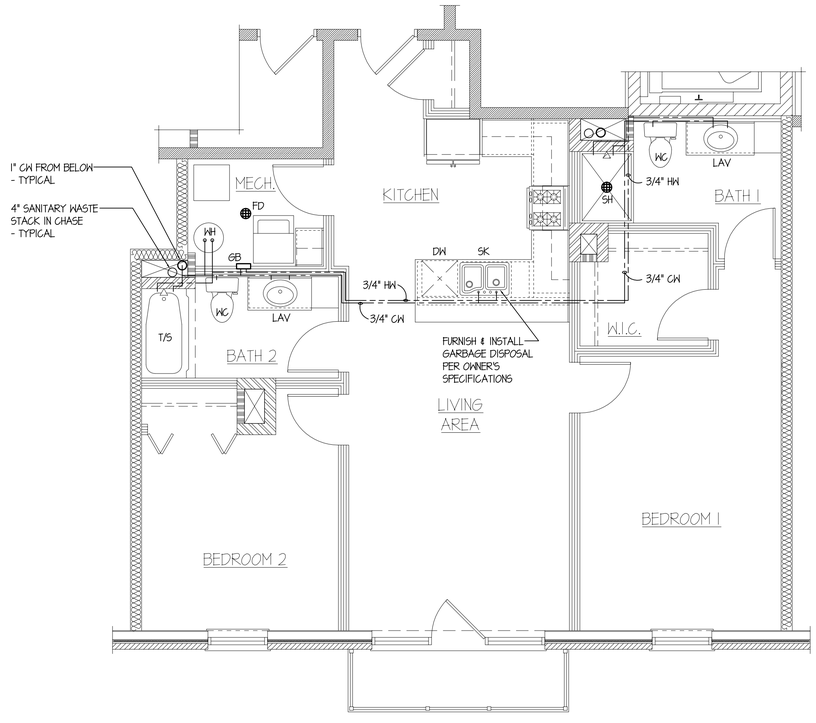
SHEET NO. P.103
OF 52

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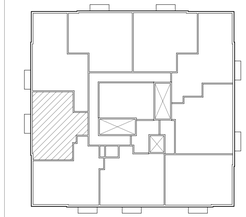


KEY PLAN

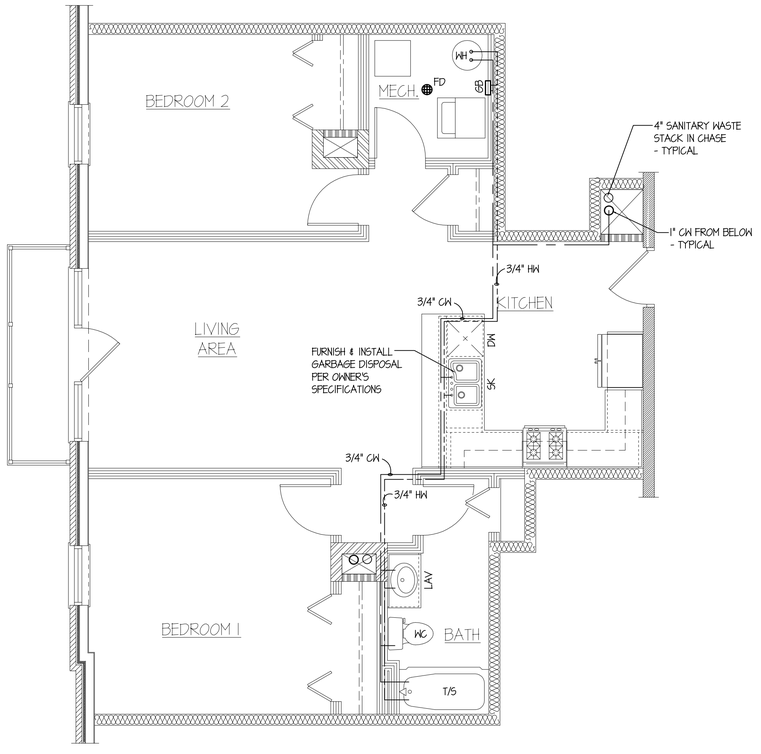


UNITS 201 & 301 - TYPICAL 2-BEDROOM / 2-BATH PLUMBING PLAN

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



KEY PLAN



UNITS 203 & 303 - TYPICAL 2-BEDROOM / 1-BATH PLUMBING PLAN

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

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PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL UNIT PLUMBING PLANS

FILE NAME 4102-P701
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. P.701
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

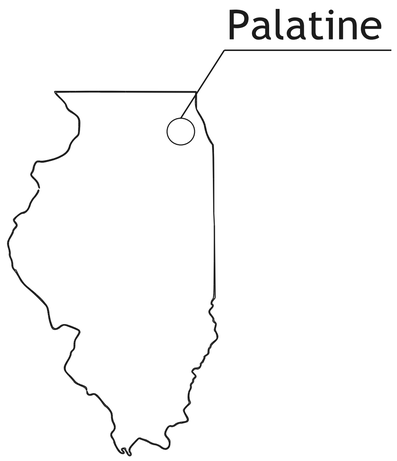
Attachment: EXHIBIT - FINAL ARCHITECTURAL PLANS - 4102 - Final Village Submittal_5-19-23 (1) (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

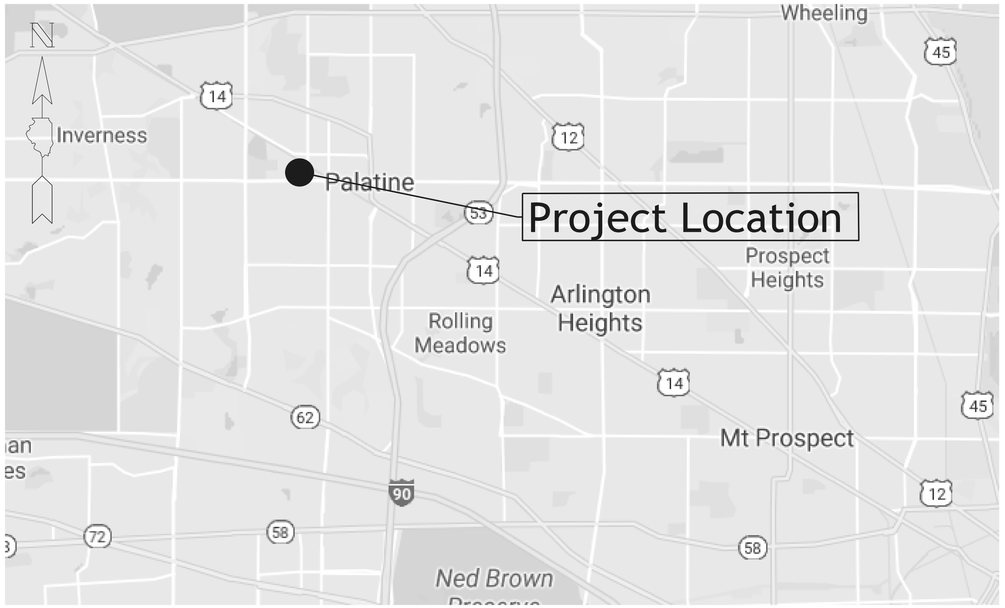
Final Site Plan

Apartment Building Construction

101 W Palatine Rd., Palatine,

Illinois, Cook County, 60067





Index of sheets:

C1 - Cover Sheet
C2 - Site Plan
C3 - Utility Plan
C4 - Grading and Drainage Plan
C5 - Erosion Control Plan
C6 - General Notes
C7 - Details

Civil Engineer:
Val Lykholap
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: (773)-349-5881

Client:
NorthShore Development Group
1963 Pine St.,
Northfield, IL 60093
Tel: (847) 682-9899

NGS BENCHMARK NO. DM3897

FLANGE-ENCASED ROD LOCATED 164.0 FT N OF WATER PUMPING STATION, 1720 N CHICAGO AVE., 72.2 FT S OF THE EDGE OF PAVEMENT OF N WILKE RD, 18.0 FT W OF EDGE OF PAVEMENT OF N CHICAGO AVE., 9.8 FT E OF A CONCRETE DIVIDER WALL.
ELEV. = 634.95 (NAVD 88)

SITE BENCH MARK :

SQUARE CUT ON THE SE CORNER OF TCB ON THE SW CORNER OF W. PALATINE RD. AND S. BROCKWAY ST.
ELEV. = 748.95

VALERIY LYKHOLAP
062.067021
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or, that if drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains approved for use by the Director of Public Works and Engineering, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to adjoining properties because of the construction of this project."

By

January 10, 2023
Illinois Professional Engineer
Certificate No. 062.067021
Expiration date: 11-30-2023

No.	Revision/Issue	Date

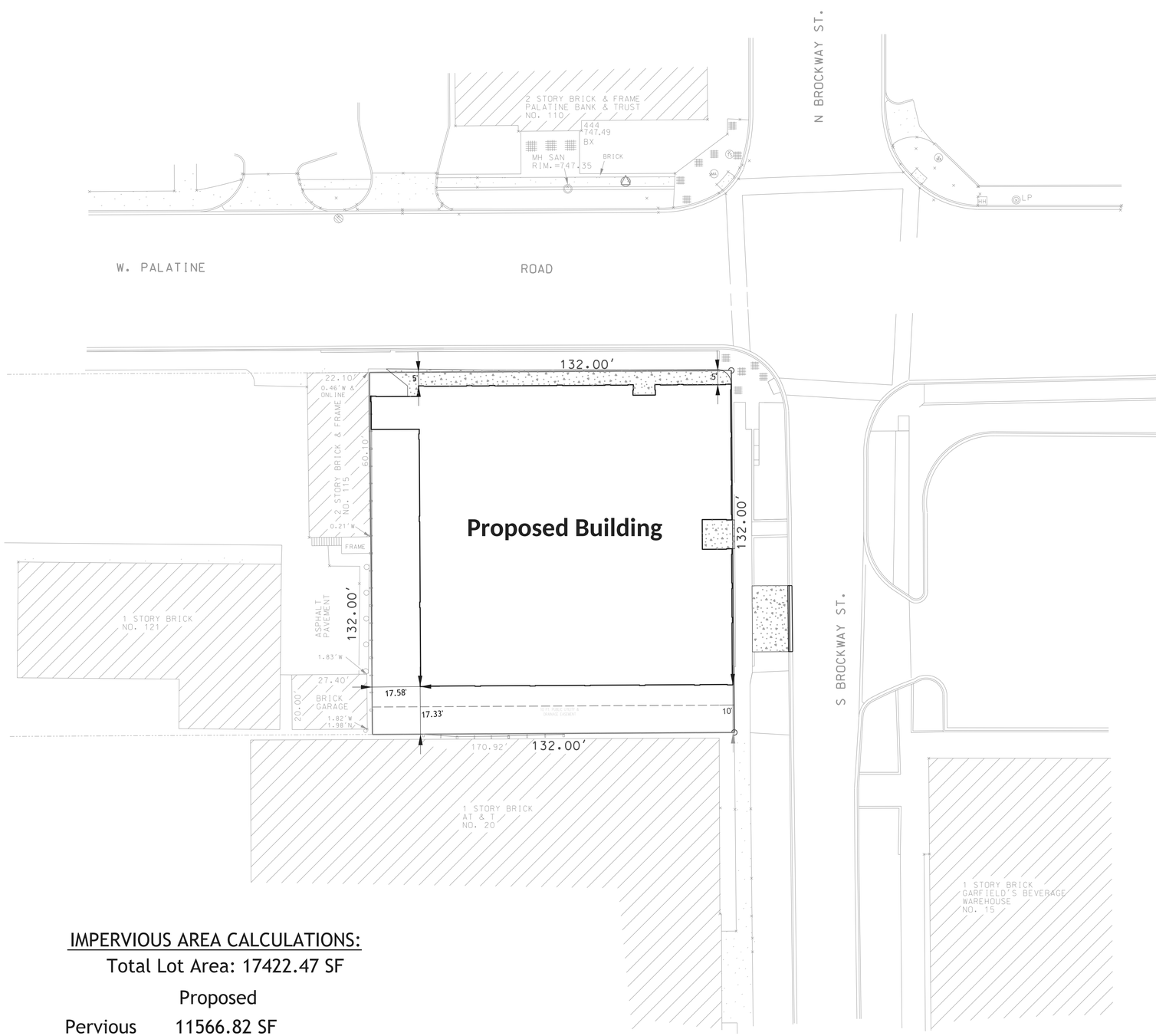
Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

FLUENTA CONSULTING
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Project
Date
Scale 1" - 20'

Sheet
C1

Attachment: EXHIBIT - ENG plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



IMPERVIOUS AREA CALCULATIONS:

Total Lot Area: 17422.47 SF

	Proposed
Pervious	11566.82 SF
Impervious	4093.61 SF

LEGEND

- 3" DEPTH PAVEMENT ON 8" CRUSHED STONE BASE COURSE
- 4" DEPTH PAVEMENT ON 10" CRUSHED STONE BASE COURSE
- 8" BAM CLASS I, N70 AND 2" CLASS I BITUMINOUS CONCRETE SURFACE COURSE, N70
- 6" DEPTH PCC PAVEMENT
- MILL AND RESURFACE
- PROPOSED CURB AND GUTTER B6.12
- EXISTING CURB AND GUTTER
- EXISTING CURB
- NO LEFT SIGN
- LIGHT FIXTURE
- EXISTING HYDRANT
- 8' FENCE

GENERAL NOTES:

1. ALL CURB AND GUTTER TO BE B6:12 CURB & GUTTER UNLESS OTHERWISE SPECIFIED, SEE DETAIL.
2. ALL PROPERTY AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE PER FINAL SURVEY.
3. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION WHICH IS NOT CALLED OUT ON A DEMOLITION PLAN
6. ALL EXISTING CONDITIONS SHOWN ON THE PLANS ARE PER SURVEY.
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BEFORE START OF CONSTRUCTION. IF ANY DISCREPANCIES EXIST NOTIFY THE ENGINEER AT ONCE
8. SITE BOUNDARY LINES, BOUNDARY DIMENSIONS AND BOUNDARY BEARINGS ARE FOR REFERENCE ONLY. ACTUAL SITE CONDITIONS MAY VARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE AND FIELD VERIFYING ACTUAL GRADES, ELEVATIONS, DIMENSIONS AND DECLINATIONS.
9. THE CONTRACTOR SHALL CALL THE UTILITY LOCATING SERVICE AND HAVE THEM MARK THE LOCATION OF EXISTING UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF WORK.
10. CONTRACTOR SHALL NOT INTERRUPT CURRENT TRAFFIC ACCESS PATTERNS TO EXISTING ADJACENT PROPERTIES MAINTAIN ACCESS FOR FIRE DEPARTMENT AND DELIVERY VEHICLES.
11. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY LOCAL JURISDICTION AND IN PLACE PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL PERFORM THE WORK IN A WORKMANLIKE MANNER IN STRICT CONFORMANCE WITH THE BEST STANDARD PRACTICES USING QUALIFIED WORKER AND IN STRICT ACCORDANCE WITH THE DRAWING AND SPECIFICATIONS. ALL WORK SHALL MEET THE CODE REQUIREMENTS CURRENTLY ADOPTED BY GOVERNING AUTHORITY.
13. BUILDING DIMENSIONS AND STAKING OF BUILDING MUST BE VERIFIED BY GENERAL CONTRACTOR WITH PLANS PRIOR TO CONSTRUCTION.
14. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
15. COORDINATE LOCATION OF FIRE LANE AND "NO PARKING" SIGNS WITH CITY FIRE DEPARTMENT.
16. REFER TO ARCHITECTURAL DRAWINGS FOR MONUMENT SIGN.
17. A HANDICAP RAMP SHALL BE INSTALLED AT ALL LOCATIONS WHERE A SIDEWALK ABUTS A DRIVE, CROSSWALK, OR OTHER PEDESTRIAN ACCESS LOCATION AS WELL AS ALL OTHER LOCATIONS NOTED ON PLANS.
18. CONTRACTOR SHALL REPAIR ANY EXISTING PAVEMENT, CONCRETE, LANDSCAPING ETC. DAMAGED DURING CONSTRUCTION.
19. CONTRACTOR TO PROTECT EXISTING UTILITIES, ADJUST PROPOSED IMPROVEMENTS AND GRADE AS REQUIRED FOR CONSTRUCTION.
20. PEDESTRIAN RAMP MUST BE BUILT WITH A MAXIMUM SLOPE OF 8.33% AND 1.5% CROSS SLOPE.
21. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE AND TRANSFORMER PAD.
22. SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL LIGHTING ASPECTS PRIOR TO CONSTRUCTION.
23. SEE STRUCTURAL PLANS FOR BUILDING FOUNDATION. SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDINGINFORMATION.
24. FOR FENCE AROUND THE DUMPSTER SEE DETAIL IN ARCHITECTURAL PLANS.

No.	Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

Site Plan

FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

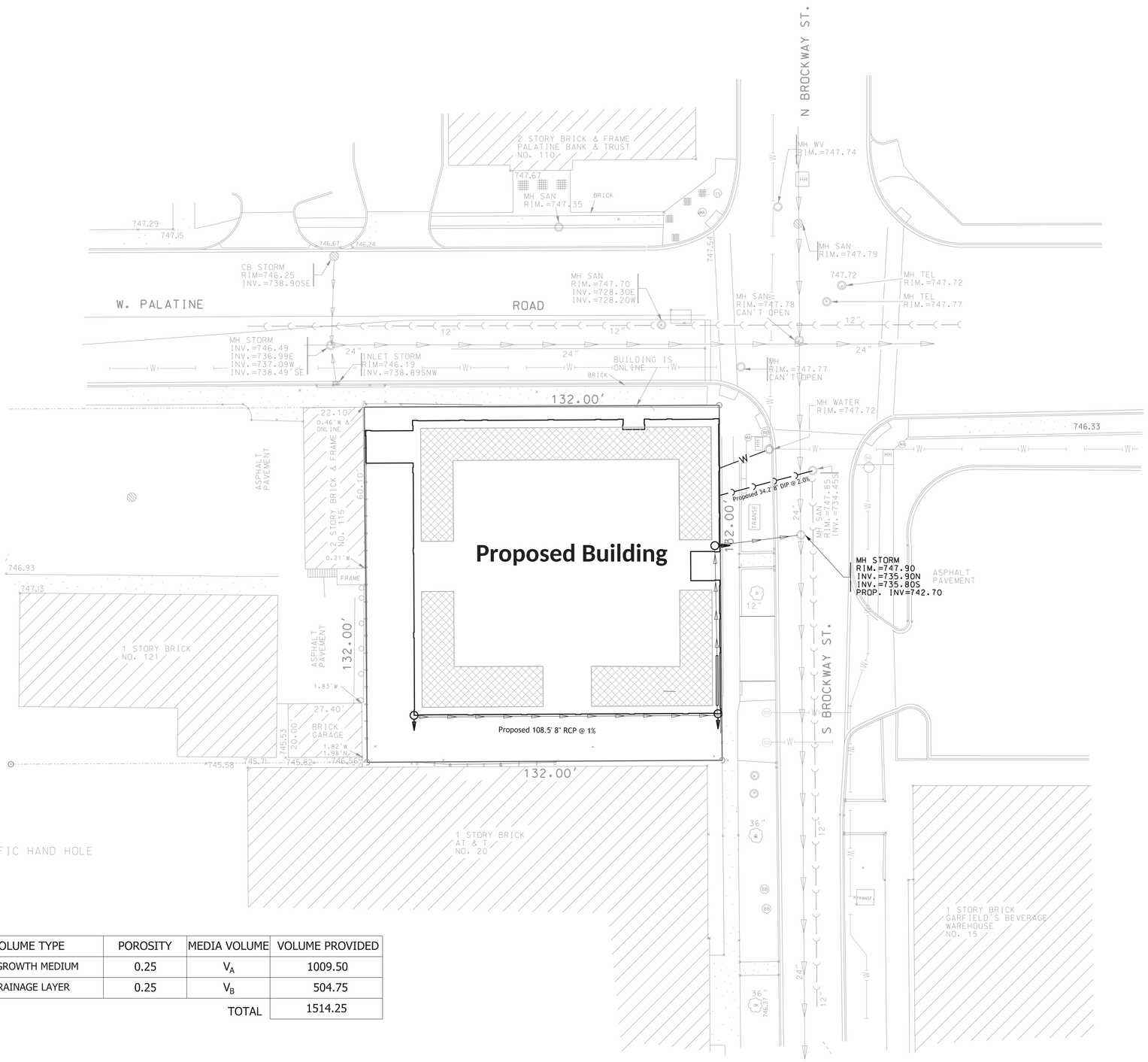
Project

Date

Scale 1" - 20'

Sheet C2

Attachment: EXHIBIT - ENG plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



VOLUME TYPE	POROSITY	MEDIA VOLUME	VOLUME PROVIDED
12" GROWTH MEDIUM	0.25	V_A	1009.50
6" DRAINAGE LAYER	0.25	V_B	504.75
		TOTAL	1514.25

LEGEND

- DRAINAGE FLOW
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER
- EMERGENCY OVERFLOW ROUTE
- E — PROPOSED ELECTRIC LINE
- G — EXISTING GAS LINE
- G — PROPOSED GAS LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- T — ELECTRICAL TRANSFORMER
- DOWNSPOUT
- VALVE VAULT
- MWRD INTERCEPTOR
- INSPECTION PORT
- GREEN ROOF

N

UTILITY NOTES:

1. GRADING CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. THE GRADING CONTRACTOR SHALL REMOVE EXCESS SOIL FROM THE SITE AND DISPOSE OF LEGALLY.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PUT IN PLACE ALL SOIL EROSION PREVENTION DEVICES SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER IN WRITING ON ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT THE ADDITIONAL POLLUTION.
5. THE CONTRACTOR SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFRAMED OR NON BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF ½ INCH IN 24 HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.
6. IF ADDITIONAL EROSIONAL CONTROL MEASURES NOT SHOWN ON THE PLANS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL SUCH REQUIRED DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO THE INSTALLATION.
7. GRADING CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF UNSUITABLE SOIL IS ENCOUNTERED. CONTRACTOR SHALL REMOVE AND REPLACE UNSUITABLE MATERIAL AS DIRECTED BY SOILS ENGINEER.
8. GRADING CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PAVING. ENGINEER SHALL APPROVE GRADING PRIOR TO PAVING. GRADING CONTRACTOR SHALL MAKE CHANGES AS DIRECTED BY ENGINEER.
9. FOR SILT FENCE SETUP SEE DETAIL.
10. ALL PAVEMENT AND GUTTER GRADES ARE FOR FINAL ASPHALT/CONCRETE COURSE.
11. ADJACENT STREETS SHALL BE SWEPT DAILY OR AS REQUIRED TO KEEP THEM FREE OF DIRT AND DEBRIES.
12. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS AND VAULTS SHALL MEET ASTM C478.
14. EXISTING UTILITY LOCATIONS AND ELEVATIONS AS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARILY EXCLUSIVE. CONTRACTOR SHALL VERIFY UTILITIES WHERE POSSIBLE AND NOTIFY ENGINEER OF DISCREPANCIES, EXCEPTIONS, OR OMISSIONS AS SOON AS POSSIBLE.
15. CONNECT TO PROPOSED BUILDING SERVICE. REFER TO BUILDING PLUMBING PLANS PRIOR TO CONSTRUCTION. VERIFY SIZE, LOCATION AND ELEVATION.
16. A NEW SEWER LINE WILL BE INSTALLED INTO A LIVE (ACTIVE) SANITARY SEWER. PROVISIONS SHALL BE MADE SO THAT EXISTING USERS OF SANITARY SEWER WILL NOT BE INTERRUPTED AT ANY TIME.
17. PROVIDE A REMOVABLE HOOD INSIDE THE SOUTH LEG OF CATCH BASIN 8 OR OTHER PRETREATMENT SYSTEM IN ORDER TO PROTECT THE PROPOSED VOLUME CONTROL PRACTICE.

No.	Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

Utility Plan

FLUENTA CONSULTING
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Vernon Hills, IL 60061
Tel: 773-349-5881

Project

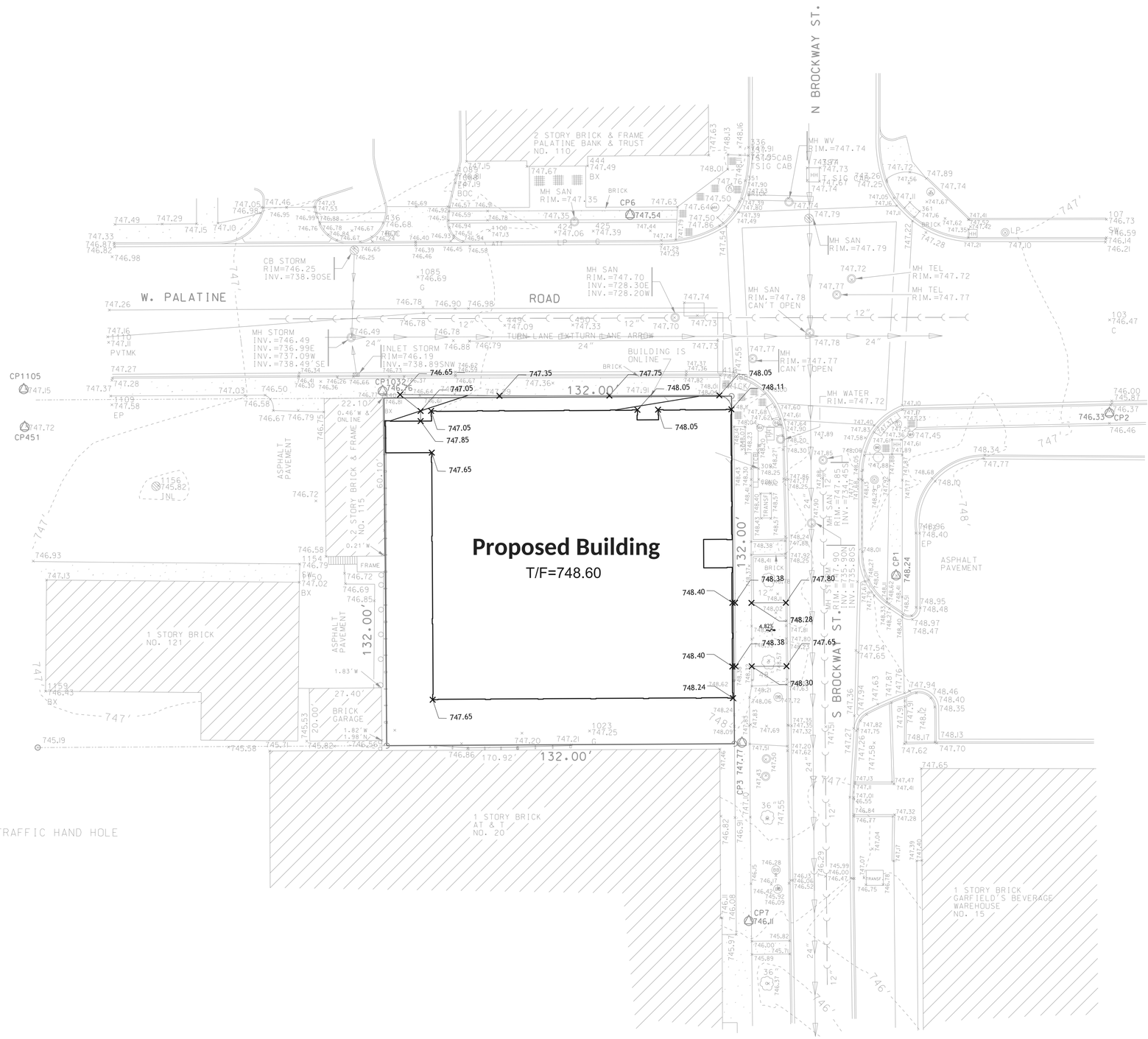
Date

Scale 1" - 20'

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Attachment: EXHIBIT - ENG plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

KEEP SANITARY SEWER LINE ACTIVE



LEGEND

- 684 — PROPOSED ELEVATION
- ×682.47 — EXISTING ELEVATION
- 609 — EXISTING CONTOUR
- 781 — PROPOSED CONTOUR
- DRAINAGE FLOW
- SILT FENCE
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE
- EMERGENCY OVERFLOW ROUTE
- DRAINAGE BREAK LINE

No.	Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

Grading and Drainage Plan

FLUENTA CONSULTING
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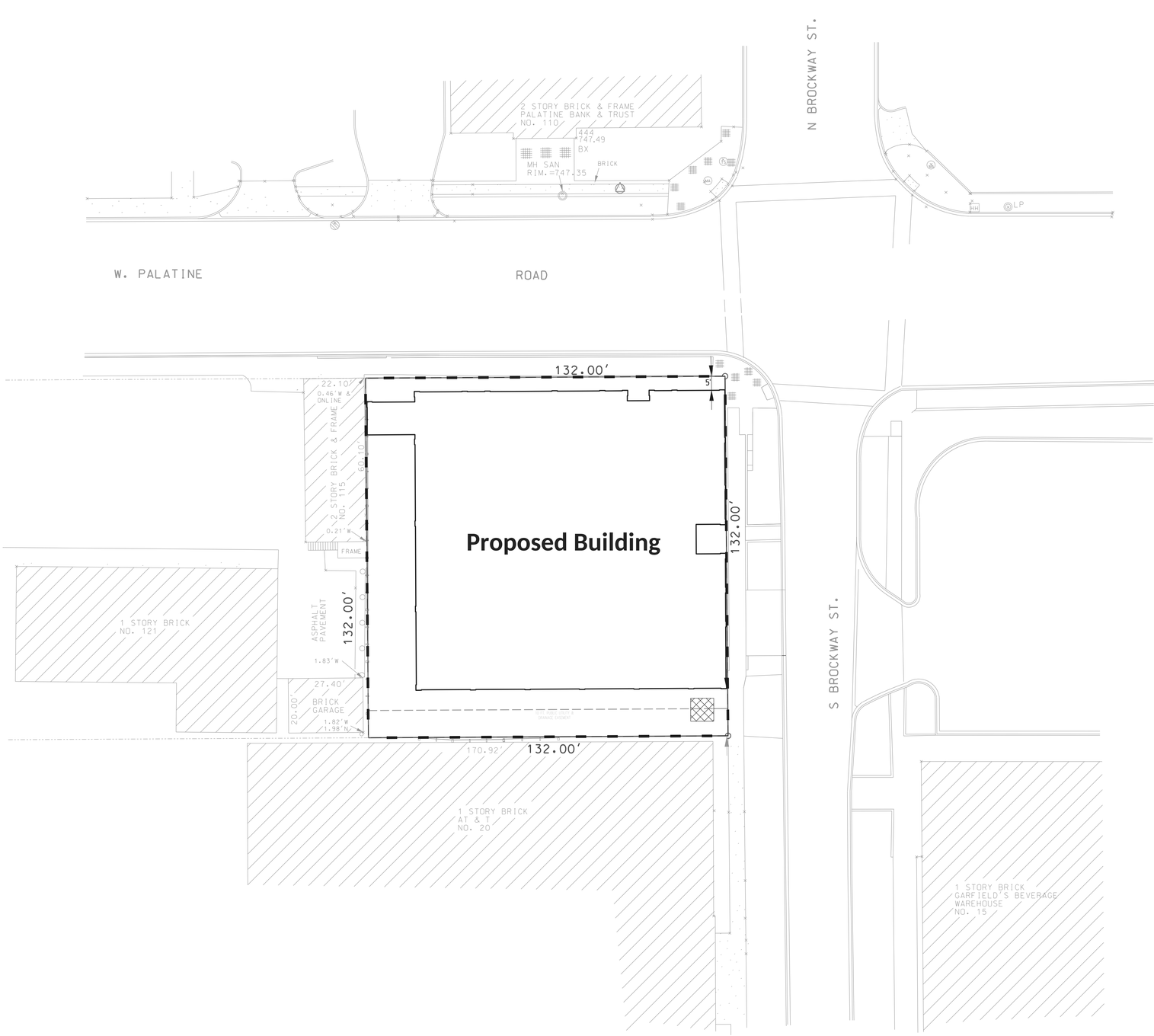
Project

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Scale 1" - 20'

Sheet C4

Attachment: EXHIBIT - ENG plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



LEGEND

- SILT FENCE
- CONSTRUCTION ENTRANCE/EXIT
- SEDIMENT BASKETS
- TOPSOIL LOCATION
- CONCRETE WASHOUT
- VEGETATIVE CONTROL AREA

STORMWATER MANAGEMENT QUANTITIES:

SILT FENCE	528 LF
SEDIMENT BASKETS	1 EA
SEEDING, FERTILIZING & MULCHING	0.09 AC
TYPE 1 PERMANENT LAWN MIXTURE	0.09 AC
DISTURBED AREA	0.40 AC

No.	Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

Erosion and Sediment Control Plan

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201 E. Lakeside Dr.,
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Tel: 773-349-5881

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Scale 1" - 20'

Sheet
C5

Attachment: EXHIBIT - ENG plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

General Notes

GENERAL NOTES & SPECIFICATIONS:

1. ALL ROADWAY AND PAVEMENT CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2016 ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OR LATEST EDITION, EXCEPT AS MAY BE MODIFIED BY THE PROJECT PLANS AND SPECIFICATIONS.
2. ALL UNDERGROUND CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2014 "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", ILLINOIS MUNICIPAL LEAGUE, LATEST EDITION, EXCEPT AS MAY BE MODIFIED BY PROJECT PLANS AND SPECIFICATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE VILLAGE OF PALATINE . EACH CONTRACTOR SHALL BE PROVIDED WITH THE APPLICABLE SECTIONS OF THIS SPECIFICATION IN THE BID PACKAGE.
4. ALL ELEVATIONS SHOWN ARE USGS DATUM.
5. THE VILLAGE OF PALATINE BUILDING AND ENGINEERING DEPARTMENT SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL JURISDICTIONAL AGENCIES AND ALL UTILITY COMPANIES WITH FACILITIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION, AND ENSURING THAT ALL UNDERGROUND LINES ARE LOCATED, PRIOR TO COMMENCING CONSTRUCTION.
6. ALL WORK TO MEET ALL STATE AND LOCAL CODES.
7. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT.
8. ALL WORK SHALL COMPLY WITH THE IEPA "STANDARD SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL 2011 EDITION." THE CONTRACTOR SHALL TAKE WHATEVER STEPS ARE NECESSARY TO CONTROL EROSION ON THE SITE. EROSION CONTROL FEATURES SHALL BE CONSTRUCTED CONCURRENTLY WITH OTHER WORK ON THE SITE. THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS TO PREVENT POLLUTION OF STREAMS, LAKES AND RESERVOIRS WITH FUELS, OILS, BITUMS, CALCIUM CHLORIDE OR OTHER HARMFUL MATERIALS. HE SHALL CONDUCT AND SCHEDULE HIS OPERATIONS SO AS TO AVOID OR MINIMIZE SILTATION OF STREAMS, LAKES AND RESERVOIRS. HAULING WILL NOT BE ALLOWED WHEN THE WORK SITE IS TOO WET TO MAINTAIN ACCEPTABLE CONDITIONS ON ADJACENT STREETS. ADJACENT STREETS AND DRIVEWAYS SHALL BE MANUALLY OR MECHANICALLY SWEPT PERIODICALLY AS MAY BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM THIS PROJECT FROM STORM SEWERS AND DRAINAGE STRUCTURES AT NO ADDITIONAL COST.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH ALL OF THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT INCLUDING THOSE REQUIREMENTS FOR OPEN CUT TRENCHES AND SHEETING AND BRACING AS REQUIRED. AT NO TIME WILL THE ENGINEER OR ANY OF HIS EMPLOYEES BE HELD LIABLE, EITHER DIRECTLY OR AS THIRD PARTY PARTICIPANTS TO ANY LITIGATION CONCERNED WITH CONSTRUCTION PROJECT.
10. ALL EXISTING FIELD DRAINAGE TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REROUTED, AND/OR CONNECTED TO THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL KEEP A RECORD OF ALL LOCATIONS OF FIELD DRAINAGE THE ENCOUNTERED UNLESS OTHERWISE NOTED.
11. ALL UTILITY COMPANY CONDUITS ARE NOT NECESSARILY SHOWN ON THE DRAWINGS AND MUST BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS AND NOTIFY FLUENTA CONSULTING OF ANY DISCREPANCIES.
13. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION THAT IS NOT SPECIFIED.
14. SUBGRADE PREPARATION FOR ALL PAVEMENTS SHOWN ON THE DRAWINGS SHALL INCLUDE TOPSOIL STRIPPING AND REMOVAL OF ANY UNDERLYING UNSTABLE/ DELETERIOUS MATERIAL. THE PAVEMENT SUBGRADE AND STONE BASE SHALL EACH BE PROOF ROLLED BY A LOADED SEMI DUMP TRUCK. UNSUITABLE MATERIAL IDENTIFIED DURING THE PROOF ROLL SHALL BE REMOVED. FOR THE SUBGRADE, UNDERCUTS SHALL BE FILLED WITH FABRIC AND 3" ROCK.
15. APPLY PRIME COAT UNIFORMLY OVER SURFACE OF COMPACTED AGGREGATE BASE AT A RATE OF 0.40 GAL/SY. APPLY ENOUGH MATERIAL TO PENETRATE AND SEAL, BUT NOT FLOOD SURFACE. ALLOW PRIME COAT TO CURE FOR 72 HOURS MINIMUM.
16. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO NOTIFY J.U.L.I.E PRIOR TO PERFORMING ANY EXCAVATIONS.
17. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY AND FLUENTA CONSULTING WITH A COMPLETE SET OF RECORD DRAWINGS WITHIN 30 DAYS OF COMPLETION OF THE WORK. DRAWINGS SHALL INCLUDE ELEVATIONS, LOCATION OF OTHER UTILITIES, SERVICES, FIELD TILES, ETC.
18. ALL PROPERTY DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE PER FINAL SURVEY.
19. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
20. ALL CURB RADII ARE FACE OF CURB UNLESS OTHERWISE NOTED.
21. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
22. CONTRACTORS TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
23. SIDEWALK AROUND PERIMETER OF THE BUILDING SHALL BE INTEGRAL CURB / WALK.
24. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCES OF R.O.W. IN ACCORDANCE WITH I. D.O.T. REQUIREMENTS.
25. CONTRACTOR SHALL VERIFY WITH LOCAL MUNICIPALITY OR CONTROLLING JURISDICTION AS TO THE NECESSITY FOR AND REQUIREMENTS RELATING TO THE INSPECTION BY AN APPROVED ON-SITE ENGINEER.
26. SHOULD THE GENERAL NOTES & SPECIFICATIONS OR DETAILS CONFLICT WITH THE VILLAGE OF PALATINE GENERAL NOTES & SPECIFICATIONS OR DETAILS THE MOST RESTRICTIVE SPECIFICATION OR DETAIL SHALL DICTATE.

GENERAL NOTES & SPECIFICATIONS:

1. ALL TRENCHED IN GREEN / LANDSCAPE AREA SHALL BE BACKFIELD WITH EARTH COMPACTED TO 90%. A MINIMUM OF 6"OF TOPSOIL SHALL BE PROVIDED IN GREEN / LANDSCAPE AREAS. TRENCHES IN ALL PAVED AREAS, CURBED, AND SIDEWALK AREAS SHALL BE BACK FILLED WITH APPROVED ENGINEERING BACKFILL COMPACTED AS 95% MODIFIED PROCTOR.
2. ALL DISTURBED AREAS SHALL BE RESTORED AND POSITIVE DRAINAGE MUST BE MAINTAINED.
3. ALL LANDSCAPING MUST BE RESTORED TO ITS ORIGINAL CONDITION. REPLACEMENT OF ALL BLACK DIRT, SEED, TREES, BUSHES, ETC. SHALL BE PROVIDED BY THE CONTRACTOR AND GUARANTEED FOR ONE YEAR FOLLOWING FINAL INSPECTION BY THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION. GUARANTEE SHALL INCLUDE REPAIR OF TRENCH SETTLEMENTS AS NEEDED TO BRING TRENCH TO ORIGINAL GRADE.
4. EXISTING DRAINAGE PATTERNS SHALL BE RESTORED FOLLOWING CONSTRUCTION. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALK, CURBS, PAVEMENTS, DRIVEWAYS, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
6. AFTER STRIPPING AND ROUGH GRADING IS COMPLETED, THE EXPOSED SUB GRADE SHOULD BE PROOF ROLLED. PROOF ROLLING MAY BE ACCOMPLISHED WITH A FULLY LOADED, TANDEM-AXLE DUMP TRUCK OR OTHER EQUIPMENT PROVIDING AN EQUIVALENT SUB GRADE LOADING. STATE EROSION CONTROL MEASURES MUST BE IMPLEMENTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL DURING SITE WORK DEMOLITION OR REMOVAL. CONTRACTOR SHALL CONTROL DUST CREATED FROM ON-SITE CONSTRUCTION AND ASSOCIATED TRAFFIC USING WATER OR OTHER APPROVED MEANS.
8. PROTECT TREES, PLANT GROWTH, AND FEATURES DESIGNATED TO REMAIN AS FINAL LANDSCAPING. CONSTRUCTION EQUIPMENT SHALL NOT TRAVEL UNDER DRIP LINES OF TREES TO BE PROTECTED.
9. PROTECT BENCHMARKS FROM DAMAGE OR DISPLACEMENT.
10. REMOVE TREES AND SHRUBS, STUMP, AND ROOT SYSTEM TO A MINIMUM DEPTH OF 42 INCHES.
11. MOISTURE CONTROL-WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE MOISTURE CONDITIONED BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MATERIAL. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS.
12. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY
13. STOCKPILE OR SPREAD SOIL MATERIAL THAT HAS BEEN REMOVED BECAUSE IT IS TOO WET TO PERMIT COMPACTION.

STORM SEWER NOTES & SPECIFICATIONS:

1.ALL STORM SEWER STRUCTURES ADJUSTMENTS SHALL BE MADE WITH PRECAST CONCRETE ADJUSTING RINGS SET IN A FULL BED OF BUTYL ROPE JOINT SEALANT. NO MORE THAN 12" OF ADJUSTING RINGS WILL BE PERMITTED, SUBJECT TO THE APPROVAL OF THE AGENCY HAVING JURISDICTION.
2. CONNECTION TO EXISTING STORM SEWER STRUCTURES SHALL BE DONE BY CORING THE CONCRETE BARREL SECTION.
3. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS SHALL MEET ASTM C 478.
4. PRIOR IEPA APPROVAL IS REQUIRED IN ORDER TO CONSTRUCT STORM MAINS OVER WATER MAINS.

TRAFFIC CONTROL NOTES & SPECIFICATIONS:

1. THE CONTRACTOR IN ACCORDANCE WITH I.D.O.T. STANDARDS SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL AND SIGNS.
2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY ACCESS TO ALL ROADWAYS AND DRIVEWAYS DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY HOMEOWNERS AT LEAST 24 HOURS IN ADVANCE OF TEMPORARY OPEN CUTS REQUIRED TO NSTALL UTILITIES ACROSS DRIVEWAYS.

No.	Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

General Notes

FLUENTA CONSULTING
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Tel: 773-349-5881

Project

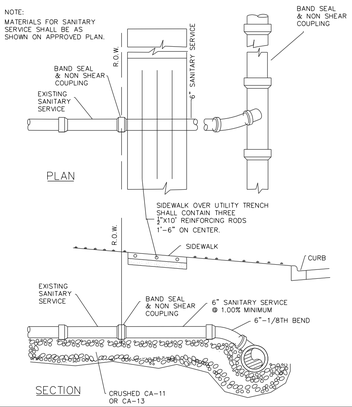
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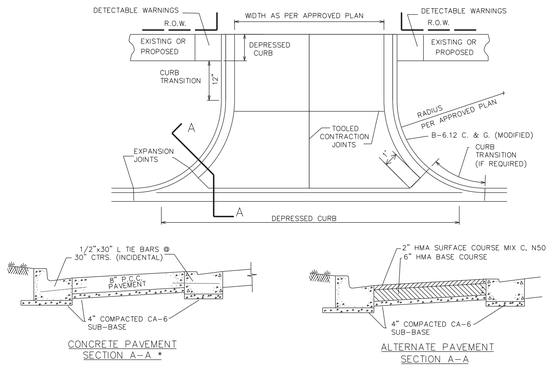
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Attachment: EXHIBIT - ENG plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

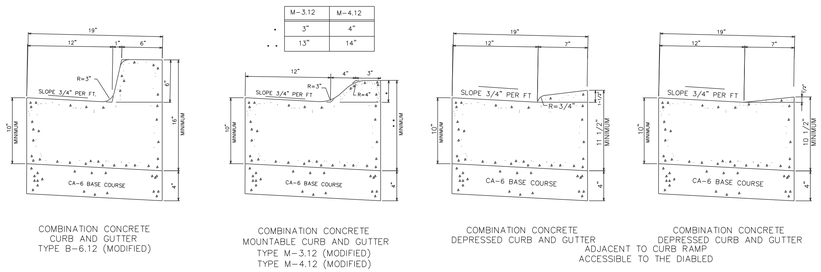
SANITARY SERVICE SEWER AND CONNECTION



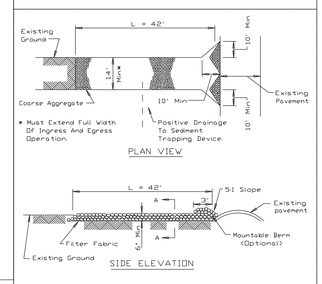
COMMERCIAL DRIVEWAY APPROACH DETAIL



*ALL ALLEY APPROACHES USE CONCRETE PAVEMENT SECTION



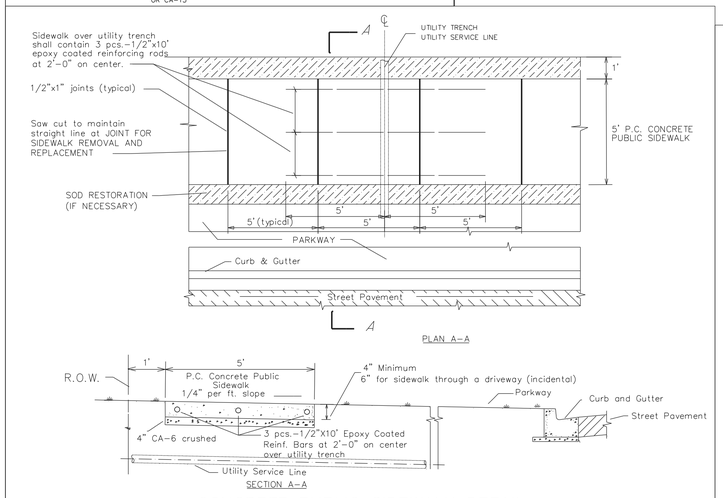
STABILIZED CONSTRUCTION ENTRANCE PLAN



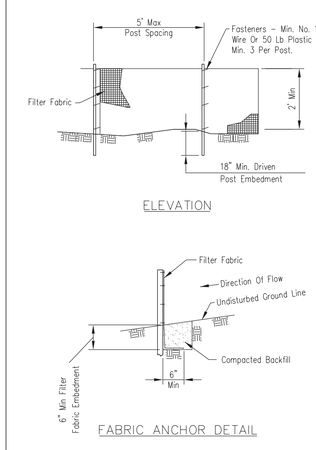
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE		STANDARD DWG NO.
Project		IL-630
Designed	Date	SHEET 1 OF 2
Checked	Date	DATE 8-18-94
Approved	Date	

NRCS Natural Resources Conservation Service



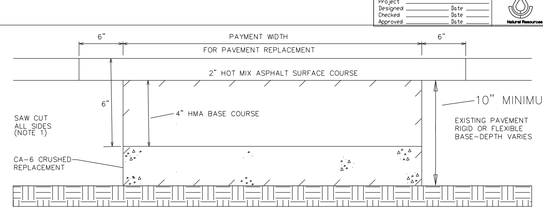
CONCRETE PUBLIC SIDEWALK DETAIL



NOTES:
1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either wood post with a minimum cross-sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.

SILT FENCE

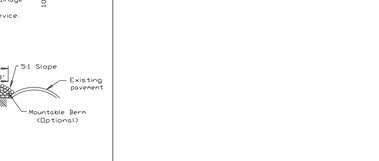
Date		
	M. QUADRINES	8/27/14
Designed		
Drawn		
Checked		
Approved		



NOTE 1 - SAW CUT DEPTH
AGGREGATE BASE-CUT FULL DEPTH OF HMA SURFACES ONLY.
CONCRETE AND HMA BASE-CUT FULL DEPTH OF BASE COURSE

SAW CUT DEPTH TO BE A MINIMUM OF 4" OR TO BOTTOM OF EXISTING BASE, WHICHEVER IS GREATER.
CRUSHED CA-6 REPLACEMENT TO BE MECHANICALLY COMPACTED.

PAVEMENT PATCHING

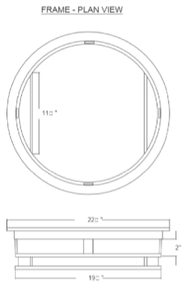


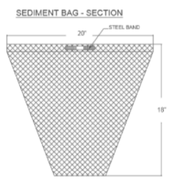
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

THE FACILITY IS INTENDED FOR CONCRETE, MASONRY, AND SLURRY.

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

INLET PROTECTION

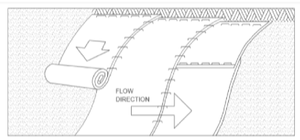




GENERAL NOTES:

FRAME: TOP FLANGE FABRICATED FROM 1½"X1½"X1/8" ANGLE. BASE RIM FABRICATED FROM 1½"X12"X1/8" CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1½"X¼" FLAT STOCK. ALL STEEL CONFORMING TO ASTM-A36.
SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./ SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. BAG SECURED TO BASE RIM WITH A STAINLESS STEEL STRAP AND LOCK.
FILTER FOR OTHER SHAPE GRATES SHALL BE APPROVED IN ADVANCE OF PLACEMENT BY VILLAGE ENGINEERING.

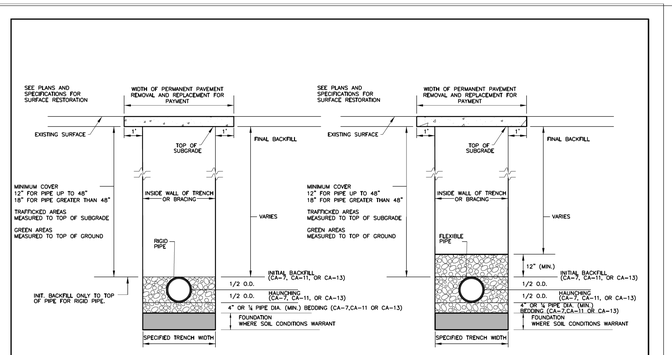
EROSION CONTROL



SLOPE INSTALLATION

NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING AT DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH AN APPROXIMATE (MIN) 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY A (MIN) 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



RIGID PIPE INSTALLATION DETAIL

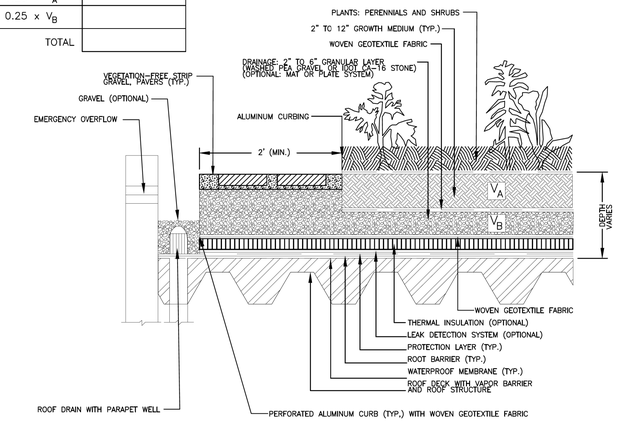
FLEXIBLE PIPE INSTALLATION DETAIL

NOTES:
1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34
	PAGE NO. 35

VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
GROWTH MEDIUM	0.25	V_A	0.25 x V_A	
DRAINAGE LAYER	0.25	V_B	0.25 x V_B	
			TOTAL	



NOTES:
1) WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF SPECIFICATION IUM 592 GEOTEXTILE, TABLE 1, CLASS I, WITH AN APPARENT OPENING SIZE OF 50.
2) PLANTINGS SHALL BE SELECTED ACCORDING TO ASTM E2400-06, *GUIDE FOR SELECTION, INSTALLATION AND MAINTENANCE OF PLANTS FOR GREEN (VEGETATED) ROOF SYSTEMS.*
3) GROWTH MEDIA SHALL CONSIST OF 80% LIGHTWEIGHT INORGANIC MATERIALS AND 20% ORGANIC MATTER.
4) THERE SHALL BE A MINIMUM SETBACK OF 2-FEET FROM ROOF PERIMETER AND ROOF PENETRATIONS.

TECHNICAL GUIDANCE MANUAL	7/1/15
GREEN ROOF TYPICAL DETAIL	STD. DWG. NO.5
	PAGE NO. 6

United States Department of Agriculture
NRCS Natural Resources Conservation Service

File No. IL-ENG-49
Drawing No.
Page 1 of 1
Sheet of

No.	Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

General Notes

FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project
Date
Scale

Sheet
C7

Attachment: EXHIBIT - ENG plans - 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

Attachment: DRAFT Rules and Regulations - The Trieuth At Palatine R&R (101 W. Palatine Road - Final Planned Development for an 18-unit

The Trieuth At Palatine

Rules and Regulations

We want to welcome you to the community and familiarize you with community rules and policies. These Rules are furnished to all Residents in communities managed by Trieu Properties limited and they are a part of your Lease Agreement. These Community Rules are divided in two sections. The second section of these Community Rules is a booklet entitled Care and Maintenance of your Apartment Home. Collectively both sections are referred to in this document as Rules. Noncompliance with these Rules may result in you owing additional amounts to Owner and may be grounds for termination of your lease. Additional rules may apply to use of any fitness room, business center, or community room. Additional rules and requirements may be posted by Owner in community rooms, laundry areas, or in other common and amenity areas. Residents and their guests must comply with all posted rules. Failure to comply with rules may result in Resident or Resident's guests being denied access or use of community amenities. Owner reserves the right to change or amend the following Community Rules from time to time with or without notice. Courtesy is Contagious...Please conduct your activities in and about the premises in a manner not to interfere with the rights, comforts or conveniences of other Residents. Your thoughtfulness and consideration of your neighbor will be appreciated. Please take time to read through these Community Rules and contact your Property Manager if there are any questions.

ACCESS DOORS

Triggering of emergency door alarms will result in a charge to Resident. No building entry or fire doors may be propped open at any time. Open doors can allow animals and pests into the Apartment Building and permit access by unauthorized persons. When moving, or carrying items into the Apartment Building, Residents should have a person monitoring the door. Interfering with door closing mechanisms, or blocking an entry door, is not permitted. In addition, Resident is not permitted to allow persons into the Apartment Community that the Resident personally has not invited into the Apartment Community. Residents must be physically present at the Apartment Community to authorize any persons to enter the Apartment Community through the controlled access system. A Resident must not allow any person access to the Apartment Building while entering or leaving the Apartment Building or Garage. Residents must not allow strangers or persons that a Resident might recognize as guests of other residents the opportunity to follow anyone into the Apartment Building while entering or leaving, as there is no way to know what guests are or are not welcome visitors to other residents at any given time. Please report any violations of this policy to Management.

ANTENNAS AND SATELLITE DISHES

Wiring is provided inside the apartment. Residents are not permitted to tamper with the wiring or remove the wall plate and/or ethernet box (if provided). This installation of antennas and “satellite dishes” is subject to FCC regulations and special regulations of Owner. Residents may not install any antennas, including “satellite dishes” or “mini-satellite dishes,” without complying with these special rules and obtaining advance approval of any installation in a separate agreement. Any installation without such prior 2 approval is prohibited.

APPLIANCES

The use, installation and/or storage of privately owned appliances such as stoves, refrigerators, dishwashers, air conditioners, washers/dryers and space heaters is prohibited in your Apartment or Townhome without prior written permission of Owner.

BALCONIES/PATIOS

Balconies or patios may not be used for storage or hanging clothes. No carpeting of balconies/patios is allowed unless approved by Management. In accordance with local laws and safety concerns, no grilling, cooking or any open flame is permitted on balconies, patios or garages. It is not permitted to run electric cords from the apartment to a balcony or patio area. Bird feeders and feeding of other animals are prohibited. Traps or poison may not be placed by Resident to trap or kill rodents, insects or pests at any outdoor area. Plants are permitted but Residents are expected to put protection under plants to prevent water or dirt from staining the balcony or patio area or leaking to any other balcony or patio area. Residents will be responsible for any water or material falling from a balcony area or damage done to a balcony or patio. Care should be taken with pots to use natural dirt and planting material that is not flammable. Some fertilizers and potting material are combustible when placed in heat or sun and should not be used in the balcony or patio area. As of January 1, 2022, all of Management’s rental communities are smoke-free. Smoking will only be permitted in outside areas that are greater than 25 feet away from any building, amenity or structure on the property. Cigarettes must never be extinguished in any dirt or plant. Potting material can be highly flammable. Residents and their guests will be responsible for any fire or damage caused by careless smoking anywhere in the rental community.

BUSINESS RELATIONSHIP

The relationship between Management/ Owner and a Resident, or applicant, is a business relationship. A courteous and business-like attitude is required from both parties. If Resident, or any member of Resident’s household or guest demonstrates unprofessional, rude, hostile, or inappropriate behavior in the presence of Management staff or other residents, applicants, or their guests, s/he may be asked to leave the area and a notice of violation of lease may be issued. If a Resident, a Resident’s guest or household member exhibits any threatening behavior, appears to be intoxicated or under the influence of alcohol or other drugs, or attempts to intimidate, or is otherwise inappropriate with staff, Management reserves the right to

terminate any service, discussion, or meeting, if Resident, guest, or other person does not leave, law enforcement may be contacted. This type of conduct is a basis for a termination of lease or eviction. Please see the separate section of these rules on Dress Code for appropriate attire in meetings with Management and in common areas of the building. Use of cell phones or other devices, including the recording of any meeting, is not allowed when engaging with Management staff. If a Resident is participating in a cell phone call, texting, viewing a phone or otherwise using any electronic device (that is not necessary to assist with communication or to alleviate the conditions or symptoms of a disability), is a basis for Management staff to disengage or end a meeting. Management may refuse or terminate a meeting where a Resident or guest is using a cell phone or electronic device, except as needed to alleviate the symptoms of a disability, without Management's permission. Children are welcome in meetings or interactions with Management. However, an adult must appropriately supervise any minor, Management is not responsible to provide childcare, supervision, or assistance in connection with any meeting, work order, or service provided by Management. Management may refuse to enter an occupied unit if only minor children are present, and there is no adult present. Any request for service or work orders will be rescheduled in those circumstances. With the exception of standard property charges, Management staff may not accept any money, gifts, "tips", or services in connection with the performance of their duties. This policy does not prohibit the submission of any unsolicited note, thank you card, or other comment on Management staff or service matters. Residents, in turn, have a right to expect courteous, professional, and civil treatment in communications and the performance of services by Management staff. If Resident believes any staff member has not behaved in an appropriate manner, or has said anything that is inappropriate, discriminatory, or is contrary to the standards set forth in these rules, a complaint may be made to the Regional Manager or the corporate office of Trieu Properties limited.

CHILDREN

Residents are responsible for the appropriate supervision of minor children and guests of Resident or Resident's children. Failure to adequately supervise children and/or their guests is a violation of these rules.

COMMON AREA AMENITIES (if applicable)

Different communities have different facilities and amenities. Residents must comply with any specific rules posted at any facility.

Social Room / Fitness Center:
1. All children under age 16 must be accompanied by an adult Resident.
2. Game table use is limited to 30 minutes – if someone is waiting to use it.
3. Smoking is prohibited.

All amenities provided by Owner, such as exercise equipment, pools, saunas, and hot tubs, have some risks of use which Resident expressly assumes by using such equipment or

Attachment: DRAFT Rules and Regulations - The Trieuth At Palatine R&R (101 W. Palatine Road - Final Planned Development for an 18-unit

amenities. All equipment and amenities are used by Resident and/or Resident's guests and children at their own risk. Residents should take all reasonable precautions if using such facilities to make sure they understand their proper use. If Resident, or Resident's guests and children, have any medical or physical condition that could be affected by use of any exercise equipment or amenity, then appropriate advice and direction from Resident's medical advisors should be obtained before such use. Resident and Resident's guests are responsible for wearing proper clothing, and specifically swimwear designed for use in pools or hot tubs, to prevent damage to equipment and systems.

GENERAL ROOF DECK RULES AND REGULATIONS

1. Description of Roof top: The Roof top is located on the 4thFloor of 101 w palatine,The Roof top has a **50**-person maximum occupancy. The Roof top is an amenity to the Building and shall be governed by the Roof Deck Rules and Regulations contained herein.
2. Conditions of Access and Use
2.1. Access to and Use of the Roof top to Occupants of 101 w palatine (during non-Events) must be employed by a Tenant with a current leased office space. Should Occupant's employment at 101 w palatine cease for any reason, access and permission to use the roof top will terminate immediately.
2.2. Access to and Use of the Roof top is open to any Tenant's employee without regard to race, sex, ethnic background or religion. All users must be at least twenty-one (21) years of age if alcohol is being served.
2.3. Access to and Use of the Roof top shall, at all times, be subject to any and all rules and regulations now existing or hereafter updated by Building Owner or its Property Manager.
2.4. Building Owner or its Property Manager may elect to revoke access and the use of the amenity at any time at its sole discretion.
2.5. All Governing Laws, Codes, and General Building Rules and Regulations shall apply to the Roof top.
2.6. User may not use the Roof top if an uncured default exists under its lease in the Building.
2.7. The Office of the Building reserves the right to impose a reasonable limitation on the number of events which a Tenant may hold within any one (1) month or within any twelve (12) month period.
3. Tenant Access and Usage Regular access to the Roof top is provided to Occupants of 101 w palatine. Occupants shall not be entitled to lend their access card to any person. Access and usage rights may be permanently revoked by Building Owner or its Property Manager if Occupant is found violating this provision.
4. Roof top Hours
The Roof top will be open during the following times:
• Monday – Friday: 10:00 a.m. to 9:00 p.m. On certain days where a Tenant has reserved the Roof top, the reserved area(s) will close at 3:00 p.m.
• Saturday: 10:00 a.m. to 9:00 p.m.
• Sunday: 10:00 a.m. to 9:00 p.m.
Tenants should contact the Office of the Building for additional information and reservation request forms.

Attachment: DRAFT Rules and Regulations - The Trieuth At Palatine R&R (101 W. Palatine Road - Final Planned Development for an 18-unit

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6. Involuntary Termination Building Owner or its Property Manager reserve the right to terminate or suspend, for such period of time as Building Owner or its Property Manager shall deem appropriate, any privileges of the Occupant as a result of failure to comply with any provision the Roof top Rules and Regulations or for any other actions that are in any way detrimental to the best interest of the operations of the Roof Deck or its use by other Occupants. Access and use may be terminated or suspended verbally with subsequent written notification to employer of Occupant.

7. General Rules

7.1. The Roof top is available on a first-come, first-served basis.

7.2. To keep the Roof top clean and free of debris, every Occupant must clean up after his or her self. All trash shall be placed in the garbage or recycling containers provided by the Building. Failure to do so may result in revocation of usage rights by Building Owner or Property Manager.

7.3. Property Manager cannot guarantee accommodation but will consider the request if appropriate. Building Owner or its Property Manager shall not be liable for any service outages

7.4. Furniture located within the Roof Deck is provided as a courtesy as part of the Roof top amenity. Furniture, equipment and any supplies may not be moved, removed, or relocated for any reason.

7.6. The Roof Deck is not to be used for sleeping.

7.7. The Roof Deck is not to be used as secondary conference room.

7.8. The Roof Deck is not meant to be a substitution for officing and should not be used as such. 7.9. The Roof Deck is not to be used for interviewing employee candidates.

7.10. Professional Courtesy to Others – Because the Roof Deck is open to all participating tenants at 101 w palatine, all users are expected to act in a professional manner and show professional courtesy to other users by acting and speaking in a low voice. Any person not exhibiting professional and courteous behavior will be asked to leave by building security.

7.11. The Roof top doors are to be closed at all times.

7.12. Guests must stay within designated area only.

7.13. No individuals under the age of twenty-one (21) shall be permitted on the Roof top if alcohol is served.

7.14. Smoking is strictly prohibited at all times.

7.15. The Roof top shall not be used for any offensive purpose.

7.16. NO GLASS OR BREAKABLES ARE PERMITTED ON THE ROOF DECK

7.17. No items shall be thrown from the roof. Violations of this policy are subject to the laws of the State of Illinois and the City of Chicago. In the event of any such incident, Chicago Police will be called.

7.18. No signage, decorations, frames, etc. shall penetrate the floors, walls, planters or any other permanent fixtures of Roof top of the building.

7.19. Users will protect the Roof top furniture from scratches beyond normal wear and tear, and are prohibited to rearrange or remove the furniture.

7.20. No open flames shall be permitted (other than properly supervised chafing dishes and deck fire pit).

7.21. Absolutely NO fireworks or similar entertainment displays of any sort will be permitted.
7.22. No feeding birds or other animals.
7.23. Food should never be left unattended or uncovered.
7.24. No audible music is allowed unless users are plugged into headphones. 7.25. The firepit is weather permitting and will be used at the Property Manager's discretion.
8. Dress Code
8.1. Any clothing that is offensive in nature or bears offensive language or graphics to anyone, is not permitted.
8.2. Shoes must be worn at all times. Bare feet and socks without shoes are not permitted.
8.3. Sun bathing is strictly prohibited.
8.4. Any violation of the above dress code will result in the User being asked to leave, NO exceptions.
9.Drink Tokens for Building Sponsored Events
9.1 Two (2) drink tokens will be distributed by the security guard on duty once a government-issued photo ID is checked.
9.2 All drink tokens are custom-created by the Building Management and will be color coded for each day's use. No drink tokens will be accepted by the bartender on duty if they do not match the specific day's token color.
9.3 Drink tokens must be returned if not used during the duration of the tenant's time on the Roof top.
9.4. Any violation of the Roof top drink token policy may result in User being asked to leave. NO exceptions.
10. Additions and Modifications to Rules and Regulations Building Owner and Property Manager expressly reserve the right to add to, or modify, these rules and regulations, all of which shall be binding upon each Tenant and its respective invitees and other Occupants upon delivery of such additions or modifications to the respective Tenant.

DISTURBANCES, EXCESS TRAFFIC AND USE RESTRICTIONS

Please have consideration for your neighbors by keeping the noise level down at all times. Residents are 5 encouraged to handle complaints between themselves. However, if Resident communication does not work, call the office while the noise is occurring. Please remember you are responsible for your guests and their conduct.

Individual apartments, and the apartment community, are to be used exclusively as a private residence. All business and commercial uses are prohibited. Any use that would involve visitors or customers coming to the property, receipt of packages or business mail, are considered business or commercial uses and are not permitted. Occasional babysitting for family members or friends is permitted, but any regular daycare or frequent babysitting for compensation at the rental premises, is prohibited. Conducting any business or activity for a consideration that uses the rental premises, or the utilities at the rental premises, is not permitted without Management's prior consent. Conducting any type of "sale" including estate sales, party sales, or other sales activity, including activities that involve receipt of inventory or property at the rental premises, may be prohibited if the activity disturbs other residents, interferes with Management, or otherwise in the discretion of Management at a particular site. Residents are expected to have periodic guests and visitors at their apartment for social and family purposes. If the number of

Attachment: DRAFT Rules and Regulations - The Trieuth At Palatine R&R (101 W. Palatine Road - Final Planned Development for an 18-unit

guests and visitors is excessive in terms of total number or its tendency to disturb fellow Residents, then Owner may ask Resident to restrict or limit the number of visitors. Excessive traffic from visitors or visits at unusual hours is a disturbance and violation of the Community Rules. Individual apartments or townhomes in the apartment or townhome community, are to be used exclusively as a private residence for Residents that have been screened and approved by Owner and their authorized family members. All business and commercial uses, including hosting guests or visitors through a home swapping, Airbnb type site, or other use where the Resident receives any benefit or consideration, whether in the form of cash, credits, barter or use of another person's premises or property, are prohibited. Residents are expected to have periodic guests and visitors with whom they have a familial or personal relationship at their apartment for social and family purposes. If Resident is receiving any payment or consideration for the visit, the visit is not permitted and is a prohibited use.

PARKING AND GARAGES

Resident agrees to hold Owner harmless from any and all damages incurred to vehicles, personal belongings and persons.

Each Resident is responsible for the safety of his or her own vehicle and any contents. Management is not responsible for theft, vandalism, or any form of damage incurred on the premises, whether in a common area parking lot, assigned parking space, or any garage space, to vehicles.

Parking Lot: All vehicles must be registered with the office. All vehicles parked in the parking lot must be in running condition, have current license plates, and moved on a daily (24) basis, 365 days a year. If a vehicle is towed because the vehicle is not registered with the office, because Resident failed to follow posted instructions for periodic parking lot plowing or sweeping, or because any required parking tag is not properly displayed and visible, the Resident is fully responsible for all costs involved with the removing and storing the vehicle. The monitoring of the parking lot is completed periodically, as staff is able and available. Management's failure or inability to notice, observe, or respond to an infraction or violation is not acceptance of any infraction or a waiver of Management's rights to subsequently enforce the parking lot rules and requirements as stated herein, or as posted. Management reserves the right to employ a third-party towing company or other company to patrol the lot and enforce rules or posted rules. If the vehicle of Resident or a Resident's guest is towed for failure to comply with parking lot rules or requirements, it will be the responsibility of Resident, any visitor or guest, or the vehicle owner to pay all towing and storage costs. Management will not reimburse, or take steps to request a release of a vehicle that is towed for violation of parking lot rules.

If Resident will be out of town, or away from the rental community, it is Resident's responsibility to make arrangements to have their car moved. Employees of Management are not permitted to move or operate Resident's vehicle for any reason. Failure to adhere to these policies may result in towing of the vehicle at the vehicle owner's expense.

Attachment: DRAFT Rules and Regulations - The Trieuth At Palatine R&R (101 W. Palatine Road - Final Planned Development for an 18-unit

Parking areas are solely for the general usage of general transportation vehicles such as cars, SUVs, and light duty trucks. Parking commercial vehicles, boats, trailers, campers, semi-trucks, buses, other oversize/ or large trucks or vans is not permitted unless Management's consent is obtained or there is a separate designated area for such vehicles.

Please park in designated and appropriate areas only within the lines of designated spaces.

Vehicle repair work, vehicle maintenance or car washing is prohibited, except in communities where a designated area for such activities is provided. All work must be done in such designated areas. Resident is responsible for cleaning up after any use and will be responsible for damage or staining done to any cement, black top or other surface.

Any vehicle that is leaking fluids, or is overweight, or appears to be causing damage to any black top or cement surface of a parking area, may be required by Management to be removed from the parking area or garage. Resident will be responsible to repair any damages done or to clean or treat any staining.

Obstruction of driveways, fire lanes, pick-up areas, designated handicap parking areas, non-designated parking surfaces, or other roads or drives serving the rental community, is a violation of these Rules. Management may enforce these rules by having the vehicle towed; giving Resident a lease violation notice and/or notifying the local police department. Residents that park in any area posted as "nonparking" or areas where a vehicle is obstructing roadways, fire lanes, pick-up areas, or designed parking areas, may be towed with no prior notice from Management or by a private third-party towing service.

Plug-ins (if Applicable):

- Electric cords to vehicles are prohibited except in designated areas for plug-in parking.
- Heavy duty UL approved grounded extension cords that meet or exceed city and state codes must be used.
- The reserved parking/plug-in assigned area has been leased only for the specified term of the lease.
-

Underground Garages:

- Management assumes no responsibility for the safekeeping of your vehicle.
- The storage of personal property in underground garages is prohibited.
- Automatic garage door openers are to be used by adult Residents only. (If you lose your garage door opener, there is a replacement fee). When accessing a garage with an opener, the driver should individually access the garage door with the driver's opener. Residents should wait for the garage door to fully go up or down before pushing the button to use the opener. Following another car into the garage is prohibited and can result in damage to the garage door and your vehicle. No tailgating/piggybacking.

Resident will be responsible for all repair costs. Owner will not be responsible for any damage caused by garage door malfunctions.

- All garage areas must be maintained in a good and clean condition. Vehicle repair or maintenance work is prohibited.

Outdoor Garages:

- Management assumes no responsibility for the safekeeping of personal property in garage areas. Residents who store or leave personal property in any garage do so at their own risk and agree that they will make no claim or demand to Management for any loss or damage to property that occurs. There is a greater risk of theft, vandalism, exposure to pests and the elements, including water and ice in garages. Resident assumes this risk without recourse to Management in leaving or storing property in a garage.
- Garage doors are to remain closed at all times
- Resident agrees not to store anything in violation of any statute, regulation, or city ordinance. This includes but is not limited to storage of explosives or highly flammable materials or goods or any environmentally hazardous substances or materials.
- All garage areas must be maintained in a good and clean condition. Vehicle repair or maintenance work is prohibited. Any Resident with a personal garage stall is expected and required to keep the garage stall clean. This means that Resident will periodically remove, sweep, or otherwise clean, sand, or other debris from the floor of any garage stall. Fluids must be promptly cleaned and removed to avoid damage or staining.

Garages in outdoor areas are designed and constructed to store vehicles that can withstand exposure to moisture and the elements. Any storage of personal property by Resident in an outdoor garage is at Resident's sole risk. Residents are not permitted to run cords, or to have any electric appliance, heater, tool or like item in the garage. Residents are not to use the garage for activities other than storing a vehicle. Residents must not make any change or alteration, including installing shelves, hooks, or other alteration to the garage. Residents will be responsible for any damage caused, or the cost to restore or remove any unapproved installation.

Attachment: DRAFT Rules and Regulations - The Trieuth At Palatine R&R (101 W. Palatine Road - Final Planned Development for an 18-unit

PLAT OF EASEMENT VACATION
OVER

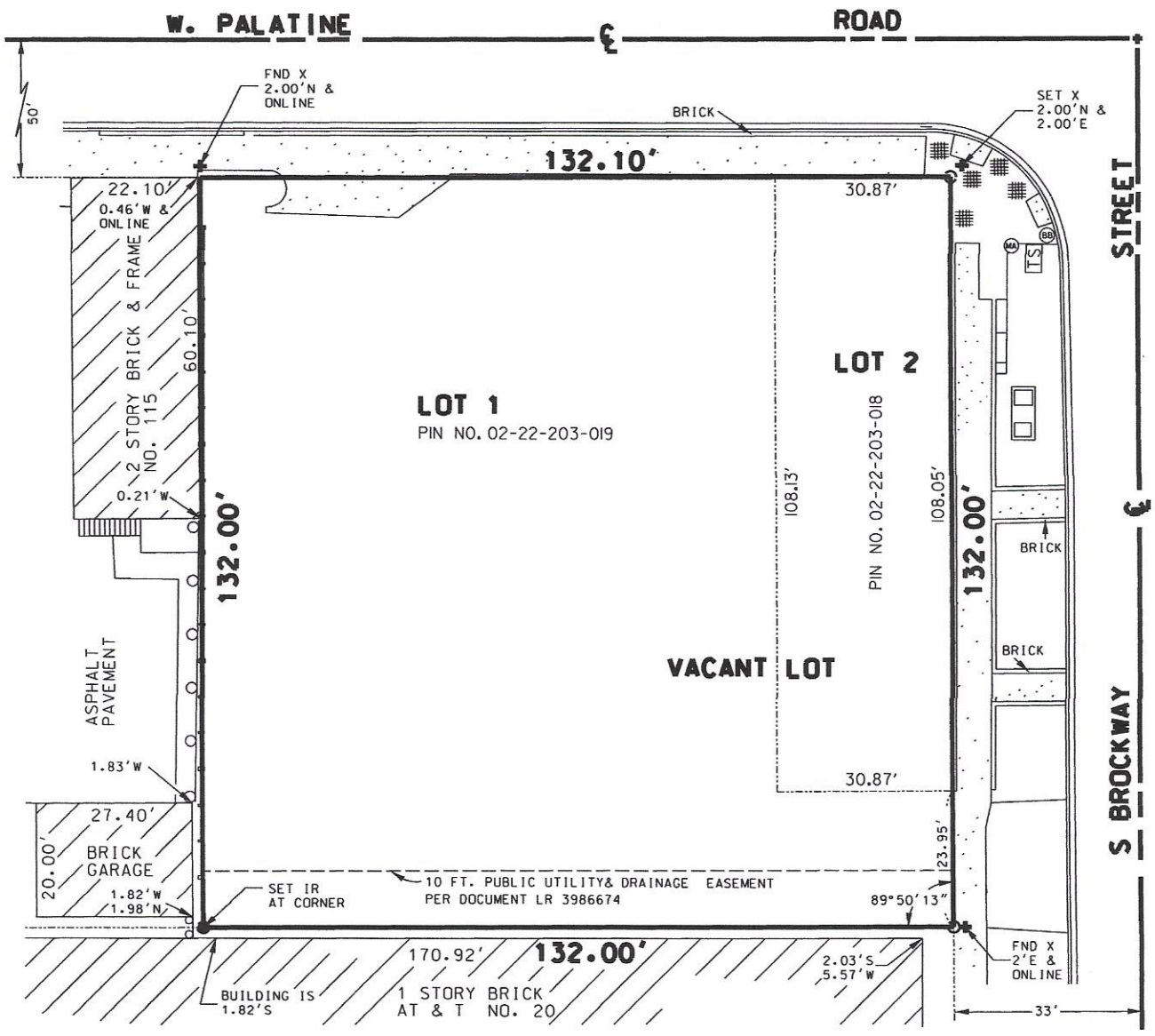
PARCEL 1:
LOT 2 IN GUNNAR K. HANSEN RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK "C" IN PALATINE, A SUBDIVISION BY ALEXANDER S. PRATT OF PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS, ON AUGUST 16, 1991 AS DOCUMENT NUMBER 3988674, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 1 IN GUNNAR K. HANSEN RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK "C" IN PALATINE, BEING A SUBDIVISION BY ALEXANDER S. PRATT OF PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS, ON AUGUST 16, 1991 AS DOCUMENT NUMBER 3988674, IN COOK COUNTY, ILLINOIS.

PIN NO.: 02-22-2-3-018 AND 02-22-203-019
COMMONLY KNOW AS: 101 W. Palatine Road, Palatine, IL 60067

Scale: 1 Inch = 30 Feet
Distances are marked in feet and decimal

TITLE: MANUEL E. PALMA, PE, PLS
234 Brookhaven Dr.
Elk Grove, IL 60007
(773)294-8758



LEGEND

- FOUND IRON ROD / FOUND IRON PIPE
- SET IRON PIPE
- IRON PIPE OR ROD NOT FOUND
- CHAIN LINK FENCE
- WOOD OR IRON FENCE
- WIRE FENCE
- CONCRETE
- BRICK PAVER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT 101-106 PALATINE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OF 1963 PINE ST., NORTHFIELD, ILLINOIS, 60093, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY TO PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, _____ THIS _____

DAY OF _____ 20___.

OWNER NAME: _____

ADDRESS: _____

_____

BY: _____
SIGNATURE

TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (PRINT NAME), _____ (TITLE) OF SAID LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT, AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THERIN SET FORTH.

MANUEL E. PALMA
2135
PROFESSIONAL
LAND
SURVEYOR
ELK GROVE
ILLINOIS
ILLINOIS

STATE OF ILLINOIS) s.s.
COUNTY OF COOK)

I, MANUEL E. PALMA, a Illinois Professional land Surveyor, hereby certify that a survey has been made, at and under m direction, of the property described above, and that the surv hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

Elk Grove, Illinois, July 20, A.D. 2023

By _____
Illinois Professional Land Surveyor
Certificate No. 2135
Expiration date: 11-30-2024

NOTES:

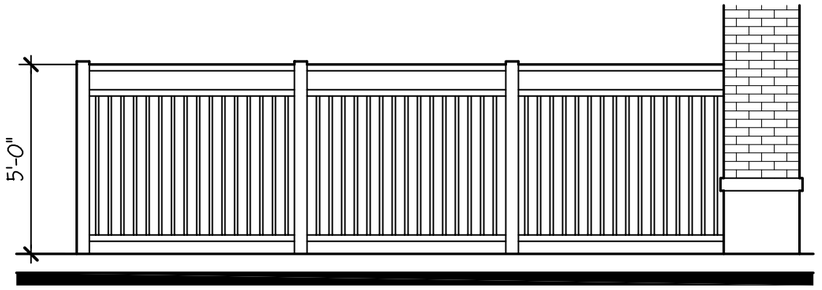
a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.

b.) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your obstract, deed contract or zoning ordinance.

Ordered By: Val Lykholap
Field work done: 2/8/2020
Drawn by: RK

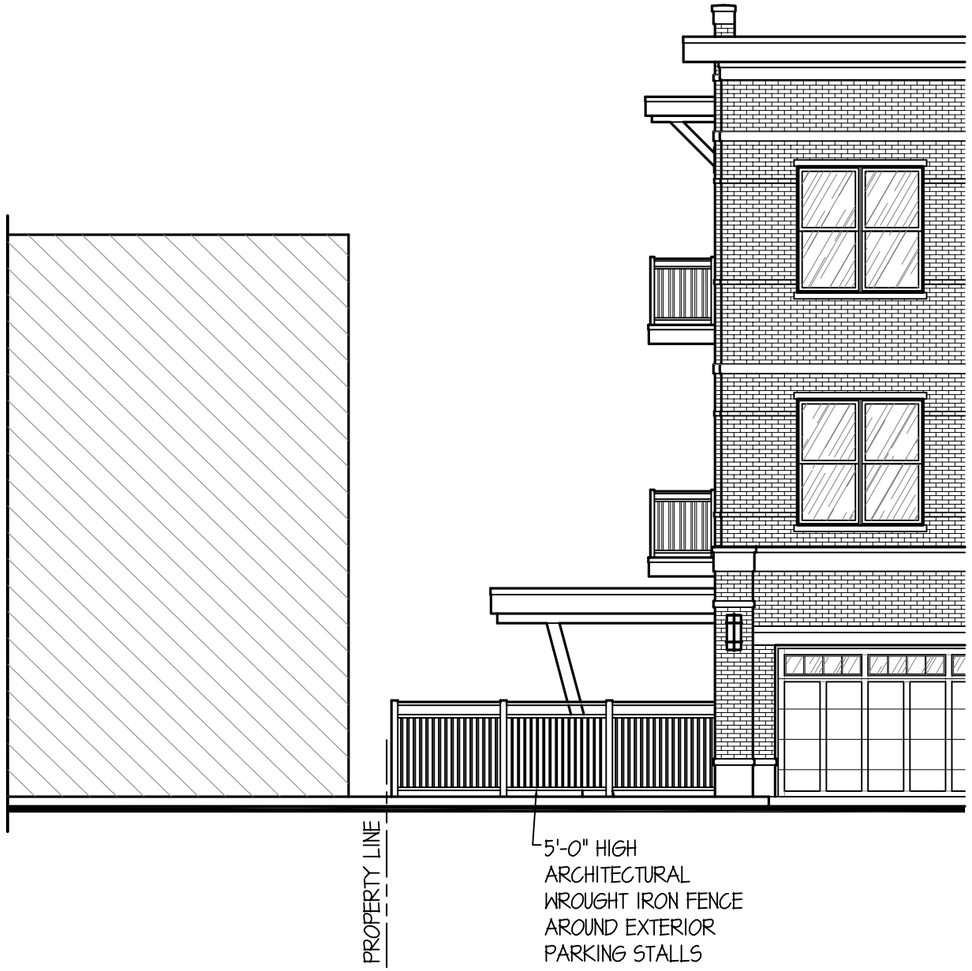
...\2023 jobs\101palatineroad.dgn Jul. 20, 2023 19:14:24 User=$(USERNAME)

Attachment: DRAFT - 104 101 W Palatine Road - Plat of Easement Vacation (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)



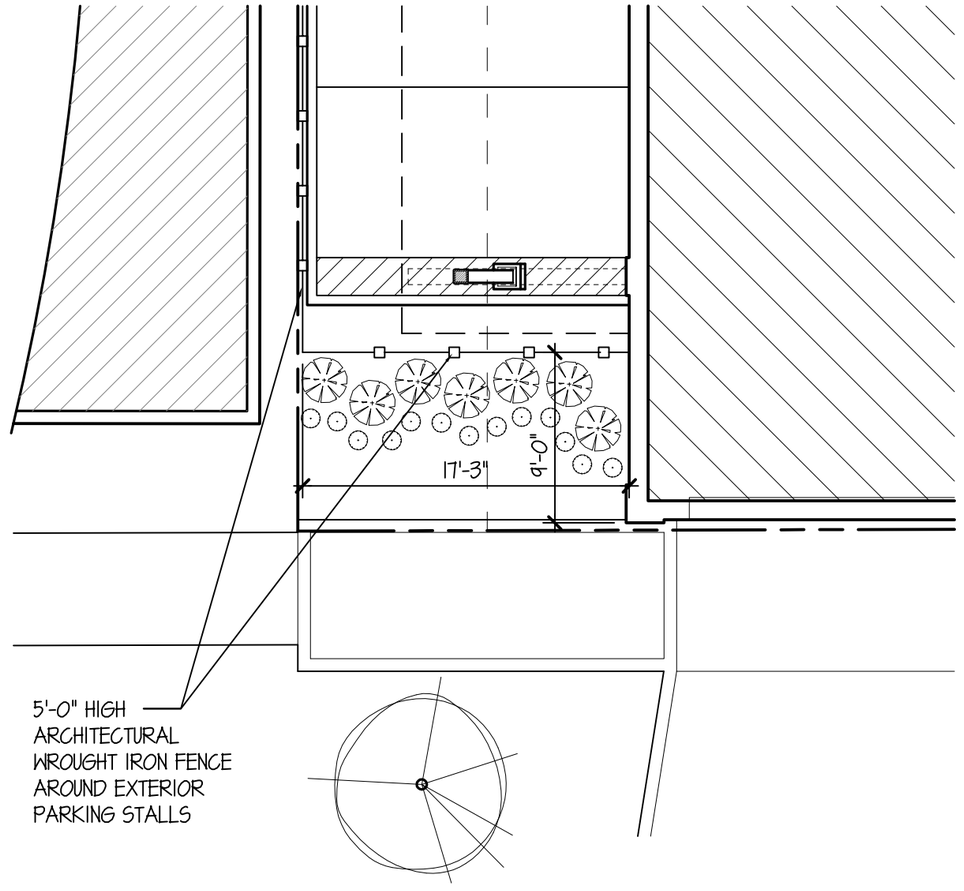
ARCHITECTURAL FENCING DETAIL

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



PARTIAL EAST - BROCKWAY STREET ELEVATION

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



PARTIAL SITE PLAN

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

PAGE: 1 of 1
DATE: 7.25.23
JOB NO: 410221
FILE NAME: 4102-A201

TINA ARCHITECTS

JOB DESCRIPTION:
THE TRIEUTH AT PALATINE
ARCHITECTURAL FENCING DETAIL

Attachment: 4102- Architectural Fencing Detail_7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

Hi Ben,

As requested, please see our response below to the question raised regarding the location of the sidewalk along Brockway, and its relation to the balconies above. It is very common for multi-family developments such as this one, both in Palatine and the surrounding areas, to have a very small or no setback along a property line, with the balconies for the residential units above, overhanging the sidewalk. Our firm has completed several of these projects in recent years. The following is a brief summary of considerations taken, and how we arrived at the design as presented:

- The parking lot layout and number of stalls needed for the project was a determining factor in the overall size of the building. Since we moved the building 5 feet south of the property line along Palatine Road, in order to increase the pedestrian walkway and safety from traffic, it became necessary to utilize the entire east to west width of the property.
- In order to properly lay out the units above, (2) stacks of balconies were required for the three units facing east. One of the units was designed to allow for the balcony to be located on the southern face of the building.
- There are a number of existing conditions that we are attempting to maintain, which impact our ability to relocate or jog the sidewalk to provide a landscape buffer adjacent to the building. These are:
    - Maintaining as much of the existing streetscape as possible
    - Keeping as many of the existing shade trees on the site as possible
    - Avoid moving any of the existing utility equipment/transformers already located at the northeast corner of the site.
    - Maintain the green space adjacent to Brockway as continued along the properties to the south.

We look forward to discussing this further at the hearing. Please let us know if you have any questions.

Thanks,

Kelle Q. Bruckbauer
TINAGLIA ARCHITECTS, INC.
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
PHONE 847.253.0002
KQBRUCKBAUER@TINAGLIA.COM

Attachment: Tinaglia Balcony & Sidewalk Response - Aug 2023 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

Revised



TINAGLIA
ARCHITECTS

MATERIALS LIST

BRICK VENEER	SIOUX CITY BRICK "SMOKED TUDOR" SIZE: MODULAR CONTACT: TERRY COLLINS AT "CONTRACTORS MA 847.400.4280
STONE DETAILS	"RENAISSANCE STONE" COLOR: SUNSET
ACCENT STONE	POLYCHROMITE GRANITE COLOR: TO MATCH STONE COLOR
RESIDENTAIL WINDOWS	ALL VINYL, THERMAL COLOR: EXTERIOR = DARK BRONZE
STOREFRONT WINDOWS	THERMALLY-BROKEN ALUMINUM COLOR: DARK BRONZE (TO MATCH RESIDENTIAL)
BALCONIES	COMPOSITE DECKING COLOR: AS SELECTED BY OWNER
CORNICE / TRIM	"AZEK" TRIM AS DETAILED COLOR: TO MATCH ALUMINUM CANOPIES
CANOPIES	"AZEK" TRIM AS DETAILED COLOR: TO MATCH ALUMINUM CANOPIES
STAIR TOWERS	"AZEK" PANELING & TRIM AS DETAILED COLOR: TO MATCH BRICK COLOR

RESIDENTIAL VINYL WINDOWS SHALL BE PROVIDE BY ONE OF THE FOLLO
(ALERNATIVE MANUFACTURERS /PRODUCTS / BRANDS CAN BE PROPOSED
SUBSTITUTION AS LONG AS THE STANDARDS AND QUALITY ARE AS GOOD
THAN THESE LISTED)

- JELDWEN
- QUAKER
- ALSIDE
- PELLA
- ANDERSON

- VINYL WINDOWS AS SELECTED MUST MEET OR EXCEED THE MINIMUM U-FA
REQUIREMENTS OF 0.32, PER THE 2015 INTERNATIONAL ENERGY CONSERV
COORDINATE WITH VALUES PROVIDE IN THE RESCHECK COMPLIANCE CERT
FOR THIS PROJECT.

- VINYL WINDOWS AS SELECTED MUST MEET OR EXCEED THE MINIMUM STC
25db, AND AS A PART OF THE EXTERIOR WALL COMPOSITE BARIER STC /
MUST MEET HUD'S REQUIREMENTS FOR NOISE ATTENUATION.

Attachment: Approved Preliminary Planned Development elevation (101 W. Palatine Road - Final Planned



TINAGLIA

ARCHITECTS

Attachment: Elevation rendering - with rooftop (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

Staff and Plan Commission recommended conditions - 101 W. Palatine Road – Preliminary Planned Development:

1. **The development shall substantially conform to the architecture plans prepared by Tinaglia Architects, last revised 10/21/22, except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **The Final Engineering plans Engineer's Estimate of Probable Cost will be submitted in a manner acceptable to the Village Engineer. Planning Review fees, based upon the finally accepted EEOPC shall be submitted a manner acceptable to the Village Engineer.**
3. **The Final Architectural Plans shall be revised in a manner acceptable to the Community Development Director. This shall include the final rooftop amenity area plans and the architectural fencing plan around the exterior parking stalls.**
4. **The Plat of Consolidation shall be prepared in a manner acceptable to the Director of Planning and Zoning and the Village Engineer. This would include the vacation of the 10-foot public utilities and drainage easement on the south side of the property and referenced on the ALTA survey, dated December 13, 2019 by MM Surveying Company, in a manner acceptable to the Village Engineer.**
5. **At the direction of the Village Engineer, all extra agency permits shall be submitted.**
6. **Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**
7. **The Final Landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.**
8. **A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**
9. **A Planned Development Letter of Credit in the amount of $180,000 – ($10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
10. **An approved NFPA 13 automatic sprinkler system will be required for the parking garage, P.C.O. 7-40.2.**
11. **A construction management plan shall be submitted in a manner**

Attachment: Preliminary Planned Development condtions (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Attachment: Preliminary Planned Development condtions (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

Ben Vyverberg

Subject: FW: Public Hearing File No FPD000055-2023

From: Roger Kalisiak <>
Sent: Monday, July 24, 2023 8:48 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Cc: Roger Kalisiak <>
Subject: Public Hearing File No FPD000055-2023

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

Good Morning Ben,

Thank you for taking the time to answer my questions the property at 101 W Palatine Road and 2-12 S Brockway Street Monday morning.

As I expressed to you, I am concerned about the southern wall adjacent to the ATT building as well as the western wall that faces the 2 Brothers Roofing office. I am concerned that the parking facility is open and could be subject to pigeons, mice, and skunks. While the open air makes the facility "softer" looking, it is still open to individuals walking through the garage that may or may not live within the building. I believe a 5 foot wrought iron fence is not enough to deter possible vandalism and the possibility of late night arrivals being confronted by non - residents as well as wildlife.

In keeping with the other surrounding residential buildings, I would propose the parking garage be a closed facility, with an automatic garage door consistent with the other near by multi family buildings in how they are designed and constructed.

Thank you again for your time and please feel free to share my concerns with other members of the Planning and Zoning Commission. If other questions arise, please feel free to contact myself.

Roger

Roger Kalisiak, MSEd, AT Ret.
132 W Johnson St, Unit 204
Palatine, IL
60067

Attachment: Kalisiak - 101 W Palatine Road - email question-concern (101 W. Palatine Road - Final Planned Development for an 18-unit

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 07/25/23 07:00 PM

STAFF REPORT (ID # 8485)

101 W. Palatine Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg, Director of Planning and Zoning

PETITIONER: Vu Trieu - Northshore Development Group

PLAN NUMBER: FPD-000055-2023

ADDRESS: 101 W. Palatine Road, 2-12 S. Brockway Street

PROPOSAL: Final Planned Development to allow for an 18-unit, 3-story apartment building, with a trellised rooftop amenity area

LOCATION:	101 W. Palatine Road; 2-12 S. Brockway Street	**CURRENT ZONING:**	Planned Development

SURROUNDING ZONING AND USES:

North:	Planned Development
South	B-1- AT & T building
East:	Utility - Village parking lot
West:	B-1 - W Brothers roofing

BACKGROUND:

The Subject Property (0.40-acres), located at the southwest corner of Brockway Street and Palatine Road, previously contained a multi-tenant one-story commercial building (including Kramer Photography). The previous building was demolished in 2021 and the site remains vacant at this time. The Petitioner received Preliminary Planned Development in November 2022 to allow a 3-story, 18-unit apartment building and roof-top amenity area. The Petitioner is now seeking Final Planned Development to effectuate the initial approval granted. Therefore, the Petitioner is requesting approval of the following:

Final Planned Development to allow an 18-unit, 3-story apartment building, with a rooftop resident amenity area.

SITE ANALYSIS:

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

- In addition to the garage parking (34 spaces), the 1st floor contains a lobby and tenant amenity room. The 2nd and 3rd floors each contain 9 two-bedroom units (ranging in size from 1,070 - 1,226 square feet) and storage lockers.

- The approved building plan provides a 5-foot setback from Palatine Road (the previous building had a 0-foot setback from the lot line abutting Palatine Road). The proposed setback provides a sidewalk and landscaping. The ground floor garage elevations along Brockway Street and Palatine Road are enclosed, but the garage elevations on the south (AT & T building) and west (W. Brothers Roofing) sides of the building are open to the parking. This further reduces impact to the surrounding properties and creates additional visual interest for the building elevations.

- For reference, the residential use is comparable with the recommended residential components in the TOD Plan and Land Use Guide Recommendations for the Subject Property. The proposed gross density is 45 units/acre and is comparable to other Downtown developments:

Development:	**Location:**	**Area Acres:**	**Units:**	**Gross Density:**
Benchmark	Greely Street, Palatine Road, & Johnson Street	1.43	72	50.3 units/acre
Wellington Court	Smith & Colfax Streets	.875	43	49.14 units/acre
The Heritage	Smith, Johnson & Greeley Street Streets	1.648	55	33.37 units/acre
The Providence	Plum Grove Road & Wilson Street	1.42	112	78.87 units/acre
The Stratford	Palatine Road & Johnson Street	.899	32	35.60 units/acre

- The approved parking ratio provides 1.88 spaces/unit - 34 spaces/18 units and exceeds several other downtown developments:

Development	***Parking spaces provided***	***Spaces/unit***
The Benchmark	*122*	*1.69*
Wellington Court	*72*	*1.67*
The Heritage	*97*	*1.75*
The Providence	*198*	*1.76*
The Stratford	*51*	*1.59*

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

- The Final Architectural plans comply with the approved preliminary plans and maintain the same bulk standards and building materials. The Final Plans indicate a three-story building has a height (at parapet) of 41 feet 4 inches, with the maximum height at approximately 49 feet (top of stairs on rooftop area) is comparable to the Palatine Bank & Trust Building height (40 feet middle of roof tower and approximately 45 feet overall).

- After the Preliminary Plan Commission Public Hearing in October 2022, the Petitioner revised the elevation plans. The revised plans include a raised cornice and introduce a stepped parapet wall, as character elements into the previous flat wall. The proposed architectural elements are consistent with the Downtown Design Guidelines and comparable to surrounding buildings and were approved by the Village Council. The Final Planned Development plans are consistent with the Preliminary Planned Development approval.

- In conjunction with the Preliminary approval, the roof top amenity area includes a grilling area and has a maximum capacity of 50 persons. The proposed rules and regulations, subject to review by the Village Attorney, allow use of the rooftop area from 10 AM through 9 PM.

DEPARTMENTAL REVIEWS:

Community Services	
Engineering	The Village Engineer has conditionally approved the Final Engineering plans.
Environmental Health	N/A
Fire Prevention	A Class 1 standpipe connection is required for the roof deck.
Public Works	N/A
Police	N/A

STAFF RECOMMENDATION:

The residential apartment building conforms to the residential use recommendations of the Downtown Land Use Guide and the TOD plan. Additionally, the proposed Final architectural and engineering plans conditionally comply with the Preliminary Planned Development approval and reflect the approval from November 2022. The greater setback along Palatine Road will reestablish a pedestrian separation that the previous building did not provide. The plans also reflect a material quality that is comparable to other existing downtown buildings and comply with the Downtown Design Guidelines. Therefore, Staff recommends approval of the Final Planned Development, subject to the Preliminary Planned Development approval and the following conditions:

1) The Final Engineering Plans shall be revised in a manner acceptable to the

Village Engineer.

2) The final architectural fencing plan around the exterior of the parking stalls shall be submitted in a manner acceptable to the Director of Planning and Zoning.

3) The development shall substantially conform to the architectural plans prepared by Tinaglia Architects, last revised on 5/19/23, except as such plans may be changed to conform to Village Codes and Ordinances.

4) A traffic control plan showing, not only the Maintenance of Traffic (MOT) for the public utility connections, but also the traffic plan during construction, this would include the construction management plan and material delivery routes and contractor parking during construction and shall be submitted in a manner acceptable to the Village Engineer. The traffic plan shall be submitted in conjunction with the building permit submission.

5) The Final Plat of Easement Vacation (10-foot easement on the south side of the property - per the ALTA survey dated 12/13/19 by MM Surveying Company) and, if required by the Village, Plat of Consolidation shall be submitted in a manner acceptable to the Village Engineer.

6) An Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer and shall include a line item for traffic control and protection. Planning review fees based upon the final accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.

7) A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.

8) A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.

9) All extra agency permits shall be submitted in a manner acceptable to the Village Engineer. At a minimum, this shall include an IDOT permit, an MWRD letter of determination, and an MWRD sewer permit.

10) The final rules and regulations draft for the building operations shall be revised in a manner acceptable to the Village Attorney and Director of Planning and Zoning.

ATTACHMENTS:

- Aerial Map

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

- Preliminary Planned Development Conditions
- 4102 - Final Architectural Plans - The Trieuth at Palatine building
- Engineering plans- 101PalatinePlans (011023) Updated
- Draft Apartment Buidling Rules and Regulations - The Trieuth At Palatine
- Public Notice - 101 W. Palatine Road

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

GISConsortium | 101 W. Palatine Road - Final Planned Development



Legend

0 300 600 ft

Print Date: 7/20/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and t

Attachment: Aerial Map (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

Staff and Plan Commission recommended conditions - 101 W. Palatine Road – Preliminary Planned Development:

1. **The development shall substantially conform to the architecture plans prepared by Tinaglia Architects, last revised 10/21/22, except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **The Final Engineering plans Engineer's Estimate of Probable Cost will be submitted in a manner acceptable to the Village Engineer. Planning Review fees, based upon the finally accepted EEOPC shall be submitted a manner acceptable to the Village Engineer.**
3. **The Final Architectural Plans shall be revised in a manner acceptable to the Community Development Director. This shall include the final rooftop amenity area plans and the architectural fencing plan around the exterior parking stalls.**
4. **The Plat of Consolidation shall be prepared in a manner acceptable to the Director of Planning and Zoning and the Village Engineer. This would include the vacation of the 10-foot public utilities and drainage easement on the south side of the property and referenced on the ALTA survey, dated December 13, 2019 by MM Surveying Company, in a manner acceptable to the Village Engineer.**
5. **At the direction of the Village Engineer, all extra agency permits shall be submitted.**
6. **Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**
7. **The Final Landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.**
8. **A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**
9. **A Planned Development Letter of Credit in the amount of $180,000 – ($10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
10. **An approved NFPA 13 automatic sprinkler system will be required for the parking garage, P.C.O. 7-40.2.**
11. **A construction management plan shall be submitted in a manner**

acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

THE TRIEUTH at PALATINE

A NEW 3-STORY APARTMENT BUILDING
- PALATINE, ILLINOIS -

GENERAL PROJECT NOTES

ALL CONTRACTORS SHALL CARRY HOLD-HARMLESS FOR THE ARCHITECT AND THE OWNER. OWNER SHALL CARRY SUFFICIENT INSURANCE (FOR THE DURATION OF THE PROJECT) ON THE ENTIRE STRUCTURE. ALL CONTRACTORS SHALL FILE CERTIFICATES OF INSURANCE WITH OWNER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAKE GOOD ON ANY LOSSES DUE TO THEFT OR VANDALISM UNTIL THE FINAL ACCEPTANCE OF THE BUILDING BY THE OWNER.

THE ARCHITECT (AND CONSULTANTS CONTRACTED BY) SHALL NOT BE RESPONSIBLE FOR THE ACTS AND/OR OMISSIONS OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANY OF THEIR EMPLOYEES, OR ANY OTHER PERSON PERFORMING ANY WORK PERTAINING TO THE PROJECT OR SITE.

THE CONTRACTOR SHALL REVIEW THE ENTIRE CONSTRUCTION DOCUMENT SET AND SHALL COORDINATE BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC. AS NECESSARY TO OBTAIN ACCURATE BIDS. OMISSIONS BY THE CONTRACTOR BUT DETAILED WITHIN THE CONSTRUCTION DOCUMENT SET SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REVISIONS AND ADDENDUM TO THE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED TO THE CONTRACTOR FOR CHANGE ORDER. ADDITIONAL COSTS AND/OR CREDITS WHEN APPROVED BY THE OWNER.

GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND EXISTING IN-FIELD CONDITIONS MUST BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

ANY CHANGES OR SUBSTITUTIONS OF MATERIALS, DETAILS, ETC. FROM THE CONSTRUCTION DOCUMENT SET MUST ALSO BE REPORTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE ACCEPTANCE OF FINAL BID.

ALL WORK, MATERIALS, AND INSTALLATION MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES. EACH RESPECTIVE CONTRACTOR GUARANTEES THAT IN THE EVENT INSPECTING AUTHORITIES FIND FAULT WITH THE WORK OF THE CONTRACTOR OR ANY OTHER PERSON PERFORMING ANY OF THE WORK; THE CONTRACTOR WILL CORRECT SUCH WORK TO THE SATISFACTION OF INSPECTING AUTHORITIES AT NO EXPENSE TO THE OWNER.

ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED BY THE OWNER / CONTRACTOR / SUB- CONTRACTORS AGREEMENT SHALL BE FULLY AND UNCONDITIONALLY GUARANTEED BY THE CONTRACTOR / SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENT SET OR MANUFACTURER EXTENDED WARRANTY.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND DATA WITHIN THE ENTIRE CONSTRUCTION DOCUMENT SET BEFORE COMMENCING ANY IN-SHOP OR IN-FIELD WORK. THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES TO ARCHITECT/ENGINEER IMMEDIATELY UPON DISCOVERY.

SHOULD UNFORESEEN EXISTING CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY UPON DISCOVERY.

CONTRACTOR MAY PROPOSE ALTERNATE DETAILS TO THE CONSTRUCTION DOCUMENTS. CONTRACTOR MUST SUBMIT PROPOSED ALTERNATE DETAILS FOR ARCHITECT/ENGINEER REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF BID OR INSTALLATION OF PRODUCT. IN THE EVENT THE CONTRACTOR DEVIATES FROM THE CONSTRUCTION DOCUMENTS WITHOUT PRIOR ARCHITECT/ENGINEER APPROVAL, THE CONTRACTOR SHALL CORRECT WORK TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AND WILL INCUR THE EXPENSES FOR THE REMOVAL AND CORRECTION OF OTHER TRADES AS NECESSARY DUE TO THE DEVIATION.

PREMISES SHALL BE KEPT CLEAN AT ALL TIMES. REMOVE ALL DEBRIS FROM PREMISES INTO DUMPSTER PROVIDED BY GENERAL CONTRACTOR AT THE END OF EACH DAY.

TOP OF THE FINISHED FIRST FLOOR SHALL BE AT 10'-0", UNLESS OTHERWISE NOTED. ALL ELEVATION HEIGHTS SHALL BE TAKEN FROM 10'-0", UNLESS OTHERWISE NOTED. SEE THE CIVIL ENGINEERING DRAWINGS FOR REFERENCE DATUM ELEVATIONS AND VERIFY WITH ARCHITECTURAL/STRUCTURAL DRAWINGS AS REQUIRED.

CONSTRUCTION SECTIONS, DETAILS AND NOTES SHALL BE PROVIDED AND INSTALLED AS INDICATED. SPECIFIC CONSTRUCTION SECTIONS, DETAILS AND NOTES SHALL BE APPLIED TO SIMILAR CONDITIONS CONTAINED WITHIN THE PROJECT. CONDITIONS NOT DETAILED ON THE DRAWINGS SHALL FOLLOW THE TYPICAL CONSTRUCTION SECTIONS, DETAILS AND NOTES CONTAINED WITHIN THE DRAWING SET.

CONTRACTOR SHALL REPORT DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS AND DISCREPANCIES CONTAINED WITHIN THE DRAWING SET PRIOR TO ANY CONSTRUCTION (IN-SHOP OR IN-FIELD).

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER REVIEW PRIOR TO ANY CONSTRUCTION. PROVIDE A MINIMUM OF FIVE (5) SETS FOR REVIEW AND MARK-UP. SEE "GENERAL STRUCTURAL NOTES" FOR MORE INFORMATION.

CONTRACTOR SHALL NOT SCALE DRAWINGS.

REQUEST(S) FOR INFORMATION (R.F.I.) SHALL BE PRESENTED IN WRITING FOR ARCHITECT AND ENGINEER REVIEW AND RESPONSE.

CONSTRUCTION & SAFETY NOTES

CONTRACTOR SHALL UNDERSTAND AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL WORKPLACE LAWS (INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND REGULATIONS ADOPTED PURSUANT THERETO) CONTRACTOR SHALL POST SIGNS AND REGULATIONS AS REQUIRED FOR THE SAFETY OF THE JOBSITE AND FOR THE DURATION OF THE PROJECT.

TEMPORARY SAFETY AND CONSTRUCTION MEASURES ERECTED AND INSTALLED FOR THE CONSTRUCTION OF THE PROJECT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING, SCAFFOLDING, SAFETY NETS, ETC.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENGAGE QUALIFIED PERSONNEL ON THE PLACEMENT, CONSTRUCTION AND INSPECTION OF THE TEMPORARY SAFETY AND CONSTRUCTION MEASURES.

SUPERVISION AND CONSTRUCTION OF THE PROJECT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ARCHITECT/ENGINEER/OWNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, SEQUENCING, SAFETY PRECAUTIONS, ETC.

ON-SITE CONSTRUCTION VISITS BY ARCHITECT/ENGINEER/OWNER SHALL NOT INCLUDE THE REVIEW OR INSPECTION OF ANY OF THE CONTRACTOR HELD RESPONSIBILITIES NOTED ABOVE.

GENERAL CONTRACTOR SHALL CONTINUOUSLY SUPERVISE AND COORDINATE ALL TRADES. COORDINATION OF WORK BY CONTRACTORS SHALL BE PERFORMED IN ORDER TO AVOID UNSAFE WORKING CONDITIONS, INTERFERENCE BETWEEN TRADES, ETC.

PROVIDE TEMPORARY BRACING AS REQUIRED WHEN CONSTRUCTION SEQUENCING OF STRUCTURAL MEMBERS NECESSITATES THE ERECTION OF STRUCTURAL MEMBERS THAT WOULD BE LATERALLY UNSTABLE IF INSTALLED BY THEMSELVES.

ARCHITECT:
TINAGLIA ARCHITECTS, INC.
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
PHONE: 847 253 0002

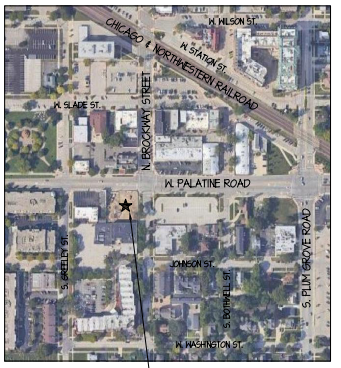
DEVELOPER:
NORTHSHORE DEVELOPMENT GROUP
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693
PHONE: 847 682 9899

STRUCTURAL ENGINEER:
JOHNSON WILBUR ADAMS, INC.
175 NORTH WASHINGTON STREET
WHEATON, ILLINOIS 60187
PHONE: 630 653 9060

CIVIL ENGINEER:
FLUENTA CONSULTING
201 E LAKESIDE DRIVE
VERNON HILLS, ILLINOIS 60061
PHONE: 773 349 5881

PROJECT LOCATION MAP

(NOT TO SCALE)



SHEET	DESCRIPTION OF WORK	ISSUED ON	REV. NO.	REV. DATE	REV. PER
	ARCHITECTURAL DRAWINGS - [28] SHEETS				
G5	COVER SHEET & DRAWING INDEX	5.11.23	—	—	—
A.001	ARCHITECTURAL SITE PLAN AND SITE INFO	5.11.23	—	—	—
A.101	ARCHITECTURAL FIRST FLOOR PLAN	5.11.23	—	—	—
A.102	ARCHITECTURAL SECOND FLOOR PLAN	5.11.23	—	—	—
A.103	ARCHITECTURAL THIRD FLOOR PLAN	5.11.23	—	—	—
A.104	ARCHITECTURAL ROOFTOP/AMENITIES FLOOR PLAN	5.11.23	—	—	—
A.105	ARCHITECTURAL ROOF PLAN	5.11.23	—	—	—
A.201	EXTERIOR ELEVATIONS	5.11.23	—	—	—
A.202	EXTERIOR ELEVATIONS	5.11.23	—	—	—
A.401	WALL SECTIONS & DETAILS	5.11.23	—	—	—
A.402	WALL SECTIONS & DETAILS	5.11.23	—	—	—
A.501	1st FLOOR CORE PLAN DETAIL	5.11.23	—	—	—
A.502	TYPICAL SECOND/THIRD FLOOR CORE PLAN DETAIL	5.11.23	—	—	—
A.503	ROOFTOP / AMENITIES CORE PLAN DETAIL	5.11.23	—	—	—
A.504	STAIR DETAILS AND NOTES	5.11.23	—	—	—
A.505	ELEVATOR PLAN & DETAILS	5.11.23	—	—	—
A.601	WINDOW SCHEDULE & DETAILS	5.11.23	—	—	—
A.602	TYPICAL WINDOW DETAILS	5.11.23	—	—	—
A.603	DOOR SCHEDULE & DETAILS	5.11.23	—	—	—
A.604	TYPICAL DOOR DETAILS	5.11.23	—	—	—
A.701	UNITS 201 & 301 PLANS & DETAILS	5.11.23	—	—	—
A.702	UNITS 202 & 302 PLANS & DETAILS	5.11.23	—	—	—
A.703	UNITS 203 & 303 PLANS & DETAILS	5.11.23	—	—	—
A.704	UNITS 204 & 304 PLANS & DETAILS	5.11.23	—	—	—
A.705	UNITS 205 & 305 PLANS & DETAILS	5.11.23	—	—	—
A.706	UNITS 206 & 306 PLANS & DETAILS	5.11.23	—	—	—
A.707	UNITS 207 & 307 PLANS & DETAILS	5.11.23	—	—	—
A.708	UNITS 208 & 308 PLANS & DETAILS	5.11.23	—	—	—
A.709	UNITS 209 & 309 PLANS & DETAILS	5.11.23	—	—	—

SHEET	DESCRIPTION OF WORK	ISSUED ON	REV. NO.	REV. DATE	REV. PER
	STRUCTURAL DRAWINGS - [8] SHEETS				
S.001	STRUCTURAL NOTES & INFORMATION	5.11.23	—	—	—
S.002	STRUCTURAL DETAILS & SCHEDULES	5.11.23	—	—	—
S.100	STRUCTURAL FOUNDATION PLAN	5.11.23	—	—	—
S.101	SECOND FLOOR FRAMING PLAN	5.11.23	—	—	—
S.102	STRUCT. SECOND FLOOR w/ THIRD FLOOR FRAMING	5.11.23	—	—	—
S.103	STRUCT. THIRD FLOOR w/ ROOF FRAMING	5.11.23	—	—	—
S.300	TYPICAL STRUCTURAL DETAILS	5.11.23	—	—	—
S.400	TYPICAL STRUCTURAL DETAILS	5.11.23	—	—	—
	MECHANICAL DRAWINGS - [4] SHEETS				
M.101	FIRST FLOOR MECHANICAL PLAN	5.11.23	—	—	—
M.102	TYPICAL MECHANICAL FLOOR PLAN	5.11.23	—	—	—
M.103	ROOF/AMENITIES MECHANICAL FLOOR PLAN	5.11.23	—	—	—
M.701	TYPICAL UNIT MECHANICAL PLANS	5.11.23	—	—	—
	ELECTRICAL DRAWINGS - [7] SHEETS				
E.101	FIRST FLOOR ELECTRICAL POWER PLAN	5.11.23	—	—	—
E.102	TYPICAL ELECTRICAL POWER FLOOR PLAN	5.11.23	—	—	—
E.103	ROOF/AMENITIES ELECTRICAL POWER PLAN	5.11.23	—	—	—
E.701	TYPICAL UNIT ELECTRICAL PLANS	5.11.23	—	—	—
EL.101	FIRST FLOOR ELECTRICAL LIGHTING PLAN	5.11.23	—	—	—
EL.102	TYPICAL ELECTRICAL LIGHTING FLOOR PLAN	5.11.23	—	—	—
EL.103	ROOF/AMENITIES ELECTRICAL LIGHTING PLAN	5.11.23	—	—	—

SHEET	DESCRIPTION OF WORK	ISSUED ON	REV. NO.	REV. DATE	REV. PER
	PLUMBING DRAWINGS - [4] SHEETS				
P.100	UNDERGROUND PLUMBING PLAN	5.11.23	—	—	—
P.101	ABOVE GROUND PLUMBING PLAN	5.11.23	—	—	—
P.103	ROOF PLUMBING PLAN	5.11.23	—	—	—
P.701	TYPICAL UNIT PLUMBING PLANS	5.11.23	—	—	—
	CIVIL ENGINEERING DRAWINGS - SEE DRAWINGS PREPARED BY FLUENTA CONSULTING				

BUILDING CODE DATA

THE FOLLOWING CODES ALONG WITH LOCAL AMENDMENTS HAVE BEEN ADOPTED BY THE VILLAGE OF PALATINE:

INTERNATIONAL BUILDING CODE, 2015 EDITION (WITH AMENDMENTS)
STATE OF ILLINOIS PLUMBING CODE, CURRENT EDITION (WITH AMENDMENTS)
NATIONAL ELECTRICAL CODE, 2017 EDITION (WITH AMENDMENTS)
INTERNATIONAL MECHANICAL CODE, 2015 EDITION (WITH AMENDMENTS)
INTERNATIONAL FIRE CODE, 2015 EDITION (WITH AMENDMENTS)
INTERNATIONAL FUEL GAS CODE, 2015 EDITION (WITH AMENDMENTS)
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (WITH AMENDMENTS)
ILLINOIS ACCESSIBILITY CODE, 2018 EDITION

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT, (ILL. REV. STAT. 1985, CH. 111, PARS. 3711 ET SEQ. AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE, 71 ILL. ADM. CODE 400.

JOB NUMBER: 410221
LICENSE EXPIRES: 11-30-2024

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL OF THE BUILDING ORDINANCE AND REGULATIONS OF THE VILLAGE OF PALATINE, ILLINOIS.

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CLIENT
NORTHSHORE DEVELOPMENT GRP
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT
THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
COVER SHEET & BULK DATA

FILE NAME 4102-CS
DRAWN BY RDL DATE 5.19.23

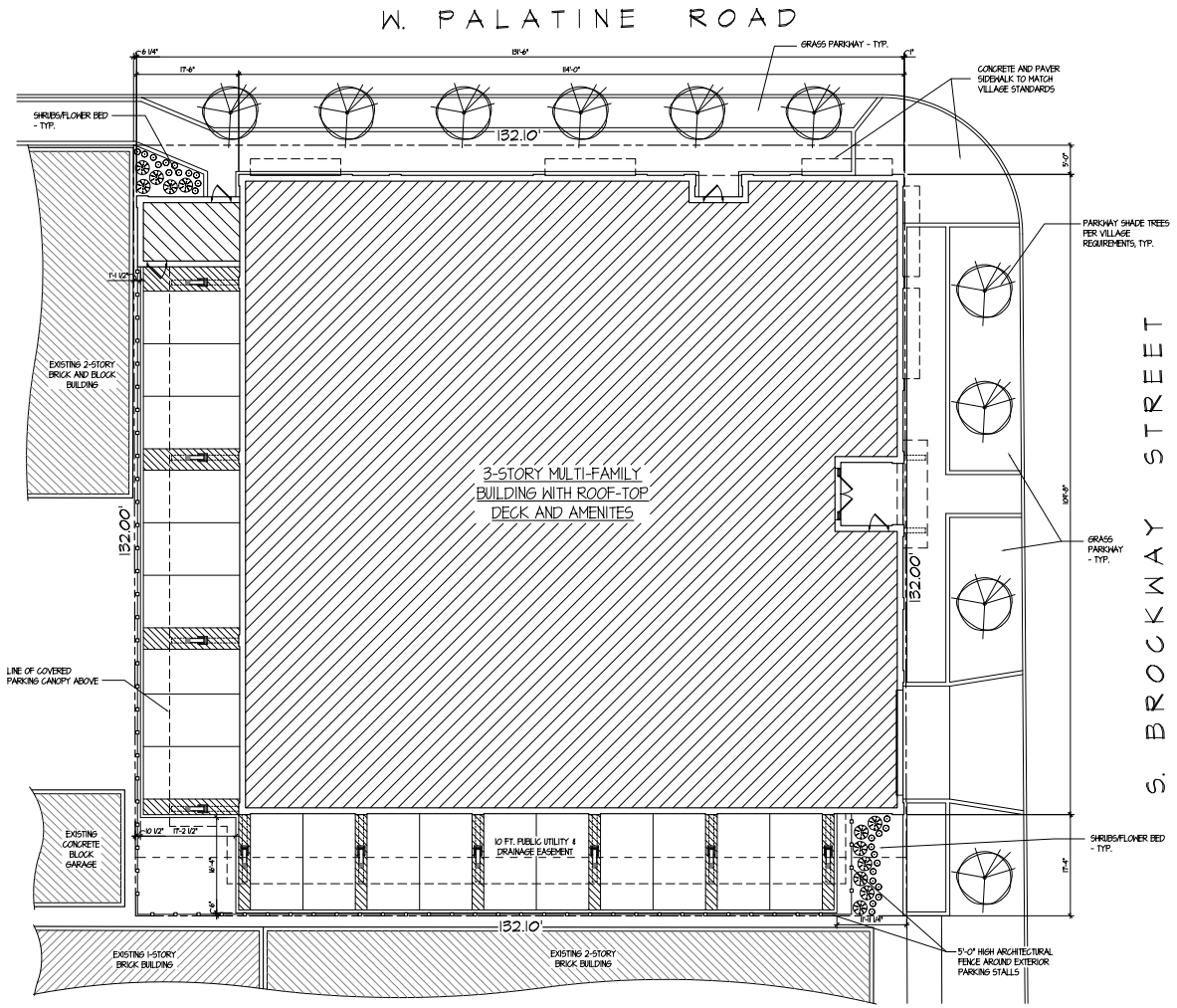
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. CS
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



PROJECT DATA	
TOTAL LOT AREA:	17,437.13 SQ. FT.
PROPOSED BUILDING UNIT DATA:	
TOTAL PROPOSED UNITS:	18 UNITS
	(2) BEDROOM
PER VILLAGE OF PALATINE ZONING CODE	
PARKING REQUIRED:	2 STALLS PER DWELLING UNIT
	= 36 PARKING STALLS REQUIRED
PROPOSED PARKING DATA:	
TOTAL PROPOSED UNITS:	18 UNITS
TOTAL PARKING PROPOSED:	34 PARKING STALLS
PROPOSED RATIO:	1.88 STALLS PER UNIT

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NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT
THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
ARCHITECTURAL SITE PLAN

FILE NAME 4102-A001
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.001
OF 52

SITE PLAN / GRADE PLAN
SCALE: 1" = 10'-0"

BUILDING FOOTPRINT = 12,647 SQ. FT.

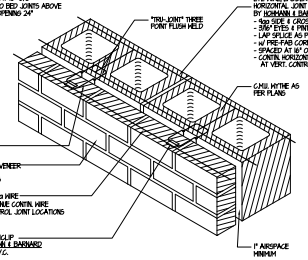
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PROFESSIONAL DESIGN FIRM LICENSE #184-00

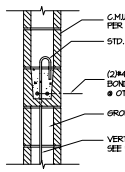
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

NOTES:
- ALL PRODUCTS HOHMANN & BARNARD
- ALL JOINT REINFORCEMENT PRODUCTS SHALL BE HOT-DIPPED GALVANIZED FINISH MINIMUM [AS APPLICABLE]
- PROVIDE CONTIN. HORIZ. REINFORCING AT 16" O.C.
  - PROVIDE HORIZ. REINF. AT FIRST TWO BED JOINTS ABOVE & BELOW OPENINGS. EXTEND PAST OPENING 24"

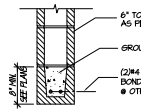


X MAS DOUBLE WYTHE HORIZ. JOINT REINFORCEMENT
NOT TO SCALE - WALLS W/ CAVITY INSULATION SIMILAR

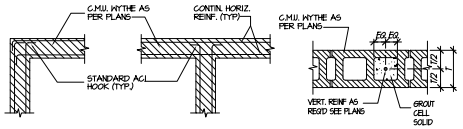


BOND BEAM DETAIL

NOTE:
HORIZ. REINF. BARS CONT., STOP BARS EACH SIDE OF C/MJ CONTROL JTS., SEE ARCH. SHTS. FOR LOCATION



TYPICAL 6" / 8" C.M.U. LINTEL



BOND BEAM REINF. CORNER DETAIL | BOND BEAM REINF. INTERSECTION DETAIL | TYPICAL C.M.U. VERTICAL REINF.

GROUTING NOTES

- GROUT FOR VERTICAL REINFORCED WALL, BOND BEAMS, FILLED BLOCK, ANCHOR BOLTS, ETC. SHALL CONFORM TO THE FOLLOWING PROPORTIONS:
  1) PORTLAND CEMENT - 1 PART BY VOLUME
  2) HYDRATED LIME OR LIME PUTTY - 1/10 PART BY VOLUME
  3) CLEAN SHARP SAND - 2 1/4 TO 3 TIMES THE SUM OF VOLUMES 1) AND 2).
- GROUT SHALL BE MACHINE MIXED WITH SUFFICIENT WATER TO PERMIT POURING INTO CAVITY.
- GROUT SHALL DEVELOP A COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
- GROUT SHALL BE PUDDLED AS NECESSARY TO INSURE COMPLETE BOND. PERMIT SUFFICIENT TIME BETWEEN GROUT LIFTS TO AVOID BLOWOUTS.
- MIKE REINFORCING SHALL BE IN PLACE PRIOR TO GROUTING.
- REFER TO STRUCTURAL NOTES FOR ADDITIONAL REQS.

TYPICAL MASONRY GROUTING DETAILS AND NOTES
NOT TO SCALE

INTERIOR PARTITION TYPES

MW-1 — 8" C.M.U.
2-HOUR RATING
- BASED ON U.L. LISTING "U-905"

WF-1 — WALL FURRING, 2x4 WOOD STUDS @ 16" O.C.
1" RIGID INSULATION (MIN. R-3.8).
R-13 CAVITY INSULATION & 5/8" GYP. BD.

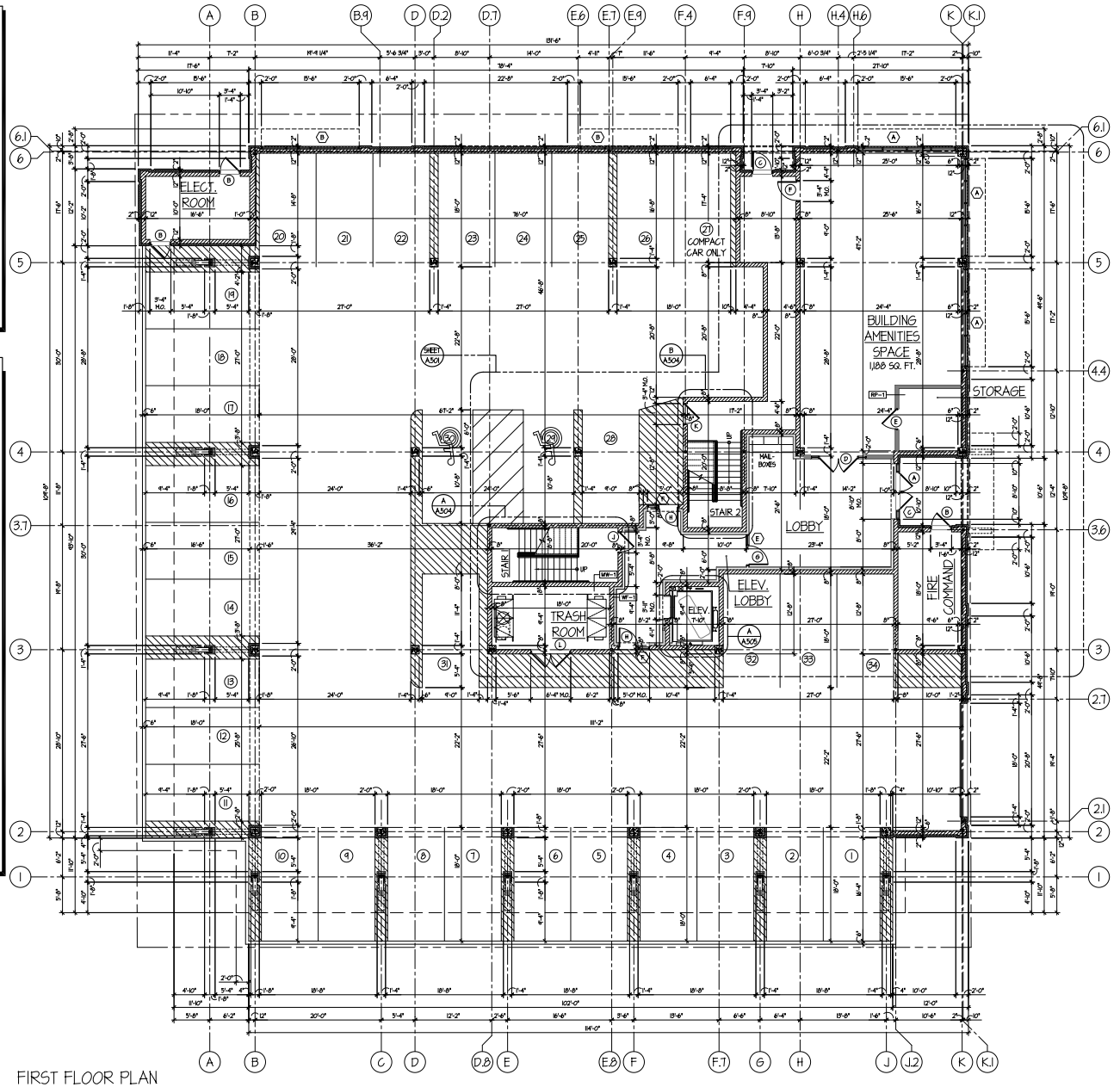
RP-1 — UNIT-TO-COMMON AREA SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
w/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

UP-2 — UNIT-TO-UNIT SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
w/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-1 — CHASE PARTITION WALL
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
w/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING "U-311"

CP-2 — CHASE PARTITION WALL
1-HOUR RATED 3-5/8", 18g METAL STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
w/ 3-1/2" S.A. BATT INSULATION
w/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON OUTER SIDE OF CHASE
- BASED ON U.L. LISTING "U-414"

P-1 — INTERIOR UNIT PARTITION WALL
2x6 WOOD STUDS @ 16" O.C.
w/ 5/8" GYP. BD., EACH SIDE



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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CLIENT
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1963 PINE STREET
NORTHFIELD, ILLINOIS 60093

PROJECT
THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
1st FLOOR PLAN

FILE NAME 4102-A101
DRAWN BY RDL DATE 5.19.23

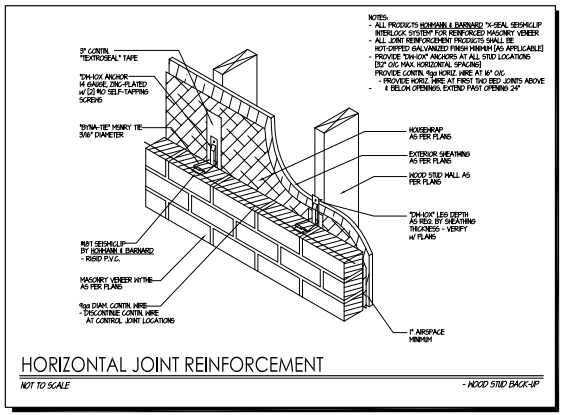
NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.101
OF 52

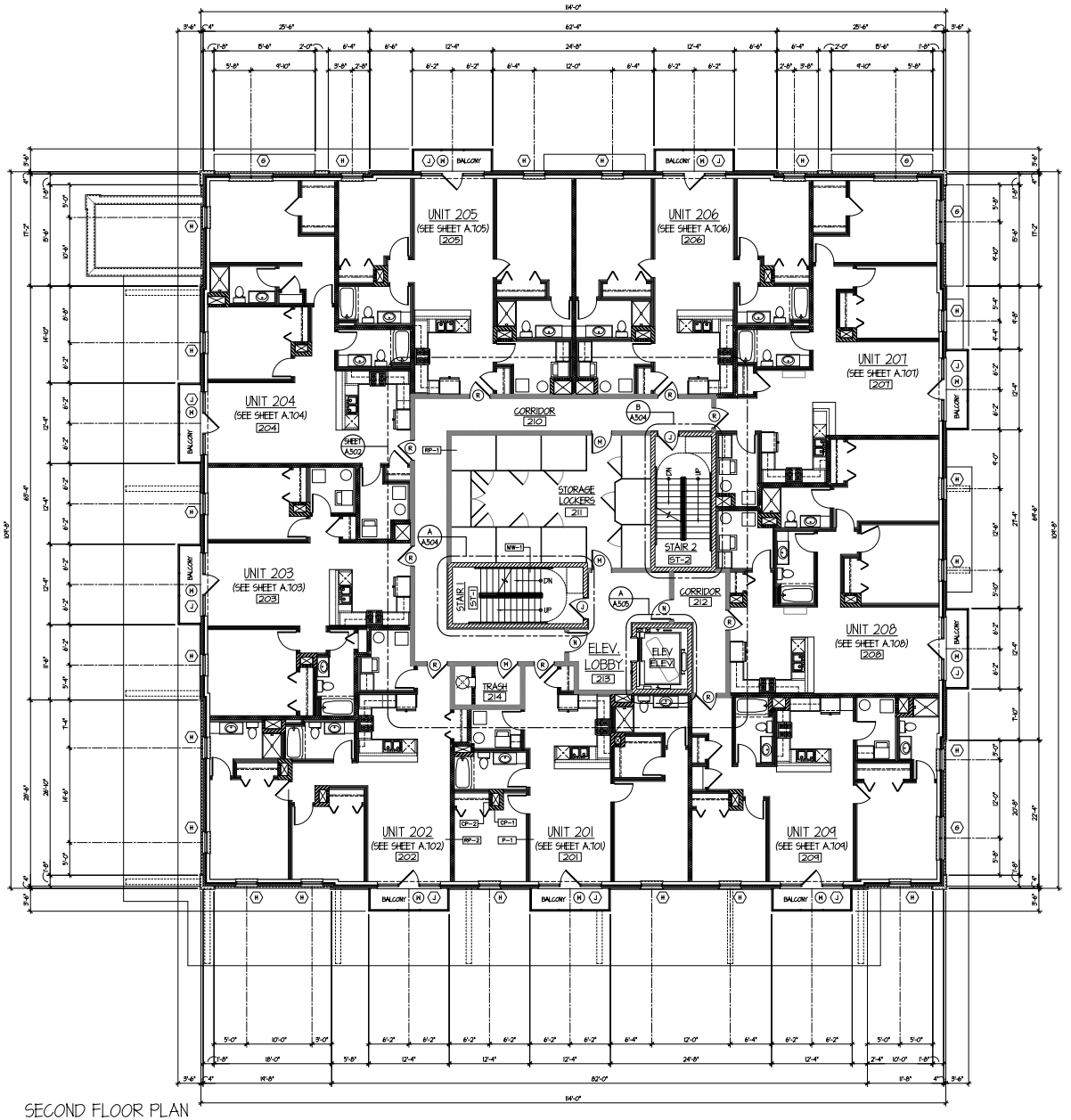
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



HORIZONTAL JOINT REINFORCEMENT

NOT TO SCALE - WOOD STUD BACK-UP



SECOND FLOOR PLAN

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

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INTERIOR PARTITION TYPES

MW-1	8" C.M.U. 2-HOUR RATING - BASED ON U.L. LISTING "U-905"	CP-1	CHASE PARTITION WALL 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"
WF-1	WALL FURRING, 2x4 WOOD STUDS @ 16" O.C. 1" RIGID INSULATION (MIN. R-3.8), R-13 CAVITY INSULATION & 5/8" GYP. BD.		
RP-1	UNIT-TO-COMMON AREA SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	CP-2	CHASE PARTITION WALL 1-HOUR RATED 3-5/8", 18g METAL STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3-1/2" S.A. BATT INSULATION W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON OUTER SIDE OF CHASE - BASED ON U.L. LISTING "U-419"
P-2	UNIT-TO-UNIT SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	P-1	INTERIOR UNIT PARTITION WALL 2x6 WOOD STUDS @ 16" O.C. W/ 5/8" GYP. BD., EACH SIDE

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PALATINE, ILLINOIS 60067

DRAWING TITLE
2nd FLOOR PLAN

FILE NAME 4102-A102
DRAWN BY RDL DATE 5.19.23

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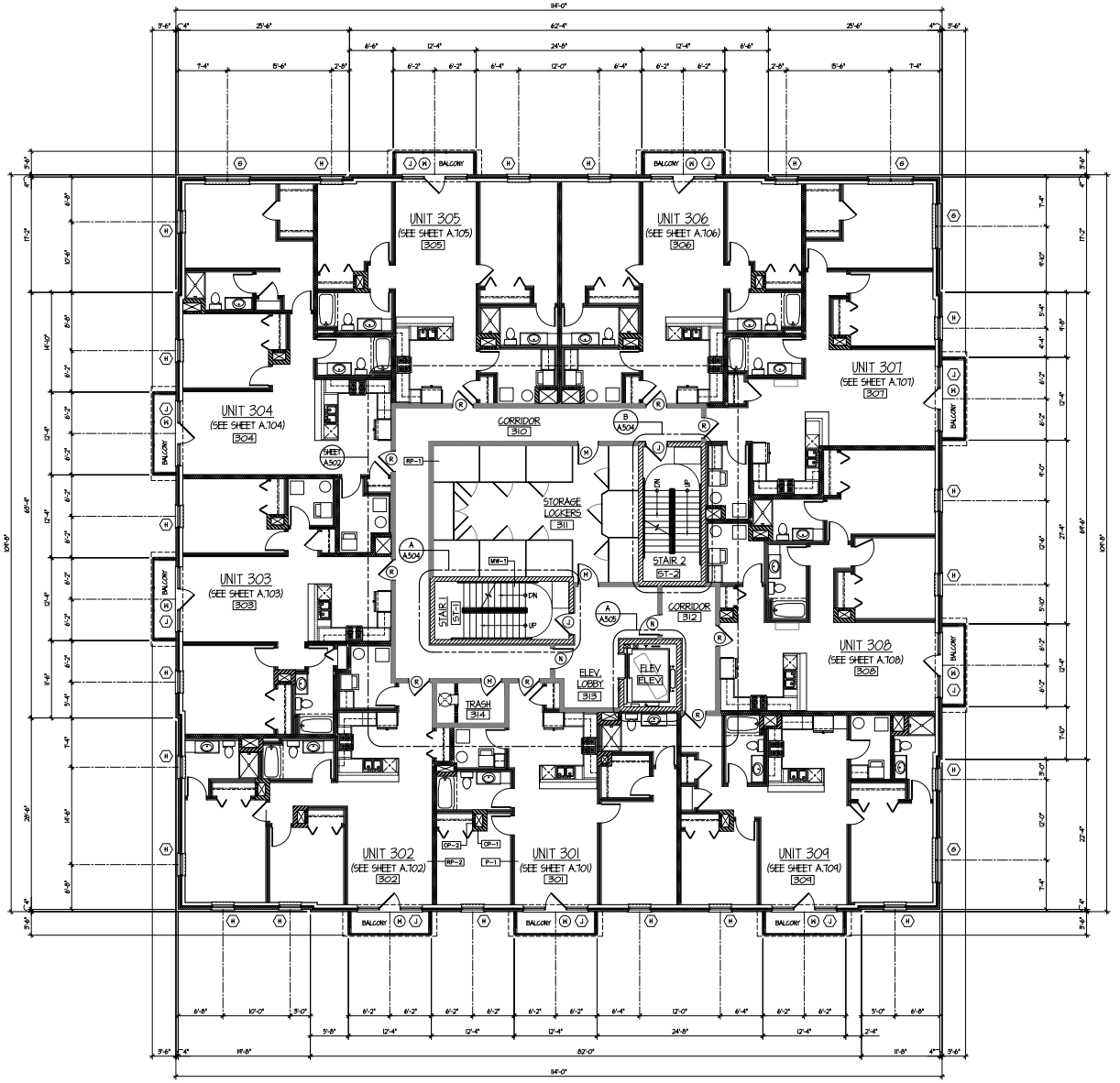
JOB NO. 410221

SHEET NO. A.102 OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



THIRD FLOOR PLAN

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

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INTERIOR PARTITION TYPES

MW-1	8" C.M.U. 2-HOUR RATING - BASED ON U.L. LISTING "U-905"
WF-1	WALL FURRING, 2x4 WOOD STUDS @ 16" O.C. 1" RIGID INSULATION (MIN. R-3.8), R-13 CAVITY INSULATION & 5/8" GYP. BD.
RP-1	UNIT-TO-COMMON AREA SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"
SP-2	UNIT-TO-UNIT SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"
CP-1	CHASE PARTITION WALL 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"
CP-2	CHASE PARTITION WALL 1-HOUR RATED 3-5/8", 18g METAL STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3-1/2" S.A. BATT INSULATION W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON OUTER SIDE OF CHASE - BASED ON U.L. LISTING "U-414"
P-1	INTERIOR UNIT PARTITION WALL 2x6 WOOD STUDS @ 16" O.C. W/ 5/8" GYP. BD., EACH SIDE

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PALATINE, ILLINOIS 60067

DRAWING TITLE
3rd FLOOR PLAN

FILE NAME 4102-A103
DRAWN BY RDL DATE 5.19.23

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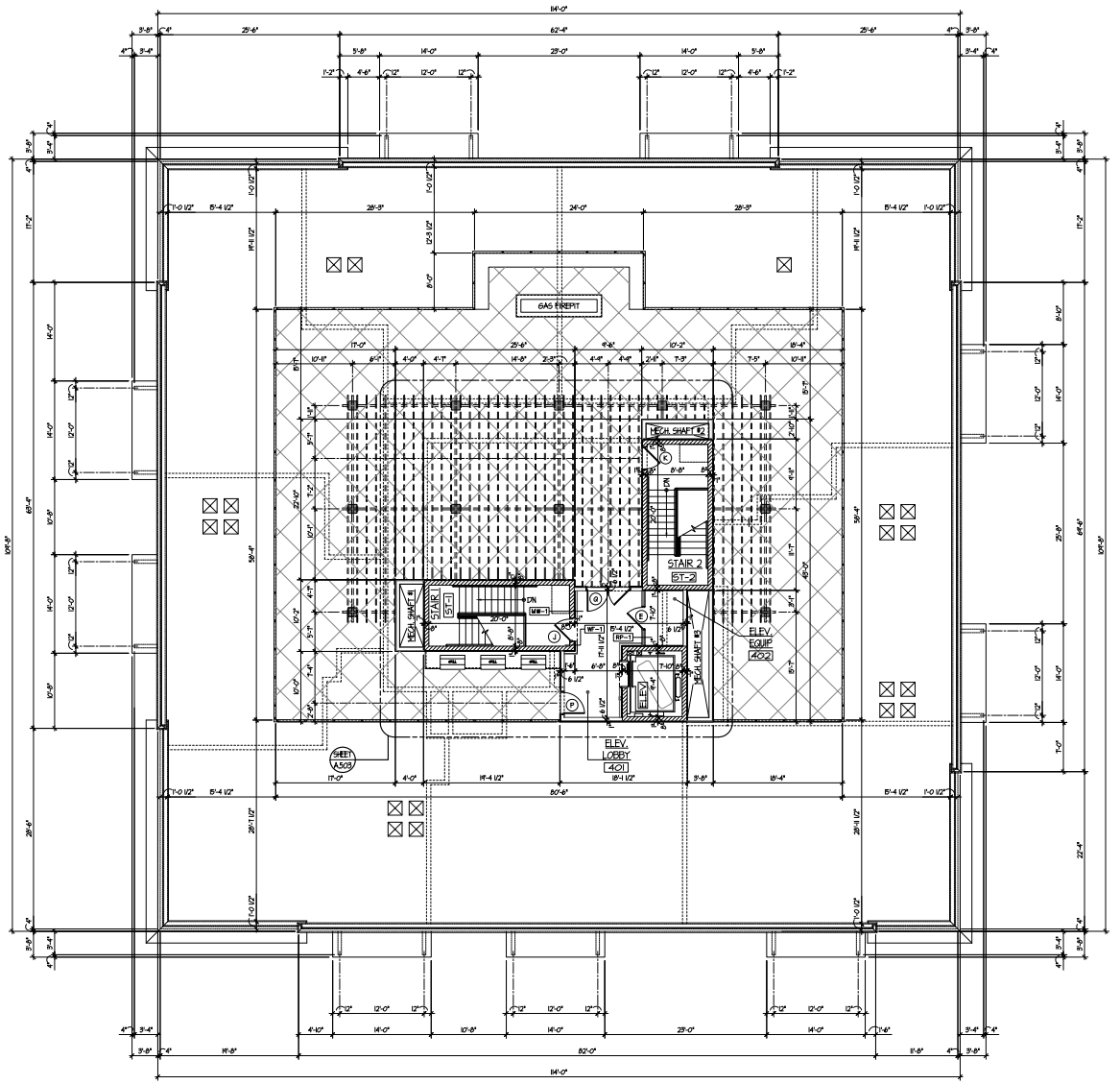
JOB NO. 410221

SHEET NO. A.103
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



ROOFTOP / AMENITIES FLOOR PLAN

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

INTERIOR PARTITION TYPES

MW-1	8" C.M.U. 2-HOUR RATING - BASED ON U.L. LISTING "U-905"	CP-1	CHASE PARTITION WALL 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"
WF-1	WALL FURRING, 2x4 WOOD STUDS @ 16" O.C. 1" RIGID INSULATION (MIN. R-3.8), R-13 CAVITY INSULATION & 5/8" GYP. BD.		
RP-1	UNIT-TO-COMMON AREA SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	CP-2	CHASE PARTITION WALL 1-HOUR RATED 3-5/8", 18g METAL STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3-1/2" S.A. BATT INSULATION w/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON OUTER SIDE OF CHASE - BASED ON U.L. LISTING "U-414"
UP-2	UNIT-TO-UNIT SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	P-1	INTERIOR UNIT PARTITION WALL 2x6 WOOD STUDS @ 16" O.C. w/ 5/8" GYP. BD., EACH SIDE

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PROJECT
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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
ROOFTOP / AMENITIES FL. PL.

FILE NAME 4102-A104
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.104
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

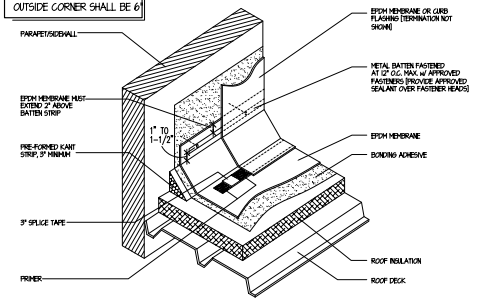
ROOF SPEC.

FURNISH AND INSTALL THE FIRESTONE "FULLY ADHERED RUBBERGARD ROOFING SYSTEM" IN ACCORDANCE WITH THE MOST RECENT PUBLISHED SPECIFICATIONS AND DETAILS. ALTERNATE PRODUCTS OF EQUAL QUALITY SHALL BE SUBMITTED TO GENERAL CONTRACTOR/ARCHITECT FOR APPROVAL PRIOR TO ACCEPTANCE OF BID. INSTALLING CONTRACTOR SHALL SUBMIT FULL SHOP DRAWINGS FOR ARCHITECT REVIEW PRIOR TO INSTALLATION.

- .060" EPDM NON-REINFORCED RUBBERGARD
- 20 YEAR WARRANTY
- INSULATION TO BE ISO 95+ (TAPERED @ 1/4"/FOOT MIN. WHERE REQ.)
  - MIN. 1 1/2" THICKNESS
- PROVIDE SPLICES/BATTENS/TERMINATIONS/EXPANSION JOINTS/ETC. AS SPECIFIED AND REQUIRED BY MANUFACTURER
- INSTALL PENETRATIONS/DRAINS/CURBS/ETC. AS PER MANUF. SPECS
- ROOFING MEMBRANE SHALL BE A MINIMUM OF 60 mil. THICKNESS
- PROVIDE WALKWAY PADS AS REQUIRED FOR GEN. BUILDING MAINTENANCE WHICH MEET ROOFING MANUFACTURER SPECIFICATIONS.
- PROVIDE WARRANTY VERIFICATION OF INSTALLED PRODUCT FROM MANUFACTURER TO OWNER.

*NOTE: CONTRACTORS MAY SUBMIT ALTERNATE ROOF SYSTEM FOR ARCHITECTS REVIEW.

NOTE:
MAX. BATTEN FASTENER DISTANCE TO INSIDE OR OUTSIDE CORNER SHALL BE 6"



TYPICAL E.P.D.M. BASE TIE-IN TO WALL/CURB

NOT TO SCALE — FASTENED TO WALL/CURB

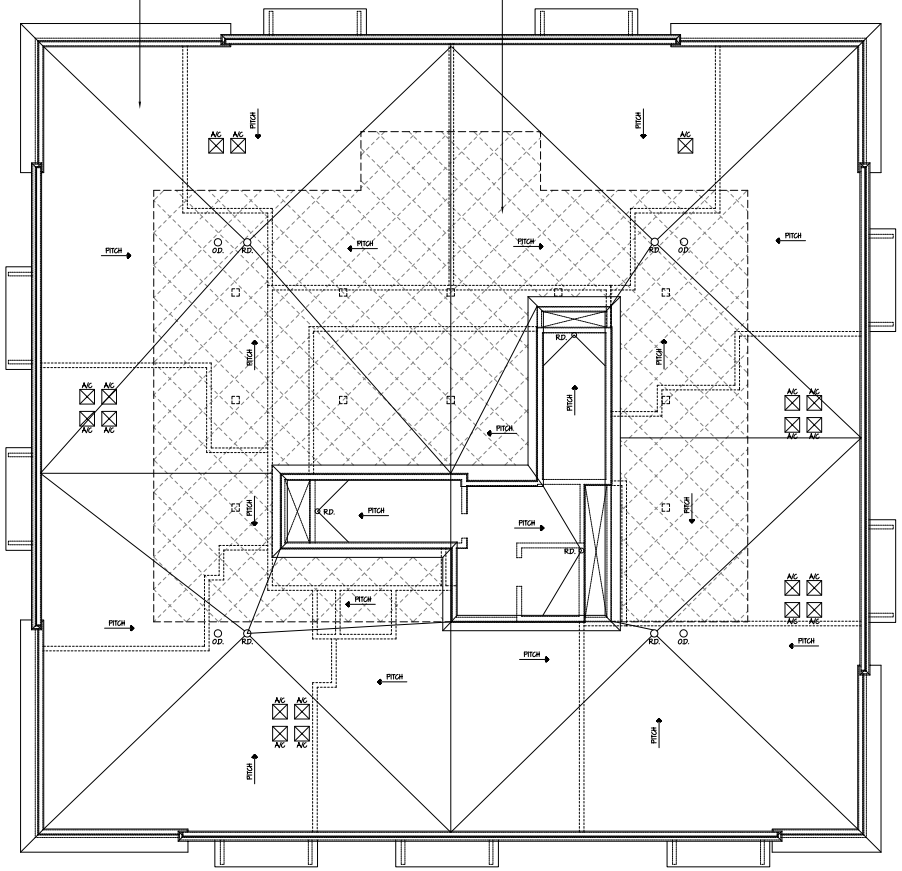
TYP. ROOF CONSTR.

- ROOFING PER SPEC, OR EQUAL
- 3/4" EXTERIOR GRADE PLYWOOD
- 2x8 SLEEPERS, TAPERED TO PITCH 1/4" PER FOOT TOWARDS ROOF DRAIN AS SHOWN - TYPICAL
- PROVIDE SOLID BLOCKING BETWEEN JOISTS @ 6'-0" O.C.
- 3/4" EXTERIOR GRADE PLYWOOD ON ROOF TRUSSES
  - SEE WALL SECTION FOR ROOF FRAMING

ROOFTOP WALKING SURFACE

- TILETECH ADJUSTABLE HEIGHT SYSTEM
- 24"x24"x3/4" PORCELAIN PAVERS
- PEDESTAL PAVER SUPPORTS - TRIMMED TO LEVEL SURFACE
- ALL INSTALLATION AND PERFORMANCE TO MEET CODE

*ALL COLORS AND TEXTURES TO BE SELECTED BY OWNER



ROOF PLAN

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

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NORTHFIELD, ILLINOIS 60693

PROJECT
THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
ROOF PLAN

FILE NAME 4102-A105
DRAWN BY RDL DATE 5.19.23

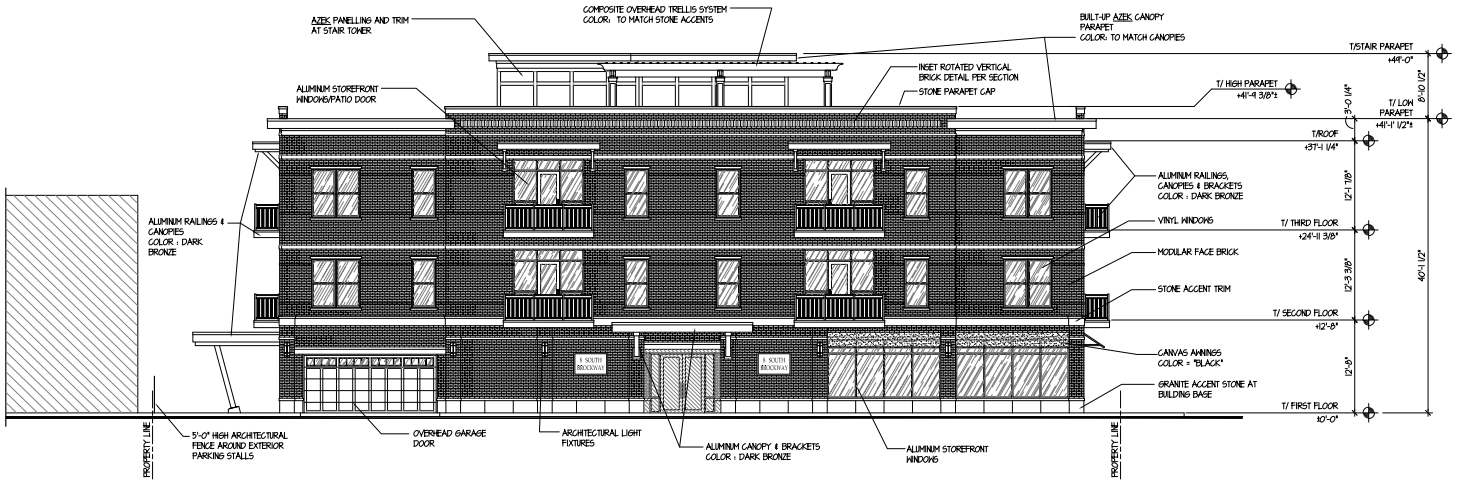
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OF 52

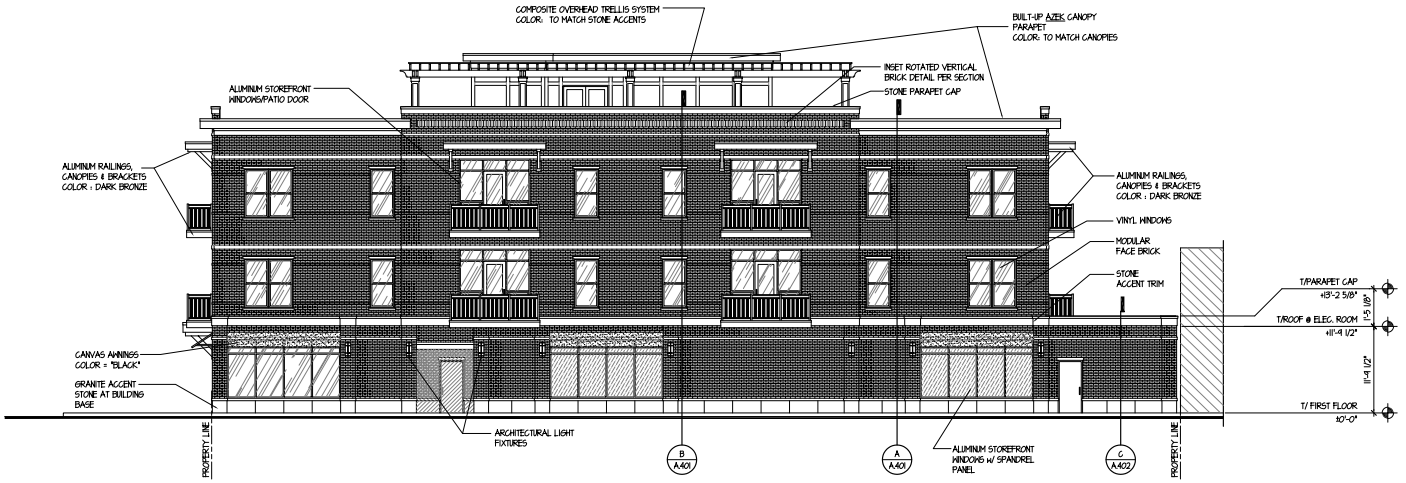
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



FRONT (EAST - BROCKWAY STREET) ELEVATION

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



GHT SIDE (NORTH - PALATINE ROAD) ELEVATION

: 1/8" = 1'-0"

MATERIALS LIST

BRICK VENEER	SIOUX CITY BRICK "SMOKED TUDOR" SIZE: MODULAR CONTACT: TERRY COLLINS AT "CONTRACTORS MATERIAL, INC." 847.400.4280
STONE DETAILS	"RENAISSANCE STONE" COLOR: SUNSET
ACCENT STONE	POLYCHROMITE GRANITE COLOR: TO MATCH STONE COLOR
RESIDENTIAL WINDOWS	ALL VINYL, THERMAL COLOR: EXTERIOR = DARK BRONZE
STOREFRONT WINDOWS	THERMALLY-BROKEN ALUMINUM COLOR: DARK BRONZE (TO MATCH RESIDENTIAL)
BALCONIES	COMPOSITE DECKING COLOR: AS SELECTED BY OWNER
CORNICE / TRIM	"AZEK" TRIM AS DETAILED COLOR: TO MATCH ALUMINUM CANOPIES
CANOPIES	"AZEK" TRIM AS DETAILED COLOR: TO MATCH ALUMINUM CANOPIES
STAIR TOWERS	"AZEK" PANELING & TRIM AS DETAILED COLOR: TO MATCH BRICK COLOR

RESIDENTIAL VINYL WINDOWS SHALL BE PROVIDE BY ONE OF THE FOLLOWING: (ALTERNATIVE MANUFACTURERS /PRODUCTS / BRANDS CAN BE PROPOSED FOR SUBSTITUTION AS LONG AS THE STANDARDS AND QUALITY ARE AS GOOD OR BETTER THAN THESE LISTED)

- JELDWEN
- QUAKER
- ALSIDE
- PELLA
- ANDERSON

- VINYL WINDOWS AS SELECTED MUST MEET OR EXCEED THE MINIMUM U-FACTOR REQUIREMENTS OF 0.32, PER THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE. COORDINATE WITH VALUES PROVIDE IN THE RESCHECK COMPLIANCE CERTIFICATE FOR THIS PROJECT.

- VINYL WINDOWS AS SELECTED MUST MEET OR EXCEED THE MINIMUM STC RATING OF 25db, AND AS A PART OF THE EXTERIOR WALL COMPOSITE BARIER STC ASSEMBLY MUST MEET HUD'S REQUIREMENTS FOR NOISE ATTENUATION.

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NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

EXTERIOR ELEVATIONS

FILE NAME 4102-A201
DRAWN BY RDL DATE 5.19.23

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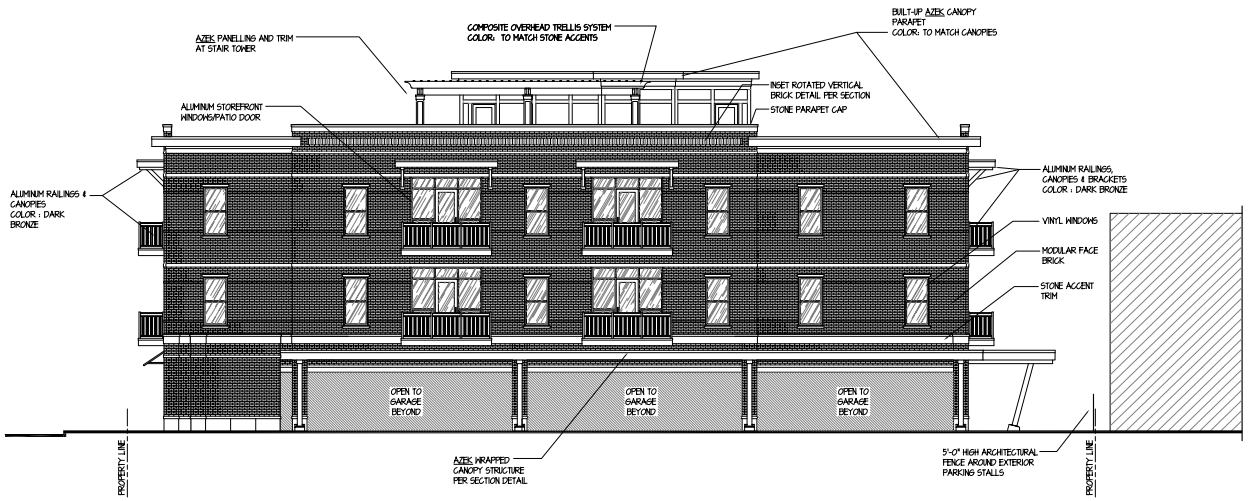
SHEET NO. A.201
OF 52

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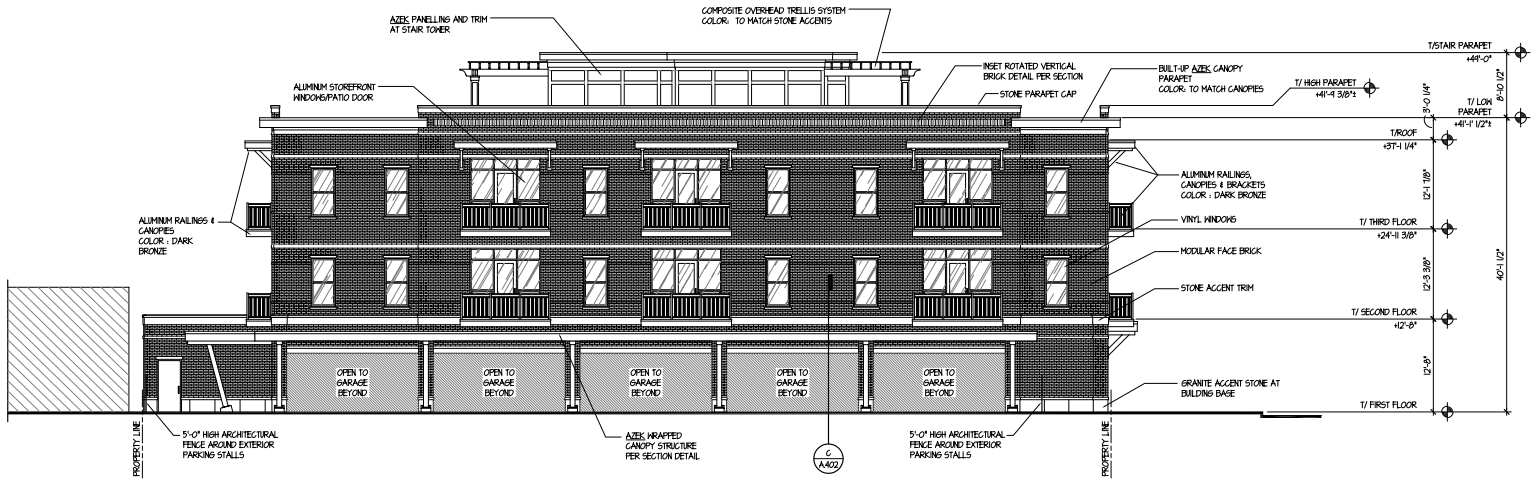
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



REAR (WEST) ELEVATION

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



FT SIDE (SOUTH) ELEVATION

: 1/8" = 1'-0"

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NORTHFIELD, ILLINOIS 60693

PROJECT

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

EXTERIOR ELEVATIONS

FILE NAME 4102-A202
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.202
OF 52

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Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
WALL SECTIONS AND DETAILS

FILENAME 410-A401
DRAWN BY BDL
DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

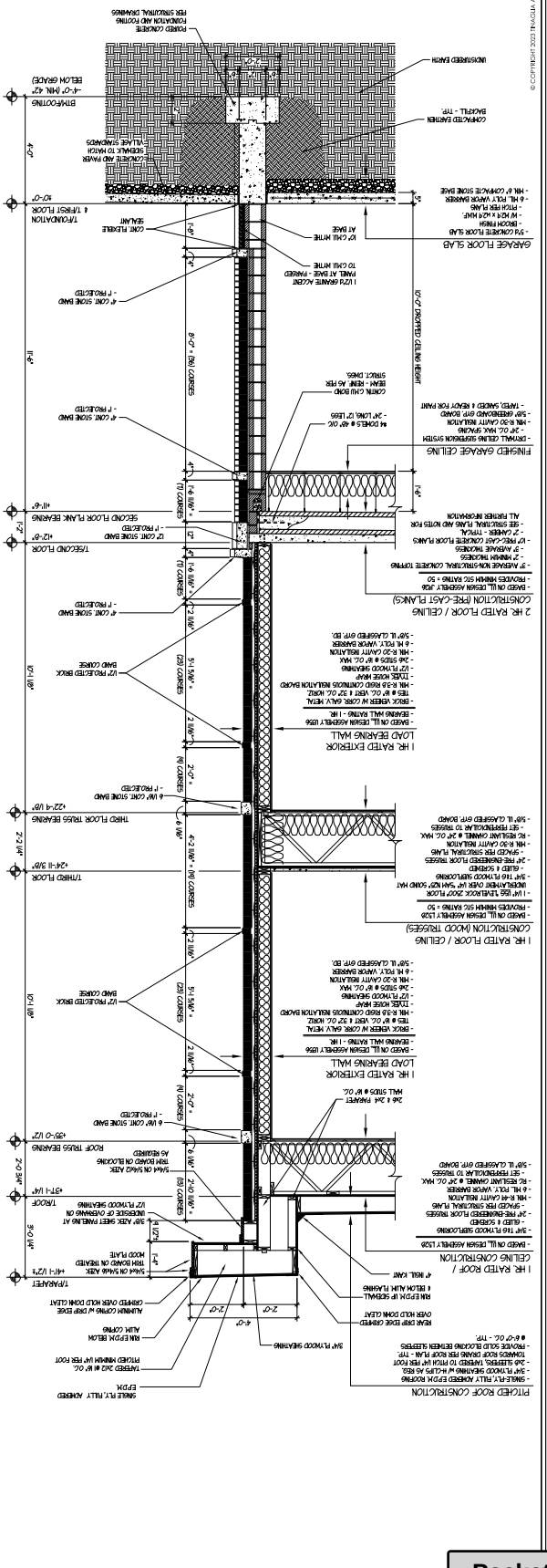
SHEET NO. A.401
OF SHTS

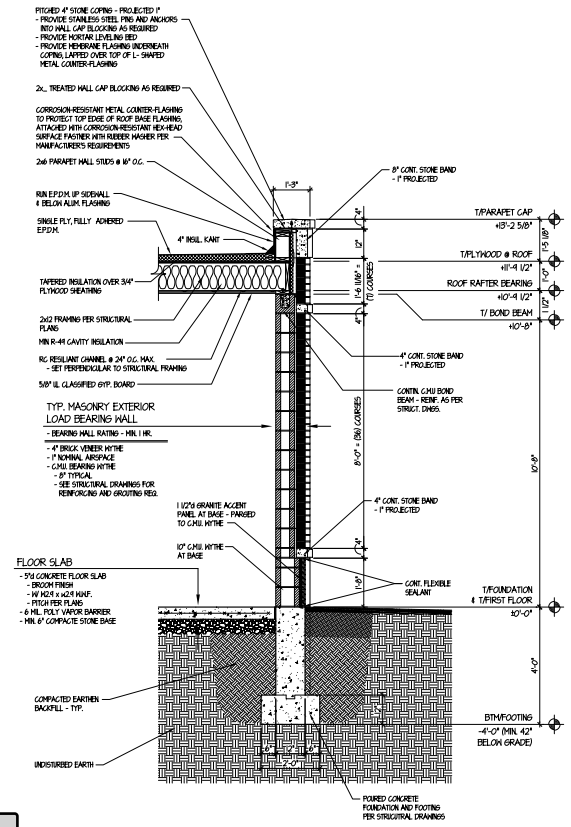
PROFESSIONAL DESIGN FIRM LICENSE # 184-005941

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(A) TYPICAL 3-STORY WALL SECTION AT CANOPY PARAPET

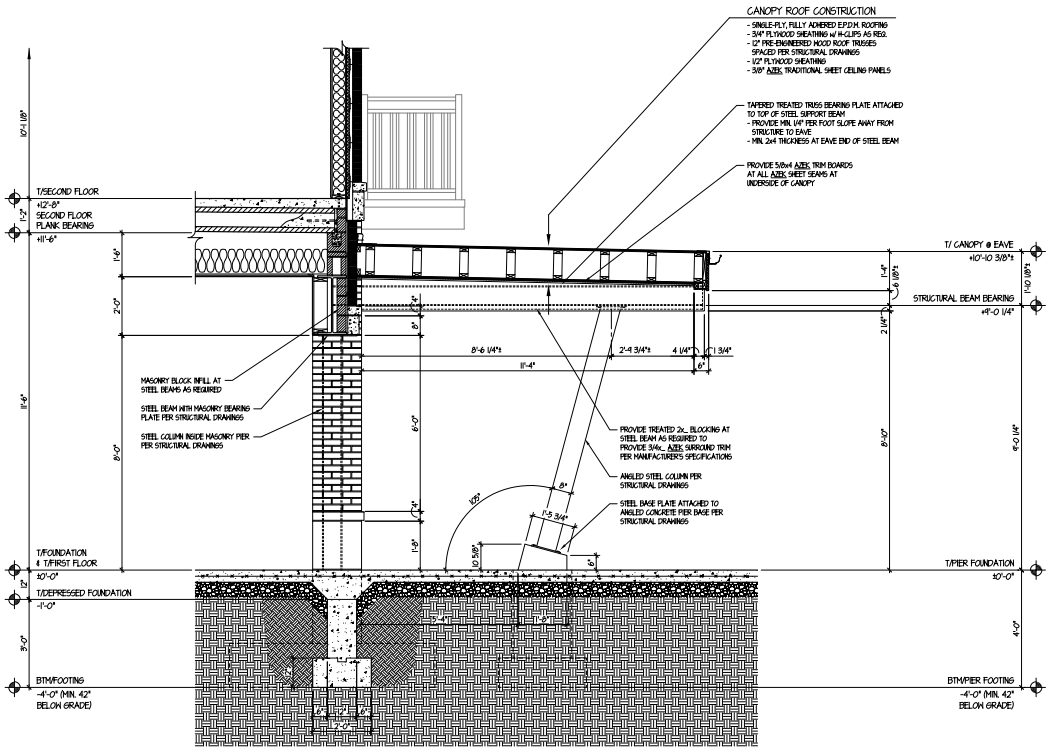
SCALE 1/2" = 1'-0"


PITCHED ROOF CONSTRUCTION
SINGLE-PLY, FULLY ADHERED EPDM, ROOFING
- 5" MIN. TAPERED POLYISO INSULATION
- 3/4" PLYWOOD SHEATHING W/ H-CLIPS AS REQ.
- PROVIDE 6" OC FOR ENGINEERED ROOF TRUSSES
- 5/8" SLEEPERS, TAPERED TO PITCH W/ FIRE ROOF
TRUSSES ROOF BRACING PER ROOF PLAN - TYP.
@ 6'-0" OC. - TYP.
EPDM
SINGLE-PLY, FULLY ADHERED EPDM, ROOFING
OVER 1/2" GYP. BD. COVER BOARD
TAPERED 24D @ 1/4" PER FOOT
PITCHED MINIMUM 1/4" PER FOOT
34" PLYWOOD SHEATHING
ALUM. EDPM BELOW
ALUM. CORNER
REAR EDGE EDGE COPPER
OVERHANG HOLD DOWN CLEAT
RIM EDPDM UP OVERALL
ALUM. FLASHING
4" INSUL. CANT
1/4" PLYWOOD SHEATHING
ON 2x6 NAILER
TRUSS ON NAILER
AS REQUIRED
1/4" PLYWOOD SHEATHING
ON 2x6 NAILER
TRUSS ON NAILER
AS REQUIRED
2x6 @ 24" PARAPET
WALL STUDS @ 16" OC.
I HR. RATED EXTERIOR
LOAD BEARING WALL
- BASED ON UL DESIGN ASSEMBLY U356
- BEARING WALL RATING - 1 HR.
- BRICK VENEER W/ CORE GALV. METAL
TIES @ 16" OC. VERT. & 32" OC. HORZ.
- R-2.5 RIGID CONTINUOUS INSULATION BOARD
- 2x6 STUDS @ 16" OC. MAX.
- 1/2" PLYWOOD SHEATHING
- TYVEK HOUSE WRAP
- 6 MIL POLY. VAPOR BARRIER
- 5/8" UL CLASSIFIED GYP. BD.
I HR. RATED FLOOR / CEILING
CONSTRUCTION (WOOD TRUSSES)
- BASED ON UL DESIGN ASSEMBLY L528
- PROVIDES MINIMUM STC RATING = 50
- 1 HR. ISE LITE-DECK 2000 FLOOR
UNDERLAYMENT OVER 1/4" SAN WOOD SOUND MAT
- 3/4" T&G PLYWOOD SUBFLOORING
- GLUED & SCREWED
- 2" PRE-ENGINEERED FLOOR TRUSSES
- R2 RESILIENT CHANNEL @ 24" OC. MAX.
- R-30 CAVITY INSULATION
- 6 MIL POLY. VAPOR BARRIER
- 5/8" UL CLASSIFIED GYP. BOARD
I HR. RATED FLOOR / CEILING
CONSTRUCTION (PRE-CAST PLANKS)
- BASED ON UL DESIGN ASSEMBLY J526
- PROVIDES MINIMUM STC RATING = 50
- 3" TOPPING SLAB REINFORCED WITH WWF 6x6 W4xW4
- 3" AVERAGE NON-STRUCTURAL CONCRETE TOPPING
- 3" AVERAGE INSULATION
- 2" PRE-CAST CONCRETE FLOOR PLANKS
- SEE STRUCTURAL PLANS AND NOTES FOR
ALL FURTHER INFORMATION
SECOND FLOOR PLANE BEARING
12" CONT. STONE BAND
- PROJECTED
4" CONT. STONE BAND
- PROJECTED
FINISHED GARAGE CEILING
- DRYWALL CEILING SUSPENSION SYSTEM
- 2" OC. MAX SPACING
- R-30 CAVITY INSULATION
- 5/8" GYPBOARD GYP. BOARD
- TAPED, SANDED & READY FOR PAINT
4 @ DOMES @ 48" OC
- 24" LONG 12" LEDG
CONTIN. CMU BOND
BEAM - REINF. AS REQ
STRUCT. DWGS.
GARAGE FLOOR SLAB
- 5" CONCRETE FLOOR SLAB
- BROOM FINISH
- W4X4 x W4 WWF
- PITCH PER PLANS
- 6 MIL POLY. VAPOR BARRIER
- MIN. 6" COMPACT STONE BASE
12" CMU WITHE
CONT. FLEXIBLE
SEALANT
AT BASE
I 1/2"Ø GRAVITE ACCENT
PANEL AT BASE - PAINTED
TO CMU WITHE
4" CONT. STONE BAND
- PROJECTED
8'-0" - (9x) COURSES
10'-0" DOUBLE HEIGHT CEILING HEIGHT
9'-0" - (8x) COURSES
8'-0" - (8x) COURSES



TYPICAL 1-STORY WALL SECTION AT ELECT. ROOM

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



(D) TYPICAL PARKING GARAGE CANOPY SECTION

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

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CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60093

PROJECT

THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

WALL SECTIONS & DETAILS

FILE NAME 4102-A402
DRAWN BY RDL DATE 5.19.22

NO.	REVISED PER	DATE	BY

JOB NO. 410221

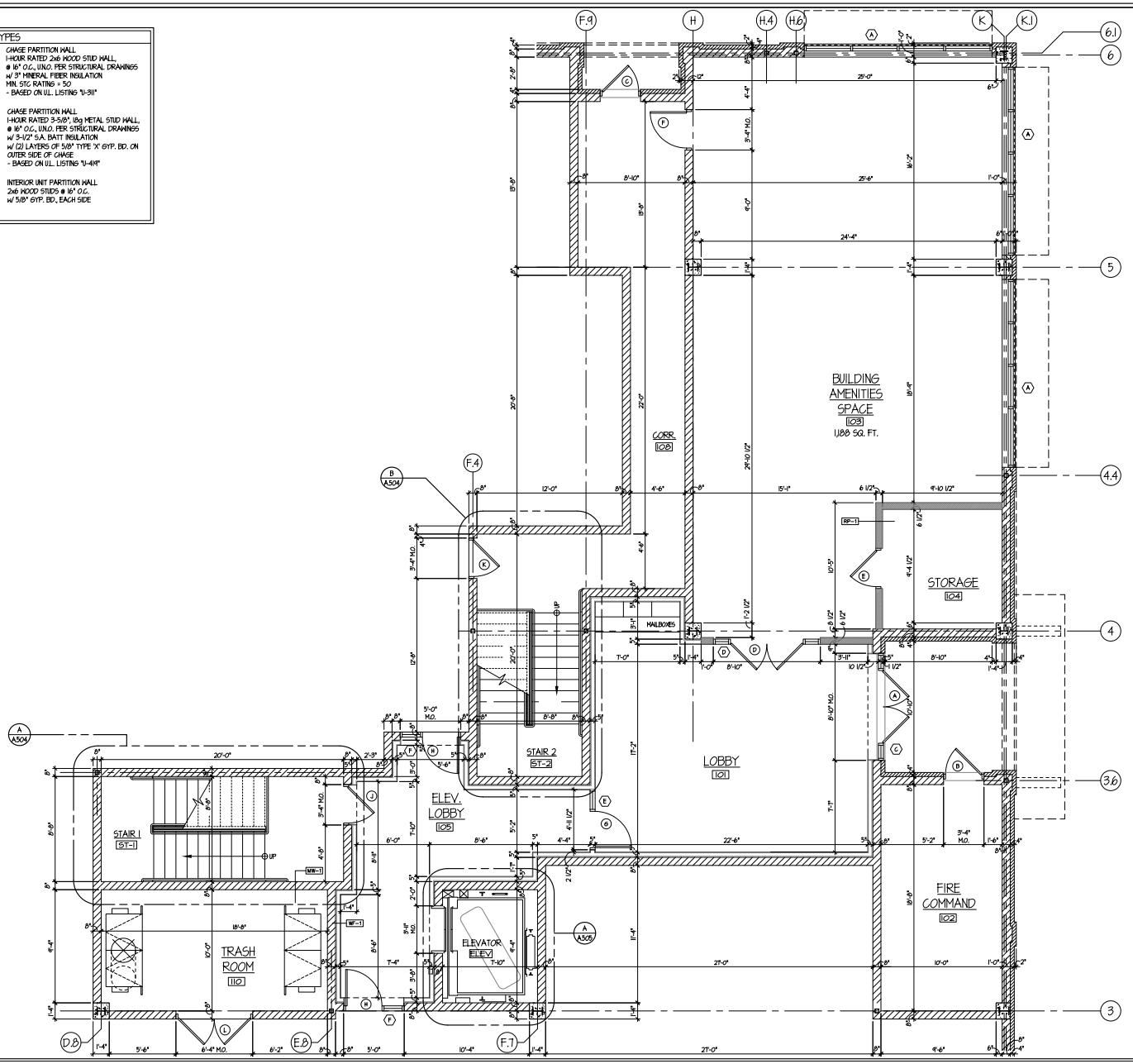
SHEET NO. A.402
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

INTERIOR PARTITION TYPES

MW-1	8" C.M.U. 2-HOUR RATING - BASED ON UL. LISTING "U-905"	CP-1	CHASE PARTITION WALL 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON UL. LISTING "U-311"
WF-1	WALL FURRING, 2x4 WOOD STUDS @ 16" O.C. 1" RIGID INSULATION (MIN. R-3.8). R-13 CAVITY INSULATION & 5/8" GYP. BD.		
RP-1	UNIT-TO-COMMON AREA SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON UL. LISTING "U-311"	CP-2	CHASE PARTITION WALL 1-HOUR RATED 3-5/8", 18g METAL STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3-1/2" S.A. BATT INSULATION w/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON OUTER SIDE OF CHASE - BASED ON UL. LISTING "U-419"
RP-2	UNIT-TO-UNIT SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON UL. LISTING "U-311"	P-1	INTERIOR UNIT PARTITION WALL 2x6 WOOD STUDS @ 16" O.C. w/ 5/8" GYP. BD., EACH SIDE



RST FLOOR CORE PLAN

E: 1/4" = 1'-0"

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NORTHFIELD, ILLINOIS 60093

PROJECT
THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
1st FLOOR CORE PLAN

FILE NAME 4102-A501
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

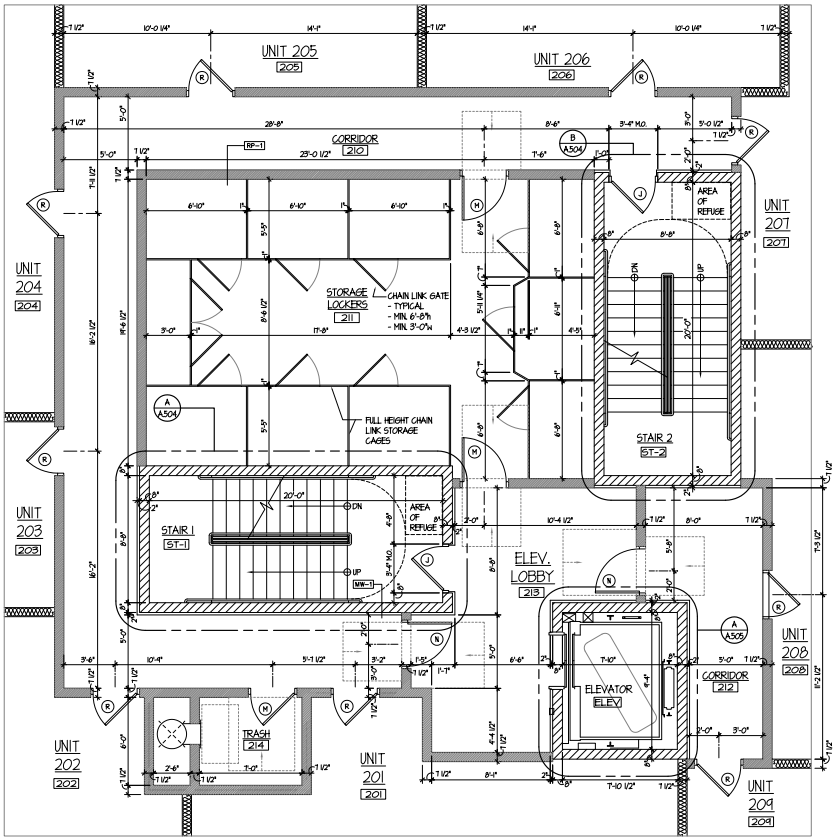
SHEET NO. A.501
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

INTERIOR PARTITION TYPES

MW-1	8" C.M.U. 2-HOUR RATING - BASED ON U.L. LISTING "U-905"	CP-1	CHASE PARTITION WALL 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"
WF-1	WALL FURRING, 2x4 WOOD STUDS @ 16" O.C. 1" RIGID INSULATION (MIN. R-3.8), R-13 CAVITY INSULATION & 5/8" GYP. BD.		
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RP-2	UNIT-TO-UNIT SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING "U-311"	P-1	INTERIOR UNIT PARTITION WALL 2x6 WOOD STUDS @ 16" O.C. w/ 5/8" GYP. BD., EACH SIDE



COND FLOOR CORE PLAN (THIRD FLOOR SIMILAR)

E: 1/4" = 1'-0"

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PROJECT
THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
2nd & 3rd FLOOR CORE PLAN

FILE NAME 4102-A502
DRAWN BY RDL DATE 5.19.23

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JOB NO. 410221

SHEET NO. A.502
OF 52

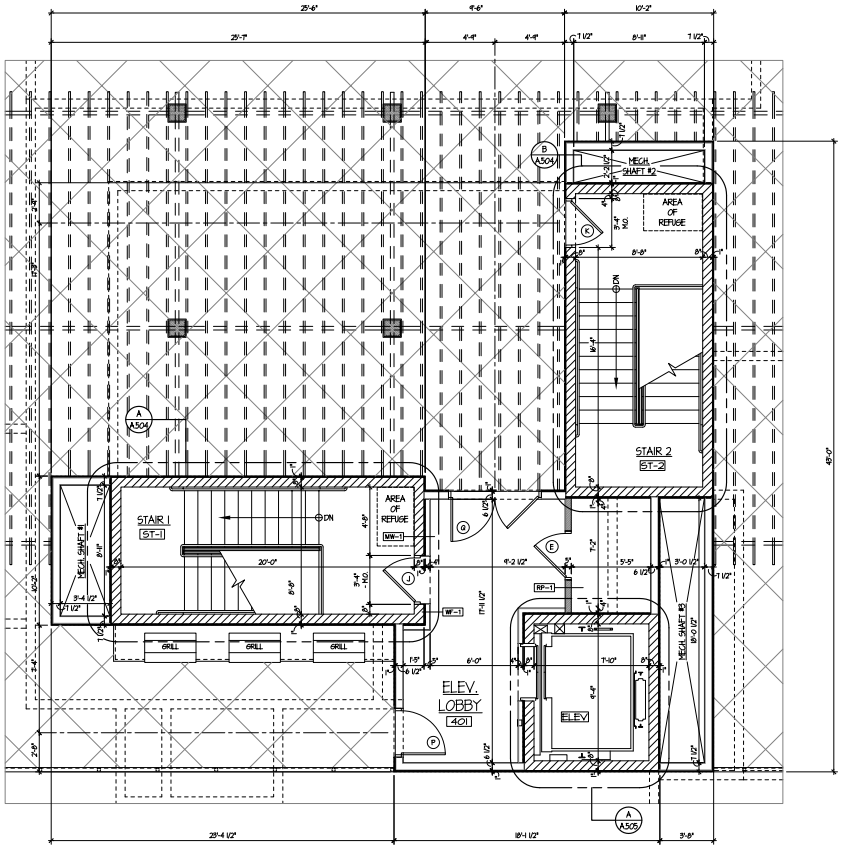
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

INTERIOR PARTITION TYPES

MW-1	8" C.M.U. 2-HOUR RATING - BASED ON UL LISTING "U-905"	CP-1	CHASE PARTITION WALL 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON UL. LISTING "U-311"
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RP-2	UNIT-TO-UNIT SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS w/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON UL. LISTING "U-311"	P-1	INTERIOR UNIT PARTITION WALL 2x6 WOOD STUDS @ 16" O.C. w/ 5/8" GYP. BD., EACH SIDE



ROOFTOP / AMENITIES CORE PLAN

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

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PROJECT
THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
ROOFTOP CORE PLAN

FILE NAME 4102-A503
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

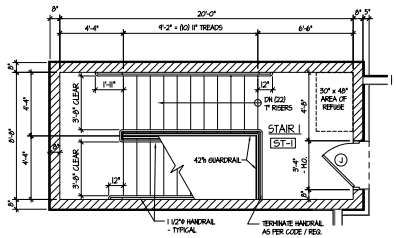
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SHEET NO. A.503
OF 52

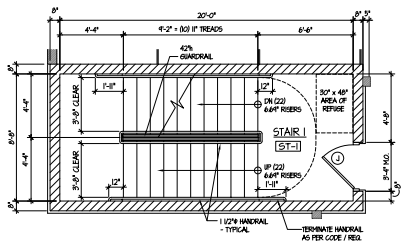
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

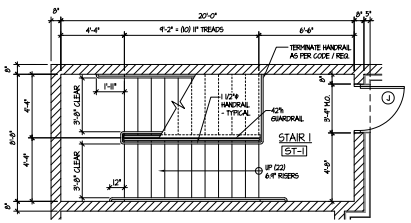
Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



AT FOURTH FLOOR ROOFTOP/AMENITIES



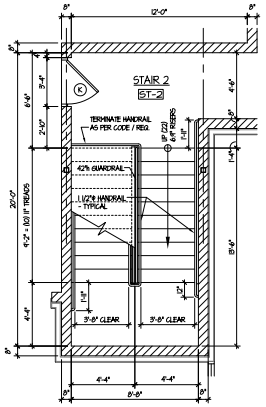
AT SECOND/THIRD FLOOR



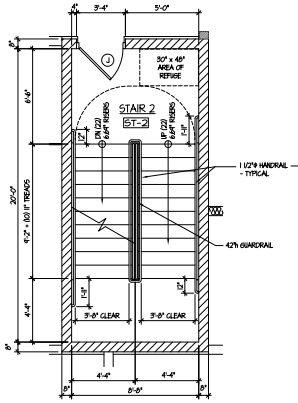
AT FIRST FLOOR

WEST STAIRWELL - STAIR 1 [ST-1]

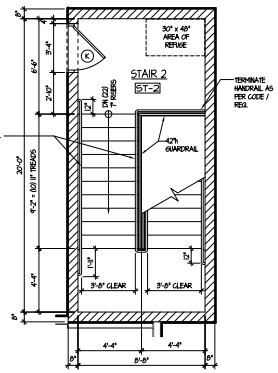
SCALE: 1/4" = 1'-0"



AT FIRST FLOOR



AT SECOND/THIRD FLOOR



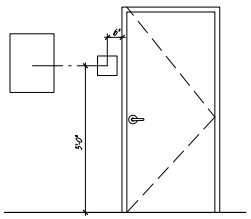
AT FOURTH FLOOR ROOFTOP/AMENITIES

B A504 EAST STAIRWELL - STAIR 2 [ST-2]

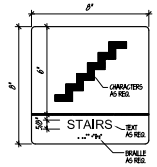
SCALE: 1/4" = 1'-0"

SIGNAGE NOTES

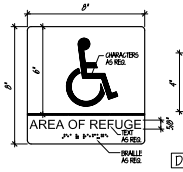
- PERMANENT LETTERS AND NUMERALS SHALL BE RAISED 1/32" UPPER CASE AND ACCOMPANIED WITH GRADE 2 BRAILLE.
- CHARACTERS AND BACKGROUND OF SIGNS SHALL BE MATTE FINISH.
- BACKGROUNDS SHALL BE BLACK IN COLOR. CHARACTERS SHALL BE WHITE IN COLOR. FRAMES SHALL BE WHITE IN COLOR.
- SIGNAGE SHALL BE PROVIDED AND INSTALLED IN COMPLIANCE WITH ILLINOIS ACCESSIBILITY CODE SECTION 400.310.a
- ALL SIGNS SHALL BE WALL MOUNTED w/ HARDWARE APPROVED BY SIGN MANUFACTURER.
- PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW PRIOR TO INSTALLATION OF ANY SIGNS. USE OF ALTERNATE SIGNAGE, FRAMES, ETC., SHALL BE APPROVED BY OWNER/ARCHITECT.
- CONTACT KENT SIGN SYSTEMS (CAROL BARLAGAS @ 800/605.1184/x7078)
- VERIFY ROOM NAMES, ROOM NUMBERS, ETC. WITH OWNER PRIOR TO MANUFACTURING SIGNS



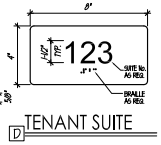
MOUNTING LOCATIONS



C STAIRWELL



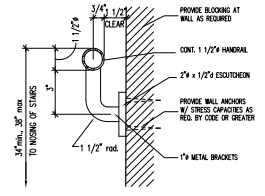
C AREA OF REFUGE



D TENANT SUITE

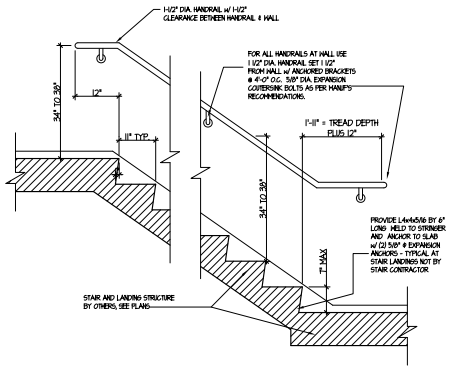
WALL SIGNAGE

SCALE: 3" = 1'-0"



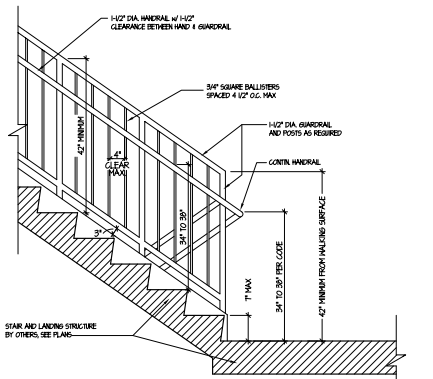
TYP. HANDRAIL DETAIL

NOT TO SCALE



TYPICAL RAILING DETAILS ALONG WALL

SCALE: 3/4" = 1'



CENTER RAILING DETAILS - TYPICAL

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

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NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60093

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

STAIR DETAILS & NOTES

FILE NAME 4102-A504
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.504
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

GENERAL ELEVATOR NOTES

ELEVATOR SHAFT
- VENT HOISTWAY AS REQUIRED.
- INSTALL GUIDE RAIL SUPPORT BRACKETS IN MASONRY ON EACH FLOOR.
- FIXED VERTICAL IRON LADDER TO PIT EXTENDING 48" MAX. ABOVE SILL.
- CONSTRUCT ENTRANCE WALLS AFTER DOOR SILL IS SET.
- SILLS AND FRAMES ARE CAREFULLY GROUTED THEIR ENTIRE WIDTH AND LENGTH.
- PROVIDE ADEQUATE SUPPORT FOR SILL ANGLE ACROSS EACH LANDING.
- PROVIDE CUTOUTS FOR HALL BUTTONS AND SIGNAL PATCH AFTER SET.
- CONVENIENCE OUTLET AND LIGHT FIXTURE IN PIT WITH SWITCH ADJACENT TO DOOR AND LADDER 36"
- PIT LIGHT TO BE IN FRONT OF SHAFT CLEAR OF RAIL.
- PROVIDE ACCESS KEY SWITCH(S) AS REQUIRED
- SPECIAL EMERGENCY KEY SWITCH AT GRADE LEVEL FLOOR ONLY TO BE MOUNTED IN JAMB.
- PROVIDE ROUGH OPENING AT GROUND FLOOR ELEVATOR DOOR TO INSTALL CAB.
- PROVIDE BOX OUT AND SUMP IN ELEVATOR PIT PER MANUFACTURERS REQUIREMENTS.

SIGNAGE
- ALL SIGNAGE SHALL COMPLY WITH I.A.C. SECTION 400.310 (J) AND ANSI 4.28

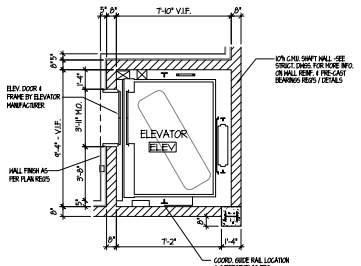
ELEVATOR CAB
- INSTALL TELEPHONE PER CODE TO APPROVED 24 HOUR SERVICE.
- CAR STATION TO MEET HANDICAPPED HEIGHT.
- HANDRAILS FOR HANDICAPPED CODE.
- TIE IN FIRE SENSORS TO ELEVATOR CONTROLLER AT EVERY OTHER FLOOR.
- PROVIDE ELECTRIC EYE AT 5" AND 24" ABOVE SILL.
- PROVIDE 8'-0" CLEAR, FINISHED CAB HEIGHT
- CONTROLS AND OPERATING MECHANISMS SHALL COMPLY W/ I.A.C. SECTION 400.310 (F).

ELEVATOR MACHINE ROOM
- VENT MACHINE ROOM AS PER CODE. TEMPERATURE TO BE MAINTAINED BETWEEN 60 AND 100 DEGREES F.
- MACHINE ROOM DOOR TO BE SELF CLOSING AND LOCKING (CLASS A) NO PIPES CONVEYING GASES, VAPORS, WATER, ETC., TO BE IN MACHINE ROOM.
- MAINLINE DISCONNECT SWITCH TO BE NEXT TO ACCESS DOOR.
- 120V AC, 20 A SPST FUSED DISCONNECT SWITCH ADJACENT TO THE MAIN LINE SWITCH.
- MACHINE ROOM RATING - 2 HOUR ENCLOSURE.

DETECTABLE WARNINGS
- DETECTABLE WARNINGS ON WALKING SURFACES MUST BE PROVIDED PER ANSI 4.28

ELEVATOR SPECS.

- ELEVATOR SHALL BE PASSENGER, GEN2 ELEVATOR SYSTEM BY OTIS
  3500lbs CAPACITY,
  200fpm SPEED, SINGLE-SIDED, RIGHT HAND OPENING ENTRANCE.
  PROVIDE ALTERNATE SELECTIONS FOR ARCHITECT APPROVAL PRIOR TO ACCEPTANCE OF FINAL BID.
- THE ELEVATOR SERVES ALL FLOORS OF THE BUILDING AND MUST COMPLY WITH ANSI/ASME A17.1-A98. ELEVATOR OPERATION SHALL BE AUTOMATIC PER I.A.C.
- CALL BUTTONS IN LOBBIES SHALL BE CENTERED AT 42" ABOVE FINISH FLOOR. BUTTON TO HAVE VISUAL SIGNALS THAT INDICATE WHEN CALL IS REGISTERED AND WHEN CALL IS ANSWERED.
- BUTTONS MUST BE AT LEAST 3/4" MINIMM IN DIAMETER.
- THE BUTTON DESIGNATING THE UP DIRECTION SHALL BE AT THE TOP.
- A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE.
- AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION.
- HALL LANTERNS SHALL BE MOUNTED SO THAT THE CENTERLINE IS AT LEAST 72" ABOVE THE LOBBY FLOOR.
- VISUAL ELEMENTS MUST BE AT LEAST 2-1/2" IN THE SMALLEST DIMENSION.
- SIGNALS SHALL BE VISIBLE FROM THE VICINITY OF THE HALL CALL BUTTONS.
- ELEVATOR DOORS SHALL OPEN AND CLOSE AUTOMATICALLY PER I.A.C.
- THE LEVEL OF ILLUMINATION AT THE CAR CONTROLS PLATFORM AND CAR THRESHOLD AND LANDING SILL SHALL BE AT LEAST 5 FOOTCANDLES.
- THE ELEVATOR CONTROL PANELS SHALL COMPLY WITH I.A.C.
- THE CAR POSITION INDICATOR SHALL COMPLY WITH I.A.C.
- A TELEPHONE SHALL BE PROVIDED IN THE CAR TO COMPLY WITH ANSI/ASME A17.1-A98
  - THE TELEPHONE SHALL BE IN A CLOSED COMPARTMENT AND THE DOOR HARDWARE MUST COMPLY WITH I.A.C.
  - IT SHALL BE IDENTIFIED BY RAISED SYMBOLS AND LETTERING COMPLYING W/ ILLINOIS ACCESSIBILITY CODE
  - THE LENGTH OF THE CHORD SHALL BE AT LEAST 29".
  - THE TELEPHONE SHALL NOT BE LIMITED TO VOICE COMMUNICATIONS AND INSTRUCTIONS.
- GRAB BARS PER I.A.C. ARE TO BE INSTALLED ON THE SIDE WALLS MOUNTED 2'-10" ABOVE THE CAB FLOOR.
- TACTILE FLOOR DESIGNATIONS AR TO BE INSTALLED AT EACH HOISTWAY ENTRY.
- DOOR AND SIGNAL TIMING FOR HALL CALLS SHALL BE PER I.A.C.
- ELEVATOR FLOOR COVERING SHALL COMPLY WITH I.A.C.



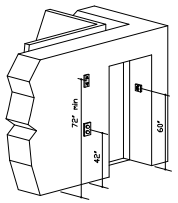
A/A504 ELEVATOR HOISTWAY PLAN
SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL PROVIDE FOR & FOLLOW ALL APPLICABLE NATIONAL, STATE & LOCAL CODES GOVERNING THE INSTALLATION & USAGE OF ELEVATORS.

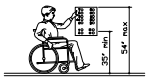
VERIFY ALL SHAFT DIMENSIONS, CLEARANCES, & OTHER ELEVATOR REQ'S W/ ELEVATOR MANUF. PRIOR TO ANY COMMENCING ANY WORK PERTAINING TO THE ELEVATOR INSTALLATION.

ELEVATOR CAB SHALL BE ACCESSIBLE BY A FIRE DEPARTMENT STRETCHER AS PER VILLAGE CODE REQUIREMENTS.

ELEVATOR MANUFACTURER SHALL SUPPLY SHOP DRAWINGS FOR ARCHITECT/VILLAGE REVIEW PRIOR TO FABRICATION.



TYP. ELEVATOR ENTRY
NOT TO SCALE



CAB CONTROL HEIGHTS
NOT TO SCALE

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1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT
THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
ELEVATOR PLAN & DETAILS

FILE NAME 4102-A505
DRAWN BY RDL DATE 5.19.23

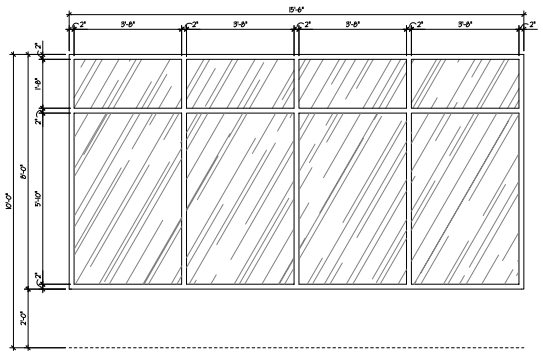
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JOB NO. 410221

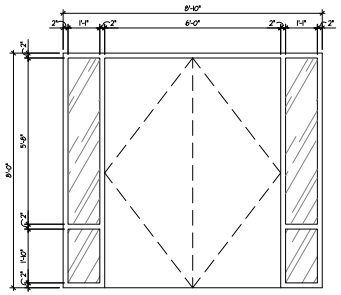
SHEET NO. A.505
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

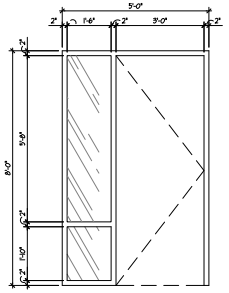
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



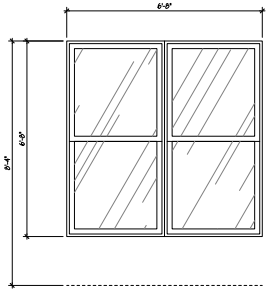
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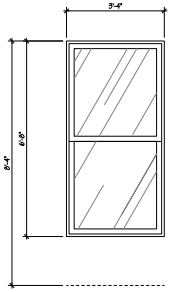
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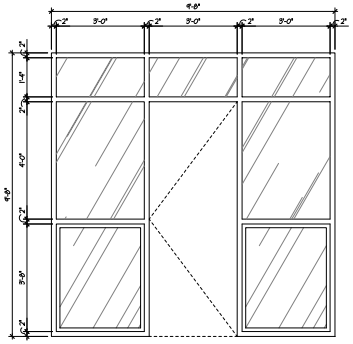
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4



5



6

WINDOW TYPES

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

WINDOW SCHEDULE

TAG	TYPE	MATERIAL	TYPE	FINISH	SIZE WIDTH	SIZE HEIGHT	LIGHT	VENT	GLAZING	REMARKS
A	STOREFRONT	ALUMINUM	1	ALUM.	15'-6"	8'-0"	--	--	1" INSUL.	
B	STOREFRONT	ALUMINUM	1	ALUM.	15'-6"	8'-0"	--	--	SPANDREL	
C	STOREFRONT	ALUMINUM	2	ALUM.	8'-10"	8'-0"	--	--	1" INSUL.	
D	STOREFRONT	ALUMINUM	2	ALUM.	8'-10"	8'-0"	--	--	1/4"	
E	STOREFRONT	ALUMINUM	3	ALUM.	5'-0"	8'-0"	--	--	1/4"	
F	STOREFRONT	ALUMINUM	3	ALUM.	5'-0"	8'-0"	--	--	1" INSUL.	
G	DOUBLE HUNG	VINYL	4	VINYL	6'-8"	6'-8"	61.14	34.74	3/4" INSUL.	??
H	DOUBLE HUNG	VINYL	5	VINYL	3'-4"	6'-8"	33.51	11.81	3/4" INSUL.	??
J	STOREFRONT	ALUMINUM	6	ALUM.	9'-8"	9'-8"	73.52	46.00	1" INSUL.	

GENERAL WINDOW NOTES:

1) STOREFRONT FRAMES SHALL BE KAWNEER OR EQUAL, THERMALLY BROKEN 2" X 4 1/2" ALUMINUM STOREFRONT SYSTEM

2) PROVIDE 1" INSULATED GLAZING AT ALL EXTERIOR WINDOW LOCATIONS: 1/4" CLEAR INTERIOR GLASS, 1/2" AIRSPACE, 1/4" EXTERIOR GLASS WITH REFLECTIVE FINISH AS SELECTED BY OWNER..

3) WINDOW MANUFACTURER SHALL PROVIDE WINDOWS THAT MEET THE INTERNATIONAL BUILDING CODE CRITERIA FOR GLASS & GLAZING [CHAPETER 24] - WIND LOAD FOR PROJECT = 90 mph [3 SECOND GUST].

4) MANUFACTURER TO VERIFY WINDOW ROUGH OPENING SIZES IN FIELD PRIOR TO FABRICATION. SUBMIT SHOP DRAWINGS FOR ARCHITECT TO REVIEW PRIOR TO FABRICATION.

5) ALL GLAZING OF WINDOWS SHALL MEET OR EXCEED THE SAFETY REQUIREMENTS OF ALL APPLICABLE CODES. PROVIDE SAFETY OR TEMPERED GLASS IN ALL LOCATIONS WHICH REQUIRE THE USE OF SAME.

6) FIXED GLAZED PANELS WITHIN 24" OF DOOR EDGES SHALL BE PROVIDED WITH SAFETY GLAZING THAT MEETS "CPSC 16CFR, 1202 STANDARDS.

7) SUBMIT COLOR SAMPLES FOR OWNER APPROVAL PRIOR TO FABRICATION.

8) RUBBER SETTING BLOCKS SHALL BE PROVIDED & INSTALLED AS PER MANUFACTURER SPECIFICATIONS.

9) MANUFACTURER SPECIFICATIONS SHALL BE FOLLOWED FOR FURTHER INFORMATION ON INSTALLATION, ASSEMBLY, JOINERY, SEALING, VENTING, ETC.

10) GLAZING WITHIN 36" OF WALKING SURFACE AND WITH PANES GREATER THAN NINE (9) SQUARE FEET IN AREA AND LESS THAN 18" ABOVE FLOOR SHALL BE PROVIDED
w/ SAFETY GLAZING THAT MEETS "CPSC 16CFR, 1201 STANDARDS".

11) SEE OVERALL BUILDING FLOOR PLANS FOR WINDOW LOCATIONS.

12) PROVIDE JAMB EXTENSIONS AS REQUIRED PER WALL DEPTH / INSTALLATION DETAIL.

13) PROVIDE ROUGH OPENINGS AS NECESSARY FOR DIFFERING WALL TYPES / FINISHES.

14) ALL FIXED FENESTRATIONS SHALL HAVE A MINIMUM U-FACTOR OF 0.38 PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

15) ALL OPERABLE FENESTRATIONS SHALL HAVE A MINIMUM U-FACTOR OF 0.45 PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

16) ALL ENTRANCE DOOR FENESTRATIONS SHALL HAVE A MINIMUM U-FACTOR OF 0.77 PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

17) ALL FENESTRATIONS SHALL HAVE A MINIMM SHGC OF 0.40 PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

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PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

WINDOW SCHED. & DETAILS

FILE NAME 4102-A601
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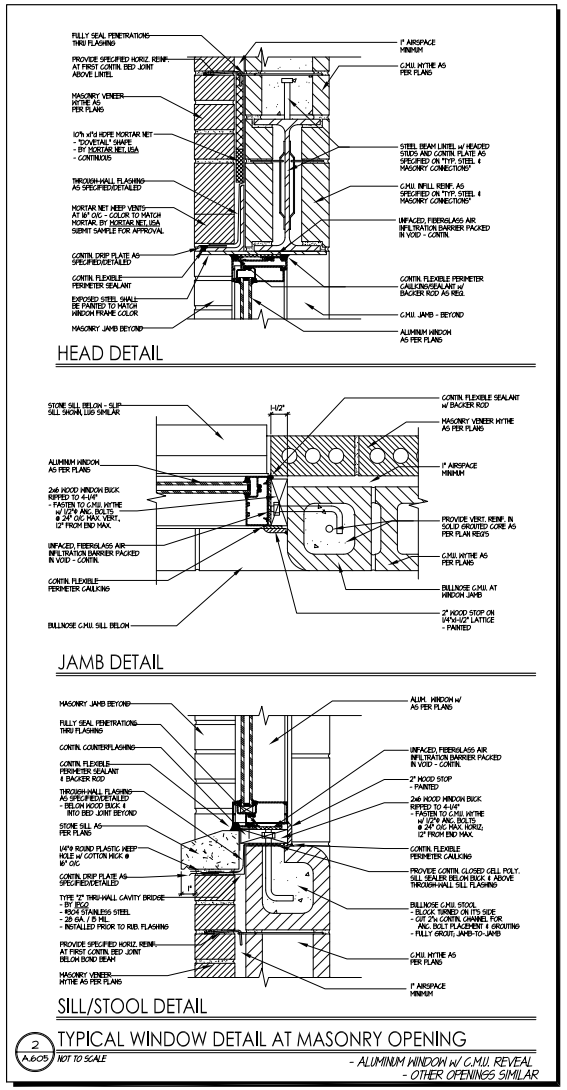
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JOB NO. 410221

SHEET NO. A.601
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



HEAD DETAIL

JAMB DETAIL

SILL/STOOL DETAIL

2 / A.605 TYPICAL WINDOW DETAIL AT MASONRY OPENING

NOT TO SCALE

- ALUMINUM WINDOW w/ C.M.U. REVEAL - OTHER OPENINGS SIMILAR

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PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL WINDOW DETAILS

FILE NAME 4102-A602
DRAWN BY RDL DATE 5.19.23

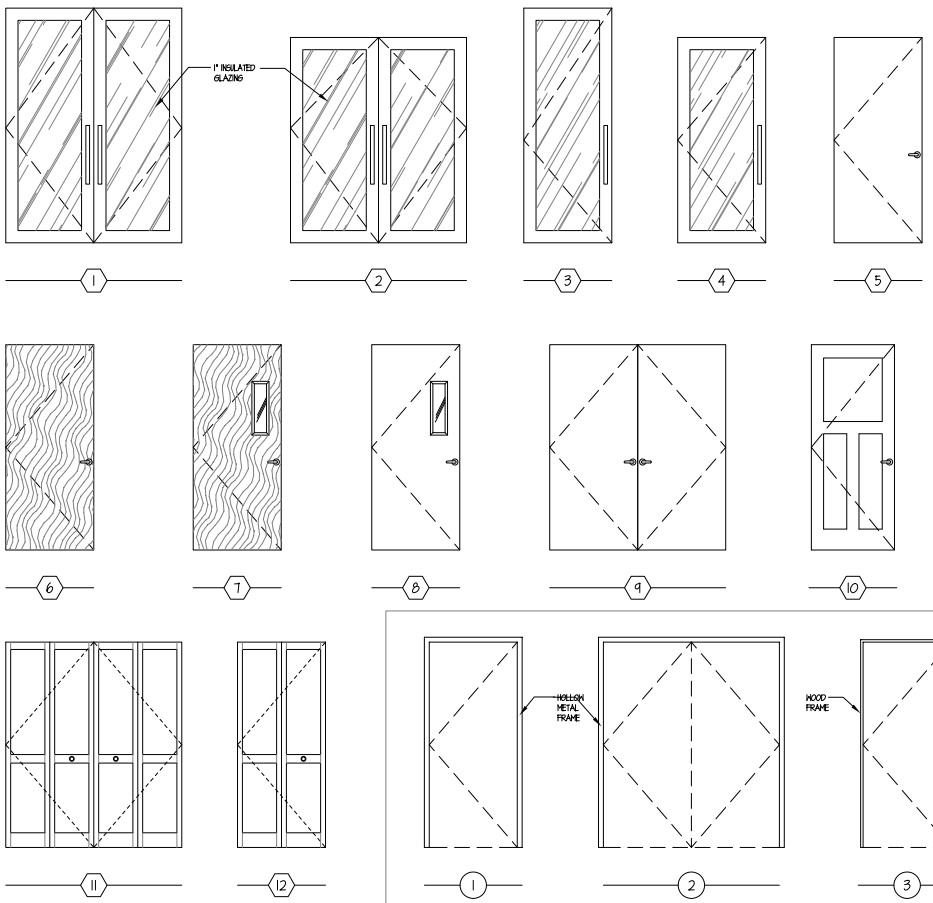
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OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



DOOR TYPES

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

FRAME TYPES

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

DOOR SCHEDULE

TAG	TYPE	CONFIGURATION	WIDTH	HEIGHT	THICKNESS	FIRE RATING	MATERIAL	FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	COMMENTS
A	1	PAIR - SWING	6'-0"	8'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
B	5	SWING	3'-0"	7'-0"	1 3/4"	NONE	INSULATED METAL	PAINT	1	HM.	PAINT	
C	5	SWING	3'-0"	7'-0"	1 3/4"	NONE	INSULATED METAL	PAINT	1	HM.	PAINT	
D	1	PAIR - SWING	6'-0"	8'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
E	5	SWING	3'-0"	7'-0"	1 3/4"	NONE	HOLLOW METAL	PAINT	1	HM.	PAINT	
F	6	SWING	3'-0"	7'-0"	1 3/4"	45 MIN.	WOOD	STAIN	1	HM.	PAINT	
G	4	SWING	3'-0"	7'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
H	4	SWING	3'-0"	7'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
J	7	SWING	3'-0"	7'-0"	1 3/4"	45 MIN.	WOOD	STAIN	1	HM.	PAINT	
K	8	SWING	3'-0"	7'-0"	1 3/4"	45 MIN.	INSULATED METAL	PAINT	1	HM.	PAINT	
L	9	PAIR - SWING	6'-0"	7'-0"	1 3/4"	NONE	INSULATED METAL	PAINT	2	HM.	PAINT	
M	6	SWING	3'-0"	7'-0"	1 3/4"	NONE	WOOD	STAIN	1	HM.	PAINT	
N	7	SWING	3'-0"	7'-0"	1 3/4"	NONE	WOOD	STAIN	1	HM.	PAINT	
P	4	SWING	3'-0"	7'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	1	HM.	PAINT	
Q	2	PAIR - SWING	6'-0"	7'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	2	HM.	PAINT	
R	10	SWING	3'-0"	7'-0"	1 3/4"	45 MIN.	WOOD	PAINT	1	HM.	PAINT	
S	10	SWING	2'-10"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
T	10	SWING	2'-10"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
U	10	SWING	2'-10"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
V	11	BI-FOLD	6'-0"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
W	3	SWING	3'-0"	8'-0"	1 3/4"	NONE	ALUMINUM / GLASS	N/A	PER WINDOW SCHEDULE			
Y	12	BI-FOLD	2'-8"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	
Z	11	BI-FOLD	5'-0"	7'-0"	1 3/4"	NONE	WOOD	PAINT	3	WOOD	PAINT	

HARDWARE NOTE:

1) COORDINATE ALL HARDWARE SETS WITH OWNER AND PROVIDE AS PER ALL CODE AND ADA REQUIREMENTS. ALL SHALL BE PROVIDED WITH THE HARDWARE REQUIRED FOR PROPER APPLICATION AND FUNCTIONALITY.

GENERAL DOOR NOTES / REMARKS

1) ALL GLAZING OF DOORS & WINDOWS SHALL MEET OR EXCEED THE SAFETY REQUIREMENTS OF ALL APPLICABLE CODES. PROVIDE SAFETY OR TEMPERED GLASS IN ALL LOCATIONS WHICH REQUIRE THE USE OF SAME.
2) FIXED GLAZED PANELS WITHIN 24" OF DOOR EDGES SHALL BE PROVIDED W/ SAFETY GLAZING THAT MEETS "CPSC 16CFR, 1201 STANDARDS".
3) GLAZING WITHIN 36" OF WALKING SURFACE AND WITH PANES GREATER THAN NINE (9) SQUARE FEET IN AREA AND LESS THAN 18" ABOVE FLOOR SHALL BE PROVIDED W/ SAFETY GLAZING THAT MEETS "CPSC 16CFR, 1201 STANDARDS".
4) CONTRACTOR SHALL COORDINATE KEYING REQUIREMENTS WITH OWNER. PROVIDE "KEYED-ALIKE" ENTRIES AS REQUIRED.
5) ALL EXTERIOR DOORS TO HAVE TAMPER PROOF HINGES, THRESHOLDS, WEATHER-STRIPPING AT ALL EDGES & LOCK GUARDS.
6) THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 (IAC 400.310 (J)(1)).
7) PROVIDE A MIN. OF 4" FROM FINISHED WALL TO FINISHED JAMB AT ALL DOOR OPENINGS FOR APPLIED DOOR CASING AS REQ. - V.I.F.
8) THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
   EXTERIOR HINGED DOORS - 8.5 LBF
   INTERIOR HINGED DOORS - 5 LBF
   SLIDING OR FOLDING DOORS - 5 LBF
   - THESE DO NOT APPLY TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION. (IAC 400.310 (J)(10)).
9) PROVIDE 1" THROW DEAD BOLT MADE OF HARDENED MATERIAL IN ALL LOCKS.
10) LOCK CYLINDERS SHALL PREVENT DISASSEMBLY FROM THE EXTERIOR.
11) TWO 1" VERTICAL BOLTS W/ STRIKE PLATES SHALL BE INSTALLED IN DOUBLE DOORS WITH INACTIVE LEAFS.
12) METAL STRIKE PLATES WITH A THICKNESS OF .062 INCHES ARE REQUIRED FOR ALL LOCKING DEVICES.
13) OUT SWING DOOR HINGES SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS.
14) HINGES AND STRIKE PLATES MILL BE ATTACHED TO THE JAMB USING AT LEAST NO. 8 SCREWS, AND PENETRATING AT LEAST 2" INTO THE SOLID BACKING BEYOND.
15) KEYED LOCKS SHALL HAVE A MINIMUM OF 5 TUMBLERS.
16) A DOOR VIEWER SHALL BE EQUIPPED IN ANY EXTERIOR DOOR THAT IS NOT EQUIPPED WITH GLAZING, AND ALLOW FOR 180 DEGREE VIEWING.
17) EXIT DEVICES ON SECONDARY EXTERIOR DOORS SHOULD BE EQUIPPED SO THAT KEYS ARE REQUIRED TO ENTER, AND PANIC BARS TO EXIT. THEY SHOULD ALSO BE EQUIPPED WITH AUTOMATIC CLOSERS AND DOOR VIEWERS.
18) METAL STRIKE PLATES WITH A THICKNESS OF .062 INCHES ARE REQUIRED FOR ALL LOCKING DEVICES.
19) LOCKS SHALL BE INSTALLED ON ALL WINDOWS SO THAT HARDWARE CAN NOT BE REMOVED FROM THE EXTERIOR.
20) AT ALL HAZARDOUS DOORS INDICATE TACTILE MARKINGS ON DOORS TO HAZARDOUS AREAS PER IAC SECTION 400.310 (L).
21) SIDELIGHTS @ ALL DOORS TO BE TEMPERED GLASS.
22) ALL FRAMES TO HAVE SILENCERS.
23) ALL CLOSERS ON RATED SOLID CORE WOOD DOORS TO BE THRU BOLTED.
24) PROVIDE CODE COMPLIANT HARDWARE (HANDICAPPED, EGRESS, ETC..) AS REQUIRED AND PER OWNER'S SELECTION.
25) TACTILE "EXIT" WALL SIGNAGE SHALL BE INSTALLED ADJACENT TO EACH DOOR LEADING TO AN EXIT DISCHARGE, PER IEC SECTION 1011.3
26) DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE.
   - THUMBTURN DEADBOLTS ARE PROHIBITED; LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE.
27) ALL ENTRANCE DOOR PENESTRATIONS SHALL HAVE A MINIMUM U-FACTOR OF 0.77 PER 2015 INTERNATIONAL ENERGY CONSERVATION CODE.
28) ALL EGRESS DOORS ARE TO USE KEYLESS LOCKSETS ON THE EGRESS SIDE; NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED.

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DRAWING TITLE
DOOR SCHEDULE & GEN. NOTES

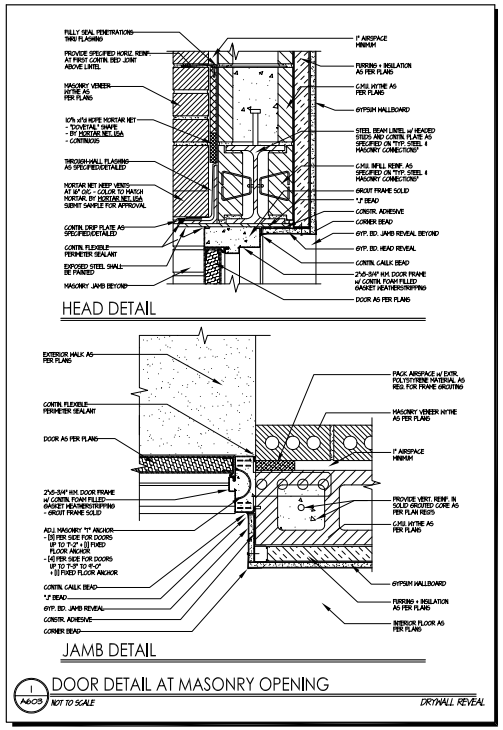
FILE NAME 4102-A603
DRAWN BY RDL DATE 5.19.23

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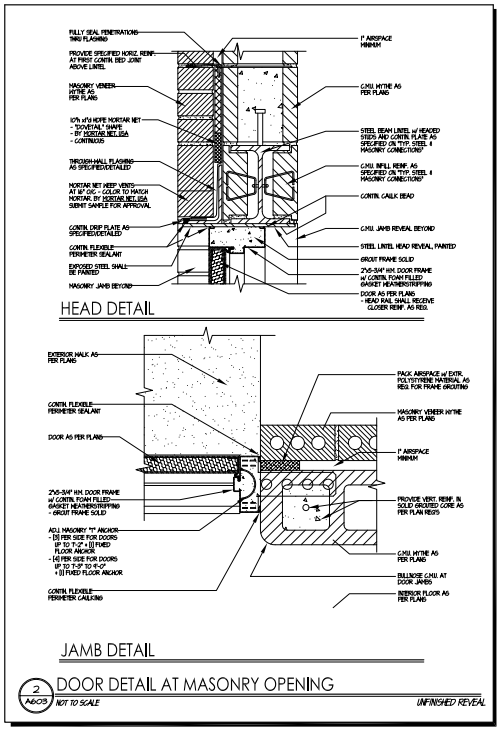
JOB NO. 410221

SHEET NO. A.603
OF 52

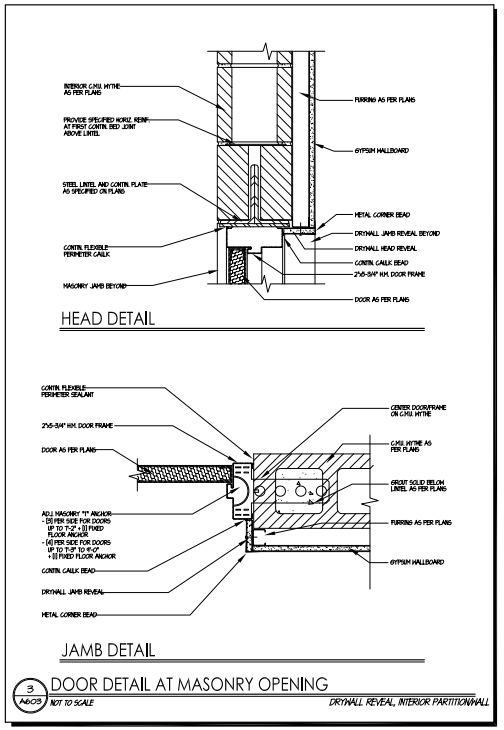
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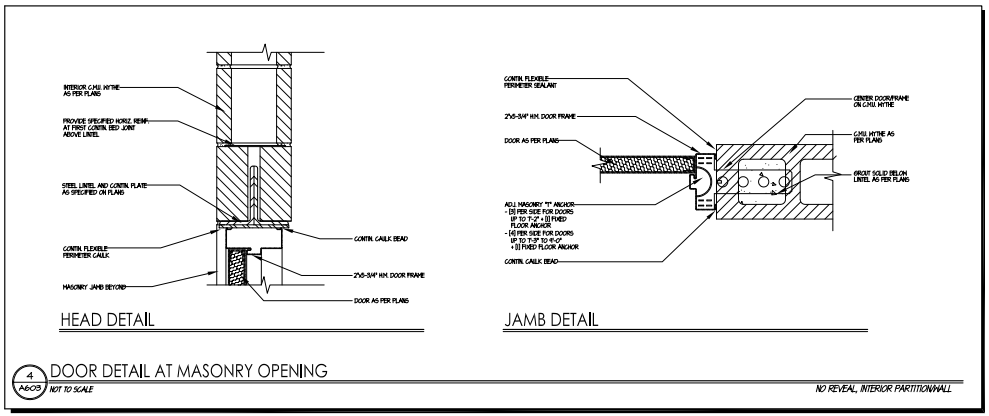
1 A603 DOOR DETAIL AT MASONRY OPENING
NOT TO SCALE — DRYWALL REVEAL



2 A603 DOOR DETAIL AT MASONRY OPENING
NOT TO SCALE — UNFINISHED REVEAL



3 A603 DOOR DETAIL AT MASONRY OPENING
NOT TO SCALE — DRYWALL REVEAL, INTERIOR PARTITIONWALL



4 A603 DOOR DETAIL AT MASONRY OPENING
NOT TO SCALE — NO REVEAL, INTERIOR PARTITIONWALL

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DRAWING TITLE
TYPICAL DOOR DETAILS

FILE NAME 4102-A604
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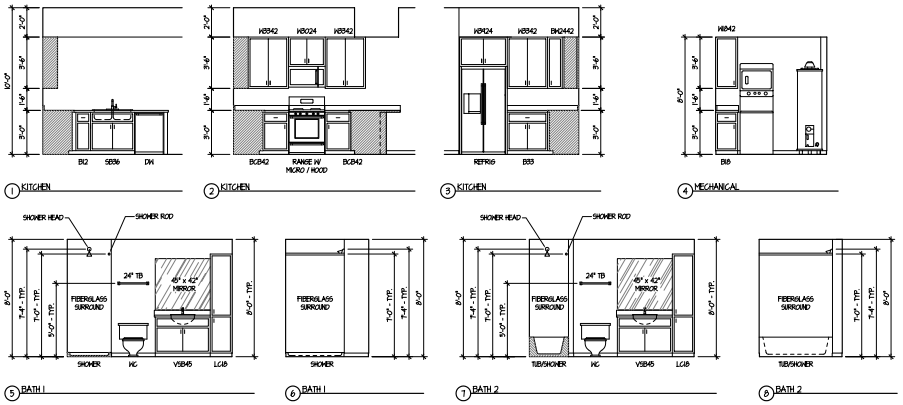
JOB NO. 410221

SHEET NO. A.604
OF 52

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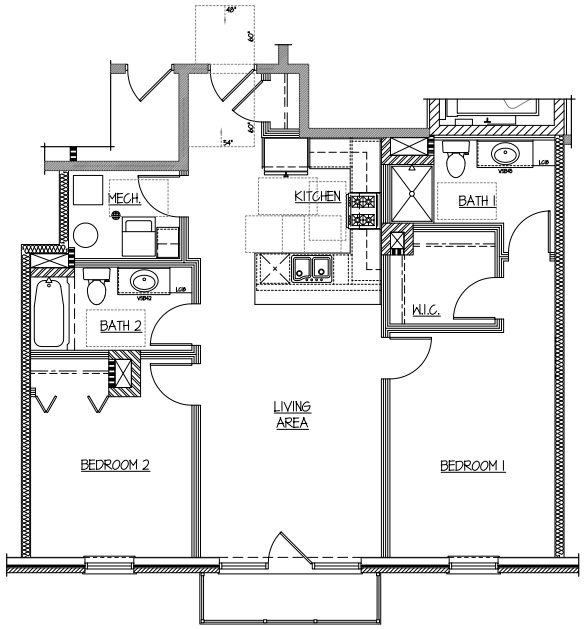
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



UNIT '201/301' INTERIOR ELEVATIONS

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



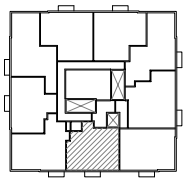
UNITS 201 & 301 - ADA FLOOR CLEARANCES

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

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	A	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	B	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	C	2x4 UNDER COUNTER PLUMBING WALL
4	FURNACE PER MECHANICAL PLANS	D	GRAY BOX PER PLUMBING PLANS
5	60" x 32" TUB / SHOWER COMBO	E	FLOOR DRAIN
6	48" x 36" SHOWER BASE AND SURROUND	H	42" ALUMINUM GUARDRAIL AT BALCONIES
7	36" REFRIGERATOR / FREEZER	S	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	W	5-SHELF LINEN CLOSET

KEY PLAN



INTERIOR PARTITION TYPES

MW-1 — 8" C.M.U.
2-HOUR RATING
- BASED ON U.L. LISTING 'U-405'

WF-1 — WALL FURRING, 2x4 WOOD STUDS @ 16" O.C.
1" RIGID INSULATION (MIN. R-3.8),
R-13 CAVITY INSULATION & 5/8" GYP. BD.

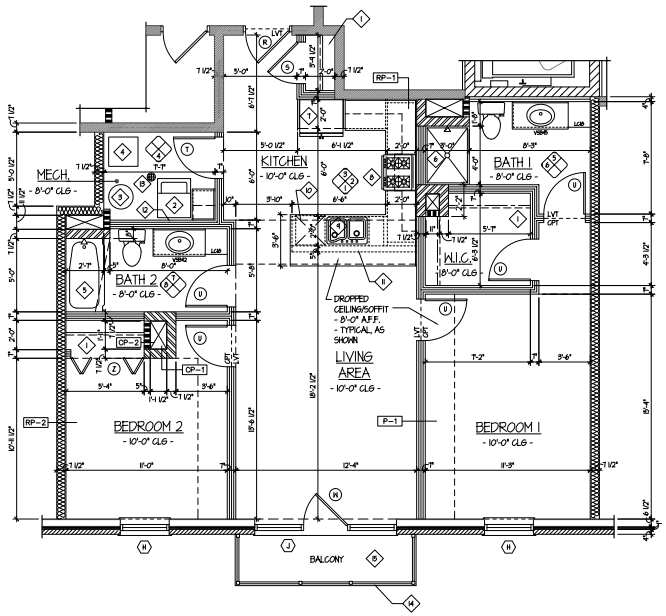
RP-1 — UNIT-TO-COMMON AREA SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
w/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING 'U-311'

RP-2 — UNIT-TO-UNIT SEPARATION WALL,
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
w/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING 'U-311'

OP-1 — CHASE PARTITION WALL
1-HOUR RATED 2x6 WOOD STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
w/ 3" MINERAL FIBER INSULATION
MIN. STC RATING = 50
- BASED ON U.L. LISTING 'U-311'

OP-2 — CHASE PARTITION WALL
1-HOUR RATED 3-5/8", 18g METAL STUD WALL,
@ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS
w/ 3-1/2" S.A. BATT INSULATION
w/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON
OUTER SIDE OF CHASE
- BASED ON U.L. LISTING 'U-419'

P-1 — INTERIOR UNIT PARTITION WALL
2x6 WOOD STUDS @ 16" O.C.
w/ 5/8" GYP. BD., EACH SIDE



UNITS 201 & 301

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

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PROJECT

THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 201 & 301
PLANS & DETAILS

FILE NAME 4102-A701
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.701
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PROFESSIONAL DESIGN FIRM LICENSE #184-002934

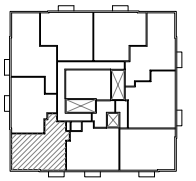
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

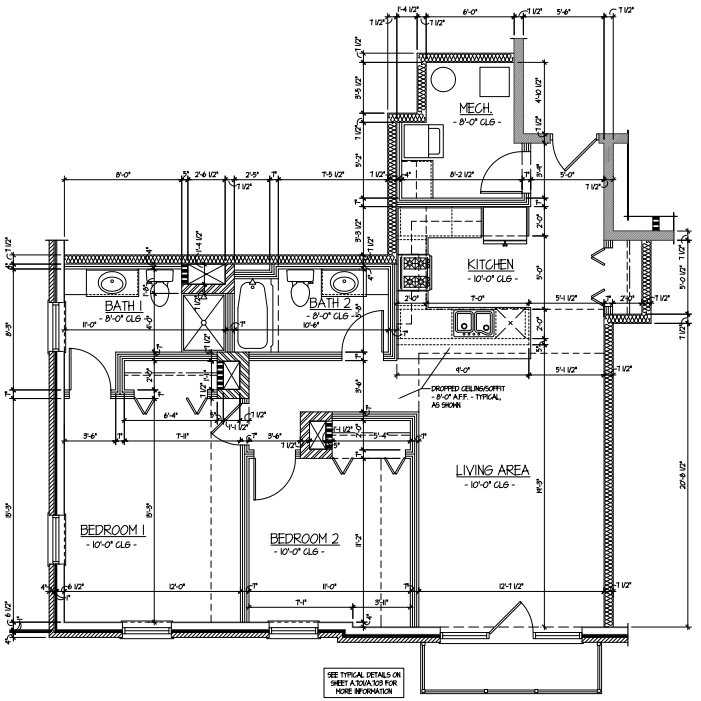
Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	11	2x4 UNDER COUNTER PLUMBING WALL
4	FURNACE PER MECHANICAL PLANS	12	GRAY BOX PER PLUMBING PLANS
5	60" x 32" TUB / SHOWER COMBO	13	FLOOR DRAIN
6	60" x 36" SHOWER BASE AND SURROUND	14	42" ALUMINUM GUARDRAIL AT BALCONIES
7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN





UNITS 202 & 302

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

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PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 202 & 302
PLANS & DETAILS

FILE NAME 4102-A702
DRAWN BY RDL DATE 5.19.23

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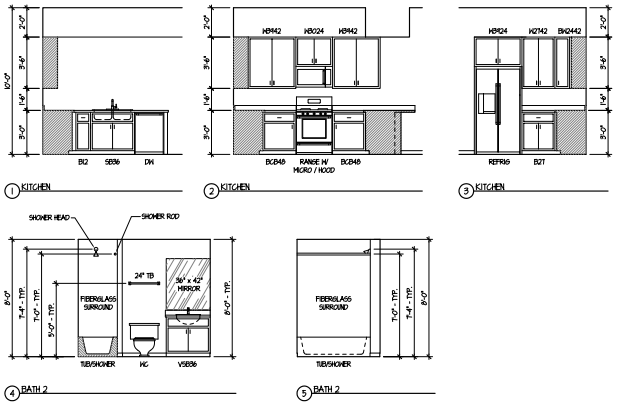
JOB NO. 410221

SHEET NO. A.702
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

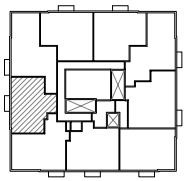


UNIT '203/303' INTERIOR ELEVATIONS

PLAN KEY NOTES

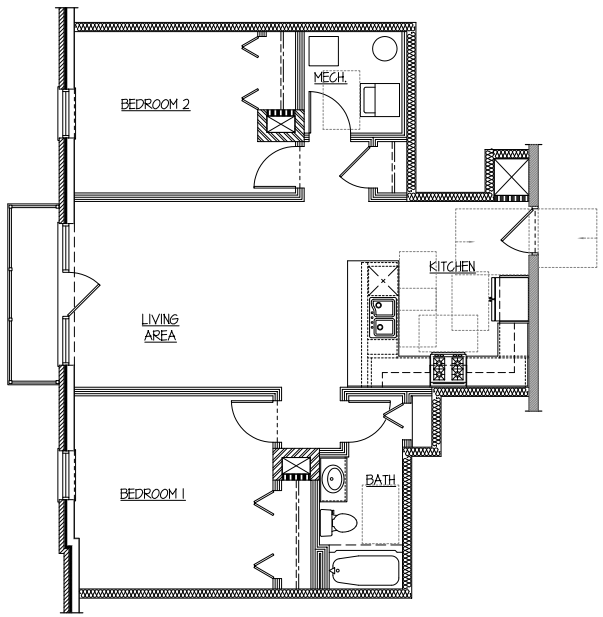
1	12" CLOSET SHELF & ROD	A	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	B	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	C	2x4 UNDER COUNTER PLUMBING WALL
4	FURNACE PER MECHANICAL PLANS	D	GRAY BOX PER PLUMBING PLANS
5	60" x 32" TUB / SHOWER COMBO	E	FLOOR DRAIN
6	48" x 36" SHOWER BASE AND SURROUND	H	42" ALUMINUM GUARDRAIL AT BALCONIES
7	36" REFRIGERATOR / FREEZER	S	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	W	5-SHELF LINEN CLOSET

KEY PLAN



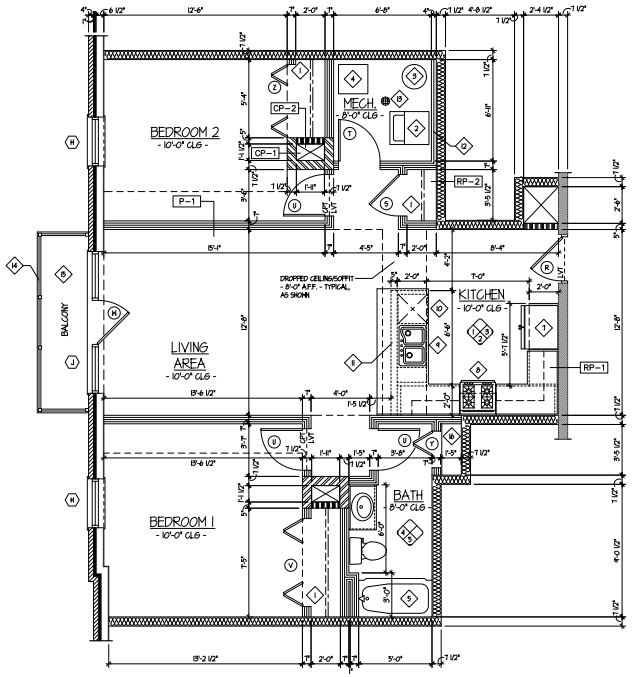
INTERIOR PARTITION TYPES

MW-1	8" C.M.U. 2-HOUR RATING - BASED ON U.L. LISTING 'U-405'	CP-1	CHASE PARTITION WALL 1-HOUR RATED 2x6 WOOD STUD WALL @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING 'U-311'
WF-1	WALL FURRING, 2x4 WOOD STUDS @ 16" O.C. 1" RIGID INSULATION (MIN. R-3.8), R-13 CAVITY INSULATION & 5/8" GYP. BD.		
RP-1	UNIT-TO-COMMON AREA SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING 'U-311'	CP-2	CHASE PARTITION WALL 1-HOUR RATED 3-5/8", 18g METAL STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3-1/2" S.A. BATT INSULATION W/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON OUTER SIDE OF CHASE - BASED ON U.L. LISTING 'U-419'
RP-2	UNIT-TO-UNIT SEPARATION WALL, 1-HOUR RATED 2x6 WOOD STUD WALL, @ 16" O.C., U.N.O. PER STRUCTURAL DRAWINGS W/ 3" MINERAL FIBER INSULATION MIN. STC RATING = 50 - BASED ON U.L. LISTING 'U-311'	P-1	INTERIOR UNIT PARTITION WALL 2x6 WOOD STUDS @ 16" O.C. W/ 5/8" GYP. BD., EACH SIDE



UNITS 203 & 303

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



UNITS 203 & 303

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

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DRAWING TITLE

UNITS 203 & 303 PLANS & DETAILS

FILE NAME 4102-A703
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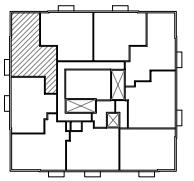
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

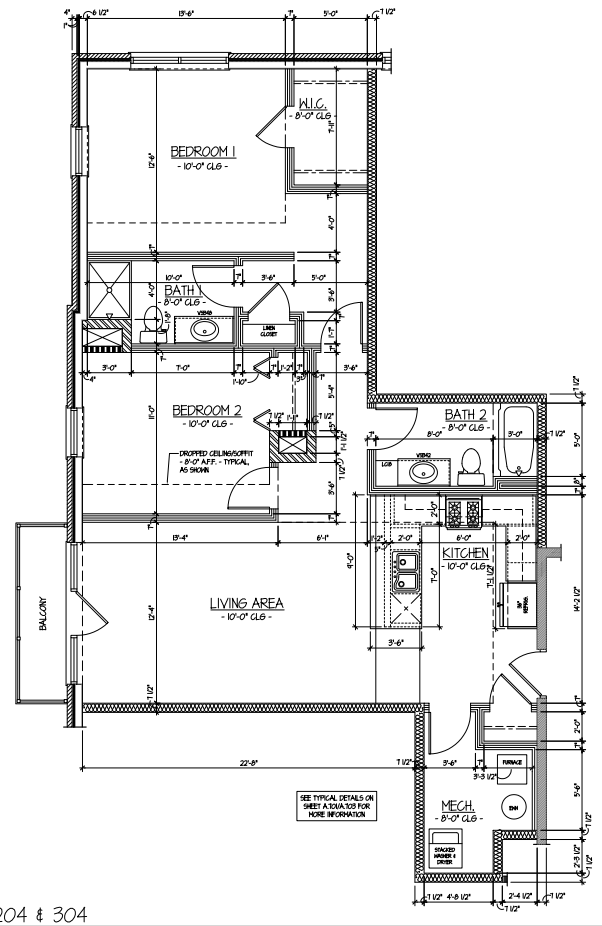
Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	11	2x4 UNDER COUNTER PLUMBING WALL
4	FURNACE PER MECHANICAL PLANS	12	GRAY BOX PER PLUMBING PLANS
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6	48" x 36" SHOWER BASE AND SURROUND	14	42" ALUMINUM GUARDRAIL AT BALCONIES
7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN





UNITS 204 & 304

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

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PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 204 & 304
PLANS & DETAILS

FILE NAME 4102-A704
DRAWN BY RDL DATE 5.19.23

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OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

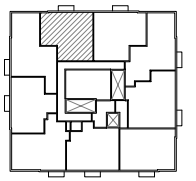
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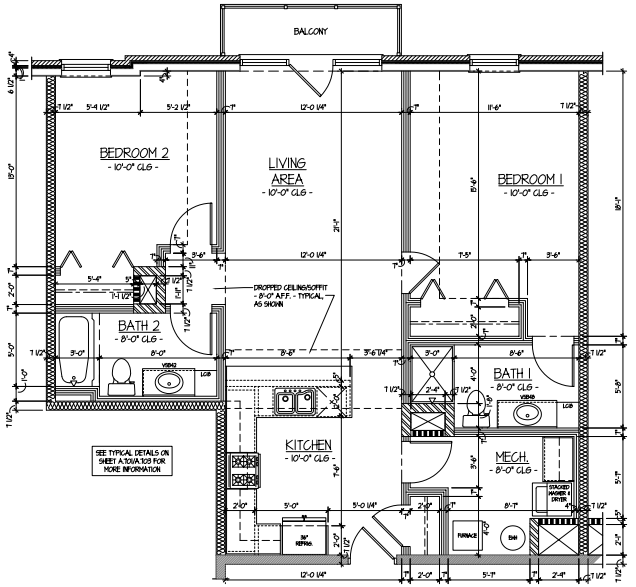
Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	11	2x4 UNDER COUNTER PLUMBING WALL
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6	48" x 36" SHOWER BASE AND SURROUND	14	42" ALUMINUM GUARDRAIL AT BALCONIES
7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN





UNITS 205 & 305

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

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PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 205 & 305
PLANS & DETAILS

FILE NAME 4102-A705
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OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

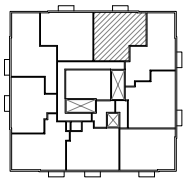
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

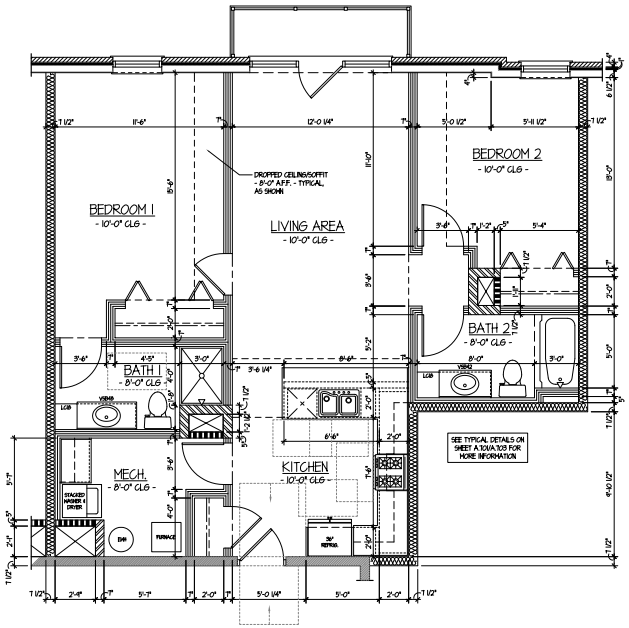
Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
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8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN





UNITS 206 & 306

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

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PROJECT

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 206 & 306
PLANS & DETAILS

FILE NAME 4102-A706
DRAWN BY RDL DATE 5.19.23

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OF 52

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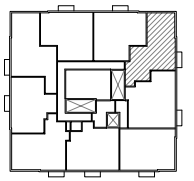
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

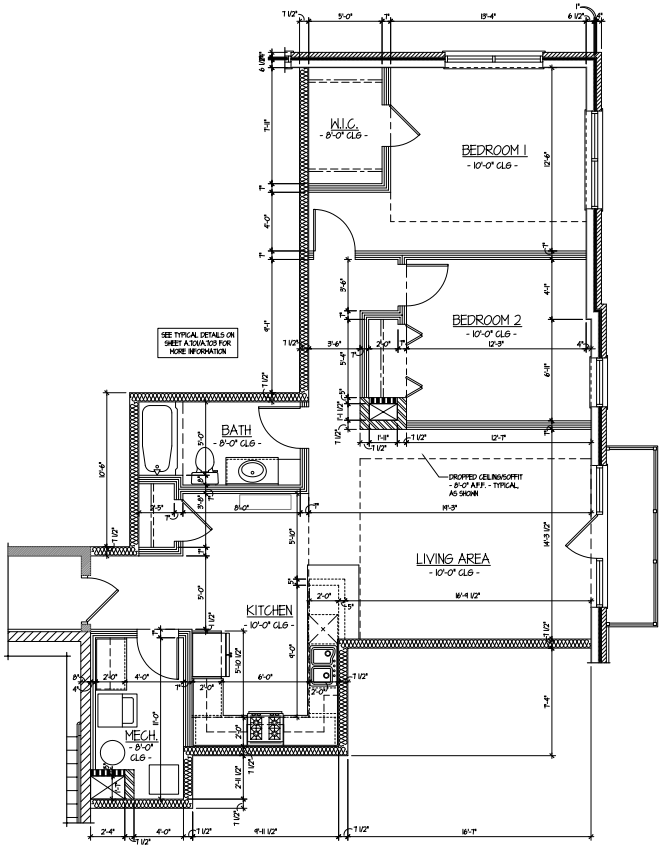
Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	11	2x4 UNDER COUNTER PLUMBING WALL
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7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN





UNITS 207 & 307

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

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PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 207 & 307
PLANS & DETAILS

FILE NAME 4102-A707
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. OF 52 A.707

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

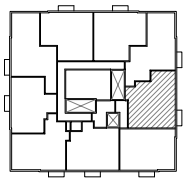
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

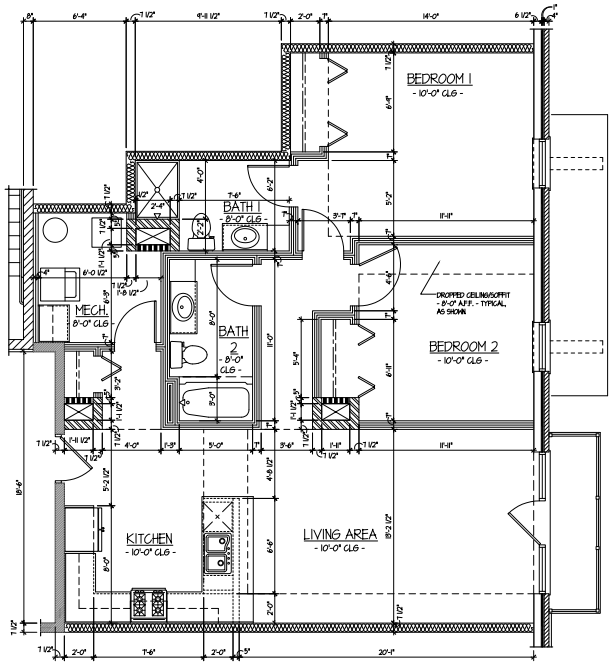
Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
2	STACKED WASHER & DRYER	10	DISHWASHER
3	WATER HEATER PER MECHANICAL PLANS	11	2x4 UNDER COUNTER PLUMBING WALL
4	FURNACE PER MECHANICAL PLANS	12	GRAY BOX PER PLUMBING PLANS
5	60" x 32" TUB / SHOWER COMBO	13	FLOOR DRAIN
6	48" x 36" SHOWER BASE AND SURROUND	14	42" ALUMINUM GUARDRAIL AT BALCONIES
7	36" REFRIGERATOR / FREEZER	15	BALCONY DECKING PER DETAIL
8	30" RANGE WITH MICROWAVE / HOOD COMBO ABOVE	16	5-SHELF LINEN CLOSET

KEY PLAN





SEE TYPICAL DETAILS ON SHEET A.324A.328 FOR MORE INFORMATION

UNITS 208 & 308

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

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TINAGLIA

CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNITS 208 & 308
PLANS & DETAILS

FILE NAME 4102-A708
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.708
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

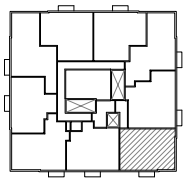
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

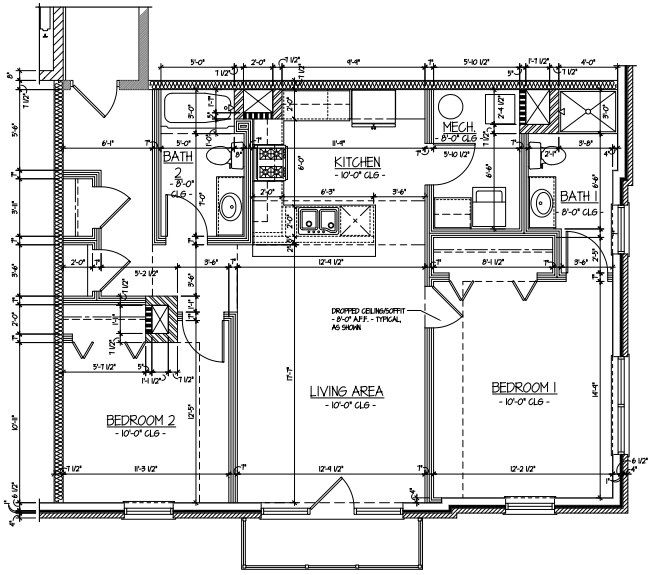
Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

PLAN KEY NOTES

1	12" CLOSET SHELF & ROD	9	2 COMPARTMENT SINK WITH GARBAGE DISPOSAL
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KEY PLAN





UNITS 209 & 309

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

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DRAWING TITLE

UNITS 209 & 309
PLANS & DETAILS

FILE NAME 4102-A709
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. A.709
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

1 GENERAL NOTES

1.1. CODES AND DESIGN CRITERIA
- a BUILDING CODES: INTERNATIONAL BUILDING CODE 2015 W/ LOCAL AMENDMENTS
- b RISK CATEGORY II
1.2. DESIGN LOADS
- a HIGH ROOF LOAD (COLD FORMED JOISTS)
- DEAD LOAD 25 PSF
- LIVE LOAD 30 PSF + DRIFT
- THIRD FLOOR LOAD
- DEAD LOAD 25 PSF
- LIVE LOAD 40 PSF AT DWELLING UNITS
  100 PSF AT PUBLIC CORRIDORS
  125 PSF AT STORAGE ROOM
- FLOOR LOAD AT 2nd FLOOR
  DEAD LOAD = 95 PSF (10" PLANK w/ 2" TOPPING)
  LIVE LOAD = 40 PSF AT PARKING
  = 100 PSF AT CORRIDORS
  = 125 PSF AT STORAGE ROOM
- c SNOW LOAD
- GROUND SNOW LOAD Pg 25 PSF
- IMPORTANCE FACTOR Is 1.0
- SNOW EXPOSURE FACTOR Ce 1.0
- SNOW THERMAL FACTOR Ct 1.0
- FLAT ROOF SNOW LOAD Pf 17.5 PSF
- f WIND LOADS (ASCE7-10)
- MWFRS
  BASIC WIND SPEED 90 mph (3 SEC GUST)
  RISK CATEGORY II
  WIND EXPOSURE B
  INTERNAL PRESSURE COEFFICIENT +/- .18
- COMPONENTS & CLADDING
  TRIBUTARY AREA 20 SQUARE FEET
  ROOF ZONE 1 -24.2 PSF
  ROOF ZONE 2 -28.1 PSF
  ROOF ZONE 3 -52.2 PSF
  WALLS (TRIBUTARY AREA > 20 SQUARE FEET)
  WALL ZONE 4 +18/-18 PSF
  WALL ZONE 5 +18/-33 PSF
  PARAPET (TRIBUTARY AREA 10 SQUARE FEET)
  PARAPET +/- 46 PSF
  NET WIND UPLIFT (ASCE7-10)
- NET UPLIFT 15 PSF (WITHIN 10 FT OF ROOF EDGE)
- NET UPLIFT 10 PSF (TYP UN)
- g SEISMIC LOADS
- RISK CATEGORY II
- SEISMIC IMPORTANCE FACTOR 1.0
- Ss 0.17 S1s 0.17
- Sl .06 Sd1 0.09
- SITE CLASS D
- SEISMIC DESIGN CATEGORY B
- BASIC SEISMIC FORCE RESISTING SYSTEM:
- RESPONSE MODIFICATION FACTOR R 3.5 INTERMEDIATE REINFORCED CMU WALLS
- SEISMIC RESPONSE COEFFICIENT Cs 0.09
- DESIGN BASE SHEAR (LRFD) 431k
- ANALYSES PROCEDURE EQUIVALENT LATERAL FORCE
1.3. GENERAL REQUIREMENTS
- a DEFINITIONS
- PRIMARY STRUCTURAL SYSTEM IS THE COMPLETED COMBINATION OF ELEMENTS WHICH SERVE TO SUPPORT THE BUILDING'S SELF-WEIGHT, THE APPLICABLE LIVE LOAD, AND THE ENVIRONMENTAL LOADS SUCH AS WIND, SEISMIC.
- PRE-ENGINEERED STRUCTURAL ELEMENTS ARE STRUCTURAL ELEMENTS WHICH ARE SPECIFIED BY THE SER AS DESIGN DELEGATED ITEMS TO BE THE DESIGN RESPONSIBILITY OF A SPECIALTY STRUCTURAL ENGINEER (SSE)
- SPECIAL INSPECTION IS INSPECTION PERFORMED BY A QUALIFIED PERSON, APPROVED BY THE BUILDING OFFICIAL, FOR THE TYPES OF WORK REQUIRING INSPECTION PER THE GOVERNING CODES AND CONTRACT DOCUMENTS.
- SPECIALTY STRUCTURAL ENGINEER (SSE) IS A LICENSED PROFESSIONAL/STRUCTURAL ENGINEER, NOT THE SER, WHO IS RESPONSIBLE FOR SEALING PLANS AND DESIGNS FOR PRE-ENGINEERED STRUCTURAL ELEMENTS WHICH ARE NECESSARY FOR THE STRUCTURE TO BE COMPLETED AND THE SER HAS DESIGNATED AS DESIGN DELEGATED ITEMS.
- STRUCTURAL ENGINEER OF RECORD (SER) IS THE STRUCTURAL ENGINEER WHO IS LEGALLY ELIGIBLE TO SEAL THE STRUCTURAL DOCUMENTS FOR A BUILDING PROJECT. THE SER IS RESPONSIBLE FOR THE DESIGN OF THE PRIMARY STRUCTURAL SYSTEM.
- DESIGNATED REPRESENTATIVE FOR CONSTRUCTION (DRC - I.E., CONSTRUCTION MANAGER OR GENERAL CONTRACTOR) IS RESPONSIBLE FOR THE OVERALL CONSTRUCTION OF THE PROJECT INCLUDING PROJECT SCHEDULING, JOB SITE SAFETY AND MEANS AND METHODS OF CONSTRUCTION.
- SPECIAL INSPECTOR; A QUALIFIED PERSON EMPLOYED OR RETAINED BY AN APPROVED AGENCY AND APPROVED BY THE BUILDING OFFICIAL AS HAVING THE COMPETENCE NECESSARY TO INSPECT A PARTICULAR TYPE OF CONSTRUCTION REQUIRING SPECIAL INSPECTION.
- b THE STRUCTURAL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
- c THE DRC SHALL COORDINATE WITH THE MECHANICAL AND ARCHITECTURAL DRAWINGS AND WITH THE MECHANICAL CONTRACTOR, THE LOCATION OF ALL MECHANICAL EQUIPMENT,
- d THE DRC SHALL NOTIFY THE ARCHITECT IF THE WEIGHTS OF MECHANICAL UNITS ETC. ARE DIFFERENT FROM THE WEIGHTS POSTED ON THE DESIGN DRAWINGS. DISCREPANCIES SHALL BE RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.
- e THE DRC SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES TO AVOID THE POSSIBILITY OF UNNECESSARY FUTURE PROBLEMS AND POSSIBLE FIELD ORDERS. FAILURE TO DO SO WILL PUT THE FULL RESPONSIBILITY OF CORRECTION ON THE DRC.
- f THE DRC SHALL COORDINATE THE WORK OF ALL TRADES AND MAKE NECESSARY INVESTIGATIONS AND FIELD MEASUREMENTS.
- g DO NOT SCALE DRAWINGS.
- h THE SER HAS NO SUPERVISORY RESPONSIBILITY, HAS NO CONTROL OF OR RESPONSIBILITY FOR THE MEANS, METHODS, TECHNIQUES, PROCEDURES OR SEQUENCE OF CONSTRUCTION, HAS NO RESPONSIBILITY FOR THE FAILURE OF ANY CONTRACTOR TO PERFORM THE WORK IN ACCORDANCE WITH THE DESIGN DOCUMENTS AND NO RESPONSIBILITY TO DEVISE, IMPLEMENT OR ENFORCE ANY SAFETY PRECAUTIONS OR PROGRAMS FOR THE PROJECT
1.4. SLEEVES, ANCHORAGES, OPENINGS, ETC.
- a IN GENERAL, STRUCTURAL DRAWINGS DO NOT SHOW EQUIPMENT PADS, DRAINS, HOLES, ANCHORAGES, INSERTS AND SLEEVES FOR ITEMS PASSING THROUGH OR ATTACHED TO CONCRETE OR FRAMING. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND PROJECT SPECIFICATIONS. ADJUST EQUIPMENT PADS AND SUB FRAMING TO FIT EQUIPMENT FURNISHED.
- b PROVIDE SUB FRAMING FOR EQUIPMENT SUPPORTED ON OR SUSPENDED FROM THE STRUCTURE.
1.5. STRUCTURAL STABILITY AND CONSTRUCTION
- a INDIVIDUAL STRUCTURAL COMPONENTS ARE DESIGNED TO SUPPORT LOADS IN THEIR FINAL ERECTED POSITION AS PART OF THE TOTAL COMPLETED STRUCTURE.
- b DRC TO PROVIDE TEMPORARY GUYING AND BRACING AS REQUIRED UNTIL ALL CONSTRUCTION AFFECTING LATERAL STABILITY IS COMPLETED.
- c DRC SHALL BE SOLELY RESPONSIBLE FOR STABILITY OF STRUCTURE, ITS PARTS BY USE OF GUYING, BRACING, SHORING, BARRICADES, SAFETY RAILINGS AND DEVICES DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- d DRC SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SITE SAFETY AND MEANS AND METHOD OF CONSTRUCTION.
1.6. SHOP DRAWINGS AND TEST REPORTS
- a DRC SHALL CHECK ALL SHOP DRAWINGS BEFORE SUBMITTAL TO SER FOR REVIEW.
- b DRC SHALL PREPARE A SHOP DRAWING SUBMITTAL SCHEDULE WITH A MINIMUM OF TWO WEEKS INCLUDED FOR THE SER'S REVIEW OF EACH SUBMITTAL LISTED BELOW.
- c REVIEW BY SER WILL BE FOR CONFORMANCE TO GENERAL LAYOUT AND DESIGN INTENT ONLY.
- d CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ACCURACY OF DIMENSIONS, FABRICATION, FIT UP OF PARTS AND BILLS OF MATERIALS,
- e CONTRACTOR SHALL COORDINATE WORK OF VARIOUS TRADES AND MAKE NECESSARY FIELD MEASUREMENTS.
- f THE CONTRACT SPECIFICATIONS PROVIDE A COMPLETE LISTING OF SUBMITTALS. THE FOLLOWING IS A SUMMARY OF THE REQUIRED SUBMITTALS.
- CONCRETE
- CONCRETE MIX DESIGNS WITH ASSOCIATED HISTORICAL TEST DATA
- REINFORCING STEEL PLACEMENT DRAWINGS PER ACI 315
- PRECAST CONCRETE
- PLACEMENT DRAWINGS
- ENGINEERING ANALYSIS SIGNED AND SEALED BY LICENSED SSE.
- CONCRETE MASONRY
  PRODUCT DATA SHEETS
  REINFORCING STEEL PLACEMENT DRAWINGS
- STRUCTURAL STEEL
  STRUCTURAL STEEL SHOP DRAWINGS
  CONNECTION DESIGN SIGNED AND SEALED BY LICENSED SSE.
- COLD FORMED METAL FRAMING
  COLD FORMED SHOP DRAWINGS
  DESIGN CALCULATIONS SIGNED AND SEALED BY LICENSED SSE.
- METAL DECK (ROOF/COMPOSITE/FORM ETC.)
  SHOP DRAWINGS
- MISCELLANEOUS METALS (STAIRS/HANDRAIL/GUARD RAIL/LADDERS ETC.)
  STRUCTURAL STEEL SHOP DRAWINGS
  DESIGN CALCULATIONS SIGNED AND SEALED BY LICENSED SSE.
- UNDERPINNING/SHORING PROCEDURES AND SEALED CALCULATIONS
1.7. DEFERRED SUBMITTALS - DESIGN DELEGATED COMPONENTS
- a CERTAIN COMPONENTS OF THE COMPLETED CONSTRUCTION ARE DESIGN DELEGATED TO THE MANUFACTURER OF THE COMPONENT. THE MANUFACTURER'S SSE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE COMPONENT. THE FOLLOWING ARE DESIGNATED TO BE DESIGN DELEGATED COMPONENTS ON THIS PROJECT:
- b PRECAST CONCRETE PLAN AND PROFILE MAT WALL SYSTEMS
- c STRUCTURAL STEEL CONNECTIONS
- d COLD FORMED STEEL FRAMING
- e MISCELLANEOUS METALS (STAIRS, GUARDRAIL, HANDRAIL, LADDERS, ETC.)
- f (NOT USED)
- g TEMPORARY SHORING AND BRACING
- h TEMPORARY EARTH RETENTION SYSTEMS
- i CURTAIN WALLS
- j WINDOW WALLS
- k (NOT USED)
- l OTHER WORK AS LISTED ON DRAWINGS, SPECIFICATIONS AND CUSTOMARY INDUSTRY STANDARDS, WHERE DELEGATION OF DESIGN IS SPECIFIED.
- m THE MANUFACTURER SHALL BE RESPONSIBLE FOR RETAINING THE SERVICES OF A LICENSED SPECIALTY STRUCTURAL ENGINEER (SSE) IN THE STATE HAVING JURISDICTION. THE SSE SHALL DESIGN AND DETAIL COMPONENTS TO MEET GOVERNING BUILDING CODES, STANDARDS AND THE SPECIFIED PERFORMANCE CRITERIA. SIGNED AND SEALED CALCULATIONS SHALL BE SUBMITTED FOR REVIEW PRIOR TO THE ADR, SER, AND THE VILLAGE OF PALATINE, IL.. THE DESIGN DELEGATED SSE SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN OF THE COMPONENT.
- n SSE SUBMITTALS WILL BE REVIEWED BY THE SER FOR LOADING CRITERIA AND GENERAL CONFORMANCE TO THE PRIMARY STRUCTURAL SYSTEM.
1.8. DEMOLITION
- a THE ARCHITECTURAL/STRUCTURAL DEMOLITION DRAWINGS INDICATE THE GENERAL AREAS OF DEMOLITION. THE DRC SHALL VERIFY IN THE FIELD ALL ITEMS TO BE REMOVED TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- b THE DRC SHALL COORDINATE THE REMOVAL OF THE EXISTING ITEMS IDENTIFIED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- c (NOT USED)
- d THE CONTRACTOR SHALL NOTIFY THE SER IMMEDIATELY OF ANY STRUCTURAL ITEMS WHICH NEED TO BE DEMOLISHED BUT ARE NOT CLEARLY IDENTIFIED ON THE STRUCTURAL OR ARCHITECTURAL DRAWINGS.
- e THE CONTRACTOR SHALL MINIMIZE THE EXTENT OF THE DEMOLITION TO THE EXISTING STRUCTURE TO ONLY THAT REQUIRED TO INSTALL THE NEW BUILDING MODIFICATIONS.
1.9. STRUCTURAL TESTS AND INSPECTIONS (IBC 1704 & 1705)
- a AN INDEPENDENT APPROVED AGENCY SHALL PROVIDE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION IN ACCORDANCE WITH CHAPTER 17 OF IBC 2015,
- b THE APPROVED AGENCY'S SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
- c THE APPROVED AGENCY SHALL KEEP RECORDS OF ALL SPECIAL INSPECTIONS AND TESTS AND SUBMIT REPORTS TO THE BUILDING OFFICIAL AND THE SER.
- d ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DRC FOR CORRECTION. IF UNCORRECTED, THE APPROVED AGENCY SHALL NOTIFY THE BUILDING OFFICIAL AND THE SER.
- e REFER TO IBC 2015 1704.5 FOR SUBMITTALS TO THE BUILDING OFFICIAL IN ADDITION TO THE REPORTS.
- f THE APPROVED AGENCY SHALL SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED CONTRACT DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THIS CODE.
- g QUALITY CONTROL SHALL BE THE RESPONSIBILITY OF THE FABRICATOR/ERECTOR IN ACCORDANCE WITH AISC 360-05 CHAPTER N.
- h JOB SITE TESTING BY THE SER DO NOT CONSTITUTE AN OFFICIAL SPECIAL INSPECTION.
1.4 STATEMENT OF SPECIAL INSPECTIONS:
- a REFER TO THE REFERENCED DOCUMENTS (IBC 2015 CHAPTER 17, AISC 360-05 CHAPTER N, ACI318-08 CHAPTER 3) FOR ADDITIONAL DESCRIPTIONS OF REQUIREMENTS.
- b STRUCTURAL OBSERVATIONS FOR SEISMIC NOT REQUIRED:
- c STRUCTURAL OBSERVATIONS FOR WIND NOT REQUIRED
- d THE FOLLOWING LIST OF MATERIALS AND WORK REQUIRE SPECIAL INSPECTIONS (P) PERIODIC; (C) CONTINUOUS
  STRUCTURAL STEEL (1704.3 - AISC360-05 CHAPTER N)
- 1 INSPECTION TASKS PRIOR TO WELDING SHOP/FIELD (IBC 1704.3)
- a REVIEW WELDING PROCEDURE SPECIFICATIONS (WPS) & WELDING CONSUMABLES (C)
- b FIT UP GROOVE AND FILLET WELDS (P)
- c CONFIGURATION OF ACCESS HOLES (P)
- 2 INSPECTION TASKS DURING WELDING SHOP/FIELD (IBC 1704.3)
- a QUALIFIED WELDERS (C)
- b CONTROL AND HANDLING OF CONSUMABLES (C)
- c NO WELDING OVER TACK WELDS (C)
- d ENVIRONMENTAL CONDITIONS (C)
- e WPS FOLLOWED (C)
- f WELDING TECHNIQUES (C)
- 3 INSPECTION TASKS AFTER WELDING SHOP/FIELD (IBC 1704.3)
- a WELDS CLEANED (C)
- b SIZE, LENGTH, LOCATION OF WELDS (C)
- c WELDS MEET VISUAL ACCEPTANCE CRITERIA (C)
- d CJP GROOVE WELD NOT PER AWS D1.1 (C)
- e INSPECTION TASKS PRIOR TO BOLTING (IBC 1704.3)
- a BOLT MATERIAL GRADE
- b PROPER FASTENERS USED PER CONTRACT DOCUMENTS (P)
- c PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL (P)
- d CONNECTION ELEMENTS INCLUDING FAYING SURFACES MEET REQUIREMENTS (P)
- e PROPER STORAGE OF FASTENER COMPONENTS (P)
- 5 INSPECTION TASKS DURING BOLTING (IBC 1704.3)
- a FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND POSITIONED AS REQUIRED (P).
- b JOINT BROUGHT TO SNUG TIGHT CONDITION (P)
- c FASTENER COMPONENT NOT TURNED BY WRENCH PREVENTED FROM ROTATING (P)
- d FASTENERS PRETENSIONED PER RCSC SPECIFICATION (P)
- 6 INSPECTION TASKS AFTER BOLTING (IBC 1704.3)
- a DOCUMENT ACCEPTED OR REJECTED BOLTED CONNECTIONS (C)
- b INSPECTION OF ANCHOR RODS IN CONFORMANCE WITH CONTRACT DOCUMENTS. (P)
- 8 INSPECTION OF STEEL FRAME/CONNECTION DETAILS IN CONFORMANCE WITH CONTRACT DOCUMENTS. (P)
- 9 INSPECTION OF STEEL ELEMENTS OF COMPOSITE CONSTRUCTION PRIOR TO CONCRETE PLACEMENT (IBC 1704.3)
- a PLACEMENT OF STEEL DECK (C)
- b PLACEMENT OF STEEL HEADED STUD (C)
- c DOCUMENT ACCEPTANCE OR REJECTION (C)
- 10 INSPECTION OF METAL DECK DIAPHRAGM CONNECTIONS TO STEEL FRAMING. (P)
- 11 OPEN WEB STEEL JOISTS (IBC 1704.3)
- a END CONNECTIONS (P)
- b BRIDGING (P)
- c MEMBER SIZES IN ACCORDANCE WITH CONTRACT DOCUMENTS (P)
- 12 COLD FORMED STEEL FRAMING
- a MATERIAL GRADES (P)
- b FRAMING DETAILS AND CONNECTIONS PER CONTRACT DOCUMENTS (P)
  CONCRETE CONSTRUCTION (IBC 1705.3)
- 1 REINFORCEMENT PLACEMENT (P)
- 2 REINFORCING BAR WELDING (P)
- 3 ANCHORS CAST IN CONCRETE (P)
- 4 POST INSTALLED ANCHORS
- a ADHESIVE (C)
- b MECHANICAL (P)
- 5 VERIFY USE OF REQUIRED MIX (P)
- 6 STRENGTH, SLUMP, AIR, TEMPERATURE TEST OF CONCRETE PRIOR TO PLACEMENT (C)
- 7 CONCRETE PLACEMENT (C)
- 8 VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES (P)
- 9 INSPECT ERECTION OF PRECAST MEMBERS INCLUDING CONNECTIONS (P)
- 10 INSPECT FORMWORK (P)
  MASONRY CONSTRUCTION (IBC 1705.4)
- 1 VERIFY COMPLIANCE WITH APPROVED SUBMITTALS (P)
- 2 AS MASONRY CONSTRUCTION BEGINS, VERIFY COMPLIANCE OF THE FOLLOWING:
- a PROPORTIONS OF SITE-PREPARED MORTAR (P)
- b CONSTRUCTION OF MORTAR JOINTS (P)
- c GRADE AND SIZE OF REBAR (P)
- d LOCATION OF REINFORCEMENT AND CONNECTORS SP)
- 3 PRIOR TO GROUTING, VERIFY COMPLIANCE OF FOLLOWING:
- a GROUT SPACE
- b GRADE, TYPE AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS (P)
- c PLACEMENT OF REINFORCEMENT AND CONNECTORS (P)
- d PROPORTIONS OF SITE PREPARED GROUT
- e CONSTRUCTION OF MORTAR JOINTS (P)
- 4 VERIFY DURING CONSTRUCTION
- a SIZE AND LOCATION OF STRUCTURAL ELEMENTS (P)
- b TYPE, SIZE AND LOCATION OF ANCHORS INCLUDING OTHER DETAILS OF ANCHORAGE TO MASONRY (P)
- c WELDING OF REINFORCEMENT (C),
- d PREPARTION, CONSTRUCTION AND PROTECTION OF MASONRY DURING COLD/HOT WEATHER (P)
- e PLACEMENT OF GROUT (C)
- 5 OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS. (P)
- 6 MINIMUM TESTS
- a VERIFY SLUMP FLOW AND VISUAL STABILITY INDEX.
- b VERIFICATION OF f ' m PRIOR TO CONSTRUCTION
  WOOD CONSTRUCTION (IBC 2015 1705.5)
- 1 VERIFY MATERIAL GRADE (P)
- 2 MEMBER SIZES, FRAMING AND DETAILS CONFORM TO CONTRACT DOCUMENTS (P)
- 3 DIAPHRAGM AND SHEAR WILL SHEATHING SIZE/GRADE AND NAIL SIZE AND PATTERNS CONFORM TO CONTRACT DOCUMENTS. (P)
- 4 HOLD DOWNS/STRAPS INSTALLED PER MANUFACTURER INSTRUCTIONS AND PER CONTRACT DOCUMENTS.
  SOILS (IBC 1705.6)
- 1 VERIFY BEARING CAPACITY BELOW SHALLOW FOUNDATIONS (P)
- 2 VERIFY EXCAVATIONS EXTEND TO PROPER DEPTH AND REACHED PROPER MATERIAL (P).
- 3 PERFORM CLASSIFICATION AND TESTING OF COMPACTED MATERIAL (P)
- 4 VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED MATERIAL (C),
- 5 PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PROPERLY PREPARED (P)
- 6 VERIFY SOIL IMPROVEMENT HAS BEEN PERFORMED PROPERLY (P)

2 FOUNDATIONS

2.1 GENERAL
- a THE FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY SOIL AND MATERIAL CONSULTANTS, INC, FILE No, 29378, DATED MARCH 21, 2023, REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL GEOTECHNICAL REQUIREMENTS,
- b SUMMARY OF GEOTECHNICAL DESIGN VALUES
- SHALLOW STRIP AND SPREAD FOOTINGS
  ALLOWABLE SOIL BEARING PRESSURE 3,000 PSF
  DEPTH OF FOOTING BELOW FINISHED GRADE 42".
- c CONTRACTOR SHALL LOCATE ALL EXISTING BELOW GRADE UTILITIES AND INTERFERENCES PRIOR TO START OF WORK, NOTIFY THE SER OF ANY INTERFERENCE.
- d REFER TO CIVIL DRAWINGS FOR ALL SOIL IMPROVEMENT, SITE PREPARATION, GRADING, EROSION PROTECTION AND SITE UTILITY WORK.
- e STRIP TOPSOIL OVER THE ENTIRE BUILDING AREA.
- f PROTECT ALL EXPOSED SURFACES IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- g MAINTAIN ALL EXCAVATIONS FREE OF WATER CONTINUOUSLY
- h DRC SHALL BE RESPONSIBLE FOR ALL SHORING/BRACING OF EXCAVATIONS.
- i ALL SHALLOW FOUNDATIONS SHALL BE LOCATED SHALL BEAR AT SUFFICIENT DEPTH TO PROVIDE ADEQUATE FROST COVERAGE PER LOCAL REQUIREMENTS,
- j A GEOTECHNICAL TESTING SERVICE SHALL CONFIRM ALL SOIL BEARING CAPACITIES PRIOR TO PLACEMENT OF CONCRETE FOUNDATIONS.
- k DO NOT BACKFILL BEHIND BASEMENT WALLS UNTIL ALL FRAMING IS COMPLETED UNLESS TEMPORARY BRACING/SHORING IS PROVIDED BY THE DRC'S SSE,
- l ALL STRUCTURAL FILL AND GENERAL FILL SHALL MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT INCLUDING MATERIAL SPECIFICATION AND COMPACTION REQUIREMENTS.
- m ALL BASEMENT AND RETAINING WALLS ARE DESIGNED CONSIDERING A GRANULAR BACKFILL MATERIAL.
- n SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER. A COPY OF THE REPORT SHALL BE GIVEN TO THE INSPECTOR PRIOR TO POURING THE FOOTINGS.

2.4 SHORING AND UNDERPINNING FOUNDATIONS
- a SHORING AND UNDERPINNING ARE DESIGNED AS A DELEGATED DESIGN ITEMS AND SHALL BE DESIGNED BY THE DRC'S GEOTECHNICAL ENGINEER AND LICENSED PROFESSIONAL ENGINEER.
- b ALL SHORING OF EXISTING FOUNDATIONS REQUIRED BY THE DRC DUE TO EXCAVATIONS NEAR EXISTING STRUCTURES AND UNDERPINNING OF EXISTING FOUNDATIONS AS INDICATED ON THE DESIGN DRAWINGS IS A DELEGATED DESIGN ITEM AND SHALL BE DESIGNED BY THE DRC'S GEOTECHNICAL AND LICENSED STRUCTURAL ENGINEERS.
- c ANY UNDERPINNING PROCEDURES INDICATED ON THE DESIGN DRAWINGS ARE CONCEPTUAL ONLY AND SHALL BE CONFIRMED BY THE DRC'S GEOTECHNICAL AND STRUCTURAL ENGINEERS.
- d SUBMIT SHORING AND UNDERPINNING PROCEDURES AND SEALED CALCULATIONS TO THE ARCHITECT FOR RECORD PURPOSES ONLY.

3 CONCRETE CONSTRUCTION

3.1 CAST IN PLACE CONCRETE
- a GENERAL REQUIREMENTS
- ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-10, SPECIFICATION FOR STRUCTURAL CONCRETE, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- SUBMITTALS
- CONCRETE MIXES WITH HISTORICAL TEST DATA,
- MATERIAL CERTIFICATES: CEMENT, AGGREGATES, ADMIXTURES, REINFORCING STEEL
- REINFORCING STEEL PLACEMENT DRAWINGS
- b PRODUCTS
- REINFORCING BARS: ASTM A615 GRADE 60
- REINFORCING BARS WELDABLE: ASTM A706 GRADE 60
- c PLACEMENT OF REINFORCEMENT AND CONNECTORS (P)
- d PROPORTIONS OF SITE PREPARED GROUT
- e CONSTRUCTION OF MORTAR JOINTS (P)
- 4 VERIFY DURING CONSTRUCTION
- a SIZE AND LOCATION OF STRUCTURAL ELEMENTS (P)
- b TYPE, SIZE AND LOCATION OF ANCHORS INCLUDING OTHER DETAILS OF ANCHORAGE TO MASONRY (P)
- c WELDING OF REINFORCEMENT (C),
- d PREPARTION, CONSTRUCTION AND PROTECTION OF MASONRY DURING COLD/HOT WEATHER (P)
- e PLACEMENT OF GROUT (C)
- 5 OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS. (P)
- 6 MINIMUM TESTS
- a VERIFY SLUMP FLOW AND VISUAL STABILITY INDEX.
- b VERIFICATION OF f ' m PRIOR TO CONSTRUCTION
  WOOD CONSTRUCTION (IBC 2015 1705.5)
- 1 VERIFY MATERIAL GRADE (P)
- 2 MEMBER SIZES, FRAMING AND DETAILS CONFORM TO CONTRACT DOCUMENTS (P)
- 3 DIAPHRAGM AND SHEAR WILL SHEATHING SIZE/GRADE AND NAIL SIZE AND PATTERNS CONFORM TO CONTRACT DOCUMENTS. (P)
- 4 HOLD DOWNS/STRAPS INSTALLED PER MANUFACTURER INSTRUCTIONS AND PER CONTRACT DOCUMENTS.
  SOILS (IBC 1705.6)
- 1 VERIFY BEARING CAPACITY BELOW SHALLOW FOUNDATIONS (P)
- 2 VERIFY EXCAVATIONS EXTEND TO PROPER DEPTH AND REACHED PROPER MATERIAL (P).
- 3 PERFORM CLASSIFICATION AND TESTING OF COMPACTED MATERIAL (P)
- 4 VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED MATERIAL (C),
- 5 PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PROPERLY PREPARED (P)
- 6 VERIFY SOIL IMPROVEMENT HAS BEEN PERFORMED PROPERLY (P)

2 FOUNDATIONS

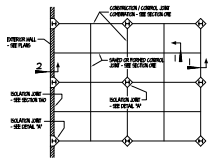
2.1 GENERAL
- a THE FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY SOIL AND MATERIAL CONSULTANTS, INC, FILE No, 29378, DATED MARCH 21, 2023, REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL GEOTECHNICAL REQUIREMENTS,
- b SUMMARY OF GEOTECHNICAL DESIGN VALUES
- SHALLOW STRIP AND SPREAD FOOTINGS
  ALLOWABLE SOIL BEARING PRESSURE 3,000 PSF
  DEPTH OF FOOTING BELOW FINISHED GRADE 42".
- c CONTRACTOR SHALL LOCATE ALL EXISTING BELOW GRADE UTILITIES AND INTERFERENCES PRIOR TO START OF WORK, NOTIFY THE SER OF ANY INTERFERENCE.
- d REFER TO CIVIL DRAWINGS FOR ALL SOIL IMPROVEMENT, SITE PREPARATION, GRADING, EROSION PROTECTION AND SITE UTILITY WORK.
- e STRIP TOPSOIL OVER THE ENTIRE BUILDING AREA.
- f PROTECT ALL EXPOSED SURFACES IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- g MAINTAIN ALL EXCAVATIONS FREE OF WATER CONTINUOUSLY
- h DRC SHALL BE RESPONSIBLE FOR ALL SHORING/BRACING OF EXCAVATIONS.
- i ALL SHALLOW FOUNDATIONS SHALL BE LOCATED SHALL BEAR AT SUFFICIENT DEPTH TO PROVIDE ADEQUATE FROST COVERAGE PER LOCAL REQUIREMENTS,
- j A GEOTECHNICAL TESTING SERVICE SHALL CONFIRM ALL SOIL BEARING CAPACITIES PRIOR TO PLACEMENT OF CONCRETE FOUNDATIONS.
- k DO NOT BACKFILL BEHIND BASEMENT WALLS UNTIL ALL FRAMING IS COMPLETED UNLESS TEMPORARY BRACING/SHORING IS PROVIDED BY THE DRC'S SSE,
- l ALL STRUCTURAL FILL AND GENERAL FILL SHALL MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT INCLUDING MATERIAL SPECIFICATION AND COMPACTION REQUIREMENTS.
- m ALL BASEMENT AND RETAINING WALLS ARE DESIGNED CONSIDERING A GRANULAR BACKFILL MATERIAL.
- n SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER. A COPY OF THE REPORT SHALL BE GIVEN TO THE INSPECTOR PRIOR TO POURING THE FOOTINGS.

2.4 SHORING AND UNDERPINNING FOUNDATIONS
- a SHORING AND UNDERPINNING ARE DESIGNED AS A DELEGATED DESIGN ITEMS AND SHALL BE DESIGNED BY THE DRC'S GEOTECHNICAL ENGINEER AND LICENSED PROFESSIONAL ENGINEER.
- b ALL SHORING OF EXISTING FOUNDATIONS REQUIRED BY THE DRC DUE TO EXCAVATIONS NEAR EXISTING STRUCTURES AND UNDERPINNING OF EXISTING FOUNDATIONS AS INDICATED ON THE DESIGN DRAWINGS IS A DELEGATED DESIGN ITEM AND SHALL BE DESIGNED BY THE DRC'S GEOTECHNICAL AND LICENSED STRUCTURAL ENGINEERS.
- c ANY UNDERPINNING PROCEDURES INDICATED ON THE DESIGN DRAWINGS ARE CONCEPTUAL ONLY AND SHALL BE CONFIRMED BY THE DRC'S GEOTECHNICAL AND STRUCTURAL ENGINEERS.
- d SUBMIT SHORING AND UNDERPINNING PROCEDURES AND SEALED CALCULATIONS TO THE ARCHITECT FOR RECORD PURPOSES ONLY.

4 MASONRY CONSTRUCTION

4.1 UNIT MASONRY
- a GENERAL
- MASONRY CONSTRUCTION AND MATERIALS, INCLUDING COMPOSITION, QUALITY, STORAGE, HANDLING, PREPARATION AND PLACEMENT OF MATERIALS, QUALITY ASSURANCE FOR MATERIALS AND MASONRY, AND CONSTRUCTION OF MASONRY SHALL COMPLY TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TMS 602) EXCEPT AS MODIFIED BY THE FOLLOWING NOTES,
- REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- FULL ALLOWABLE STRESS WERE USED FOR THE ASD DESIGN OF THE MASONRY THEREFORE ALL MASONRY WORK SHALL BE INSPECTED AND QUALITY ASSURANCE MEASURES WILL BE IMPLEMENTED.
- DEFINITIONS (SEE ACI 530.1)
- REFERENCES (SEE ACI 530.1)
- COMPRESSIVE STRENGTH OF MASONRY F'M SHALL BE 2,000 PSI. (MINIMUM).
- SUBMITTALS
  MIX DESIGNS AND TEST RESULTS FOR MORTAR TO COMPLY WITH ASTM C270
  MIX DESIGNS AND TEST RESULTS FOR GROUT TO COMPLY WITH ASTM C476
  MATERIAL CERTIFICATES:
  QUALITY ASSURANCE
  TESTING AGENCY SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C 1093,
- b MATERIALS
- MORTAR: CONFORM TO ASTM C270

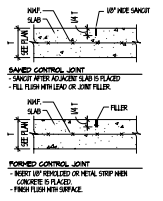
TYPICAL CONCRETE SLAB CONSTRUCTION AND CONTROL JOINT DETAILS



TYPICAL JOINT LAYOUT - PLAN

NOTES

1. PROVIDE CONTROL JOINTS AT ALL COLUMN LINES. MAXIMUM CONTROL JOINT SPACING AT 15'-0" TO 25'-0". PROVIDE CONTROL JOINTS SO THAT NO SLAB "PANEL" SHALL NOT EXCEED APPROX. 400 SQUARE FEET.
2. SLAB "PANELS" TO BE APPROXIMATELY SQUARE (CONTROL JOINT LENGTH RATIOS NOT TO EXCEED 1 1/2 TO 1)
3. SAWED CONTROL JOINTS TO BE CUT WITHIN 14 HOURS AFTER POUR.
4. EACH CONCRETE POUR FOR SLAB CONSTRUCTION SHALL NOT EXCEED 3,000 SQUARE FEET. SUCCESSIVE POURS SHALL BE MADE ON AN ALTERNATING "CHECKER BOARD" PATTERN.
5. SEE PLANS FOR JOINT LOCATIONS.

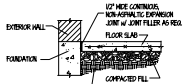


SAWED CONTROL JOINT
- SAWCUT AFTER ADJACENT SLAB IS PLACED
- FILL FLUSH WITH LEAD OR JOINT FILLER.

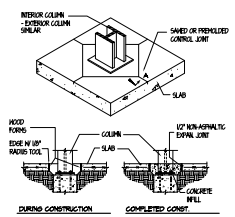
FORMED CONTROL JOINT
- INSERT 1/8" REMOVABLE OR METAL STRIP WHEN CONCRETE IS PLACED.
- FINISH FLUSH WITH SURFACE.

CONSTRUCTION & CONTROL JOINT COMBO

SECTION ONE

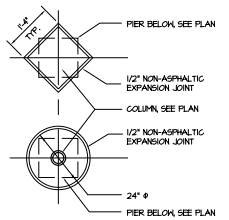


SECTION TWO
- SEE PLANS FOR FURTHER INFORMATION



DURING CONSTRUCTION

COMPLETED CONSTR.



DETAIL A

COLUMN SCHEDULE

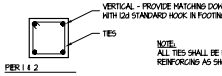
COLUMN MARK	COLUMN SIZE
C1	W8x31
C2	W10x33
C3	W10x39
C4	W10x49
C5	HSS 4x4x5/16

FOOTING SCHEDULE

FOOTING MARK	FOOTING SIZE (W x L x D)	REINFORCING EACH WAY, BOTTOM, U.N.	REMARKS
F3.0	3'-0" x 3'-0" x 1'-0"	4 - #5	
F4.0	4'-0" x 4'-0" x 1'-0"	5 - #5	
F5.0	5'-0" x 5'-0" x 1'-2"	6 - #5	
F6.0	6'-0" x 6'-0" x 1'-4"	7 - #5	
F7.0	7'-0" x 7'-0" x 1'-6"	8 - #5	
F8.0	8'-0" x 8'-0" x 1'-8"	7 - #6	
F9.0	9'-0" x 9'-0" x 1'-10"	10 - #6	
F10.0	10'-0" x 10'-0" x 2'-0"	11 - #6	
F11.0	11'-0" x 11'-0" x 2'-2"	13 - #6	
F12.0	12'-0" x 12'-0" x 2'-4"	13 - #7	
F14.0	14'-0" x 14'-0" x 2'-4"	16 - #7	

PIER SCHEDULE

PIER MARK	PIER SIZE W	PIER SIZE D	REINFORCING VERTICAL	REINFORCING TIES	REMARKS
P1	20"	20"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"
P2	22"	22"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"
P3	24"	20"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"
P4	24"	22"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"
P5	24"	24"	4 - #4	#3 @ 16"	T/PIER EL. = -0'-8"

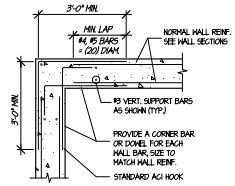


PIER 1 & 2

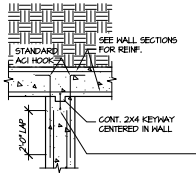
NOTE:
ALL TIES SHALL BE PLACED TIGHT TO VERTICAL REINFORCING AS SHOWN - TYPICAL

CONCRETE PIER DETAILS

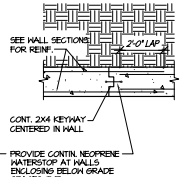
TYPICAL POURED CONCRETE FOUNDATION CONSTRUCTION DETAILS



WALL CORNER
NOT TO SCALE



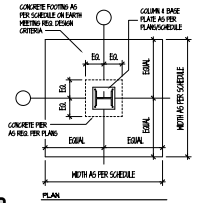
INTERSECTION
NOT TO SCALE



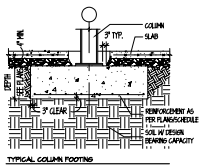
WALL JOINT
NOT TO SCALE

NOTE:
PROVIDE CONCRETE WALL JOINTS @ 40'-0" O.C. MAX.

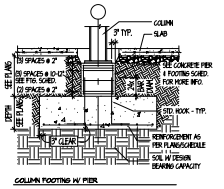
TYPICAL COLUMN FOOTING DETAILS



PLAN



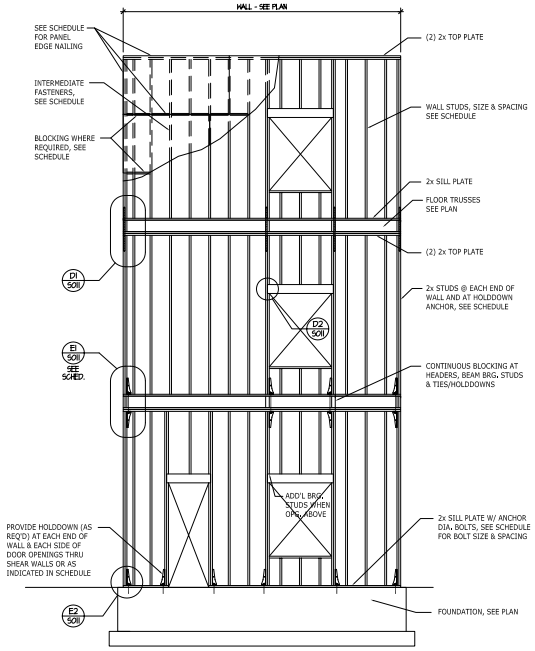
TYPICAL COLUMN FOOTING



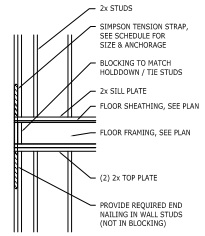
COLUMN FOOTING W/ PIER

NOTES:
1. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL MEETING THE DESIGN CRITERIA NOTED ON DRAWINGS
2. SEE COLUMN FOOTING SCHEDULES FOR SPECIFIC FOOTING INFORMATION.
3. FOOTING REINFORCING SHALL BE PLACED "EACH DIRECTION", UNLESS NOTED OTHERWISE - SEE FOOTING SCHEDULE

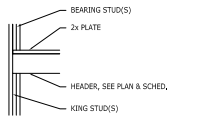
TYPICAL SHEAR WALL DETAILS



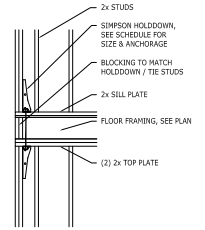
SHEAR WALL ELEVATION
NOT TO SCALE



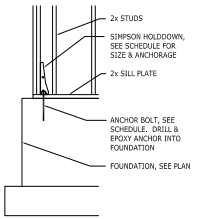
D1 WALL DETAIL
NOT TO SCALE



D2 WALL DETAIL
NOT TO SCALE



E1 WALL DETAIL
NOT TO SCALE



E2 WALL DETAIL
NOT TO SCALE

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CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

STRUCT. DTLS. & SCHEDULES

FILE NAME 4102-S002
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

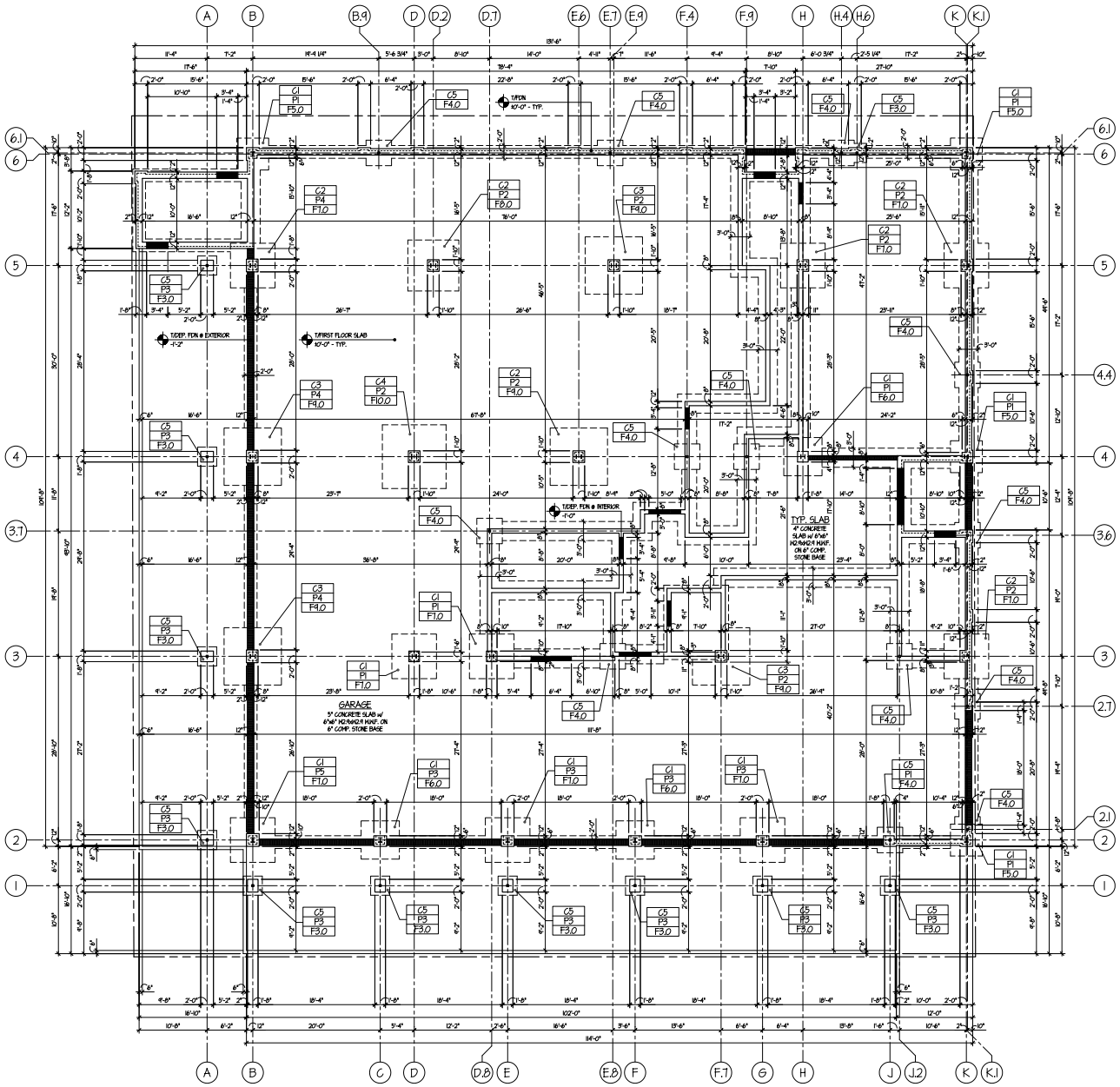
JOB NO. 410221

SHEET NO. S.002
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



NDATION PLAN

1/8" = 1'-0"

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PROJECT

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PALATINE, ILLINOIS 60067

DRAWING TITLE

FOUNDATION PLAN

FILE NAME 4102-S100
DRAWN BY RDL DATE 5.19.23

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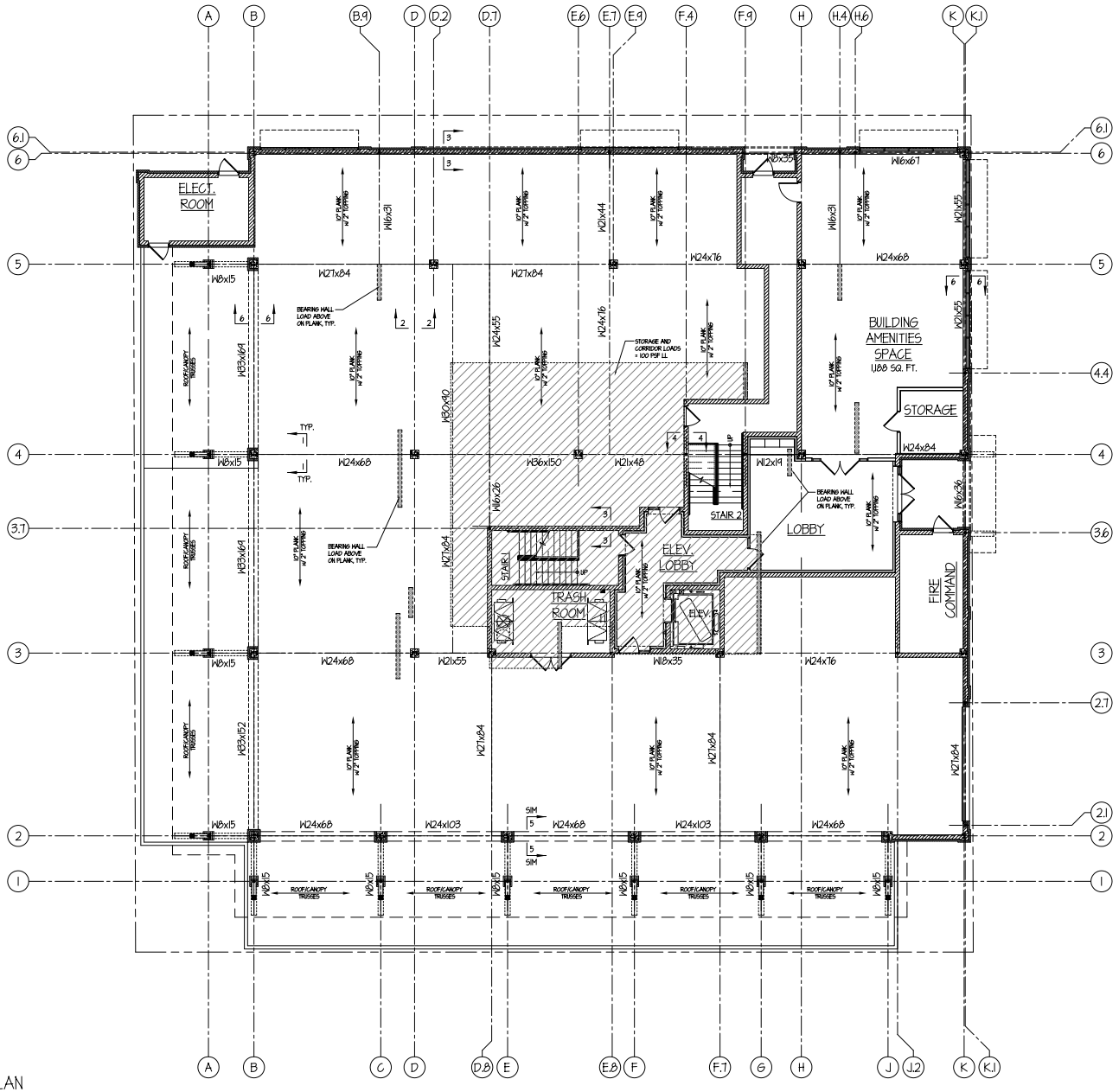
JOB NO. 410221

SHEET NO. S.100
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

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PROJECT
THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
2nd FLOOR FRAMING PLAN

FILE NAME 4102-S101
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

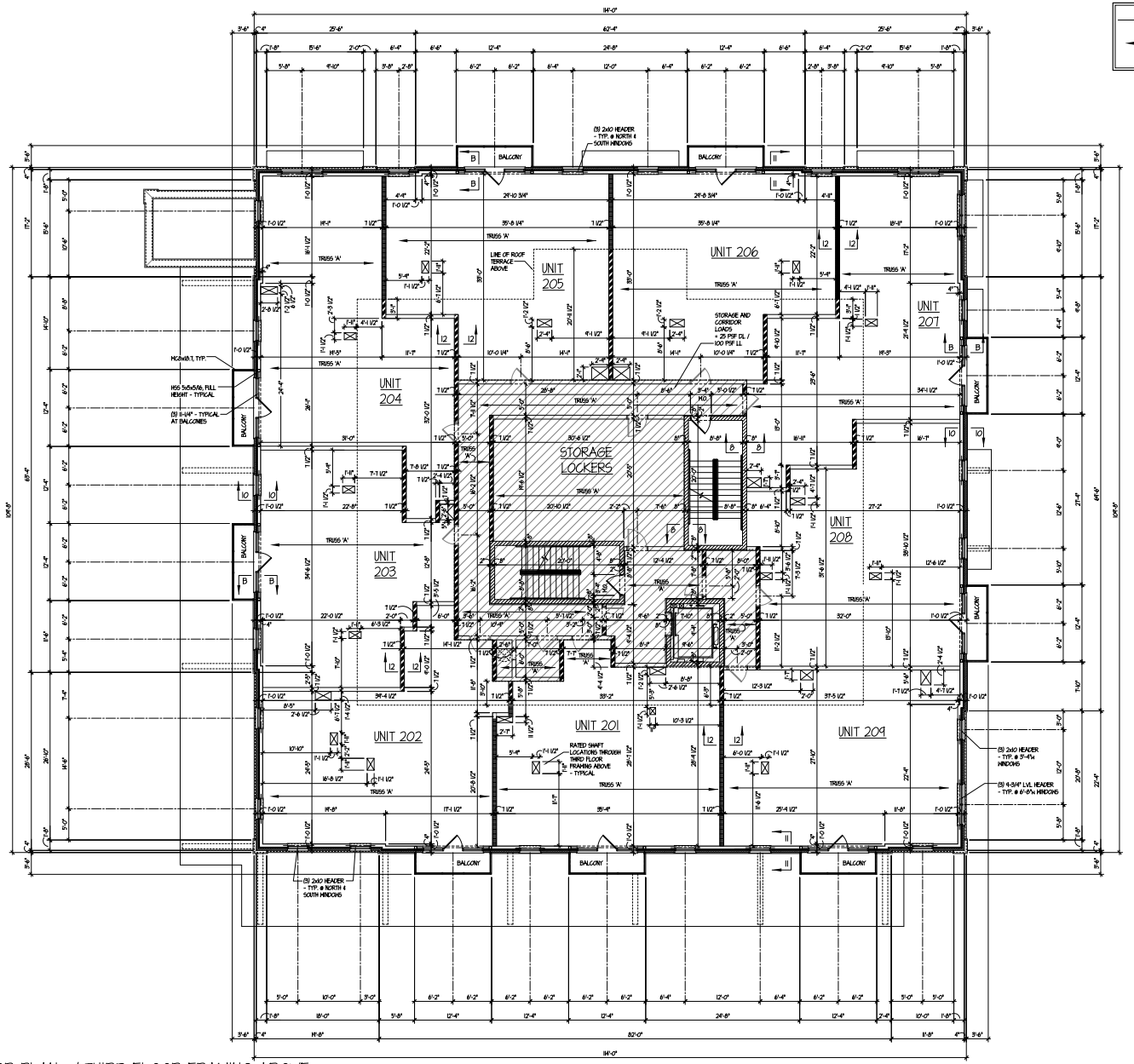
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OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

ECOND FLOOR FRAMING PLAN
LE: 1/8" = 1'-0"

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Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



STRUCTURAL SECOND FLOOR PLAN w/ THIRD FLOOR FRAMING ABOVE

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

TYPICAL TRUSS NOTE

TRUSS 'A' — 24" PRE-ENGINEERED WOOD FLOOR TRUSSES @ 16" O.C. - TYP.

WALL TYPE LEGEND

- (2)2x6 BEARING WALL *AT 2nd FLOOR LOCATIONS BENEATH ROOF DECK
- TYPICAL 2x6 BEARING WALL

SEE SHEET S.300 & S.400 FOR SECTION DETAILS AS INDICATED

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1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT
THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
STRUCTURAL 2nd FLOOR PLAN

FILE NAME 4102-S102
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

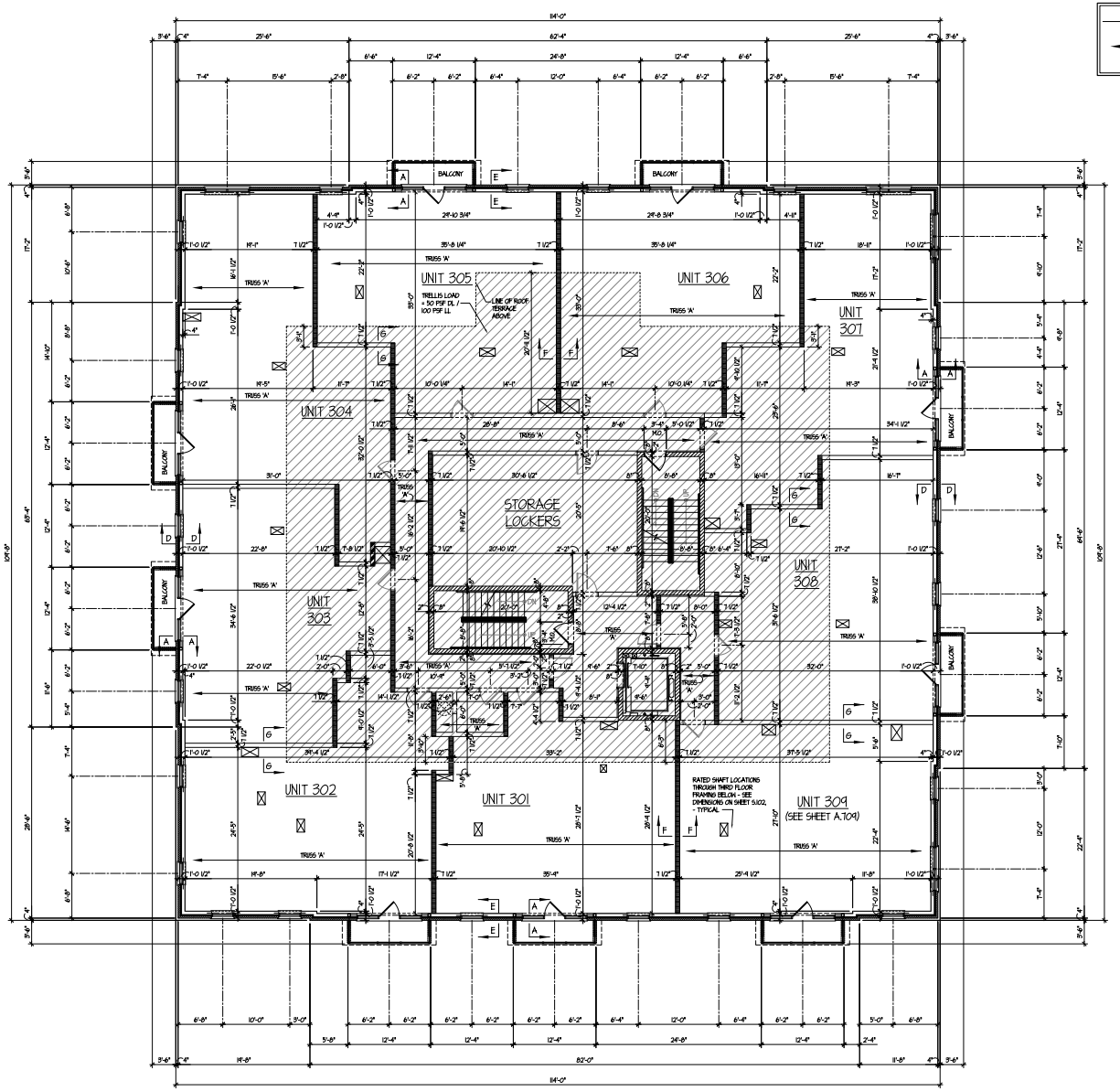
SHEET NO. S.102
OF 52

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PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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TRUSS 'A' — 24" PRE-ENGINEERED WOOD ROOF TRUSSES @ 16" O.C. - TYP.

WALL TYPE LEGEND

- 2x6 BEARING WALL *AT 2nd FLOOR LOCATIONS BENEATH ROOF DECK
- TYPICAL 2x6 BEARING WALL

X X — SEE SHEET S.300 & S.400 FOR SECTION DETAILS AS INDICATED

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PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

STRUCTURAL 3rd FLOOR PLAN

FILE NAME 4102-S103
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. S.103
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

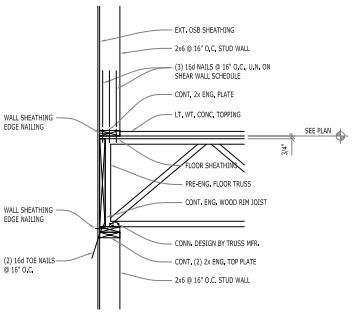
STRUCTURAL THIRD FLOOR PLAN w/ ROOF FRAMING

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

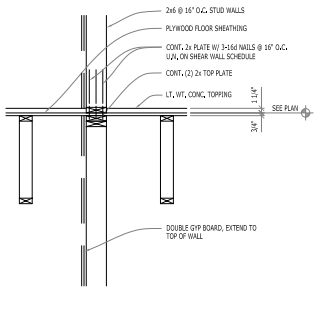
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Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

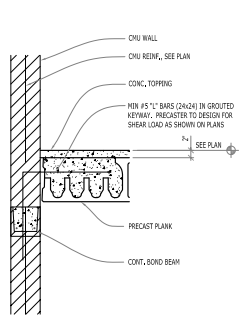
Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



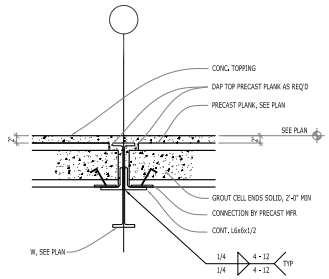
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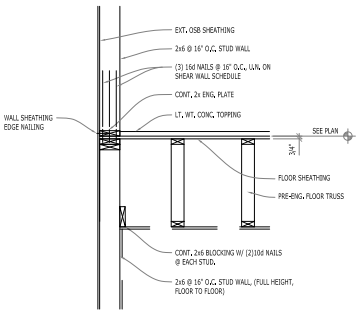
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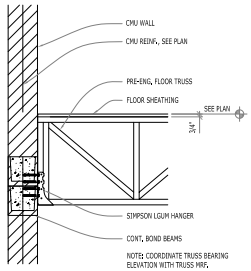
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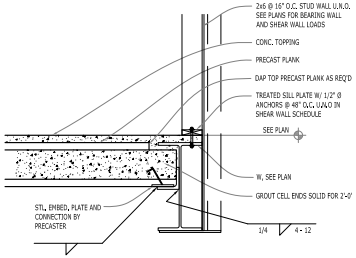
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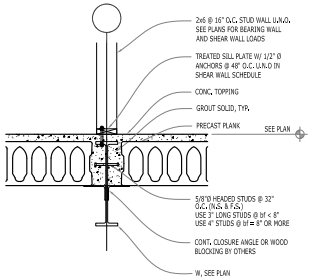
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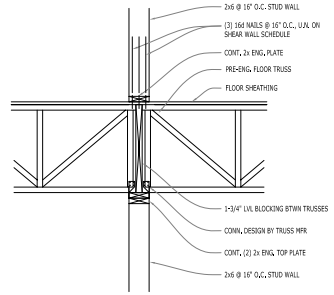
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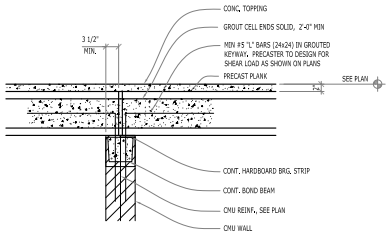
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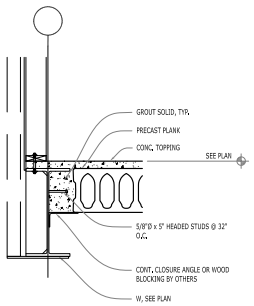
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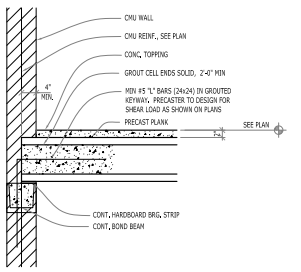
12 S300 SECTION
SCALE: 3/4" = 1'-0"



9 S300 SECTION
SCALE: 3/4" = 1'-0"



6 S300 SECTION
SCALE: 3/4" = 1'-0"



3 S300 SECTION
SCALE: 3/4" = 1'-0"

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DRAWING TITLE
TYP. STRUCTURAL DETAILS

FILE NAME 4102-S300
DRAWN BY RDL DATE 5.19.23

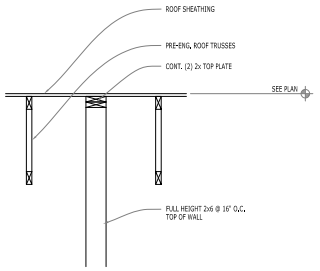
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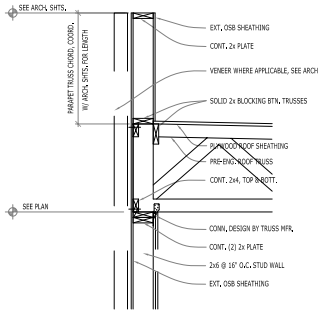
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OF 52

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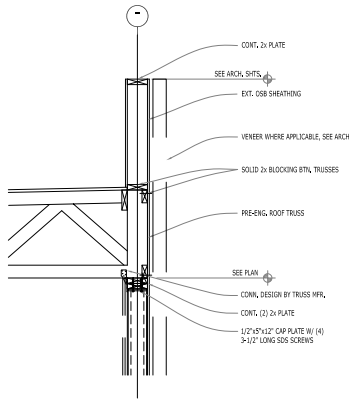
Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



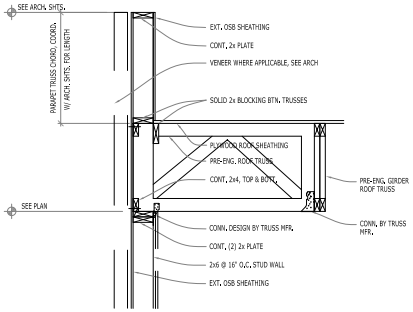
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SCALE: 3/4" = 1'-0"



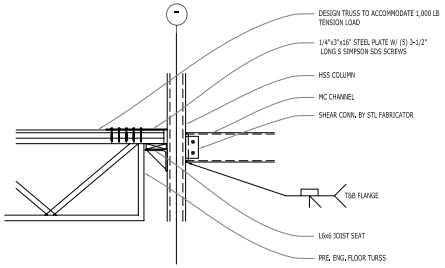
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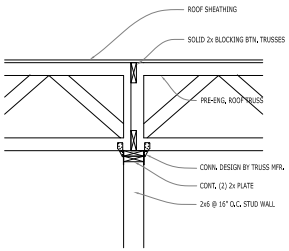
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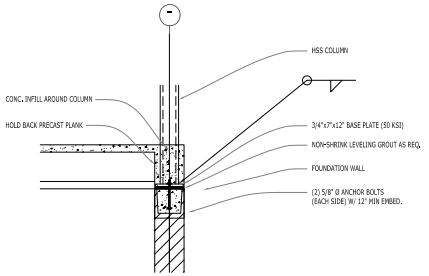
E SECTION S400
SCALE: 3/4" = 1'-0"



B SECTION S400
SCALE: 3/4" = 1'-0"



F SECTION S400
SCALE: 3/4" = 1'-0"



C SECTION S400
SCALE: 3/4" = 1'-0"

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PALATINE, ILLINOIS 60067

DRAWING TITLE
TYP. STRUCTURAL DETAILS

FILE NAME 4102-S300
DRAWN BY RDL DATE 5.19.23

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JOB NO. 410221

SHEET NO. S.400
OF 52

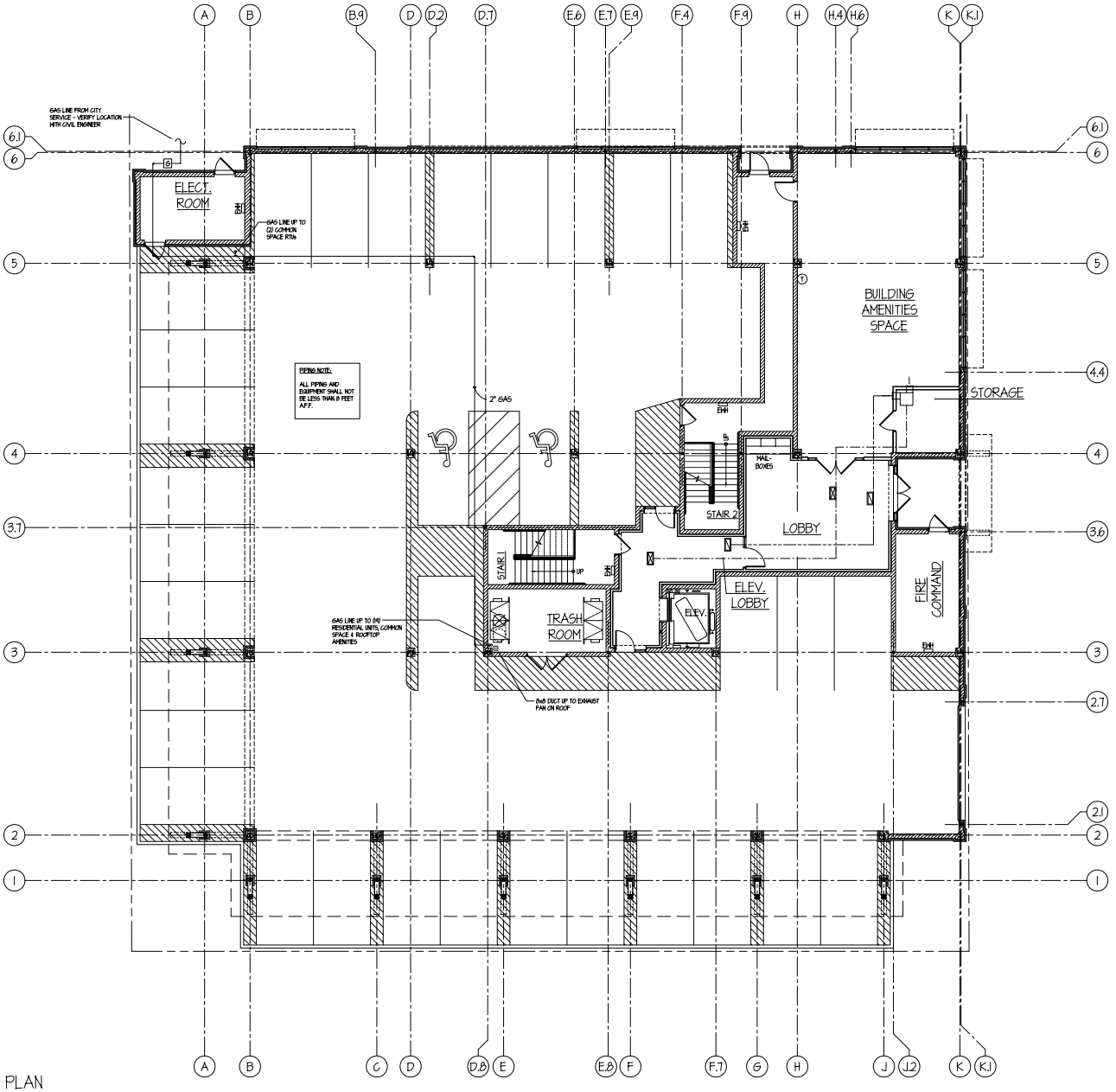
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

GAS NOTE:

NEW GAS SERVICE WITH ONE METER FURNISHED AND INSTALLED BY THE LOCAL GAS COMPANY. THE GENERAL CONTRACTOR SHALL CONTACT GAS COMPANY AND COORDINATE ALL GAS REQUIREMENTS AND SCHEDULE THE SERVICE. PROVIDE 3" MANIFOLD AND (1) GAS METER SOCKET. PROVIDE ALL DOWNSTREAM PIPING INCLUDING ALL VALVES, REGULATORS, SUPPORTS, HANGERS AND ALL ASSOCIATED APPARATUS. VERIFY ALL PRESSURE REQUIREMENTS WITH MANUFACTURER'S EQUIPMENT SPECIFICATIONS. ALL GAS PIPING DOWNSTREAM OF LANDLORD METER WAS SIZED AT TWO POUND PRESSURE DIP. VERIFY EXACT METER ASSEMBLY AND SERVICE LOCATION IN THE FIELD AND WITH ARCHITECT PRIOR TO INSTALLATION



ST FLOOR MECHANICAL PLAN

/8" = 1'-0"

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PALATINE, ILLINOIS 60067

DRAWING TITLE

1st FLOOR MECH. PLAN

FILE NAME 4102-M101
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

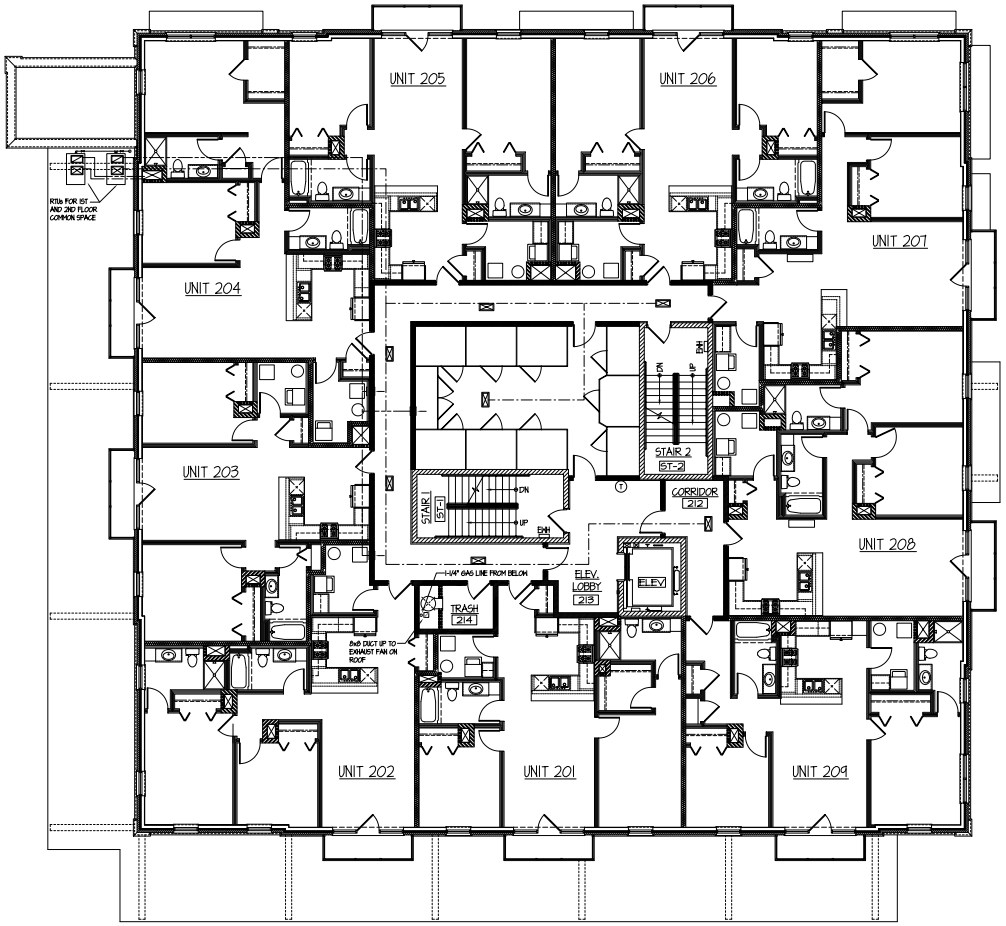
JOB NO. 410221

SHEET NO. M.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



PICAL SECOND & THIRD FLOOR MEHCANICAL PLAN

3/8" = 1'-0"

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DRAWING TITLE

TYPICAL MECH. FLOOR PLAN

FILE NAME 4102-M102
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

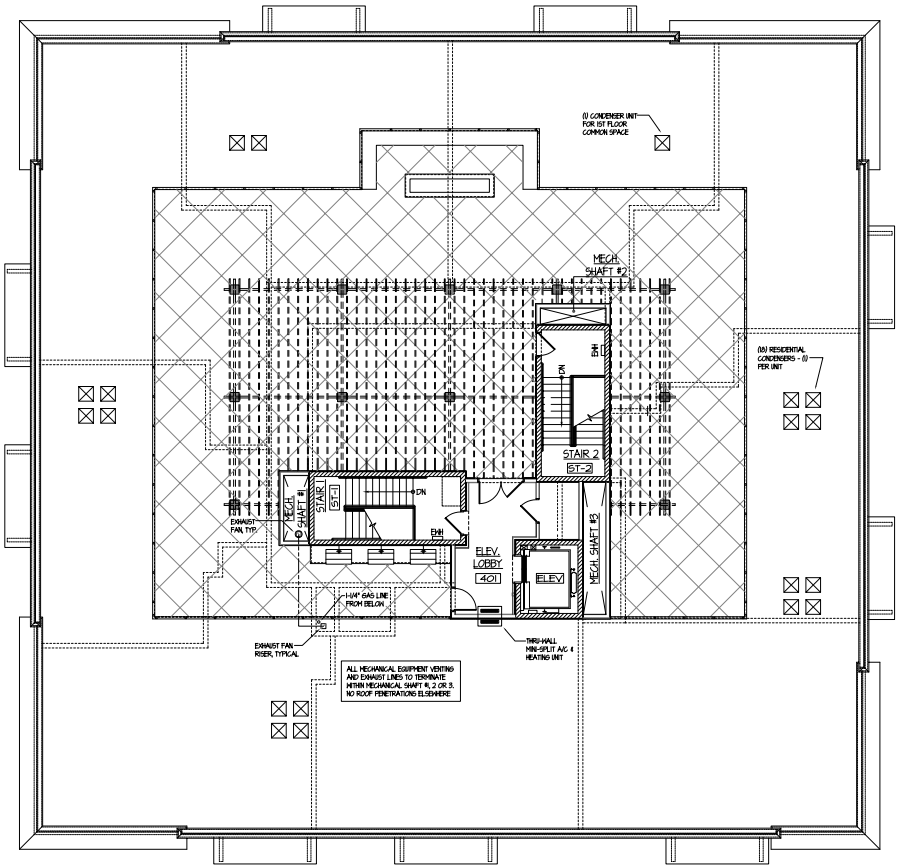
JOB NO. 410221

SHEET NO. OF 52 M.102

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



OURTH FLOOR AMENITIES / ROOFTOP MECHANICAL PLAN

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

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DRAWING TITLE

ROOF MECH. PLAN

FILE NAME 410224M103
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

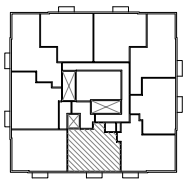
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SHEET NO. M.103
OF 52

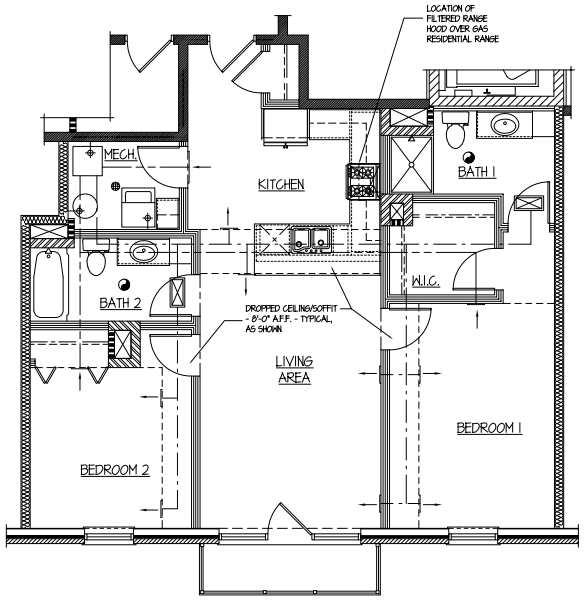
PROFESSIONAL DESIGN FIRM LICENSE # 184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

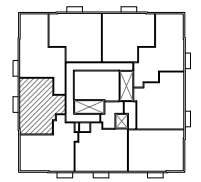


KEY PLAN

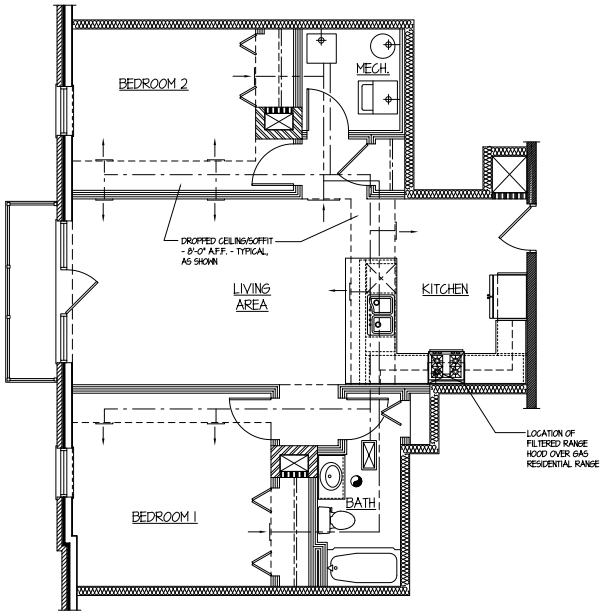


UNITS 201 & 301 - TYPICAL 2-BEDROOM / 2-BATH MECHANICAL PLAN

1/4" = 1'-0"



KEY PLAN



UNITS 203 & 303 - TYPICAL 2-BEDROOM / 1-BATH MECHANICAL PLAN

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

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MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL UNIT MECH. PLANS

FILE NAME 4102-M701
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. M.701
OF 52

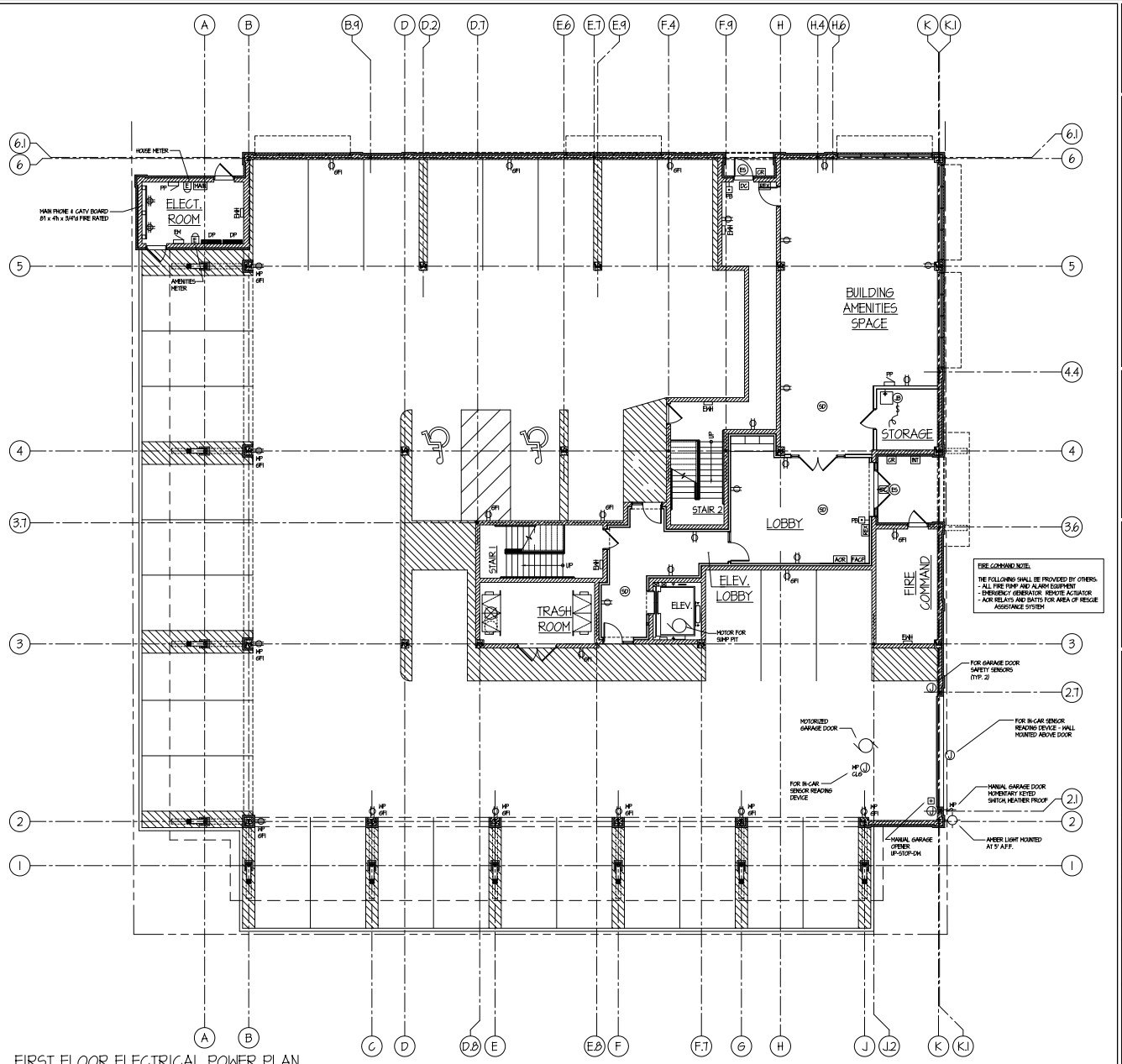
PROFESSIONAL DESIGN FIRM LICENSE #184-009

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

ELECTRICAL SYMBOL LEGEND

SINGLE POLE SWITCH	CEILING MOUNTED EXIT SIGN
THREE-WAY SWITCH	HANGING PENDANT FIXTURE
DOUBLE RECEPTACLE OUTLET	FLUSH/CEILING MOUNTED FIXTURE
DOUBLE RECEPTACLE G.F.C.I. PROTECTED OUTLET	WALL MOUNTED FIXTURE / SCONCE
QUADRAPLEX RECEPTACLE OUTLET	RECESSED CAN FIXTURE
DOUBLE RECEPTACLE G.F.C.I. HEATHERPROOF PROTECTED OUTLET	RECESSED CAN FIXTURE UL APPROVED SHOWER LIST. W/ G.F.C.I. PROTECTION
JUNCTION BOX	48" LED STRIP FIXTURE
MOTOR OUTLET	
GARBAGE DISPOSAL	FLOODLIGHT
PUSH BUTTON	48" LED STRIP FIXTURE W/ INTEGRALLY MOUNTED BATTERY BACK-UP
JUNCTION BOX WITH DISCONNECT AS REQ. FOR FIXTURE - VERIFY WITH CONSTR. MANAGER	
110V INTERCONNECTED SMOKE DETECTOR W/ BATT. BACK-UP	
CO DETECTOR WITHIN 15' OF ALL BEDROOMS	
EXHAUST FAN - SEE MECHANICAL PLANS FOR C.F.M. AND OTHER REQUIREMENTS	
ELECTRIC METER	
THERMOSTAT - COORD. WITH WITH CONSTR. MANAGER	
FACP FIRE ALARM CONTROL PANEL (BY OTHERS)	
ACR AREA OF RESCUE ASSISTANCE MASTER STATION (TWO WAY COMMUNICATION)	
RA AREA OF RESCUE ASSISTANCE REMOTE STATION (TWO WAY COMMUNICATION)	
CR SECURITY CARD READER W/ 1/2"Ø STUB TO ACC	
DC SECURITY DOOR CONTACT W/ 1/2"Ø STUB TO ACC	
ELECTRIC DOOR HARDWARE	
REX REQUEST TO EXIT	
INT INTERCOM	
EWH ELECTRIC WALL HEATER	



FIRST FLOOR ELECTRICAL POWER PLAN

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

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NORTHFIELD, ILLINOIS 60693

PROJECT
THE TRIEUTH OF PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
1st FLOOR ELEC. POWER PLAN

FILE NAME 4102-E101
DRAWN BY RDL DATE 5.19.23

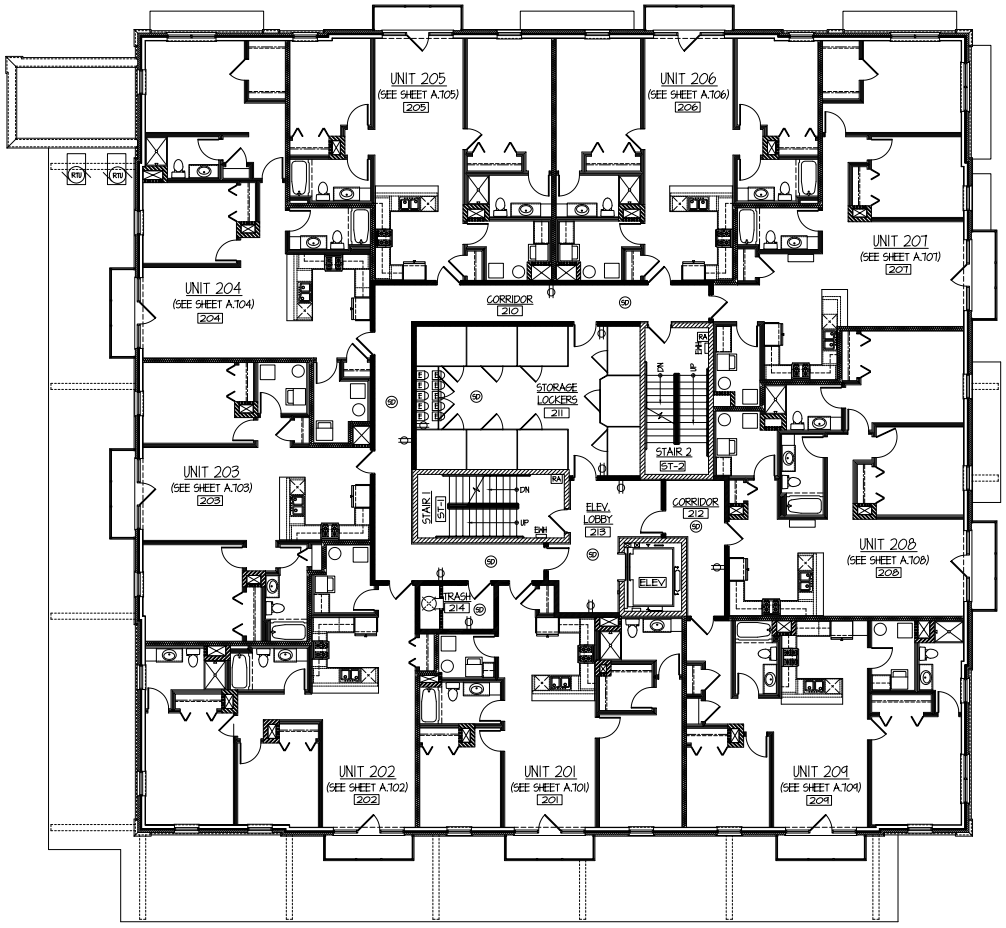
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JOB NO. 410221

SHEET NO. E.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE # 184-0029

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)



TYPICAL SECOND & THIRD FLOOR ELECTRICAL POWER PLAN

1/8" = 1'-0"

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THE TRIEUTH AT PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE
TYPICAL ELEC. POWER PLAN

FILE NAME 4102-E102
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

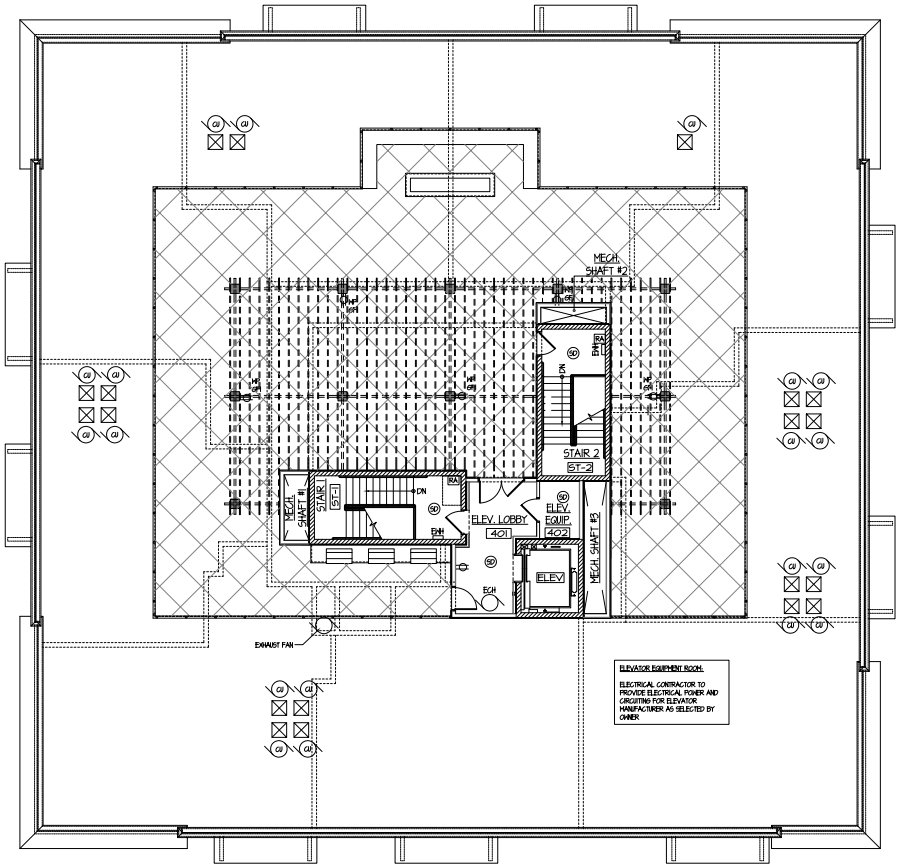
JOB NO. 410221

SHEET NO. E.102
OF 52

PROFESSIONAL DESIGN FIRM LICENSE # 184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



PICAL ROOF ELECTRICAL POWER PLAN

1/8" = 1'-0"

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NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ROOF ELEC. POWER PLAN

FILE NAME 4102-E102
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

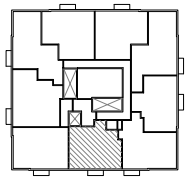
SHEET NO. E.103
OF 52

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PROFESSIONAL DESIGN FIRM LICENSE # 184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



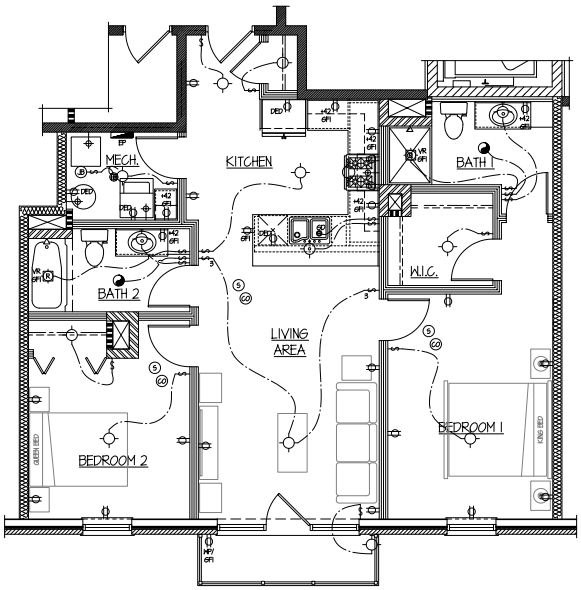
KEY PLAN

ELECTRICAL SYMBOL LEGEND

SINGLE POLE SWITCH	CEILING MOUNTED EXIT SIGN
THREE-WAY SWITCH	HANGING PENDANT FIXTURE
DOUBLE RECEPTACLE OUTLET	FLUSH/CEILING MOUNTED FIXTURE
DOUBLE RECEPTACLE G.F.C.I. PROTECTED OUTLET	WALL MOUNTED FIXTURE / SCONCE
QUADRAPLEX RECEPTACLE OUTLET	RECESSED CAN FIXTURE
DOUBLE RECEPTACLE G.F.C.I. WEATHERPROOF PROTECTED OUTLET	RECESSED CAN FIXTURE IL APPROVED SHOWER LGT. W/ G.F.C.I. PROTECTION
JUNCTION BOX	48" LED STRIP FIXTURE
MOTOR OUTLET	
GARBAGE DISPOSAL	FLOODLIGHT
PUSH BUTTON	
JUNCTION BOX WITH DISCONNECT AS REQ. FOR FIXTURE - VERIFY WITH CONSTR. MANAGER	48" LED STRIP FIXTURE W/ INTEGRALLY MOUNTED BATTERY BACK-UP
110v INTERCONNECTED SMOKE DETECTOR W/ BATT. BACK-UP	
CO DETECTOR WITHIN 15' OF ALL BEDROOMS	
EXHAUST FAN - SEE MECHANICAL PLANS FOR C.F.M. AND OTHER REQUIREMENTS	

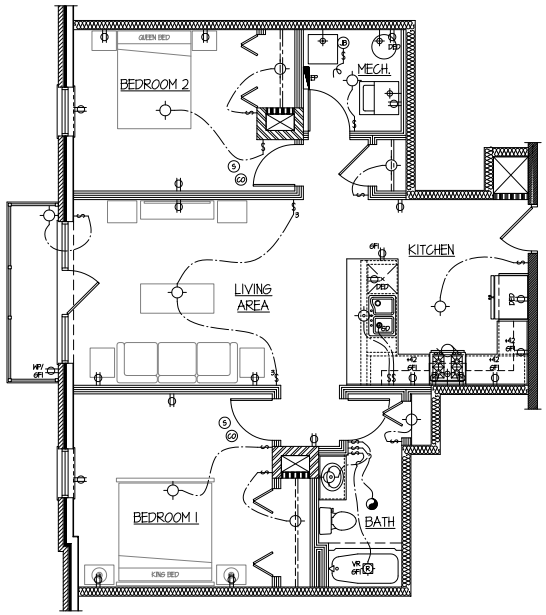
ELECTRICAL PANEL NOTE

GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR TO FIELD VERIFY FINAL LOCATION FOR ALL ELECTRICAL PANELS AS REQUIRED



TS 201 & 301 - TYPICAL 2-BEDROOM / 2-BATH ELECTRICAL PLAN

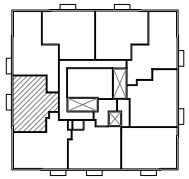
SCALE: 1/4" = 1'-0"



UNITS 203 & 303 - TYPICAL 2-BEDROOM / 1-BATH ELECTRICAL PLAN

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

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KEY PLAN

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CLIENT

NORTHSHORE DEVELOPMENT GRP.
1963 PINE STREET
NORTHFIELD, ILLINOIS 60693

PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL UNIT ELEC. PLANS

FILE NAME 4102-E701
DRAWN BY ROL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. E.701
OF 52

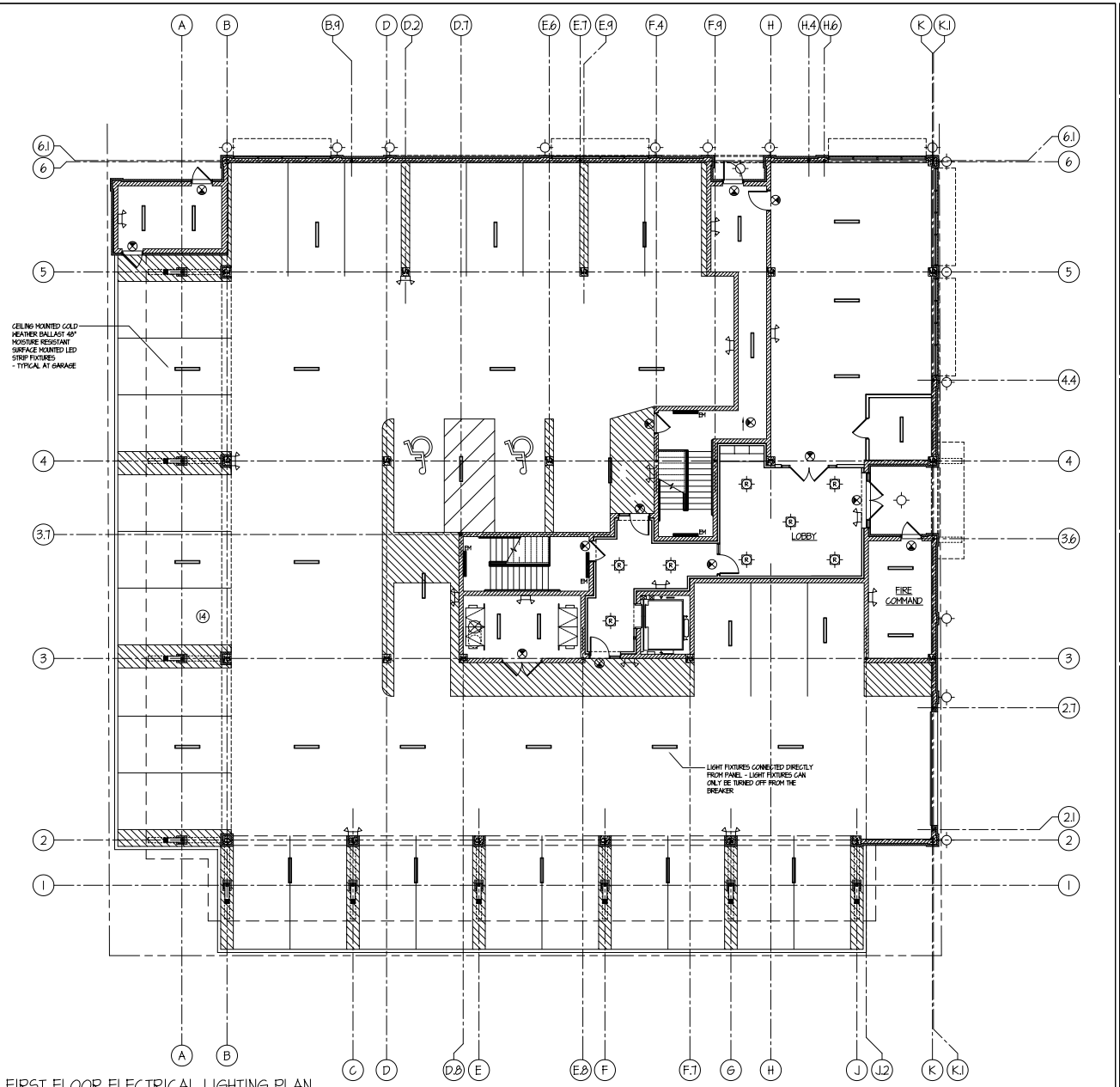
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

ELECTRICAL SYMBOL LEGEND

SINGLE POLE SWITCH	CEILING MOUNTED EXIT SIGN
THREE-WAY SWITCH	HANGING PENDANT FIXTURE
DOUBLE RECEPTACLE OUTLET	FLUSH/CEILING MOUNTED FIXTURE
DOUBLE RECEPTACLE G.F.C.I. PROTECTED OUTLET	WALL MOUNTED FIXTURE / SCONCE
QUADRAPLEX RECEPTACLE OUTLET	RECESSED CAN FIXTURE
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CO DETECTOR WITHIN 15' OF ALL BEDROOMS	
EXHAUST FAN - SEE MECHANICAL PLANS FOR C.F.M. AND OTHER REQUIREMENTS	
ELECTRIC METER	
THERMOSTAT - COORD. WITH WITH CONSTR. MANAGER	
FACP FIRE ALARM CONTROL PANEL (BY OTHERS)	
ACR AREA OF RESCUE ASSISTANCE MASTER STATION (TWO WAY COMMUNICATION)	
RA AREA OF RESCUE ASSISTANCE REMOTE STATION (TWO WAY COMMUNICATION)	
CR SECURITY CARD READER w/ 1/2"C STUB TO ACC	
DC SECURITY DOOR CONTACT w/ 1/2"C STUB TO ACC	
ES ELECTRIC DOOR HARDWARE	
REX REQUEST TO EXIT	
INT INTERCOM	
EH ELECTRIC WALL HEATER	



FIRST FLOOR ELECTRICAL LIGHTING PLAN

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

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PROJECT

THE TRIEUTH OF PALATINE
MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

1st FLOOR ELECTRICAL PLAN

FILE NAME 4102-E101
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

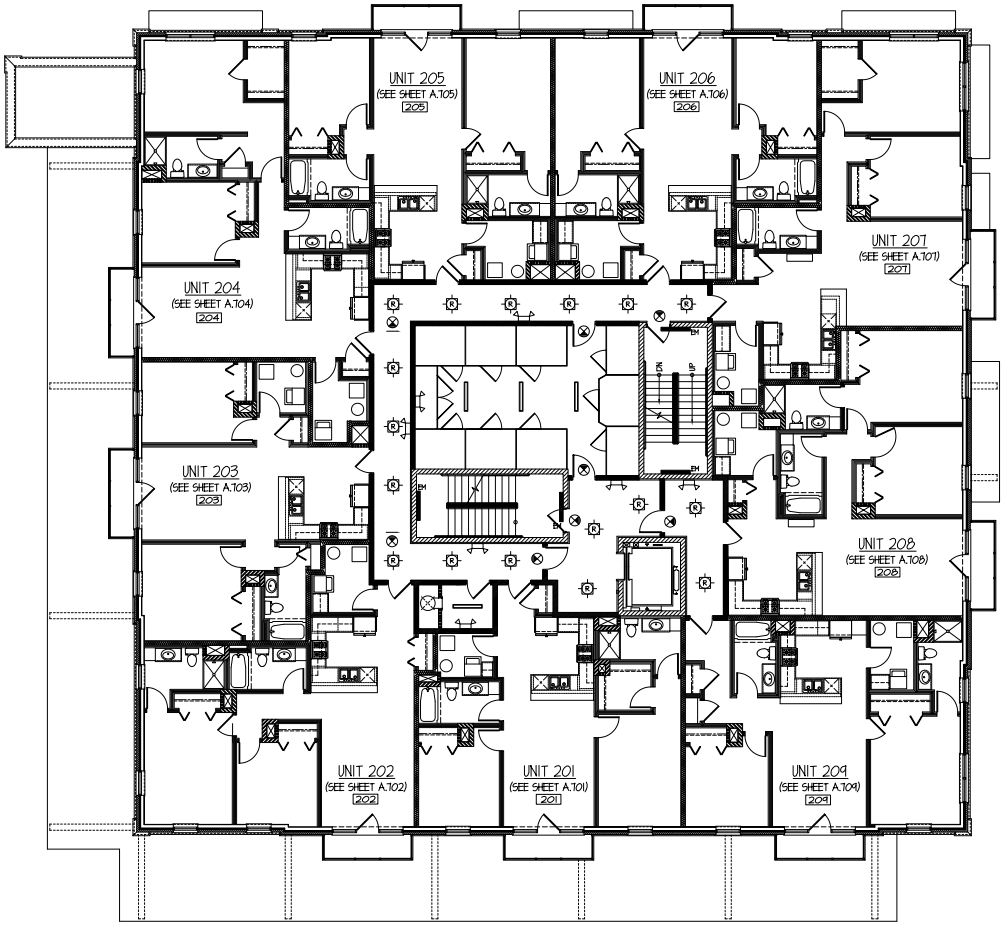
JOB NO. 410221

SHEET NO. EL.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE # 184-002972

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



PICAL SECOND & THIRD FLOOR ELECTRICAL LIGHTING PLAN

1/8" = 1'-0"

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PROJECT

THE TRIEUTH AT PALATINE

MULIT-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYP. ELECRICAL LIGHTING PLAN

FILE NAME 4102-EL102
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

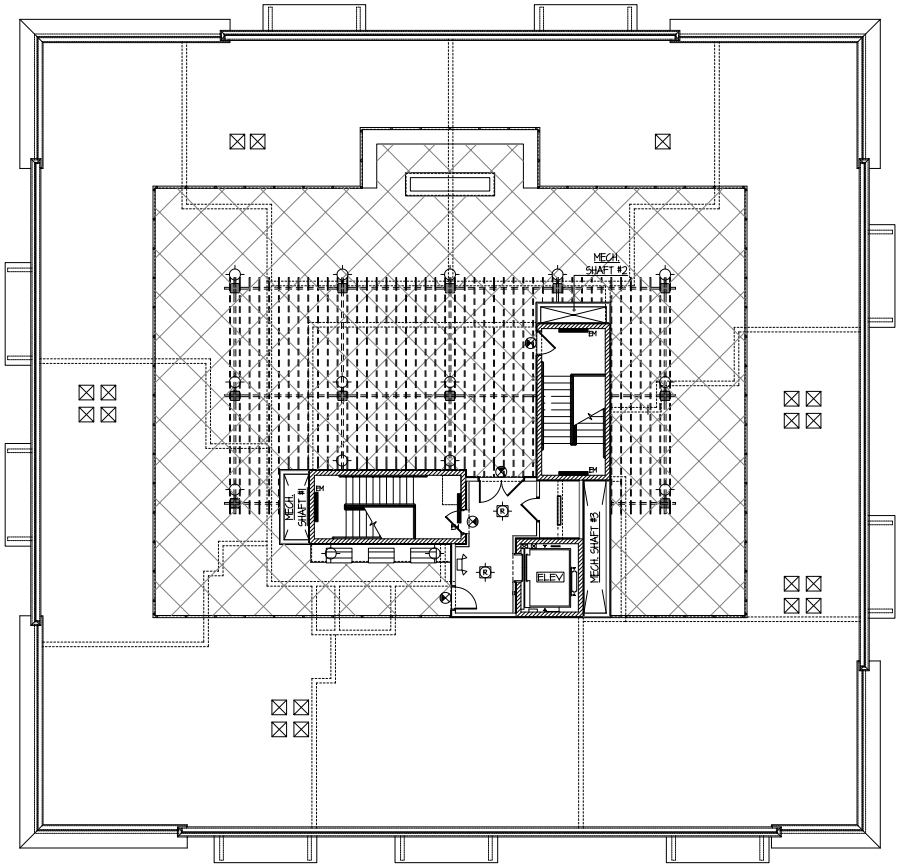
JOB NO. 410221

SHEET NO. EL.102
OF 52

PROFESSIONAL DESIGN FIRM LICENSE # 184-002

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

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ICAL ROOF ELECTRICAL LIGHTING PLAN

3/8" = 1'-0"

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PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ROOF ELEC. LIGHTING PLAN

FILE NAME 4102-EL102
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

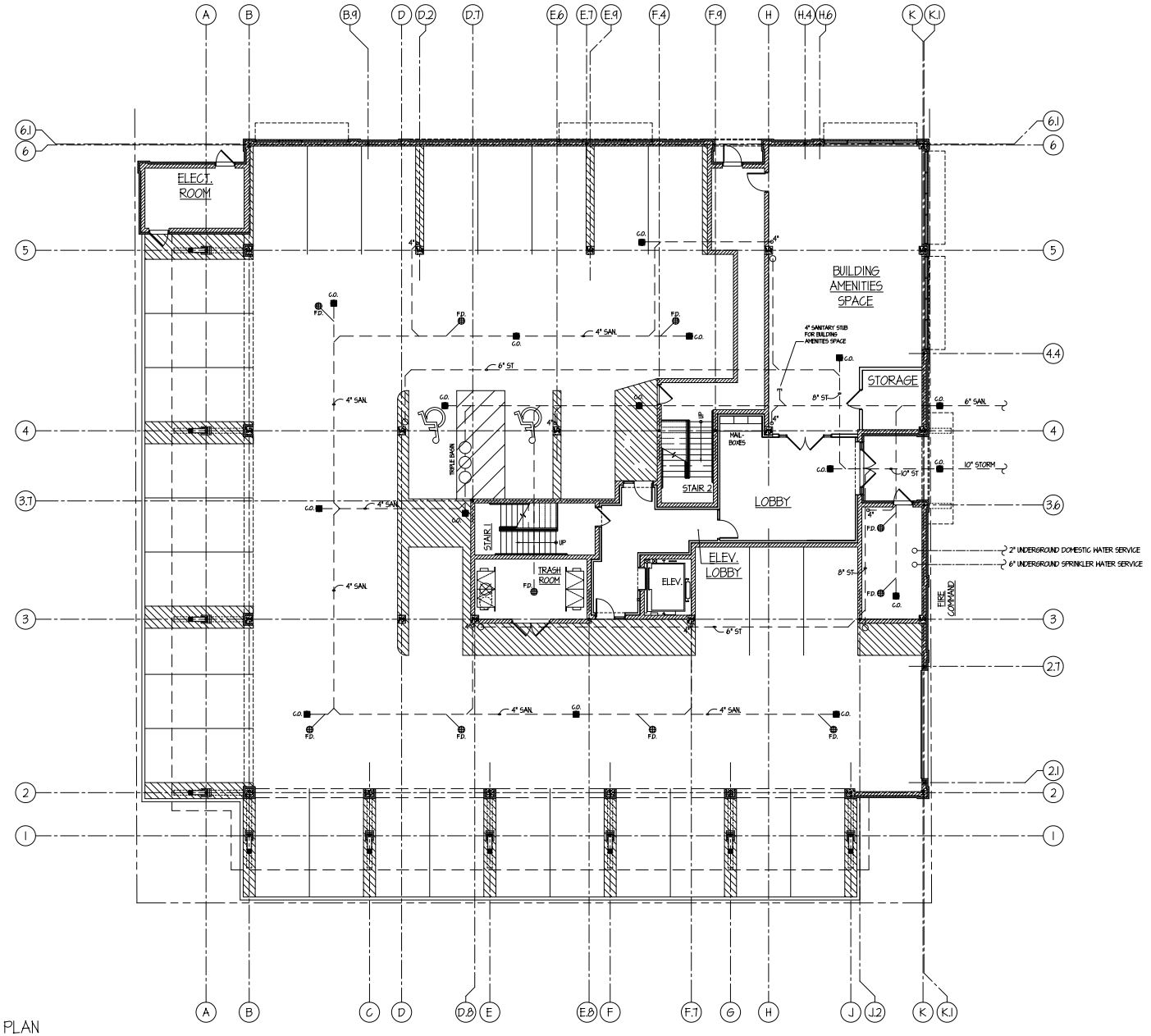
JOB NO. 410221

SHEET NO. EL.103
OF 52

PROFESSIONAL DESIGN FIRM LICENSE # 184-002926

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



ERGROUND PLUMBING PLAN

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PROJECT

THE TRIEUTH OF PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

UNDERGROUND PLUMBING PLAN

FILE NAME 4102-P100
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

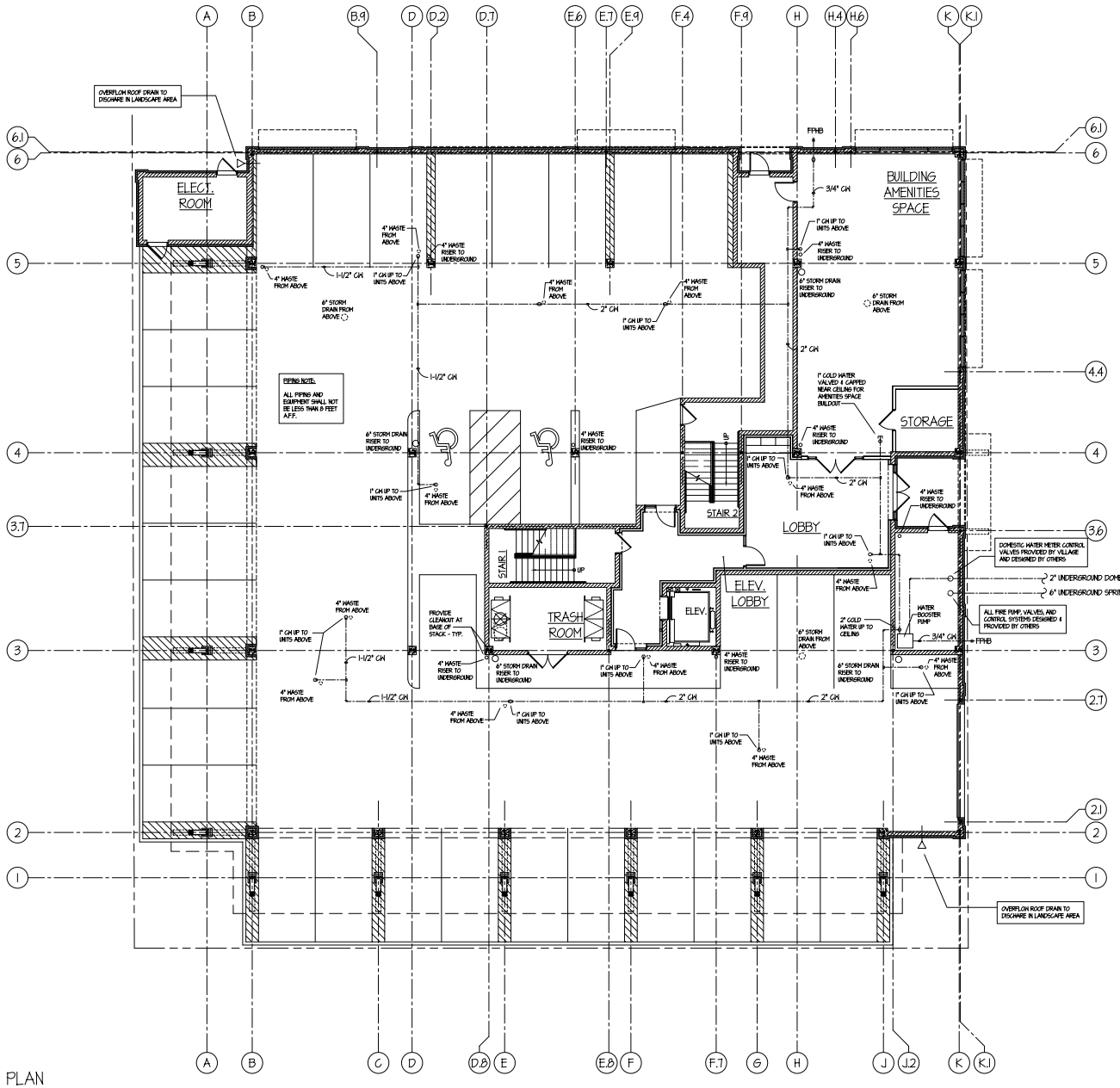
JOB NO. 410221

SHEET NO. P.100
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-00926

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Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



OVE GROUND PLUMBING PLAN

1/8" = 1'-0"

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PROJECT

THE TRIEUTH OF PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

ABOVE GROUND PLUMBING PLAN

FILE NAME 4102-P101
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

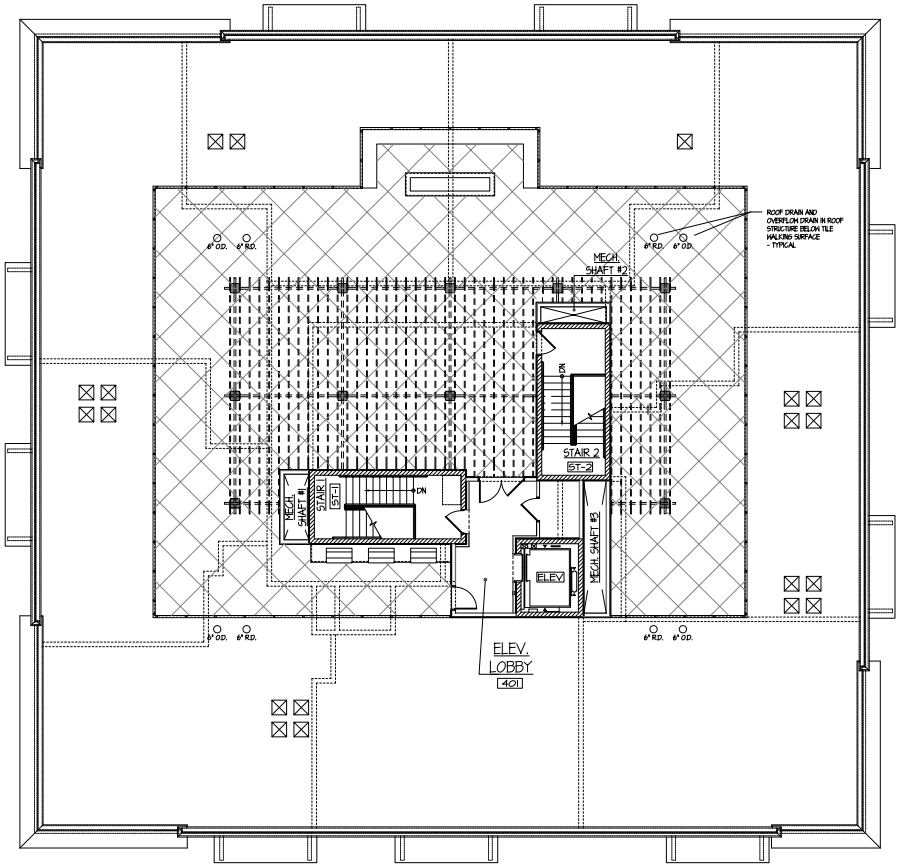
JOB NO. 410221

SHEET NO. P.101
OF 52

PROFESSIONAL DESIGN FIRM LICENSE # 184-002934

Attachment: 4102 - Final Architectural Plans - The Trieuth at Palatine building (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



OF PLUMBING PLAN

1/8" = 1'-0"

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PALATINE, ILLINOIS 60067

DRAWING TITLE
ROOF PLUMBING PLAN

FILE NAME 4102-P103
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

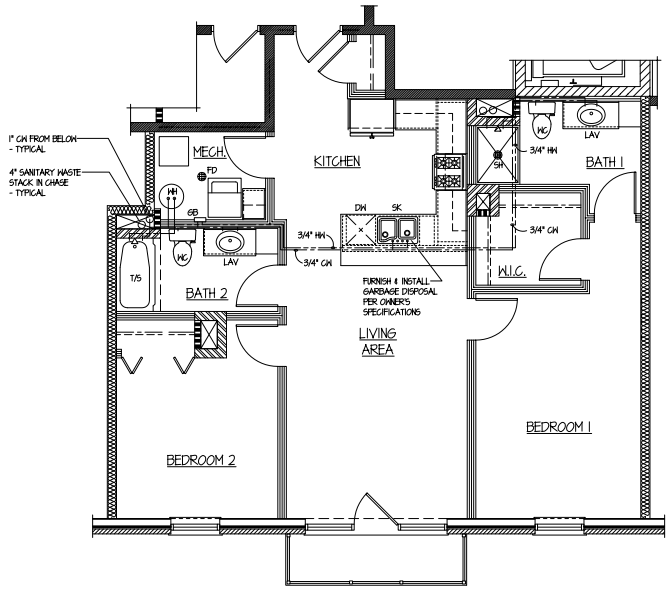
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OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-00

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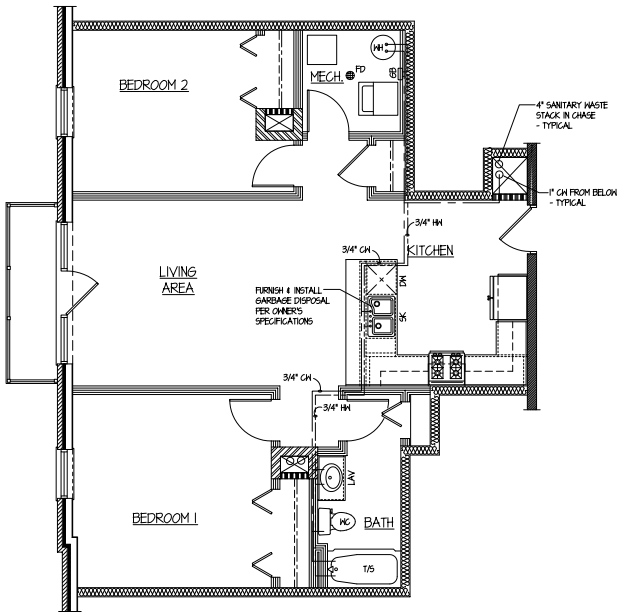
KEY PLAN



UNITS 201 & 301 - TYPICAL 2-BEDROOM / 2-BATH PLUMBING PLAN

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

KEY PLAN



UNITS 203 & 303 - TYPICAL 2-BEDROOM / 1-BATH PLUMBING PLAN

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

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PROJECT

THE TRIEUTH AT PALATINE

MULTI-FAMILY DEVELOPMENT
PALATINE, ILLINOIS 60067

DRAWING TITLE

TYPICAL UNIT PLUMBING PLANS

FILE NAME 4102-P701
DRAWN BY RDL DATE 5.19.23

NO.	REVISED PER	DATE	BY

JOB NO. 410221

SHEET NO. P.701
OF 52

PROFESSIONAL DESIGN FIRM LICENSE #184-007834

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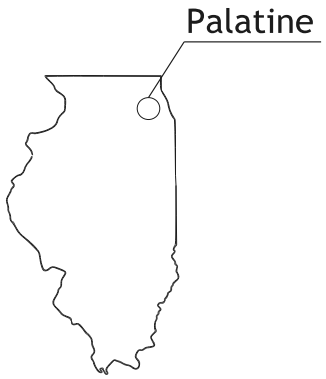
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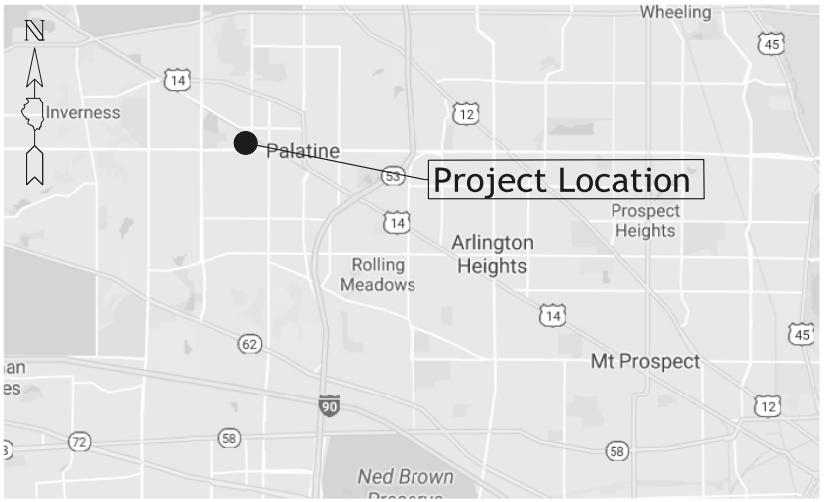
Final Site Plan

Apartment Building Construction

101 W Palatine Rd., Palatine,

Illinois, Cook County, 60067





Index of sheets:

C1 - Cover Sheet
C2 - Site Plan
C3 - Utility Plan
C4 - Grading and Drainage Plan
C5 - Erosion Control Plan
C6 - General Notes
C7 - Details

Civil Engineer:
Val Lykholap
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: (773)-349-5881

Client:
NorthShore Development Group
1963 Pine St.,
Northfield, IL 60093
Tel: (847) 682-9899

NGS BENCHMARK NO. DM3897

FLANGE-ENCASED ROD LOCATED 164.0 FT N OF WATER PUMPING STATION, 1720 N CHICAGO AVE., 72.2 FT S OF THE EDGE OF PAVEMENT OF N WILKE RD, 18.0 FT W OF EDGE OF PAVEMENT OF N CHICAGO AVE., 9.8 FT E OF A CONCRETE DIVIDER WALL.
ELEV. = 634.95 (NAVD 88)

SITE BENCH MARK :

SQUARE CUT ON THE SE CORNER OF TCB ON THE SW CORNER OF W. PALATINE RD. AND S. BROCKWAY ST.
ELEV. = 748.95



"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or, that if drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains approved for use by the Director of Public Works and Engineering, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to adjoining properties because of the construction of this project."

By

January 10, 2023
Illinois Professional Engineer
Certificate No. 062.067021
Expiration date: 11-30-2023

Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

FLUENTA CONSULTING

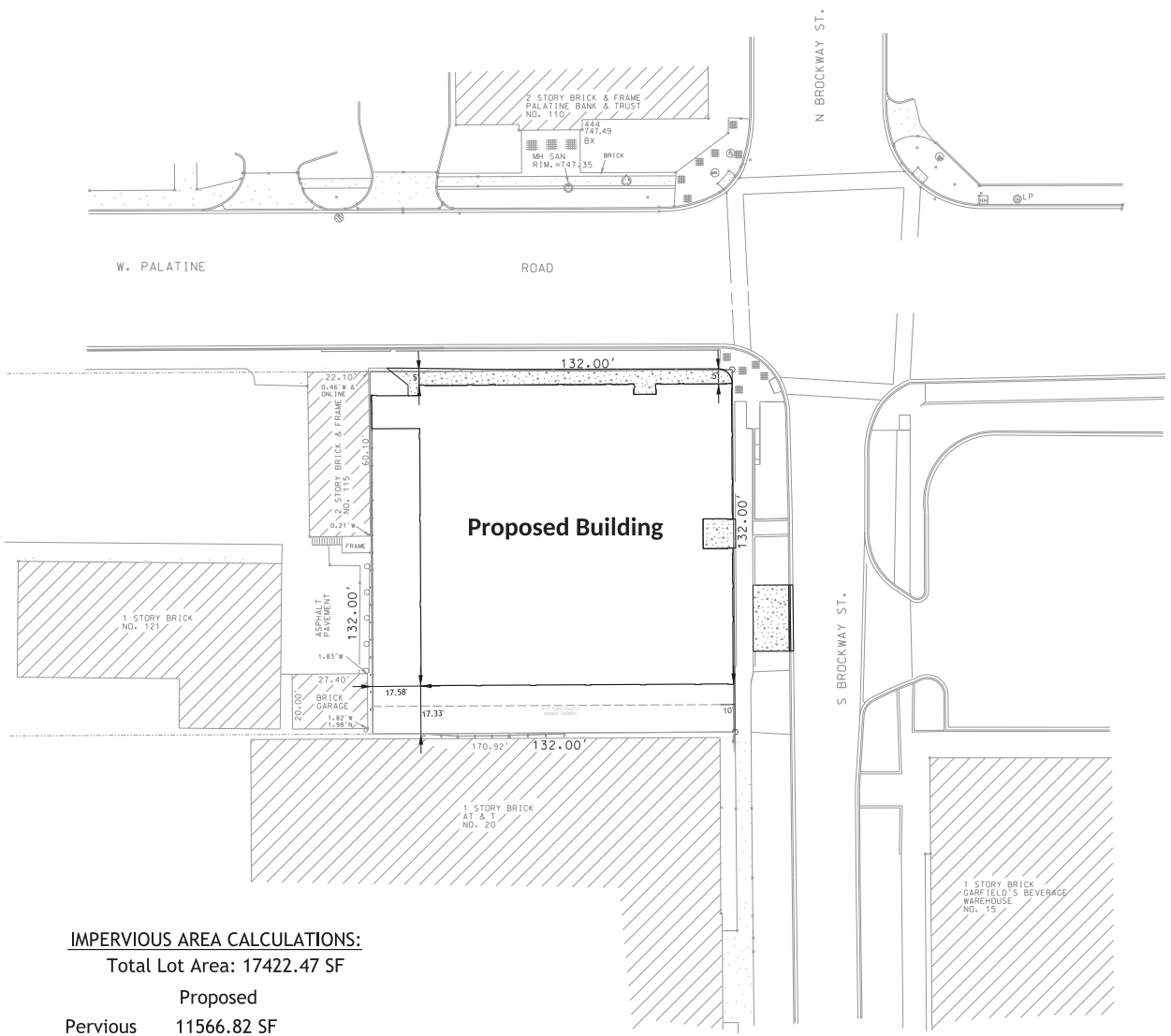
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project	
Date	
Scale	1" - 20'

Sheet C1

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

Attachment: Engineering plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development)



N

LEGEND

- 3" DEPTH PAVEMENT ON 8" CRUSHED STONE BASE COURSE
- 4" DEPTH PAVEMENT ON 10" CRUSHED STONE BASE COURSE
- 8" BAM CLASS I, N70 AND 2" CLASS I BITUMINOUS CONCRETE SURFACE COURSE, N70
- 6" DEPTH PCC PAVEMENT
- MILL AND RESURFACE
- PROPOSED CURB AND GUTTER B6.12
- EXISTING CURB AND GUTTER
- EXISTING CURB
- NO LEFT SIGN
- LIGHT FIXTURE
- EXISTING HYDRANT
- 8' FENCE

GENERAL NOTES:

1. ALL CURB AND GUTTER TO BE B6:12 CURB & GUTTER UNLESS OTHERWISE SPECIFIED, SEE DETAIL.
2. ALL PROPERTY AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE PER FINAL SURVEY.
3. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION WHICH IS NOT CALLED OUT ON A DEMOLITION PLAN
6. ALL EXISTING CONDITIONS SHOWN ON THE PLANS ARE PER SURVEY.
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BEFORE START OF CONSTRUCTION. IF ANY DISCREPANCIES EXIST NOTIFY THE ENGINEER AT ONCE
8. SITE BOUNDARY LINES, BOUNDARY DIMENSIONS AND BOUNDARY BEARINGS ARE FOR REFERENCE ONLY. ACTUAL SITE CONDITIONS MAY VARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE AND FIELD VERIFYING ACTUAL GRADES, ELEVATIONS, DIMENSIONS AND DECLINATIONS.
9. THE CONTRACTOR SHALL CALL THE UTILITY LOCATING SERVICE AND HAVE THEM MARK THE LOCATION OF EXISTING UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF WORK.
10. CONTRACTOR SHALL NOT INTERRUPT CURRENT TRAFFIC ACCESS PATTERNS TO EXISTING ADJACENT PROPERTIES MAINTAIN ACCESS FOR FIRE DEPARTMENT AND DELIVERY VEHICLES.
11. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY LOCAL JURISDICTION AND IN PLACE PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL PERFORM THE WORK IN A WORKMANLIKE MANNER IN STRICT CONFORMANCE WITH THE BEST STANDARD PRACTICES USING QUALIFIED WORKER AND IN STRICT ACCORDANCE WITH THE DRAWING AND SPECIFICATIONS. ALL WORK SHALL MEET THE CODE REQUIREMENTS CURRENTLY ADOPTED BY GOVERNING AUTHORITY.
13. BUILDING DIMENSIONS AND STAKING OF BUILDING MUST BE VERIFIED BY GENERAL CONTRACTOR WITH PLANS PRIOR TO CONSTRUCTION.
14. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
15. COORDINATE LOCATION OF FIRE LANE AND "NO PARKING" SIGNS WITH CITY FIRE DEPARTMENT.
16. REFER TO ARCHITECTURAL DRAWINGS FOR MONUMENT SIGN.
17. A HANDICAP RAMP SHALL BE INSTALLED AT ALL LOCATIONS WHERE A SIDEWALK ABUTS A DRIVE, CROSSWALK, OR OTHER PEDESTRIAN ACCESS LOCATION AS WELL AS ALL OTHER LOCATIONS NOTED ON PLANS.
18. CONTRACTOR SHALL REPAIR ANY EXISTING PAVEMENT, CONCRETE, LANDSCAPING ETC. DAMAGED DURING CONSTRUCTION.
19. CONTRACTOR TO PROTECT EXISTING UTILITIES, ADJUST PROPOSED IMPROVEMENTS AND GRADE AS REQUIRED FOR CONSTRUCTION.
20. PEDESTRIAN RAMP MUST BE BUILT WITH A MAXIMUM SLOPE OF 8.33% AND 1.5% CROSS SLOPE.
21. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE AND TRANSFORMER PAD.
22. SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL LIGHTING ASPECTS PRIOR TO CONSTRUCTION.
23. SEE STRUCTURAL PLANS FOR BUILDING FOUNDATION. SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDINGINFORMATION.
24. FOR FENCE AROUND THE DUMPSTER SEE DETAIL IN ARCHITECTURAL PLANS.

IMPERVIOUS AREA CALCULATIONS:

Total Lot Area: 17422.47 SF

	Proposed
Pervious	11566.82 SF
Impervious	4093.61 SF

Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

Site Plan

FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project

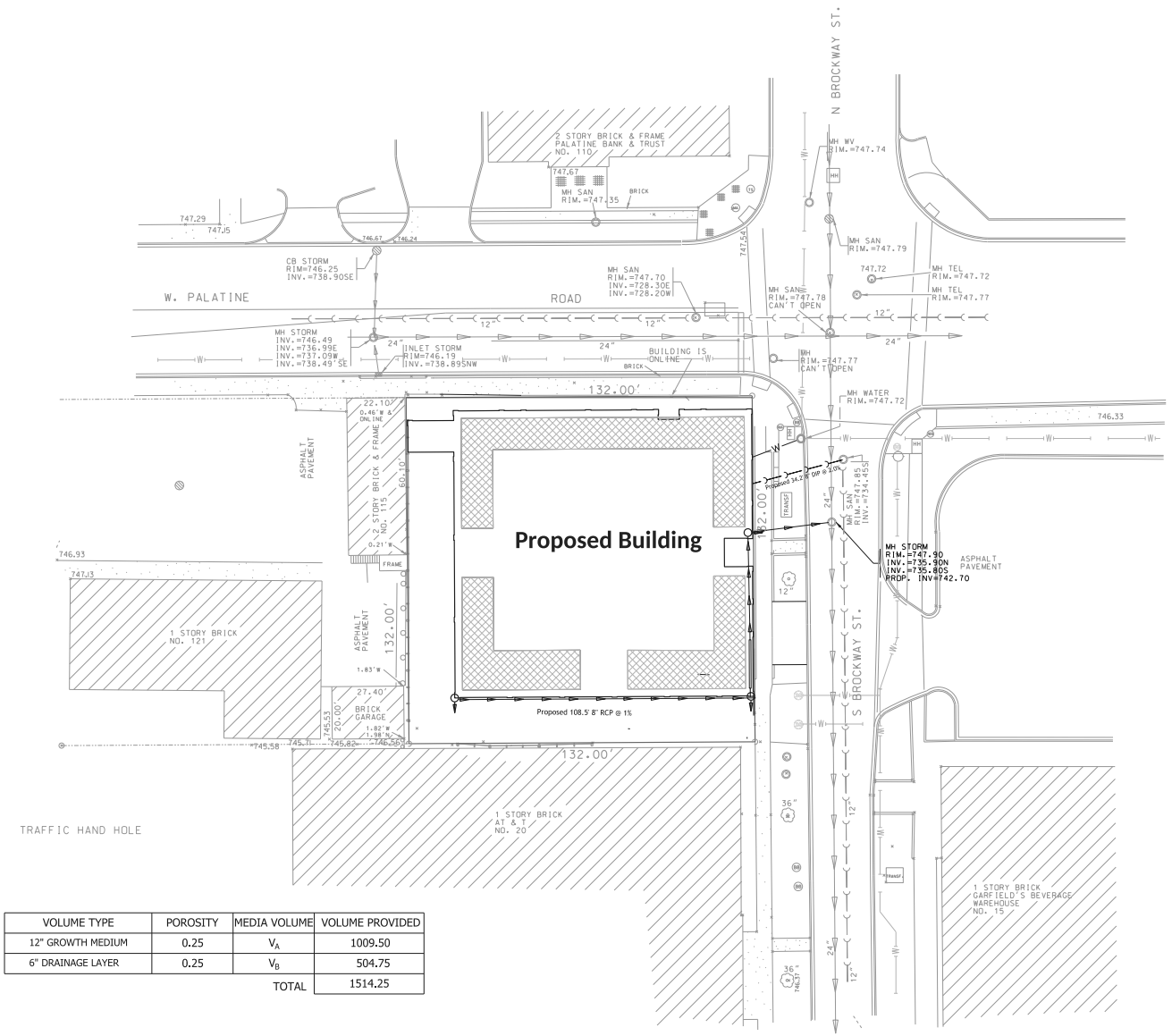
Date

Scale 1" - 20'

Sheet C2

Attachment: Engineering plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



VOLUME TYPE	POROSITY	MEDIA VOLUME	VOLUME PROVIDED
12" GROWTH MEDIUM	0.25	V_A	1009.50
6" DRAINAGE LAYER	0.25	V_B	504.75
		TOTAL	1514.25

LEGEND

- DRAINAGE FLOW
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER
- EMERGENCY OVERFLOW ROUTE
- PROPOSED ELECTRIC LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- ELECTRICAL TRANSFORMER
- DOWNSPOUT
- VALVE VAULT
- MWRD INTERCEPTOR
- INSPECTION PORT
- GREEN ROOF

N

UTILITY NOTES:

1. GRADING CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. THE GRADING CONTRACTOR SHALL REMOVE EXCESS SOIL FROM THE SITE AND DISPOSE OF LEGALLY.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PUT IN PLACE ALL SOIL EROSION PREVENTION DEVICES SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER IN WRITING ON ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT THE ADDITIONAL POLLUTION.
5. THE CONTRACTOR SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFRAMED OR NON BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF ½ INCH IN 24 HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.
6.IF ADDITIONAL EROSIONAL CONTROL MEASURES NOT SHOWN ON THE PLANS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL SUCH REQUIRED DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO THE INSTALLATION.
7. GRADING CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF UNSUITABLE SOIL IS ENCOUNTERED. CONTRACTOR SHALL REMOVE AND REPLACE UNSUITABLE MATERIAL AS DIRECTED BY SOILS ENGINEER.
8. GRADING CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PAVING. ENGINEER SHALL APPROVE GRADING PRIOR TO PAVING. GRADING CONTRACTOR SHALL MAKE CHANGES AS DIRECTED BY ENGINEER.
9. FOR SILT FENCE SETUP SEE DETAIL.
10. ALL PAVEMENT AND GUTTER GRADES ARE FOR FINAL ASPHALT/CONCRETE COURSE.
11.ADJACENT STREETS SHALL BE SWEPT DAILY OR AS REQUIRED TO KEEP THEM FREE OF DIRT AND DEBRIES.
12. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS AND VAULTS SHALL MEET ASTM C478.
14. EXISTING UTILITY LOCATIONS AND ELEVATIONS AS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARILY EXCLUSIVE. CONTRACTOR SHALL VERIFY UTILITIES WHERE POSSIBLE AND NOTIFY ENGINEER OF DISCREPANCIES, EXCEPTIONS, OR OMISSIONS AS SOON AS POSSIBLE.
15. CONNECT TO PROPOSED BUILDING SERVICE. REFER TO BUILDING PLUMBING PLANS PRIOR TO CONSTRUCTION. VERIFY SIZE, LOCATION AND ELEVATION.
16. A NEW SEWER LINE WILL BE INSTALLED INTO A LIVE (ACTIVE) SANITARY SEWER. PROVISIONS SHALL BE MADE SO THAT EXISTING USERS OF SANITARY SEWER WILL NOT BE INTERRUPTED AT ANY TIME.
17. PROVIDE A REMOVABLE HOOD INSIDE THE SOUTH LEG OF CATCH BASIN 8 OR OTHER PRETREATMENT SYSTEM IN ORDER TO PROTECT THE PROPOSED VOLUME CONTROL PRACTICE.

Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

Utility Plan

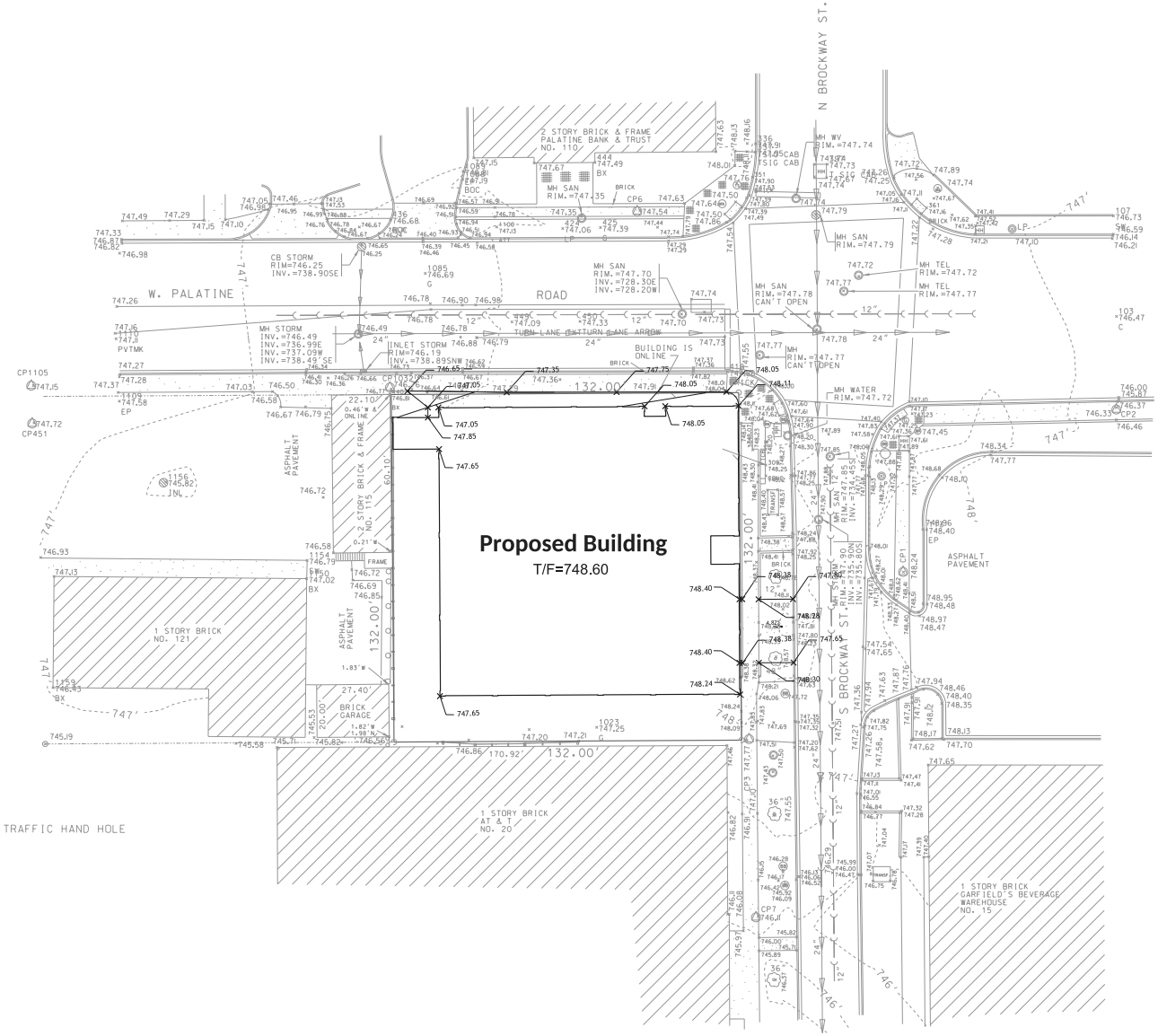
FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project
Date
Scale 1" - 20'

Sheet
C3

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment
Attachment: Engineering plans- 101PalatinePlans (011923) Updated (101 W. Palatine Road - Final Planned Development)

KEEP SANITARY SEWER LINE ACTIVE





LEGEND

- 684 — PROPOSED ELEVATION
- ×682.47 — EXISTING ELEVATION
- —609— EXISTING CONTOUR
- —781— PROPOSED CONTOUR
- DRAINAGE FLOW
- SILT FENCE
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE
- EMERGENCY OVERFLOW ROUTE
- DRAINAGE BREAK LINE

Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

Grading and Drainage Plan

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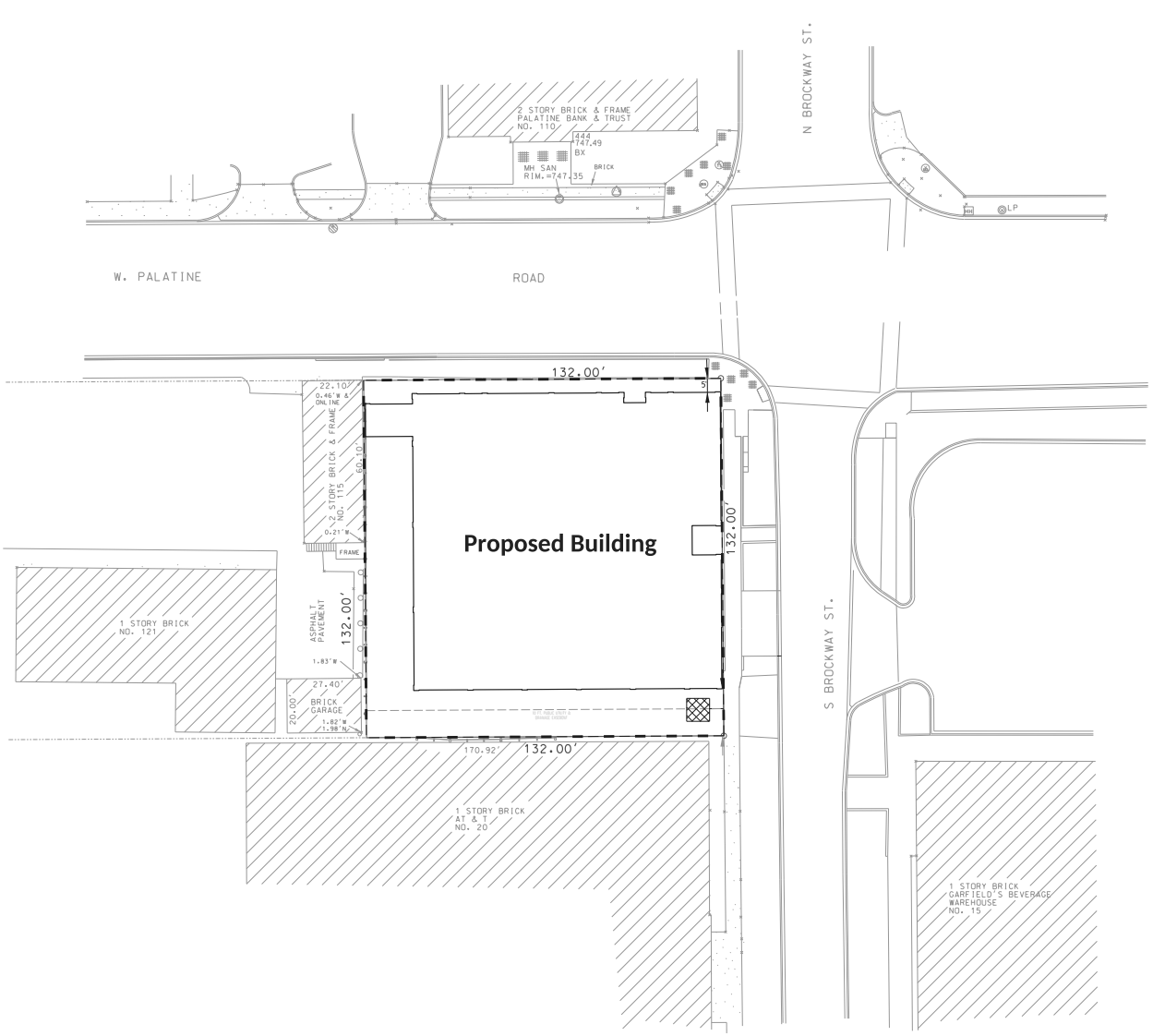
Date

Scale 1" - 20'

Sheet C4

Attachment: Engineering plans- 101PalatinePlans (011923) Updated (101 W. Palatine Road - Final Planned Development)

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment



N

LEGEND

- SILT FENCE
- CONSTRUCTION ENTRANCE/EXIT
- SEDIMENT BASKETS
- TOPSOIL LOCATION
- CONCRETE WASHOUT
- VEGETATIVE CONTROL AREA

STORMWATER MANAGEMENT QUANTITIES:

SILT FENCE	528 LF
SEDIMENT BASKETS	1 EA
SEEDING, FERTILIZING & MULCHING	0.09 AC
TYPE 1 PERMANENT LAWN MIXTURE	0.09 AC
DISTURBED AREA	0.40 AC

Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

Erosion and Sediment Control Plan

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Fluenta Consulting
201 E. Lakeside Dr.,
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Tel: 773-349-5881

Project

Date

Scale 1" - 20'

Sheet C5

Attachment: Engineering plans- 101PalatinePlans (011023) Updated (101 W. Palatine Road - Final Planned Development)

General Notes

GENERAL NOTES & SPECIFICATIONS:

1. ALL ROADWAY AND PAVEMENT CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2016 ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OR LATEST EDITION, EXCEPT AS MAY BE MODIFIED BY THE PROJECT PLANS AND SPECIFICATIONS.
2. ALL UNDERGROUND CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2014 "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", ILLINOIS MUNICIPAL LEAGUE, LATEST EDITION, EXCEPT AS MAY BE MODIFIED BY PROJECT PLANS AND SPECIFICATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE VILLAGE OF PALATINE . EACH CONTRACTOR SHALL BE PROVIDED WITH THE APPLICABLE SECTIONS OF THIS SPECIFICATION IN THE BID PACKAGE.
4. ALL ELEVATIONS SHOWN ARE USGS DATUM.
5. THE VILLAGE OF PALATINE BUILDING AND ENGINEERING DEPARTMENT SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL JURISDICTIONAL AGENCIES AND ALL UTILITY COMPANIES WITH FACILITIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION, AND ENSURING THAT ALL UNDERGROUND LINES ARE LOCATED, PRIOR TO COMMENCING CONSTRUCTION.
6. ALL WORK TO MEET ALL STATE AND LOCAL CODES.
7. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT.
8. ALL WORK SHALL COMPLY WITH THE IEPA "STANDARD SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL 2011 EDITION." THE CONTRACTOR SHALL TAKE WHATEVER STEPS ARE NECESSARY TO CONTROL EROSION ON THE SITE. EROSION CONTROL FEATURES SHALL BE CONSTRUCTED CONCURRENTLY WITH OTHER WORK ON THE SITE. THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS TO PREVENT POLLUTION OF STREAMS, LAKES AND RESERVOIRS WITH FUELS, OILS, BITUMS, CALCIUM CHLORIDE OR OTHER HARMFUL MATERIALS. HE SHALL CONDUCT AND SCHEDULE HIS OPERATIONS SO AS TO AVOID OR MINIMIZE SILTATION OF STREAMS, LAKES AND RESERVOIRS. HAULING WILL NOT BE ALLOWED WHEN THE WORK SITE IS TOO WET TO MAINTAIN ACCEPTABLE CONDITIONS ON ADJACENT STREETS. ADJACENT STREETS AND DRIVEWAYS SHALL BE MANUALLY OR MECHANICALLY SWEPT PERIODICALLY AS MAY BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM THIS PROJECT FROM STORM SEWERS AND DRAINAGE STRUCTURES AT NO ADDITIONAL COST.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH ALL OF THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT INCLUDING THOSE REQUIREMENTS FOR OPEN CUT TRENCHES AND SHEETING AND BRACING AS REQUIRED. AT NO TIME WILL THE ENGINEER OR ANY OF HIS EMPLOYEES BE HELD LIABLE, EITHER DIRECTLY OR AS THIRD PARTY PARTICIPANTS TO ANY LITIGATION CONCERNED WITH CONSTRUCTION PROJECT.
10. ALL EXISTING FIELD DRAINAGE TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REROUTED, AND/OR CONNECTED TO THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL KEEP A RECORD OF ALL LOCATIONS OF FIELD DRAINAGE THE ENCOUNTERED UNLESS OTHERWISE NOTED.
11. ALL UTILITY COMPANY CONDUITS ARE NOT NECESSARILY SHOWN ON THE DRAWINGS AND MUST BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS AND NOTIFY FLUENTA CONSULTING OF ANY DISCREPANCIES.
13. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION THAT IS NOT SPECIFIED.
14. SUBGRADE PREPARATION FOR ALL PAVEMENTS SHOWN ON THE DRAWINGS SHALL INCLUDE TOPSOIL STRIPPING AND REMOVAL OF ANY UNDERLYING UNSTABLE/ DELETERIOUS MATERIAL. THE PAVEMENT SUBGRADE AND STONE BASE SHALL EACH BE PROOF ROLLED BY A LOADED SEMI DUMP TRUCK. UNSUITABLE MATERIAL IDENTIFIED DURING THE PROOF ROLL SHALL BE REMOVED. FOR THE SUBGRADE, UNDERCUTS SHALL BE FILLED WITH FABRIC AND 3" ROCK.
15. APPLY PRIME COAT UNIFORMLY OVER SURFACE OF COMPACTED AGGREGATE BASE AT A RATE OF 0.40 GAL/SY. APPLY ENOUGH MATERIAL TO PENETRATE AND SEAL, BUT NOT FLOOD SURFACE. ALLOW PRIME COAT TO CURE FOR 72 HOURS MINIMUM.
16. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO NOTIFY J.U.L.I.E PRIOR TO PERFORMING ANY EXCAVATIONS.
17. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY AND FLUENTA CONSULTING WITH A COMPLETE SET OF RECORD DRAWINGS WITHIN 30 DAYS OF COMPLETION OF THE WORK. DRAWINGS SHALL INCLUDE ELEVATIONS, LOCATION OF OTHER UTILITIES, SERVICES, FIELD TILES, ETC.
18. ALL PROPERTY DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE PER FINAL SURVEY.
19. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
20. ALL CURB RADII ARE FACE OF CURB UNLESS OTHERWISE NOTED.
21. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
22. CONTRACTORS TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
23. SIDEWALK AROUND PERIMETER OF THE BUILDING SHALL BE INTEGRAL CURB / WALK.
24. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCES OF R.O.W. IN ACCORDANCE WITH I. D.O.T. REQUIREMENTS.
25. CONTRACTOR SHALL VERIFY WITH LOCAL MUNICIPALITY OR CONTROLLING JURISDICTION AS TO THE NECESSITY FOR AND REQUIREMENTS RELATING TO THE INSPECTION BY AN APPROVED ON-SITE ENGINEER.
26. SHOULD THE GENERAL NOTES & SPECIFICATIONS OR DETAILS CONFLICT WITH THE VILLAGE OF PALATINE GENERAL NOTES & SPECIFICATIONS OR DETAILS THE MOST RESTRICTIVE SPECIFICATION OR DETAIL SHALL DICTATE.

GENERAL NOTES & SPECIFICATIONS:

1. ALL TRENCHED IN GREEN / LANDSCAPE AREA SHALL BE BACKFIELD WITH EARTH COMPACTED TO 90%. A MINIMUM OF 6"OF TOPSOIL SHALL BE PROVIDED IN GREEN / LANDSCAPE AREAS. TRENCHES IN ALL PAVED AREAS, CURBED, AND SIDEWALK AREAS SHALL BE BACK FILLED WITH APPROVED ENGINEERING BACKFILL COMPACTED AS 95% MODIFIED PROCTOR.
2. ALL DISTURBED AREAS SHALL BE RESTORED AND POSITIVE DRAINAGE MUST BE MAINTAINED.
3. ALL LANDSCAPING MUST BE RESTORED TO ITS ORIGINAL CONDITION. REPLACEMENT OF ALL BLACK DIRT, SEED, TREES, BUSHES, ETC. SHALL BE PROVIDED BY THE CONTRACTOR AND GUARANTEED FOR ONE YEAR FOLLOWING FINAL INSPECTION BY THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION. GUARANTEE SHALL INCLUDE REPAIR OF TRENCH SETTLEMENTS AS NEEDED TO BRING TRENCH TO ORIGINAL GRADE.
4. EXISTING DRAINAGE PATTERNS SHALL BE RESTORED FOLLOWING CONSTRUCTION. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALK, CURBS, PAVEMENTS, DRIVEWAYS, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
6. AFTER STRIPPING AND ROUGH GRADING IS COMPLETED, THE EXPOSED SUB GRADE SHOULD BE PROOF ROLLED. PROOF ROLLING MAY BE ACCOMPLISHED WITH A FULLY LOADED, TANDEM-AXLE DUMP TRUCK OR OTHER EQUIPMENT PROVIDING AN EQUIVALENT SUB GRADE LOADING. STATE EROSION CONTROL MEASURES MUST BE IMPLEMENTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL DURING SITE WORK DEMOLITION OR REMOVAL. CONTRACTOR SHALL CONTROL DUST CREATED FROM ON-SITE CONSTRUCTION AND ASSOCIATED TRAFFIC USING WATER OR OTHER APPROVED MEANS.
8. PROTECT TREES, PLANT GROWTH, AND FEATURES DESIGNATED TO REMAIN AS FINAL LANDSCAPING. CONSTRUCTION EQUIPMENT SHALL NOT TRAVEL UNDER DRIP LINES OF TREES TO BE PROTECTED.
9. PROTECT BENCHMARKS FROM DAMAGE OR DISPLACEMENT.
10. REMOVE TREES AND SHRUBS, STUMP, AND ROOT SYSTEM TO A MINIMUM DEPTH OF 42 INCHES.
11. MOISTURE CONTROL-WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE MOISTURE CONDITIONED BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MATERIAL. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS.
12. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY
13. STOCKPILE OR SPREAD SOIL MATERIAL THAT HAS BEEN REMOVED BECAUSE IT IS TOO WET TO PERMIT COMPACTION.

STORM SEWER NOTES & SPECIFICATIONS:

1. ALL STORM SEWER STRUCTURES ADJUSTMENTS SHALL BE MADE WITH PRECAST CONCRETE ADJUSTING RINGS SET IN A FULL BED OF BUTYL ROPE JOINT SEALANT. NO MORE THAN 12" OF ADJUSTING RINGS WILL BE PERMITTED, SUBJECT TO THE APPROVAL OF THE AGENCY HAVING JURISDICTION.
2. CONNECTION TO EXISTING STORM SEWER STRUCTURES SHALL BE DONE BY CORING THE CONCRETE BARREL SECTION.
3. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS SHALL MEET ASTM C 478.
4. PRIOR IEPA APPROVAL IS REQUIRED IN ORDER TO CONSTRUCT STORM MAINS OVER WATER MAINS.

TRAFFIC CONTROL NOTES & SPECIFICATIONS:

1. THE CONTRACTOR IN ACCORDANCE WITH I.D.O.T. STANDARDS SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL AND SIGNS.
2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY ACCESS TO ALL ROADWAYS AND DRIVEWAYS DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY HOMEOWNERS AT LEAST 24 HOURS IN ADVANCE OF TEMPORARY OPEN CUTS REQUIRED TO NSTALL UTILITIES ACROSS DRIVEWAYS.

Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

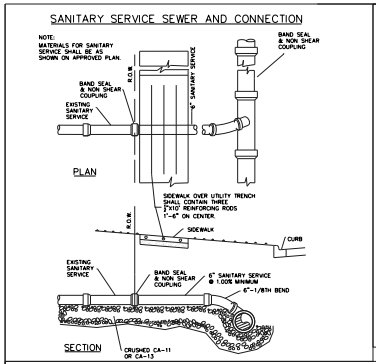
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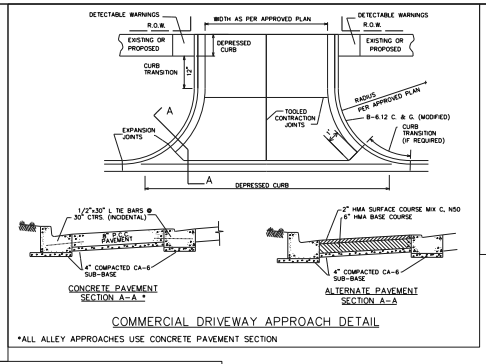
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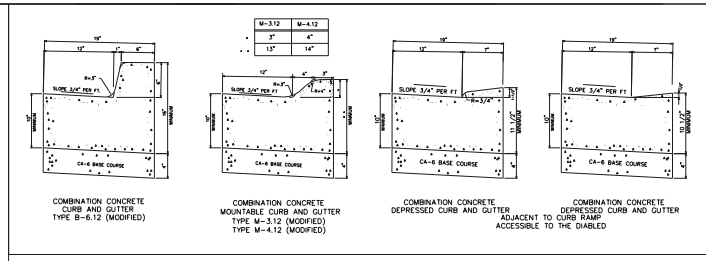
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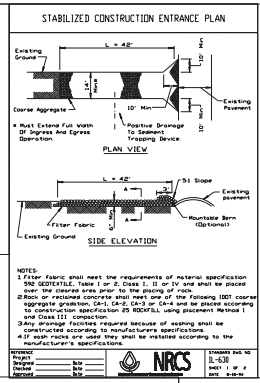
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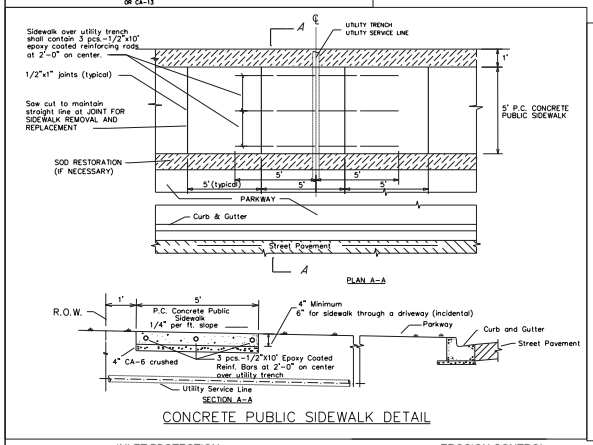
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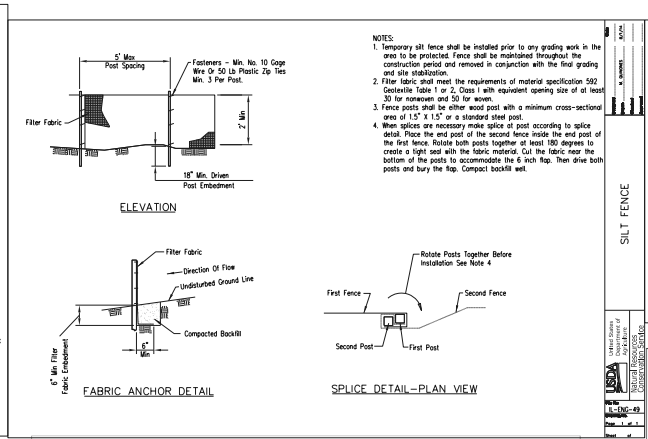


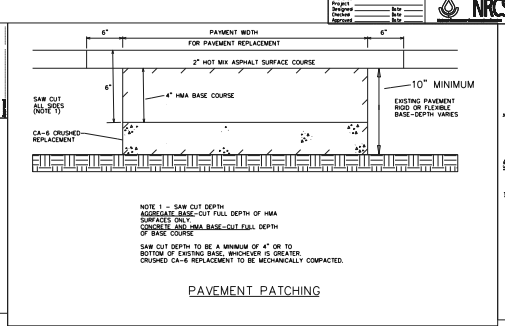


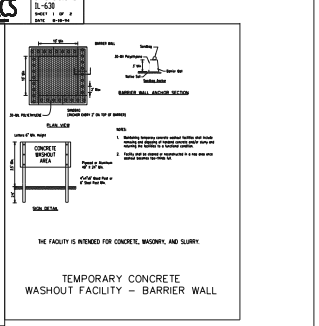


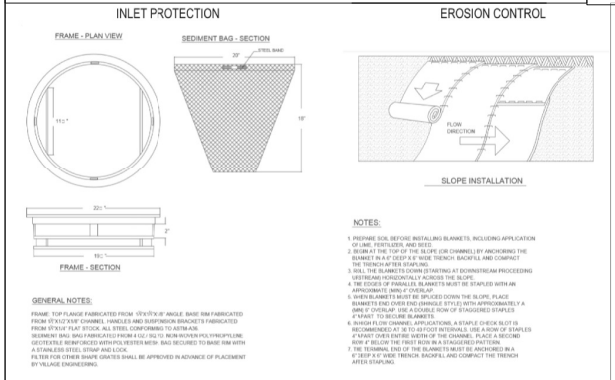


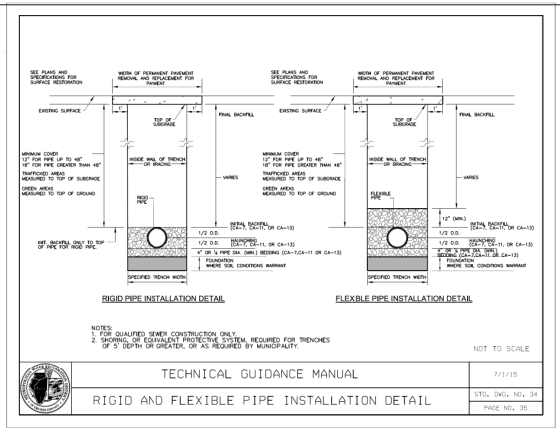


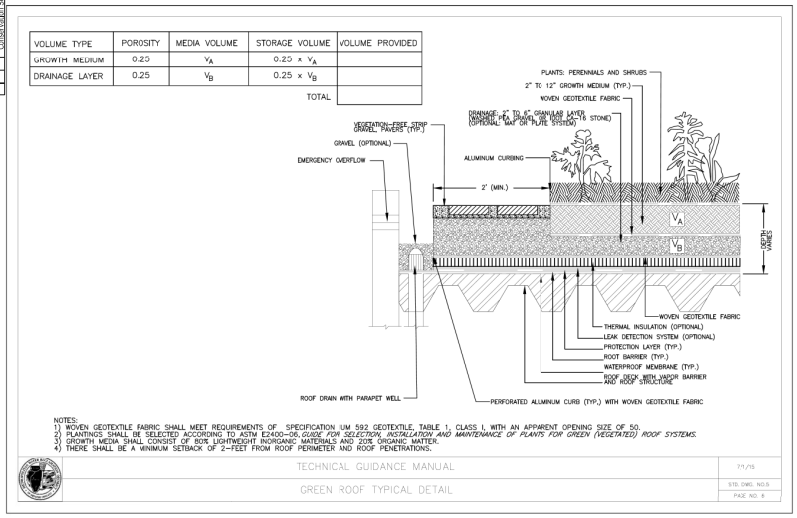












Revision/Issue	Date

Apartment Building Construction
101 W. Palatine Rd., Palatine, IL

General Notes

FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project	
Date	
Scale	

Sheet C7

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The Trieuth At Palatine

Rules and Regulations

We want to welcome you to the community and familiarize you with community rules and policies. These Rules are furnished to all Residents in communities managed by Trieu Properties limited and they are a part of your Lease Agreement. These Community Rules are divided in two sections. The second section of these Community Rules is a booklet entitled Care and Maintenance of your Apartment Home. Collectively both sections are referred to in this document as Rules. Noncompliance with these Rules may result in you owing additional amounts to Owner and may be grounds for termination of your lease. Additional rules may apply to use of any fitness room, business center, or community room. Additional rules and requirements may be posted by Owner in community rooms, laundry areas, or in other common and amenity areas. Residents and their guests must comply with all posted rules. Failure to comply with rules may result in Resident or Resident's guests being denied access or use of community amenities. Owner reserves the right to change or amend the following Community Rules from time to time with or without notice. Courtesy is Contagious...Please conduct your activities in and about the premises in a manner not to interfere with the rights, comforts or conveniences of other Residents. Your thoughtfulness and consideration of your neighbor will be appreciated. Please take time to read through these Community Rules and contact your Property Manager if there are any questions.

ACCESS DOORS

Triggering of emergency door alarms will result in a charge to Resident. No building entry or fire doors may be propped open at any time. Open doors can allow animals and pests into the Apartment Building and permit access by unauthorized persons. When moving, or carrying items into the Apartment Building, Residents should have a person monitoring the door. Interfering with door closing mechanisms, or blocking an entry door, is not permitted. In addition, Resident is not permitted to allow persons into the Apartment Community that the Resident personally has not invited into the Apartment Community. Residents must be physically present at the Apartment Community to authorize any persons to enter the Apartment Community through the controlled access system. A Resident must not allow any person access to the Apartment Building while entering or leaving the Apartment Building or Garage. Residents must not allow strangers or persons that a Resident might recognize as guests of other residents the opportunity to follow anyone into the Apartment Building while entering or leaving, as there is no way to know what guests are or are not welcome visitors to other residents at any given time. Please report any violations of this policy to Management.

ANTENNAS AND SATELLITE DISHES

Attachment: Planning and Zoning Commission materials - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment

Wiring is provided inside the apartment. Residents are not permitted to tamper with the wiring or remove the wall plate and/or ethernet box (if provided). This installation of antennas and “satellite dishes” is subject to FCC regulations and special regulations of Owner. Residents may not install any antennas, including “satellite dishes” or “mini-satellite dishes,” without complying with these special rules and obtaining advance approval of any installation in a separate agreement. Any installation without such prior 2 approval is prohibited.

APPLIANCES

The use, installation and/or storage of privately owned appliances such as stoves, refrigerators, dishwashers, air conditioners, washers/dryers and space heaters is prohibited in your Apartment or Townhome without prior written permission of Owner.

BALCONIES/PATIOS

Balconies or patios may not be used for storage or hanging clothes. No carpeting of balconies/patios is allowed unless approved by Management. In accordance with local laws and safety concerns, no grilling, cooking or any open flame is permitted on balconies, patios or garages. It is not permitted to run electric cords from the apartment to a balcony or patio area. Bird feeders and feeding of other animals are prohibited. Traps or poison may not be placed by Resident to trap or kill rodents, insects or pests at any outdoor area. Plants are permitted but Residents are expected to put protection under plants to prevent water or dirt from staining the balcony or patio area or leaking to any other balcony or patio area. Residents will be responsible for any water or material falling from a balcony area or damage done to a balcony or patio. Care should be taken with pots to use natural dirt and planting material that is not flammable. Some fertilizers and potting material are combustible when placed in heat or sun and should not be used in the balcony or patio area. As of January 1, 2022, all of Management’s rental communities are smoke-free. Smoking will only be permitted in outside areas that are greater than 25 feet away from any building, amenity or structure on the property. Cigarettes must never be extinguished in any dirt or plant. Potting material can be highly flammable. Residents and their guests will be responsible for any fire or damage caused by careless smoking anywhere in the rental community.

BUSINESS RELATIONSHIP

The relationship between Management/ Owner and a Resident, or applicant, is a business relationship. A courteous and business-like attitude is required from both parties. If Resident, or any member of Resident’s household or guest demonstrates unprofessional, rude, hostile, or inappropriate behavior in the presence of Management staff or other residents, applicants, or their guests, s/he may be asked to leave the area and a notice of violation of lease may be issued. If a Resident, a Resident’s guest or household member exhibits any threatening behavior, appears to be intoxicated or under the influence of alcohol or other drugs, or attempts to intimidate, or is otherwise inappropriate with staff, Management reserves the right to

terminate any service, discussion, or meeting, if Resident, guest, or other person does not leave, law enforcement may be contacted. This type of conduct is a basis for a termination of lease or eviction. Please see the separate section of these rules on Dress Code for appropriate attire in meetings with Management and in common areas of the building. Use of cell phones or other devices, including the recording of any meeting, is not allowed when engaging with Management staff. If a Resident is participating in a cell phone call, texting, viewing a phone or otherwise using any electronic device (that is not necessary to assist with communication or to alleviate the conditions or symptoms of a disability), is a basis for Management staff to disengage or end a meeting. Management may refuse or terminate a meeting where a Resident or guest is using a cell phone or electronic device, except as needed to alleviate the symptoms of a disability, without Management's permission. Children are welcome in meetings or interactions with Management. However, an adult must appropriately supervise any minor, Management is not responsible to provide childcare, supervision, or assistance in connection with any meeting, work order, or service provided by Management. Management may refuse to enter an occupied unit if only minor children are present, and there is no adult present. Any request for service or work orders will be rescheduled in those circumstances. With the exception of standard property charges, Management staff may not accept any money, gifts, "tips", or services in connection with the performance of their duties. This policy does not prohibit the submission of any unsolicited note, thank you card, or other comment on Management staff or service matters. Residents, in turn, have a right to expect courteous, professional, and civil treatment in communications and the performance of services by Management staff. If Resident believes any staff member has not behaved in an appropriate manner, or has said anything that is inappropriate, discriminatory, or is contrary to the standards set forth in these rules, a complaint may be made to the Regional Manager or the corporate office of Trieu Properties limited.

CHILDREN

Residents are responsible for the appropriate supervision of minor children and guests of Resident or Resident's children. Failure to adequately supervise children and/or their guests is a violation of these rules.

COMMON AREA AMENITIES (if applicable)

Different communities have different facilities and amenities. Residents must comply with any specific rules posted at any facility.

Social Room / Fitness Center:
1. All children under age 16 must be accompanied by an adult Resident.
2. Game table use is limited to 30 minutes – if someone is waiting to use it.
3. Smoking is prohibited.

All amenities provided by Owner, such as exercise equipment, pools, saunas, and hot tubs, have some risks of use which Resident expressly assumes by using such equipment or

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amenities. All equipment and amenities are used by Resident and/or Resident's guests and children at their own risk. Residents should take all reasonable precautions if using such facilities to make sure they understand their proper use. If Resident, or Resident's guests and children, have any medical or physical condition that could be affected by use of any exercise equipment or amenity, then appropriate advice and direction from Resident's medical advisors should be obtained before such use. Resident and Resident's guests are responsible for wearing proper clothing, and specifically swimwear designed for use in pools or hot tubs, to prevent damage to equipment and systems.

GENERAL ROOF DECK RULES AND REGULATIONS

1. Description of Roof top: The Roof top is located on the 4thFloor of 101 w palatine,The Roof top has a **50**-person maximum occupancy. The Roof top is an amenity to the Building and shall be governed by the Roof Deck Rules and Regulations contained herein.
2. Conditions of Access and Use
2.1. Access to and Use of the Roof top to Occupants of 101 w palatine (during non-Events) must be employed by a Tenant with a current leased office space. Should Occupant's employment at 101 w palatine cease for any reason, access and permission to use the roof top will terminate immediately.
2.2. Access to and Use of the Roof top is open to any Tenant's employee without regard to race, sex, ethnic background or religion. All users must be at least twenty-one (21) years of age if alcohol is being served.
2.3. Access to and Use of the Roof top shall, at all times, be subject to any and all rules and regulations now existing or hereafter updated by Building Owner or its Property Manager.
2.4. Building Owner or its Property Manager may elect to revoke access and the use of the amenity at any time at its sole discretion.
2.5. All Governing Laws, Codes, and General Building Rules and Regulations shall apply to the Roof top.
2.6. User may not use the Roof top if an uncured default exists under its lease in the Building.
2.7. The Office of the Building reserves the right to impose a reasonable limitation on the number of events which a Tenant may hold within any one (1) month or within any twelve (12) month period.
3. Tenant Access and Usage Regular access to the Roof top is provided to Occupants of 101 w palatine. Occupants shall not be entitled to lend their access card to any person. Access and usage rights may be permanently revoked by Building Owner or its Property Manager if Occupant is found violating this provision.
4. Roof top Hours
The Roof top will be open during the following times:
• Monday – Friday: 10:00 a.m. to 9:00 p.m. On certain days where a Tenant has reserved the Roof top, the reserved area(s) will close at 3:00 p.m.
• Saturday: 10:00 a.m. to 9:00 p.m.
• Sunday: 10:00 a.m. to 9:00 p.m.
Tenants should contact the Office of the Building for additional information and reservation request forms.

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6. Involuntary Termination Building Owner or its Property Manager reserve the right to terminate or suspend, for such period of time as Building Owner or its Property Manager shall deem appropriate, any privileges of the Occupant as a result of failure to comply with any provision the Roof top Rules and Regulations or for any other actions that are in any way detrimental to the best interest of the operations of the Roof Deck or its use by other Occupants. Access and use may be terminated or suspended verbally with subsequent written notification to employer of Occupant.

7. General Rules

7.1. The Roof top is available on a first-come, first-served basis.

7.2. To keep the Roof top clean and free of debris, every Occupant must clean up after his or her self. All trash shall be placed in the garbage or recycling containers provided by the Building. Failure to do so may result in revocation of usage rights by Building Owner or Property Manager.

7.3. Property Manager cannot guarantee accommodation but will consider the request if appropriate. Building Owner or its Property Manager shall not be liable for any service outages

7.4. Furniture located within the Roof Deck is provided as a courtesy as part of the Roof top amenity. Furniture, equipment and any supplies may not be moved, removed, or relocated for any reason.

7.6. The Roof Deck is not to be used for sleeping.

7.7. The Roof Deck is not to be used as secondary conference room.

7.8. The Roof Deck is not meant to be a substitution for officing and should not be used as such. 7.9. The Roof Deck is not to be used for interviewing employee candidates.

7.10. Professional Courtesy to Others – Because the Roof Deck is open to all participating tenants at 101 w palatine, all users are expected to act in a professional manner and show professional courtesy to other users by acting and speaking in a low voice. Any person not exhibiting professional and courteous behavior will be asked to leave by building security.

7.11. The Roof top doors are to be closed at all times.

7.12. Guests must stay within designated area only.

7.13. No individuals under the age of twenty-one (21) shall be permitted on the Roof top if alcohol is served.

7.14. Smoking is strictly prohibited at all times.

7.15. The Roof top shall not be used for any offensive purpose.

7.16. NO GLASS OR BREAKABLES ARE PERMITTED ON THE ROOF DECK

7.17. No items shall be thrown from the roof. Violations of this policy are subject to the laws of the State of Illinois and the City of Chicago. In the event of any such incident, Chicago Police will be called.

7.18. No signage, decorations, frames, etc. shall penetrate the floors, walls, planters or any other permanent fixtures of Roof top of the building.

7.19. Users will protect the Roof top furniture from scratches beyond normal wear and tear, and are prohibited to rearrange or remove the furniture.

7.20. No open flames shall be permitted (other than properly supervised chafing dishes and deck fire pit).

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7.21. Absolutely NO fireworks or similar entertainment displays of any sort will be permitted.
7.22. No feeding birds or other animals.
7.23. Food should never be left unattended or uncovered.
7.24. No audible music is allowed unless users are plugged into headphones. 7.25. The firepit is weather permitting and will be used at the Property Manager's discretion.
8. Dress Code
8.1. Any clothing that is offensive in nature or bears offensive language or graphics to anyone, is not permitted.
8.2. Shoes must be worn at all times. Bare feet and socks without shoes are not permitted.
8.3. Sun bathing is strictly prohibited.
8.4. Any violation of the above dress code will result in the User being asked to leave, NO exceptions.
9.Drink Tokens for Building Sponsored Events
9.1 Two (2) drink tokens will be distributed by the security guard on duty once a government-issued photo ID is checked.
9.2 All drink tokens are custom-created by the Building Management and will be color coded for each day's use. No drink tokens will be accepted by the bartender on duty if they do not match the specific day's token color.
9.3 Drink tokens must be returned if not used during the duration of the tenant's time on the Roof top.
9.4. Any violation of the Roof top drink token policy may result in User being asked to leave. NO exceptions.
10. Additions and Modifications to Rules and Regulations Building Owner and Property Manager expressly reserve the right to add to, or modify, these rules and regulations, all of which shall be binding upon each Tenant and its respective invitees and other Occupants upon delivery of such additions or modifications to the respective Tenant.

DISTURBANCES, EXCESS TRAFFIC AND USE RESTRICTIONS

Please have consideration for your neighbors by keeping the noise level down at all times. Residents are 5 encouraged to handle complaints between themselves. However, if Resident communication does not work, call the office while the noise is occurring. Please remember you are responsible for your guests and their conduct.

Individual apartments, and the apartment community, are to be used exclusively as a private residence. All business and commercial uses are prohibited. Any use that would involve visitors or customers coming to the property, receipt of packages or business mail, are considered business or commercial uses and are not permitted. Occasional babysitting for family members or friends is permitted, but any regular daycare or frequent babysitting for compensation at the rental premises, is prohibited. Conducting any business or activity for a consideration that uses the rental premises, or the utilities at the rental premises, is not permitted without Management's prior consent. Conducting any type of "sale" including estate sales, party sales, or other sales activity, including activities that involve receipt of inventory or property at the rental premises, may be prohibited if the activity disturbs other residents, interferes with Management, or otherwise in the discretion of Management at a particular site. Residents are expected to have periodic guests and visitors at their apartment for social and family purposes. If the number of

guests and visitors is excessive in terms of total number or its tendency to disturb fellow Residents, then Owner may ask Resident to restrict or limit the number of visitors. Excessive traffic from visitors or visits at unusual hours is a disturbance and violation of the Community Rules. Individual apartments or townhomes in the apartment or townhome community, are to be used exclusively as a private residence for Residents that have been screened and approved by Owner and their authorized family members. All business and commercial uses, including hosting guests or visitors through a home swapping, Airbnb type site, or other use where the Resident receives any benefit or consideration, whether in the form of cash, credits, barter or use of another person's premises or property, are prohibited. Residents are expected to have periodic guests and visitors with whom they have a familial or personal relationship at their apartment for social and family purposes. If Resident is receiving any payment or consideration for the visit, the visit is not permitted and is a prohibited use.

PARKING AND GARAGES

Resident agrees to hold Owner harmless from any and all damages incurred to vehicles, personal belongings and persons.

Each Resident is responsible for the safety of his or her own vehicle and any contents. Management is not responsible for theft, vandalism, or any form of damage incurred on the premises, whether in a common area parking lot, assigned parking space, or any garage space, to vehicles.

Parking Lot: All vehicles must be registered with the office. All vehicles parked in the parking lot must be in running condition, have current license plates, and moved on a daily (24) basis, 365 days a year. If a vehicle is towed because the vehicle is not registered with the office, because Resident failed to follow posted instructions for periodic parking lot plowing or sweeping, or because any required parking tag is not properly displayed and visible, the Resident is fully responsible for all costs involved with the removing and storing the vehicle. The monitoring of the parking lot is completed periodically, as staff is able and available. Management's failure or inability to notice, observe, or respond to an infraction or violation is not acceptance of any infraction or a waiver of Management's rights to subsequently enforce the parking lot rules and requirements as stated herein, or as posted. Management reserves the right to employ a third-party towing company or other company to patrol the lot and enforce rules or posted rules. If the vehicle of Resident or a Resident's guest is towed for failure to comply with parking lot rules or requirements, it will be the responsibility of Resident, any visitor or guest, or the vehicle owner to pay all towing and storage costs. Management will not reimburse, or take steps to request a release of a vehicle that is towed for violation of parking lot rules.

If Resident will be out of town, or away from the rental community, it is Resident's responsibility to make arrangements to have their car moved. Employees of Management are not permitted to move or operate Resident's vehicle for any reason. Failure to adhere to these policies may result in towing of the vehicle at the vehicle owner's expense.

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Parking areas are solely for the general usage of general transportation vehicles such as cars, SUVs, and light duty trucks. Parking commercial vehicles, boats, trailers, campers, semi-trucks, buses, other oversize/ or large trucks or vans is not permitted unless Management's consent is obtained or there is a separate designated area for such vehicles.

Please park in designated and appropriate areas only within the lines of designated spaces.

Vehicle repair work, vehicle maintenance or car washing is prohibited, except in communities where a designated area for such activities is provided. All work must be done in such designated areas. Resident is responsible for cleaning up after any use and will be responsible for damage or staining done to any cement, black top or other surface.

Any vehicle that is leaking fluids, or is overweight, or appears to be causing damage to any black top or cement surface of a parking area, may be required by Management to be removed from the parking area or garage. Resident will be responsible to repair any damages done or to clean or treat any staining.

Obstruction of driveways, fire lanes, pick-up areas, designated handicap parking areas, non-designated parking surfaces, or other roads or drives serving the rental community, is a violation of these Rules. Management may enforce these rules by having the vehicle towed; giving Resident a lease violation notice and/or notifying the local police department. Residents that park in any area posted as "nonparking" or areas where a vehicle is obstructing roadways, fire lanes, pick-up areas, or designed parking areas, may be towed with no prior notice from Management or by a private third-party towing service.

Plug-ins (if Applicable):

- Electric cords to vehicles are prohibited except in designated areas for plug-in parking.
- Heavy duty UL approved grounded extension cords that meet or exceed city and state codes must be used.
- The reserved parking/plug-in assigned area has been leased only for the specified term of the lease.
-

Underground Garages:

- Management assumes no responsibility for the safekeeping of your vehicle.
- The storage of personal property in underground garages is prohibited.
- Automatic garage door openers are to be used by adult Residents only. (If you lose your garage door opener, there is a replacement fee). When accessing a garage with an opener, the driver should individually access the garage door with the driver's opener. Residents should wait for the garage door to fully go up or down before pushing the button to use the opener. Following another car into the garage is prohibited and can result in damage to the garage door and your vehicle. No tailgating/piggybacking.

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Resident will be responsible for all repair costs. Owner will not be responsible for any damage caused by garage door malfunctions.

- All garage areas must be maintained in a good and clean condition. Vehicle repair or maintenance work is prohibited.

Outdoor Garages:

- Management assumes no responsibility for the safekeeping of personal property in garage areas. Residents who store or leave personal property in any garage do so at their own risk and agree that they will make no claim or demand to Management for any loss or damage to property that occurs. There is a greater risk of theft, vandalism, exposure to pests and the elements, including water and ice in garages. Resident assumes this risk without recourse to Management in leaving or storing property in a garage.
- Garage doors are to remain closed at all times
- Resident agrees not to store anything in violation of any statute, regulation, or city ordinance. This includes but is not limited to storage of explosives or highly flammable materials or goods or any environmentally hazardous substances or materials.
- All garage areas must be maintained in a good and clean condition. Vehicle repair or maintenance work is prohibited. Any Resident with a personal garage stall is expected and required to keep the garage stall clean. This means that Resident will periodically remove, sweep, or otherwise clean, sand, or other debris from the floor of any garage stall. Fluids must be promptly cleaned and removed to avoid damage or staining.

Garages in outdoor areas are designed and constructed to store vehicles that can withstand exposure to moisture and the elements. Any storage of personal property by Resident in an outdoor garage is at Resident's sole risk. Residents are not permitted to run cords, or to have any electric appliance, heater, tool or like item in the garage. Residents are not to use the garage for activities other than storing a vehicle. Residents must not make any change or alteration, including installing shelves, hooks, or other alteration to the garage. Residents will be responsible for any damage caused, or the cost to restore or remove any unapproved installation.

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6. 101 W. Palatine Road **- Recommend To Approve**

Notice was published in the Journal & Topics on July 6, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Final Planned Development
2. Proof of Ownership
3. Preliminary Planned Development Conditions
4. Final Architectural Plans- The Trieuth at Palatine
5. Engineering Plans
6. Draft Apartment Building Rules and Regulations- The Trieuth at Palatine
7. Public Notice

Chairman Wood spoke about an objectors' exhibit from resident at 132 W. Johnson Street.

Mr. Vyverberg gave a brief outline of the request explaining the subject property (0.40-acres), located at the southwest corner of Brockway Street and Palatine Road, previously contained a multi-tenant one-story commercial building (including Kramer Photography). The previous building was demolished in 2021 and the site remains vacant at this time. The Petitioner received Preliminary Planned Development in November 2022 to allow a 3-story, 18-unit apartment building and roof-top amenity area. The Petitioner is now seeking Final Planned Development to effectuate the initial approval granted. Therefore, the Petitioner is requesting approval of the following:

· Final Planned Development to allow an 18-unit, 3-story apartment building, with a rooftop resident amenity area.

Sworn in petitioner: Mr. Vu Trieu owner & Mr. Jim Tinaglia architect
Mr. Tinaglia stated nothing has changed from preliminary. He stated they completed all the drawings that match original request. Mr. Tinaglia stated they addressed the minor details that wanted to wrap up including fence.

Commissioner Kolososki asked about parking update.
Mr. Vyverberg stated there are 34 parking spaces. He stated this is compliable with other developments and was approved at the preliminary planned development review.

Chairman Wood clarified it is strictly residential.
Mr. Tinaglia answered yes.

Chairman Wood read into record the neighbor objection letter raising concerns about the open parking.
Mr. Vyverberg explained the original planned development site plan fence

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contemplation with open area but stated the new design will close it off.

Chairman Wood asked if the new design will resolve the neighbor's concern.
Mr. Vyverberg stated from a staff perspective, it softens the impact of a solid masonry building being near the property line and immediate adjacent to another 2-story brick building.

Commissioner Kolososki asked about snow removal.
Mr. Tinaglia explained there will be snow melts systems but will need removal during a heavy winter. He stated they tried to be sensitive to neighbors. He stated there are countless open parking facilities so is comfortable with it.

Commissioner Kolososki explained the concern about 5ft not being high enough and asked if they would be open to 6ft for security.
Mr. Tinaglia stated they can consider but pointed out the fence is enclosed.

Commissioner Friedman asked if rendering was same after plan commission.
Mr. Vyverberg referred to slide indicating there were changes that were approved at Village Council.
Mr. Tinaglia stated they took the advice from Plan Commission to make these changes.

Commissioner Bettenhausen referred to packet page 121, E101 of plans. He stated in the lower right corner it refers to an amber light at entrance of garage door asked if that's to alert pedestrians.
Mr. Tinaglia answered yes.

Commissioner Bettenhausen asked about the rules and regulations pointing out section on parking in garages had 3 sections but unsure how they all apply to this building.
Vu stated the attorney drafted the initial document.
Mr. Vyverberg explained staff requested draft rules, but will need to be reviewed and approved by the Village.

Mr. Vyverberg gave a brief overview explaining when they came through originally for preliminary planned development approval the maximum height was shown as 50ft 2inches and the final plans are slightly shorter. He spoke the parking and tenant amenity area that were part of the preliminary approval. He stated it is all residential with 2-bedroom units of varying sizes and a roof top amenity area, which will have rules, including the hours of operation that will be approved and finalized by the Village attorney. Mr. Vyverberg stated the building will be setback an additional 5ft to allow better traffic visibility for turning onto Palatine Road. He referred to the elevation slides to show comparability to the Palatine Bank and Trust and the AT&T building to the south. He stated from a density perspective it is comparable to other developments in the area and is consistent for residential uses in the TOD Plan.

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STAFF RECOMMENDATION:

The residential apartment building conforms to the residential use recommendations of the Downtown Land Use Guide and the TOD plan. Additionally, the proposed Final architectural and engineering plans conditionally comply with the Preliminary Planned Development approval and reflect the approval from November 2022. The greater setback along Palatine Road will reestablish a pedestrian separation that the previous building did not provide. The plans also reflect a material quality that is comparable to other existing downtown buildings and comply with the Downtown Design Guidelines. Therefore, Staff recommends approval of the Final Planned Development, subject to the Preliminary Planned Development approval and the following conditions:

1) The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.

2) The final architectural fencing plan around the exterior of the parking stalls shall be submitted in a manner acceptable to the Director of Planning and Zoning.

3) The development shall substantially conform to the architectural plans prepared by Tinaglia Architects, last revised on 5/19/23, except as such plans may be changed to conform to Village Codes and Ordinances.

4) A traffic control plan showing, not only the Maintenance of Traffic (MOT) for the public utility connections, but also the traffic plan during construction, this would include the construction management plan and material delivery routes and contractor parking during construction and shall be submitted in a manner acceptable to the Village Engineer. The traffic plan shall be submitted in conjunction with the building permit submission.

5) The Final Plat of Easement Vacation (10-foot easement on the south side of the property - per the ALTA survey dated 12/13/19 by MM Surveying Company) and, if required by the Village, Plat of Consolidation shall be submitted in a manner acceptable to the Village Engineer.

6) An Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer and shall include a line item for traffic control and protection. Planning review fees based upon the final accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.

7) A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.

8) A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.

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9) All extra agency permits shall be submitted in a manner acceptable to the Village Engineer. At a minimum, this shall include an IDOT permit, an MWRD letter of determination, and an MWRD sewer permit.

10) The final rules and regulations draft for the building operations shall be revised in a manner acceptable to the Village Attorney and Director of Planning and Zoning.

Commissioner Kolososki asked if they could add condition for 6ft fence.
Mr. Vyverberg stated from a staff's perspective there is latitude within condition #2 that the fence height can be amended.

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

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki

DELIBERATIONS:
Commissioner Kolososki stated it proportionately fits in to area. He stated it is nice looking and is filing in a corner that needs to be filled in. He stated a commercial building would have been a mistake.

Chairman Wood stated she wasn't involved with the preliminary review but proposal looks good and is aesthetically pleasing and will add to the property. She stated she thinks the additional 5ft setback is good improvement. She stated she agrees it is not overwhelming and fits with neighboring properties and is a great development.

Commissioner Friedman stated he originally voted against but appreciates the changes. He stated he understands the reason for no business and understands Staffs' and Councils' comments.

Chairman Wood stated she understands the want for retail but pointed out it is a struggle to fill those spaces and there are spaces available in the Village.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on August 14, 2023

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Noonan, Roth-Wurster, Luszczak, Fedota

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IV. COMMUNICATIONS

V. ADJOURNMENT

1. Motion to Adjourn **- Motion Carried by Voice Vote**

Mr. Friedman made a motion to adjourn; seconded by Mr. Kolososki

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Eric Friedman, Vice Chairperson
SECONDER:	Robert Kolososki, Commissioner
AYES:	Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Noonan, Roth-Wurster, Luszczak, Fedota

Attachment: PZC minutes - 7-25-23 (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 101 W. PALATINE RD. & 2-12 S. BROCKWAY ST.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 6TH day of JULY, A.D. 20 23., and the last publication thereof was made on the 6TH day of JULY, A.D. 20 23.

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of JULY A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of JULY A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice - 101 W. Palatine Road (101 W. Palatine Road - Final Planned Development for an 18-unit apartment building)

Consider an Ordinance Approving a Special Use Transfer to Permit the Operation of a Package Liquor Store at 2387 N. Hicks Road

BACKGROUND:
The Special Use for a package liquor store (Quick Liquor) was approved in January 2016. The Petitioner is requesting to transfer the Special Use to allow a new operator to run the store:

> **Special Use Transfer of Special Use #O-3-16 to permit the operation of a package liquor store at 2387 N. Hicks Road.**

KEY ISSUES:

- The Subject Property, zoned Planned Development, received Special Use approval for a liquor store in 2016 (Ordinance #O-03-16).
- Other than the change in ownership, the Petitioner is not proposing any changes to the business. The ordinance is conditioned upon the business plan requirements (delivery schedule, use of video surveillance, and hours of operation) with the proposed transfer.
- Any changes to the floor plan or business operations would require additional Village review. Staff also advised the Petitioner about the Village's temporary sign regulations as part of the Special Use transfer application process.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 2387 N. Hicks Road.

ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance #O-03-16 to Quick Liquor (MAA AMBE 7150 INC. - Himansu Patel) to permit the continued operation of a package liquor store at 2387 N. Hicks Road.

ATTACHMENTS:

- Aerial Map
- ORD SU Trans 2387 N Hicks Road
- EXHIBIT - Business Plan
- EXHIBIT - Floor Plan
- Application
- Special Use Ordinance #O-03-16

GISConsortium | 2387 N Hicks Road



0 300 600 ft

Print Date: 8/4/2023

Notes

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

Attachment: Aerial Map (2387 N Hicks Road - SU Trans Liquor Store)

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-03-16
2387 N. HICKS ROAD

WHEREAS, Ordinance # O-03-16 granted a Special Use to permit a package liquor store on the property commonly known as 2387 N. Hicks Road; and

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

WHEREAS, since the Village Council did meet on August 14, 2023 to review a request by Quick Liquor (MAA AMBE 7150 INC. - Himansu Patel), that the Special Use be transferred to permit the continued operation of a package liquor store with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Quick Liquor (Himansu Patel). be approved without amendment.

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

SECTION 1: That the Special Use granted by Ordinance # O-03-16 is hereby transferred to Quick Liquor (MAA AMBE 7150 INC. - Himansu Patel), to permit the continued operation of package liquor store, pursuant to the attached business plan and floorplan.

SECTION 2: All conditions of Special Use Ordinance #O-03-16 shall remain in full force and effect.

DATED: This _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2023.

_____
Village Clerk

Attachment: ORD SU Trans 2387 N Hicks Road (2387 N Hicks Road - SU Trans Liquor Store)

BUSINESS PLAN FOR QUICK LIQUORS, 2387 N. HICKS ROAD, PALATINE, IL.

1.) **WE AT QUICK LIQUORS ARE PLANNING TO OPEN A LIQUOR STORE AT THE GIVEN ADDRESS ABOVE.**

2.) **WORKING HOURS WOULD BE FROM MORNING 10 AM TO 11 PM ON MONDAY TO THURSDAY AND 10 AM TO 12 AM MIDNIGHT ON FRIDAY AND SATURDAY AND SUNDAY 10 AM TO 11 PM.**

3.) **WE ARE PLANNING TO HAVE 1 EMPLOYEE AT ALL TIMES DURING THE WORK OF OPERATION.**

4.) **ALL MANAGERS AND EMPLOYEES WILL BE BASSET CERTIFIED AND OBTAIN AN ALCOHOLIC BEVERAGE SELLER PERMIT FROM THE VILLAGE PRIOR TO ACQUIRING THE LIQUOR LICENSE.**

5.) **ALL DELIVERIES WILL BE MADE DURING PERMITTED HOURS 10 AM- 3 PM.**

6.) **LOADING AREA WOULD BE FROM THE FRONT DOOR TO THE STOCK ROOM IN THE BACK.**

7.) **WE WOULD BE HAVING ONE STOCK ROOM.**

8.) **THE STORE WILL BE EQUIPPED WITH A VIDEO SURVEILLANCE CAMERA STREAMING TO A MONITOR INSTALLED AT THE CASH COUNTER TO ENSURE THAT STAFF ON DUTY CAN MONITOR ACTIVITIES IN THE STORE THE CAMERA SYSTEM SHALL PROVIDE AN UNOBSTRUCTED VIEW OF THE ENTIRE STORE AND WILL SAVE RECORDINGS OF ANY MOTION FOR 15 DAYS WHICH WILL BE AVAILABLE IF NEEDED BY LAW ENFORCEMENT IN COMPLIANCE WITH APPLICABLE LAWS.**

Attachment: EXHIBIT - Business Plan (2387 N Hicks Road - SU Trans Liquor Store)

Attachment: EXHIBIT - Floor Plan (2387 N Hicks Road - SU Trans Liquor Store)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	**Business Name (If applicable)**
HIMANSU PATEL	Quick Liquor
Address	City/State/Zip Code
856 FRANCINE DR	BARTLETT IL 60103
Telephone	Fax
630-550-1811	
Email	
himcms42003@gmail.com	
Subject Property Address	
2387 N. HICKS RD	PALATINE IL 60103
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Address	City/State/Zip Code
Telephone	Fax
Email	

Attachment: Application (2387 N Hicks Road - SU Trans Liquor Store)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

HIMADSU PATEL

MAA AMBE 7150 INC.

Subject Property Address:

2387 N. HICKS RD PALATINE IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # 03-16 be transferred from GEE 11 INC to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

See attached Email business plan.
Floor Plan remain same.

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

Attachment: Application (2387 N Hicks Road - SU Trans Liquor Store)

VILLAGE OF PALATINE

Signature Page

Petitioner's Signature

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

HIMANSU PATEL — 07/31/2023

Name — Date

Signature

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

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

TERRY R. YORMARK II — LAKE COOK COMMONS, LLC MANAGER — 7/31/23

Name — Date

Signature

Attachment: Application (2387 N Hicks Road - SU Trans Liquor Store)

ORDINANCE NO. 0-3-16

AN ORDINANCE GRANTING A SPECIAL USE
2387 N. HICKS ROAD

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on January 4, 2016

Attachment: Special Use Ordinance #O-03-16 (2387 N Hicks Road - SU Trans Liquor Store)

ORDINANCE NO. 0-3-16

AN ORDINANCE GRANTING A SPECIAL USE
2387 N. HICKS ROAD

WHEREAS, pursuant to a petition and public hearing on October 13, 2015, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a packaged liquor store subject to Section 11.03 (d)(40) of the Palatine Zoning Ordinance, on the following legally described property:

> **Lot 1 of Parcel One of Bourbon Square, a planned unit development of that part of the North 1/2 of the Northeast 1/4 of Section 2, Township 42 North, Range 10, East of the Third Principal Meridian according to the plat recorded on August 19, 2002 as Document No. 0020909525, in Cook County, Illinois.**
>
> **commonly known as 2387 N. Hicks Road (PIN# 02-02-201-158)**

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

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

Attachment: Special Use Ordinance #O-03-16 (2387 N Hicks Road - SU Trans Liquor Store)

1. The Special Use shall substantially conform to the site plan and business plan, and is subject to the applicable liquor license requirements, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

PASSED: This 4th day of January, 2016

AYES: 5 **NAYS:** 0 **ABSENT:** 1 **PASS:** 0

APPROVED by me this 4th **day of** January, 2016

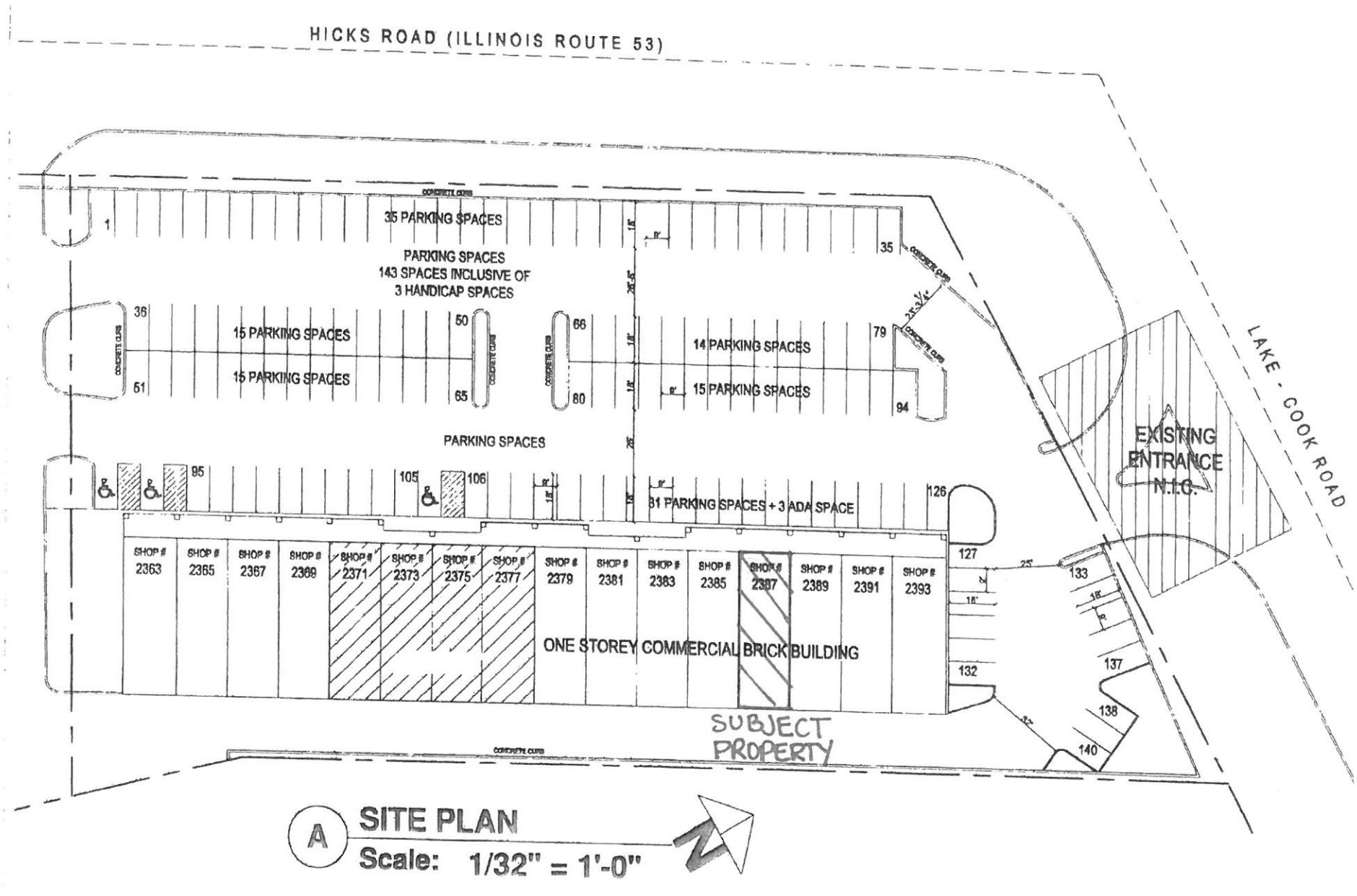
Mayor of the Village of Palatine

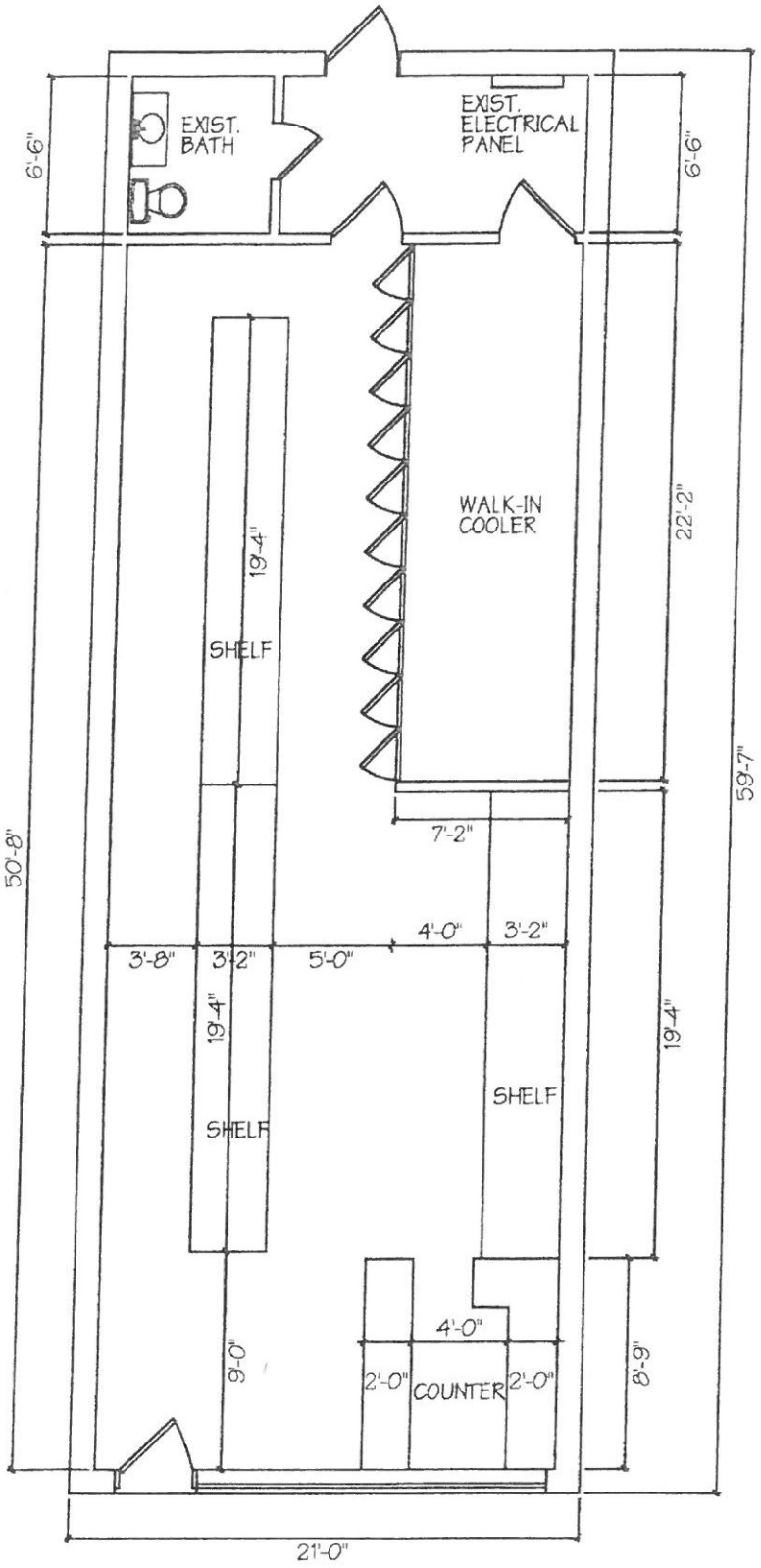
ATTESTED and FILED in the office of the Village Clerk this

4th **day of** January, 2016

Village Clerk

Attachment: Special Use Ordinance #O-03-16 (2387 N Hicks Road - SU Trans Liquor Store)


HICKS ROAD (ILLINOIS ROUTE 53)
LAKE - COOK ROAD
35 PARKING SPACES
PARKING SPACES
143 SPACES INCLUSIVE OF
3 HANDICAP SPACES
15 PARKING SPACES
15 PARKING SPACES
14 PARKING SPACES
15 PARKING SPACES
PARKING SPACES
81 PARKING SPACES + 3 ADA SPACE
EXISTING
ENTRANCE
N.I.C.
SHOP # 2363
SHOP # 2365
SHOP # 2367
SHOP # 2369
SHOP # 2371
SHOP # 2373
SHOP # 2375
SHOP # 2377
SHOP # 2379
SHOP # 2381
SHOP # 2383
SHOP # 2385
SHOP # 2387
SHOP # 2389
SHOP # 2391
SHOP # 2393
ONE STOREY COMMERCIAL BRICK BUILDING
SUBJECT PROPERTY
CONCRETE CURB
A SITE PLAN
Scale: 1/32" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

Attachment: Special Use Ordinance #O-03-16 (2387 N Hicks Road - SU Trans Liquor Store)

3. 2387 N. Hicks Road **- Recommended to Approve**

Notice was published in the Daily Herald on September 28, 2015, and mailed to the owners of surrounding properties.

Petitioner's exhibits:

1 Petition for Special Use
2 Real estate interest disclosure
3 Commercial lease
4 Plat of survey
5 Site plan
6 Floor plan
7 Business plan
8 Liquor license information
9 Current traffic counts
10 2013 traffic count
11 Map of liquor store locations

Ms. Bremanis gave the background of this request. The Petitioner is proposing to operate a liquor store. Therefore, the Petitioner is requesting a **Special Use to permit a packaged liquor store.**

BACKGROUND:

- The Subject Property is zoned P - Planned Development and is located within the Lake Cook Commons Shopping Center.
- The Subject Tenant Space is approximately 1,200 square feet and the shopping center is approximately 19,200 square feet.
- The shopping center was constructed in unincorporated Cook County and annexed into the Village in August 1998 (per Ordinance #O-119-98) pursuant to an Annexation Agreement approved in June 1998 (per #O-90-98).
- The uses within the shopping center follow the B-2 General Business district standards (per Ordinance #O-120-98).
- The Subject Property was granted a Special Use (per Ordinance #0-52-13) in May 2013 to operate a liquor store. However, the Liquor Commission could not approve a liquor license for the property, due to the ineligibility of the property owner. And the 1-year deadline for the Special Use expired. The Petitioner applied for and received an extension (per Resolution #R-019-14) until November 2014 and a second extension (per Resolution #R-044-14) until February 2015, which has since expired.
- The property is in the process of being sold and the Petitioner is therefore reapplying for a new Special Use and ultimately a Liquor License.

SITE ANALYSIS:

- The Petitioner also owns and operates the Community Food Mart (#2391), which is located within the same shopping center.
- The Subject Tenant Space will occupy one unit that is approximately 1,200

Attachment: Special Use Ordinance #O-03-16 (2387 N Hicks Road - SU Trans Liquor Store)

square feet.

- Packaged liquor stores are the retail sale of all alcoholic beverages in its original package, not for consumption on the premises where sold.
- In addition to the sales of packaged liquor goods, the store will sell a selection of beers, wines, and spirits. The store would also sell a small selection of bar tools, bar novelties and related items. No food items would be sold.
- The proposed hours of operation will comply with those permitted by the liquor license and would likely be Sunday through Saturday. While the final hours of operation have not been established, the class B license permits hours of 6:00 AM to midnight.
- The Petitioner will act as the general manager and he will likely employ a few part-time Staff. The shopping center has 149 parking spaces. The proposed use requires 4 parking spaces (1 parking space / 300 square feet).
- The shopping center was granted a Variation for 13 parking spaces (per Ordinance #0-70-08) in 2008. No additional relief for parking would be required.
- The submittal has also included sign plans, which appear to meet Code.

DEPARTMENTAL REVIEWS:
Community Services No comments.
Engineering N/A
Environmental Health There may be additional food service equipment required depending upon if an events that are proposed. Note the original business plan mentioned tastings, and this comment relates to this. Since then tastings have been eliminated from this proposal.
Fire Prevention N/A
Public Works N/A
Police No comments

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated
or traditionally affected with the public interest, those standards under Section 14.05 D
(2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use,
if granted, will be operated in a manner consistent with the public health, safety, and
welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners
have attempted to address the required standards.

Ms. Wood asked about signage in the windows; none.

The Petitioner, Ghayas Khan of FEE 11, Inc., represented by Jerome W. Pinderski, Jr., was sworn in. Mr. Pinderski gave background to this request, it is a good location for this business because of traffic counts. Due to the shopping center's ownership a liquor license was not possible until now, when ownership of the shopping center is changing. Mr. Khan has paid rent to reserve space in

Attachment: Special Use Ordinance #O-03-16 (2387 N Hicks Road - SU Trans Liquor Store)

this center. Mr. Pinderski reviewed the traffic counts for this type of business and many customers would be non-Palatine residents. Mr. Pinderski reviewed the floor plan, which is simple and so easy to secure and police. The center has been around for an extended period of time, and has had no negative impact on the surrounding properties. There is a lot of vegetation between the apartments and the center. There would be little waste made and there would be plenty of parking. These would be short visits to the liquor store. They did consider hosting tasting events but decided to remove it from the business plan.

Mr. Khan has a decade of experience of managing small retail and food operations. He currently runs the sandwich shop next door and believes in this location. This business will not stress the parking of the center.

There would be no health, safety or welfare issues of this proposed business.

Mr. Friedman asked of Mr. Khan's experience included packaged liquor sales. Ghayas Khan was sworn in. He has operated liquor sales out of another location. He has worked in Elgin, Chicago and other communities.

Ms. Wood asked about any plans for signage and posters in the windows. Mr. Khan said they would have 1 or 2 fancy signs, they would not be lite-up. They would be within Palatine's sign code.

There were no comments from the audience.

Ms. Bremanis said that ultimately, the citing of liquor stores is a policy decision for the Village Council (Special Use) and Liquor Commission (Liquor License). Nevertheless, the Village Council has previously approved and extended the Special Use for a Liquor Store with the same operator and business plan through the passage of ordinances and extensions, which expired in February 2015. Therefore, Staff recommends approval of the Special Use for a Liquor Store, subject to the following condition:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, GEE 11, Inc., dated 08/18/2015, except as such plans may be changed to conform to Village Codes and Ordinances.

Ms. Wood asked Staff if there have been any changes to the plaza or neighborhood that would make the Police department not want a liquor store at this location; none.

There was nothing further from the Petitioner. The public hearing was closed.

DELIBERATIONS:
Mr. Larson addressed the standards, noting this request had been previously approved, so it makes sense to approve. The request is consistent with the public health, safety and welfare and will definitely not have a negative impact on the neighbors.

Attachment: Special Use Ordinance #O-03-16 (2387 N Hicks Road - SU Trans Liquor Store)

Mr. Christopher said there was a lapse of the extensions.

Ms. Roth-Wurster said the owner has experience with liquor sales and has run a business in Palatine.

Ms. Wood stated the standards had been met and a vote of all ayes 8-0 for this petitioner. It is anticipated this petition will go before the Village Council on November 2.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Brent Larson, Commissioner
SECONDER:	Eric Friedman, Commissioner
AYES:	Larson, Christopher, Roth-Wurster, Friedman, Wood, Luszczak, McGinn, Quinn
ABSENT:	Coleman

Attachment: Special Use Ordinance #O-03-16 (2387 N Hicks Road - SU Trans Liquor Store)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 13, 2015, at 7:00 PM, in the Police Training Room of the Palatine Police Department, 595 N. Hicks Road, relative to a request for the following:
Special Use to permit a packaged liquor store subject to Section 11.03 (d)(40) of the Palatine Zoning Ordinance.
The property is commonly known as 2387 N. Hicks Road (PIN# 02-02-201-158).
The Petitioner is proposing to operate a packaged liquor store.
The above petition has been filed by GEE 11, Inc. and is available for examination in the office of the Village Clerk, 150 W. Wilson Street.
FILE #: 15-82
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning
Board of Appeals
DATED: This 28th day of September, 2015.
Published in Daily Herald September 28, 2015 (4420544)

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, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville,Cary,Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin,Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts,Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park,Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake,Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville,Lincolnshire, Lindenhurst, Long Grove, Mt.Prospect, Mundelein,Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach,Round Lake Heights,Round Lake park,Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published September 28, 2015 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 Paula Raetzman
Authorized Agent

Control # 4420544

Attachment: Special Use Ordinance #O-03-16 (2387 N Hicks Road - SU Trans Liquor Store)

Consider an Ordinance Granting a Special Use to Permit a Restaurant to Operate with Live Entertainment and a Liquor License at 1280 E. Dundee Road

BACKGROUND:
The Petitioner is proposing to renovate the existing tenant space to open a new restaurant, Aragvi. The Georgian-style restaurant will be a full-service restaurant with a bar. As an accessory use of the space, the Petitioner is also proposing to host banquet events with live entertainment within the subject tenant space. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a restaurant to operate with a liquor license and live entertainment at 1280 E. Dundee Road.

KEY ISSUES:
- The Subject Tenant Space is approximately 10,000 square feet, with an additional 10,000 square feet in the basement. As the basement space is mostly unimproved, no additional work is proposed except for the reuse of the existing walk-in coolers and any permitted storage.
- The submitted business plan and floor plan indicate that the Petitioners are proposing to keep the general existing layout, which includes a dining room, bar area, party room, and the full-service kitchen. The main changes to the floor plan include the introduction of a retail food store, new kitchen equipment, and a stage for live entertainment. Per the floorplan, the stage is approximately 72 square feet.
- Live entertainment would occur in the proposed restaurant for the occasional special events such as weddings, birthdays, bar mitzvahs, etc. The entertainment will include small bands or a DJ, whom will perform in the designated stage area near the front entrance. These special events will only be held on Fridays - Sundays. As a condition of the proposed Ordinance, Staff is recommending that the Live Entertainment Special Use cannot commence until the business has operated for 6 months, pursuant to a Staff review of the operations during that time.
- The proposed retail area will offer a variety of packaged foods and ingredients for purchase. The retail area will be staffed separately from the restaurant and will be open Tuesday - Saturday 9 AM to 7 PM, and Sunday 9 AM to 6 PM.
- The proposed hours of operation for the restaurant are as follows:
    - Tuesday - Thursday: 12 PM to 10 PM
    - Friday - Saturday: 12 PM to 2 AM
    - Sunday: 12 PM to 8 PM
- The Planning and Zoning Commission inquired about whether the rear exit doors (northern parking lot) would be utilized by patrons or staff during live entertainment events. The Petitioner has since revised their business plan to indicate that the rear door, accessible through the back-party room, will only be used in emergency situations. Additionally, the business plan indicates that restaurant staff will be instructed to be mindful of the adjacent residential neighbors to the north regarding any trash removal or exiting activities.

ALTERNATIVES:
1. Approve the Special Uses to operate a restaurant with Live Entertainment and a Liquor License.

2. Do not approve the Special Uses to operate a restaurant with Live Entertainment and a Liquor License.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on June 27, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Uses to permit a restaurant with a liquor license and live entertainment, and Staff concurs, with the condition that the Live Entertainment Special Use not be active until the restaurant has operated for 6 months and pursuant to a Staff review of operations.

ACTION REQUIRED:

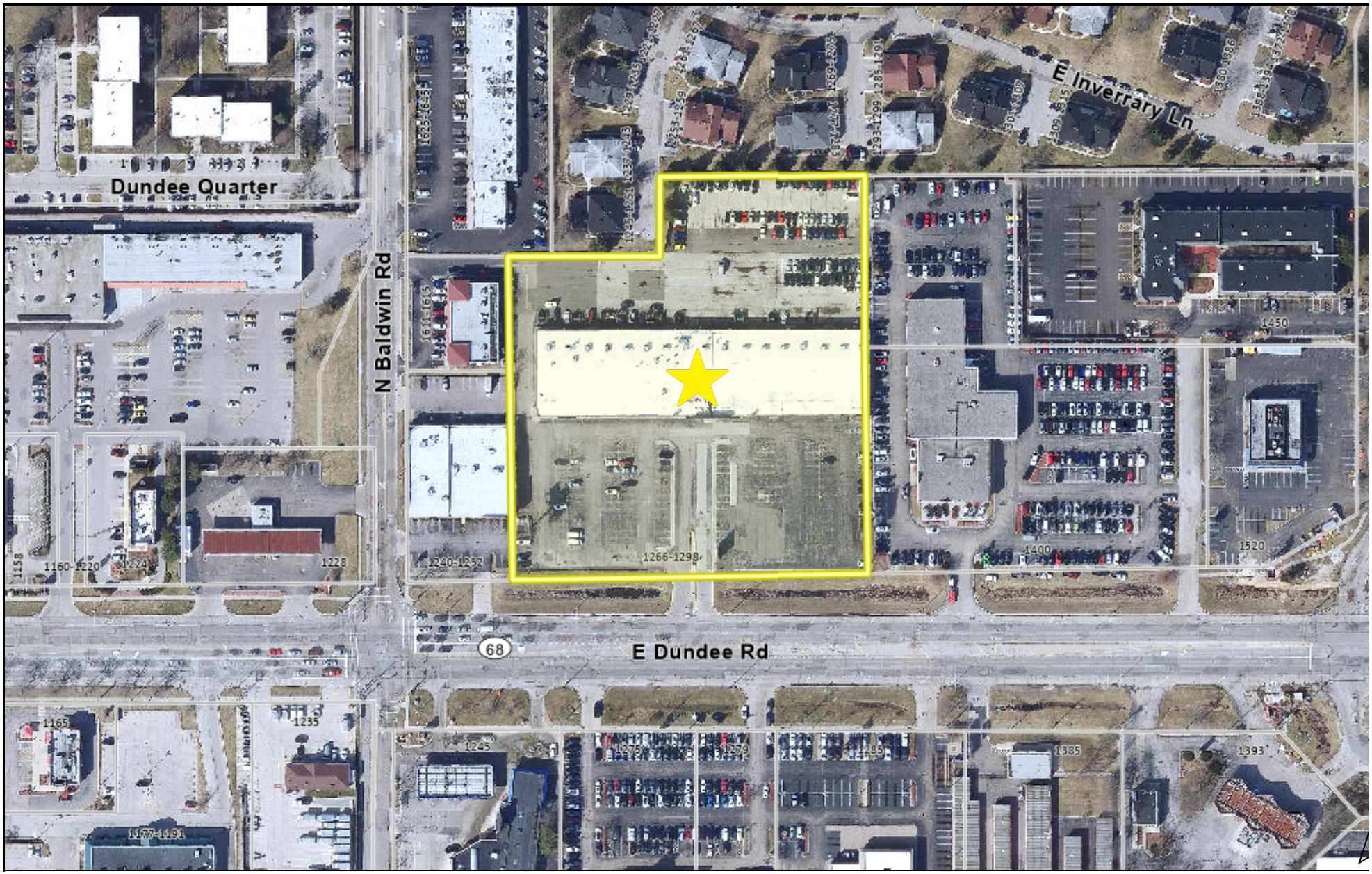
A motion to approve the ordinance granting Special Uses to operate a restaurant with Live Entertainment and a Liquor License.

ATTACHMENTS:

- Aerial Map
- ORD SU 1280 E Dundee Road
- EXHIBIT - Restaurant - Floor Plan 5-16-23
- EXHIBIT - Business Plan 8-9-23
- EXHIBIT - Site Plan/Plat of Survey
- PZC Materials - June 27, 2023
- PZC Minutes - June 27, 2023

GISConsortium

1280 E. Dundee Road



0 300 600 ft

Print Date: 3/30/2023

Notes

Cook County Aerial 2020

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

Attachment: Aerial Map (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
1280 E. DUNDEE ROAD

WHEREAS, pursuant to a petition and public hearing on June 27, 2023, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Special Use to permit restaurant to operate with a local liquor license pursuant to Section 11.03 (d) (26); and for a Special Use to permit a restaurant to operate with live entertainment pursuant to Section 11.03 (d) (19) of the Palatine Zoning Ordinance, on the following legally described property:

THE WEST 66.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THRID PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEDICATED BY DOCUMENT 21960657 RECRDED JUNE 30, 1972 AND EXCEPTING ALSO THAT PART LYING SOUTHERLY OF A LINE 250.00 FEET (AS MEASURED ON THE WEST LINE OF SAID SOUTHEAST 1/4) NORTH OF AND PARALLEL WITH THE NORTH LINE OF DUNDEE ROAD, AS WIDENED BY DOCUMENT 20370146 RECRODED JANUARY 3, 1968, AS CONVEYED TO THE COUNTY OF COOK, BY WARRANTY DEED RECORDED OCTOBER 7, 1981 AS DOCUMENT 26021369), ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 1170 E. Dundee Road (02-01-302-081-0000).

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

SECTION 1: Special Use to permit restaurant to operate with a local liquor license pursuant to Section 11.03 (d) (26); and for a Special Use to permit a restaurant to operate with live entertainment pursuant to Section 11.03 (d) (19) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition:

Attachment: ORD SU 1280 E Dundee Road (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Pavel Ivanoff, except as such plans may be changed to conform to the Village Codes and Ordinances.

2. Hours of operation shall be no later than 2 AM for special events and for those with live entertainment. Prior to implementing the first special event, the Petitioner shall submit a security plan in a manner acceptable to the Police Department and Planning and Zoning Director. This could include additional security measures and protocols required by the Village.

3. The live entertainment special use and license shall not be permitted to commence until after the restaurant has been in operation for a period of 6 months and a corresponding Staff review of their operations. This review will allow for additional conditions if deemed necessary by staff. If Staff does not support the implementation of live entertainment, the live entertainment component of the Special Use will be forwarded to the Village Council for further consideration. If authorized in the future, the live entertainment shall only be on the weekends, Friday through Sunday, and shall only be located at the designated stage area within the restaurant.

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

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

PASSED: This _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2023

_____
Village Clerk

Attachment: ORD SU 1280 E Dundee Road (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

RESTAURANT - INTERIOR REMODELING

MATERIALS LEGEND

EARTHWORKS

EARTH / COMPACT FILL

GRANULAR FILL / SAND / MORTAR

CONCRETE

CAST-IN-PLACE

SAND/ MORTAR/ PLASTER/ CUT STONE

PRECAST

MASONRY

COMMON FACE BRICK

CONCRETE BLOCK

METAL

ALUMINUM

STEEL/ OTHER METALS

BRASS / BRONZE

WOOD

FINISH

PLYWOOD LARGE SCALE

ROUGH

PLYWOOD SMALL SCALE

PARTICLE BOARD LARGE SCALE

PARTICLE BOARD SMALL SCALE

INSULATION / FIREPROOFING

BATT/LOOSE FILL

SPRAY/FOAM

RIGID

LARGE SCALE FINISHES

CARPET AND PAD

GYPSUM WALLBOARD

METAL LATH AND PLASTER

RESILENT FLOORING / PLASTIC LAMINATE

CERAMIC TILE

TERRAZZO

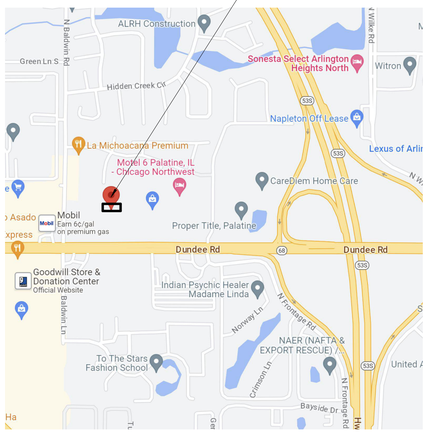
GLASS

ABBREVIATIONS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
ABV	ABOVE	JC	JANITOR'S CLOSET
AFF	ABOVE FINISHED FLOOR	JT	JOINT
AP	ACCESS PANEL		
AC	ACOUSTICAL	KIT	KITCHEN
ADD	ADDENDUM	KO	KNOCKOUT
ADJ	ADJACENT		
A/C	AIR CONDITIONING	LBL	LABEL
ALT	ALTERNATE	LAM	LAMINATE(D)
AL	ALUMINUM	LAV	LAVATORY
ANC	ANCHOR, ANCHORAGE	LH	LEFT HAND
AB	ANCHOR BOLT	L	LENGTH
AD	AREA DRAIN	LT	LIGHT
ASPH	ASPHALT	LWC	LIGHTWEIGHT CONCRETE
AUTO	AUTOMATIC	LMS	LIMESTONE
		LTL	LINTEL
BRG	BEARING	LL	LIVE LOAD
BM	BENCH MARK	LVR	LOUVER
BEL	BELOW	LP	LOW POINT
BIT	BITUMINOUS		
BLKG	BLOCKING	MB	MACHINE BOLT
BD	BOARD	MH	MANHOLE
BOT	BOTTOM	MFR	MANUFACTURE(R)
B/	BOTTOM OF	MRB	MARBLE
BRK	BRICK	MAS	MASONRY
BLDG	BUILDING	MO	MASONRY OPENING
BUR	BUILT UP ROOFING	MAX	MAXIMUM
		MECH	MECHANIC(AL)
CPT	CARPET	MEMB	MEMBRANE
CSMT	CASEMENT	MM	MILLIMETER(S)
CI	CAST IRON	MIN	MINIMUM
CIPC	CAST IN PLACE CONCRETE	MISC	MISCELLANEOUS
CB	CATCH BASIN	MOD	MODULAR, MODULE
CLG	CEILING	MT	MOUNT(ED),(ING)
CEM	CEMENT	MTL	METAL
PCPL	CEMENT PLASTER(PORTLAND CEMENT)	MULL	MULLION
CM	CENTIMETER(S)		
CT	CERAMIC TILE	NAT	NATURAL
CMT	CERAMIC MOSAIC TILE	NOM	NOMINAL
CLR	CLEAR(ANCE)	NFSC	NON FREEZING SILL COCK
COL	COLUMN	NIC	NOT IN CONTRACT
COMB	COMBINATION	NTS	NOT TO SCALE
CPOT	COMMON PATH OF TRAVEL		
COMPT	COMPARTMENT	OC	ON CENTER(S)
COMPO	COMPOSITION	OPG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CMU	CONCRETE MASONRY UNIT	OPH	OPPOSITE HAND
CONST	CONSTRUCTION	OPS	OPPOSITE SURFACE
CONT	CONTINUOUS OR CONTINUE	OD	OUTSIDE DIAMETER
CONTR	CONTRACT(OR)	OA	OVERALL
CJT	CONTROL JOINT	OH	OVERHEAD
CPR	COPPER		
CRS	COURSE(S)	PNT	PAINT(ED)
CFT	CUBIC FOOT	PNL	PANEL
CYD	CUBIC YARD	PBD	PARTICLE BOARD
		PTN	PARTITION
DPR	DAMPER	PVMNT	PAVEMENT
DL	DEAD LOAD	PERF	PERFORATE(D)
DTL	DETAIL	PERI	PERIMETER
DIAG	DIAGONAL	PLAS	PLASTER
DIAM	DIAMETER	PLAM	PLASTIC LAMINATE
DIM	DIMENSION	PWD	PLYWOOD
DO	DITTO	PT	POINT
DIV	DIVISION	PVC	POLYVINYL CHLORIDE
DR	DOOR	PCF	POUNDS PER CUBIC FOOT
DH	DOUBLE HUNG	PFL	POUNDS PER LINEAL FOOT
DS	DOWNSPOUT	PSF	POUNDS PER SQUARE FOOT
D	DRAIN	PSI	POUNDS PER SQUARE INCH
DT	DRAIN TILE	PCC	PRECAST CONCRETE
DWR	DRAWER	PFB	PREFABRICATE(D)
DWG	DRAWING	PFN	PREFINISHED
DF	DRINKING FOUNTAIN	PRF	PREFORMED
		PL	PROPERTY LINE
ETR	EXISTING TO REMAIN		
ER	EXISTING TO BE RELOCATED	QT	QUARRY TILE
EF	EACH FACE	QUAN	QUANTITY
EL	ELECTRIC(AL)		
EP	ELECTRICAL PANELBOARD	RAD	RADIUS
EWC	ELECTRIC WATER COOLER	RL	RAIL(ING)
EL	ELEVATION	REF	REFERENCE
ELEV	ELEVATOR	REFR	REFRIGERATOR
EMER	EMERGENCY	REG	REGISTER
EQ	EQUAL	RA	RETURN AIR
EXH	EXHAUST	REV	REVISION(S),(ED)
EXG	EXISTING	RH	RIGHT HAND
EB	EXPANSION BOLT	ROW	RIGHT OF WAY
EXJT	EXPANSION JOINT	R	RISER
EXP	EXPOSED	RD	ROOF DRAIN
EXT	EXTERIOR	RFG	ROOFING
		RM	ROOM
FB	FACE BRICK	RO	ROUGH OPENING
FOC	FACE OF CONCRETE		
FOF	FACE OF FINISH	SCH	SCHEDULE
FOM	FACE OF MASONRY	SECT	SECTION
FOS	FACE OF STUDS	SIMR	SIMILAR
FF	FACTORY FINISH	SC	SOLID CORE
FAS	FASTEN, FASTENER	SPEC	SPECIFICATION(S)
FGL	FIBERGLASS	SQ	SQUARE
FIN	FINISH(ED)	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FEC	FIRE EXTINGUISHER CABINET	STL	STEEL
FEHV	FIRE EXTINGUISHER & HOSE VALVE	STOR	STORAGE
FHS	FIRE HOSE STATION	SD	STORM DRAIN
FLG	FLASHING	STR	STRUCTURAL
FHMS	FLATHEAD MACHINE SCREW	SYM	SYMMETRY(ICAL)
FHWS	FLATHEAD WOOD SCREW	SYS	SYSTEM
FLX	FLEXIBLE		
FLR	FLOOR(ING)	TEL	TELEPHONE
FD	FLOOR DRAIN	T/D	TELE/DATA
FL	FLUSH	TV	TELEVISION
FTG	FOOTING	TZ	TERRAZZO
FND	FOUNDATION	TP	TEXTURED PAINT
		THK	THICK
GA	GAGE, GAUGE	T&G	TONGUE & GROOVE
GALV	GALVANIZED	T/	TOP OF
GC	GENERAL CONTRACT(OR)	TB	TOWEL BAR
GFI	GROUND FAULT INTERRUPT	TD	TRAVEL DISTANCE
GL	GLASS, GLAZING	T	TREAD
GB	GRAB BAR	TYP	TYPICAL
GRN	GRANITE	(T)	TEMPERED
GVL	GRAVEL		
GT	GROUT	UC	UNDERCUT
GPDW	GYPSUM DRYWALL	UNF	UNFINISHED
		UON	UNLESS OTHERWISE NOTED
HBD	HARDBOARD		
HDW	HARDWARE	VB	VAPOR BARRIER
HDR	HEADER	VERT	VERTICAL
HTG	HEATING	VIN	VINYL
HVAC	HEATING/VENTILATING/ AIR CONDITIONING	VCT	VINYL COMPOSITION TILE
		VB	VINYL BASE
HD	HEAVY DUTY	VF	VINYL FABRIC
HT	HEIGHT		
HP	HIGH POINT	WSCT	WAINSCOT
HC	HOLLOW CORE	WTW	WALL TO WALL
HM	HOLLOW METAL	WH	WALL HUNG
HOR	HORIZONTAL	WC	WATER CLOSET
HR	HOUR	WP	WATERPROOFING
HB	HOSE BIB	WR	WATER REPELLENT
HWH	HOT WATER HEATER	WWF	WELDED WIRE FABRIC
		W	WIDTH, WIDE
INCL	INCLUDE(D),(ING)	WIN	WINDOW
ID	INSIDE DIAMETER	WO	WITHOUT
INS	INSULATE(D),(ION)	WD	WOOD
INT	INTERIOR	WPT	WORKING POINT
INV	INVERT		
IG	ISOLATED GROUND		

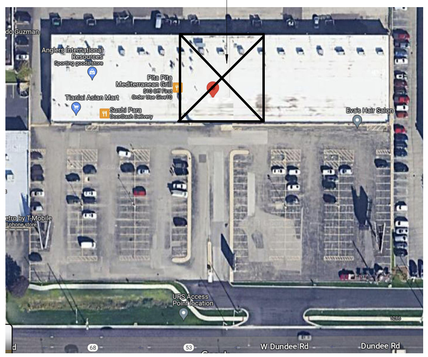
LOCATION MAP

SITE LOCATION:
1280 E. DUNDEE ROAD. PALATINE, IL 60074



BUILDING KEY MAP

SITE LOCATION:
1280 E. DUNDEE ROAD. PALATINE, IL 60074



PROJECT INFORMATIONS

OWNER:
PAVEL IVANOFF
860 WEIDNER ROAD APT 501
BUFFALO GROVE, IL 60089

OLEG GUREVICH
1280 E. DUNDEE ROAD
PALATINE, IL 60074

KITCHEN HOOD, FIRE SUPPRESSION SYSTEM:
FOX VALLEY ENGINEERING
104 NORTHWEST HIGHWAY,
FOX RIVER GROVE IL 60021

DEPARTMENT OF PLANNING & ZONING:
200 E. WOOD STREET, PALATINE, IL 60067-5339
TELEPHONE: (847) 359-9047
WWW.PALATINE.IL.US

ARCHITECT:
ALEKSANDR D. VAYSMAN
PHONE: 847.922.1795
ADVARCHITECTURE@GMAIL.COM
1056 COURT AVE, HIGHLAND PARK
IL 60035

SHEET INDEX

ID0.00	COVER SHEET, ARCHITECT STATEMENT, PROJECT SCOPE, DATA, MAP LOCATION
ID0.10	DWG INDEX, HATCH, ANNOTATION SYMS., MOUNT. LOCATIONS, & ABBREVIATIONS
ID0.30	MAIN LEVEL LIFE SAFETY PLAN
ID0.31	MAIN LEVEL ACCESSIBILITY PLAN
ID0.40	GENERAL NOTES
ID0.41	GENERAL NOTES
ID1.01	MAIN LEVEL DEMOLITION PLAN
ID1.02	EXISTING BASEMEN PLAN - FOR REFERENCE ONLY
ID2.01	MAIN LEVEL FLOOR PLAN
ID4.01	MAIN LEVEL EQUIPMENT, POWER PLAN
ID5.01	MAIN LEVEL FINISH PLAN
ID6.01	MAIN LEVEL FURNITURE PLAN - FOR REFERENCE ONLY
ID7.01	INTERIOR ELEVATIONS
ID8.01	PARTITION TYPES AND DETAILS

ARCHITECT'S STATEMENT

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE CODES AND ORDINANCES OF THE VILLAGE OF PALATINE.

ALEKSANDR D. VAYSMAN, AIA, LEEP AP
(IL ARCH. LISC. #001-020358)

LISC. EXP. 11-30-2024

LICENSED ARCHITECT — ALEKSANDR D. VAYSMAN 001-020358 — STATE OF ILLINOIS

ALEKSANDR D. VAYSMAN
PHONE: 847.922.1795
ADVARCHITECTURE@GMAIL.COM
1056 COURT AVE, HIGHLAND PARK IL 60035

APPLICABLE CODES

2015 INTERNATIONAL BUILDING CODE (WITH AMENDMENTS)

2015 INTERNATIONAL FIRE CODE

2015 INTERNATIONAL FUEL GAS CODE

2017 NATIONAL ELECTRICAL CODE

2015 INTERNATIONAL MECHANICAL CODE

2015 INTERNATIONAL EXISTING BUILDING CODE

2015 INTERNATIONAL PROPERTY MAINTENANCE CODE

DES PLANES AMENDMENTS TITLE 10

2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ STATE AMENDMENTS 9

ILLINOIS PLUMBING CODE - LATEST EDITION

ILLINOIS ACCESSIBILITY CODE - LATEST EDITION

NFPA 101 LIFE SAFETY CODE –2000 EDITION OR CURRENT ADOPTED EDITION

VILLAGE OF PALATINE CODE AMENDMENTS:
BUILDING CODE: CHAPTER 6
FIRE PREVENTION: CHAPTER 7

SCOPE OF PROJECT

INTERIOR REMODELING OF EXISTING RESTAURANT - MAIN LEVEL ONLY.

BASEMENT IS EXISTING TO REMAIN - NO COOKING, WARE-WASHING, PREPARATION OR ANY OTHER FOOD SERVICE OPERATIONS WILL CONDUCTED IN THE BASEMENT. NOT IN CONTRACT (FLOOR PLAN SHOWN FOR REFERENCE ONLY)

PLUMBING EXISTING TO REMAIN, EXCEPTS KITCHEN NEW EQUIPMENT CONFECTIONS.
MECHANICAL EXISTING TO REMAIN.
ELECTRICAL MINIMUM WORK.

KITCHEN HOOD FIRE SUPPRESSION IS DESIGN/BUILD AND WILL BE SUBMITTED UNDER SEPARATE PERMIT.

FIRE ALARM ARE DESIGN/BUILD AND WILL BE SUBMITTED UNDER SEPARATE PERMIT.

EXTERIOR SIGNAGE ARE DESIGN/BUILD AND WILL BE SUBMITTED UNDER SEPARATE PERMIT.

PROJECT DATA

PROJECT NAME:	RESTAURANT - INTERIOR REMODELING
PROJECT ADDRESS:	1280 E. DUNDEE ROAD. PALATINE, IL 60074
OCCUPANCY GROUPS:	A-2, RESTAURNAT, M (RETAIL FOOD)
CONSTRUCTION TYPE:	II-B
NUMBER OF STORIES:	ONE MAIN LEVEL PLUS BASEMENT BELOW
FIRE PROTECTION:	FULLY SPRINKLERED
PORTION OF SUITE AFFECTED BY NEW CONSTRUCTION:	9,253 SQ FT (MAIN LEVEL - RESTAURANT) 327 SQ FT (MAIN LEVEL - RETAIL FOOD)

OLYMPUS
DESIGN & DEVELOPMENT

ALEKSANDR D. VAYSMAN
ARCHITECT
1425 MADELINE LANE
ELGIN ILLINOIS 60124
WWW.OLYMPUSDEVELOPMENT.COM
INFO@OLYMPUSDEVELOPMENT.COM
P. 312.858.6772

LICENSED ARCHITECT — ALEKSANDR D. VAYSMAN 001-020358 — STATE OF ILLINOIS

EXP. 11-30-2024

RESTAURANT - INETRIOR REMODELING

**1280 E. DUNDEE ROAD.
PALATINE, IL 60074**

NO	DATE	DESCRIPTION
	05.10.2023	ISSUED FOR PERMIT

CHECKED BY: AV

DRAWN BY: AM

PROJECT NUMBER: D23.009

COVER SHEET, ARCHITECT STATEMENT, PROJECT SCOPE, DATA, MAP LOCATION

ID0.00

Attachment: EXHIBIT - Restaurant - Floor Plan 5-16-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

POWER & COMMUNICATION LEGEND

SYMBOL	WALL OUTLET AND POWER/CABLE FEEDS
	WALL MOUNTED SINGLE OUTLET
CL	WALL MOUNTED SINGLE CLOCK-MOUNTED AT 80" A.F.F., U.N.O.
S	WALL MOUNTED SINGLE SPECIAL
	WALL MOUNTED DUPLEX
USB	WALL MOUNTED DUPLEX USB
	WALL MOUNTED DUPLEX SEPARATE CIRCUIT
	WALL MOUNTED DOUBLE DUPLEX
	WALL MOUNTED DUPLEX SEPARATE CIRCUIT
A	WALL MOUNTED FLEXIBLE AUDIO/VIDEO
D	WALL MOUNTED FLEXIBLE DATA/TELEPHONE
P	WALL MOUNTED FLEXIBLE POWER/ELECTRICAL
	WALL MOUNTED DATA RECEPTACLE
	WALL MOUNTED TELEPHONE RECEPTACLE
	WALL MOUNTED TELEPHONE/DATA RECEPTACLE
J	WALL MOUNTED JUNCTION BOX
	SURFACE MOUNTED RACEWAY, MOUNTED AS NOTED ON DRAWINGS
P	POWER POLE

SYMBOL	FURNITURE/ PANEL OUTLET AND POWER/ CABLE FEEDS
	FURNITURE/ PANEL MOUNTED DUPLEX
	FURNITURE/ PANEL MOUNTED DUPLEX SEPERATE CIRCUIT
USB	FURNITURE/ PANEL MOUNTED DUPLEX W/USB
	FURNITURE/ PANEL MOUNTED DUPLEX RECEPTACLE
	FURNITURE/ PANEL MOUNTED DUPLEX SEPERATE CIRCUIT RECEPTACLE
	FURNITURE/ PANEL MOUNTED DATA RECEPTACLE
	FURNITURE MOUNTED TELEPHONE RECEPTACLE
	FURNITURE/ PANEL MOUNTED TELEPHONE/DATA RECEPTACLE
AV	FURNITURE MOUNTED AUDIO/ VISUAL OUTLET
DB	FURNITURE MOUNTED DURESS BUTTON

SYMBOL	FLOOR POWER/ CABLE FEED SYMBOLS
	FLOOR CORE
	DATA OUTLET AT FLUSH FLOOR POKE THRU
	TELEPHONE OUTLET AT FLUSH FLOOR POKE THRU
	TELEPHONE/DATA AT FLUSH FLOOR POKE THRU
	SINGLE AT FLUSH FLOOR POKE THRU
S	SINGLE AT FLUSH FLOOR POKE THRU
	SINGLE AND TELEPHONE/DATA AT FLUSH FLOOR POKE THRU
	DUPLEX AT FLUSH FLOOR POKE THRU
	DUPLEX SEPERATE CIRCUIT AT FLUSH FLOOR POKE THRU
USB	DUPLEX W/USB AT FLUSH FLOOR POKE THRU
	DOUBLE DUPLEX AT FLUSH FLOOR POKE THRU
	DOUBLE DUPLEX SEPERATE CIRCUIT AT FLUSH FLOOR POKE THRU
	DOUBLE DUPLEX AND TELEPHONE/DATA AT FLUSH FLOOR POKE THRU
A	JUNCTION BOX AT FLOOR POKE THRU, WITH A FLEXIBLE AUDIO/ VIDEO CONNECTION TO FURNITURE OR FURN. PANEL
D	JUNCTION BOX AT FLOOR POKE THRU, WITH A FLEXIBLE TELEPHONE/DATA CONNECTION TO FURNITURE OR FURNITURE PANEL
P	JUNCTION BOX AT FLOOR POKE THRU, WITH A FLEXIBLE POWER CONNECTION TO FURNITURE OR FURNITURE PANEL

SYMBOL	MISCELLANEOUS SYMBOLS
AV	AUDIO/ VISUAL OUTLET AT WALL
B	DOORBELL
CR	CARD READER MOUNTED AT 38" AFF, UNO
DB	DURESS BUTTON
DC	DOOR CHIME MOUNTED ABOVE FINISHED CLG AT LOCATIONS SHOWN
DR	DOOR RELEASE
EL	ELECTRIC LOCK
ES	ELECTRIC STRIKE
KP	KEY PAD
MD	MOTION DETECTOR
MH	MAGNETIC HOLD OPEN
ML	MAGNETIC LOCK
RS	ROOM SCHEDULE
VS	VISUAL STROBE MOUNTED AT 80" AFF, UNO
	WALL MOUNTED HANDICAP DOOR ACTIVATION BUTTON, MOUNT AT 38" AFF, UNO
	ELECTRIC PANEL, SEE ENGINEERING DWGS FOR MORE INFORMATION

SYMBOL	SUBSCRIPTS
XD XT Y	(X) DATA JACKS PER LOCATION (X) TELEPHONE JACKS PER LOCATION
F1.a	LIGHT FIXTURE TYPE (SEE SCHEDULE FOR INFO) FIXTURE SWITCH ZONE, lower case (IF NEEDED)
S^a S^c	LIGHT SWITCH ZONE, lower case (IF NEEDED)

SYMBOL	CEILING POWER & CEILING EQUIPMENT
PS	PROJECTION SCREEN
P	CEILING MOUNTED PROJECTOR
S	LIGHT SWITCH
S3	3-WAY LIGHT SWITCH
SD	DIMMER LIGHT SWITCH
	SPRINKLER HEAD
SD	SMOKE DETECTOR
	STROBE
	STROBE WITH HORN
	CEILING MOUNTED JUNCTION BOX
S	CEILING MOUNTED SPEAKER
	SUPPLY DIFFUSER
	RETURN AIR GRILLE
T	THERMOSTAT
	LINEAR DIFFUSER
EM	EMERGENCY LIGHTING WALL PACK
	EXIT SIGN, ARROW WHEN APPLICABLE
AV	AUDIO VISUAL OUTLET IN CEILING
	DATA OUTLET IN CEILING
	SINGLE OUTLET IN CEILING
	DUPLEX OUTLET IN CEILING
	DUPLEX SEPERATE CIRCUIT OUTLET IN CEILING
	DOUBLE DUPLEX OUTLET IN CEILING
	DOUBLE DUPLEX SEPERATE CIRCUIT OUTLET IN CEILING
	CEILING MOUNTED CAMERA
EF	DIRECT EXHAUST FAN
AP	ACCESS PANEL
WAP	CEILING MOUNTED WIRELESS ANTENNA

REFLECTED CEILING LEGEND

SYMBOL	CEILING TYPES
	2 x 4 CEILING TILE AND GRID
	2 x 2 CEILING TILE AND GRID
	CEILING TILE AND GRID, EXISTING
	NEW GYPSUM BOARD CEILING OR SOFFIT
GRAIN	NEW MILLWORK CEILING OR SOFFIT

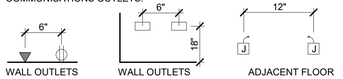
SYMBOL	LIGHT FIXTURE TYPES
	2x4 RECESSED LIGHT FIXTURE
	2x2 RECESSED LIGHT FIXTURE
	LINEAR RECESSED LIGHT FIXTURE
	LINEAR PENDANT LIGHT FIXTURE
	LINEAR SURFACE MOUNTED LIGHT FIXTURE
	RECESSED DOWN LIGHT
	RECESSED WALL WASHER
	RECESSED SQUARE DOWNLIGHT
	RECESSED SQUARE WALL WASHER
	TRACK LIGHT
	WALL SCONCE
	LINEAR WALL SCONCE - VERTICAL
	LINEAR WALL SCONCE - HORIZONTAL
	FLUORESCENT STRIP OR TASK LIGHT
	COVE LIGHTING
	DECORATIVE PENDANT

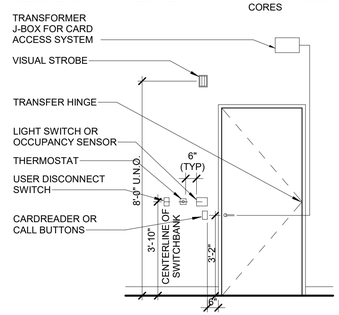
PLAN LEGENDS

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- NON-LOAD BEARING PARTITION OR ELEMENT TO BE DEMOLISHED
- NEW PARTITION OR ELEMENT

MOUNTING HEIGHTS & SPACING REQUIREMENTS

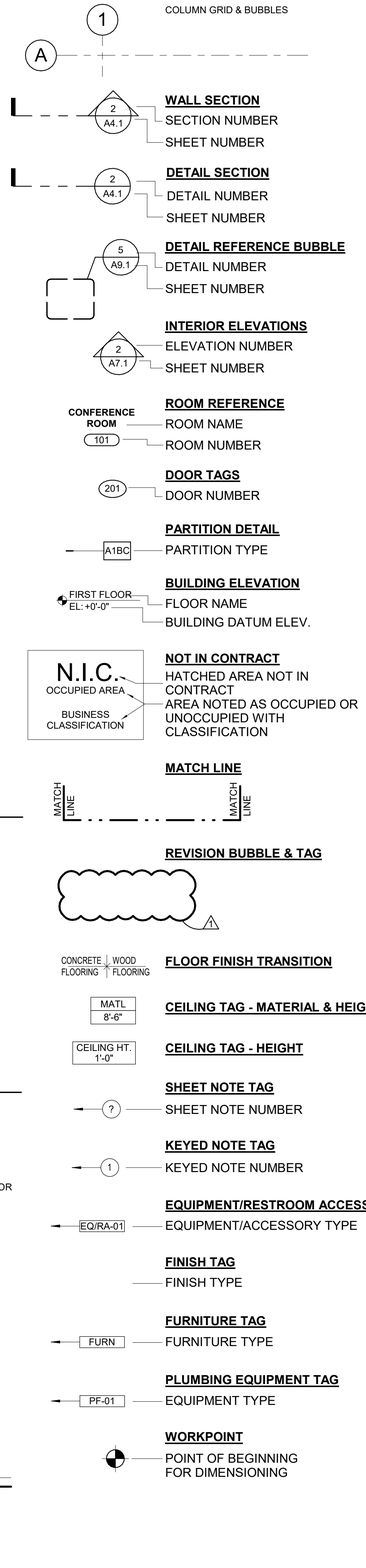
WALL AND FLOOR MOUNTED ELECTRICAL AND COMMUNICATIONS OUTLETS:





NOTE: REVIEW MOUNTING HEIGHTS WITH ARCHITECT PRIOR TO BACK-BOX INSTALLATION

ARCHITECTURAL SYMBOLS



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EXP. 11-30-2024

RESTAURANT - INETRIOR REMODELING

1280 E. DUNDEE ROAD.
PALATINE, IL 60074

NO	DATE	DESCRIPTION
	05.10.2023	ISSUED FOR PERMIT

CHECKED BY: AV

DRAWN BY: AM

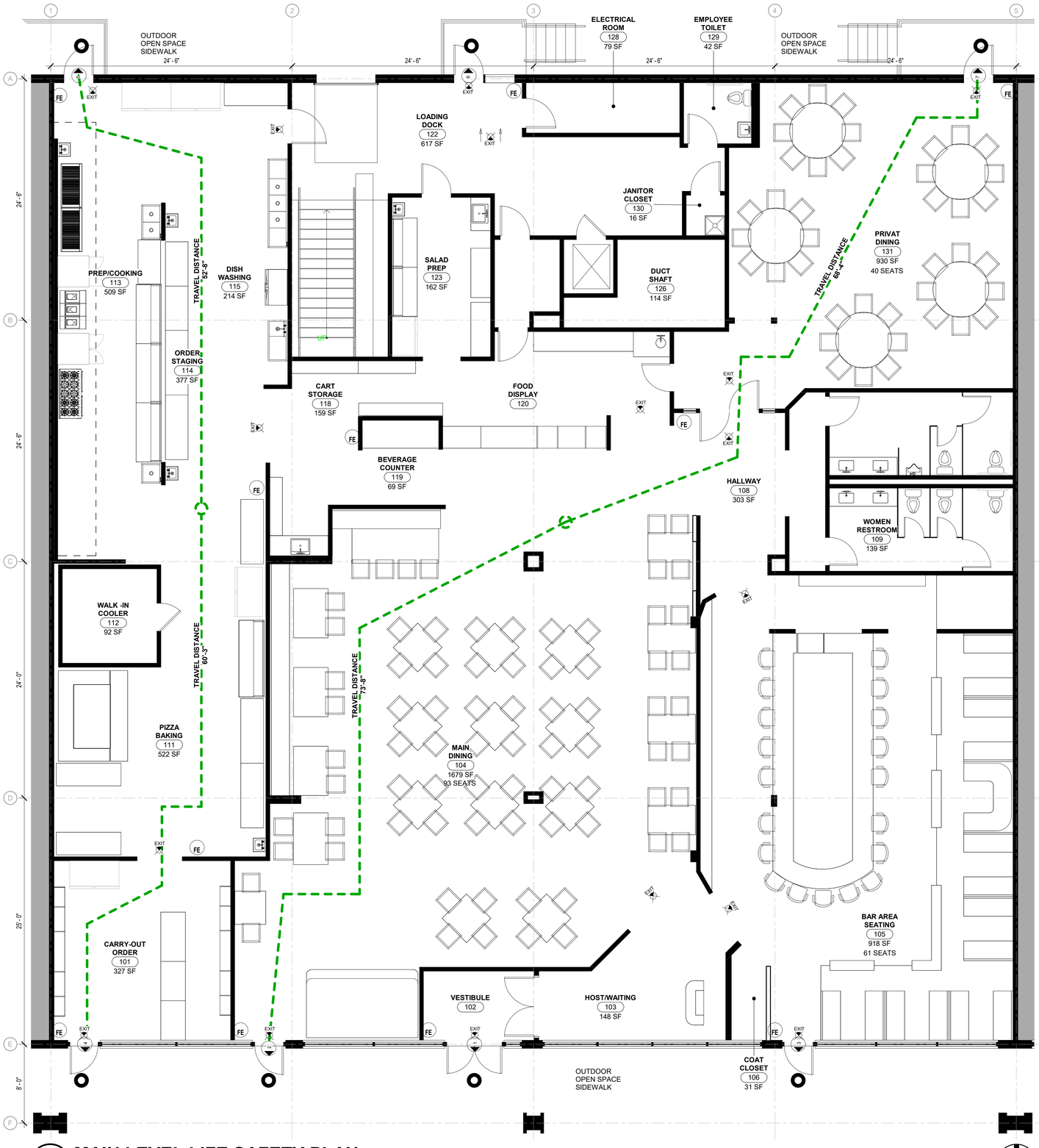
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PROJECT NUMBER:

DWG INDEX, HATCH, ANNOTATION SYMS., MOUNT. LOCATIONS, & ABBREVIATIONS

ID0.10

Attachment: EXHIBIT - Restaurant - Floor Plan 5-16-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



1 MAIN LEVEL LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

LIFE SAFETY ROOM SCHEDULE

Room #	Room Name	Occupancy Classification	Load Factor	Area	Calculated Occupants	Actual Occupant Load	Min. No. of Required Exits
101	CARRY-OUT ORDER	M - MERCANTILE	60 SF	327 SF	5	5	1
102	VESTIBULE	A-2 WAITING AREA	15 SF	78 SF	5	5	1
103	HOST/WAITING	A-2 STANDING AREA	5 SF	148 SF	30	30	2
104	MAIN DINING	A-2 UNCONCETRATED	15 SF	1679 SF	112	93	2
105	BAR AREA SEATING	A-2 SEATING	15 SF	918 SF	61	61	2
106	COAT CLOSET	S- STORAGE	300 SF	31 SF	0	0	1
108	HALLWAY	A-2	15 SF	303 SF	20	20	1
109	WOMEN RESTROOM	TOILET	0 SF	139 SF		0	1
110	MEN RESTROOM	TOILET	0 SF	156 SF		0	1
111	PIZZA BAKING	A-2 KITCHEN	200 SF	522 SF	3	3	1
112	WALK -IN COOLER	A-2 KITCHEN	200 SF	92 SF	0	0	1
113	PREP/COOKING	A-2 KITCHEN	200 SF	509 SF	3	3	1
114	ORDER STAGING	A-2 KITCHEN	200 SF	377 SF	2	2	1
115	DISH WASHING	A-2 KITCHEN	200 SF	214 SF	1	1	1
118	CART STORAGE	A-2 KITCHEN	200 SF	159 SF	1	1	1
119	BEVERAGE COUNTER	A-2 KITCHEN	200 SF	69 SF	0	0	1
120	FOOD DISPLAY	A-2 KITCHEN	200 SF	484 SF	2	2	1
122	LOADING DOCK	A-2 KITCHEN	200 SF	617 SF	3	3	1
123	SALAD PREP	A-2 KITCHEN	200 SF	162 SF	1	1	1
124	OFFICE	BUSINESS	100 SF	54 SF	1	1	1
126	DUCT SHAFT	N/A	0 SF	114 SF			1
128	ELECTRICAL ROOM	N/A	0 SF	79 SF			1
129	EMPLOYEE TOILET	TOILET	0 SF	42 SF			1
130	JANITOR CLOSET	N/A	0 SF	16 SF			1
131	PRIVAT DINING	A-2 UNCONCETRATED	15 SF	930 SF	62	48	2
Grand total: 25				8221 SF		279	

LIFE SAFETY

- EXISTING PARTITION TO REMAIN
- EGRESS PATH-TRAVEL
- Room Name / 101 / 150 SF — ROOM NAME, ROOM NUMBER, SQUARE FOOTAGE
- NOT IN CONTRACT - ADJACENT TENANT
- EXIT DOOR
- FINAL DISCHARGE TO PUBLIC WAY
- EXIT SIGN/LIGHT
- FE — FIRE EXTINGUISHER

PLUMBING CALCULATIONS

OCCUPANTS	WC / URINAL			LAVS		
	EXISTING	ADDITIONAL PLANNED	REQUIRED	EXISTING	ADDITIONAL PLANNED	REQUIRED
TOTAL						
MEN	3	0	3	2	0	2
WOMEN	3	0	3	2	0	2
MISC.						

PLUMBING CALCULATIONS

OCCUPANTS	DRINKING FOUNTAINS		SERVICE SINK		
	EXISTING	REQUIRED	EXISTING	REQUIRED	
TOTAL					
MEN					
WOMEN					
MISC.	N/A	N/A	1	1	

LIFE SAFETY NOTES

NO EQUIPMENT, RACKS, ETC. TO BE LOCATED WITHIN THE EXIT MEANS OF EGRESS SO AS TO PREVENT EXIT DOORS FROM OPENING TO THEIR FULL WIDTH OR IN ANY MANNER OBSTRUCTING ACCESS TO EGRESS.

EVERY ROOM OR SPACE THAT IS ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD, OF THE ROOM OR SPACE POSTED IN CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

MEANS OF EGRESS

1. · ACCESS CONTROLLED DOORS IN THE MEANS OF EGRESS PATH ARE DESIGNED TO COMPLY WITH SECTION 1008.1.3.4.
2. · DOORS ARE ARRANGED TO COMPLY WITH SECTION 1007.
3. · MINIMUM EXIT ACCESS WIDTH: 3'-8" (44 INCHES), TABLE 1018.2.
4. · EXIT ACCESS TRAVEL DISTANCE: 300 FEET, TABLE 1016.1.
5. · COMMON PATH OF TRAVEL: 75 FEET MAX. SECTION 1014.3.
6. · ONE MEANS OF EGRESS IS PERMITTED FOR ROOMS AND SPACES WITH OCCUPANT LOAD OF 49 OR LESS PER TABLE 1015.1.
7.

FIRE EXTINGUISHER NOTES

- PORTABLE FIRE EXTINGUISHERS SHALL BEAR THE LABEL OF AN APPROVED AGENCY, BE AN APPROVED TYPE, AND BE INSTALLED IN A LOCATION VISIBLE AND ACCESSIBLE TO THE OCCUPANTS. FINAL LOCATION TO BE DETERMINED BY LOCAL FIRE PREVENTION BUREAU PER I.F.C. 906.1. PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 LBS. SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN FIVE FEET (5'-0") ABOVE THE FLOOR. PORTABLE FIRE EXTINGUISHERS HANG A GROSS WEIGHT EXCEEDING 40 LBS. SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3.5 FEET (3'-6") ABOVE THE FLOOR.
- THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF INSTALLED HAND-HELD FIRE EXTINGUISHERS SHALL NOT BE LESS THAN FIVE INCHES (5"). PROVIDE A MINIMUM OF TWO (2) TYPE 2A 10BC FIRE EXTINGUISHERS WITH MAXIMUM TRAVEL DISTANCES OF 75' (150" O.C.), AND NOT PROTRUDING MORE THAN FOUR INCHED (4) INTO A CIRCULATION PATH.

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EXP. 11-30-2024

RESTAURANT - INETRIOR REMODELING

1280 E. DUNDEE ROAD.
PALATINE, IL 60074

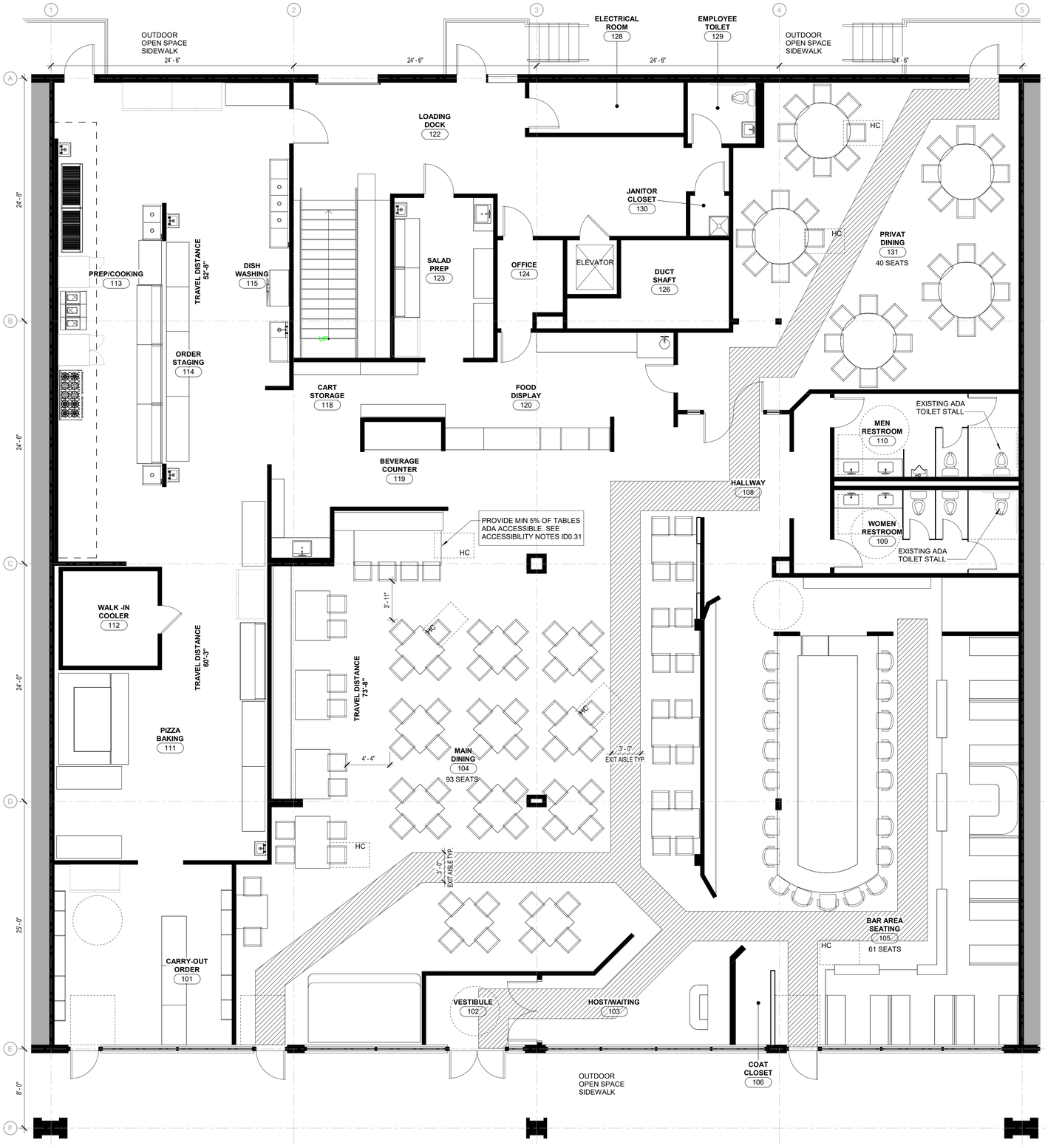
NO	DATE	DESCRIPTION
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PROJECT NUMBER:

MAIN LEVEL LIFE SAFETY PLAN

ID0.30

Attachment: EXHIBIT - Restaurant - Floor Plan 5-16-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



1 MAIN LEVEL LIFE SAFETY PLAN Copy 1

SCALE: 3/16" = 1'-0"

EXISTING DISABLED ACCESS

1. THE EXISTING DESIGNATED ACCESSIBLE PATH OF TRAVEL SERVING 1280 E. DUNDEE ROAD. PALATINE, IL WILL BE FULLY COMPLIANT WITH THE CURRENT ILLINOIS ACCESSIBILITY CODE REQUIREMENTS AT THE COMPLETION OF THIS PROJECT.
2. PEDESTRIAN ACCESS TO 1280 E. DUNDEE ROAD. PALATINE, IL AN EXISTING PEDESTRIAN RAMP LEADING TO THE CENTRAL PROMENADE/BUILDINGS OUDOOR GALLERY.
3. ACCESSIBLE PARKING IS PROVIDED BY EXISTING DESIGNATED STALLS WITHIN THE BASEMENT PARKING GARAGE,
4. THIS PATH OF TRAVEL EXISTING CONDTIONS SET OF DRAWINGS INCLUDES FULLY COMPLIANT PATH OF TRAVEL TO THE EXISTING ADA RESTROOMS.
5. THE EXISTING RESTROOMS SERVING 1280 E. DUNDEE ROAD. PALATINE, IL 60074 ARE FULLY COMPLIANT WITH THE CURRENT ILLINOIS ACCESSIBILITY CODE REQUIREMENTS.

ACCESSIBILITY NOTES

1. ALL ACCESSIBILITY NOTES BELOW REFER TO ILLINOIS ACCESSIBILITY CODE - LATEST EDITION
2. GROUND AND FLOOR SURFACES ALONG ACCESS ROUTES AND IN RAMPS AND SPACES INCLUDING FLOORS, WALKWAYS, RAMPS, CORRIDORS, STAIRS, CURB RAMPS CARPET AND CARPET TILE SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH SECTION 302
3. CHANGES IN LEVELS IN FLOOR SURFACES ALONG THE ACCESSIBLE ROUTE SHALL BE 1/2" MAXIMUM AND BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 PER SECTION 303.1 AND 303.3. CHANGES IN LEVEL OF 1/4" OR LESS IS PERMITTED PER SECTION 303.2. CHANGE IN LEVELS EXCEEDING 1/2" SHALL BE ACCOMPLISHED BY A RAMP COMPLYING WITH SECTION 405 AND 406.
4. SPACE ALLOWANCES AND REACH RANGES AT ALL ROOMS AND SPACES SHALL COMPLY WITH SECTION 308; REACH RANGES SHALL BE: FORWARD AND SIDE REACH HEIGHT: 15 INCHES MINIMUM AND 48 INCHES MAXIMUM.
5. ALL WALKWAY SURFACES INCLUDING HALLS, CORRIDORS, AISLES AND OTHER SPACES, DOORS AND DOORWAYS, RAMPS, CURB RAMPS, ELEVATORS AND PLATFORM LIFTS THAT ARE COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH CzeHAPTER 4 SECTIONS 402 AND 403.
6. CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH TABLE 403.5. CLEAR WIDTH OF AN ACCESSIBLE ROUTE AT TURNS SHALL COMPLY WITH SECTION 403.5.1
7. ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH SECTION 405.
8. DOORS AND DOORWAY WIDTH SHALL BE A MINIMUM OF 32" IN COMPLIANCE WITH SECTION 404.
9. MANEUVERING CLEARANCES AT SWINGING DOORS SHALL COMPLY WITH SECTION 404. MANEUVERING CLEARANCES AT SLIDING DOORS SHALL COMPLY WITH SECTION 404. MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS SHALL COMPLY WITH SECTION 404.
10. THRESHOLDS AT DOORWAYS WILL NOT EXCEED 1/2" IN HEIGHT AS PER SECTION 404.2.
11. DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL BE MADE TO COMPLY WITH SECTION 404.
12. RAMPS ALONG ACCESSIBLE ROUTE SHALL HAVE A SLOPE NOT STEEPER THAN 1:12 AND CROSS SLOPE NOT STEEPER THAN 1:48 PER SECTION 405. RAMPS IN EXISTING BUILDINGS ARE PERMITTED TO HAVE SLOPES GREATER THAN 1:12 AND MADE TO COMPLY WITH TABLE 405.2. NO RAMPS ARE PROVIDED IN PROJECT SCOPE.
13. ALL TOILETS AND BATHING FACILITIES ASIDE FROM THOSE WHERE FIXTURES ARE REPLACED IN EXISTING ROUGHING, SHALL BE HANDICAPPED ACCESSIBLE IN COMPLIANCE WITH CHAPTER 6
14. ACCESSIBLE STORAGE FACILITIES, SUCH AS CABINETS AND CLOSETS, AND OTHER BUILT IN FURNISHINGS AND EQUIPMENTS SHALL COMPLY WITH CHAPTER 9. CONTROLS AND OPERATING MECHANISMS FOR LIGHT SWITCHES AND ALARMS SHALL BE ACCESSIBLE IN COMPLIANCE WITH SECTION 308.
15. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM IN COMPLIANCE WITH SECTION 309.
16. COMMUNICATION ELEMENTS AND FEATURES SUCH AS EXIT SIGNS, EMERGENCY WARNING SIGNAGE, CIRCULATION DIRECTIONAL SIGNAGE SHALL COMPLY WITH CHAPTER 7.
17. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BECOME FAMILIAR WITH A.D.A. (AMERICANS WITH DISABILITIES ACT), ANSI (AMERICAN NATIONAL STANDARD INSTITUTE A117.1-2003) AND ILLINOIS ACCESSIBILITY CODE - LATEST EDITION. MINIMUM CLEARANCES AND SHALL INFORM THE ARCHITECT OF ANY AND ALL CONFLICTS WITH COMPLYING WITH THOSE MINIMUM CLEARANCES AND STANDARDS.
18. FACILITIES MUST PROVIDE A STAIR-FREE ENTRANCE OPTION.
19. IF A RAMP IS PROVIDED, IT MUST HAVE A MAXIMUM SLOPE OF 1 INCH OF ELEVATION FOR EVERY 12 INCHES OF LENGTH.
20. IF A RAMP IS PROVIDED, IT MUST HAVE RAILINGS ON BOTH SIDES, PLACED AT A HEIGHT OF 34-38 INCHES, AND IT MUST BE AT LEAST 3 FEET WIDE.
21. FACILITY MUST HAVE SIGNAGE THAT POINTS TO THE ACCESSIBLE ENTRANCE
22. DOORWAY MUST BE AT LEAST 36 INCHES WIDE.
23. DOORS MUST HAVE 18 INCHES OF APPROACHABLE SPACE NEXT TO THEM FOR A WHEELCHAIR-ACCESSIBLE RESTAURANT.
24. MANUAL DOOR MUST HAVE A HANDLE THAT'S NO HIGHER THAN 48 INCHES OFF THE GROUND.
25. MANUAL DOOR MUST HAVE A HANDLE THAT CAN BE OPENED WITH A CLOSED FIST.
26. MANUAL DOOR MUST NOT BE TOO HEAVY TO OPEN (MUST REQUIRE LESS THAN 5 POUNDS OF FORCE TO OPEN).
27. AUTOMATIC DOORS MUST TAKE AT LEAST THREE SECONDS TO CLOSE.
28. WHEELCHAIR SPACES MUST BE MADE AVAILABLE THROUGHOUT THE PREMISES.
29. ADA RESTAURANT TABLE REQUIREMENTS STATE THAT 5% OF TABLES OR AT LEAST ONE (IF LESS THAN 20 ARE PROVIDED) MUST BE ACCESSIBLE.
30. TABLES MUST BE BETWEEN 28 AND 34 INCHES TALL.
31. THERE MUST BE ADEQUATE SPACE FOR KNEES BELOW THE TABLE (27 INCHES HIGH, 30 INCHES WIDE, AND 19 INCHES DEEP) TO ENSURE A WHEELCHAIR-ACCESSIBLE RESTAURANT.
32. A CLEAR FLOOR AREA OF 30 INCHES BY 48 INCHES IS NEEDED AT EACH SEATING AREA TO MEET ADA SEATING REQUIREMENTS FOR RESTAURANTS.
33. THERE NEEDS TO BE AT LEAST A PORTION OF THE FOOD-ORDERING COUNTER THAT IS NO MORE THAN 36 INCHES HIGH, OR THERE MUST BE A SPACE AT THE SIDE FOR PASSING ITEMS TO CUSTOMERS WHO HAVE DIFFICULTY REACHING OVER A HIGH COUNTER.

REGULATORY INFORMATION

FIRE RATINGS

- ALL WOOD BLOCKING SHALL BE FIRE TREATED.
- A FINISH OR FIRE RATING OF A WALL SHALL REFER TO THE ENTIRE LENGTH OF WALL.
- THIS IS A FULLY SPRINKLERED BUILDING.

SIGNAGE

PROVIDE TEMPORARY SIGNAGE AS NEEDED. MINIMAL ITEMS SHALL INCLUDE: EGRESS, EXISTING STAIRS, ELEVATORS, RESTROOMS & FIRE EXTINGUISHERS.

FINISH MATERIALS

AS PER SECTION 803.1 ALL MATERIALS USED FOR INTERIOR WALL AND CEILING FINISH AND FOR INTERIOR TRIM SHALL BE CLASSIFIED IN ACCORDANCE WITH FLAME SPREAD CHARACTERISTICS INTO THE FOLLOWING CLASSIFICATIONS:

CLASS A	0 TO 25 - SMOKE DEVELOPED 450
CLASS B	26 TO 75 - SMOKE DEVELOPED 450
CLASS C	76 TO 200 - SMOKE DEVELOPED 450

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DRAWN BY: AM

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PROJECT NUMBER:

MAIN LEVEL ACCESSIBILITY PLAN

ID0.31

Attachment: EXHIBIT - Restaurant - Floor Plan 5-16-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

GENERAL REQUIREMENTS

1. REFER TO (DRAWINGS) FOR ADDITIONAL INFORMATION.
2. IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.
3. THE CONTRACTOR UNDERSTANDS THAT THE DOCUMENTS DESCRIBE A MANNER OF CONSTRUCTING A SPECIFIC ASSEMBLY TO ACHIEVE THE REQUIRED ARCHITECTURAL AFFECT. NO CLAIM BY THE CONTRACTOR CONCERNING THE UNSUITABILITY OF ANY ARTICLE OR MATERIAL SPECIFIED OR HIS INABILITY TO PRODUCE FIRST CLASS WORK WITH IT WILL BE CONSIDERED UNLESS SUCH CLAIM IS SUBMITTED TO THE OWNER AND ARCHITECT NOT LESS THAN 10 WORKING DAYS PRIOR TO THE DATE THE GMP IS TO BE PRESENTED.
4. THE CONTRACTOR SHALL VISIT THE SITE TO EXAMINE THE EXISTING AND SURROUNDING CONDITIONS AND WILL QUALIFY ON THEIR BID ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS IN THE FIELD PRIOR TO SUBMITTING BID. NO ADDITIONAL FUNDS WILL BE PROVIDED FOR DISCOVERY OF VERIFIABLE CONDITIONS AFTER WORK HAS BEEN AWARDED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH THE CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, SUBMIT QUESTIONS IN WRITING TO THE ARCHITECT OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION, OR ANY RELATED WORK.
6. SHOULD DISCREPANCIES OR CONFLICT OCCUR IN OR BETWEEN THE CONTRACT DRAWINGS AND/OR THE SPECIFICATIONS, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE GREATER QUANTITY AND/OR THE BETTER QUALITY OF DOING WORK UNLESS OBTAINING WRITTEN CLARIFICATION BEFORE SUBMISSION OF BID AS TO WHICH METHOD OR MATERIAL WILL BE REQUIRED.
7. WHERE CONFLICTS OCCUR WITH RESPECT TO BASE BUILDING AND INSTALLATION OF NEW WORK THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. NO WORK DEFECTIVE IN WORKMANSHIP OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
9. DETAILS SHOWN ARE INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK, INCLUDING THOSE CONDITIONS NOT SHOWN IN SPECIFIC DETAILS.
10. NOTES WILL APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL NOTES SHALL APPLY TO ALL DRAWINGS AND DETAILS UNLESS NOTED OTHERWISE.
11. MECHANICAL AND ELECTRICAL ITEMS INDICATED IN ARCHITECTURAL DOCUMENTS ARE FOR REFERENCE AND COORDINATION PURPOSES ONLY. REFER TO ENGINEERED DOCUMENTATION FOR ADDITIONAL INFORMATION. LOCATIONS ON ARCHITECTURAL DOCUMENTS TAKE PRECEDENCE OVER LOCATIONS INDICATED ON THE ENGINEERING DOCUMENTS.
12. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, AND INSURANCE REQUIREMENTS, GIVE ALL NECESSARY NOTICES, PAY ALL FEES REQUIRED BY LAW AND COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS APPLICABLE TO THE PROJECT. ANY EXPENDITURES INCURRED ARE TO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS PART OF THE ESTIMATE FOR THE PROJECT.
13. DRAWING DISTRIBUTION: THE CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION OF CURRENT DRAWINGS / SPECIFICATIONS AND REVISIONS TO ALL TRADES UNDER HIS JURISDICTION.
14. CHANGE ORDERS: DO NOT PROCEED WITH WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION BY CHANGE ORDERS CAN INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION. REFER TO SPECIFICATIONS.

    EXECUTION

15. EXECUTE WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, MANUFACTURER'S RECOMMENDED SPECIFICATIONS, INDUSTRY, TRADE AND REFERENCE STANDARDS.
16. INSTALL ALL WORK PLUMB, LEVEL, SQUARE, TRUE, IN PROPER ALIGNMENT AND IN A WORKMAN-LIKE MANNER. IF IN THE OPINION OF THE ARCHITECT, THE WORK IS NOT INSTALLED TO PROPER AND ACCEPTABLE TOLERANCES, THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING SUCH WORK AT NO EXPENSE TO THE CLIENT, AND WITH MINIMUM IMPACT TO THE PROJECT SCHEDULE.
17. PROVIDE ALL ACCESSORY ITEMS REQUIRED FOR A COMPLETE INSTALLATION, INCLUDING BUT NOT LIMITED TO, FASTENERS, MOUNTING CLIPS, ANGLES, BRACKETS, BRACING, REINFORCEMENT, GASKETS, SEALS, BLOCKING, ETC.
18. PROVIDE BRACING WHERE REQUIRED TO SUPPORT OR STABILIZE THE WORK. COORDINATE THE DESIGN AND INSTALLATION OF BRACING WITH ALL ADJACENT WORK, AND PROVIDE ADDITIONAL BRACING AND KICKERS AS REQUIRED TO AVOID ADJACENT WORK WHILE NOT AFFECTING THE BUILDING AESTHETICS OR ACCESS TO THIS WORK FOR MAINTENANCE AND SERVICE.
19. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE QUALITY CONSISTENT WITH THE REMAINDER OF THE WORK. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATION AND INSTRUCTIONS.
20. ACOUSTICAL PERFORMANCE REQUIREMENTS SHOWN ON THE DRAWINGS ARE BASED ON LABORATORY TESTING. SEE THE SPECIFICATIONS FOR ADDITIONAL ACOUSTICAL PERFORMANCE REQUIREMENTS.
21. NO INTERIOR FINISH IS TO CONCEAL OR OBSTRUCT ANY COMPONENT OF THE MEANS OF EGRESS OR FIRE PROTECTION SYSTEM. CONTRACTOR TO NOTIFY ARCHITECT OF ANY PROPOSED FINISH MATERIAL, SPECIALTY ITEM OR FURNISHING THAT WILL NOT MEET THIS REQUIREMENT.
22. ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
23. APPROVED SUBMITTALS ARE REQUIRED PRIOR TO COMMENCEMENT OF THE SUBMITTED WORK.

    DIMENSIONS

24. DO NOT SCALE THE DRAWINGS OTHER THAN FOR GENERAL REFERENCE. CONFIRM UNCLEAR DIMENSIONS WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
25. THE DIMENSIONS AND WORK NOTED ON THESE DRAWINGS ARE INDICATED FOR DESIGN INTENT. IF THE INSTALLATION OF ELECTRICAL, MECHANICAL, PLUMBING OR FIRE PROTECTION WORK INTERFERES WITH THIS INTENT, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE ARCHITECTURAL DIMENSIONS SHALL GOVERN THE PLACEMENT OF ELECTRICAL, MECHANICAL OR PLUMBING DEVICES WHERE INDICATED.
26. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALLER SCALE DETAILS.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DIMENSIONS AS INDICATED ON THE DRAWINGS. WHERE HOLD DIMENSIONS CANNOT BE MAINTAINED THE ARCHITECT SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK.
28. TYPICAL FLOOR LEVEL ELEVATIONS ARE INDICATED TO THE TOP OF THE STRUCTURAL SLAB, UNLESS NOTED OTHERWISE. IN AREAS WHERE SLABS ARE DEPRESSED TO RECEIVE AN ARCHITECTURAL FINISH, THE ELEVATIONS INDICATE THE TOP OF THE FINISHED FLOOR.
29. CEILING HEIGHTS LIST THE HEIGHT OF THE CEILING ABOVE THE FINISH FLOOR (A.F.F.).
30. ALL NEW PARTITIONS ARE DIMENSIONED FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE. ALL ALIGNMENT INDICATIONS ARE FROM FINISHED SURFACES. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED, SHALL NOT VARY MORE THAN +/- 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES. ALL DIMENSIONS TO AN EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF SYSTEM, UNLESS NOTED OTHERWISE. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS, AND PLENUM BARRIER LOCATIONS.

    ANNOTATION AND ABBREVIATIONS

31. ITEMS NOTED AS 'TYPICAL' OR 'TYP.' APPLY TO SIMILAR LOCATIONS AND ARE NOTED ONLY ONCE. ITEMS NOTED AS 'SIMILAR' OR 'SIM.' INDICATE AN ITEM OR DETAIL THAT IS SIMILAR IN CHARACTER AND FINISH TO THE REFERENCED DETAIL BUT MAY VARY IN DIMENSION, LOCATION, OR ORIENTATION. IF DESIGN INTENT IS NOT INFERABLE OR IS UNCLEAR, OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION OR FABRICATION.
32. 'MATCH EXISTING' AND 'MATCH ADJACENT' MEANS TO EXACTLY MATCH THE EXISTING OR ADJACENT ITEM INCLUDING MANUFACTURER, FINISH, PRODUCT, CONFIGURATION AND INSTALLATION.
33. 'ALIGN' OR 'FLUSH' MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

GENERAL REQUIREMENTS CONTINUED

BASE BUILDING

34. THE WORK WILL BE CONSTRUCTED IN A SINGLE PHASE UNDER A SINGLE CONTRACT.
35. DURING CONSTRUCTION, THE AREA OF WORK WILL BE (UNOCCUPIED).
36. AREAS OF THE BUILDING INDICATED AS "NOT IN CONTRACT" WILL CONTINUE TO BE OCCUPIED AND IN USE DURING CONSTRUCTION. COORDINATE WITH (OWNER) (BUILDING MANAGEMENT) PRIOR TO SCHEDULING WORK. PROTECT EXISTING ADJACENT SPACES AND ACCESS CORRIDORS FROM DAMAGE AND DISRUPTION.
37. DURING CONSTRUCTION THE ADJACENT TENANT SPACE (NEXT TO) (BELOW) WILL BE OCCUPIED.
38. CONTRACTOR SHALL PERFORM WORK ONLY DURING PERMITTED HOURS OF CONSTRUCTION. CONFIRM WITH AUTHORITIES HAVING JURISDICTION, OWNER OR BUILDING ENGINEER ACCEPTABLE HOURS OF CONSTRUCTION.
39. CONTRACTOR TO COMPLY WITH BUILDING RULES AND REGULATIONS ON HANDLING MATERIALS, EQUIPMENT, AND DEBRIS, AND FOR ELEVATOR AND LOADING DOCK AVAILABILITY.
40. ALL 'NOT IN CONTRACT' AND BASE BUILDING ELEMENTS AND FINISHES ARE TO REMAIN, UNLESS NOTED OTHERWISE.
41. CONTRACTOR TO COORDINATE WITH BASE BUILDING MANAGEMENT AND FOLLOW ALL BUILDING REGULATIONS AND REQUIREMENTS PRIOR TO PERFORMING WORK THAT ENCROACHES INTO ADJACENT TENANT SPACE(S). CONTRACTOR TO VERIFY ACCESS TO AND INCLUDE ANY REMEDIAL WORK AND / OR OVERTIME REQUIRED TO ACCESS AND WORK IN ADJACENT TENANT SPACES.
42. PROVIDE AND MAINTAIN FIRE PROTECTION, BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF THE BUILDING.
43. MAINTAIN SAFE EGRESS PATH FOR OCCUPANTS DURING CONSTRUCTION AT ALL TIMES. PROVIDE TEMPORARY EGRESS ROUTES, DOORS, EXIT SIGNAGE AND ILLUMINATION TO MAINTAIN THE REQUIRED OCCUPANCY EGRESS REQUIREMENTS. DO NOT OBSTRUCT THE EXIT PATH WITH CONSTRUCTION MATERIALS OR DEBRIS.
44. ALL PENETRATIONS THROUGH EXISTING FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE SEALED WITH A RATED FIRE/SMOKE STOP ASSEMBLY TO PROVIDE CODE REQUIRED RATING.
45. IT IS THE INTENT OF SCOPE OF WORK THAT NO RATED BASE BUILDING SHAFT AREAS SHALL BE PENETRATED IN CONJUNCTION WITH NEW WORK. IN THE EVENT THAT EXISTING RATED SHAFTS ARE DISTURBED, THE CONTRACTOR WILL IMMEDIATELY REPAIR THE PARTITION TO ORIGINAL CONDITION TO MAINTAIN THE REQUIRED RATING.
46. MAINTAIN ALL EXISTING SERVICES IN USE AT ALL TIMES UNLESS WRITTEN PERMISSION IS OBTAINED FROM OWNER OR BUILDING ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICE. COORDINATE INTERRUPTION OF SERVICES WITH OWNER OR BUILDING ENGINEER OR TO THE EXTENT POSSIBLE, PERFORM SUCH WORK ON OFF HOURS WHEN OCCUPANTS WILL NOT BE AFFECTED BY THE INTERRUPTION. PERMANENTLY RECONNECT ANY SERVICE INTERRUPTED BY DEMOLITION OR ALTERATION WORK, WITHIN AND OUTSIDE THE SCOPE OF WORK.
47. COORDINATE WITH THE OWNER BEFORE DISCONNECTING ANY OPERATING EQUIPMENT OR SERVICE. PROVIDE TEMPORARY SERVICE OR EQUIPMENT TO SUPPLY UNINTERRUPTED SERVICES TO THE EXISTING BUILDING, ROOM, OR PIECE OF EQUIPMENT FOR THE PERIOD THAT SERVICES TO THE PERMANENT EQUIPMENT OR SYSTEM IS DISRUPTED.
48. DO NOT CUT OR PATCH OPERATING ELEMENTS AND RELATED COMPONENTS IN A MANNER THAT RESULTS IN A REDUCTION OF THEIR CAPACITY TO PERFORM AS INTENDED OR THAT RESULTS IN INCREASED OR MORE DIFFICULT MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
49. DO NOT CUT OR PATCH OPERATING ELEMENTS AND RELATED COMPONENTS IN A MANNER THAT RESULTS IN A REDUCTION OF THEIR CAPACITY TO PERFORM AS INTENDED OR THAT RESULTS IN INCREASED OR MORE DIFFICULT MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
50. DO NOT ALTER STRUCTURAL ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD CARRYING CAPACITY OR LOAD-DEFLECTION RATIO. WORK NOT COVERED BY THE CONTRACT DOCUMENTS THAT EFFECTS STRUCTURAL ELEMENTS ARE TO BE REVIEWED AND APPROVED BY A LICENSED STRUCTURAL ENGINEER.
51. PROVIDE PROTECTION TO EXISTING PARTITIONS, DOORS, CEILINGS, LIGHT FIXTURES, OUTLETS AND FURNISHINGS IN AREAS WITHOUT DEMOLITION OR NEW CONSTRUCTION WORK. REFER TO DEMOLITION PLAN AND REFLECTED CEILING PLANS FOR LOCATIONS.
52. PROVIDE DUST AND SOUND PROTECTION/SEPARATION AT ADJACENT OCCUPIED SPACE (MECHANICAL DIFFUSERS, CONVECTORS, AND RETURNS), AND AT OPENINGS TO THE BUILDING CORRIDOR DURING ALL PHASES OF WORK.
53. GENERAL CONTRACTOR TO INSTALL A TEMPORARY FILTER ON THE RETURN AIR DUCT SOURCE BEFORE STARTING DEMOLITION. COORDINATE WITH OWNER OR BUILDING ENGINEER FOR ADEQUATE LOCATION.
54. COVER AND PROTECT EQUIPMENT AND FIXTURES, AND OTHER ITEMS TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN ROOMS OR AREAS FROM WHICH SUCH ITEMS HAVE NOT BEEN REMOVED.
55. EXISTING PERIMETER / EXTERIOR WINDOW BLINDS TO REMAIN. CONTRACTOR TO PROTECT AND KEEP CLEAN.
56. PROTECT EXISTING FURNISHINGS TO REMAIN AND FURNISHING STAGING AREAS FROM DUST AND DAMAGE DURING CONSTRUCTION.
57. PROTECT ALL EXISTING SMOKE SENSORS, DETECTORS AND SECURITY DEVICES. PROTECTION IS TO BE REMOVED UPON THE COMPLETION OF WORK AND ALL ITEMS RESTORED TO WORKING CONDITION.
58. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY CONTRACTOR TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS, OR NOT IN SCOPE SPACES. REFINISH TO MATCH EXISTING FINISH.
59. ALL SPRINKLER HEADS ARE TO BE LEFT IN PLACE AND THE HEADS TO BE UPTURNED, UNLESS NOTED OTHERWISE. BASE BUILDING AUTOMATION SYSTEM IS TO REMAIN INTACT DURING CONSTRUCTION.

    COORDINATION

60. CONTRACTOR MUST NOTIFY ARCHITECT OF ANY MATERIALS AND PRODUCTS REQUIRING LONG LEAD TIMES SO THAT THESE MATERIALS MAY BE ORDERED OR PRE-ORDERED TO ENSURE A TIMELY COMPLETION WITHIN THE TENANT'S CONSTRUCTION SCHEDULE.
61. COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK, NEW AND EXISTING CONSTRUCTION, TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC. , NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS. NOTIFY ARCHITECT PRIOR TO INSTALLATION OF EQUIPMENT OR FIXTURES. SEE REFLECTED CEILING PLAN FOR FINISHED CEILING HEIGHTS.
62. CONTRACTOR TO COORDINATE WORK AND PHASING OF WORK WITH CLIENT'S VENDORS/ CONTRACTORS INCLUDING BUT NOT LIMITED TO SECURITY, AUDIO / VISUAL, TELEPHONE / DATA AND FURNITURE.

    DEBRIS / CLEAN

63. REMOVE DEBRIS AND MISCELLANEOUS MATERIAL AT THE END OF EACH WORKDAY OR AS WORK PROGRESSES.
64. DEBRIS REMOVAL MUST BE PERFORMED USING THE FREIGHT ELEVATOR, CONTACT THE OWNER OR BUILDING ENGINEER TO OBTAIN SCHEDULE FOR THE USE OF THE ELEVATOR. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING RULES AND PROCEDURES. GENERAL CONTRACTOR TO PROTECT ELEVATOR CAB. IN NO CASE SHALL PASSENGER ELEVATORS BE USED FOR MOVEMENT OF ANY CONSTRUCTION MATERIALS OR DEBRIS.
65. REDIRECT CONSTRUCTION, DEMOLITION & PACKAGING DEBRIS TO SOURCES OTHER THAN LANDFILL. STRATEGIES MAY INCLUDE: REDIRECT PACKAGING DEBRIS BACK TO THE MANUFACTURER. DONATE SALVAGEABLE MATERIALS TO A RECLAMATION SITE OR NON-PROFIT CHARITY SUCH AS HABITAT FOR HUMANITY. DESIGNATE RECYCLING AREAS DURING DEMOLITION AND CONSTRUCTION. IDENTIFY CONSTRUCTION HAULERS & RECYCLERS TO HANDLE THE DESIGNATED MATERIALS AS INTENDED. CONTACT A REGIONAL CARPET RECLAMATION FACILITY FOR SALVAGE OF CARPETING. WASTE MANAGEMENT REPORT TO BE INCLUDED IN CLOSE-OUT MANUAL.
66. KEEP THE CONSTRUCTION AREA BROOM CLEAN AT THE END OF EVERY DAY.
67. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREAS SHALL BE LEFT IN BROOM CLEAN CONDITION. CARPETED AREAS TO BE LEFT IN A VACUUM CLEAN CONDITION.

EXISTING CONDITIONS

DEMOLITION

1. THE DEMOLITION DRAWINGS SHOW THE GENERAL EXTENT OF THE ALTERATIONS REQUIRED. THESE DRAWINGS DO NOT NECESSARILY SHOW EVERYTHING TO BE REMOVED IN ORDER TO PREPARE THE EXISTING BUILDING ELEMENTS FOR NEW CONSTRUCTION.
2. DEMOLITION INCLUDES THE REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIALS. PERFORM ALL DEMOLITION WORK THAT MAY BE REQUIRED OR NECESSARY TO A FULL AND COMPLETE EXECUTION OF THE WORK, WHETHER OR NOT SHOWN OR SPECIFIED. EXACT EXTENT OF DEMOLITION MAY NOT BE SHOWN ON DRAWINGS.
3. PERFORM DEMOLITION SO OWNER'S OPERATIONS WILL NOT BE DISRUPTED.
4. MATERIALS AND/OR ITEMS DEMOLISHED AND NOT DESIGNATED TO BECOME THE PROPERTY OF THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE OWNER'S PROPERTY.
5. CONFIRM WITH OWNER OR BUILDING ENGINEER ANY DEMOLITION ITEMS TO BE SALVAGED AND RETURNED TO OWNER'S STOCK. ITEMS TO BE SALVAGED FOR REUSE ARE TO BE CLEANED PRIOR TO REUSE. INFORM ARCHITECT AND OWNER OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SALVAGED FOR REUSE ITEMS AND OF DAMAGED OR INOPERABLE ITEMS. PROTECT SALVAGED FOR REUSE ITEMS FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.

    HAZARDOUS MATERIALS

6. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY HAZARDOUS MATERIALS ON THE JOBSITE. REFER TO HAZARDOUS MATERIAL REPORT, OR PERFORM INDEPENDENT TESTING AS WARRANTED. IF HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

    FINISHES

7. PREPARE WALL AND FLOOR SURFACES TO RECEIVE NEW FINISH(ES) PER FINISH PLANS.
8. REMOVE AND DISPOSE OF CARPET, VCT AND ANY OTHER FLOOR FINISH, UNLESS OTHERWISE NOTED. WHERE GLUE DOWN CARPET, RESILIENT FLOOR AND OTHER GLUED FLOORING INSTALLATION IS REMOVED, REMOVE ALL PAD AND ADHESIVE TO LEAVE FLOOR WITH A SMOOTH, LEVEL FINISH.

    FURNITURE

9. FURNITURE REMOVAL OR RELOCATION TO BE IN CONTRACTOR'S SCOPE OF WORK UNLESS OWNER INDICATES OTHERWISE. COORDINATE FURNITURE RELOCATION WITH OWNER OR BUILDING ENGINEER.

    MECHANICAL / ELECTRICAL / PLUMBING / FIRE PROTECTION

10. REFER TO ENGINEERING DOCUMENTATION FOR ADDITIONAL INFORMATION. UNLESS OTHERWISE NOTED, GENERAL ENGINEERING SCOPE IS TO REMOVE ALL DISTRIBUTION SYSTEMS UP TO THE PRIMARY SOURCE AND TERMINATE.
11. COORDINATE DEMOLITION OF PARTITIONS CONTAINING ELECTRICAL DEVICES WITH ELECTRICAL CONTRACTOR. ALL ELECTRICAL TERMINATIONS TO BE PERFORMED BY ELECTRICAL CONTRACTOR.
12. WHERE EXISTING ELECTRICAL EQUIPMENT IS DESIGNATED TO BE REMOVED, IT SHALL BE COMPLETELY REMOVED WITH ALL ASSOCIATED BOXES, SUPPORTS AND DEVICES. ALL WIRING AND CONDUIT SHALL BE REMOVED COMPLETELY BACK TO THE FIRST ITEM LEFT UNAFFECTED BY REMOVAL. CONDUIT THAT IS BURIED OR OTHERWISE INACCESSIBLE SHALL BE ABANDONED. IN SUCH CASE CONTRACTOR SHALL PULL ALL WIRE FROM THE CONDUIT AND REMOVE ALL ITEMS PROTRUDING FROM THE FINISHED SURFACE.
13. WHERE FLOOR CORE OUTLETS ARE TO BE REMOVED, PATCH FLOOR SLAB TO MATCH EXISTING. MAINTAIN FIRE-RATING OF FLOOR ASSEMBLY. PENETRATIONS SHALL BE PATCHED TO MAINTAIN SYSTEM INTEGRITY AND USABILITY. THIS INCLUDES PENETRATIONS INTO IN-FLOOR DUCT (WALKER DUCT) SYSTEM. PENETRATIONS SHALL BE PATCHED TO MAINTAIN SYSTEM INTEGRITY AND USABILITY.
14. EXISTING FIRE DEPARTMENT CONNECTIONS, HOSE CABINETS, FIRE EXTINGUISHERS AND FIRE HOSE RACKS TO REMAIN, UNLESS OTHERWISE NOTED. REFER TO ENGINEERING DRAWINGS FOR SCOPE OF NEW WORK.
15. DEMOLITION TO INCLUDE REMOVAL OF ABANDONED HANGERS, BRACKETS, SCREWS, CONNECTORS, CONDUIT, DUCTWORK, METAL PARTITION TRACK AND ANY OTHER UNUSED ITEMS SECURED TO THE UNDERSIDE OF THE SLAB.

METALS

1. PROVIDE ALL MISCELLANEOUS METAL FABRICATIONS AS SHOWN, DETAILED, OR IMPLIED ON THE DOCUMENTS, AND AS IS "USUAL AND CUSTOMARY" FOR SIMILAR PROJECTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY REVIEWING THE DOCUMENTS TO DETERMINE THE SCOPE, QUANTITY, AND LOCATION OF ALL MISCELLANEOUS METAL ITEMS IN THE PROJECT, TO MAKE SURE A COMPLETE JOB IS BOUGHT TO FULFILL THE REQUIREMENTS AND INTENT OF THE DOCUMENTS. VERTICAL MEMBERS, HANGERS AND LATERAL BRACING (AS NEEDED FOR STABILITY) ARE TO BE PROVIDED. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
    A. SUPPORT FOR OPERABLE PARTITIONS.
    B. SUPPORT FOR FOLDING GLASS WALL SYSTEM.
    C. SUPPORT FOR DECORATIVE LIGHTING FIXTURES
    D. SUPPORT FOR HANGING SIGNAGE AND "ARCHITECTURAL FEATURES"
    E. SUPPORT FOR CEILING MOUNTED TOILET PARTITIONS
    F. SUPPORT FOR SUSPENDED "HEADERS"
    G. SUPPORT FOR SUSPENDED OFFSET RATED PARTITION CONSTRUCTION
    H. SUPPORT FOR KNEE WALLS
    I. SUPPORT FOR LAVATORY OR WALL SUPPORTED COUNTERTOPS.
3. PROVIDE ANY ADDITIONAL ENGINEERING REQUIRED, WHERE SPECIFIC MEMBER SIZES AND DETAILS ARE NOT PROVIDED FOR MISCELLANEOUS METAL WORK AS A DELEGATED DESIGN. SUBMIT ENGINEERING PLANS WITH SIGNED / SEALED CALCULATIONS FOR RECORD. ENGINEERING PLANS AND CALCULATIONS ARE TO BE INCLUDED IN PROJECT SCOPE AT THE TIME PROJECT BIDS ARE SUBMITTED.

WOOD, PLASTICS, AND COMPOSITES

1. PROVIDE BLOCKING IN PARTITIONS AND/OR BEHIND SURFACES THAT INCLUDE BUT NOT LIMITED TO CASEWORK, SPECIALTIES, EQUIPMENT, FURNISHINGS OR OTHER ELEMENTS THAT REQUIRE MORE SUPPORT THAN WILL BE ADEQUATELY PROVIDED BY THE STUDS OR FRAMING INDICATED. SEE FINISHES NOTES FOR ADDITIONAL INFORMATION.
2. ANY INTERIOR WOOD BLOCKING IS TO BE FIRE RETARDANT TREATED AS ALLOWED BY CODE.
3. ANY EXTERIOR WOOD BLOCKING IS TO BE TREATED FOR MOISTURE RESISTANCE AS ALLOWED BY CODE.

    INTERIOR ARCHITECTURAL WOODWORK

4. ALL OF THE WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED, AND ERECTED IN ACCORDANCE WITH AWI 'PREMIUM GRADE' STANDARDS OR PER SPECIFICATIONS. SURFACES SHALL BE TRUE, STRAIGHT, AND FREE FROM ALL MACHINE AND TOOLS MARKINGS, BRUISES, INDENTATIONS, CHIPS, OR ABRASIONS.
5. CONTRACTOR TO CHECK JOB PROGRESS AND COORDINATE BLOCKING WITH OTHER TRADES INVOLVED. CONTRACTOR IS RESPONSIBLE FOR ALL BLOCKING REQUIRED.
6. MILLWORK CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL ASPECTS / FINISHES OF MILLWORK ELEMENT IN A SINGLE SET OF SHOP DRAWINGS / SUBMITTALS.
7. PRIOR TO THE START OF FABRICATION, THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND SHALL BE RESPONSIBLE FOR SAME.
8. WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND SECURED IN A MANNER TO INSURE AGAINST THE JOINT OPENING.

WOOD, PLASTICS, AND COMPOSITES (CONTINUED)

9. WHERE EXPOSED AT ENDS, FINISH CABINET SIDES AND TOE BOARDS TO MATCH CABINET FACE, UNLESS NOTED OTHERWISE.
10. ALL MILLWORK SHALL BE SHOP OR FACTORY FINISHED. CONTRACTOR SHALL PROTECT ALL FINISHED AND INSTALLED MILLWORK FROM DAMAGE BY OTHER TRADES. DAMAGED OR DEFECTIVE MILLWORK SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
11. MILLWORK CONTRACTOR TO COORDINATE LOCATION OF ELECTRICAL, TELEPHONE, AND COMMUNICATIONS RECEPTACLES AND INSTALL GROMMETS IN COUNTERTOP SURFACES AS INDICATED.
12. NO UNBRACED LENGTH OF SHELVING AND OR COUNTERWORK SHALL EXCEED 3'-0" WITHOUT ADDITIONAL SUPPORTS. ALL END CONDITIONS SHALL BE PROPERLY BLOCKED AND OR SUPPORTED.
13. ALL BLOCKING AND WOOD CLEATS, AS ALLOWED PER LOCAL BUILDING CODE, FOR OVERHEAD CABINETS TO BE SCREWED AND SECURED TO FULL HEIGHT OR BRACED CEILING HEIGHT METAL STUDS.
14. REVIEW AND APPROVAL REQUIRED BY ARCHITECT FOR VENEER LAYOUTS FOR ALL MILLWORK. ARCHITECT TO APPROVE FLITCH PRIOR TO PURCHASE.
15. CONTRACTOR WILL SHIM AND LEVEL COUNTERTOPS ABOVE FILES AFTER FILES ARE INSTALLED BY OTHERS.
16. TRASH / RECYCLE CABINETS: MILLWORK CONTRACTOR TO PROVIDE LARGEST CONTAINERS ALLOWED BY CONSTRUCTION AND AS COORDINATED AND APPROVED BY THE OWNER.

THERMAL AND MOISTURE PROTECTION

1. PATCH AND REPAIR ALL EXISTING FIREPROOFING DAMAGE ENCOUNTERED OR INCURRED DURING DEMOLITION OR NEW CONSTRUCTION.
2. ALL PENETRATIONS THROUGH FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE SEALED WITH A RATED FIRE/SMOKE STOP ASSEMBLY TO PROVIDE CODE REQUIRED RATING.
3. IF DISTURBED BY NEW CONSTRUCTION, PROVIDE ALL REQUIRED FIRE SAFING AND SMOKE SEALS BETWEEN THE EDGES OF SLABS AND THE EXTERIOR CLADDING SYSTEM.
4. THE CONTRACTOR IS RESPONSIBLE FOR GUARANTEEING ADHESION AND OVERALL COMPATIBLITY OF SEALANTS USED BY VARIOUS TRADES OR CONTRACTORS WHERE DIFFERENT SEALANTS COME IN CONTACT WITH EACH OTHER.

OPENINGS

DOORS

1. ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WIT

OPENINGS (CONTINUED)

GLAZING

1. ALL EXISTING GLAZING IN DOORS, WINDOWS, OR AS PART OF AN INTERIOR GLAZED WALL SYSTEM DEFINED AS A HAZARDOUS LOCATION BY CODE SHALL BE SAFETY GLAZING.
2. ALL SAFETY GLAZING SHALL BE PERMANENTLY LABELED INDICATING THE TYPE OF GLASS AND THE SAFETY GLASS STANDARDS TO WHICH IT COMPLIES.

FINISHES

1. ALL FINISHES ARE TO BE SELECTED BY THE ARCHITECT, UNLESS OTHERWISE NOTED. REFER TO FINISH PLANS AND FINISH SCHEDULE.
2. MATERIALS SHALL BE NEW, UNUSED AND OF THE QUALITY CONSISTENT WITH THE REMAINDER OF THE WORK. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATION AND INSTRUCTIONS.
3. CONTRACTOR MUST NOTIFY ARCHITECT OF ANY MATERIALS REQUIRING LONG LEAD TIMES SO THAT THESE MATERIALS MAY BE ORDERED OR PRE-ORDERED TO ENSURE A TIMELY COMPLETION WITHIN THE CONSTRUCTION SCHEDULE.
4. ALL ADHESIVES AND PAINT FINISHES TO COMPLY W/LOW VOC STANDARDS.
5. ALL PRODUCTS TO COME FROM CONSISTENT PRODUCT RUN OR DYE LOT.
6. NO PAINTING OR INTERIOR FINISH SHALL BE DONE UNDER CONDITIONS WHICH WILL JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.

INSTALLATION DIAGRAM

7. FLOORING CONTRACTOR TO PROVIDE A FLOORING INSTALLATION DIAGRAM TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CUTTING OR INSTALLATION. DIAGRAM TO INCLUDE MATERIAL INSTALLATION PATTERN.

PREPARATION

8. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED FLOOR LEVELING REQUIRED TO COMPLETE A QUALITY INSTALLATION. CONTRACTOR TO INSPECT FIELD CONDITIONS PRIOR TO SUBMITTING BID DOCUMENTS.
9. PATCH EXISTING FLOOR SLAB WITH FLOOR LEVELING COMPOUND AND AS REQUIRED BY SCHEDULED FLOOR FINISHES. FINISHED FLOOR PITCH TO BE NO GREATER THAN 1/8" PER LINEAR FOOT THROUGHOUT THE CONSTRUCTION AREA. TYPICAL FLOOR LEVELING DIFFERENTIAL TO BE A MAXIMUM OF 1/2" IN 10'-0" LINEAR DIMENSION. FLOOR LEVELING DIFFERENTIAL AT SPECIALTY MILLWORK LOCATIONS TO BE A MAXIMUM OF 1/4" IN 10'-0" LINEAR DIMENSION. CONTRACTOR TO COORDINATE COMPATIBILITY OF MATERIAL AND MOISTURE LEVELS WITH SCHEDULED FINISHES AND MANUFACTURER REQUIREMENTS.
10. FLOOR SLAB TO BE FLUSH AND SMOOTH FOR INSTALLATION OF NEW SCHEDULED FINISHES. PROVIDE FLOOR PREPARATION AS REQUIRED FOR PROPER INSTALLATION OF VCT AND CARPET FLOORING OR OTHER SCHEDULED FINISH TO PREVENT IMPERFECTIONS TELEGRAPHING THROUGH MATERIAL.
11. FLOORS SHALL BE LEVEL AND FREE OF IRREGULARITIES TO ASSURE THAT WHEN DOOR FRAMES ARE SET, THEY ARE AT A CONSISTENT DIMENSION FROM THE CEILING, WITH NO GAPS BETWEEN THE BOTTOM OF THE DOOR FRAME AT THE SLAB AFTER FLOOR FINISHES ARE INSTALLED. CHANGES IN THE FLOOR HEIGHT SHALL BE GRADUALLY RAISED AND TROWELED TO CREATE A RAMP LIKE EFFECT.
12. ALL CRACKS, HOLES, IMPERFECTIONS IN EXISTING AND NEW WALLS, PARTITIONS, OR CEILINGS SHALL BE FILLED WITH APPROPRIATE PATCHING MATERIAL AND SMOOTHED OFF TO MATCH ADJOINING SURFACES.
13. CONTRACTOR TO SKIM COAT ALL BASE BUILDING, PERIMETER AND EXISTING COLUMNS AND REMAINING WALLS AFTER DEMOLITION AS REQUIRED TO GUARANTEE PLUMBNESS AND EVENNESS PRIOR TO FINAL PAINT / FINISH APPLICATION.
14. WALL SURFACES CONCEALED BY MILLWORK CABINETRY ARE TO BE TAPED, DRYWALL COMPOUND APPLIED, SANDED SMOOTH AND PRIMED. PROVIDE FINISH COAT OF PAINT AT ALL EXPOSED WALL SURFACE AREAS BEHIND APPLIED MILLWORK, PANELS, ETC. DUE TO REVEALS, JOINTS, OPENINGS, END CONDITIONS ETC.
15. ALL SURFACES SHALL BE PREPARED TO RECEIVE THE SCHEDULED FINISH PER SPECIFICATIONS AND MANUFACTURES' REQUIREMENTS. GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH. PAINT GRADE WOODWORK SHALL BE HAND SANDED BETWEEN COATS AND DUSTED CLEAN. ALL HOLES, PITCH POCKETS, OR SAPPY PORTIONS SHALL BE SCRAPED AND SEALED WITH KNOT SEALER. NAIL HOLES, CRACKS, OR DEFECTS TO BE PUTTIED AFTER FIRST COAT, W/PUTTY MATCHING COLOR OF STAIN OR PAINT FINISH. REMOVE OIL OR GREASE W/MINERAL SPIRITS.
16. INTERIOR GYPSUM WALLBOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT IN ORDER TO LAY FLAT ANY IRREGULARITIES THAT MAY HAVE FORMED IN SANDING PROCESS.

PARTITIONS

17. ALL METAL AND STUD FRAMING SHALL EXTEND FROM CONCRETE SLAB TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS NOTED OTHERWISE. MATERIAL THICKNESS AND LIMITING HEIGHT SHALL BE GOVERNED BY THE REQUIREMENTS OF LISTED INDEPENDENT TESTING AGENCY ASSEMBLY, SPECIFICATIONS AND/OR INDUSTRY STANDARD. THE MOST RESTRICTIVE REQUIREMENT GOVERNS.
18. PARTITIONS HAVE GYPSUM BOARD OVER THE FULL HEIGHT OF THE WALL TO PROVIDE A COMPOSITE SYSTEM. IF FULL HEIGHT GYPSUM BOARD IS NOT PROVIDED, INCLUDE LATERAL BRACING IN ALL WALLS AS INDICATED BY SSMA FOR FULLY BRACED NON-COMPOSITE WALLS.
19. PROVIDE LATERAL BRACING ABOVE ALL DOORS AND OPENINGS WITHIN 12-INCHES OF THE TOP OF THE OPENING.
20. THE PARTITION TYPE ABOVE OR BELOW ANY OPENING IS TO BE THE SAME AS THAT SCHEDULED FOR THE SIDES OF THE OPENING, UNLESS NOTED OTHERWISE.
21. INFILL PARTITIONS SHALL MATCH THE ADJACENT PARTITION FOR CONSTRUCTION, THICKNESS AND FIRE RATING.
22. ISOLATE PARTITION FRAMING AND WALL FURRING WHERE IT ABUTS STRUCTURE, EXCEPT AT FLOOR, TO PREVENT TRANSFER OF LOADING IMPOSED BY STRUCTURAL MOVEMENT. INSTALL SLIP-TYPE JOINTS AT HEAD OF ASSEMBLIES THAT AVOID AXIAL LOADING OF ASSEMBLY AND LATERALLY SUPPORT ASSEMBLY. USE DEEP-LEG DEFLECTION TRACK AS REQUIRED.
23. WHERE NEW CONSTRUCTION ABUTS BASE BUILDING WORK OR EXISTING WORK AND THE FINISH SURFACES APPEAR TO ALIGN, SURFACES SHALL BE CONSTRUCTED WITHOUT A VISIBLE JOINT UNLESS OTHERWISE NOTED. PROVIDE A CONSTRUCTION JOINT WHERE ABUTTING EXISTING BUILDING STRUCTURE.
24. AT ALL EXISTING ROOMS THAT ARE RECONFIGURED AND THAT ARE SEPARATED FROM THE RETURN AIR PLENUM BY FULL HEIGHT PARTITIONS, HOLD GYPSUM BOARD SIX INCHES (6") FROM SLAB. HVAC CONTRACTOR TO TEST RETURN AIR FLOW AT NEW AND RECONFIGURED ROOMS AND INCLUDE RESULTS ON HVAC BALANCING REPORT. COORDINATE WITH ENGINEERING DRAWINGS.
25. WHEN NEW PARTITION INTERSECTS EXTERIOR WINDOW, APPLY SOUND TRANSFER INSULATION AND ENSURE THAT ALL OPENINGS HAVE BEEN SEALED BETWEEN ADJOINING SPACES TO PREVENT SOUND TRANSMISSION.
26. ALL EXISTING WALLS SCHEDULED TO REMAIN WHICH ARE DAMAGED SHALL BE REPAIRED AS REQUIRED TO RECEIVE SCHEDULED FINISH.
27. CONTRACTOR TO CONSTRUCT PARTITIONS INDICATED AS FULL HEIGHT AROUND PARALLEL DUCTWORK WITH HORIZONTAL SHAFT WALL CONSTRUCTION AT LOCATIONS WHERE PARTITIONS CANNOT BE INSTALLED FROM FLOOR SLAB TO UNDERSIDE OF DECK. SHOULD ADDITIONAL FRAMING AND DUCTWORK BE REQUIRED DUE TO DUCTWORK OR OTHER OBSTRUCTIONS, CONTRACTOR SHALL CONSTRUCT PARTITIONS TO MEET OR EXCEED PRESCRIBED PROPERTIES REQUIRED BY SCHEDULED PARTITIONS AS A PART OF BASIC SCOPE AT NO ADDITIONAL COST TO THE PROJECT.

FINISHES (CONTINUED)

BLOCKING

34. PROVIDE BLOCKING IN PARTITIONS AND/OR BEHIND SURFACES THAT INCLUDE BUT NOT LIMITED TO CASEWORK, SPECAILTIES, EQUIPMENT, FURNISHINGS OR OTHER ELEMENTS THAT REQUIRE MORE SUPPORT THAN WILL BE ADEQUATELY PROVIDED BY FRAMING. BLOCKING TO BE CODE APPROVED TREATED WOOD BLOCKING OR METAL FLAT STRAPPING A MINIMUM THICKNESS OF 0.065 INCHES.

GYPSUM BOARD

35. ALL GYPSUM BOARD REVEALS, CORNERS OR TRANSITIONS TO BE FORMED WITH FINISH BEADS. ALL BEADS ARE TO BE TAPED, DRYWALL COMPOUND APPLIED AND SANDED SMOOTH.
36. PROVIDE LEVEL (5) GYPSUM BOARD FINISH AT ALL PARTITIONS TO RECEIVE WALL COVERING, GRAPHICS OR SPECIALTY FINISH.

EXPANSION AND CONTROL JOINTS

37. PROVIDE EXPANSION JOINTS AS PER TCNA/EJ-171 LATEST YEAR. COORDINATE LOCATION AND COLOR OF EXPANSION JOINTS WITH ARCHITECT PRIOR TO INSTALLATIONS. ADDITIONAL LOCATIONS MAY BE REQUESTED BY ARCHITECT ABOVE THE REQUIRED QUANTITY AT NO ADDITIONAL COST TO THE PROJECT.
38. PROVIDE ISOLATION STRIPS AT ALL LOCATIONS WHERE INTERIOR PARTITIONS ABUT EXTERIOR WALLS.
39. CONTROL JOINTS ARE TO BE INSTALLED WHERE THE GYPSUM BOARD SYSTEM ABUTS A VERTICAL STRUCTURAL ELEMENT, ABUTS DISSIMILAR CONSTRUCTION, OR WHERE THE CONSTRUCTION MATERIALS CHANGE WITHIN THE PLANE OF THE SYSTEM.
40. PROVIDE DRYWALL CONTROL JOINTS ACCORDING TO ASTM C840, AS INDICATED ON DRAWINGS OR PER MANUFACTURER'S RECOMMENDATIONS AND IN SPECIAL LOCATIONS APPROVED BY ARCHITECT FOR VISUAL EFFECT. SHOULD ADDITIONAL JOINTS BE REQUIRED IN ADDITION TO THESE SHOWN ON DRAWINGS, CONTRACTOR SHALL PROVIDE THESE ADDITIONAL JOINTS IN A PATTERN AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST. REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.
41. CONTROL JOINTS TO TURN UP ONTO VERTICAL SURFACE AT SOFFIT OR SIMILAR LOCATIONS. REVIEW WITH ARCHITECT PRIOR TO FRAMING.
42. ISOLATE CEILING ASSEMBLIES WHERE THEY ABUT OR ARE PENETRATED BY BUILDING STRUCTURE TO PREVENT TRANSFER OF LOADING IMPOSED BY STRUCTURAL MOVEMENT.

CEILINGS

43. COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK. EXISTING CONSTRUCTION, TO ENSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS. NOTIFY ARCHITECT PRIOR TO INSTALLATION OF EQUIPMENT OR FIXTURES.
44. EXISTING ACOUSTICAL CEILING GRID & TILES TO BE REMAIN, REPLACED ANY DAMEGED GRID & TILES WITH NEW.

FLOORING

45. FLOORING FINISH MATERIALS ARE TO BE INSTALLED PRIOR TO MILLWORK AND ARE TO EXTEND UNDER ALL MILLWORK.
46. MAINTAIN UNIFORMITY OF LVT DIRECTION.
47. EXISTING CONCRETE FLOORS SCHEDULED TO REMAIN EXPOSED ARE TO BE LEFT IN CLEAN CONDITION FREE OF ANY CONSTRUCTION DEBRIS, CUTTING OILS OR OTHER CONTAMINANTS, CHALK MARKS, MARKER OR SPRAY PAINT. EXISTING CONCRETE FLOORS WHICH HAVE DEFECTS NOTED ABOVE ARE TO HAVE DEFECTS REMOVED AND FLOORS SEALED.

TRANSITIONS

48. TRANSITIONS IN HEIGHT BETWEEN DISSIMILAR FLOOR FINISHES ARE TO ALIGN, UNLESS OTHERWISE NOTED.
49. TRANSITIONS OCCURRING IN A DOOR OPENING SHALL BE INSTALLED SO THE TRANSITION OCCURS UNDER THE CENTER LINE OF THE DOOR IN THE CLOSED POSITION.
50. PROVIDE TRANSITION STRIP BETWEEN ALL DISSIMILAR MATERIALS. SUBMIT PRODUCT DATA AND SAMPLE TO ARCHITECT FOR APPROVAL FOR ANY NON-SPECIFIED TRANSITION.

PAINT

51. PROVIDE A MINIMUM OF ONE COAT PRIMER AND TWO COATS OF FINISH COLOR. COATS SHALL COVER SURFACES COMPLETELY; IF NOT, ADDITIONAL COATS SHALL BE APPLIED.
52. PROVIDE PRIME AND FINISH COAT OF PAINT AT ALL WALL SURFACE AREAS BEHIND APPLIED FINISHES (WOOD PANELS WITH REVEALS), SPECIALTIES (VISUAL DISPLAY SURFACES, SIGNAGE), EQUIPMENT, FURNISHINGS AND FURNITURE SYSTEMS.
53. EXISTING DOORS AND FRAMES TO BE PAINTED PER OWNER DIRECTIONS AND LOCATIONS. SHALL BE PAINTED WITH A SATIN/SEMIGLOSS FINISH. MATCH COLOR OF ADJACENT WALL SURFACE, UNLESS NOTED OTHERWISE. PAINT COLOR BY OWNER
54. PAINT ALL ACCESS PLATES, PANELS, BOXES, COVERS ETC. TO MATCH ADJACENT PAINTED SURFACE. ELECTRICAL DEVICE AND SWITCH COVERPLATES ARE NOT TO BE PAINTED.
55. EXPOSED AREAS OF THE UNDERSIDE OF SLAB, EXPOSED DUCTS, CONDUIT, JUNCTION BOXES, SPRINKLER PIPING, ELECTRICAL, HVAC AND DATA DEVICES ARE TO NOT BE PAINTED UNLESS NOTED OTHERWISE.
56. UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED, OR SPLATTERED ON ADJACENT UNPAINTED SURFACES.

RESILIENT BASE

57. RESILIENT BASE IS TO BE FURNISHED FROM A CONTINUOUS ROLL AND INSTALLED WITH NO JOINTS. IF LENGTH TO BE INSTALLED IS GREATER THAN THE LENGTH OF THE LARGEST ROLL, PLACE JOINTS EQUIDISTANT FROM EACH END.
58. ALL RESILIENT BASE PROVIDED AT CARPETED AREAS IS TO BE STRAIGHT BASE, UNLESS OTHERWISE NOTED. ALL OTHER LOCATIONS TO BE COVE BASE, UNLESS NOTED OTHERWISE.

FINISHES (CONTINUED)

FINAL INSPECTION

72. EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK, INCLUDING AND MILLWORK INSTALLATION, AND PROCEED WITH "TOUCH-UP" AS REQUIRED PRIOR TO PUNCH LIST.
73. FINAL CONSTRUCTION CLEAN TO BE PROVIDED AT THE END OF CONSTRUCTION. FINAL CLEAN TO BE PROVIDED TWO DAYS PRIOR TO MOVE IN. DATE TO BE APPROVED BY PROJECT MANAGER. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

SPECIALTIES

1. VERIFY CODE REQUIRED SIGNS AT ELEVATORS, STAIRS, AND PUBLIC WASHROOMS.
2. PROVIDE ANY ADDITIONAL INTERIOR SIGNAGE IF REQUIRED BY THE OWNER. ALL SIGNAGE TO BE REVIEWED WITH OWNER FOR (BUSINESS) STANDARDS.
3. PROVIDE APPROPRIATE SIZE AND TYPE FIRE EXTINGUISHER CABINETS. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH REGULARTORY REQUIREMENTS.

EQUIPMENT

1. REFER TO EQUIPMENT PLAN FOR ITEMS TO BE PROVIDED BY CONTRACTOR AND ADDITIONAL INFORMATION.

FURNISHINGS

1. FURNITURE VENDOR IS RESPONSIBLE FOR INSTALLATION. CONTRACTOR TO COORDINATE WORK AND PHASING OF WORK WITH FURNITURE VENDOR. PROTECT ANY INSTALLED FURNITURE IF CONSTRUCTION WORK IS TO CONTINUE BEYOND SCHEDULED INSTALL.

FIRE SUPPRESSION

1. REFER TO SPECIFICATIONS AND ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
2. COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIRE EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS AND OTHER SPECIAL FIRE EXTINGUISHING SYSTEMS AND RELATED APPURTENANCES SHALL BE SUBMITTED TO THE AUTHORITIES HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION AS REQUIRED.

PLUMBING

1. DESIGN/BUILD - REFER TO MANUFACTURE SPECIFICATION AND ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

HEATING VENTILATING AND AIR CONDITIONING

1. EXISTING TO REMAIN..

ELECTRICAL AND COMMUNICATION

1. ARCHITECTURAL DRAWINGS ARE FOR DEVICE LOCATION AND TAKE PRECEDENCE OVER ENGINEERING DRAWINGS. ENGINEERING DRAWINGS GOVERN FOR DEVICE TYPE AND CIRCUITING INFORMATION.
2. PROVIDE ELECTRICAL CONNECTIONS TO EQUIPMENT AND FURNITURE SYSTEMS AS REQUIRED BY ELECTRICAL CODE AND MANUFACTURER'S REQUIREMENTS.
3. POWER RECEPTACLES INSTALLED IN WET LOCATIONS SHALL BE GROUND FAULT INTERRUPTER TYPE APPROVED BY CODE.

COORDINATION

4. CONTRACTOR TO SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATION OF FLOOR BOXES AND POKE THRU'S AND OTHER FLOOR DEVICES IN RELATION TO STRUCTURAL AND OTHER ELEMENTS AS REQUIRED. NOTIFY OWNER AND ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
5. CONTRACTOR TO COORDINATE LOCATIONS OF EXISTING LIFE SAFETY DEVICES WITH ENGINEERING PLANS, ARCHITECTURAL PLANS, FURNITURE AND WALL MOUNTED EQUIPMENT. ALL DEVICES THAT ARE IN CONFLICT WITH CONSTRUCTION DOCUMENTS, FURNITURE AND WALL MOUNTED EQUIPMENT ARE TO BE RELOCATED, NOTIFY ARCHITECT IN WRITING TO CONFIRM NEW LOCATION PRIOR TO RELOCATION OF DEVICES.
6. IF APPLICABLE, CONTRACTOR IS REQUIRED TO COORDINATE WITH FURNITURE VENDER TO PROPERLY LOCATE ALL FURNITURE POWER & DATA CONNECTIONS AND IDENTIFY ANY IN-FIELD CONFLICTS PRIOR TO FINAL INSTALLATION OF BOTH POWER & DATA. PROVIDE WRITTEN CONFIRMATION TO ARCHITECT THAT COORDINATION HAS OCCURRED.
7. ALL DEVICES AND FLOOR FEEDS FOR FURNITURE ARE TO BE COORDINATED FOR PLACEMENT WITH THE FURNITURE VENDOR PRIOR TO BACK BOX INSTALLATION. DEVICE LOCATION (HORIZONTAL AND VERTICAL) ARE TO BE APPROVED BY FURNITURE VENDOR IN WRITING. DOCUMENTATION TO BE SUBMITTED.
8. COORDINATE LOCATION OF DEVICES BEHIND MONITOR OR FLAT SCREEN TV WITH MOUNTING BRACKET AND PROVIDE CLOCK OUTLETS OR CHIEF BOX AS REQUIRED TO AVOID INTERFERENCE.

CONDUIT

9. ALL CONDUIT TO BE RUN CONCEALED, UNLESS NOTED OTHERWISE. ANY CONDITION WHERE CONDUIT CAN'T BE RUN CONCEALED IS TO BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION OF CONDUIT.
10. PROVIDE CONDUIT FOR ALL TELE/DATA OUTLETS AS INDICATED ON ENGINEERING DRAWINGS. CONDUIT SHALL TERMINATE IN DEDICATED CLOSET/ROOM, UNLESS NOTED OTHERWISE.
11. CONTRACTOR TO PROVIDE PULL STRINGS IN ALL EMPTY CONDUIT.

DEVICE INSTALLATION

12. REFER TO SHEET ID0.10 FOR MOUNTING HEIGHT AND SPACING REQUIREMENT DIAGRAMS.
13. INDICATED DIMENSIONS ARE TO THE CENTER OF THE RECPTACLE OR DEVICE ABOVE THE FINISHED FLOOR (A.F.F.). CLUSTERS OF DEVICES ARE DIMENSIONED TO THE CENTER OF THE CLUSTER. REVIEW ANY UNCLEAR CONDITIONS WITH ARCHITECT PRIOR TO INSTALLATION.
14. WHERE MULTIPLE DEVICES ARE TO BE INSTALLED AT DIFFERENT ELEVATIONS IN THE SAME LOCATION, CENTERLINE OF DEVICES ARE TO ALIGN VERTICALLY.
15. MAINTAIN A 4-INCH MINIMUM HORIZONTAL CLEARANCE FROM EDGE OF COVERPLATE, FOR WALL MOUNTED DEVICES, OR FROM EDGE OF MONUMENT FOR FLOOR MOUNTED DEVICES WHEN ADJACENT TO A WALL, COLUMN, OR SIMILAR ELEMENTS, UNLESS NOTED OTHERWISE.

ELECTRICAL AND COMMUNICATION (CONTINUED)

DEVICE INSTALLATION (CONTINUED)

19. ALL RECEPTACLES AND DATA DEVICES ARE TO BE MOUNTED 18-INCHES ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. RECEPTACLES AND DEVICES AT COUNTERTOPS TO BE MOUNTED A MINIMUM 6-INCHES ABOVE THE SURFACE, UNLESS NOTED OTHERWISE.
20. SINGLE GANG RECEPTACLES AND DEVICES ARE TO BE MOUNTED (HORIZONTALLY), UNLESS NOTED OTHERWISE.
21. AT ACOUSTICALLY RATED PARTITIONS, ALL JUNCTION BOXES SHALL BE SEALED WITH ACOUSTICAL GASKET TO REDUCE NOISE TRANSMISSION THROUGH PARTITION. JUNCTION BOXES ON OPPOSING SIDES OF ANY PARTITION SHALL BE STAGGERED AND NOT BACK TO BACK.
22. AT FIRE RATED PARTITIONS, JUNCTION BOXES ARE TO BE SEPARATED BY A MINIMUM OF 24-INCHES UNLESS FIRE RATED GASKET IS PROVIDED ON THE ADJACENT JUNCTION BOXES.
23. WALL SWITCH LOCATIONS AND THERMOSTATS TO BE COORDINATED WITH WALL MOUNTED EQUIPMENT LOCATIONS PRIOR TO BOX ROUGH-INS. NOTIFY ARCHITECT AND OWNER OF ANY CONFLICTS PRIOR TO INSTALLATION OF ROUGH-INS.

DEVICE AND COVERPLATES

24. GANGED DEVICE COVERPLATES SHALL BE ONE-PIECE TYPE.
25. RECEPTACLE, DEVICE AND SWITCH COVERPLATES AT TYPICAL WALL CONDITIONS ARE TO BE NEMA WHITE, UNLESS NOTED OTHERWISE. DEVICE AND COVERPLATES AT MILLWORK OR SPECIAL WALL CONDITIONS ARE TO BE REVIEWED AND APPROVED BY THE ARCHITECT.
26. COVERPLATES ARE TO BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALLCOVERINGS.
27. RECEPTACLE PLATES AND SWITCH PLATES TO MATCH EXISTING, UNLESS OTHERWISE NOTED.
28. PROVIDE RECEPTACLES WITH INTEGRAL USB PORTS (IN ENCLOSED OFFICES) (AS INDICATED).

SWITCHING

29. ALL NEW ROOMS ARE TO RECEIVE INDIVIDUAL LIGHT SWITCHES, UNLESS OTHERWISE NOTED. LIGHTS TO BE CONTROLLED VIA WALL MOUNTED LIGHT SWITCH/MOTION SENSORS. REFER TO ENGINEERING DRAWINGS.
30. ALL LIGHT SWITCHES TO BE MOUNTED PER MOUNTING HEIGHT DIAGRAM, UNLESS OTHERWISE NOTED. GANG SWITCHES TOGETHER WITHIN SAME COVER PLATE IF/WHEN POSSIBLE. IF EXISTING SWITCHES ARE MOUNTING AT A DIFFERENT HEIGHT, REVIEW WITH ARCHITECT PRIOR TO INSTALLATION OF BACK BOXES.
31. EXISTING USER SWITCHES CONTROLLING BUILDING SERVICES SHALL REMAIN, UNLESS OTHERWISE NOTED. PROTECT SWITCHES DURING ALL PHASES OF WORK. SEE ENGINEERING DRAWINGS.

LIGHTING

32. IN THE EVENT OF DISCREPANCIES BETWEEN THE ARCHITECT'S REFLECTED CEILING PLAN AND THE EXISTING CONDITION LIGHTING, IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK. NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH MAIN RUNNERS, DUCTS, STRUCTURE, HVAC, AND/OR CONDUIT PRIOR TO FRAMING FOR LIGHTS. ANY DISCREPANCIES BETWEEN ARCHITECT'S CEILING GRID LOCATION AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT PRIOR TO INSTALLATION.
33. ALL LIGHT FIXTURES TO BE CLEANED AND RE-LAMPED. VERIFY FIXTURE AND FIXTURE BALLAST IS IN WORKING ORDER PRIOR TO INSTALLATION.
34. ALL EXISTING LIGHT FIXTURES TO REMAIN OR RELOCATED ARE TO BE RELAMPED AT THE COMPLETION OF THE PROJECT. ALL NEW LAMPS ARE TO BE LED EQUIVALENT, 3000K COLOR TEMPERATURE, FROM A SINGLE SUPPLIER, UNLESS NOTED OTHERWISE.
35. COORDINATE LIGHT FIXTURE TRIM SPECIFICATIONS WITH SCHEDULED CEILING SPECIFICATIONS. FURNISH AND INSTALL ALL FIXTURES AND ASSOCIATED TRIM AS REQUIRED.
36. INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LENS AND TRIM, TO AVOID FIXTURE SOILING OR DAMAGE; FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW.

LIFE SAFETY DEVICES

37. REFER TO THE ENGINEERING DRAWINGS FOR COORDINATION OF RELOCATED AND NEW LIFE SAFETY DEVICES, COMMUNICATION DEVICES, AND PAGING DEVICES.
38. ARCHITECTURAL DRAWINGS SHALL GOVERN LOCATION OF DEVICES IF INDICATED. COORDINATE LOCATION OF DEVICES WITH ALL ARCHITECTURAL DOCUMENTS PRIOR TO INSTALLATION OF BACK BOXES. NOTIFY OWNER AND ARCHITECT OF ANY CONFLICTS. CONTRACTOR TO COORDINATE AND VERIFY LOCATIONS OF EXISTING DEVICES TO REMAIN WITH ARCHITECTURAL PLANS AND NOTIFY ARCHITECT OF ANY CONFLICTS DURING THE ROUGH-IN PHASE OF THE PROJECT.
39. EXIT SIGNAGE IS TO COMPLY WITH ALL LOCAL CODES. SIGNAGE TO BE FRAMELESS EDGE LIT TYPE WITH RECESSED HOUSING, UNLESS NOTED OTHERWISE.
40. AUDIBLE ALARM SHALL BE PROVIDED AT ALL DOORS REQUIRED AS EXITS WITH DELAYED EGRESS ELECTRIC HARDWARE.

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EXP. 11-30-2024

RESTAURANT - INETRIOR REMODELING

1280 E. DUNDEE ROAD.
PALATINE, IL 60074

NO	DATE	DESCRIPTION
	05.10.2023	ISSUED FOR PERMIT

CHECKED BY: AV

DRAWN BY: AM

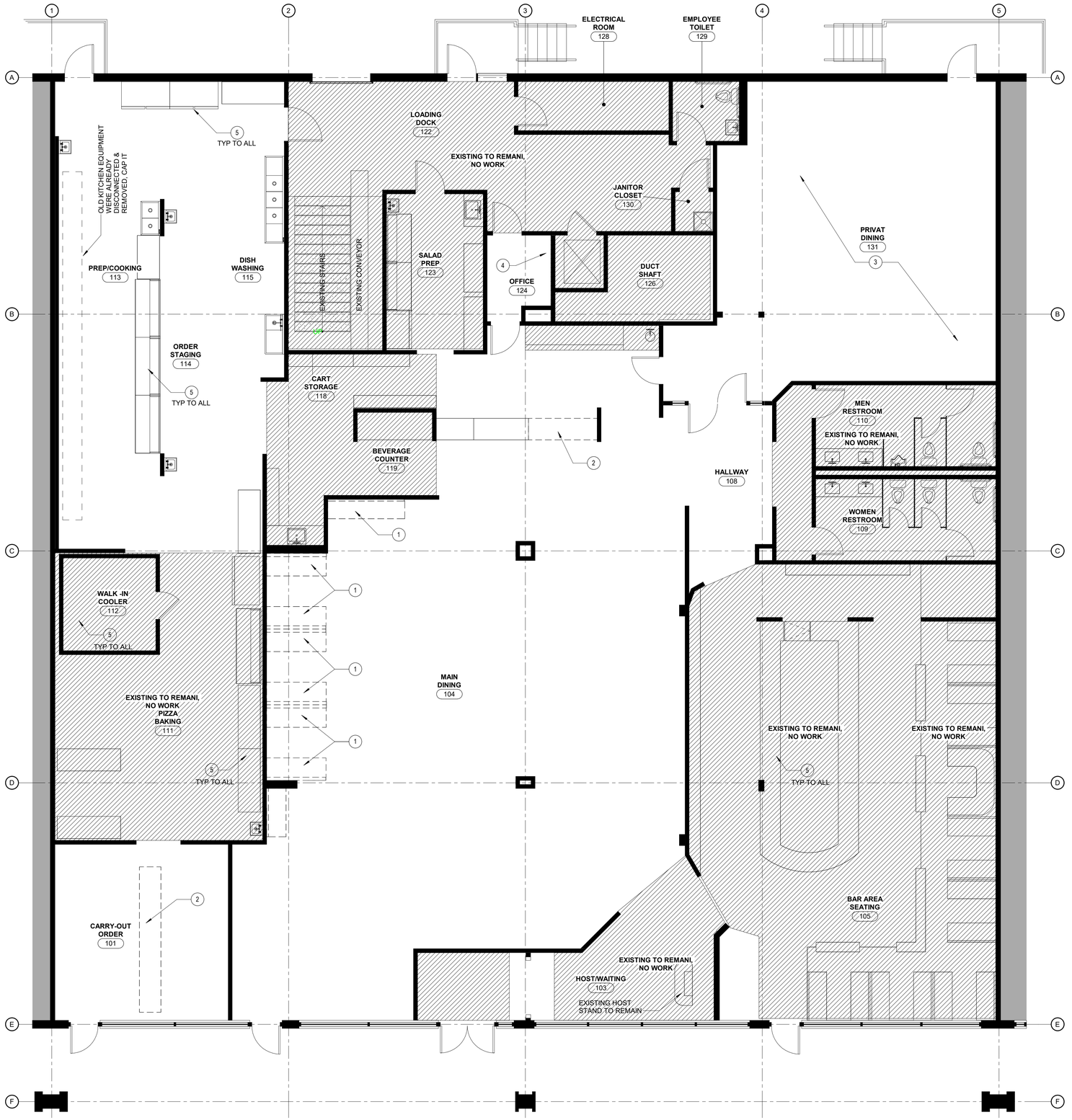
D23.009

PROJECT NUMBER:

GENERAL NOTES

ID0.41

Attachment: EXHIBIT - Restaurant - Floor Plan 5-16-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



DEMOLITION GENERAL NOTES

12. PROVIDE TEMPORARY NON-COMBUSTIBLE CONSTRUCTION BARRIERS WHERE REQUIRED BY CODE AND THE GOVERNING FIRE AUTHORITY. MINIMUM REQUIREMENTS: A. FULL HEIGHT WALL FROM FLOOR TO CEILING. B. STUDS AT 24" O.C., WITH 5/8" TYPE 'X' GYPSUM BOARD. C. NON-COMBUSTIBLE ACCESS DOOR WITH (3) HINGES AND SPRING CLOSER.
13. SURVEY EXISTING FLOORS AND CLEARLY MARK ON FLOOR SURFACE THE LOCATIONS OF ALL BEAMS AND JOISTS. MARK ALL CORE DRILL PENETRATIONS AND RECEIVE STRUCTURAL ENGINEER'S APPROVAL PRIOR TO DRILLING CONCRETE.
14. CUT RIGID MATERIALS USING MASONRY SAW OR CORE DRILL. PNEUMATIC TOOLS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL.
15. ALL CORE DRILLING OR OTHER NOISY WORK SHALL BE SCHEDULED 48-HOURS IN ADVANCE WITH THE OWNER.
16. APPLY CEMENT BASE FLOOR PATCH AS REQUIRED TO FILL DINGS, NAIL HOLES, CHIPS AND CRACKS.
17. AT FLOOR AREAS SCHEDULED TO RECEIVE NEW FLOOR COVERING, REMOVE EXISTING FLOOR COVERING AND PREPARE SUBSTRATE FOR NEW FLOOR COVERING PER SPECIFICATIONS AND MANUFACTURER'S REQUIREMENTS.
18. AT ABANDONED PENETRATIONS OF FIRE RATED WALLS, CEILING OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS WITH FIRE RATED MATERIAL TO FULL THICKNESS OF THE PENETRATED ELEMENT. ALL PATCHING OF EXISTING WORK TO REMAIN SHALL MATCH FINISH PER SCHEDULE OR WHERE UNSCHEDULED TO MATCH EXISTING FINISHES TO REMAIN, AND SHALL MEET OR EXCEED FIRE RATING INDICATED ON FLOOR PLAN AND AS REQUIRED BY THE FIRE/LIFE SAFETY INSPECTOR.
19. COORDINATE EXISTING SPRINKLER LINE AND HEAD LOCATION WITH NEW PLAN. SUBMIT SPRINKLER SHOP DRAWINGS TO ARCHITECT FOR REVIEW WITH THE CITY FIRE DEPARTMENT.
20. CONTRACTOR IS RESPONSIBLE FOR BUILDING SECURITY DURING DEMOLITION PHASE. PROTECT ALL OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO PREVENT VANDALISM.
21. DO NOT PERFORM ANY WORK THAT WILL VOID WARRANTIES OF EXISTING WEATHER EXPOSED OR MOISTURE RESISTANT ELEMENTS WITHOUT PRIOR APPROVAL FROM THE OWNER.
22. ARCHITECT ASSUMES NO RESPONSIBILITY RELATING TO ANY TOXIC MATERIALS, INCLUDING ASBESTOS, AND ASSUMES NO RESPONSIBILITY TO ITS EXISTENCE OR REMOVAL. THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED ON THE PROJECT.
23. IF THE EXISTING BUILDING CONSTRUCTION IS CLASSIFIED SUCH THAT FIREPROOFING INSULATION IS PRESENT, THEN THE CONTRACTOR, PRIOR TO STARTING ANY WORK, SHALL VERIFY THE CURRENT FIRE-RESISTANCE RATING(S) OF THE EXISTING BUILDING ELEMENT(S). IF THE EXISTING FIREPROOFING INSULATION IS DAMAGED/AFFECTED DURING THE COURSE OF THE WORK, AS DEFINED BY THIS PROJECT SCOPE, THEN THE CONTRACTOR SHALL PATCH/REPAIR THE FIREPROOFING INSULATION TO A CONDITION THAT SHALL MATCH OR EXCEED THE ORIGINAL FIRE-RESISTANCE RATING(S) OF THE EXISTING BUILDING ELEMENT (S).
24. CONTRACTOR TO PROTECT EXISTING DOORS AND HARDWARE.
25. EXISTING DOORS TO REMAIN U.O

1 MAIN LEVEL DEMOLITION

SCALE: 3/16" = 1'-0"

DEMOLITION PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. ADJACENT TENAT AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING RESTURANT AREA TO REMAIN NOT IN CONTRACT (N.I.C.)
- DEMOLITION MILLWORK, NON-LOAD BEARING PARTITION OR ELEMENT TO BE DEMOLISHED, MILLWORK

SHEET NOTES

1. REMOVE EXISTING FURNITURE
2. REMOVE MILLWORK
3. REMOVE EXISTING FLOORING, PREP FLOOR TO RECEIVE NEW FLOOR FINISH. SEE ID5.01
4. REMOVE/REPLACE EXISTING SECURITY CAMERA SYSTEM, VERIFY WITH OWNER FINAL LOCATION.
5. CLEAN, TEST AND MAINTAIN IN GOOD CONDITIONS ALL EXISTING EQUIPMENTS THAT ARE STAYING WHITING THE RESTAURANT SPACE. TYP

DEMOLITION GENERAL NOTES

1. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE COMPLETENESS OF THE EXISTING INFORMATION RECORDED. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE IN THE COURSE OF THE DEMOLITION WORK.
2. VERIFY LOCATIONS OF EXISTING MECHANICAL, PLUMBING AND ELECTRICAL UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE BACK TO NEAREST JUNCTION BOX OR PANEL, AS REQUIRED, AND CAP DESIGNATED UTILITIES WITHIN THE DEMOLITION AREA. REFER TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.\
3. ALL EXISTING BUILDING UTILITIES SHALL REMAIN IN OPERATION DURING CONSTRUCTION. PROVIDE REROUTING OF UTILITIES SERVING ADJACENT AREAS THAT ARE TO MAINTAIN UNINTERRUPTED SERVICE. ANY TEMPORARY SUSPENSION OF SERVICE SHALL BE COORDINATED AND APPROVED BY THE FACILITY MANAGER, NOT LESS THAN 24-HOURS IN ADVANCE.
4. THE DEMOLITION PLAN KEYNOTES ARE DIAGRAMMATIC AND GENERAL IN NATURE. THE INTENT IS TO ILLUSTRATE THE COMPLETE DEMOLITION OF THE SPACES INDICATED UNLESS NOTED OTHERWISE. FIELD VERIFICATION OF EXISTING CONDITIONS AND SPECIFIC QUANTITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY THE HAULING ROUTE THROUGH THE BUILDING, THE DEMOLITION STAGING AREA, AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF RUBBISH SHALL BE DONE IN A LEGAL MANNER.
6. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEMS TO BE SALVAGED WITH THE OWNER PRIOR TO THE START OF DEMOLITION. REMOVE, PROTECT, CLEAN, REPAIR FOR REUSE AND TURN OVER SUCH ITEMS AS DIRECTED BY THE OWNER.
7. IN ORDER TO INSTALL SOME OF THE NEW WORK (INCLUDING, BUT NOT LIMITED TO MECHANICAL, PLUMBING OR ELECTRICAL) IT WILL BE NECESSARY FOR THE CONTRACTOR AND HIS SUBCONTRACTORS TO REMOVE AND REPLACE (OR REFINISH) EXISTING WALLS, FLOORS, OR CEILING IN THE AREAS OF THE BUILDING NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL INCLUDE ALL RELATED COSTS IN HIS BASE BID, WHETHER SHOWN ON THESE PLANS OR NOT.
8. ADJACENT SPACES NOT SCHEDULED FOR DEMOLITION. PATCH AND REPAIR DAMAGED FINISHES, ITEMS AND FIXTURES TO REMAIN AND/OR REPLACE IN KIND TO MATCH EXISTING FROM DAMAGE DURING THE PROGRESS OF THE WORK. PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE AND AS INDICATED TO INSURE PUBLIC SAFETY AND TO ALLOW BUILDING OCCUPANCY. CONTRACTOR TO SUBMIT FOR APPROVAL, BARRIER LOCATIONS, AND METHOD OF CONSTRUCTION TO THE ARCHITECT PRIOR TO INSTALLATION.
9. NO STRUCTURAL ELEMENTS ARE INCLUDED IN THIS SCOPE OF WORK.
10. PROVIDE DUST BARRIERS AROUND OPENINGS, TO AND FROM THE CONSTRUCTION AREA. PROVIDE ALL MEANS NECESSARY TO INHIBIT DUST FROM ENTERING OTHER PORTIONS OF THE FACILITY. SUBMIT BARRIER LOCATIONS TO THE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE SIGNED, LIGHTED AND PROTECTED IN ACCORDANCE WITH CODE REQUIREMENTS. RELOCATE EXISTING AND/OR PROVIDE SMOKE PROTECTORS AND LIFE SAFETY EQUIPMENT FOR ADEQUATE COVERAGE.

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RESTAURANT - INETRIOR REMODELING

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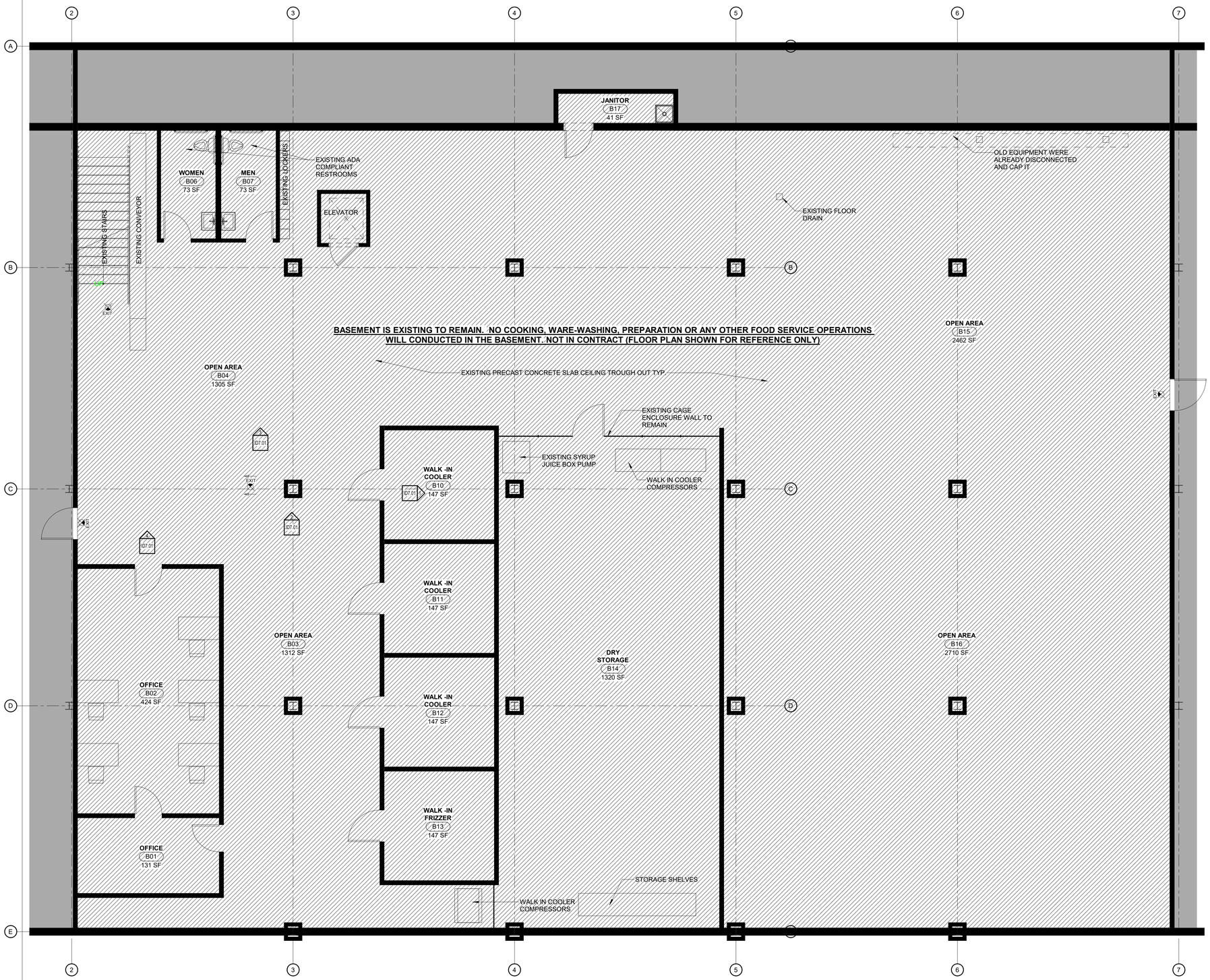
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	05.10.2023	ISSUED FOR PERMIT

CHECKED BY: AV
DRAWN BY: AM
PROJECT NUMBER: D23.009

MAIN LEVEL DEMOLITION PLAN

ID1.01

Attachment: EXHIBIT - Restaurant - Floor Plan 5-16-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



1 EXISTING BASEMENT LEVEL - FOR REFERENCE ONLY

SCALE: 3/16" = 1'-0"

DEMOLITION PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. ADJACENT TENAT AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING RESTURANT AREA TO REMAIN NOT IN CONTRACT (N.I.C.)
- DEMOLITION MILLWORK, NON-LOAD BEARING PARTITION OR ELEMENT TO BE DEMOLISHED, MILLWORK

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EXP. 11-30-2024

RESTAURANT - INETRIOR REMODELING

**1280 E. DUNDEE ROAD.
PALATINE, IL 60074**

NO	DATE	DESCRIPTION
	05.10.2023	ISSUED FOR PERMIT

CHECKED BY: AM

DRAWN BY: AV

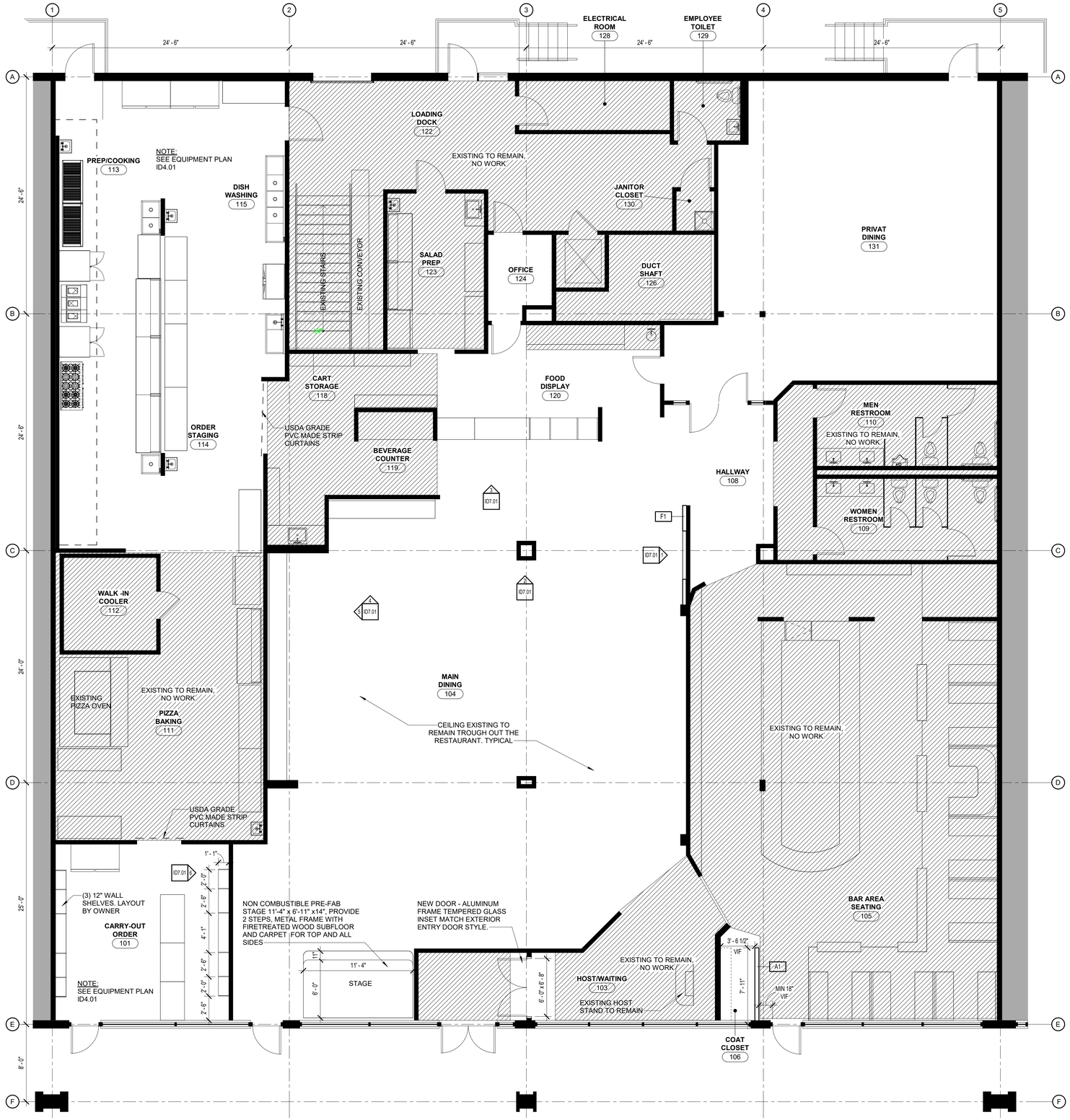
D23.009

PROJECT NUMBER:

EXISTING BASEMEN PLAN - FOR REFERENCE ONLY

ID1.02

Attachment: EXHIBIT - Restaurant - Floor Plan 5-16-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



1 **MAIN LEVEL**

SCALE: 3/16" = 1'-0"

FLOOR PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING RESTURANT AREA TO REMAIN NOT IN CONTRACT (N.I.C.)
- NEW PARTITION OR ELEMENT

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS AND ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET ID8.01 FOR PARTITION TYPES, DETAILS AND EXTENT OF FRAMING.
3. REFER TO SHEET ID0.60 FOR DOOR SCHEDULE AND DETAILS.
4. REFER TO ENGINEERING DRAWINGS FOR PLUMBING AND EQUIPMENT SCHEDULES.
5. PLAN DIMENSIONS ARE FROM GYPSUM BOARD TO GYPSUM BOARD OF SCHEDULED PARTITION AND DOES NOT INCLUDE APPLIED FINISH MATERIALS (I.E. TILE), UNLESS NOTED OTHERWISE.
6. DIMENSIONS DENOTED BY ABBREVIATIONS "SP" AND "EP" DENOTE A SPECIAL START POINT AND END POINT.
7. VERTICAL DIMENSIONS ARE NOTED FROM TOP OF FINISHED FLOOR (A.F.F.).
8. THE ARCHITECTURAL DIMENSIONS SHALL GOVERN THE PLACEMENT OF ELECTRICAL, MECHANICAL, OR PLUMBING DEVICES WHERE INDICATED.
9. THE PARTITION TYPE ABOVE OR BELOW ANY OPENING IS TO BE THE SAME AS THAT SCHEDULED FOR THE SIDES OF THE OPENING, UNLESS NOTED OTHERWISE.
10. INFILL PARTITIONS SHALL MATCH THE ADJACENT PARTITION FOR CONSTRUCTION, THICKNESS AND FIRE RATING.
11. MAINTAIN INTEGRITY OF EXISTING FIRE RATED ASSEMBLIES FOR ALL PENETRATIONS.
12. PROVIDE FIBERGLASS OR ACOUSTICAL SOUND ATTENUATION IN ALL PARTITIONS.
13. PROVIDE 3/4" THICK TREATED PLYWOOD OVER PARTITION IN DEDICATED TELE/DATA CLOSET/ROOM AS REQUIRED. REFER TO ENGINEERING DRAWINGS FOR COORDINATION.
14. ALL FIRE EXTINGUISHER CABINETS SHALL BE FULLY RECESSED.
15. PROVIDE ACOUSTICAL GASKET AT ALL RECEPTACLE OR DEVICE BACK BOXES.
16. SEE EQUIPMENT PLAN ID4.01

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EXP. 11-30-2024

RESTAURANT - INETRIOR REMODELING

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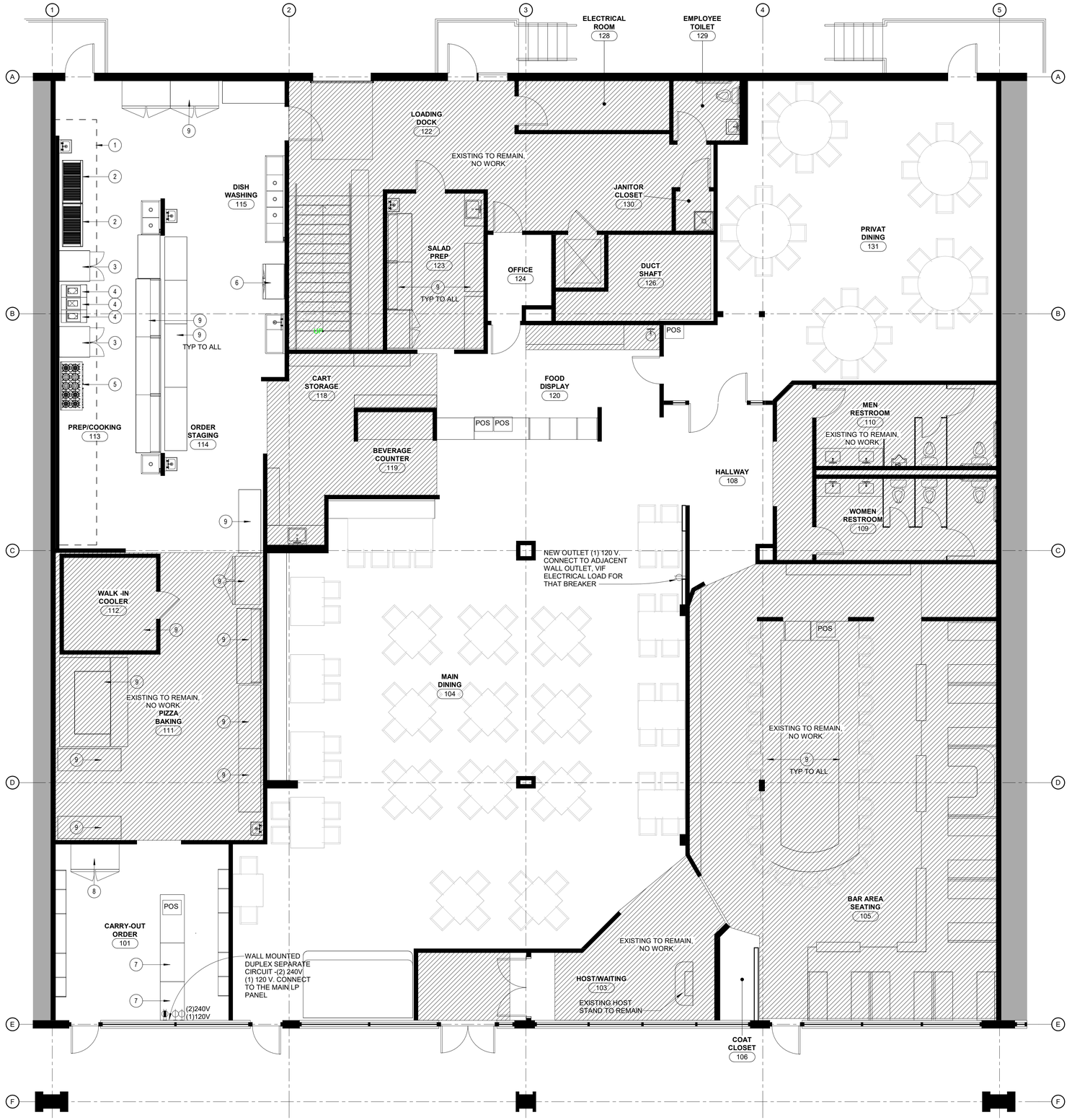
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PROJECT NUMBER: D23.009

MAIN LEVEL FLOOR PLAN

ID2.01

Attachment: EXHIBIT - Restaurant - Floor Plan 5-16-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



1 **MAIN LEVEL EQUIPMENT, POWER PLAN**

SCALE: 3/16" = 1'-0"

FLOOR PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING RESTURANT AREA TO REMAIN NOT IN CONTRACT (N.I.C.)
- NEW PARTITION OR ELEMENT

(##) SHEET NOTES

1. 44' L x 4'-2" D KITCHEN HOOD FIRE SUPPRESSION IS DESIGN/BUILD AND WILL BE SUBMITTED UNDER SEPARATE PERMIT. (FOX VALLEY ENGINEERING)
2. CHARCOAL BURNING GRILL - CHAMPION TUFF GRILLS TG 60 60" - OR EQ, 25K BTU
3. FULL-SIZE STANDARD DEPTH DUAL FLOW GAS CONVECTION OVEN - BLODGETT MODEL DFG-100 - OR EQ, 3/4" GAS LINE, 110K BTU
4. 15.5" GAS FLOOR FRYER - CECILWARE FMS504 - OR EQ, 3/4" GAS LINE, 105K BTU
5. 60" GAS RANGE - 10 BURNER - IMPERIAL RANGE IR-10 - OR EQ, 3/4" GAS LINE, 350K BTU
6. DISWASHER - CHAMPION MODEL 44 - OR EQ, 3/4" HOT WATER, 2" VENT
7. 48" ALTO-SHAAM ED2-48 BK BLACK HEATED DISPLAY CASE WITH CURVED GLASS - FULL SERVICE - OR EQ, 3300 W, PROVIDE POWER 208-240V
8. 53" AVANTCO GDC-49-HC BLACK SWING GLASS DOOR MERCHANDISER REFRIGERATOR WITH LED LIGHTING - 120V
9. CLEAN, TEST AND MAINTAIN IN GOOD CONDITIONS ALL EXISTING EQUIPMENTS THAT ARE STAYING WHITING THE RESTAURANT SPACE. TYP

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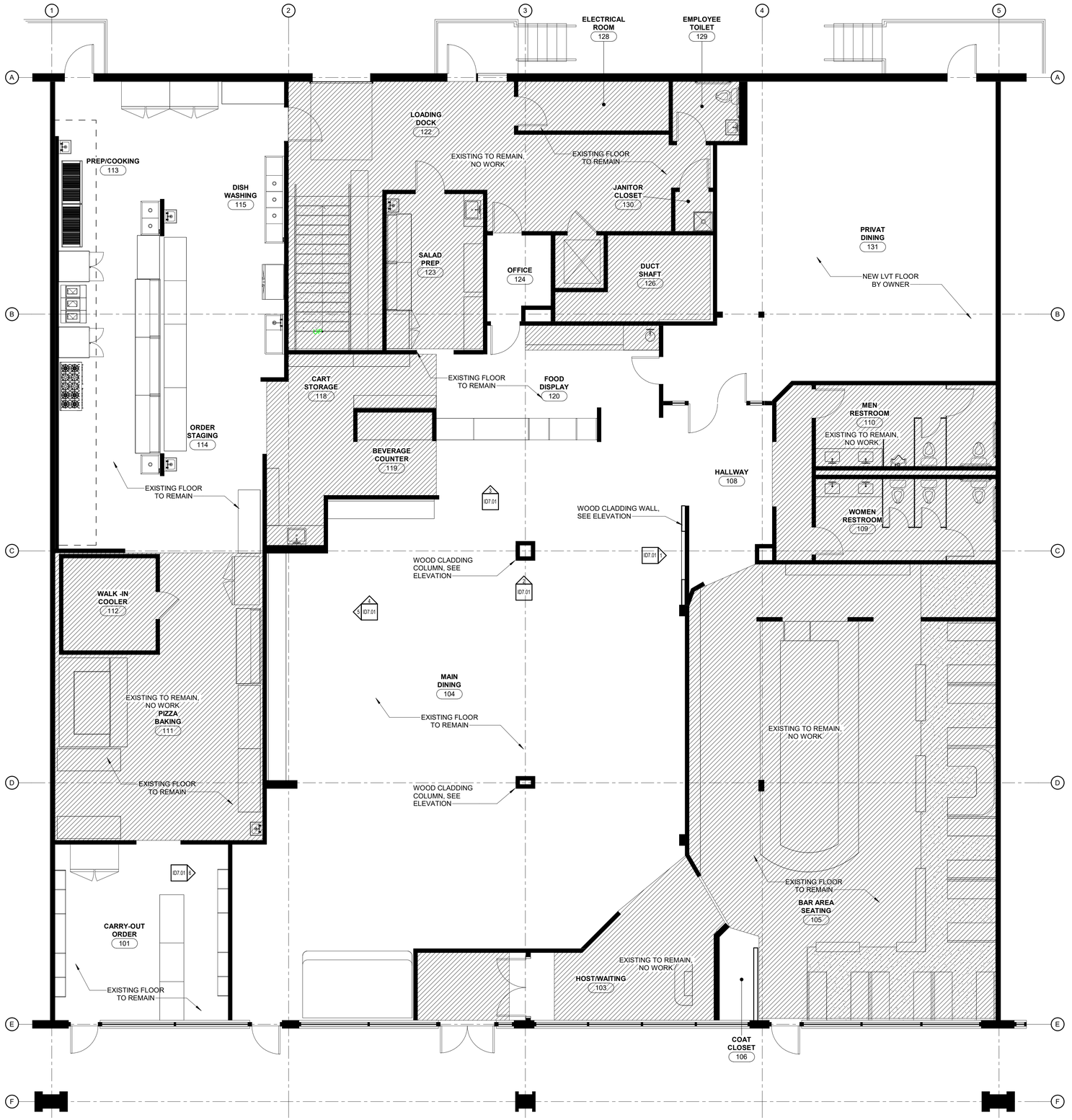
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PROJECT NUMBER: D23.009

MAIN LEVEL EQUIPMENT, POWER PLAN

ID4.01

Attachment: EXHIBIT - Restaurant - Floor Plan 5-16-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



1 **MAIN LEVEL FINISH PLAN**

SCALE: 3/16" = 1'-0"

FLOOR PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING RESTURANT AREA TO REMAIN NOT IN CONTRACT (N.I.C.)
- NEW PARTITION OR ELEMENT

FINISH PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PROVIDE LEVEL (5) GYPSUM BOARD FINISH AT ALL PARTITIONS TO RECEIVE WALL COVERING, GRAPHICS OR SPECIALTY FINISH.
3. ALL WALLS ARE TO BE PAINTED (COLOR BY OWNER) EGGSHELL FINISH, UNLESS NOTED OTHERWISE.
4. ALL COLUMNS TO BE PAINTED (COLOR BY OWNER), AND PROVIDE WOOD CLADDING UNLESS NOTED OTHERWISE.
5. DOORS AND FRAMES SCHEDULED TO BE PAINTED SHALL BE PAINTED WITH A SATIN/SEMIGLOSS FINISH. MATCH COLOR OF ADJACENT WALL SURFACE, UNLESS NOTED OTHERWISE.
6. ALL ACCESS PANELS ARE TO BE PAINTED TO MATCH ADJACENT WALL SURFACE.
7. ALL WALLS TO RECEIVE WALL WOOD BASE IF EXISTING DAMEGED, UNLESS NOTED OTHERWISE.
8. FLOORING CONTRACTOR TO PROVIDE A FLOORING INSTALLATION DIAGRAM TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CUTTING AND INSTALLATION.
9. FLOORING FINISH MATERIALS ARE TO BE INSTALLED PRIOR TO MILLWORK AND ARE TO EXTEND UNDER ALL MILLWORK.
10. MAINTAIN UNIFORMITY OF LVT DIRECTION AND LAY PILE THROUGHOUT PROJECT AREA.
11. TRANSITIONS IN HEIGHT BETWEEN DISSIMILAR FLOOR FINISHES ARE TO ALIGN, UNLESS OTHERWISE NOTED.
12. PROVIDE TRANSITION STRIP BETWEEN ALL DISSIMILAR MATERIALS.
13. RESILIENT BASE IS TO BE FURNISHED FROM A CONTINUOUS ROLL AND INSTALLED WITH NO JOINTS. IF LENGTH TO BE INSTALLED IS GREATER THAN THE LENGTH OF THE LARGEST ROLL, PLACE JOINTS EQUIDISTANT FROM EACH END.

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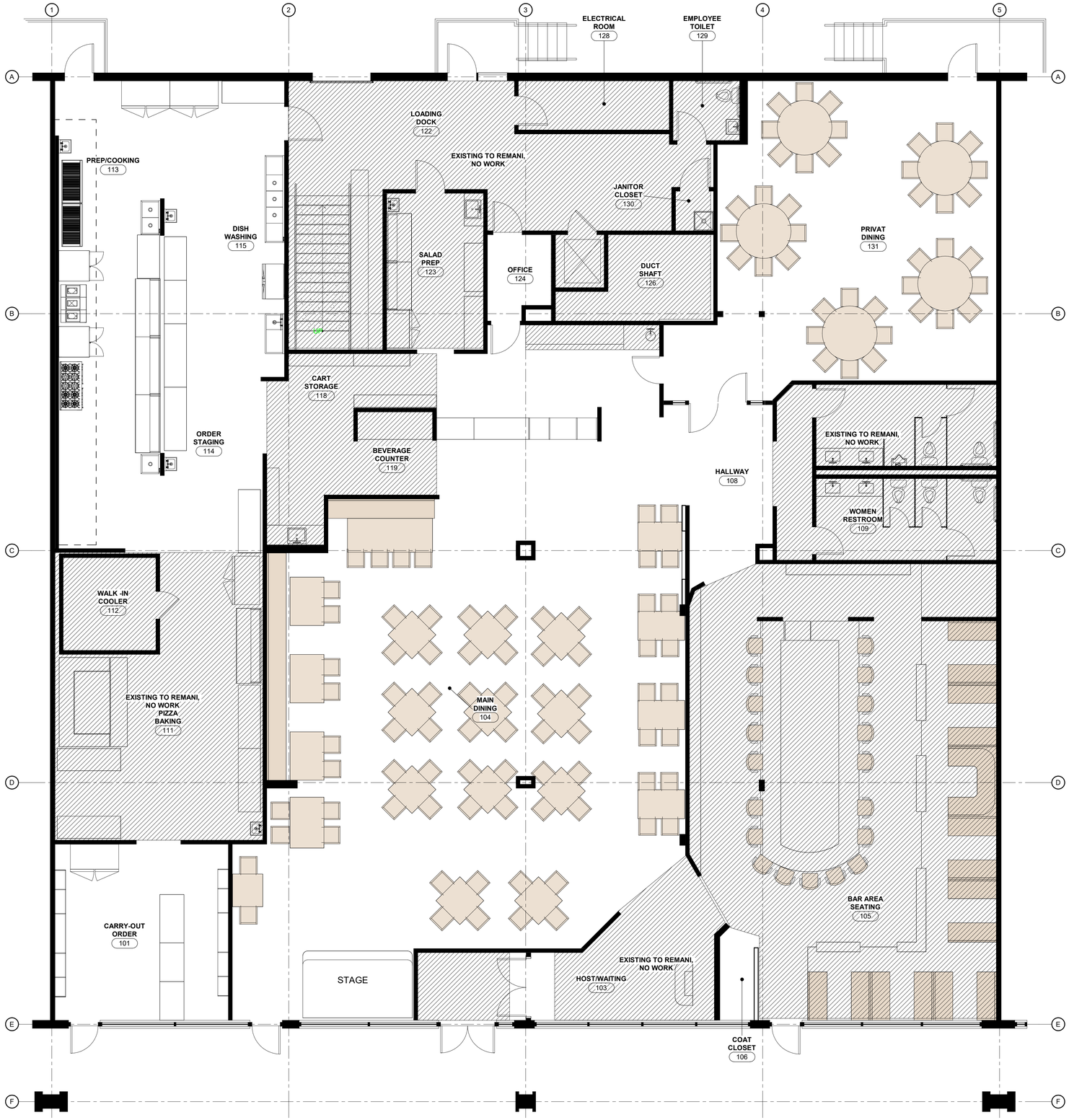
DRAWN BY: YOUR INITIALS

PROJECT NUMBER: D23.009

MAIN LEVEL FINISH PLAN

ID5.01

Attachment: EXHIBIT - Restaurant - Floor Plan 5-16-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



FLOOR PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING RESTURANT AREA TO REMAIN NOT IN CONTRACT (N.I.C.)
- FURNITURE - OWNER PROVIDE, GC INSTALL
- NEW PARTITION OR ELEMENT

1 LEVEL 01 FURNITURE PLAN

SCALE: 3/16" = 1'-0"

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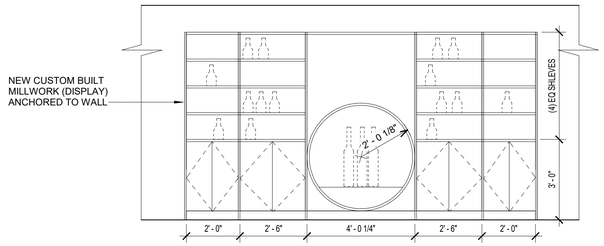
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MAIN LEVEL FURNITURE PLAN - FOR REFERENCE ONLY

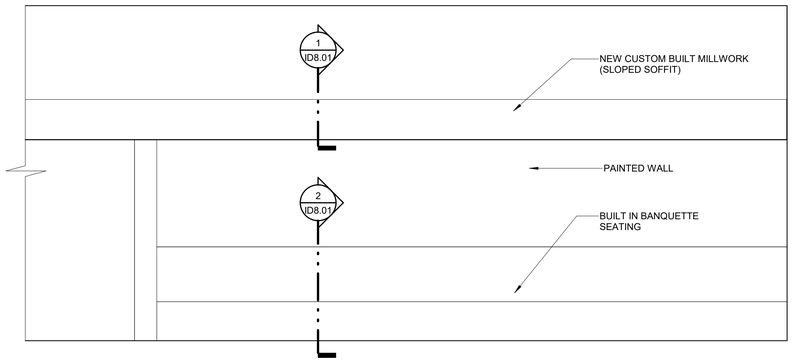
ID6.01

Attachment: EXHIBIT - Restaurant - Floor Plan 5-16-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



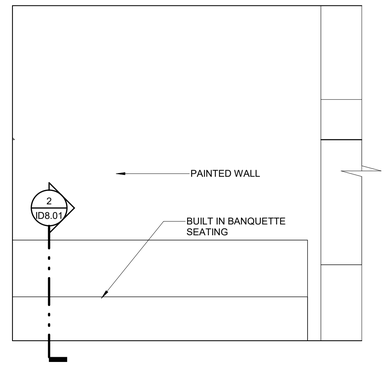
6 INTERIOR ELEVATION - STORE DISPLAY

SCALE: 3/8" = 1'-0"



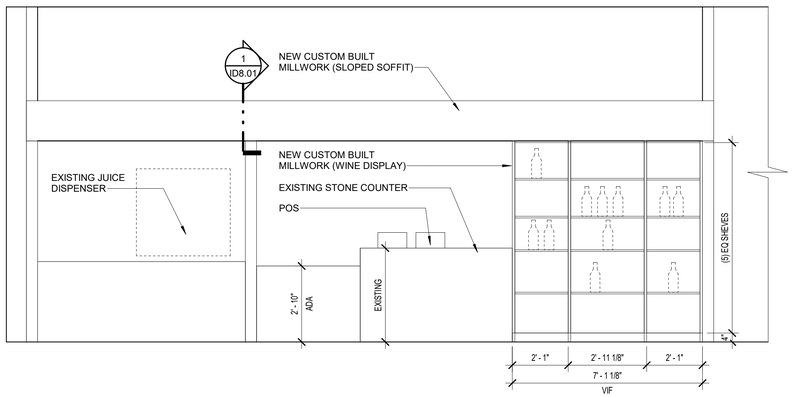
5 INTERIOR ELVATION - BANQUETTE 2

SCALE: 3/8" = 1'-0"



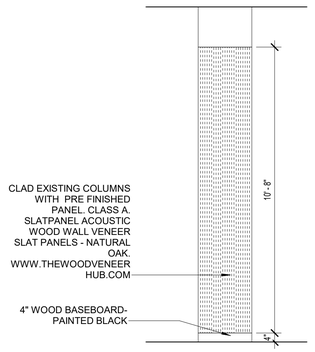
4 INTERIOR ELEVATION - BANQUETTE 1

SCALE: 3/8" = 1'-0"



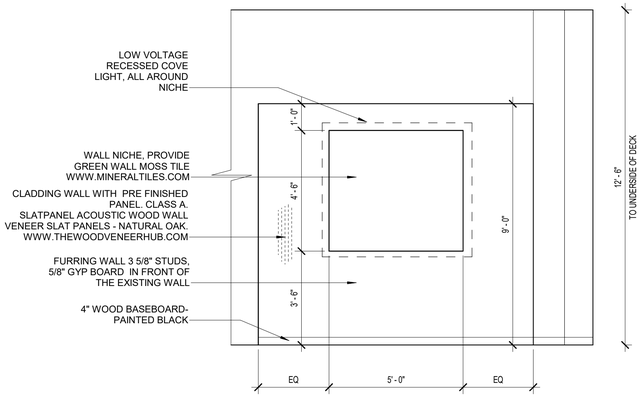
3 INTERIOR ELEVATION - WINE DISPLAY

SCALE: 3/8" = 1'-0"



2 COLUMN TYP

SCALE: 3/8" = 1'-0"



1 INTERIOR ELEVATION - GREEN WALL

SCALE: 3/8" = 1'-0"

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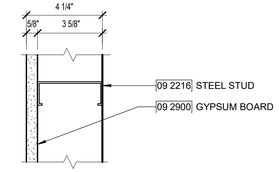
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PROJECT NUMBER: D23.009

INTERIOR ELEVATIONS

ID7.01

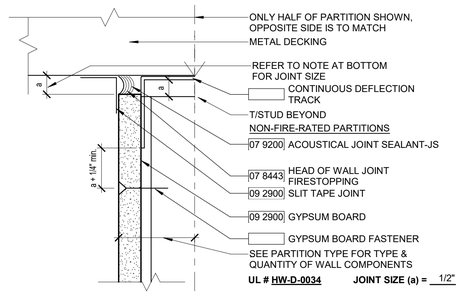
Attachment: EXHIBIT - Restaurant - Floor Plan 5-16-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



HEAD DETAIL : 4 /ID8.01
BASE DETAIL : 3 /ID8.01

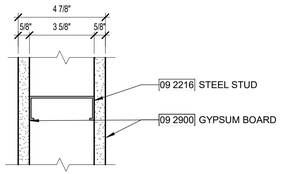
F1 FURRED PARTITION

STC RATING : TBD
LIMITING HEIGHT : 9'-3"
FIRE RATING : NOT APPLICABLE



4 FRAMED PARTITION - HEAD

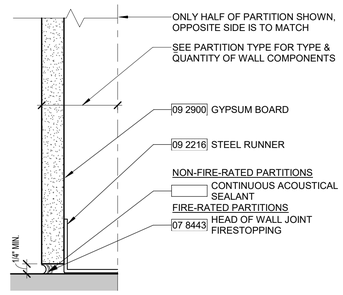
SCALE: 6" = 1'-0"



HEAD DETAIL : 4 /ID8.01
BASE DETAIL : 3 /ID8.01

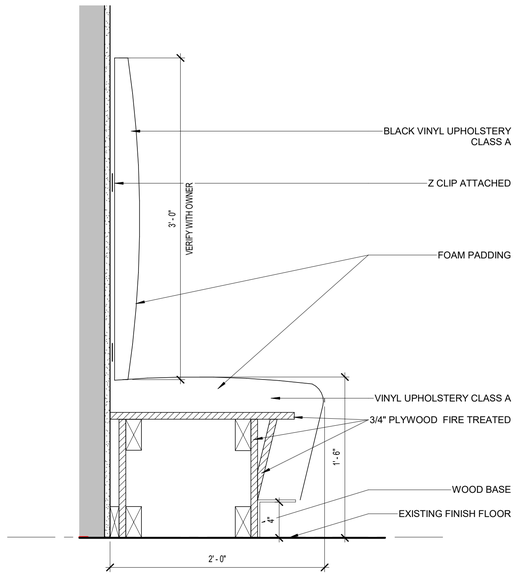
A1 FRAMED WALL

STC RATING : TBD
LIMITING HEIGHT : 13'-2"
FIRE RATING : NOT APPLICABLE



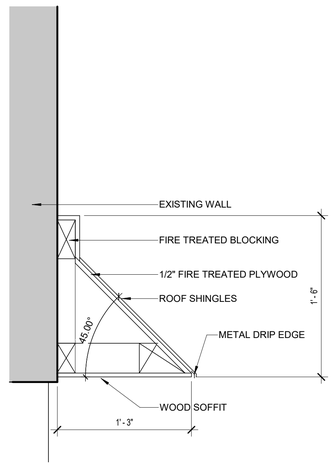
3 FRAMED PARTITION - BASE

SCALE: 6" = 1'-0"



2 BANQUETTE SEATING DETAIL

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



1 SOFFIT DETAIL

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

PARTITION TYPES AND DETAILS GENERAL NOTES

1. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. DRAWINGS ARE FOR REQUIRED CODE AND GENERAL DESIGN INTENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL MATERIAL COMPONENTS PER TESTED ASSEMBLIES, SPECIFICATIONS AND INDUSTRY STANDARDS.
3. LIMITING HEIGHTS LISTED ARE BASED UPON THE FOLLOWING UNLESS NOTED OTHERWISE:
   A. UNIFORM LATERAL LOAD OF 5 PSF.
   B. METAL STUD SPACING TO BE A MAXIMUM OF 16 INCHES ON CENTER.
   C. METAL STUD STEEL THICKNESS TO BE A MINIMUM OF 18 MIL (25 GAGE WITH A MINIMUM THICKNESS OF 0.0179 INCHES).
   D. PARTITIONS HAVE GYPSUM BOARD OVER THE FULL HEIGHT OF THE WALL TO PROVIDE A COMPOSITE SYSTEM. IF FULL HEIGHT GYPSUM BOARD IS NOT PROVIDED, INCLUDE LATERAL BRACING IN ALL WALLS AS INDICATED WALLS.
4. REFER TO REQUIREMENTS OF LISTED INDEPENDENT TESTING AGENCY ASSEMBLY, SPECIFICATIONS AND/OR INDUSTRY STANDARDS. THE MOST RESTRICTIVE REQUIREMENTS GOVERN.
5. ALL PARTITIONS TO ACCOMMODATE STRUCTURAL DEFLECTION. TOP TRACK RUNNER TO HAVE SLOTTED VERTICAL HOLES FOR PINNED CONNECTIONS.
6. GYPSUM BOARD TO BE TYPE 'X' OR EQUIVALENT FIRE RESISTANT BOARD UNLESS SPECIFIED OTHERWISE.
7. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL RESTROOM AND JANITOR CLOSET LOCATIONS.
8. PROVIDE WATER RESISTANT BACKER BOARD AT WET LOCATIONS OR PARTITIONS SCHEDULED TO RECEIVE TILE OR STONE FACING.
9. PROVIDE BLOCKING IN PARTITIONS AND/OR BEHIND SURFACES THAT INCLUDE BUT NOT LIMITED TO CASEWORK, SPECIALTIES, EQUIPMENT, FURNISHINGS OR OTHER ELEMENTS THAT REQUIRE MORE SUPPORT THAN WILL BE ADEQUATELY PROVIDED BY THE STUDS OR FRAMING INDICATED. BLOCKING TO BE CODE APPROVED TREATED WOOD BLOCKING OR METAL FLAT STRAPPING A MINIMUM THICKNESS OF 0.065 INCHES.
10. AT DOUBLE STUD WALL FRAMING, PARTITION WALL TYPE D SERIES, NO GUSSETS CROSSING THE GAP BETWEEN THE TWO STUD ROWS ARE ALLOWED.
11. THE FACE PLANE OF DIFFERING PARTITION TYPES SHALL ALIGN SO THAT THE FINISH PLANES CONTINUE UNBROKEN WITHIN AND ACROSS SPACES.

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PARTITION TYPES AND DETAILS

ID8.01

Attachment: EXHIBIT - Restaurant - Floor Plan 5-16-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

ARAGVI, LLC Business Plan

Background & History

ARAGVI, LLC began on November 1st, 2017, in the city of Buffalo Grove, Illinois as a bakery, later it had expended its business to a small restaurant. Focusing on the goals of “Quality, Healthy, and Tradition” the company is family operation making each dish in our own kitchens from scratch. ARAGVI, LLC has three generations of family member working together to fulfill the idea “Honor the Customer, Quality Comes First”. Through hard work and dedication, ARAGVI, LLC began building its brand around the idea of delicious and authentic traditional Georgian food.

Over the years the different type of populations, representing different communities had started to stop by our bakery and restaurant to enjoy hot, freshly Soup, Khachapuri (bread) and Kebabs. We honor the customers by providing them with the freshest, most delicious, and authentic meal experience possible. Traditional Georgian cuisine combines fresh meats, fresh vegetables, herbs, and spices into distinctly flavorful dishes that are considered among the healthiest in the world.

Ownership and Structure

The restaurant has started out as a LLC corporation, owned by its founders Pavel Ivanoff. Mr.

Ivanoff will function as the General Manager.

Our Goal

More than just purveyors of authentic traditional Georgian food, we aim to take simple ingredients in its most basic form and transform it into delicious products for our customers. Our restaurant will make every item from scratch; this means we make every item from its most original form whether it be flour, salt, oil, cheese, and meat for our famous oven baked khachapuri or freshly ground pork and lamb.

Expectations

The most important assumption in the Projected Profit and Loss statement is the gross margin, higher than industry averages. We do see moderate growth over the first five years, because restaurants depend on word of mouth, and we’ll be able to meet capacity requirements to

Attachment: EXHIBIT - Business Plan 8-9-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

grow. Our gross revenue increased more than three times for the last two year and surpassed one million dollars.

Location

Our business has been opened at 136 Mchenry Rd, Buffalo Grove, IL but due to plaza remodeling, it was terminated by the city in June 2022. We are happy to reopen it at 1280 E Dundee Rd, Palatine, IL.

Premises will be used in accordance with proposed hours of operation (Monday – close, Tuesday to Thursday from 12:00PM to 10:00PM, Friday and Saturday from 12:00PM to 2:00AM, Sunday from 12:00PM to 8:00PM) with the following restrictions:

1. The rear door, accessible through the back party room, will not be utilized as an entrance or exit, except in emergency situations.
2. The staff will be instructed that in the rear of the tenant space to be mindful of the adjacent residential neighbors.
3. The cutoff time for the live entertainment will be in accordance with the license, village's permit, and policy.

Target Market

Our primary customer base is from north-west suburbs of Chicago (immigrants from former Soviet Union countries). Between they have combined population of 1,000,000.00 people with median income of $70K. These people looking for good food and a fascinating atmosphere. We want the businessman, happy couples, high-end singles, families, tourists with money, wealthy image seekers and compulsive spenders. We focus on these specific groups because these are the types of people who frequent other restaurants and bars in the area. They are the ones that are willing to spend their money on good dining and service at a value price. We generally know the characteristics of our clientele with the available demographics. As the city of Palatine is re-developing, we can see that a fine dining establishment like Aragvi's is needed here. The city will have much to offer and the people that it draws expect a place where they will get the best of everything. Aragvi's Restaurant will offer a new fine dining concept to the area. The elegant atmosphere, our excellent food and our friendly staff will stand out and make a name in

Attachment: EXHIBIT - Business Plan 8-9-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

Palatine. We will succeed by giving people a combination of excellent and interesting food in an environment that attracts successful people that want to get a little bit more out of life than just the ordinary!

Competition

Everyone that sells prepared meals is our competition though because we all compete for the same home meal replacement dollar. But no one in the area is offering the same menu, based on the traditional Georgian recipes. However, there are two segments of the restaurant industry that are our main competition: the casual dining restaurant concept and the fine dining value restaurant. The key is to deliver the best food at the best price with the highest level of service. This is the very definition of value. This concept is at the heart of Aragvi's Restaurant.

Marketing Plan

We will employ three different marketing tactics to increase customer awareness of Aragvi's Restaurant. Our most important tactic will be social media word-of-mouth/in-store marketing. This will be by far the cheapest and most effective of our marketing programs.

1. Word-of-mouth/In-store Marketing
2. Local Store Marketing
3. Local Media

Sales Plan

Our sales plan is to establish and maintain our position with our local customers. The strategy is to build more customers in order to increase revenue. Sales in our business is client service. It

Attachment: EXHIBIT - Business Plan 8-9-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

is repeat business. We will focus on making all our customers happy with our food, service, and entertainment options. Our strategy in the restaurant is to have an experienced staff that know the food, wine and liquor. We will train every new employee so they will fit in with Aragvi's concept, which is "Wonderful food, reasonably priced wine and knowledgeable service in an outstanding atmosphere."

Our Advantages

- Location – most of our target customers leave 20 miles around this place.
- Hours – we will be open 6 days a week.
- Special Evenings – on Friday's and Saturday's it will be operating until 2:00AM of the morning for special occasions (alcohol will be served until 2:00AM).
- Time-by-time we will be offering the banquet service for special occasions, such as weddings, birthdays etc.
- On Fridays, Saturdays and during special occasions we will be providing life and/or DJ music to our customers (Sound Regulation will be in place in accordance with Illinois Statutes and Regulations).

Keys to Success

Restauranteurs must look for ways to differentiate their place of business in order to achieve and maintain a competitive advantage. The founder of Aragvi, LLC realizes this. With the small re-development, it needs a place that will fit into the 'new look' of the community that is sophisticated and entertaining. The fact that no other restaurants in the area has this concept and atmosphere presents us with a window of opportunity and an entrance into a profitable niche in the market.

Aragvi's Restaurant's objectives for the first three years of operation includes:

- Keeping food cost under 35% revenue.
- Keeping employee labor cost between 24-29% of revenue.
- Stay as a small restaurant with excellent food and service.

Attachment: EXHIBIT - Business Plan 8-9-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

- Providing a full security to our customers, by installing the security cameras, randomly checking ID and hiring the security guys for days, when expecting unusual capacity.

· Averaging sales between $1,000,000-1,500,000 per year.

· Achieve 12% return on investment to investors for the first two years and 15% for the next three years.

Menu

Attachment: EXHIBIT - Business Plan 8-9-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



KHACHAPURI



A bread in a category all its own, khachapuri inspires near-addiction in visitors who try it. Piping hot, oozing with cheese and butter, and made with love, khachapuri is an indulgence that isn't soon forgotten.

Attachment: EXHIBIT - Business Plan 8-9-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

KHINKALI

Attachment: EXHIBIT - Business Plan 8-9-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

These traditional dumplings are made of dough wrapped around a savory meat filling. The most common filling is a juicy mixture of beef and pork.

Attachment: EXHIBIT - Business Plan 8-9-23 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF

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

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION, A DISTANCE OF 99.85 FEET TO THE INTERSECTION OF SAID LINE AND THE NORTH RIGHT OF WAY LINE OF DUNDEE ROAD; THENCE SOUTH 89 DEGREES, 56 MINUTES, 28 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF DUNDEE ROAD, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 89 DEGREES, 54 MINUTES, 03 SECONDS EAST, A DISTANCE OF 186.00 FEET; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 101.65 FEET; THENCE NORTH 89 DEGREES, 54 MINUTES, 03 SECONDS EAST, A DISTANCE OF 260.19 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 502.49 FEET TO THE NORTH RIGHT OF WAY LINE OF DUNDEE ROAD; THENCE NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 446.19 FEET TO THE POINT OF BEGINNING, (EXCLUDING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

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KNOWN AS: **1288 - 98 E. DUNDEE ROAD, PALATINE, ILLINOIS 60074**

PERMANENT INDEX NUMBER: 02 - 01 - 400 - 098 - 0000

AREA = 205,111 SQ. FT. OR 4.709 ACRES

NOTE:
THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

LOCATION MAP



NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS **DUNDEE ROAD.**

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY;

- ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

ITEM # 5 FROM TABLE A
- ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.

- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- ITEM # 18 OF TABLE A
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

- ITEM # 20 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	250
HANDICAP	9
TOTAL	259

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031C0044J**, WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **175170 0044J**, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONING REQUIREMENTS
PER VILLAGE OF PALATINE, ILLINOIS.

COMMERCIAL ZONING DISTRICT = B-2 GENERAL BUSINESS

MAXIMUM FLOOR AREA RATIO: 1.0

MINIMUM SETBACKS:
FRONT: 25 FEET
REAR: 20 FEET
SIDE: 5 FEET

MAXIMUM BUILDING HEIGHT: 3 STORIES, NOT TO EXCEED 45 FEET

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO.: **17SA4527270LFE**

EFFECTIVE DATE: **JULY 13, 2017**

ITEMS CORRESPONDING TO SCHEDULE B:

ITEMS 1 - 15.
NOT SURVEY RELATED.

ITEM C 16.
RIGHTS OF WAY FOR DRAINAGE DITCHES, FEEDERS AND LATERALS.

ITEM D 17.
EASEMENT OVER THE NORTH 10.00 FEET OF THE LAND AS DISCLOSED BY SURVEY. **(PLOTTED ON THE DRAWING)**

ITEM E 18.
ELECTRIC AND TELEPHONE FACILITIES AGREEMENT RECORDED SEPTEMBER 11, 1978 AS DOCUMENT 24821110 MADE BY MUSICRAFT INC., A CORPORATION OF ILLINOIS TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY THEIR SUCCESSORS AND ASSIGNS AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO INSTALL ELECTRIC FACILITIES AND COMMUNICATION FACILITIES IN AND UPON THE LAND. **(PLOTTED ON THE DRAWING)**

ITEM F 19.
GRANT OF EASEMENT RECORDED FEBRUARY 20, 1979 AS DOCUMENT 24952231 MADE BY MUSICRAFT INC., A CORPORATION OF ILLINOIS TO NORTHERN ILLINOIS GAS COMPANY ITS SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO TOGETHER WITH RIGHT OF ACCESS FOR SAID PURPOSES IN, UPON, ALONG AND ACROSS A STRIP OF LAND TEN FEET IN WIDTH LYING FIVE FEET ON EITHER SIDE OF THE GAS MAIN AS INDICATED ON PLAT OF EXHIBIT 'A' ATTACHED TO SAID DOCUMENT. **(PLOTTED ON THE DRAWING)**

ITEM G 20.
EASEMENT AGREEMENT BETWEEN DAVID M. CLARK, AUTHORIZED AGENT OF MUSICRAFT, INCORPORATED AND ISRAEL LUGO, JR. RECORDED DECEMBER 12, 2001 AS DOCUMENT 0011177456. **(PLOTTED ON THE DRAWING)**

ITEMS 21 - 28.
NOT SURVEY RELATED.

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, **LICENSE NO. 35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **ANTONINO COMACCHIO AND SUSANNA M. COMACCHIO**
- **SCHAUMBURG BANK AND TRUST,** ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR
- **WINTRUST COMMERCIAL REAL ESTATE**
- **CHICAGO TITLE LAND TRUST COMPANY, A CORPORATION OF ILLINOIS AS SUCCESSOR TRUSTEE TO COLUMBIA NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 28, 1989 AND KNOWN AS TRUST NO. 3299,**
- **MUSICRAFT, INC** AN ILLINOIS CORPORATION
- **CHICAGO TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS**, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1),7(c), 8, 9,11, 13, 14, 16, 17, 18 AND 20 OF **TABLE A** THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 26, 2017.

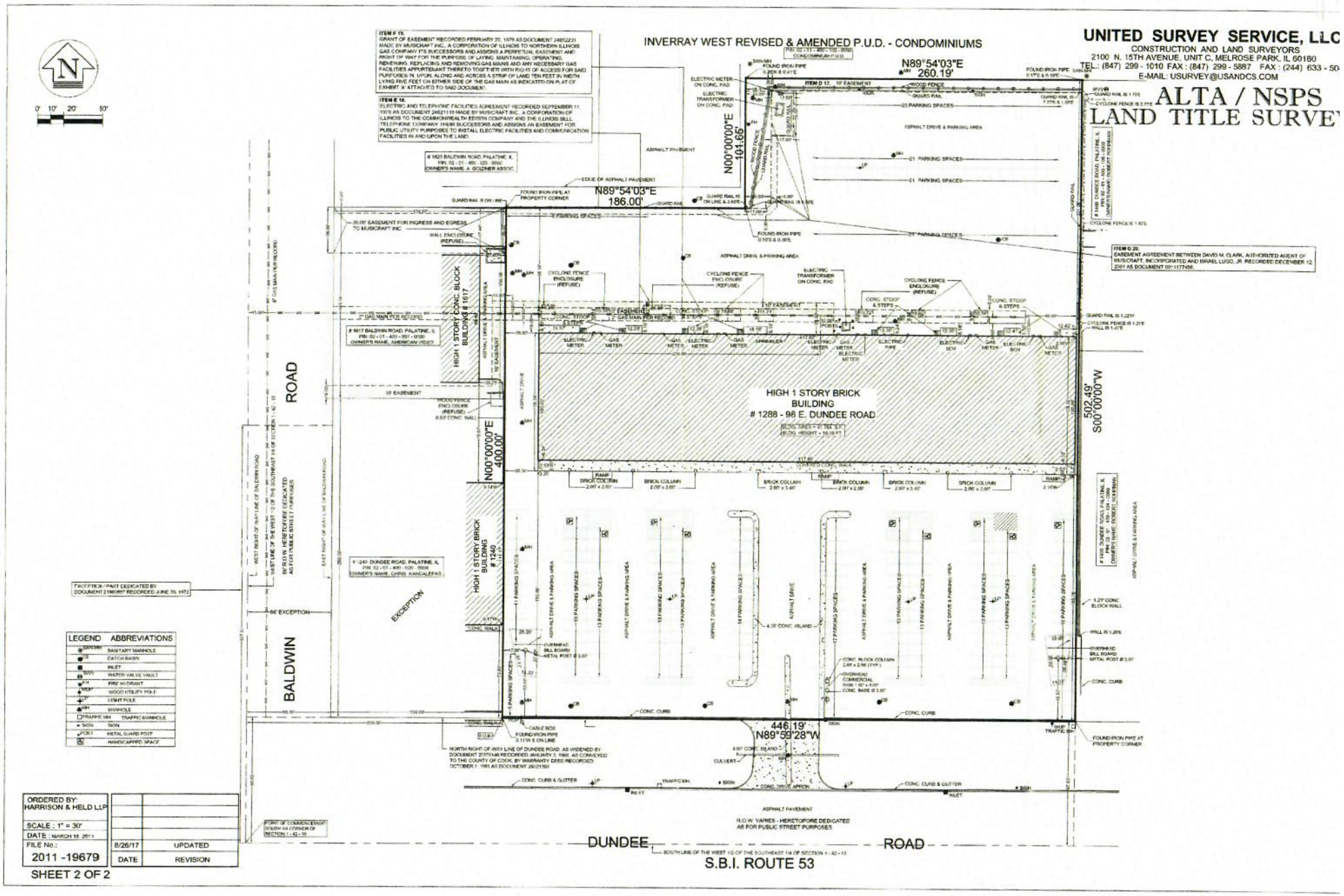
DATE OF PLAT: AUGUST 28, 2017.

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019

ORDERED BY: HARRISON & HELD LLP		
SCALE : 1" = 30'		
DATE : MARCH 16, 2017		
FILE No.: 2011 -19679	8/26/17	UPDATED
	DATE	REVISION

SHEET 1 OF 2

Attachment: EXHIBIT - Site Plan/Plat of Survey (1280 E. Dundee Rd - SU Restaurant with Liquor & Live



Attachment: EXHIBIT - Site Plan/Plat of Survey (1280 E. Dundee Rd - SU Restaurant with Liquor & Live

THEREFROM THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE WEST 66.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEDICATED BY DOCUMENT 21960657 RECORDED JUNE 30, 1972 AND EXCEPTING ALSO THAT PART LYING SOUTHERLY OF A LINE 250.00 FEET (AS MEASURED ON THE WEST LINE OF SAID SOUTHEAST 1/4) NORTH OF AND PARALLEL WITH THE NORTH LINE OF DUNDEE ROAD, AS WIDENED BY DOCUMENT 20370146 RECORDED JANUARY 3, 1968, AS CONVEYED TO THE COUNTY OF COOK, BY WARRANTY DEED RECORDED OCTOBER 7, 1981 AS DOCUMENT 26021369), ALL IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1266-98 E. Dundee Road, Palatine, IL 60074. The Real Property tax identification number is 02-01-400-098-0000.

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 06/27/23 07:00 PM

STAFF REPORT (ID # 8449)

1280 E. Dundee Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Pavel Ivanoff, Aragvi, LLC

PLAN NUMBER: SU-000028-2023

ADDRESS: 1280 E. Dundee Road

PROPOSAL:
Special Use to permit a restaurant to operate with a liquor license; and a Special Use to permit live entertainment at the subject property.

LOCATION:	1280 E. Dundee Road District 5 (Kozlowski)	**CURRENT ZONING:**	B-2 General Business District

SURROUNDING CONDITIONS:

North:	P - Planned Development (Multi-Family Residential)
South	B-2 General Business District
East:	B-2 General Business District
West:	B-2 General Business District

BACKGROUND:
The Petitioner is proposing to renovate the existing tenant space to open a new restaurant, Aragvi. The Georgian style restaurant will be full service restaurant, with a bar. As an accessory use of the space, the Petitioner is also proposing to host banquet events with live entertainment within the subject tenant space. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant to operate with a liquor license; and

Special Use to permit live entertainment at the subject property.

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and the subject tenant space was previously operated as “The Dream Place”.

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

- The Subject Tenant Space is approximately 10,000 square feet, with an additional 10,000 square feet in the basement. As the basement space is mostly unimproved, no additional work is proposed except for the reuse of the existing walk-in coolers and any permitted storage.
- The Petitioners are proposing to open a Georgian Restaurant with a bar and alcohol service, therefore requiring a Special Use. Per the business plan, the Petitioners have operated a similar restaurant at 136 McHenry Road, Buffalo Grove, IL (LAKE COUNTY). The property was subsequently sold and redeveloped. Staff contacted comparable Buffalo Grove Staff to confirm that there were not any identified issues with the restaurant's previous operation.
- The submitted business plan and floor plan indicate that the Petitioners are proposing to keep the general existing layout, which includes a dining room, bar area, party room, and kitchen. The main changes to the floor plan include the introduction of a retail food store, new kitchen equipment, and a stage for live entertainment.
- Live entertainment would occur in the proposed restaurant for the occasional special events, such as weddings, birthdays, bar mitzvahs, etc. The entertainment will include small bands or a DJ, whom will perform on the designated stage area near the front entrance. These special events will only be held on Fridays - Sundays.
- The retail store will have a variety of packaged foods and ingredients available for purchase. Per the business plan addendum, some of the food will be prepared and packaged on site and others will be imported from commercially processed sources overseas. Heated display cases and commercial refrigeration equipment will be utilized to keep packaged goods.

  The retail portion of the business will be staffed separately from the restaurant, and will be open Tuesday - Saturday 9 AM to 7 PM, and Sunday 9 AM to 6 PM.

- The proposed hours of operation for the restaurant are as follows:
  - Tuesday - Thursday from 12 PM to 10 PM
  - Friday - Saturday from 12 PM to 1 AM
  - Sunday from 12 PM to 8 PM
  - ***Per the business plan and supplementary addendum, the restaurant will be operating until 3 AM during special events, such as weddings, birthdays, etc., that will occur occasionally on Friday's and Saturday's based on customer requests. Alcohol will not be sold outside of the hours established by their class-D liquor license.
- The parking requirement would remain the same as the seating plan has not changed from the previous tenant.

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	N/A
Environmental Health	A permanent food establishment permit and building permit shall be obtained.
Fire Prevention	No Issues Identified.
Public Works	N/A
Police	N/A

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant at the subject property, with a liquor license and occasional live entertainment events. The Petitioner has indicated that the layout of the new restaurant will remain similar to the previous restaurant's occupancy, therefore, the parking requirement remains unchanged. Regarding the live entertainment, the stage will be setup near the front entrance, putting it as far as possible from the rear of the building which abuts a residential district to the north of the shopping center.

As the subject tenant space has been utilized as a restaurant in the past, the proposed use should not cause substantial injury to the value of other properties within the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Pavel Ivanoff, except as such plans may be changed to conform to the Village Codes and Ordinances.

2. Hours of operation shall not be later than 2 AM for special events and for those with live entertainment. Prior to implementing the first special event, the Petitioner shall submit a security plan in a manner acceptable to the Police Department and Planning and Zoning Director. This could include additional security measures and protocols required by the Village.

3. Live entertainment shall only be on the weekends, Friday through Sunday, and shall only be located at the designated stage area within the restaurant.

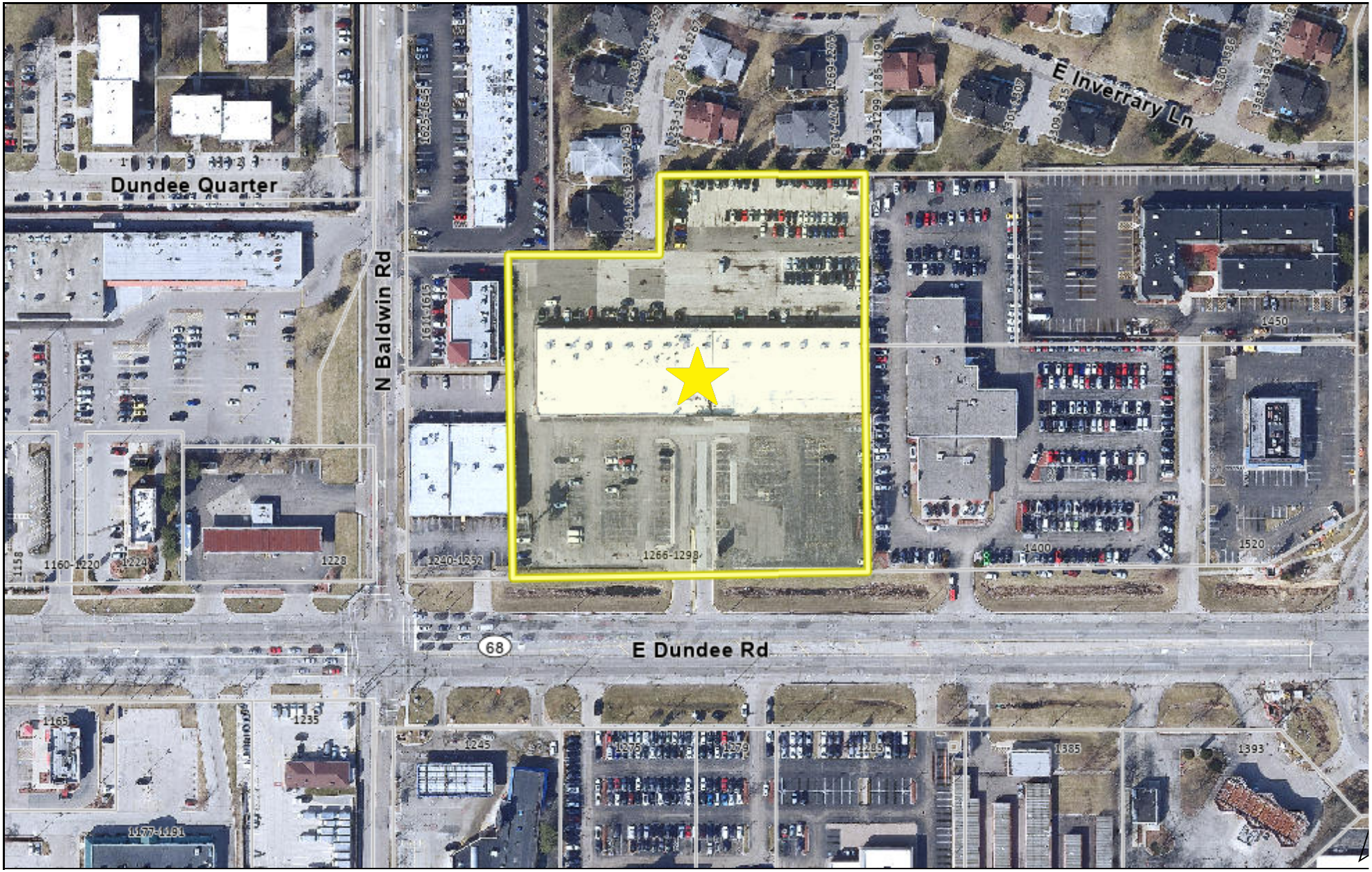
ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Floor Plan
- Business Plan
- Business Plan Addendum Email
- Menu
- Retail Food Store Information
- Public Notice

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

GISConsortium

1280 E. Dundee Road



0 300 600 ft

Print Date: 3/30/2023

Notes

Cook County Aerial 2020

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

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Aragvi, LLC (Pavel Ivanoff)

Business Name (if applicable)

Aragvi's Restaurant

Subject Property Address

1280 E. Dundee Road

Please provide a description of your proposed request:

The premises will be used for full service restaurant and small retail food store.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

We will be offering the Georgian food. We do not any any competitor in the area.

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

Our food will be prepared mostly from the organic ingredients purchased in the USA and imported from Georgia.

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

No new improvements need to be done to operate our restaurant.

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

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

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

We will not destroy existing vistas in the area; we will enhance the appearance of the homes and the streets in the area; and we will not detract from the overall appearance of the community.

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

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COUNTY OF COOK)

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- **WINTRUST COMMERCIAL REAL ESTATE**
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- **CHICAGO TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS**, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1),7(c), 8, 9,11, 13, 14, 16, 17, 18 AND 20 OF **TABLE A** THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 26, 2017.

DATE OF PLAT: AUGUST 28, 2017.

BY:_____
ROY G. LAWNICZAK REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

LOCATION MAP



FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031C0044J**, WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **175170 0044J**, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONING REQUIREMENTS
PER VILLAGE OF PALATINE, ILLINOIS.

COMMERCIAL ZONING DISTRICT = B-2 GENERAL BUSINESS

MAXIMUM FLOOR AREA RATIO: 1.0

MINIMUM SETBACKS:
FRONT: 25 FEET
REAR: 20 FEET
SIDE: 5 FEET

MAXIMUM BUILDING HEIGHT: 3 STORIES NOT TO EXCEED 45 FEET

NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS **DUNDEE ROAD.**

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY;

- ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

ITEM # 5 FROM TABLE A
- ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY
HAVE BEEN PLOTTED.

ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.

- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- ITEM # 18 OF TABLE A
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

- ITEM # 20 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO.: **17SA4527270LFE**

EFFECTIVE DATE: **JULY 13, 2017**

ITEMS CORRESPONDING TO SCHEDULE B:

ITEMS 1 - 15,
NOT SURVEY RELATED.

ITEM C 16.
RIGHTS OF WAY FOR DRAINAGE DITCHES, FEEDERS AND LATERALS.

ITEM D 17.
EASEMENT OVER THE NORTH 10.00 FEET OF THE LAND AS DISCLOSED BY SURVEY.
(PLOTTED ON THE DRAWING)

ITEM E 18.
ELECTRIC AND TELEPHONE FACILITIES AGREEMENT RECORDED SEPTEMBER 11, 1978 AS DOCUMENT 24621110 MADE BY MUSICRAFT INC., A CORPORATION OF ILLINOIS TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY THEIR SUCCESSORS AND ASSIGNS AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO INSTALL ELECTRIC FACILITIES AND COMMUNICATION FACILITIES IN AND UPON THE LAND.
(PLOTTED ON THE DRAWING)

ITEM F 19.
GRANT OF EASEMENT RECORDED FEBRUARY 20, 1979 AS DOCUMENT 24852231 MADE BY MUSICRAFT INC., A CORPORATION OF ILLINOIS TO NORTHERN ILLINOIS GAS COMPANY ITS SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO TOGETHER WITH RIGHT OF ACCESS FOR SAID PURPOSES IN, UPON, ALONG AND ACROSS A STRIP OF LAND TEN FEET IN WIDTH LYING FIVE FEET ON EITHER SIDE OF THE GAS MAIN AS INDICATED ON PLAT OF EXHIBIT 'A' ATTACHED TO SAID DOCUMENT.
(PLOTTED ON THE DRAWING)

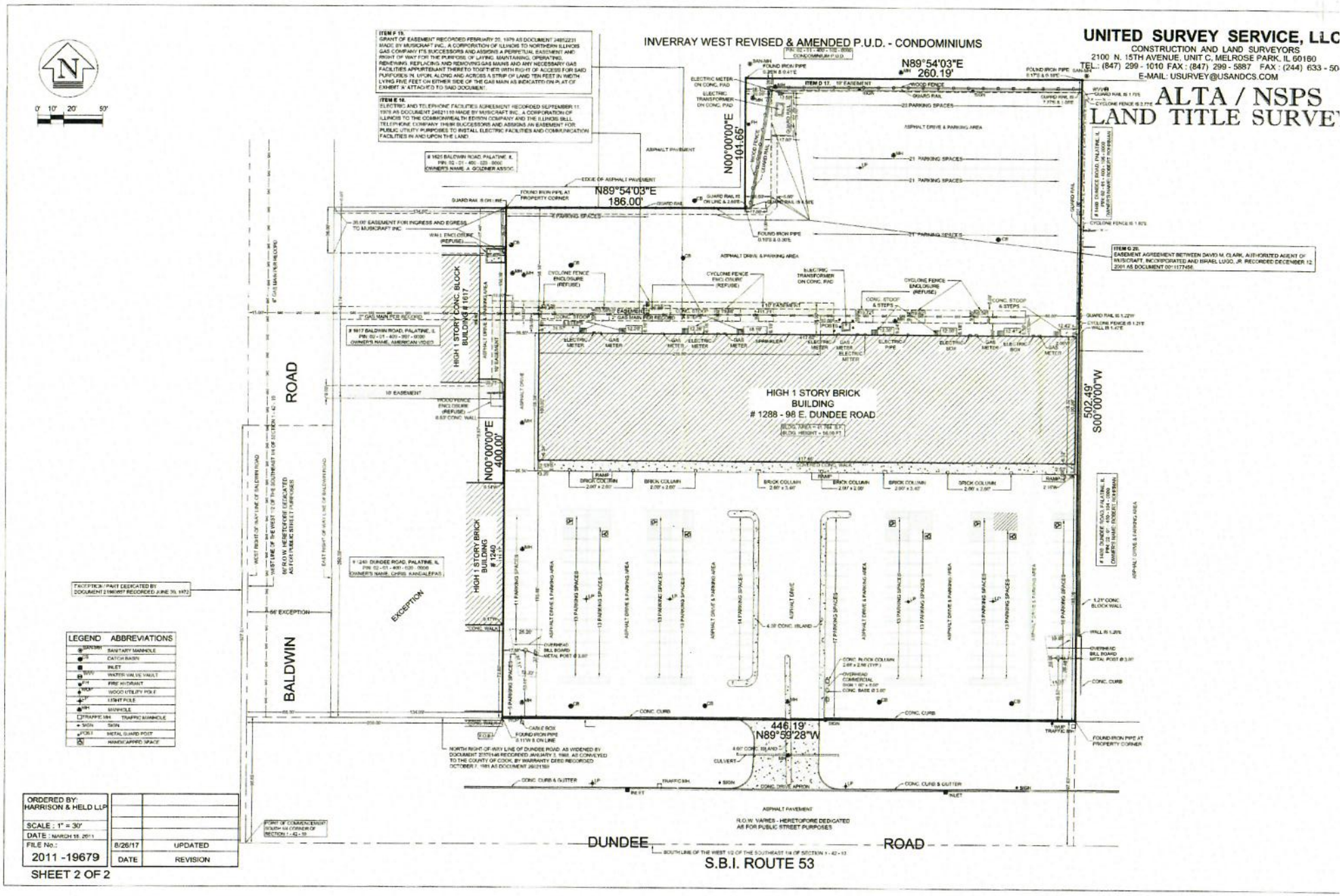
ITEM G 20.
EASEMENT AGREEMENT BETWEEN DAVID M. CLARK, AUTHORIZED AGENT OF MUSICRAFT, INCORPORATED AND ISRAEL LUGO, JR. RECORDED DECEMBER 12, 2001 AS DOCUMENT 0011177456.
(PLOTTED ON THE DRAWING)

ITEMS 21 - 28.
NOT SURVEY RELATED.

ORDERED BY: HARRISON & HELD LLP		
SCALE : 1" = 30'		
DATE : MARCH 18, 2011		
FILE No.: 2011 -19679	8/26/17	UPDATED
	DATE	REVISION

SHEET 1 OF 2

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live



Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live

THEREFROM THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE WEST 66.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEDICATED BY DOCUMENT 21960657 RECORDED JUNE 30, 1972 AND EXCEPTING ALSO THAT PART LYING SOUTHERLY OF A LINE 250.00 FEET (AS MEASURED ON THE WEST LINE OF SAID SOUTHEAST 1/4) NORTH OF AND PARALLEL WITH THE NORTH LINE OF DUNDEE ROAD, AS WIDENED BY DOCUMENT 20370146 RECORDED JANUARY 3, 1968, AS CONVEYED TO THE COUNTY OF COOK, BY WARRANTY DEED RECORDED OCTOBER 7, 1981 AS DOCUMENT 26021369), ALL IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1266-98 E. Dundee Road, Palatine, IL 60074. The Real Property tax identification number is 02-01-400-098-0000.

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live

RESTAURANT - INTERIOR REMODELING

MATERIALS LEGEND

EARTHWORKS

EARTH / COMPACT FILL

GRANULAR FILL / SAND / MORTAR

CONCRETE

CAST-IN-PLACE

SAND/ MORTAR/ PLASTER/ CUT STONE

PRECAST

MASONRY

COMMON FACE BRICK

CONCRETE BLOCK

METAL

ALUMINUM

STEEL/ OTHER METALS

BRASS / BRONZE

WOOD

FINISH

PLYWOOD LARGE SCALE

ROUGH

PLYWOOD SMALL SCALE

PARTICLE BOARD LARGE SCALE

PARTICLE BOARD SMALL SCALE

INSULATION / FIREPROOFING

BATT/LOOSE FILL

SPRAY/FOAM

RIGID

LARGE SCALE FINISHES

CARPET AND PAD

GYPSUM WALLBOARD

METAL LATH AND PLASTER

RESILENT FLOORING / PLASTIC LAMINATE

CERAMIC TILE

TERRAZZO

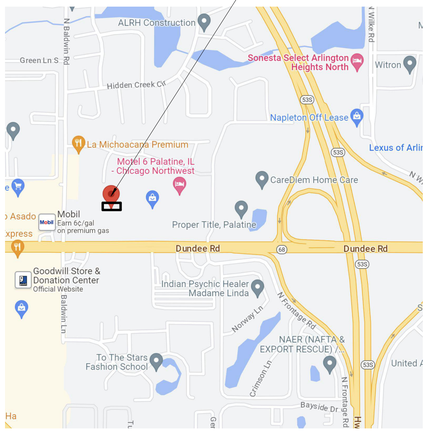
GLASS

ABBREVIATIONS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
ABV	ABOVE	JC	JANITOR'S CLOSET
AFF	ABOVE FINISHED FLOOR	JT	JOINT
AP	ACCESS PANEL		
AC	ACOUSTICAL	KIT	KITCHEN
ADD	ADDENDUM	KO	KNOCKOUT
ADJ	ADJACENT		
A/C	AIR CONDITIONING	LBL	LABEL
ALT	ALTERNATE	LAM	LAMINATE(D)
AL	ALUMINUM	LAV	LAVATORY
ANC	ANCHOR, ANCHORAGE	LH	LEFT HAND
AB	ANCHOR BOLT	L	LENGTH
AD	AREA DRAIN	LT	LIGHT
ASPH	ASPHALT	LWC	LIGHTWEIGHT CONCRETE
AUTO	AUTOMATIC	LMS	LIMESTONE
		LTL	LINTEL
BRG	BEARING	LL	LIVE LOAD
BM	BENCH MARK	LVR	LOUVER
BEL	BELOW	LP	LOW POINT
BIT	BITUMINOUS		
BLKG	BLOCKING	MB	MACHINE BOLT
BD	BOARD	MH	MANHOLE
BOT	BOTTOM	MFR	MANUFACTURE(R)
B/	BOTTOM OF	MRB	MARBLE
BRK	BRICK	MAS	MASONRY
BLDG	BUILDING	MO	MASONRY OPENING
BUR	BUILT UP ROOFING	MAX	MAXIMUM
		MECH	MECHANIC(AL)
CPT	CARPET	MEMB	MEMBRANE
CSMT	CASEMENT	MM	MILLIMETER(S)
CI	CAST IRON	MIN	MINIMUM
CIPC	CAST IN PLACE CONCRETE	MISC	MISCELLANEOUS
CB	CATCH BASIN	MOD	MODULAR, MODULE
CLG	CEILING	MT	MOUNT(ED),(ING)
CEM	CEMENT	MTL	METAL
PCPL	CEMENT PLASTER(PORTLAND CEMENT)	MULL	MULLION
CM	CENTIMETER(S)		
CT	CERAMIC TILE	NAT	NATURAL
CMT	CERAMIC MOSAIC TILE	NOM	NOMINAL
CLR	CLEAR(ANCE)	NFSC	NON FREEZING SILL COCK
COL	COLUMN	NIC	NOT IN CONTRACT
COMB	COMBINATION	NTS	NOT TO SCALE
CPOT	COMMON PATH OF TRAVEL		
COMPT	COMPARTMENT	OC	ON CENTER(S)
COMPO	COMPOSITION	OPG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CMU	CONCRETE MASONRY UNIT	OPH	OPPOSITE HAND
CONST	CONSTRUCTION	OPS	OPPOSITE SURFACE
CONT	CONTINUOUS OR CONTINUE	OD	OUTSIDE DIAMETER
CONTR	CONTRACT(OR)	OA	OVERALL
CJT	CONTROL JOINT	OH	OVERHEAD
CPR	COPPER		
CRS	COURSE(S)	PNT	PAINT(ED)
CFT	CUBIC FOOT	PNL	PANEL
CYD	CUBIC YARD	PBD	PARTICLE BOARD
		PTN	PARTITION
DPR	DAMPER	PVMNT	PAVEMENT
DL	DEAD LOAD	PERF	PERFORATE(D)
DTL	DETAIL	PERI	PERIMETER
DIAG	DIAGONAL	PLAS	PLASTER
DIAM	DIAMETER	PLAM	PLASTIC LAMINATE
DIM	DIMENSION	PWD	PLYWOOD
DO	DITTO	PT	POINT
DIV	DIVISION	PVC	POLYVINYL CHLORIDE
DR	DOOR	PCF	POUNDS PER CUBIC FOOT
DH	DOUBLE HUNG	PFL	POUNDS PER LINEAL FOOT
DS	DOWNSPOUT	PSF	POUNDS PER SQUARE FOOT
D	DRAIN	PSI	POUNDS PER SQUARE INCH
DT	DRAIN TILE	PCC	PRECAST CONCRETE
DWR	DRAWER	PFB	PREFABRICATE(D)
DWG	DRAWING	PFN	PREFINISHED
DF	DRINKING FOUNTAIN	PRF	PREFORMED
		PL	PROPERTY LINE
ETR	EXISTING TO REMAIN		
ER	EXISTING TO BE RELOCATED	QT	QUARRY TILE
EF	EACH FACE	QUAN	QUANTITY
EL	ELECTRIC(AL)		
EP	ELECTRICAL PANELBOARD	RAD	RADIUS
EWC	ELECTRIC WATER COOLER	RL	RAIL(ING)
EL	ELEVATION	REF	REFERENCE
ELEV	ELEVATOR	REFR	REFRIGERATOR
EMER	EMERGENCY	REG	REGISTER
EQ	EQUAL	RA	RETURN AIR
EXH	EXHAUST	REV	REVISION(S),(ED)
EXG	EXISTING	RH	RIGHT HAND
EB	EXPANSION BOLT	ROW	RIGHT OF WAY
EXJT	EXPANSION JOINT	R	RISER
EXP	EXPOSED	RD	ROOF DRAIN
EXT	EXTERIOR	RFG	ROOFING
		RM	ROOM
FB	FACE BRICK	RO	ROUGH OPENING
FOC	FACE OF CONCRETE		
FOF	FACE OF FINISH	SCH	SCHEDULE
FOM	FACE OF MASONRY	SECT	SECTION
FOS	FACE OF STUDS	SIMR	SIMILAR
FF	FACTORY FINISH	SC	SOLID CORE
FAS	FASTEN, FASTENER	SPEC	SPECIFICATION(S)
FGL	FIBERGLASS	SQ	SQUARE
FIN	FINISH(ED)	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STANDARD
FEC	FIRE EXTINGUISHER CABINET	STL	STEEL
FEHV	FIRE EXTINGUISHER & HOSE VALVE	STOR	STORAGE
FHS	FIRE HOSE STATION	SD	STORM DRAIN
FLG	FLASHING	STR	STRUCTURAL
FHMS	FLATHEAD MACHINE SCREW	SYM	SYMMETRY(ICAL)
FHWS	FLATHEAD WOOD SCREW	SYS	SYSTEM
FLX	FLEXIBLE		
FLR	FLOOR(ING)	TEL	TELEPHONE
FD	FLOOR DRAIN	T/D	TELE/DATA
FL	FLUSH	TV	TELEVISION
FTG	FOOTING	TZ	TERRAZZO
FND	FOUNDATION	TP	TEXTURED PAINT
		THK	THICK
GA	GAGE, GAUGE	T&G	TONGUE & GROOVE
GALV	GALVANIZED	T/	TOP OF
GC	GENERAL CONTRACT(OR)	TB	TOWEL BAR
GFI	GROUND FAULT INTERRUPT	TD	TRAVEL DISTANCE
GL	GLASS, GLAZING	T	TREAD
GB	GRAB BAR	TYP	TYPICAL
GRN	GRANITE	(T)	TEMPERED
GVL	GRAVEL		
GT	GROUT	UC	UNDERCUT
GPDW	GYPSUM DRYWALL	UNF	UNFINISHED
		UON	UNLESS OTHERWISE NOTED
HBD	HARDBOARD		
HDW	HARDWARE	VB	VAPOR BARRIER
HDR	HEADER	VERT	VERTICAL
HTG	HEATING	VIN	VINYL
HVAC	HEATING/VENTILATING/ AIR CONDITIONING	VCT	VINYL COMPOSITION TILE
		VB	VINYL BASE
HD	HEAVY DUTY	VF	VINYL FABRIC
HT	HEIGHT		
HP	HIGH POINT	WSCT	WAINSCOT
HC	HOLLOW CORE	WTW	WALL TO WALL
HM	HOLLOW METAL	WH	WALL HUNG
HOR	HORIZONTAL	WC	WATER CLOSET
HR	HOUR	WP	WATERPROOFING
HB	HOSE BIB	WR	WATER REPELLENT
HWH	HOT WATER HEATER	WWF	WELDED WIRE FABRIC
		W	WIDTH, WIDE
INCL	INCLUDE(D),(ING)	WIN	WINDOW
ID	INSIDE DIAMETER	WO	WITHOUT
INS	INSULATE(D),(ION)	WD	WOOD
INT	INTERIOR	WPT	WORKING POINT
INV	INVERT		
IG	ISOLATED GROUND		

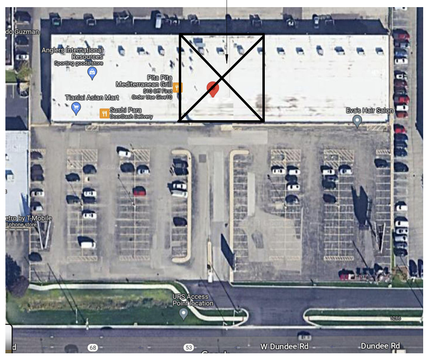
LOCATION MAP

SITE LOCATION:
1280 E. DUNDEE ROAD. PALATINE, IL 60074



BUILDING KEY MAP

SITE LOCATION:
1280 E. DUNDEE ROAD. PALATINE, IL 60074



PROJECT INFORMATIONS

OWNER:
PAVEL IVANOFF
860 WEIDNER ROAD APT 501
BUFFALO GROVE, IL 60089

OLEG GUREVICH
1280 E. DUNDEE ROAD
PALATINE, IL 60074

KITCHEN HOOD, FIRE SUPPRESSION SYSTEM:
FOX VALLEY ENGINEERING
104 NORTHWEST HIGHWAY,
FOX RIVER GROVE IL 60021

DEPARTMENT OF PLANNING & ZONING:
200 E. WOOD STREET, PALATINE, IL 60067-5339
TELEPHONE: (847) 359-9047
WWW.PALATINE.IL.US

ARCHITECT:
ALEKSANDR D. VAYSMAN
PHONE: 847.922.1795
ADVARCHITECTURE@GMAIL.COM
1056 COURT AVE, HIGHLAND PARK
IL 60035

SHEET INDEX

ID0.00	COVER SHEET, ARCHITECT STATEMENT, PROJECT SCOPE, DATA, MAP LOCATION
ID0.10	DWG INDEX, HATCH, ANNOTATION SYMS., MOUNT. LOCATIONS, & ABBREVIATIONS
ID0.30	MAIN LEVEL LIFE SAFETY PLAN
ID0.31	MAIN LEVEL ACCESSIBILITY PLAN
ID0.40	GENERAL NOTES
ID0.41	GENERAL NOTES
ID1.01	MAIN LEVEL DEMOLITION PLAN
ID1.02	EXISTING BASEMEN PLAN - FOR REFERENCE ONLY
ID2.01	MAIN LEVEL FLOOR PLAN
ID4.01	MAIN LEVEL EQUIPMENT, POWER PLAN
ID5.01	MAIN LEVEL FINISH PLAN
ID6.01	MAIN LEVEL FURNITURE PLAN - FOR REFERENCE ONLY
ID7.01	INTERIOR ELEVATIONS
ID8.01	PARTITION TYPES AND DETAILS

ARCHITECT'S STATEMENT

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE CODES AND ORDINANCES OF THE VILLAGE OF PALATINE.

ALEKSANDR D. VAYSMAN, AIA, LEEP AP
(IL ARCH. LISC. #001-020358)

LISC. EXP. 11-30-2024

LICENSED ARCHITECT
ALEKSANDR D. VAYSMAN
001-020358
STATE OF ILLINOIS

ALEKSANDR D. VAYSMAN
PHONE: 847.922.1795
ADVARCHITECTURE@GMAIL.COM
1056 COURT AVE, HIGHLAND PARK IL 60035

APPLICABLE CODES

2015 INTERNATIONAL BUILDING CODE (WITH AMENDMENTS)

2015 INTERNATIONAL FIRE CODE

2015 INTERNATIONAL FUEL GAS CODE

2017 NATIONAL ELECTRICAL CODE

2015 INTERNATIONAL MECHANICAL CODE

2015 INTERNATIONAL EXISTING BUILDING CODE

2015 INTERNATIONAL PROPERTY MAINTENANCE CODE

DES PLANES AMENDMENTS TITLE 10

2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ STATE AMENDMENTS 9

ILLINOIS PLUMBING CODE - LATEST EDITION

ILLINOIS ACCESSIBILITY CODE - LATEST EDITION

NFPA 101 LIFE SAFETY CODE –2000 EDITION OR CURRENT ADOPTED EDITION

VILLAGE OF PALATINE CODE AMENDMENTS:
BUILDING CODE: CHAPTER 6
FIRE PREVENTION: CHAPTER 7

SCOPE OF PROJECT

INTERIOR REMODELING OF EXISTING RESTAURANT - MAIN LEVEL ONLY.

BASEMENT IS EXISTING TO REMAIN - NO COOKING, WARE-WASHING, PREPARATION OR ANY OTHER FOOD SERVICE OPERATIONS WILL CONDUCTED IN THE BASEMENT. NOT IN CONTRACT (FLOOR PLAN SHOWN FOR REFERENCE ONLY)

PLUMBING EXISTING TO REMAIN, EXCEPTS KITCHEN NEW EQUIPMENT CONFECTIONS.
MECHANICAL EXISTING TO REMAIN.
ELECTRICAL MINIMUM WORK.

KITCHEN HOOD FIRE SUPPRESSION IS DESIGN/BUILD AND WILL BE SUBMITTED UNDER SEPARATE PERMIT.

FIRE ALARM ARE DESIGN/BUILD AND WILL BE SUBMITTED UNDER SEPARATE PERMIT.

EXTERIOR SIGNAGE ARE DESIGN/BUILD AND WILL BE SUBMITTED UNDER SEPARATE PERMIT.

PROJECT DATA

PROJECT NAME:	RESTAURANT - INTERIOR REMODELING
PROJECT ADDRESS:	1280 E. DUNDEE ROAD. PALATINE, IL 60074
OCCUPANCY GROUPS:	A-2, RESTAURNAT, M (RETAIL FOOD)
CONSTRUCTION TYPE:	II-B
NUMBER OF STORIES:	ONE MAIN LEVEL PLUS BASEMENT BELOW
FIRE PROTECTION:	FULLY SPRINKLERED
PORTION OF SUITE AFFECTED BY NEW CONSTRUCTION:	9,253 SQ FT (MAIN LEVEL - RESTAURANT) 327 SQ FT (MAIN LEVEL - RETAIL FOOD)

OLYMPUS
DESIGN & DEVELOPMENT

ALEKSANDR D. VAYSMAN
ARCHITECT
1425 MADELINE LANE
ELGIN ILLINOIS 60124
WWW.OLYMPUSDEVELOPMENT.COM
INFO@OLYMPUSDEVELOPMENT.COM
P. 312.858.6772

LICENSED ARCHITECT
ALEKSANDR D. VAYSMAN
001-020358
STATE OF ILLINOIS

EXP. 11-30-2024

RESTAURANT - INETRIOR REMODELING

1280 E. DUNDEE ROAD. PALATINE, IL 60074

NO	DATE	DESCRIPTION
	05.10.2023	ISSUED FOR PERMIT

CHECKED BY: AV

DRAWN BY: AM

D23.009

PROJECT NUMBER:

COVER SHEET, ARCHITECT STATEMENT, PROJECT SCOPE, DATA, MAP LOCATION

ID0.00

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

POWER & COMMUNICATION LEGEND

SYMBOL	WALL OUTLET AND POWER/CABLE FEEDS
	WALL MOUNTED SINGLE OUTLET
CL	WALL MOUNTED SINGLE CLOCK-MOUNTED AT 80" A.F.F., U.N.O.
S	WALL MOUNTED SINGLE SPECIAL
	WALL MOUNTED DUPLEX
USB	WALL MOUNTED DUPLEX USB
	WALL MOUNTED DUPLEX SEPARATE CIRCUIT
	WALL MOUNTED DOUBLE DUPLEX
	WALL MOUNTED DUPLEX SEPARATE CIRCUIT
A	WALL MOUNTED FLEXIBLE AUDIO/VIDEO
D	WALL MOUNTED FLEXIBLE DATA/TELEPHONE
P	WALL MOUNTED FLEXIBLE POWER/ELECTRICAL
	WALL MOUNTED DATA RECEPTACLE
	WALL MOUNTED TELEPHONE RECEPTACLE
	WALL MOUNTED TELEPHONE/DATA RECEPTACLE
J	WALL MOUNTED JUNCTION BOX
	SURFACE MOUNTED RACEWAY, MOUNTED AS NOTED ON DRAWINGS
P	POWER POLE

SYMBOL	FURNITURE/ PANEL OUTLET AND POWER/ CABLE FEEDS
	FURNITURE/ PANEL MOUNTED DUPLEX
	FURNITURE/ PANEL MOUNTED DUPLEX SEPERATE CIRCUIT
USB	FURNITURE/ PANEL MOUNTED DUPLEX W/USB
	FURNITURE/ PANEL MOUNTED DUPLEX RECEPTACLE
	FURNITURE/ PANEL MOUNTED DUPLEX SEPERATE CIRCUIT RECEPTACLE
	FURNITURE/ PANEL MOUNTED DATA RECEPTACLE
	FURNITURE MOUNTED TELEPHONE RECEPTACLE
	FURNITURE/ PANEL MOUNTED TELEPHONE/DATA RECEPTACLE
AV	FURNITURE MOUNTED AUDIO/ VISUAL OUTLET
DB	FURNITURE MOUNTED DURESS BUTTON

SYMBOL	FLOOR POWER/ CABLE FEED SYMBOLS
	FLOOR CORE
	DATA OUTLET AT FLUSH FLOOR POKE THRU
	TELEPHONE OUTLET AT FLUSH FLOOR POKE THRU
	TELEPHONE/DATA AT FLUSH FLOOR POKE THRU
	SINGLE AT FLUSH FLOOR POKE THRU
S	SINGLE AT FLUSH FLOOR POKE THRU
	SINGLE AND TELEPHONE/DATA AT FLUSH FLOOR POKE THRU
	DUPLEX AT FLUSH FLOOR POKE THRU
	DUPLEX SEPERATE CIRCUIT AT FLUSH FLOOR POKE THRU
USB	DUPLEX W/USB AT FLUSH FLOOR POKE THRU
	DOUBLE DUPLEX AT FLUSH FLOOR POKE THRU
	DOUBLE DUPLEX SEPERATE CIRCUIT AT FLUSH FLOOR POKE THRU
	DOUBLE DUPLEX AND TELEPHONE/DATA AT FLUSH FLOOR POKE THRU
A	JUNCTION BOX AT FLOOR POKE THRU, WITH A FLEXIBLE AUDIO/ VIDEO CONNECTION TO FURNITURE OR FURN. PANEL
D	JUNCTION BOX AT FLOOR POKE THRU, WITH A FLEXIBLE TELEPHONE/DATA CONNECTION TO FURNITURE OR FURNITURE PANEL
P	JUNCTION BOX AT FLOOR POKE THRU, WITH A FLEXIBLE POWER CONNECTION TO FURNITURE OR FURNITURE PANEL

SYMBOL	MISCELLANEOUS SYMBOLS
AV	AUDIO/ VISUAL OUTLET AT WALL
B	DOORBELL
CR	CARD READER MOUNTED AT 38" AFF, UNO
DB	DURESS BUTTON
DC	DOOR CHIME MOUNTED ABOVE FINISHED CLG AT LOCATIONS SHOWN
DR	DOOR RELEASE
EL	ELECTRIC LOCK
ES	ELECTRIC STRIKE
KP	KEY PAD
MD	MOTION DETECTOR
MH	MAGNETIC HOLD OPEN
ML	MAGNETIC LOCK
RS	ROOM SCHEDULE
VS	VISUAL STROBE MOUNTED AT 80" AFF, UNO
	WALL MOUNTED HANDICAP DOOR ACTIVATION BUTTON, MOUNT AT 38" AFF, UNO
	ELECTRIC PANEL, SEE ENGINEERING DWGS FOR MORE INFORMATION

SYMBOL	SUBSCRIPTS
XD XT Y	(X) DATA JACKS PER LOCATION (X) TELEPHONE JACKS PER LOCATION
F1.a	LIGHT FIXTURE TYPE (SEE SCHEDULE FOR INFO) FIXTURE SWITCH ZONE, lower case (IF NEEDED)
S^a S^c	LIGHT SWITCH ZONE, lower case (IF NEEDED)

SYMBOL	CEILING POWER & CEILING EQUIPMENT
PS	PROJECTION SCREEN
P	CEILING MOUNTED PROJECTOR
S	LIGHT SWITCH
S3	3-WAY LIGHT SWITCH
SD	DIMMER LIGHT SWITCH
	SPRINKLER HEAD
SD	SMOKE DETECTOR
	STROBE
	STROBE WITH HORN
	CEILING MOUNTED JUNCTION BOX
S	CEILING MOUNTED SPEAKER
	SUPPLY DIFFUSER
	RETURN AIR GRILLE
	THERMOSTAT
	LINEAR DIFFUSER
EM	EMERGENCY LIGHTING WALL PACK
	EXIT SIGN, ARROW WHEN APPLICABLE
AV	AUDIO VISUAL OUTLET IN CEILING
	DATA OUTLET IN CEILING
	SINGLE OUTLET IN CEILING
	DUPLEX OUTLET IN CEILING
	DUPLEX SEPERATE CIRCUIT OUTLET IN CEILING
	DOUBLE DUPLEX OUTLET IN CEILING
	DOUBLE DUPLEX SEPERATE CIRCUIT OUTLET IN CEILING
	CEILING MOUNTED CAMERA
EF	DIRECT EXHAUST FAN
	ACCESS PANEL
WAP	CEILING MOUNTED WIRELESS ANTENNA

REFLECTED CEILING LEGEND

SYMBOL	CEILING TYPES
	2 x 4 CEILING TILE AND GRID
	2 x 2 CEILING TILE AND GRID
	CEILING TILE AND GRID, EXISTING
	NEW GYPSUM BOARD CEILING OR SOFFIT
GRAIN	NEW MILLWORK CEILING OR SOFFIT

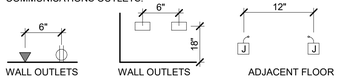
SYMBOL	LIGHT FIXTURE TYPES
	2x4 RECESSED LIGHT FIXTURE
	2x2 RECESSED LIGHT FIXTURE
	LINEAR RECESSED LIGHT FIXTURE
	LINEAR PENDANT LIGHT FIXTURE
	LINEAR SURFACE MOUNTED LIGHT FIXTURE
	RECESSED DOWN LIGHT
	RECESSED WALL WASHER
	RECESSED SQUARE DOWNLIGHT
	RECESSED SQUARE WALL WASHER
	TRACK LIGHT
	WALL SCONCE
	LINEAR WALL SCONCE - VERTICAL
	LINEAR WALL SCONCE - HORIZONTAL
	FLUORESCENT STRIP OR TASK LIGHT
	COVE LIGHTING
	DECORATIVE PENDANT

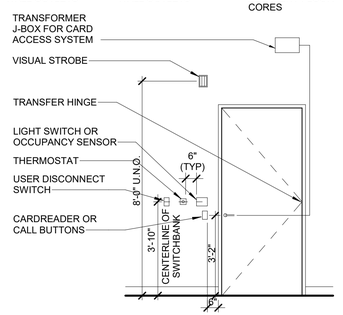
PLAN LEGENDS

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- NON-LOAD BEARING PARTITION OR ELEMENT TO BE DEMOLISHED
- NEW PARTITION OR ELEMENT

MOUNTING HEIGHTS & SPACING REQUIREMENTS

WALL AND FLOOR MOUNTED ELECTRICAL AND COMMUNICATIONS OUTLETS:

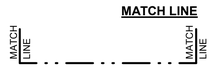




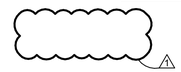
NOTE: REVIEW MOUNTING HEIGHTS WITH ARCHITECT PRIOR TO BACK-BOX INSTALLATION

ARCHITECTURAL SYMBOLS





MATCH LINE



REVISION BUBBLE & TAG



FLOOR FINISH TRANSITION

MATL 8'-6"

CEILING TAG - MATERIAL & HEIGHT

CEILING HT. 1'-0"

CEILING TAG - HEIGHT

SHEET NOTE TAG
SHEET NOTE NUMBER

KEYED NOTE TAG
KEYED NOTE NUMBER

EQ/RA-01

EQUIPMENT/RESTROOM ACCESSORY TAG
EQUIPMENT/ACCESSORY TYPE

FINISH TAG
FINISH TYPE

FURN

FURNITURE TAG
FURNITURE TYPE

PF-01

PLUMBING EQUIPMENT TAG
EQUIPMENT TYPE

WORKPOINT
POINT OF BEGINNING FOR DIMENSIONING

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EXP. 11-30-2024

RESTAURANT - INETRIOR REMODELING

1280 E. DUNDEE ROAD.
PALATINE, IL 60074

NO	DATE	DESCRIPTION
	05.10.2023	ISSUED FOR PERMIT

CHECKED BY: AV

DRAWN BY: AM

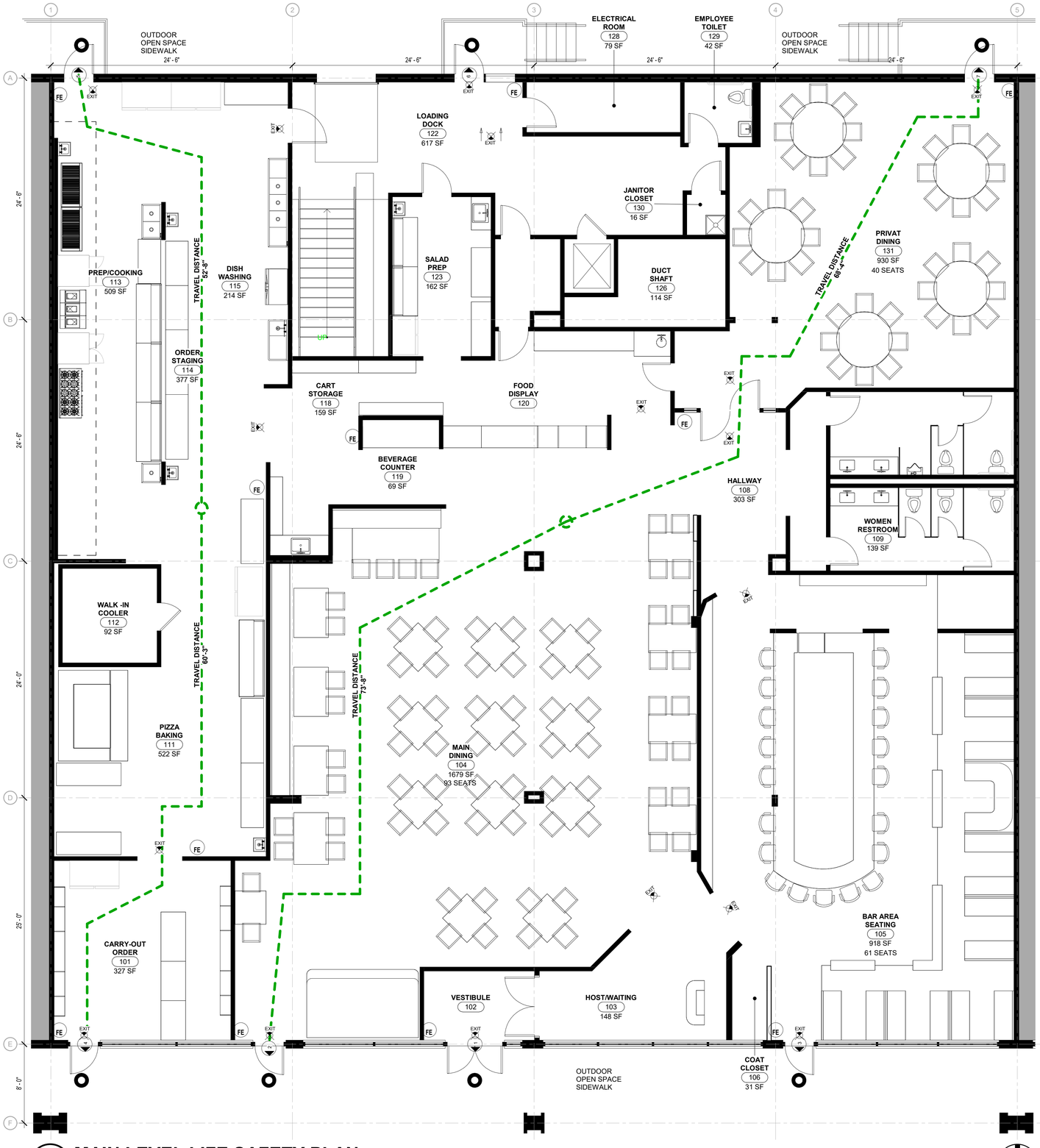
D23.009

PROJECT NUMBER:

DWG INDEX, HATCH, ANNOTATION SYMS., MOUNT. LOCATIONS, & ABBREVIATIONS

ID0.10

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



1 MAIN LEVEL LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

LIFE SAFETY ROOM SCHEDULE

Room #	Room Name	Occupancy Classification	Load Factor	Area	Calculated Occupants	Actual Occupant Load	Min. No. of Required Exits
101	CARRY-OUT ORDER	M - MERCANTILE	60 SF	327 SF	5	5	1
102	VESTIBULE	A-2 WAITING AREA	15 SF	78 SF	5	5	1
103	HOST/WAITING	A-2 STANDING AREA	5 SF	148 SF	30	30	2
104	MAIN DINING	A-2 UNCONCETRATED	15 SF	1679 SF	112	93	2
105	BAR AREA SEATING	A-2 SEATING	15 SF	918 SF	61	61	2
106	COAT CLOSET	S- STORAGE	300 SF	31 SF	0	0	1
108	HALLWAY	A-2	15 SF	303 SF	20	20	1
109	WOMEN RESTROOM	TOILET	0 SF	139 SF		0	1
110	MEN RESTROOM	TOILET	0 SF	156 SF		0	1
111	PIZZA BAKING	A-2 KITCHEN	200 SF	522 SF	3	3	1
112	WALK -IN COOLER	A-2 KITCHEN	200 SF	92 SF	0	0	1
113	PREP/COOKING	A-2 KITCHEN	200 SF	509 SF	3	3	1
114	ORDER STAGING	A-2 KITCHEN	200 SF	377 SF	2	2	1
115	DISH WASHING	A-2 KITCHEN	200 SF	214 SF	1	1	1
118	CART STORAGE	A-2 KITCHEN	200 SF	159 SF	1	1	1
119	BEVERAGE COUNTER	A-2 KITCHEN	200 SF	69 SF	0	0	1
120	FOOD DISPLAY	A-2 KITCHEN	200 SF	484 SF	2	2	1
122	LOADING DOCK	A-2 KITCHEN	200 SF	617 SF	3	3	1
123	SALAD PREP	A-2 KITCHEN	200 SF	162 SF	1	1	1
124	OFFICE	BUSINESS	100 SF	54 SF	1	1	1
126	DUCT SHAFT	N/A	0 SF	114 SF			1
128	ELECTRICAL ROOM	N/A	0 SF	79 SF			1
129	EMPLOYEE TOILET	TOILET	0 SF	42 SF			1
130	JANITOR CLOSET	N/A	0 SF	16 SF			1
131	PRIVAT DINING	A-2 UNCONCETRATED	15 SF	930 SF	62	48	2
Grand total: 25				8221 SF		279	

LIFE SAFETY

- EXISTING PARTITION TO REMAIN
- EGRESS PATH-TRAVEL
- Room Name / 101 / 150 SF — ROOM NAME, ROOM NUMBER, SQUARE FOOTAGE
- NOT IN CONTRACT - ADJACENT TENANT
- EXIT DOOR
- FINAL DISCHARGE TO PUBLIC WAY
- EXIT SIGN/LIGHT
- FE — FIRE EXTINGUISHER

PLUMBING CALCULATIONS

OCCUPANTS	WC / URINAL			LAVS		
	EXISTING	ADDITIONAL PLANNED	REQUIRED	EXISTING	ADDITIONAL PLANNED	REQUIRED
TOTAL						
MEN	3	0	3	2	0	2
WOMEN	3	0	3	2	0	2
MISC.						

PLUMBING CALCULATIONS

OCCUPANTS	DRINKING FOUNTAINS		SERVICE SINK		
	EXISTING	REQUIRED	EXISTING	REQUIRED	
TOTAL					
MEN					
WOMEN					
MISC.	N/A	N/A	1	1	

LIFE SAFETY NOTES

NO EQUIPMENT, RACKS, ETC. TO BE LOCATED WITHIN THE EXIT MEANS OF EGRESS SO AS TO PREVENT EXIT DOORS FROM OPENING TO THEIR FULL WIDTH OR IN ANY MANNER OBSTRUCTING ACCESS TO EGRESS.

EVERY ROOM OR SPACE THAT IS ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD, OF THE ROOM OR SPACE POSTED IN CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

MEANS OF EGRESS

1. · ACCESS CONTROLLED DOORS IN THE MEANS OF EGRESS PATH ARE DESIGNED TO COMPLY WITH SECTION 1008.1.3.4.
2. · DOORS ARE ARRANGED TO COMPLY WITH SECTION 1007.
3. · MINIMUM EXIT ACCESS WIDTH: 3'-8" (44 INCHES), TABLE 1018.2.
4. · EXIT ACCESS TRAVEL DISTANCE: 300 FEET, TABLE 1016.1.
5. · COMMON PATH OF TRAVEL: 75 FEET MAX. SECTION 1014.3.
6. · ONE MEANS OF EGRESS IS PERMITTED FOR ROOMS AND SPACES WITH OCCUPANT LOAD OF 49 OR LESS PER TABLE 1015.1.
7.

FIRE EXTINGUISHER NOTES

- PORTABLE FIRE EXTINGUISHERS SHALL BEAR THE LABEL OF AN APPROVED AGENCY, BE AN APPROVED TYPE, AND BE INSTALLED IN A LOCATION VISIBLE AND ACCESSIBLE TO THE OCCUPANTS. FINAL LOCATION TO BE DETERMINED BY LOCAL FIRE PREVENTION BUREAU PER I.F.C. 906.1. PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 LBS. SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN FIVE FEET (5'-0") ABOVE THE FLOOR. PORTABLE FIRE EXTINGUISHERS HANG A GROSS WEIGHT EXCEEDING 40 LBS. SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3.5 FEET (3'-6") ABOVE THE FLOOR.
- THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF INSTALLED HAND-HELD FIRE EXTINGUISHERS SHALL NOT BE LESS THAN FIVE INCHES (5"). PROVIDE A MINIMUM OF TWO (2) TYPE 2A 10BC FIRE EXTINGUISHERS WITH MAXIMUM TRAVEL DISTANCES OF 75' (150' O.C.), AND NOT PROTRUDING MORE THAN FOUR INCHED (4) INTO A CIRCULATION PATH.

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EXP. 11-30-2024

RESTAURANT - INETRIOR REMODELING

**1280 E. DUNDEE ROAD.
PALATINE, IL 60074**

NO	DATE	DESCRIPTION
	05.10.2023	ISSUED FOR PERMIT

CHECKED BY: AV

DRAWN BY: AM

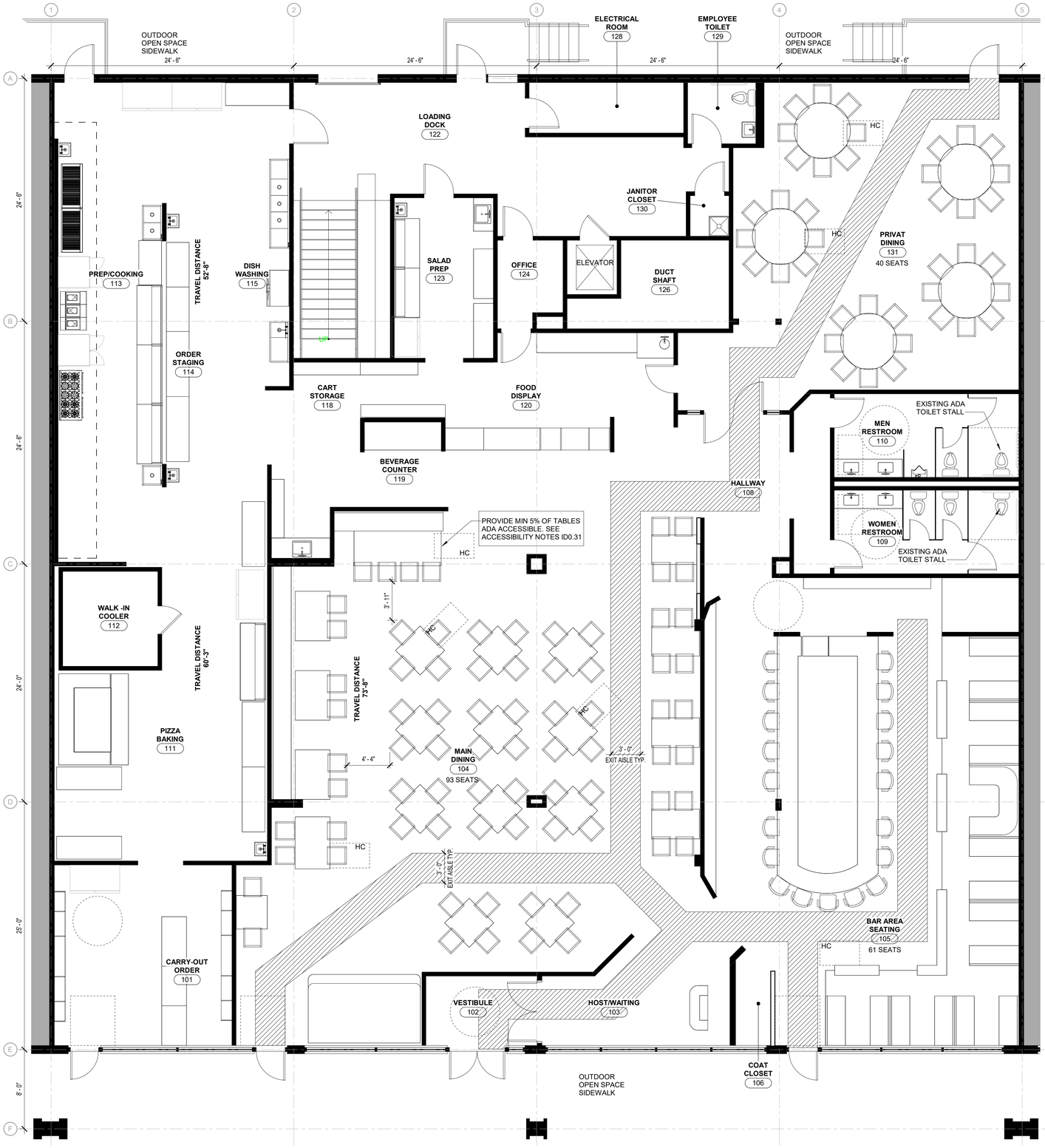
D23.009

PROJECT NUMBER:

MAIN LEVEL LIFE SAFETY PLAN

ID0.30

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



1 **MAIN LEVEL LIFE SAFETY PLAN Copy 1**

SCALE: 3/16" = 1'-0"

EXISTING DISABLED ACCESS

1. THE EXISTING DESIGNATED ACCESSIBLE PATH OF TRAVEL SERVING 1280 E. DUNDEE ROAD. PALATINE, IL WILL BE FULLY COMPLIANT WITH THE CURRENT ILLINOIS ACCESSIBILITY CODE REQUIREMENTS AT THE COMPLETION OF THIS PROJECT.
2. PEDESTRIAN ACCESS TO 1280 E. DUNDEE ROAD. PALATINE, IL AN EXISTING PEDESTRIAN RAMP LEADING TO THE CENTRAL PROMENADE/BUILDINGS OUDOOR GALLERY.
3. ACCESSIBLE PARKING IS PROVIDED BY EXISTING DESIGNATED STALLS WITHIN THE BASEMENT PARKING GARAGE,
4. THIS PATH OF TRAVEL EXISTING CONDTIONS SET OF DRAWINGS INCLUDES FULLY COMPLIANT PATH OF TRAVEL TO THE EXISTING ADA RESTROOMS.
5. THE EXISTING RESTROOMS SERVING 1280 E. DUNDEE ROAD. PALATINE, IL 60074 ARE FULLY COMPLIANT WITH THE CURRENT ILLINOIS ACCESSIBILITY CODE REQUIREMENTS.

ACCESSIBILITY NOTES

1. ALL ACCESSIBILITY NOTES BELOW REFER TO ILLINOIS ACCESSIBILITY CODE - LATEST EDITION
2. GROUND AND FLOOR SURFACES ALONG ACCESS ROUTES AND IN RAMPS AND SPACES INCLUDING FLOORS, WALKWAYS, RAMPS, CORRIDORS, STAIRS, CURB RAMPS CARPET AND CARPET TILE SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH SECTION 302
3. CHANGES IN LEVELS IN FLOOR SURFACES ALONG THE ACCESSIBLE ROUTE SHALL BE 1/2" MAXIMUM AND BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 PER SECTION 303.1 AND 303.3. CHANGES IN LEVEL OF 1/4" OR LESS IS PERMITTED PER SECTION 303.2. CHANGE IN LEVELS EXCEEDING 1/2" SHALL BE ACCOMPLISHED BY A RAMP COMPLYING WITH SECTION 405 AND 406.
4. SPACE ALLOWANCES AND REACH RANGES AT ALL ROOMS AND SPACES SHALL COMPLY WITH SECTION 308; REACH RANGES SHALL BE: FORWARD AND SIDE REACH HEIGHT: 15 INCHES MINIMUM AND 48 INCHES MAXIMUM.
5. ALL WALKWAY SURFACES INCLUDING HALLS, CORRIDORS, AISLES AND OTHER SPACES, DOORS AND DOORWAYS, RAMPS, CURB RAMPS, ELEVATORS AND PLATFORM LIFTS THAT ARE COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH CzeHAPTER 4 SECTIONS 402 AND 403.
6. CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH TABLE 403.5. CLEAR WIDTH OF AN ACCESSIBLE ROUTE AT TURNS SHALL COMPLY WITH SECTION 403.5.1
7. ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH SECTION 405.
8. DOORS AND DOORWAY WIDTH SHALL BE A MINIMUM OF 32" IN COMPLIANCE WITH SECTION 404.
9. MANEUVERING CLEARANCES AT SWINGING DOORS SHALL COMPLY WITH SECTION 404. MANEUVERING CLEARANCES AT SLIDING DOORS SHALL COMPLY WITH SECTION 404. MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS SHALL COMPLY WITH SECTION 404.
10. THRESHOLDS AT DOORWAYS WILL NOT EXCEED 1/2" IN HEIGHT AS PER SECTION 404.2.
11. DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL BE MADE TO COMPLY WITH SECTION 404.
12. RAMPS ALONG ACCESSIBLE ROUTE SHALL HAVE A SLOPE NOT STEEPER THAN 1:12 AND CROSS SLOPE NOT STEEPER THAN 1:48 PER SECTION 405. RAMPS IN EXISTING BUILDINGS ARE PERMITTED TO HAVE SLOPES GREATER THAN 1:12 AND MADE TO COMPLY WITH TABLE 405.2. NO RAMPS ARE PROVIDED IN PROJECT SCOPE.
13. ALL TOILETS AND BATHING FACILITIES ASIDE FROM THOSE WHERE FIXTURES ARE REPLACED IN EXISTING ROUGHING, SHALL BE HANDICAPPED ACCESSIBLE IN COMPLIANCE WITH CHAPTER 6
14. ACCESSIBLE STORAGE FACILITIES, SUCH AS CABINETS AND CLOSETS, AND OTHER BUILT IN FURNISHINGS AND EQUIPMENTS SHALL COMPLY WITH CHAPTER 9. CONTROLS AND OPERATING MECHANISMS FOR LIGHT SWITCHES AND ALARMS SHALL BE ACCESSIBLE IN COMPLIANCE WITH SECTION 308.
15. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM IN COMPLIANCE WITH SECTION 309.
16. COMMUNICATION ELEMENTS AND FEATURES SUCH AS EXIT SIGNS, EMERGENCY WARNING SIGNAGE, CIRCULATION DIRECTIONAL SIGNAGE SHALL COMPLY WITH CHAPTER 7.
17. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BECOME FAMILIAR WITH A.D.A. (AMERICANS WITH DISABILITIES ACT), ANSI (AMERICAN NATIONAL STANDARD INSTITUTE A117.1-2003) AND ILLINOIS ACCESSIBILITY CODE - LATEST EDITION. MINIMUM CLEARANCES AND SHALL INFORM THE ARCHITECT OF ANY AND ALL CONFLICTS WITH COMPLYING WITH THOSE MINIMUM CLEARANCES AND STANDARDS.
18. FACILITIES MUST PROVIDE A STAIR-FREE ENTRANCE OPTION.
19. IF A RAMP IS PROVIDED, IT MUST HAVE A MAXIMUM SLOPE OF 1 INCH OF ELEVATION FOR EVERY 12 INCHES OF LENGTH.
20. IF A RAMP IS PROVIDED, IT MUST HAVE RAILINGS ON BOTH SIDES, PLACED AT A HEIGHT OF 34-38 INCHES, AND IT MUST BE AT LEAST 3 FEET WIDE.
21. FACILITY MUST HAVE SIGNAGE THAT POINTS TO THE ACCESSIBLE ENTRANCE
22. DOORWAY MUST BE AT LEAST 36 INCHES WIDE.
23. DOORS MUST HAVE 18 INCHES OF APPROACHABLE SPACE NEXT TO THEM FOR A WHEELCHAIR-ACCESSIBLE RESTAURANT.
24. MANUAL DOOR MUST HAVE A HANDLE THAT'S NO HIGHER THAN 48 INCHES OFF THE GROUND.
25. MANUAL DOOR MUST HAVE A HANDLE THAT CAN BE OPENED WITH A CLOSED FIST.
26. MANUAL DOOR MUST NOT BE TOO HEAVY TO OPEN (MUST REQUIRE LESS THAN 5 POUNDS OF FORCE TO OPEN).
27. AUTOMATIC DOORS MUST TAKE AT LEAST THREE SECONDS TO CLOSE.
28. WHEELCHAIR SPACES MUST BE MADE AVAILABLE THROUGHOUT THE PREMISES.
29. ADA RESTAURANT TABLE REQUIREMENTS STATE THAT 5% OF TABLES OR AT LEAST ONE (IF LESS THAN 20 ARE PROVIDED) MUST BE ACCESSIBLE.
30. TABLES MUST BE BETWEEN 28 AND 34 INCHES TALL.
31. THERE MUST BE ADEQUATE SPACE FOR KNEES BELOW THE TABLE (27 INCHES HIGH, 30 INCHES WIDE, AND 19 INCHES DEEP) TO ENSURE A WHEELCHAIR-ACCESSIBLE RESTAURANT.
32. A CLEAR FLOOR AREA OF 30 INCHES BY 48 INCHES IS NEEDED AT EACH SEATING AREA TO MEET ADA SEATING REQUIREMENTS FOR RESTAURANTS.
33. THERE NEEDS TO BE AT LEAST A PORTION OF THE FOOD-ORDERING COUNTER THAT IS NO MORE THAN 36 INCHES HIGH, OR THERE MUST BE A SPACE AT THE SIDE FOR PASSING ITEMS TO CUSTOMERS WHO HAVE DIFFICULTY REACHING OVER A HIGH COUNTER.

REGULATORY INFORMATION

FIRE RATINGS

- ALL WOOD BLOCKING SHALL BE FIRE TREATED.
- A FINISH OR FIRE RATING OF A WALL SHALL REFER TO THE ENTIRE LENGTH OF WALL.
- THIS IS A FULLY SPRINKLERED BUILDING.

SIGNAGE

PROVIDE TEMPORARY SIGNAGE AS NEEDED. MINIMAL ITEMS SHALL INCLUDE: EGRESS, EXISTING STAIRS, ELEVATORS, RESTROOMS & FIRE EXTINGUISHERS.

FINISH MATERIALS

AS PER SECTION 803.1 ALL MATERIALS USED FOR INTERIOR WALL AND CEILING FINISH AND FOR INTERIOR TRIM SHALL BE CLASSIFIED IN ACCORDANCE WITH FLAME SPREAD CHARACTERISTICS INTO THE FOLLOWING CLASSIFICATIONS:

CLASS A 0 TO 25 - SMOKE DEVELOPED 450
CLASS B 26 TO 75 - SMOKE DEVELOPED 450
CLASS C 76 TO 200 - SMOKE DEVELOPED 450

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PROJECT NUMBER:

MAIN LEVEL ACCESSIBILITY PLAN

ID0.31

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

GENERAL REQUIREMENTS

1. REFER TO (DRAWINGS) FOR ADDITIONAL INFORMATION.
2. IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.
3. THE CONTRACTOR UNDERSTANDS THAT THE DOCUMENTS DESCRIBE A MANNER OF CONSTRUCTING A SPECIFIC ASSEMBLY TO ACHIEVE THE REQUIRED ARCHITECTURAL AFFECT. NO CLAIM BY THE CONTRACTOR CONCERNING THE UNSUITABILITY OF ANY ARTICLE OR MATERIAL SPECIFIED OR HIS INABILITY TO PRODUCE FIRST CLASS WORK WITH IT WILL BE CONSIDERED UNLESS SUCH CLAIM IS SUBMITTED TO THE OWNER AND ARCHITECT NOT LESS THAN 10 WORKING DAYS PRIOR TO THE DATE THE GMP IS TO BE PRESENTED.
4. THE CONTRACTOR SHALL VISIT THE SITE TO EXAMINE THE EXISTING AND SURROUNDING CONDITIONS AND WILL QUALIFY ON THEIR BID ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS IN THE FIELD PRIOR TO SUBMITTING BID. NO ADDITIONAL FUNDS WILL BE PROVIDED FOR DISCOVERY OF VERIFIABLE CONDITIONS AFTER WORK HAS BEEN AWARDED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH THE CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, SUBMIT QUESTIONS IN WRITING TO THE ARCHITECT OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION, OR ANY RELATED WORK.
6. SHOULD DISCREPANCIES OR CONFLICT OCCUR IN OR BETWEEN THE CONTRACT DRAWINGS AND/OR THE SPECIFICATIONS, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE GREATER QUANTITY AND/OR THE BETTER QUALITY OF DOING WORK UNLESS OBTAINING WRITTEN CLARIFICATION BEFORE SUBMISSION OF BID AS TO WHICH METHOD OR MATERIAL WILL BE REQUIRED.
7. WHERE CONFLICTS OCCUR WITH RESPECT TO BASE BUILDING AND INSTALLATION OF NEW WORK THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. NO WORK DEFECTIVE IN WORKMANSHIP OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
9. DETAILS SHOWN ARE INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK, INCLUDING THOSE CONDITIONS NOT SHOWN IN SPECIFIC DETAILS.
10. NOTES WILL APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL NOTES SHALL APPLY TO ALL DRAWINGS AND DETAILS UNLESS NOTED OTHERWISE.
11. MECHANICAL AND ELECTRICAL ITEMS INDICATED IN ARCHITECTURAL DOCUMENTS ARE FOR REFERENCE AND COORDINATION PURPOSES ONLY. REFER TO ENGINEERED DOCUMENTATION FOR ADDITIONAL INFORMATION. LOCATIONS ON ARCHITECTURAL DOCUMENTS TAKE PRECEDENCE OVER LOCATIONS INDICATED ON THE ENGINEERING DOCUMENTS.
12. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, AND INSURANCE REQUIREMENTS, GIVE ALL NECESSARY NOTICES, PAY ALL FEES REQUIRED BY LAW AND COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS APPLICABLE TO THE PROJECT. ANY EXPENDITURES INCURRED ARE TO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS PART OF THE ESTIMATE FOR THE PROJECT.
13. DRAWING DISTRIBUTION: THE CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION OF CURRENT DRAWINGS / SPECIFICATIONS AND REVISIONS TO ALL TRADES UNDER HIS JURISDICTION.
14. CHANGE ORDERS: DO NOT PROCEED WITH WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION BY CHANGE ORDERS CAN INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION. REFER TO SPECIFICATIONS.

    EXECUTION

15. EXECUTE WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, MANUFACTURER'S RECOMMENDED SPECIFICATIONS, INDUSTRY, TRADE AND REFERENCE STANDARDS.
16. INSTALL ALL WORK PLUMB, LEVEL, SQUARE, TRUE, IN PROPER ALIGNMENT AND IN A WORKMAN-LIKE MANNER. IF IN THE OPINION OF THE ARCHITECT, THE WORK IS NOT INSTALLED TO PROPER AND ACCEPTABLE TOLERANCES, THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING SUCH WORK AT NO EXPENSE TO THE CLIENT, AND WITH MINIMUM IMPACT TO THE PROJECT SCHEDULE.
17. PROVIDE ALL ACCESSORY ITEMS REQUIRED FOR A COMPLETE INSTALLATION, INCLUDING BUT NOT LIMITED TO, FASTENERS, MOUNTING CLIPS, ANGLES, BRACKETS, BRACING, REINFORCEMENT, GASKETS, SEALS, BLOCKING, ETC.
18. PROVIDE BRACING WHERE REQUIRED TO SUPPORT OR STABILIZE THE WORK. COORDINATE THE DESIGN AND INSTALLATION OF BRACING WITH ALL ADJACENT WORK, AND PROVIDE ADDITIONAL BRACING AND KICKERS AS REQUIRED TO AVOID ADJACENT WORK WHILE NOT AFFECTING THE BUILDING AESTHETICS OR ACCESS TO THIS WORK FOR MAINTENANCE AND SERVICE.
19. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE QUALITY CONSISTENT WITH THE REMAINDER OF THE WORK. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATION AND INSTRUCTIONS.
20. ACOUSTICAL PERFORMANCE REQUIREMENTS SHOWN ON THE DRAWINGS ARE BASED ON LABORATORY TESTING. SEE THE SPECIFICATIONS FOR ADDITIONAL ACOUSTICAL PERFORMANCE REQUIREMENTS.
21. NO INTERIOR FINISH IS TO CONCEAL OR OBSTRUCT ANY COMPONENT OF THE MEANS OF EGRESS OR FIRE PROTECTION SYSTEM. CONTRACTOR TO NOTIFY ARCHITECT OF ANY PROPOSED FINISH MATERIAL, SPECIALTY ITEM OR FURNISHING THAT WILL NOT MEET THIS REQUIREMENT.
22. ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
23. APPROVED SUBMITTALS ARE REQUIRED PRIOR TO COMMENCEMENT OF THE SUBMITTED WORK.

    DIMENSIONS

24. DO NOT SCALE THE DRAWINGS OTHER THAN FOR GENERAL REFERENCE. CONFIRM UNCLEAR DIMENSIONS WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
25. THE DIMENSIONS AND WORK NOTED ON THESE DRAWINGS ARE INDICATED FOR DESIGN INTENT. IF THE INSTALLATION OF ELECTRICAL, MECHANICAL, PLUMBING OR FIRE PROTECTION WORK INTERFERES WITH THIS INTENT, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE ARCHITECTURAL DIMENSIONS SHALL GOVERN THE PLACEMENT OF ELECTRICAL, MECHANICAL OR PLUMBING DEVICES WHERE INDICATED.
26. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALLER SCALE DETAILS.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DIMENSIONS AS INDICATED ON THE DRAWINGS. WHERE HOLD DIMENSIONS CANNOT BE MAINTAINED THE ARCHITECT SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK.
28. TYPICAL FLOOR LEVEL ELEVATIONS ARE INDICATED TO THE TOP OF THE STRUCTURAL SLAB, UNLESS NOTED OTHERWISE. IN AREAS WHERE SLABS ARE DEPRESSED TO RECEIVE AN ARCHITECTURAL FINISH, THE ELEVATIONS INDICATE THE TOP OF THE FINISHED FLOOR.
29. CEILING HEIGHTS LIST THE HEIGHT OF THE CEILING ABOVE THE FINISH FLOOR (A.F.F.).
30. ALL NEW PARTITIONS ARE DIMENSIONED FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE. ALL ALIGNMENT INDICATIONS ARE FROM FINISHED SURFACES. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED, SHALL NOT VARY MORE THAN +/- 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES. ALL DIMENSIONS TO AN EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF SYSTEM, UNLESS NOTED OTHERWISE. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS, AND PLENUM BARRIER LOCATIONS.

    ANNOTATION AND ABBREVIATIONS

31. ITEMS NOTED AS 'TYPICAL' OR 'TYP.' APPLY TO SIMILAR LOCATIONS AND ARE NOTED ONLY ONCE. ITEMS NOTED AS 'SIMILAR' OR 'SIM.' INDICATE AN ITEM OR DETAIL THAT IS SIMILAR IN CHARACTER AND FINISH TO THE REFERENCED DETAIL BUT MAY VARY IN DIMENSION, LOCATION, OR ORIENTATION. IF DESIGN INTENT IS NOT INFERABLE OR IS UNCLEAR, OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION OR FABRICATION.
32. 'MATCH EXISTING' AND 'MATCH ADJACENT' MEANS TO EXACTLY MATCH THE EXISTING OR ADJACENT ITEM INCLUDING MANUFACTURER, FINISH, PRODUCT, CONFIGURATION AND INSTALLATION.
33. 'ALIGN' OR 'FLUSH' MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

GENERAL REQUIREMENTS CONTINUED

BASE BUILDING

34. THE WORK WILL BE CONSTRUCTED IN A SINGLE PHASE UNDER A SINGLE CONTRACT.
35. DURING CONSTRUCTION, THE AREA OF WORK WILL BE (UNOCCUPIED).
36. AREAS OF THE BUILDING INDICATED AS "NOT IN CONTRACT" WILL CONTINUE TO BE OCCUPIED AND IN USE DURING CONSTRUCTION. COORDINATE WITH (OWNER) (BUILDING MANAGEMENT) PRIOR TO SCHEDULING WORK. PROTECT EXISTING ADJACENT SPACES AND ACCESS CORRIDORS FROM DAMAGE AND DISRUPTION.
37. DURING CONSTRUCTION THE ADJACENT TENANT SPACE (NEXT TO) (BELOW) WILL BE OCCUPIED.
38. CONTRACTOR SHALL PERFORM WORK ONLY DURING PERMITTED HOURS OF CONSTRUCTION. CONFIRM WITH AUTHORITIES HAVING JURISDICTION, OWNER OR BUILDING ENGINEER ACCEPTABLE HOURS OF CONSTRUCTION.
39. CONTRACTOR TO COMPLY WITH BUILDING RULES AND REGULATIONS ON HANDLING MATERIALS, EQUIPMENT, AND DEBRIS, AND FOR ELEVATOR AND LOADING DOCK AVAILABILITY.
40. ALL 'NOT IN CONTRACT' AND BASE BUILDING ELEMENTS AND FINISHES ARE TO REMAIN, UNLESS NOTED OTHERWISE.
41. CONTRACTOR TO COORDINATE WITH BASE BUILDING MANAGEMENT AND FOLLOW ALL BUILDING REGULATIONS AND REQUIREMENTS PRIOR TO PERFORMING WORK THAT ENCROACHES INTO ADJACENT TENANT SPACE(S). CONTRACTOR TO VERIFY ACCESS TO AND INCLUDE ANY REMEDIAL WORK AND / OR OVERTIME REQUIRED TO ACCESS AND WORK IN ADJACENT TENANT SPACES.
42. PROVIDE AND MAINTAIN FIRE PROTECTION, BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF THE BUILDING.
43. MAINTAIN SAFE EGRESS PATH FOR OCCUPANTS DURING CONSTRUCTION AT ALL TIMES. PROVIDE TEMPORARY EGRESS ROUTES, DOORS, EXIT SIGNAGE AND ILLUMINATION TO MAINTAIN THE REQUIRED OCCUPANCY EGRESS REQUIREMENTS. DO NOT OBSTRUCT THE EXIT PATH WITH CONSTRUCTION MATERIALS OR DEBRIS.
44. ALL PENETRATIONS THROUGH EXISTING FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE SEALED WITH A RATED FIRE/SMOKE STOP ASSEMBLY TO PROVIDE CODE REQUIRED RATING.
45. IT IS THE INTENT OF SCOPE OF WORK THAT NO RATED BASE BUILDING SHAFT AREAS SHALL BE PENETRATED IN CONJUNCTION WITH NEW WORK. IN THE EVENT THAT EXISTING RATED SHAFTS ARE DISTURBED, THE CONTRACTOR WILL IMMEDIATELY REPAIR THE PARTITION TO ORIGINAL CONDITION TO MAINTAIN THE REQUIRED RATING.
46. MAINTAIN ALL EXISTING SERVICES IN USE AT ALL TIMES UNLESS WRITTEN PERMISSION IS OBTAINED FROM OWNER OR BUILDING ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICE. COORDINATE INTERRUPTION OF SERVICES WITH OWNER OR BUILDING ENGINEER OR TO THE EXTENT POSSIBLE, PERFORM SUCH WORK ON OFF HOURS WHEN OCCUPANTS WILL NOT BE AFFECTED BY THE INTERRUPTION. PERMANENTLY RECONNECT ANY SERVICE INTERRUPTED BY DEMOLITION OR ALTERATION WORK, WITHIN AND OUTSIDE THE SCOPE OF WORK.
47. COORDINATE WITH THE OWNER BEFORE DISCONNECTING ANY OPERATING EQUIPMENT OR SERVICE. PROVIDE TEMPORARY SERVICE OR EQUIPMENT TO SUPPLY UNINTERRUPTED SERVICES TO THE EXISTING BUILDING, ROOM, OR PIECE OF EQUIPMENT FOR THE PERIOD THAT SERVICES TO THE PERMANENT EQUIPMENT OR SYSTEM IS DISRUPTED.
48. DO NOT CUT OR PATCH OPERATING ELEMENTS AND RELATED COMPONENTS IN A MANNER THAT RESULTS IN A REDUCTION OF THEIR CAPACITY TO PERFORM AS INTENDED OR THAT RESULTS IN INCREASED OR MORE DIFFICULT MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
49. DO NOT CUT OR PATCH OPERATING ELEMENTS AND RELATED COMPONENTS IN A MANNER THAT RESULTS IN A REDUCTION OF THEIR CAPACITY TO PERFORM AS INTENDED OR THAT RESULTS IN INCREASED OR MORE DIFFICULT MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
50. DO NOT ALTER STRUCTURAL ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD CARRYING CAPACITY OR LOAD-DEFLECTION RATIO. WORK NOT COVERED BY THE CONTRACT DOCUMENTS THAT EFFECTS STRUCTURAL ELEMENTS ARE TO BE REVIEWED AND APPROVED BY A LICENSED STRUCTURAL ENGINEER.
51. PROVIDE PROTECTION TO EXISTING PARTITIONS, DOORS, CEILINGS, LIGHT FIXTURES, OUTLETS AND FURNISHINGS IN AREAS WITHOUT DEMOLITION OR NEW CONSTRUCTION WORK. REFER TO DEMOLITION PLAN AND REFLECTED CEILING PLANS FOR LOCATIONS.
52. PROVIDE DUST AND SOUND PROTECTION/SEPARATION AT ADJACENT OCCUPIED SPACE (MECHANICAL DIFFUSERS, CONVECTORS, AND RETURNS), AND AT OPENINGS TO THE BUILDING CORRIDOR DURING ALL PHASES OF WORK.
53. GENERAL CONTRACTOR TO INSTALL A TEMPORARY FILTER ON THE RETURN AIR DUCT SOURCE BEFORE STARTING DEMOLITION. COORDINATE WITH OWNER OR BUILDING ENGINEER FOR ADEQUATE LOCATION.
54. COVER AND PROTECT EQUIPMENT AND FIXTURES, AND OTHER ITEMS TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN ROOMS OR AREAS FROM WHICH SUCH ITEMS HAVE NOT BEEN REMOVED.
55. EXISTING PERIMETER / EXTERIOR WINDOW BLINDS TO REMAIN. CONTRACTOR TO PROTECT AND KEEP CLEAN.
56. PROTECT EXISTING FURNISHINGS TO REMAIN AND FURNISHING STAGING AREAS FROM DUST AND DAMAGE DURING CONSTRUCTION.
57. PROTECT ALL EXISTING SMOKE SENSORS, DETECTORS AND SECURITY DEVICES. PROTECTION IS TO BE REMOVED UPON THE COMPLETION OF WORK AND ALL ITEMS RESTORED TO WORKING CONDITION.
58. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY CONTRACTOR TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS, OR NOT IN SCOPE SPACES. REFINISH TO MATCH EXISTING FINISH.
59. ALL SPRINKLER HEADS ARE TO BE LEFT IN PLACE AND THE HEADS TO BE UPTURNED, UNLESS NOTED OTHERWISE. BASE BUILDING AUTOMATION SYSTEM IS TO REMAIN INTACT DURING CONSTRUCTION.

    COORDINATION

60. CONTRACTOR MUST NOTIFY ARCHITECT OF ANY MATERIALS AND PRODUCTS REQUIRING LONG LEAD TIMES SO THAT THESE MATERIALS MAY BE ORDERED OR PRE-ORDERED TO ENSURE A TIMELY COMPLETION WITHIN THE TENANT'S CONSTRUCTION SCHEDULE.
61. COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK, NEW AND EXISTING CONSTRUCTION, TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC. , NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS. NOTIFY ARCHITECT PRIOR TO INSTALLATION OF EQUIPMENT OR FIXTURES. SEE REFLECTED CEILING PLAN FOR FINISHED CEILING HEIGHTS.
62. CONTRACTOR TO COORDINATE WORK AND PHASING OF WORK WITH CLIENT'S VENDORS/ CONTRACTORS INCLUDING BUT NOT LIMITED TO SECURITY, AUDIO / VISUAL, TELEPHONE / DATA AND FURNITURE.

    DEBRIS / CLEAN

63. REMOVE DEBRIS AND MISCELLANEOUS MATERIAL AT THE END OF EACH WORKDAY OR AS WORK PROGRESSES.
64. DEBRIS REMOVAL MUST BE PERFORMED USING THE FREIGHT ELEVATOR, CONTACT THE OWNER OR BUILDING ENGINEER TO OBTAIN SCHEDULE FOR THE USE OF THE ELEVATOR. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING RULES AND PROCEDURES. GENERAL CONTRACTOR TO PROTECT ELEVATOR CAB. IN NO CASE SHALL PASSENGER ELEVATORS BE USED FOR MOVEMENT OF ANY CONSTRUCTION MATERIALS OR DEBRIS.
65. REDIRECT CONSTRUCTION, DEMOLITION & PACKAGING DEBRIS TO SOURCES OTHER THAN LANDFILL. STRATEGIES MAY INCLUDE: REDIRECT PACKAGING DEBRIS BACK TO THE MANUFACTURER. DONATE SALVAGEABLE MATERIALS TO A RECLAMATION SITE OR NON-PROFIT CHARITY SUCH AS HABITAT FOR HUMANITY. DESIGNATE RECYCLING AREAS DURING DEMOLITION AND CONSTRUCTION. IDENTIFY CONSTRUCTION HAULERS & RECYCLERS TO HANDLE THE DESIGNATED MATERIALS AS INTENDED. CONTACT A REGIONAL CARPET RECLAMATION FACILITY FOR SALVAGE OF CARPETING. WASTE MANAGEMENT REPORT TO BE INCLUDED IN CLOSE-OUT MANUAL.
66. KEEP THE CONSTRUCTION AREA BROOM CLEAN AT THE END OF EVERY DAY.
67. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREAS SHALL BE LEFT IN BROOM CLEAN CONDITION. CARPETED AREAS TO BE LEFT IN A VACUUM CLEAN CONDITION.

EXISTING CONDITIONS

DEMOLITION

1. THE DEMOLITION DRAWINGS SHOW THE GENERAL EXTENT OF THE ALTERATIONS REQUIRED. THESE DRAWINGS DO NOT NECESSARILY SHOW EVERYTHING TO BE REMOVED IN ORDER TO PREPARE THE EXISTING BUILDING ELEMENTS FOR NEW CONSTRUCTION.
2. DEMOLITION INCLUDES THE REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIALS. PERFORM ALL DEMOLITION WORK THAT MAY BE REQUIRED OR NECESSARY TO A FULL AND COMPLETE EXECUTION OF THE WORK, WHETHER OR NOT SHOWN OR SPECIFIED. EXACT EXTENT OF DEMOLITION MAY NOT BE SHOWN ON DRAWINGS.
3. PERFORM DEMOLITION SO OWNER'S OPERATIONS WILL NOT BE DISRUPTED.
4. MATERIALS AND/OR ITEMS DEMOLISHED AND NOT DESIGNATED TO BECOME THE PROPERTY OF THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE OWNER'S PROPERTY.
5. CONFIRM WITH OWNER OR BUILDING ENGINEER ANY DEMOLITION ITEMS TO BE SALVAGED AND RETURNED TO OWNER'S STOCK. ITEMS TO BE SALVAGED FOR REUSE ARE TO BE CLEANED PRIOR TO REUSE. INFORM ARCHITECT AND OWNER OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SALVAGED FOR REUSE ITEMS AND OF DAMAGED OR INOPERABLE ITEMS. PROTECT SALVAGED FOR REUSE ITEMS FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.

    HAZARDOUS MATERIALS

6. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY HAZARDOUS MATERIALS ON THE JOBSITE. REFER TO HAZARDOUS MATERIAL REPORT, OR PERFORM INDEPENDENT TESTING AS WARRANTED. IF HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

    FINISHES

7. PREPARE WALL AND FLOOR SURFACES TO RECEIVE NEW FINISH(ES) PER FINISH PLANS.
8. REMOVE AND DISPOSE OF CARPET, VCT AND ANY OTHER FLOOR FINISH, UNLESS OTHERWISE NOTED. WHERE GLUE DOWN CARPET, RESILIENT FLOOR AND OTHER GLUED FLOORING INSTALLATION IS REMOVED, REMOVE ALL PAD AND ADHESIVE TO LEAVE FLOOR WITH A SMOOTH, LEVEL FINISH.

    FURNITURE

9. FURNITURE REMOVAL OR RELOCATION TO BE IN CONTRACTOR'S SCOPE OF WORK UNLESS OWNER INDICATES OTHERWISE. COORDINATE FURNITURE RELOCATION WITH OWNER OR BUILDING ENGINEER.

    MECHANICAL / ELECTRICAL / PLUMBING / FIRE PROTECTION

10. REFER TO ENGINEERING DOCUMENTATION FOR ADDITIONAL INFORMATION. UNLESS OTHERWISE NOTED, GENERAL ENGINEERING SCOPE IS TO REMOVE ALL DISTRIBUTION SYSTEMS UP TO THE PRIMARY SOURCE AND TERMINATE.
11. COORDINATE DEMOLITION OF PARTITIONS CONTAINING ELECTRICAL DEVICES WITH ELECTRICAL CONTRACTOR. ALL ELECTRICAL TERMINATIONS TO BE PERFORMED BY ELECTRICAL CONTRACTOR.
12. WHERE EXISTING ELECTRICAL EQUIPMENT IS DESIGNATED TO BE REMOVED, IT SHALL BE COMPLETELY REMOVED WITH ALL ASSOCIATED BOXES, SUPPORTS AND DEVICES. ALL WIRING AND CONDUIT SHALL BE REMOVED COMPLETELY BACK TO THE FIRST ITEM LEFT UNAFFECTED BY REMOVAL. CONDUIT THAT IS BURIED OR OTHERWISE INACCESSIBLE SHALL BE ABANDONED. IN SUCH CASE CONTRACTOR SHALL PULL ALL WIRE FROM THE CONDUIT AND REMOVE ALL ITEMS PROTRUDING FROM THE FINISHED SURFACE.
13. WHERE FLOOR CORE OUTLETS ARE TO BE REMOVED, PATCH FLOOR SLAB TO MATCH EXISTING. MAINTAIN FIRE-RATING OF FLOOR ASSEMBLY. PENETRATIONS SHALL BE PATCHED TO MAINTAIN SYSTEM INTEGRITY AND USABILITY. THIS INCLUDES PENETRATIONS INTO IN-FLOOR DUCT (WALKER DUCT) SYSTEM. PENETRATIONS SHALL BE PATCHED TO MAINTAIN SYSTEM INTEGRITY AND USABILITY.
14. EXISTING FIRE DEPARTMENT CONNECTIONS, HOSE CABINETS, FIRE EXTINGUISHERS AND FIRE HOSE RACKS TO REMAIN, UNLESS OTHERWISE NOTED. REFER TO ENGINEERING DRAWINGS FOR SCOPE OF NEW WORK.
15. DEMOLITION TO INCLUDE REMOVAL OF ABANDONED HANGERS, BRACKETS, SCREWS, CONNECTORS, CONDUIT, DUCTWORK, METAL PARTITION TRACK AND ANY OTHER UNUSED ITEMS SECURED TO THE UNDERSIDE OF THE SLAB.

METALS

1. PROVIDE ALL MISCELLANEOUS METAL FABRICATIONS AS SHOWN, DETAILED, OR IMPLIED ON THE DOCUMENTS, AND AS IS "USUAL AND CUSTOMARY" FOR SIMILAR PROJECTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY REVIEWING THE DOCUMENTS TO DETERMINE THE SCOPE, QUANTITY, AND LOCATION OF ALL MISCELLANEOUS METAL ITEMS IN THE PROJECT, TO MAKE SURE A COMPLETE JOB IS BOUGHT TO FULFILL THE REQUIREMENTS AND INTENT OF THE DOCUMENTS. VERTICAL MEMBERS, HANGERS AND LATERAL BRACING (AS NEEDED FOR STABILITY) ARE TO BE PROVIDED. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
    A. SUPPORT FOR OPERABLE PARTITIONS.
    B. SUPPORT FOR FOLDING GLASS WALL SYSTEM.
    C. SUPPORT FOR DECORATIVE LIGHTING FIXTURES
    D. SUPPORT FOR HANGING SIGNAGE AND "ARCHITECTURAL FEATURES"
    E. SUPPORT FOR CEILING MOUNTED TOILET PARTITIONS
    F. SUPPORT FOR SUSPENDED "HEADERS"
    G. SUPPORT FOR SUSPENDED OFFSET RATED PARTITION CONSTRUCTION
    H. SUPPORT FOR KNEE WALLS
    I. SUPPORT FOR LAVATORY OR WALL SUPPORTED COUNTERTOPS.
3. PROVIDE ANY ADDITIONAL ENGINEERING REQUIRED, WHERE SPECIFIC MEMBER SIZES AND DETAILS ARE NOT PROVIDED FOR MISCELLANEOUS METAL WORK AS A DELEGATED DESIGN. SUBMIT ENGINEERING PLANS WITH SIGNED / SEALED CALCULATIONS FOR RECORD. ENGINEERING PLANS AND CALCULATIONS ARE TO BE INCLUDED IN PROJECT SCOPE AT THE TIME PROJECT BIDS ARE SUBMITTED.

WOOD, PLASTICS, AND COMPOSITES

1. PROVIDE BLOCKING IN PARTITIONS AND/OR BEHIND SURFACES THAT INCLUDE BUT NOT LIMITED TO CASEWORK, SPECIALTIES, EQUIPMENT, FURNISHINGS OR OTHER ELEMENTS THAT REQUIRE MORE SUPPORT THAN WILL BE ADEQUATELY PROVIDED BY THE STUDS OR FRAMING INDICATED. SEE FINISHES NOTES FOR ADDITIONAL INFORMATION.
2. ANY INTERIOR WOOD BLOCKING IS TO BE FIRE RETARDANT TREATED AS ALLOWED BY CODE.
3. ANY EXTERIOR WOOD BLOCKING IS TO BE TREATED FOR MOISTURE RESISTANCE AS ALLOWED BY CODE.

    INTERIOR ARCHITECTURAL WOODWORK

4. ALL OF THE WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED, AND ERECTED IN ACCORDANCE WITH AWI 'PREMIUM GRADE' STANDARDS OR PER SPECIFICATIONS. SURFACES SHALL BE TRUE, STRAIGHT, AND FREE FROM ALL MACHINE AND TOOLS MARKINGS, BRUISES, INDENTATIONS, CHIPS, OR ABRASIONS.
5. CONTRACTOR TO CHECK JOB PROGRESS AND COORDINATE BLOCKING WITH OTHER TRADES INVOLVED. CONTRACTOR IS RESPONSIBLE FOR ALL BLOCKING REQUIRED.
6. MILLWORK CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL ASPECTS / FINISHES OF MILLWORK ELEMENT IN A SINGLE SET OF SHOP DRAWINGS / SUBMITTALS.
7. PRIOR TO THE START OF FABRICATION, THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND SHALL BE RESPONSIBLE FOR SAME.
8. WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND SECURED IN A MANNER TO INSURE AGAINST THE JOINT OPENING.

WOOD, PLASTICS, AND COMPOSITES (CONTINUED)

9. WHERE EXPOSED AT ENDS, FINISH CABINET SIDES AND TOE BOARDS TO MATCH CABINET FACE, UNLESS NOTED OTHERWISE.
10. ALL MILLWORK SHALL BE SHOP OR FACTORY FINISHED. CONTRACTOR SHALL PROTECT ALL FINISHED AND INSTALLED MILLWORK FROM DAMAGE BY OTHER TRADES. DAMAGED OR DEFECTIVE MILLWORK SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
11. MILLWORK CONTRACTOR TO COORDINATE LOCATION OF ELECTRICAL, TELEPHONE, AND COMMUNICATIONS RECEPTACLES AND INSTALL GROMMETS IN COUNTERTOP SURFACES AS INDICATED.
12. NO UNBRACED LENGTH OF SHELVING AND OR COUNTERWORK SHALL EXCEED 3'-0" WITHOUT ADDITIONAL SUPPORTS. ALL END CONDITIONS SHALL BE PROPERLY BLOCKED AND OR SUPPORTED.
13. ALL BLOCKING AND WOOD CLEATS, AS ALLOWED PER LOCAL BUILDING CODE, FOR OVERHEAD CABINETS TO BE SCREWED AND SECURED TO FULL HEIGHT OR BRACED CEILING HEIGHT METAL STUDS.
14. REVIEW AND APPROVAL REQUIRED BY ARCHITECT FOR VENEER LAYOUTS FOR ALL MILLWORK. ARCHITECT TO APPROVE FLITCH PRIOR TO PURCHASE.
15. CONTRACTOR WILL SHIM AND LEVEL COUNTERTOPS ABOVE FILES AFTER FILES ARE INSTALLED BY OTHERS.
16. TRASH / RECYCLE CABINETS: MILLWORK CONTRACTOR TO PROVIDE LARGEST CONTAINERS ALLOWED BY CONSTRUCTION AND AS COORDINATED AND APPROVED BY THE OWNER.

THERMAL AND MOISTURE PROTECTION

1. PATCH AND REPAIR ALL EXISTING FIREPROOFING DAMAGE ENCOUNTERED OR INCURRED DURING DEMOLITION OR NEW CONSTRUCTION.
2. ALL PENETRATIONS THROUGH FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE SEALED WITH A RATED FIRE/SMOKE STOP ASSEMBLY TO PROVIDE CODE REQUIRED RATING.
3. IF DISTURBED BY NEW CONSTRUCTION, PROVIDE ALL REQUIRED FIRE SAFING AND SMOKE SEALS BETWEEN THE EDGES OF SLABS AND THE EXTERIOR CLADDING SYSTEM.
4. THE CONTRACTOR IS RESPONSIBLE FOR GUARANTEEING ADHESION AND OVERALL COMPATIBLITY OF SEALANTS USED BY VARIOUS TRADES OR CONTRACTORS WHERE DIFFERENT SEALANTS COME IN CONTACT WITH EACH OTHER.

OPENINGS

DOORS

1. ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WIT

OPENINGS (CONTINUED)

GLAZING

1. ALL EXISTING GLAZING IN DOORS, WINDOWS, OR AS PART OF AN INTERIOR GLAZED WALL SYSTEM DEFINED AS A HAZARDOUS LOCATION BY CODE SHALL BE SAFETY GLAZING.

2. ALL SAFETY GLAZING SHALL BE PERMANENTLY LABELED INDICATING THE TYPE OF GLASS AND THE SAFETY GLASS STANDARDS TO WHICH IT COMPLIES.

FINISHES

1. ALL FINISHES ARE TO BE SELECTED BY THE ARCHITECT, UNLESS OTHERWISE NOTED. REFER TO FINISH PLANS AND FINISH SCHEDULE.

2. MATERIALS SHALL BE NEW, UNUSED AND OF THE QUALITY CONSISTENT WITH THE REMAINDER OF THE WORK. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATION AND INSTRUCTIONS.

3. CONTRACTOR MUST NOTIFY ARCHITECT OF ANY MATERIALS REQUIRING LONG LEAD TIMES SO THAT THESE MATERIALS MAY BE ORDERED OR PRE-ORDERED TO ENSURE A TIMELY COMPLETION WITHIN THE CONSTRUCTION SCHEDULE.

4. ALL ADHESIVES AND PAINT FINISHES TO COMPLY W/LOW VOC STANDARDS.

5. ALL PRODUCTS TO COME FROM CONSISTENT PRODUCT RUN OR DYE LOT.

6. NO PAINTING OR INTERIOR FINISH SHALL BE DONE UNDER CONDITIONS WHICH WILL JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.

INSTALLATION DIAGRAM

7. FLOORING CONTRACTOR TO PROVIDE A FLOORING INSTALLATION DIAGRAM TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CUTTING OR INSTALLATION. DIAGRAM TO INCLUDE MATERIAL INSTALLATION PATTERN.

PREPARATION

8. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED FLOOR LEVELING REQUIRED TO COMPLETE A QUALITY INSTALLATION. CONTRACTOR TO INSPECT FIELD CONDITIONS PRIOR TO SUBMITTING BID DOCUMENTS.

9. PATCH EXISTING FLOOR SLAB WITH FLOOR LEVELING COMPOUND AND AS REQUIRED BY SCHEDULED FLOOR FINISHES. FINISHED FLOOR PITCH TO BE NO GREATER THAN 1/8" PER LINEAR FOOT THROUGHOUT THE CONSTRUCTION AREA. TYPICAL FLOOR LEVELING DIFFERENTIAL TO BE A MAXIMUM OF 1/2" IN 10'-0" LINEAR DIMENSION. FLOOR LEVELING DIFFERENTIAL AT SPECIALTY MILLWORK LOCATIONS TO BE A MAXIMUM OF 1/4" IN 10'-0" LINEAR DIMENSION. CONTRACTOR TO COORDINATE COMPATIBILITY OF MATERIAL AND MOISTURE LEVELS WITH SCHEDULED FINISHES AND MANUFACTURER REQUIREMENTS.

10. FLOOR SLAB TO BE FLUSH AND SMOOTH FOR INSTALLATION OF NEW SCHEDULED FINISHES. PROVIDE FLOOR PREPARATION AS REQUIRED FOR PROPER INSTALLATION OF VCT AND CARPET FLOORING OR OTHER SCHEDULED FINISH TO PREVENT IMPERFECTIONS TELEGRAPHING THROUGH MATERIAL.

11. FLOORS SHALL BE LEVEL AND FREE OF IRREGULARITIES TO ASSURE THAT WHEN DOOR FRAMES ARE SET, THEY ARE AT A CONSISTENT DIMENSION FROM THE CEILING, WITH NO GAPS BETWEEN THE BOTTOM OF THE DOOR FRAME AT THE SLAB AFTER FLOOR FINISHES ARE INSTALLED. CHANGES IN THE FLOOR HEIGHT SHALL BE GRADUALLY RAISED AND TROWELED TO CREATE A RAMP LIKE EFFECT.

12. ALL CRACKS, HOLES, IMPERFECTIONS IN EXISTING AND NEW WALLS, PARTITIONS, OR CEILINGS SHALL BE FILLED WITH APPROPRIATE PATCHING MATERIAL AND SMOOTHED OFF TO MATCH ADJOINING SURFACES.

13. CONTRACTOR TO SKIM COAT ALL BASE BUILDING, PERIMETER AND EXISTING COLUMNS AND REMAINING WALLS AFTER DEMOLITION AS REQUIRED TO GUARANTEE PLUMBNESS AND EVENNESS PRIOR TO FINAL PAINT / FINISH APPLICATION.

14. WALL SURFACES CONCEALED BY MILLWORK CABINETRY ARE TO BE TAPED, DRYWALL COMPOUND APPLIED, SANDED SMOOTH AND PRIMED. PROVIDE FINISH COAT OF PAINT AT ALL EXPOSED WALL SURFACE AREAS BEHIND APPLIED MILLWORK, PANELS, ETC. DUE TO REVEALS, JOINTS, OPENINGS, END CONDITIONS ETC.

15. ALL SURFACES SHALL BE PREPARED TO RECEIVE THE SCHEDULED FINISH PER SPECIFICATIONS AND MANUFACTURES' REQUIREMENTS. GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH. PAINT GRADE WOODWORK SHALL BE HAND SANDED BETWEEN COATS AND DUSTED CLEAN. ALL HOLES, PITCH POCKETS, OR SAPPY PORTIONS SHALL BE SCRAPED AND SEALED WITH KNOT SEALER. NAIL HOLES, CRACKS, OR DEFECTS TO BE PUTTIED AFTER FIRST COAT, W/PUTTY MATCHING COLOR OF STAIN OR PAINT FINISH. REMOVE OIL OR GREASE W/MINERAL SPIRITS.

16. INTERIOR GYPSUM WALLBOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT IN ORDER TO LAY FLAT ANY IRREGULARITIES THAT MAY HAVE FORMED IN SANDING PROCESS.

PARTITIONS

17. ALL METAL AND STUD FRAMING SHALL EXTEND FROM CONCRETE SLAB TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS NOTED OTHERWISE. MATERIAL THICKNESS AND LIMITING HEIGHT SHALL BE GOVERNED BY THE REQUIREMENTS OF LISTED INDEPENDENT TESTING AGENCY ASSEMBLY, SPECIFICATIONS AND/OR INDUSTRY STANDARD. THE MOST RESTRICTIVE REQUIREMENT GOVERNS.

18. PARTITIONS HAVE GYPSUM BOARD OVER THE FULL HEIGHT OF THE WALL TO PROVIDE A COMPOSITE SYSTEM. IF FULL HEIGHT GYPSUM BOARD IS NOT PROVIDED, INCLUDE LATERAL BRACING IN ALL WALLS AS INDICATED BY SSMA FOR FULLY BRACED NON-COMPOSITE WALLS.

19. PROVIDE LATERAL BRACING ABOVE ALL DOORS AND OPENINGS WITHIN 12-INCHES OF THE TOP OF THE OPENING.

20. THE PARTITION TYPE ABOVE OR BELOW ANY OPENING IS TO BE THE SAME AS THAT SCHEDULED FOR THE SIDES OF THE OPENING, UNLESS NOTED OTHERWISE.

21. INFILL PARTITIONS SHALL MATCH THE ADJACENT PARTITION FOR CONSTRUCTION, THICKNESS AND FIRE RATING.

22. ISOLATE PARTITION FRAMING AND WALL FURRING WHERE IT ABUTS STRUCTURE, EXCEPT AT FLOOR, TO PREVENT TRANSFER OF LOADING IMPOSED BY STRUCTURAL MOVEMENT. INSTALL SLIP-TYPE JOINTS AT HEAD OF ASSEMBLIES THAT AVOID AXIAL LOADING OF ASSEMBLY AND LATERALLY SUPPORT ASSEMBLY. USE DEEP-LEG DEFLECTION TRACK AS REQUIRED.

23. WHERE NEW CONSTRUCTION ABUTS BASE BUILDING WORK OR EXISTING WORK AND THE FINISH SURFACES APPEAR TO ALIGN, SURFACES SHALL BE CONSTRUCTED WITHOUT A VISIBLE JOINT UNLESS OTHERWISE NOTED. PROVIDE A CONSTRUCTION JOINT WHERE ABUTTING EXISTING BUILDING STRUCTURE.

24. AT ALL EXISTING ROOMS THAT ARE RECONFIGURED AND THAT ARE SEPARATED FROM THE RETURN AIR PLENUM BY FULL HEIGHT PARTITIONS, HOLD GYPSUM BOARD SIX INCHES (6") FROM SLAB. HVAC CONTRACTOR TO TEST RETURN AIR FLOW AT NEW AND RECONFIGURED ROOMS AND INCLUDE RESULTS ON HVAC BALANCING REPORT. COORDINATE WITH ENGINEERING DRAWINGS.

25. WHEN NEW PARTITION INTERSECTS EXTERIOR WINDOW, APPLY SOUND TRANSFER INSULATION AND ENSURE THAT ALL OPENINGS HAVE BEEN SEALED BETWEEN ADJOINING SPACES TO PREVENT SOUND TRANSMISSION.

26. ALL EXISTING WALLS SCHEDULED TO REMAIN WHICH ARE DAMAGED SHALL BE REPAIRED AS REQUIRED TO RECEIVE SCHEDULED FINISH.

27. CONTRACTOR TO CONSTRUCT PARTITIONS INDICATED AS FULL HEIGHT AROUND PARALLEL DUCTWORK WITH HORIZONTAL SHAFT WALL CONSTRUCTION AT LOCATIONS WHERE PARTITIONS CANNOT BE INSTALLED FROM FLOOR SLAB TO UNDERSIDE OF DECK. SHOULD ADDITIONAL FRAMING AND DUCTWORK BE REQUIRED DUE TO DUCTWORK OR OTHER OBSTRUCTIONS, CONTRACTOR SHALL CONSTRUCT PARTITIONS TO MEET OR EXCEED PRESCRIBED PROPERTIES REQUIRED BY SCHEDULED PARTITIONS AS A PART OF BASIC SCOPE AT NO ADDITIONAL COST TO THE PROJECT.

FINISHES (CONTINUED)

BLOCKING

34. PROVIDE BLOCKING IN PARTITIONS AND/OR BEHIND SURFACES THAT INCLUDE BUT NOT LIMITED TO CASEWORK, SPECAILTIES, EQUIPMENT, FURNISHINGS OR OTHER ELEMENTS THAT REQUIRE MORE SUPPORT THAN WILL BE ADEQUATELY PROVIDED BY FRAMING. BLOCKING TO BE CODE APPROVED TREATED WOOD BLOCKING OR METAL FLAT STRAPPING A MINIMUM THICKNESS OF 0.065 INCHES.

GYPSUM BOARD

35. ALL GYPSUM BOARD REVEALS, CORNERS OR TRANSITIONS TO BE FORMED WITH FINISH BEADS. ALL BEADS ARE TO BE TAPED, DRYWALL COMPOUND APPLIED AND SANDED SMOOTH.

36. PROVIDE LEVEL (5) GYPSUM BOARD FINISH AT ALL PARTITIONS TO RECEIVE WALL COVERING, GRAPHICS OR SPECIALTY FINISH.

EXPANSION AND CONTROL JOINTS

37. PROVIDE EXPANSION JOINTS AS PER TCNA/EJ-171 LATEST YEAR. COORDINATE LOCATION AND COLOR OF EXPANSION JOINTS WITH ARCHITECT PRIOR TO INSTALLATIONS. ADDITIONAL LOCATIONS MAY BE REQUESTED BY ARCHITECT ABOVE THE REQUIRED QUANTITY AT NO ADDITIONAL COST TO THE PROJECT.

38. PROVIDE ISOLATION STRIPS AT ALL LOCATIONS WHERE INTERIOR PARTITIONS ABUT EXTERIOR WALLS.

39. CONTROL JOINTS ARE TO BE INSTALLED WHERE THE GYPSUM BOARD SYSTEM ABUTS A VERTICAL STRUCTURAL ELEMENT, ABUTS DISSIMILAR CONSTRUCTION, OR WHERE THE CONSTRUCTION MATERIALS CHANGE WITHIN THE PLANE OF THE SYSTEM.

40. PROVIDE DRYWALL CONTROL JOINTS ACCORDING TO ASTM C840, AS INDICATED ON DRAWINGS OR PER MANUFACTURER'S RECOMMENDATIONS AND IN SPECIAL LOCATIONS APPROVED BY ARCHITECT FOR VISUAL EFFECT. SHOULD ADDITIONAL JOINTS BE REQUIRED IN ADDITION TO THESE SHOWN ON DRAWINGS, CONTRACTOR SHALL PROVIDE THESE ADDITIONAL JOINTS IN A PATTERN AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST. REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.

41. CONTROL JOINTS TO TURN UP ONTO VERTICAL SURFACE AT SOFFIT OR SIMILAR LOCATIONS. REVIEW WITH ARCHITECT PRIOR TO FRAMING.

42. ISOLATE CEILING ASSEMBLIES WHERE THEY ABUT OR ARE PENETRATED BY BUILDING STRUCTURE TO PREVENT TRANSFER OF LOADING IMPOSED BY STRUCTURAL MOVEMENT.

CEILINGS

43. COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK. EXISTING CONSTRUCTION, TO ENSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS. NOTIFY ARCHITECT PRIOR TO INSTALLATION OF EQUIPMENT OR FIXTURES.

44. EXISTING ACOUSTICAL CEILING GRID & TILES TO BE REMAIN, REPLACED ANY DAMEGED GRID & TILES WITH NEW.

FLOORING

45. FLOORING FINISH MATERIALS ARE TO BE INSTALLED PRIOR TO MILLWORK AND ARE TO EXTEND UNDER ALL MILLWORK.

46. MAINTAIN UNIFORMITY OF LVT DIRECTION.

47. EXISTING CONCRETE FLOORS SCHEDULED TO REMAIN EXPOSED ARE TO BE LEFT IN CLEAN CONDITION FREE OF ANY CONSTRUCTION DEBRIS, CUTTING OILS OR OTHER CONTAMINANTS, CHALK MARKS, MARKER OR SPRAY PAINT. EXISTING CONCRETE FLOORS WHICH HAVE DEFECTS NOTED ABOVE ARE TO HAVE DEFECTS REMOVED AND FLOORS SEALED.

TRANSITIONS

48. TRANSITIONS IN HEIGHT BETWEEN DISSIMILAR FLOOR FINISHES ARE TO ALIGN, UNLESS OTHERWISE NOTED.

49. TRANSITIONS OCCURRING IN A DOOR OPENING SHALL BE INSTALLED SO THE TRANSITION OCCURS UNDER THE CENTER LINE OF THE DOOR IN THE CLOSED POSITION.

50. PROVIDE TRANSITION STRIP BETWEEN ALL DISSIMILAR MATERIALS. SUBMIT PRODUCT DATA AND SAMPLE TO ARCHITECT FOR APPROVAL FOR ANY NON-SPECIFIED TRANSITION.

PAINT

51. PROVIDE A MINIMUM OF ONE COAT PRIMER AND TWO COATS OF FINISH COLOR. COATS SHALL COVER SURFACES COMPLETELY; IF NOT, ADDITIONAL COATS SHALL BE APPLIED.

52. PROVIDE PRIME AND FINISH COAT OF PAINT AT ALL WALL SURFACE AREAS BEHIND APPLIED FINISHES (WOOD PANELS WITH REVEALS), SPECIALTIES (VISUAL DISPLAY SURFACES, SIGNAGE), EQUIPMENT, FURNISHINGS AND FURNITURE SYSTEMS.

53. EXISTING DOORS AND FRAMES TO BE PAINTED PER OWNER DIRECTIONS AND LOCATIONS. SHALL BE PAINTED WITH A SATIN/SEMIGLOSS FINISH. MATCH COLOR OF ADJACENT WALL SURFACE, UNLESS NOTED OTHERWISE. PAINT COLOR BY OWNER

54. PAINT ALL ACCESS PLATES, PANELS, BOXES, COVERS ETC. TO MATCH ADJACENT PAINTED SURFACE. ELECTRICAL DEVICE AND SWITCH COVERPLATES ARE NOT TO BE PAINTED.

55. EXPOSED AREAS OF THE UNDERSIDE OF SLAB, EXPOSED DUCTS, CONDUIT, JUNCTION BOXES, SPRINKLER PIPING, ELECTRICAL, HVAC AND DATA DEVICES ARE TO NOT BE PAINTED UNLESS NOTED OTHERWISE.

56. UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED, OR SPLATTERED ON ADJACENT UNPAINTED SURFACES.

RESILIENT BASE

57. RESILIENT BASE IS TO BE FURNISHED FROM A CONTINUOUS ROLL AND INSTALLED WITH NO JOINTS. IF LENGTH TO BE INSTALLED IS GREATER THAN THE LENGTH OF THE LARGEST ROLL, PLACE JOINTS EQUIDISTANT FROM EACH END.

58. ALL RESILIENT BASE PROVIDED AT CARPETED AREAS IS TO BE STRAIGHT BASE, UNLESS OTHERWISE NOTED. ALL OTHER LOCATIONS TO BE COVE BASE, UNLESS NOTED OTHERWISE.

FINISHES (CONTINUED)

FINAL INSPECTION

72. EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK, INCLUDING AND MILLWORK INSTALLATION, AND PROCEED WITH "TOUCH-UP" AS REQUIRED PRIOR TO PUNCH LIST.

73. FINAL CONSTRUCTION CLEAN TO BE PROVIDED AT THE END OF CONSTRUCTION. FINAL CLEAN TO BE PROVIDED TWO DAYS PRIOR TO MOVE IN. DATE TO BE APPROVED BY PROJECT MANAGER. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

SPECIALTIES

1. VERIFY CODE REQUIRED SIGNS AT ELEVATORS, STAIRS, AND PUBLIC WASHROOMS.

2. PROVIDE ANY ADDITIONAL INTERIOR SIGNAGE IF REQUIRED BY THE OWNER. ALL SIGNAGE TO BE REVIEWED WITH OWNER FOR (BUSINESS) STANDARDS.

3. PROVIDE APPROPRIATE SIZE AND TYPE FIRE EXTINGUISHER CABINETS. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH REGULARTORY REQUIREMENTS.

EQUIPMENT

1. REFER TO EQUIPMENT PLAN FOR ITEMS TO BE PROVIDED BY CONTRACTOR AND ADDITIONAL INFORMATION.

FURNISHINGS

1. FURNITURE VENDOR IS RESPONSIBLE FOR INSTALLATION. CONTRACTOR TO COORDINATE WORK AND PHASING OF WORK WITH FURNITURE VENDOR. PROTECT ANY INSTALLED FURNITURE IF CONSTRUCTION WORK IS TO CONTINUE BEYOND SCHEDULED INSTALL.

FIRE SUPPRESSION

1. REFER TO SPECIFICATIONS AND ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

2. COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIRE EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS AND OTHER SPECIAL FIRE EXTINGUISHING SYSTEMS AND RELATED APPURTENANCES SHALL BE SUBMITTED TO THE AUTHORITIES HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION AS REQUIRED.

PLUMBING

1. DESIGN/BUILD - REFER TO MANUFACTURE SPECIFICATION AND ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

HEATING VENTILATING AND AIR CONDITIONING

1. EXISTING TO REMAIN..

ELECTRICAL AND COMMUNICATION

1. ARCHITECTURAL DRAWINGS ARE FOR DEVICE LOCATION AND TAKE PRECEDENCE OVER ENGINEERING DRAWINGS. ENGINEERING DRAWINGS GOVERN FOR DEVICE TYPE AND CIRCUITING INFORMATION.

2. PROVIDE ELECTRICAL CONNECTIONS TO EQUIPMENT AND FURNITURE SYSTEMS AS REQUIRED BY ELECTRICAL CODE AND MANUFACTURER'S REQUIREMENTS.

3. POWER RECEPTACLES INSTALLED IN WET LOCATIONS SHALL BE GROUND FAULT INTERRUPTER TYPE APPROVED BY CODE.

COORDINATION

4. CONTRACTOR TO SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATION OF FLOOR BOXES AND POKE THRU'S AND OTHER FLOOR DEVICES IN RELATION TO STRUCTURAL AND OTHER ELEMENTS AS REQUIRED. NOTIFY OWNER AND ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

5. CONTRACTOR TO COORDINATE LOCATIONS OF EXISTING LIFE SAFETY DEVICES WITH ENGINEERING PLANS, ARCHITECTURAL PLANS, FURNITURE AND WALL MOUNTED EQUIPMENT. ALL DEVICES THAT ARE IN CONFLICT WITH CONSTRUCTION DOCUMENTS, FURNITURE AND WALL MOUNTED EQUIPMENT ARE TO BE RELOCATED, NOTIFY ARCHITECT IN WRITING TO CONFIRM NEW LOCATION PRIOR TO RELOCATION OF DEVICES.

6. IF APPLICABLE, CONTRACTOR IS REQUIRED TO COORDINATE WITH FURNITURE VENDER TO PROPERLY LOCATE ALL FURNITURE POWER & DATA CONNECTIONS AND IDENTIFY ANY IN-FIELD CONFLICTS PRIOR TO FINAL INSTALLATION OF BOTH POWER & DATA. PROVIDE WRITTEN CONFIRMATION TO ARCHITECT THAT COORDINATION HAS OCCURRED.

7. ALL DEVICES AND FLOOR FEEDS FOR FURNITURE ARE TO BE COORDINATED FOR PLACEMENT WITH THE FURNITURE VENDOR PRIOR TO BACK BOX INSTALLATION. DEVICE LOCATION (HORIZONTAL AND VERTICAL) ARE TO BE APPROVED BY FURNITURE VENDOR IN WRITING. DOCUMENTATION TO BE SUBMITTED.

8. COORDINATE LOCATION OF DEVICES BEHIND MONITOR OR FLAT SCREEN TV WITH MOUNTING BRACKET AND PROVIDE CLOCK OUTLETS OR CHIEF BOX AS REQUIRED TO AVOID INTERFERENCE.

CONDUIT

9. ALL CONDUIT TO BE RUN CONCEALED, UNLESS NOTED OTHERWISE. ANY CONDITION WHERE CONDUIT CAN'T BE RUN CONCEALED IS TO BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION OF CONDUIT.

10. PROVIDE CONDUIT FOR ALL TELE/DATA OUTLETS AS INDICATED ON ENGINEERING DRAWINGS. CONDUIT SHALL TERMINATE IN DEDICATED CLOSET/ROOM, UNLESS NOTED OTHERWISE.

11. CONTRACTOR TO PROVIDE PULL STRINGS IN ALL EMPTY CONDUIT.

DEVICE INSTALLATION

12. REFER TO SHEET ID0.10 FOR MOUNTING HEIGHT AND SPACING REQUIREMENT DIAGRAMS.

13. INDICATED DIMENSIONS ARE TO THE CENTER OF THE RECPTACLE OR DEVICE ABOVE THE FINISHED FLOOR (A.F.F.). CLUSTERS OF DEVICES ARE DIMENSIONED TO THE CENTER OF THE CLUSTER. REVIEW ANY UNCLEAR CONDITIONS WITH ARCHITECT PRIOR TO INSTALLATION.

14. WHERE MULTIPLE DEVICES ARE TO BE INSTALLED AT DIFFERENT ELEVATIONS IN THE SAME LOCATION, CENTERLINE OF DEVICES ARE TO ALIGN VERTICALLY.

15. MAINTAIN A 4-INCH MINIMUM HORIZONTAL CLEARANCE FROM EDGE OF COVERPLATE, FOR WALL MOUNTED DEVICES, OR FROM EDGE OF MONUMENT FOR FLOOR MOUNTED DEVICES WHEN ADJACENT TO A WALL, COLUMN, OR SIMILAR ELEMENTS, UNLESS NOTED OTHERWISE.

ELECTRICAL AND COMMUNICATION (CONTINUED)

DEVICE INSTALLATION (CONTINUED)

19. ALL RECEPTACLES AND DATA DEVICES ARE TO BE MOUNTED 18-INCHES ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. RECEPTACLES AND DEVICES AT COUNTERTOPS TO BE MOUNTED A MINIMUM 6-INCHES ABOVE THE SURFACE, UNLESS NOTED OTHERWISE.

20. SINGLE GANG RECEPTACLES AND DEVICES ARE TO BE MOUNTED (HORIZONTALLY), UNLESS NOTED OTHERWISE.

21. AT ACOUSTICALLY RATED PARTITIONS, ALL JUNCTION BOXES SHALL BE SEALED WITH ACOUSTICAL GASKET TO REDUCE NOISE TRANSMISSION THROUGH PARTITION. JUNCTION BOXES ON OPPOSING SIDES OF ANY PARTITION SHALL BE STAGGERED AND NOT BACK TO BACK.

22. AT FIRE RATED PARTITIONS, JUNCTION BOXES ARE TO BE SEPARATED BY A MINIMUM OF 24-INCHES UNLESS FIRE RATED GASKET IS PROVIDED ON THE ADJACENT JUNCTION BOXES.

23. WALL SWITCH LOCATIONS AND THERMOSTATS TO BE COORDINATED WITH WALL MOUNTED EQUIPMENT LOCATIONS PRIOR TO BOX ROUGH-INS. NOTIFY ARCHITECT AND OWNER OF ANY CONFLICTS PRIOR TO INSTALLATION OF ROUGH-INS.

DEVICE AND COVERPLATES

24. GANGED DEVICE COVERPLATES SHALL BE ONE-PIECE TYPE.

25. RECEPTACLE, DEVICE AND SWITCH COVERPLATES AT TYPICAL WALL CONDITIONS ARE TO BE NEMA WHITE, UNLESS NOTED OTHERWISE. DEVICE AND COVERPLATES AT MILLWORK OR SPECIAL WALL CONDITIONS ARE TO BE REVIEWED AND APPROVED BY THE ARCHITECT.

26. COVERPLATES ARE TO BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALLCOVERINGS.

27. RECEPTACLE PLATES AND SWITCH PLATES TO MATCH EXISTING, UNLESS OTHERWISE NOTED.

28. PROVIDE RECEPTACLES WITH INTEGRAL USB PORTS (IN ENCLOSED OFFICES) (AS INDICATED).

SWITCHING

29. ALL NEW ROOMS ARE TO RECEIVE INDIVIDUAL LIGHT SWITCHES, UNLESS OTHERWISE NOTED. LIGHTS TO BE CONTROLLED VIA WALL MOUNTED LIGHT SWITCH/MOTION SENSORS. REFER TO ENGINEERING DRAWINGS.

30. ALL LIGHT SWITCHES TO BE MOUNTED PER MOUNTING HEIGHT DIAGRAM, UNLESS OTHERWISE NOTED. GANG SWITCHES TOGETHER WITHIN SAME COVER PLATE IF/WHEN POSSIBLE. IF EXISTING SWITCHES ARE MOUNTING AT A DIFFERENT HEIGHT, REVIEW WITH ARCHITECT PRIOR TO INSTALLATION OF BACK BOXES.

31. EXISTING USER SWITCHES CONTROLLING BUILDING SERVICES SHALL REMAIN, UNLESS OTHERWISE NOTED. PROTECT SWITCHES DURING ALL PHASES OF WORK. SEE ENGINEERING DRAWINGS.

LIGHTING

32. IN THE EVENT OF DISCREPANCIES BETWEEN THE ARCHITECT'S REFLECTED CEILING PLAN AND THE EXISTING CONDITION LIGHTING, IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK. NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH MAIN RUNNERS, DUCTS, STRUCTURE, HVAC, AND/OR CONDUIT PRIOR TO FRAMING FOR LIGHTS. ANY DISCREPANCIES BETWEEN ARCHITECT'S CEILING GRID LOCATION AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT PRIOR TO INSTALLATION.

33. ALL LIGHT FIXTURES TO BE CLEANED AND RE-LAMPED. VERIFY FIXTURE AND FIXTURE BALLAST IS IN WORKING ORDER PRIOR TO INSTALLATION.

34. ALL EXISTING LIGHT FIXTURES TO REMAIN OR RELOCATED ARE TO BE RELAMPED AT THE COMPLETION OF THE PROJECT. ALL NEW LAMPS ARE TO BE LED EQUIVALENT, 3000K COLOR TEMPERATURE, FROM A SINGLE SUPPLIER, UNLESS NOTED OTHERWISE.

35. COORDINATE LIGHT FIXTURE TRIM SPECIFICATIONS WITH SCHEDULED CEILING SPECIFICATIONS. FURNISH AND INSTALL ALL FIXTURES AND ASSOCIATED TRIM AS REQUIRED.

36. INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LENS AND TRIM, TO AVOID FIXTURE SOILING OR DAMAGE; FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW.

LIFE SAFETY DEVICES

37. REFER TO THE ENGINEERING DRAWINGS FOR COORDINATION OF RELOCATED AND NEW LIFE SAFETY DEVICES, COMMUNICATION DEVICES, AND PAGING DEVICES.

38. ARCHITECTURAL DRAWINGS SHALL GOVERN LOCATION OF DEVICES IF INDICATED. COORDINATE LOCATION OF DEVICES WITH ALL ARCHITECTURAL DOCUMENTS PRIOR TO INSTALLATION OF BACK BOXES. NOTIFY OWNER AND ARCHITECT OF ANY CONFLICTS. CONTRACTOR TO COORDINATE AND VERIFY LOCATIONS OF EXISTING DEVICES TO REMAIN WITH ARCHITECTURAL PLANS AND NOTIFY ARCHITECT OF ANY CONFLICTS DURING THE ROUGH-IN PHASE OF THE PROJECT.

39. EXIT SIGNAGE IS TO COMPLY WITH ALL LOCAL CODES. SIGNAGE TO BE FRAMELESS EDGE LIT TYPE WITH RECESSED HOUSING, UNLESS NOTED OTHERWISE.

40. AUDIBLE ALARM SHALL BE PROVIDED AT ALL DOORS REQUIRED AS EXITS WITH DELAYED EGRESS ELECTRIC HARDWARE.

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EXP. 11-30-2024

RESTAURANT - INETRIOR REMODELING

1280 E. DUNDEE ROAD.
PALATINE, IL 60074

NO	DATE	DESCRIPTION
	05.10.2023	ISSUED FOR PERMIT

CHECKED BY: AV

DRAWN BY: AM

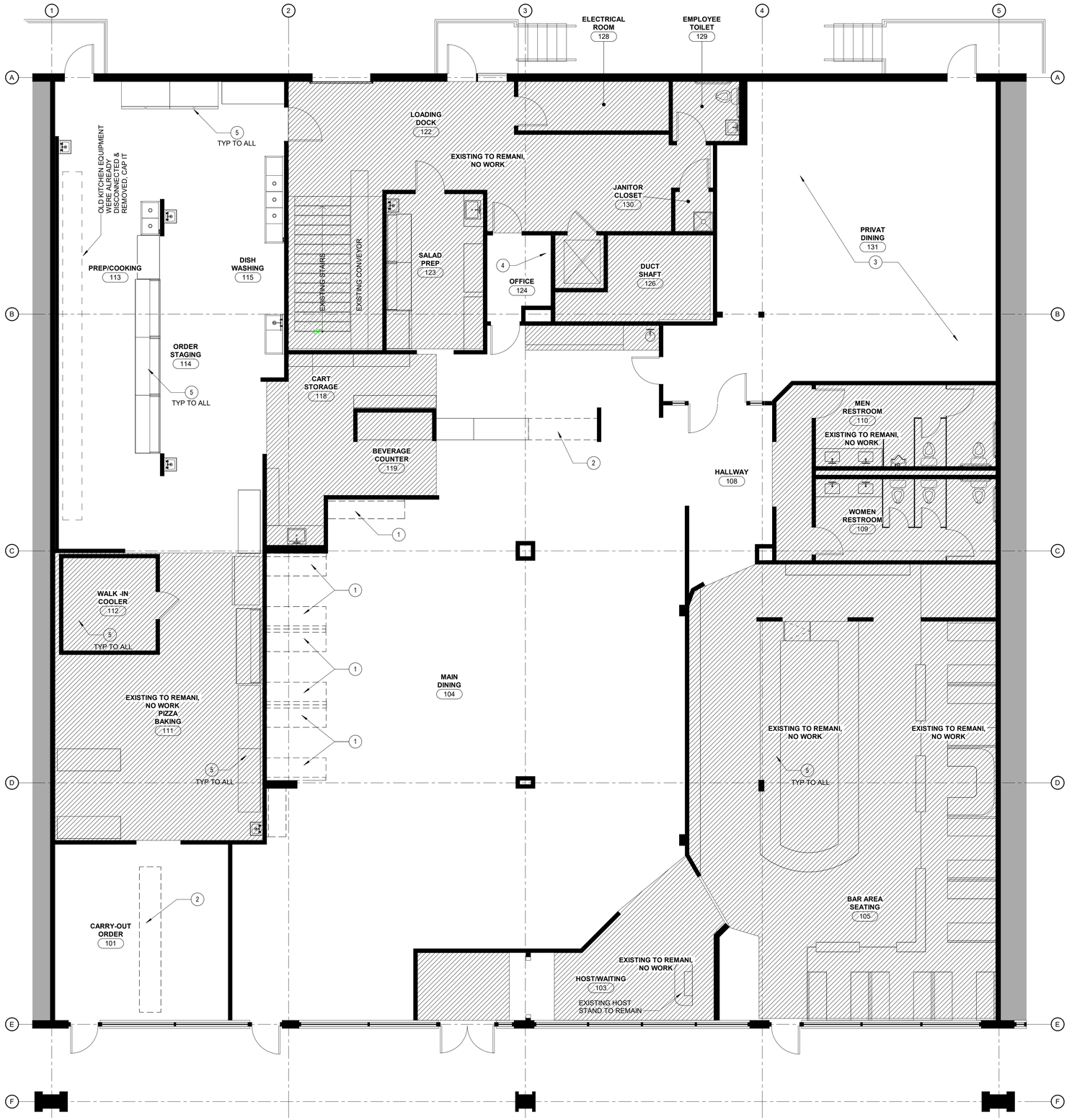
D23.009

PROJECT NUMBER:

GENERAL NOTES

ID0.41

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



DEMOLITION GENERAL NOTES

12. PROVIDE TEMPORARY NON-COMBUSTIBLE CONSTRUCTION BARRIERS WHERE REQUIRED BY CODE AND THE GOVERNING FIRE AUTHORITY. MINIMUM REQUIREMENTS: A. FULL HEIGHT WALL FROM FLOOR TO CEILING. B. STUDS AT 24" O.C., WITH 5/8" TYPE 'X' GYPSUM BOARD. C. NON-COMBUSTIBLE ACCESS DOOR WITH (3) HINGES AND SPRING CLOSER.
13. SURVEY EXISTING FLOORS AND CLEARLY MARK ON FLOOR SURFACE THE LOCATIONS OF ALL BEAMS AND JOISTS. MARK ALL CORE DRILL PENETRATIONS AND RECEIVE STRUCTURAL ENGINEER'S APPROVAL PRIOR TO DRILLING CONCRETE.
14. CUT RIGID MATERIALS USING MASONRY SAW OR CORE DRILL. PNEUMATIC TOOLS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL.
15. ALL CORE DRILLING OR OTHER NOISY WORK SHALL BE SCHEDULED 48-HOURS IN ADVANCE WITH THE OWNER.
16. APPLY CEMENT BASE FLOOR PATCH AS REQUIRED TO FILL DINGS, NAIL HOLES, CHIPS AND CRACKS.
17. AT FLOOR AREAS SCHEDULED TO RECEIVE NEW FLOOR COVERING, REMOVE EXISTING FLOOR COVERING AND PREPARE SUBSTRATE FOR NEW FLOOR COVERING PER SPECIFICATIONS AND MANUFACTURER'S REQUIREMENTS.
18. AT ABANDONED PENETRATIONS OF FIRE RATED WALLS, CEILING OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS WITH FIRE RATED MATERIAL TO FULL THICKNESS OF THE PENETRATED ELEMENT. ALL PATCHING OF EXISTING WORK TO REMAIN SHALL MATCH FINISH PER SCHEDULE OR WHERE UNSCHEDULED TO MATCH EXISTING FINISHES TO REMAIN, AND SHALL MEET OR EXCEED FIRE RATING INDICATED ON FLOOR PLAN AND AS REQUIRED BY THE FIRE/LIFE SAFETY INSPECTOR.
19. COORDINATE EXISTING SPRINKLER LINE AND HEAD LOCATION WITH NEW PLAN. SUBMIT SPRINKLER SHOP DRAWINGS TO ARCHITECT FOR REVIEW WITH THE CITY FIRE DEPARTMENT.
20. CONTRACTOR IS RESPONSIBLE FOR BUILDING SECURITY DURING DEMOLITION PHASE. PROTECT ALL OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO PREVENT VANDALISM.
21. DO NOT PERFORM ANY WORK THAT WILL VOID WARRANTIES OF EXISTING WEATHER EXPOSED OR MOISTURE RESISTANT ELEMENTS WITHOUT PRIOR APPROVAL FROM THE OWNER.
22. ARCHITECT ASSUMES NO RESPONSIBILITY RELATING TO ANY TOXIC MATERIALS, INCLUDING ASBESTOS, AND ASSUMES NO RESPONSIBILITY TO ITS EXISTENCE OR REMOVAL. THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED ON THE PROJECT.
23. IF THE EXISTING BUILDING CONSTRUCTION IS CLASSIFIED SUCH THAT FIREPROOFING INSULATION IS PRESENT, THEN THE CONTRACTOR, PRIOR TO STARTING ANY WORK, SHALL VERIFY THE CURRENT FIRE-RESISTANCE RATING(S) OF THE EXISTING BUILDING ELEMENT(S). IF THE EXISTING FIREPROOFING INSULATION IS DAMAGED/AFFECTED DURING THE COURSE OF THE WORK, AS DEFINED BY THIS PROJECT SCOPE, THEN THE CONTRACTOR SHALL PATCH/REPAIR THE FIREPROOFING INSULATION TO A CONDITION THAT SHALL MATCH OR EXCEED THE ORIGINAL FIRE-RESISTANCE RATING(S) OF THE EXISTING BUILDING ELEMENT (S).
24. CONTRACTOR TO PROTECT EXISTING DOORS AND HARDWARE.
25. EXISTING DOORS TO REMAIN U.O

1 MAIN LEVEL DEMOLITION

SCALE: 3/16" = 1'-0"

DEMOLITION PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. ADJACENT TENAT AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING RESTURANT AREA TO REMAIN NOT IN CONTRACT (N.I.C.)
- DEMOLITION MILLWORK, NON-LOAD BEARING PARTITION OR ELEMENT TO BE DEMOLISHED, MILLWORK

SHEET NOTES

1. REMOVE EXISTING FURNITURE
2. REMOVE MILLWORK
3. REMOVE EXISTING FLOORING, PREP FLOOR TO RECEIVE NEW FLOOR FINISH. SEE ID5.01
4. REMOVE/REPLACE EXISTING SECURITY CAMERA SYSTEM, VERIFY WITH OWNER FINAL LOCATION.
5. CLEAN, TEST AND MAINTAIN IN GOOD CONDITIONS ALL EXISTING EQUIPMENTS THAT ARE STAYING WHITING THE RESTAURANT SPACE. TYP

DEMOLITION GENERAL NOTES

1. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE COMPLETENESS OF THE EXISTING INFORMATION RECORDED. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE IN THE COURSE OF THE DEMOLITION WORK.
2. VERIFY LOCATIONS OF EXISTING MECHANICAL, PLUMBING AND ELECTRICAL UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE BACK TO NEAREST JUNCTION BOX OR PANEL, AS REQUIRED, AND CAP DESIGNATED UTILITIES WITHIN THE DEMOLITION AREA. REFER TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.\
3. ALL EXISTING BUILDING UTILITIES SHALL REMAIN IN OPERATION DURING CONSTRUCTION. PROVIDE REROUTING OF UTILITIES SERVING ADJACENT AREAS THAT ARE TO MAINTAIN UNINTERRUPTED SERVICE. ANY TEMPORARY SUSPENSION OF SERVICE SHALL BE COORDINATED AND APPROVED BY THE FACILITY MANAGER, NOT LESS THAN 24-HOURS IN ADVANCE.
4. THE DEMOLITION PLAN KEYNOTES ARE DIAGRAMMATIC AND GENERAL IN NATURE. THE INTENT IS TO ILLUSTRATE THE COMPLETE DEMOLITION OF THE SPACES INDICATED UNLESS NOTED OTHERWISE. FIELD VERIFICATION OF EXISTING CONDITIONS AND SPECIFIC QUANTITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY THE HAULING ROUTE THROUGH THE BUILDING, THE DEMOLITION STAGING AREA, AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF RUBBISH SHALL BE DONE IN A LEGAL MANNER.
6. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEMS TO BE SALVAGED WITH THE OWNER PRIOR TO THE START OF DEMOLITION. REMOVE, PROTECT, CLEAN, REPAIR FOR REUSE AND TURN OVER SUCH ITEMS AS DIRECTED BY THE OWNER.
7. IN ORDER TO INSTALL SOME OF THE NEW WORK (INCLUDING, BUT NOT LIMITED TO MECHANICAL, PLUMBING OR ELECTRICAL) IT WILL BE NECESSARY FOR THE CONTRACTOR AND HIS SUBCONTRACTORS TO REMOVE AND REPLACE (OR REFINISH) EXISTING WALLS, FLOORS, OR CEILING IN THE AREAS OF THE BUILDING NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL INCLUDE ALL RELATED COSTS IN HIS BASE BID, WHETHER SHOWN ON THESE PLANS OR NOT.
8. ADJACENT SPACES NOT SCHEDULED FOR DEMOLITION. PATCH AND REPAIR DAMAGED FINISHES, ITEMS AND FIXTURES TO REMAIN AND/OR REPLACE IN KIND TO MATCH EXISTING FROM DAMAGE DURING THE PROGRESS OF THE WORK. PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE AND AS INDICATED TO INSURE PUBLIC SAFETY AND TO ALLOW BUILDING OCCUPANCY. CONTRACTOR TO SUBMIT FOR APPROVAL, BARRIER LOCATIONS, AND METHOD OF CONSTRUCTION TO THE ARCHITECT PRIOR TO INSTALLATION.
9. NO STRUCTURAL ELEMENTS ARE INCLUDED IN THIS SCOPE OF WORK.
10. PROVIDE DUST BARRIERS AROUND OPENINGS, TO AND FROM THE CONSTRUCTION AREA. PROVIDE ALL MEANS NECESSARY TO INHIBIT DUST FROM ENTERING OTHER PORTIONS OF THE FACILITY. SUBMIT BARRIER LOCATIONS TO THE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE SIGNED, LIGHTED AND PROTECTED IN ACCORDANCE WITH CODE REQUIREMENTS. RELOCATE EXISTING AND/OR PROVIDE SMOKE PROTECTORS AND LIFE SAFETY EQUIPMENT FOR ADEQUATE COVERAGE.

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EXP. 11-30-2024

RESTAURANT - INETRIOR REMODELING

1280 E. DUNDEE ROAD.
PALATINE, IL 60074

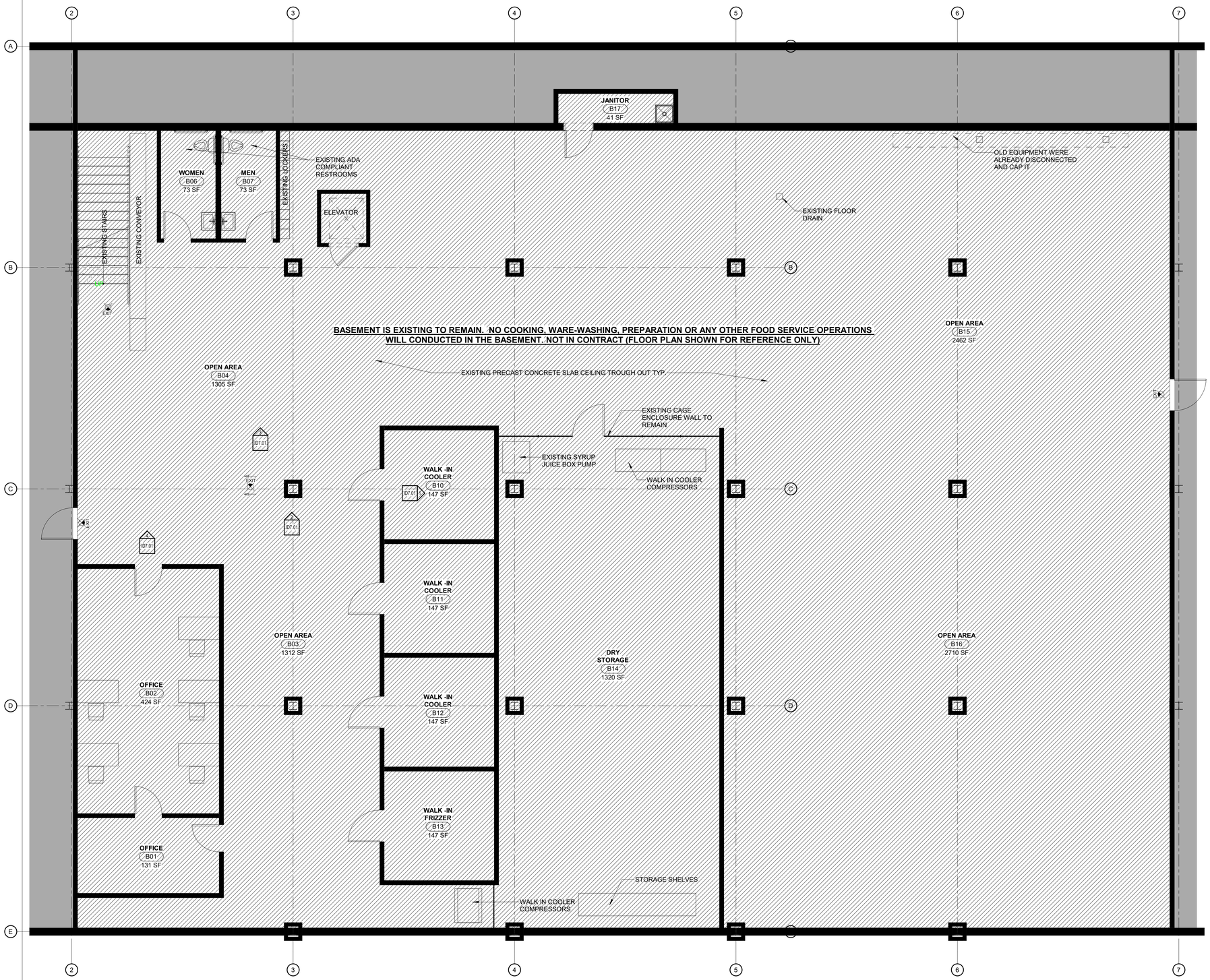
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	05.10.2023	ISSUED FOR PERMIT

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DRAWN BY: AM
PROJECT NUMBER: D23.009

MAIN LEVEL DEMOLITION PLAN

ID1.01

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



1 **EXISTING BASEMENT LEVEL - FOR REFERENCE ONLY**

SCALE: 3/16" = 1'-0"

DEMOLITION PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. ADJACENT TENAT AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING RESTURANT AREA TO REMAIN NOT IN CONTRACT (N.I.C.)
- DEMOLITION MILLWORK, NON-LOAD BEARING PARTITION OR ELEMENT TO BE DEMOLISHED, MILLWORK

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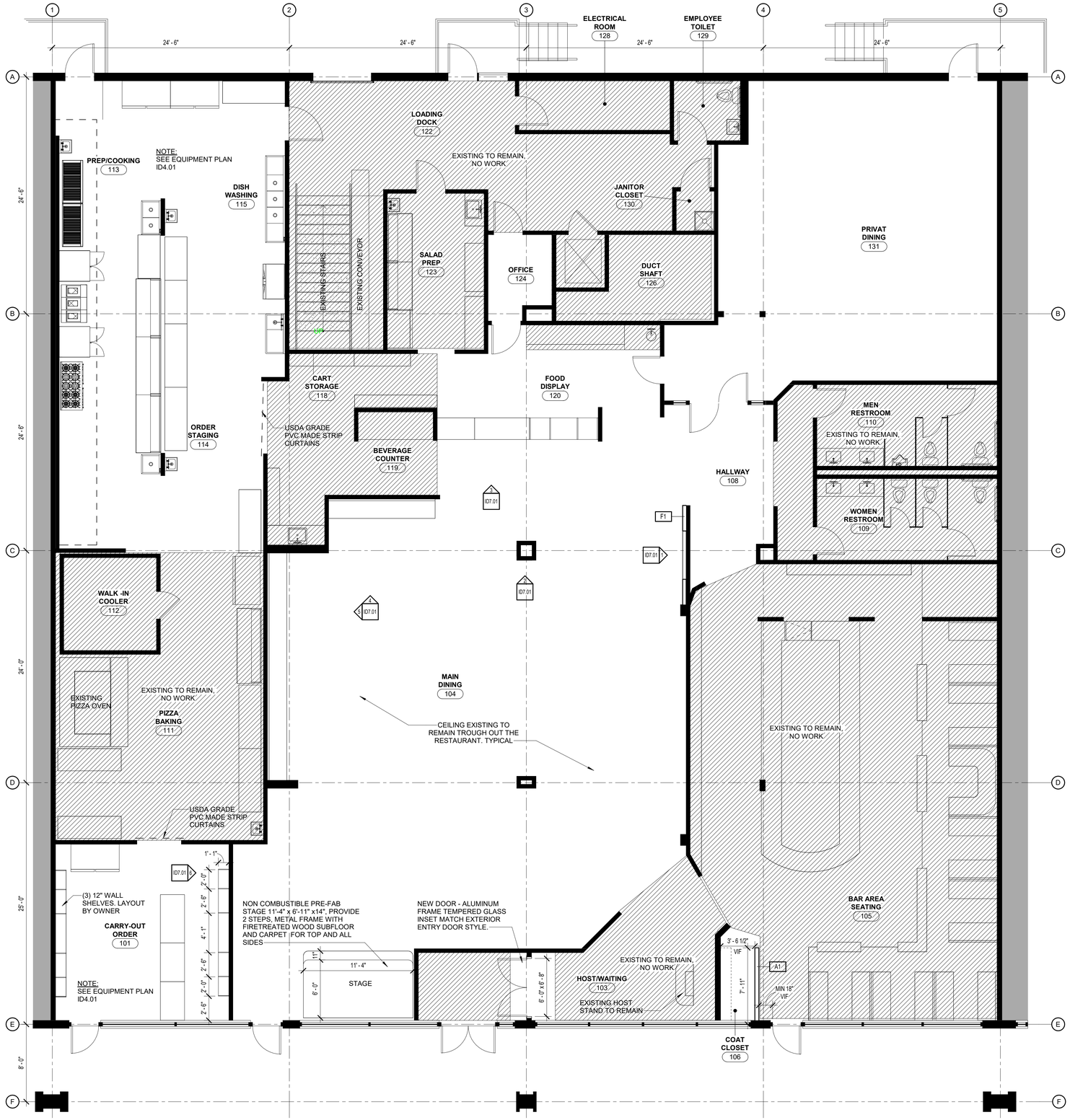
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PROJECT NUMBER: D23.009

EXISTING BASEMEN PLAN - FOR REFERENCE ONLY

ID1.02

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



1 **MAIN LEVEL**

SCALE: 3/16" = 1'-0"

FLOOR PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING RESTURANT AREA TO REMAIN NOT IN CONTRACT (N.I.C.)
- NEW PARTITION OR ELEMENT

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS AND ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET ID8.01 FOR PARTITION TYPES, DETAILS AND EXTENT OF FRAMING.
3. REFER TO SHEET ID0.60 FOR DOOR SCHEDULE AND DETAILS.
4. REFER TO ENGINEERING DRAWINGS FOR PLUMBING AND EQUIPMENT SCHEDULES.
5. PLAN DIMENSIONS ARE FROM GYPSUM BOARD TO GYPSUM BOARD OF SCHEDULED PARTITION AND DOES NOT INCLUDE APPLIED FINISH MATERIALS (I.E. TILE), UNLESS NOTED OTHERWISE.
6. DIMENSIONS DENOTED BY ABBREVIATIONS "SP" AND "EP" DENOTE A SPECIAL START POINT AND END POINT.
7. VERTICAL DIMENSIONS ARE NOTED FROM TOP OF FINISHED FLOOR (A.F.F.).
8. THE ARCHITECTURAL DIMENSIONS SHALL GOVERN THE PLACEMENT OF ELECTRICAL, MECHANICAL, OR PLUMBING DEVICES WHERE INDICATED.
9. THE PARTITION TYPE ABOVE OR BELOW ANY OPENING IS TO BE THE SAME AS THAT SCHEDULED FOR THE SIDES OF THE OPENING, UNLESS NOTED OTHERWISE.
10. INFILL PARTITIONS SHALL MATCH THE ADJACENT PARTITION FOR CONSTRUCTION, THICKNESS AND FIRE RATING.
11. MAINTAIN INTEGRITY OF EXISTING FIRE RATED ASSEMBLIES FOR ALL PENETRATIONS.
12. PROVIDE FIBERGLASS OR ACOUSTICAL SOUND ATTENUATION IN ALL PARTITIONS.
13. PROVIDE 3/4" THICK TREATED PLYWOOD OVER PARTITION IN DEDICATED TELE/DATA CLOSET/ROOM AS REQUIRED. REFER TO ENGINEERING DRAWINGS FOR COORDINATION.
14. ALL FIRE EXTINGUISHER CABINETS SHALL BE FULLY RECESSED.
15. PROVIDE ACOUSTICAL GASKET AT ALL RECEPTACLE OR DEVICE BACK BOXES.
16. SEE EQUIPMENT PLAN ID4.01

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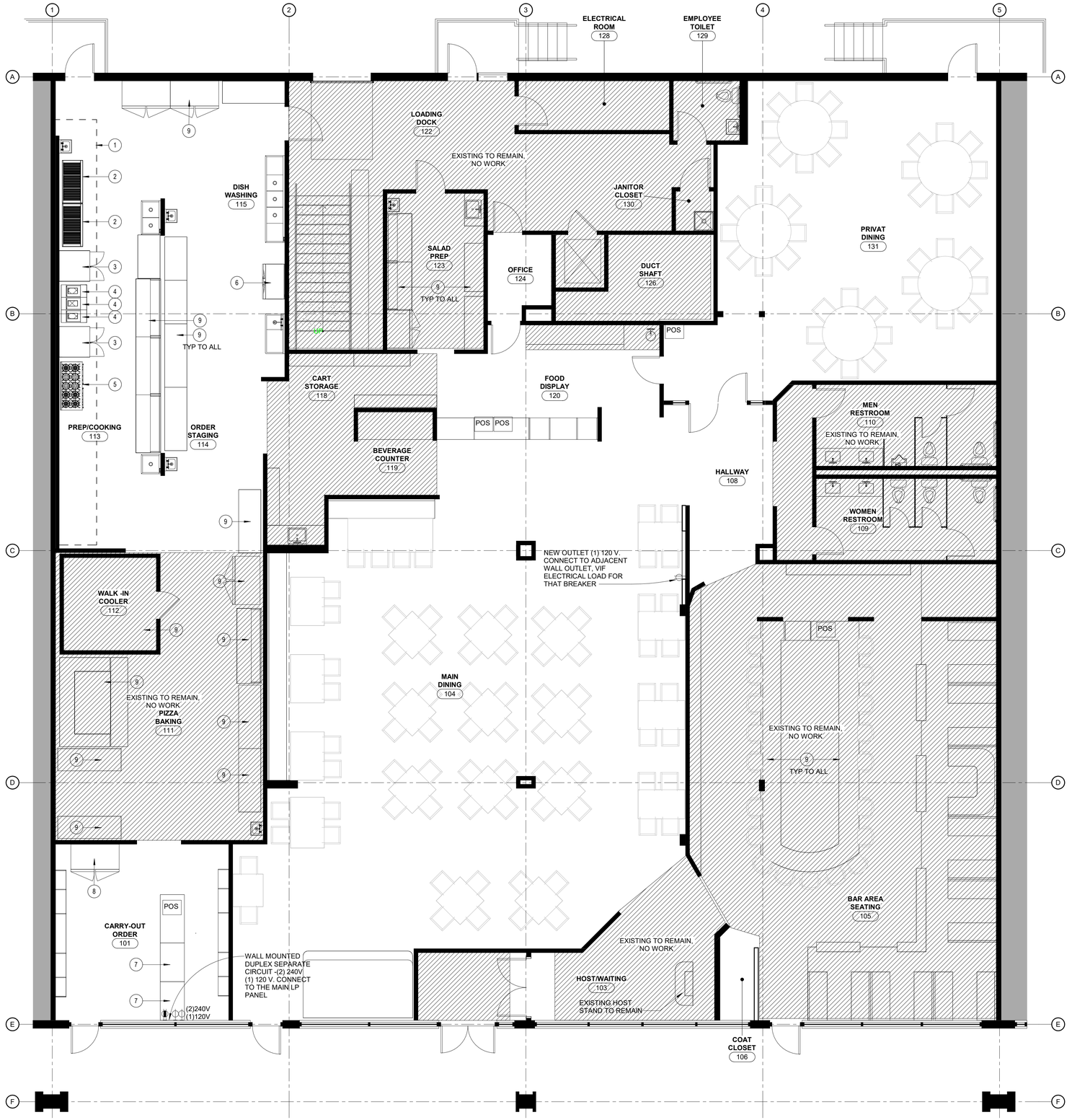
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PROJECT NUMBER: D23.009

MAIN LEVEL FLOOR PLAN

ID2.01

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



FLOOR PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING RESTURANT AREA TO REMAIN NOT IN CONTRACT (N.I.C.)
- NEW PARTITION OR ELEMENT

(##) SHEET NOTES

1. 44' L x 4'-2" D KITCHEN HOOD FIRE SUPPRESSION IS DESIGN/BUILD AND WILL BE SUBMITTED UNDER SEPARATE PERMIT. (FOX VALLEY ENGINEERING)
2. CHARCOAL BURNING GRILL - CHAMPION TUFF GRILLS TG 60 60" - OR EQ, 25K BTU
3. FULL-SIZE STANDARD DEPTH DUAL FLOW GAS CONVECTION OVEN - BLODGETT MODEL DFG-100 - OR EQ, 3/4" GAS LINE, 110K BTU
4. 15.5" GAS FLOOR FRYER - CECILWARE FMS504 - OR EQ, 3/4" GAS LINE, 105K BTU
5. 60" GAS RANGE - 10 BURNER - IMPERIAL RANGE IR-10 - OR EQ, 3/4" GAS LINE, 350K BTU
6. DISWASHER - CHAMPION MODEL 44 - OR EQ, 3/4" HOT WATER, 2" VENT
7. 48" ALTO-SHAAM ED2-48 BK BLACK HEATED DISPLAY CASE WITH CURVED GLASS - FULL SERVICE - OR EQ, 3300 W, PROVIDE POWER 208-240V
8. 53" AVANTCO GDC-49-HC BLACK SWING GLASS DOOR MERCHANDISER REFRIGERATOR WITH LED LIGHTING - 120V
9. CLEAN, TEST AND MAINTAIN IN GOOD CONDITIONS ALL EXISTING EQUIPMENTS THAT ARE STAYING WHITING THE RESTAURANT SPACE. TYP

1 MAIN LEVEL EQUIPMENT, POWER PLAN

SCALE: 3/16" = 1'-0"

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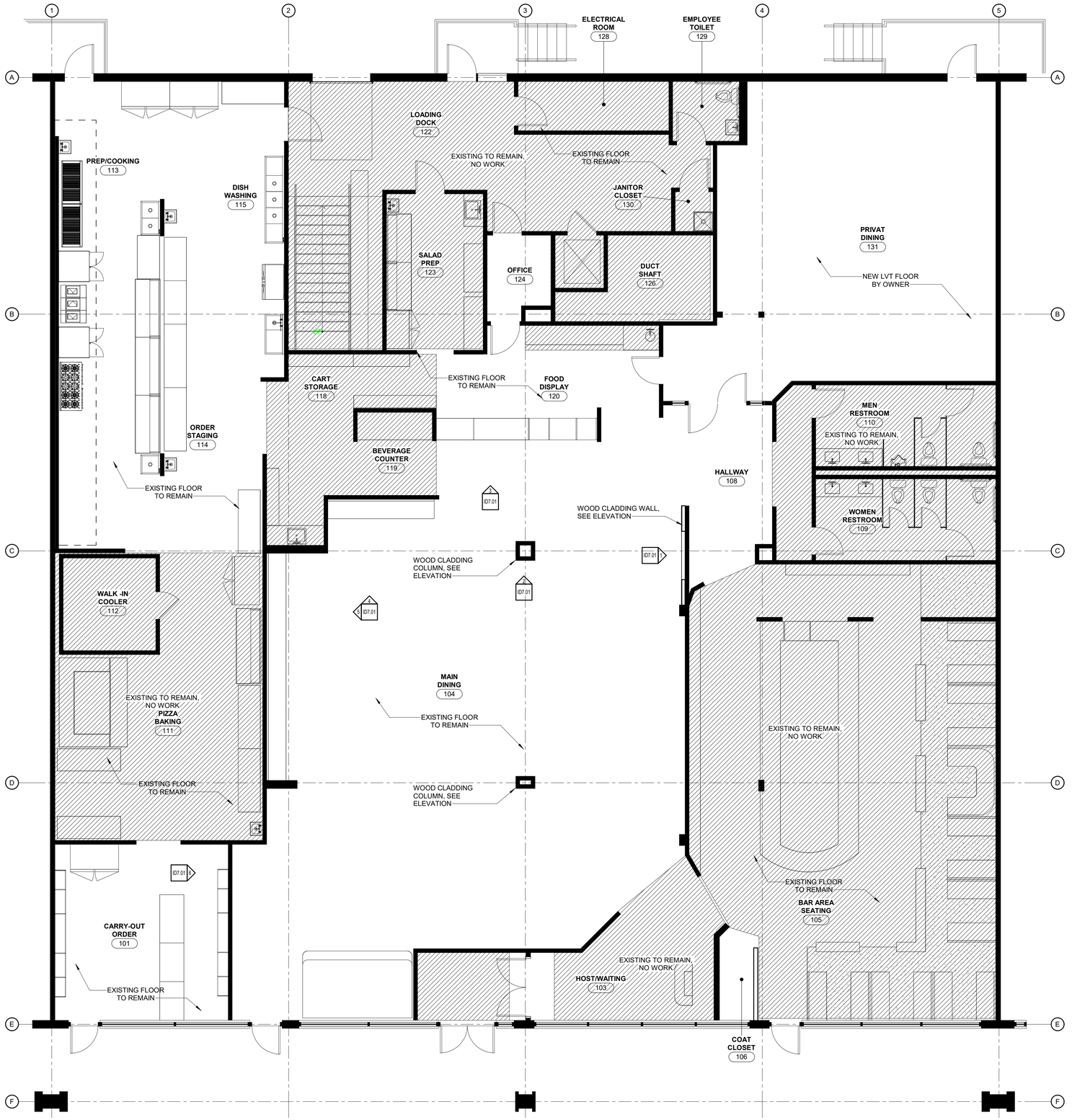
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PROJECT NUMBER: D23.009

MAIN LEVEL EQUIPMENT, POWER PLAN

ID4.01

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



1 **MAIN LEVEL FINISH PLAN**

SCALE: 3/16" = 1'-0"

FLOOR PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING RESTURANT AREA TO REMAIN NOT IN CONTRACT (N.I.C.)
- NEW PARTITION OR ELEMENT

FINISH PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PROVIDE LEVEL (5) GYPSUM BOARD FINISH AT ALL PARTITIONS TO RECEIVE WALL COVERING, GRAPHICS OR SPECIALTY FINISH.
3. ALL WALLS ARE TO BE PAINTED (COLOR BY OWNER) EGGSHELL FINISH, UNLESS NOTED OTHERWISE.
4. ALL COLUMNS TO BE PAINTED (COLOR BY OWNER), AND PROVIDE WOOD CLADDING UNLESS NOTED OTHERWISE.
5. DOORS AND FRAMES SCHEDULED TO BE PAINTED SHALL BE PAINTED WITH A SATIN/SEMIGLOSS FINISH. MATCH COLOR OF ADJACENT WALL SURFACE, UNLESS NOTED OTHERWISE.
6. ALL ACCESS PANELS ARE TO BE PAINTED TO MATCH ADJACENT WALL SURFACE.
7. ALL WALLS TO RECEIVE WALL WOOD BASE IF EXISTING DAMEGED, UNLESS NOTED OTHERWISE.
8. FLOORING CONTRACTOR TO PROVIDE A FLOORING INSTALLATION DIAGRAM TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CUTTING AND INSTALLATION.
9. FLOORING FINISH MATERIALS ARE TO BE INSTALLED PRIOR TO MILLWORK AND ARE TO EXTEND UNDER ALL MILLWORK.
10. MAINTAIN UNIFORMITY OF LVT DIRECTION AND LAY PILE THROUGHOUT PROJECT AREA.
11. TRANSITIONS IN HEIGHT BETWEEN DISSIMILAR FLOOR FINISHES ARE TO ALIGN, UNLESS OTHERWISE NOTED.
12. PROVIDE TRANSITION STRIP BETWEEN ALL DISSIMILAR MATERIALS.
13. RESILIENT BASE IS TO BE FURNISHED FROM A CONTINUOUS ROLL AND INSTALLED WITH NO JOINTS. IF LENGTH TO BE INSTALLED IS GREATER THAN THE LENGTH OF THE LARGEST ROLL, PLACE JOINTS EQUIDISTANT FROM EACH END.

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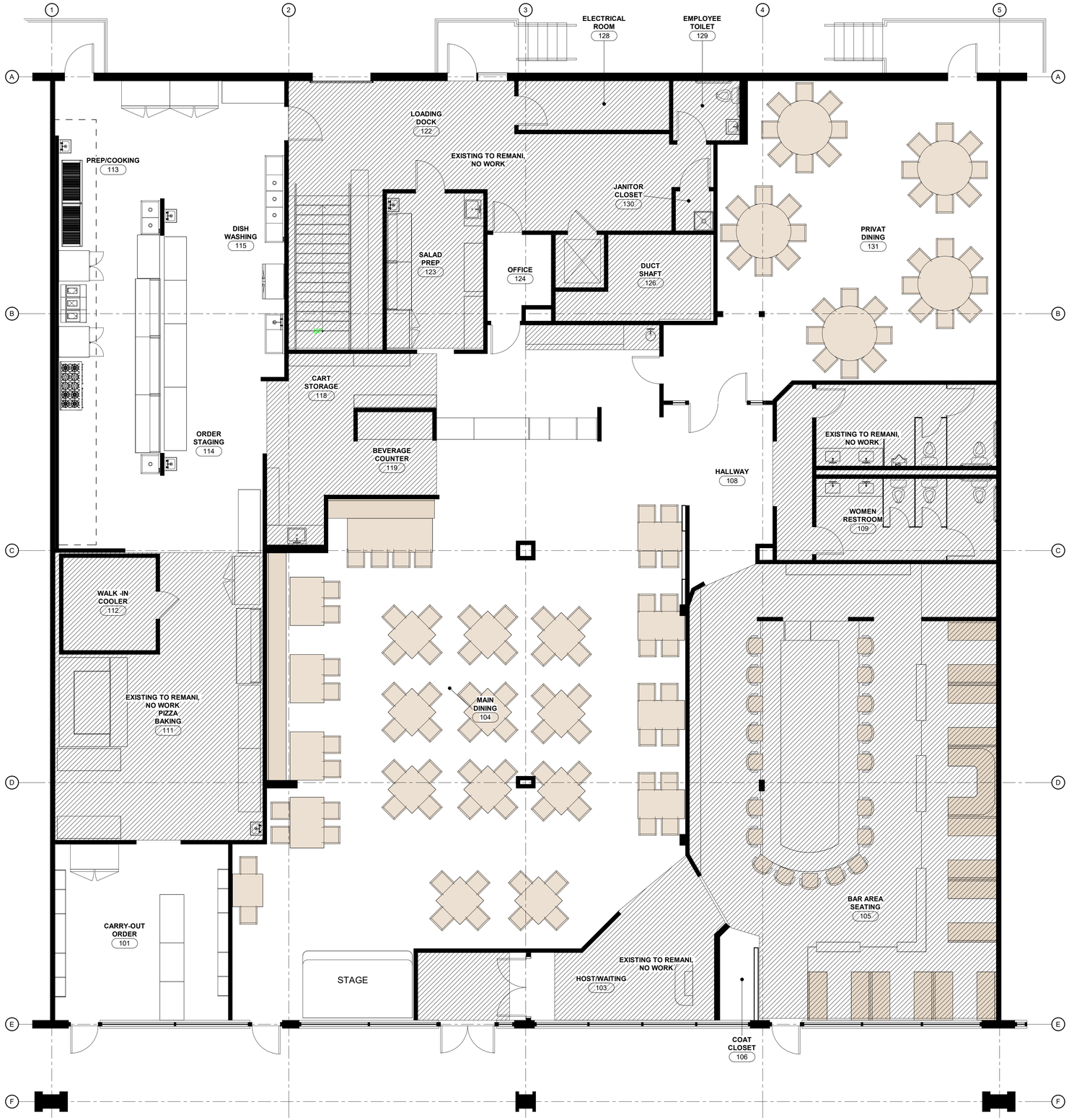
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DRAWN BY: YOUR INITIALS
PROJECT NUMBER: D23.009

MAIN LEVEL FINISH PLAN

ID5.01

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



1 **LEVEL 01 FURNITURE PLAN**

SCALE: 3/16" = 1'-0"

FLOOR PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- EXISTING CONSTRUCTION. AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING RESTURANT AREA TO REMAIN NOT IN CONTRACT (N.I.C.)
- FURNITURE - OWNER PROVIDE, GC INSTALL
- NEW PARTITION OR ELEMENT

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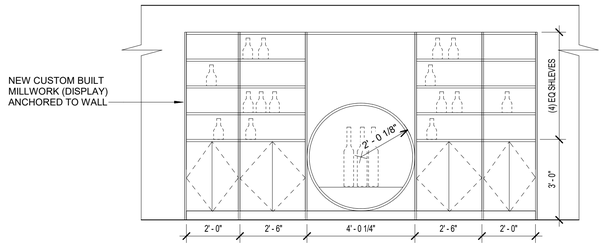
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PROJECT NUMBER: D23.009

MAIN LEVEL FURNITURE PLAN - FOR REFERENCE ONLY

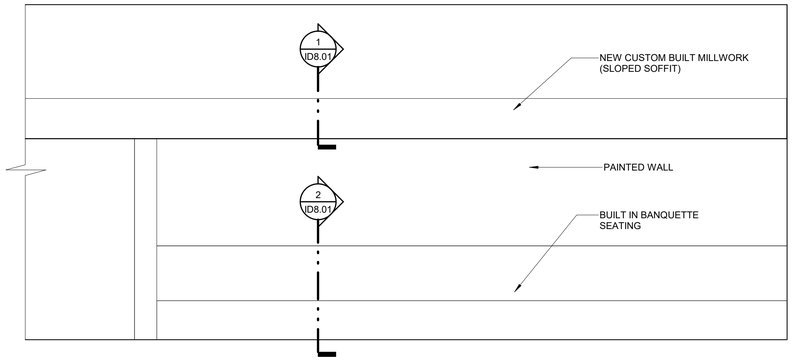
ID6.01

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



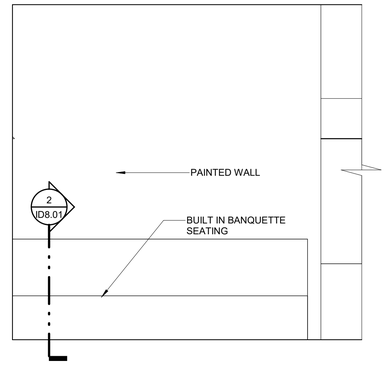
6 INTERIOR ELEVATION - STORE DISPLAY

SCALE: 3/8" = 1'-0"



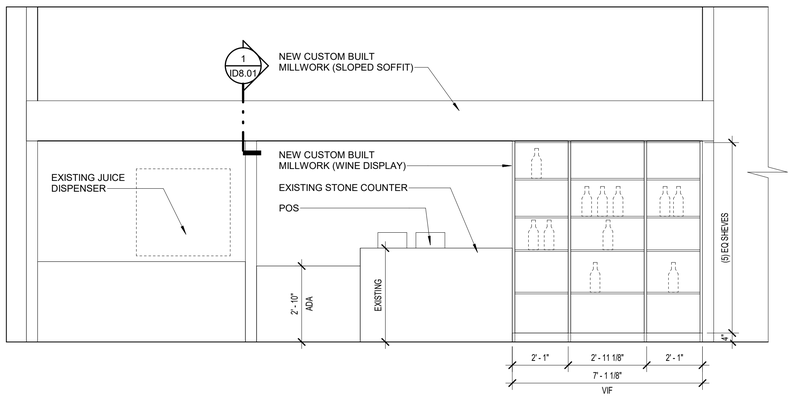
5 INTERIOR ELVATION - BANQUETTE 2

SCALE: 3/8" = 1'-0"



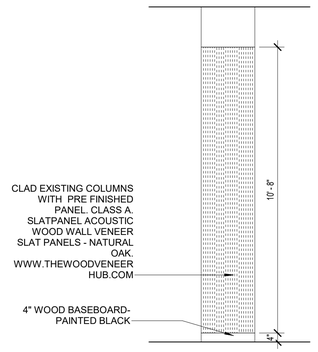
4 INTERIOR ELEVATION - BANQUETTE 1

SCALE: 3/8" = 1'-0"



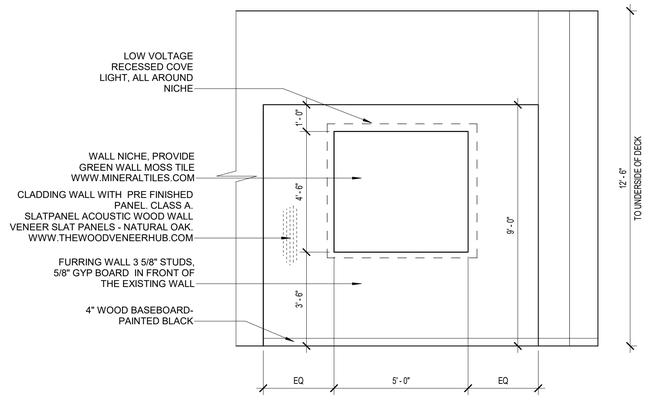
3 INTERIOR ELEVATION - WINE DISPLAY

SCALE: 3/8" = 1'-0"



2 COLUMN TYP

SCALE: 3/8" = 1'-0"



1 INTERIOR ELEVATION - GREEN WALL

SCALE: 3/8" = 1'-0"

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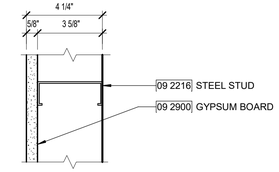
D23.009

PROJECT NUMBER:

INTERIOR ELEVATIONS

ID7.01

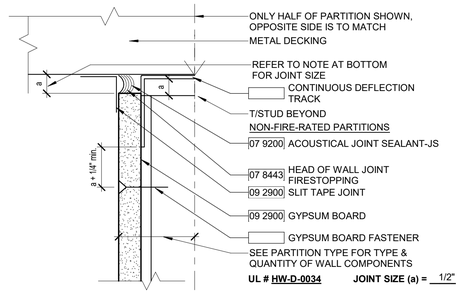
Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



HEAD DETAIL : 4 /ID8.01
BASE DETAIL : 3 /ID8.01

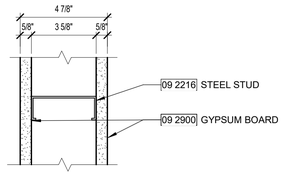
F1 FURRED PARTITION

STC RATING : TBD
LIMITING HEIGHT : 9'-3"
FIRE RATING : NOT APPLICABLE



4 FRAMED PARTITION - HEAD

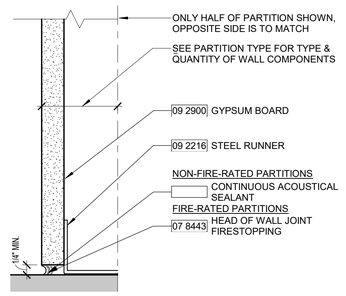
SCALE: 6" = 1'-0"



HEAD DETAIL : 4 /ID8.01
BASE DETAIL : 3 /ID8.01

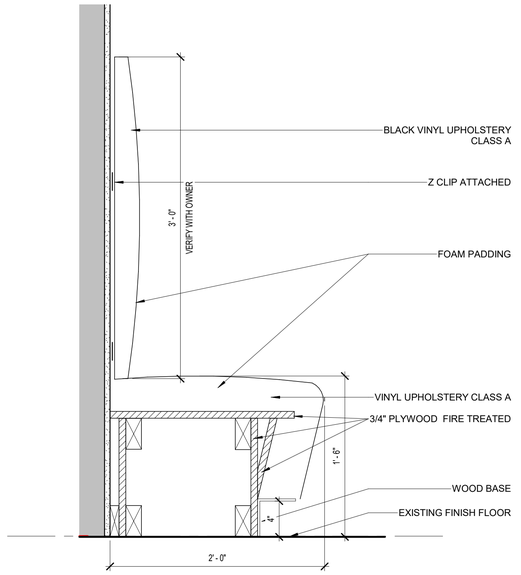
A1 FRAMED WALL

STC RATING : TBD
LIMITING HEIGHT : 13'-2"
FIRE RATING : NOT APPLICABLE



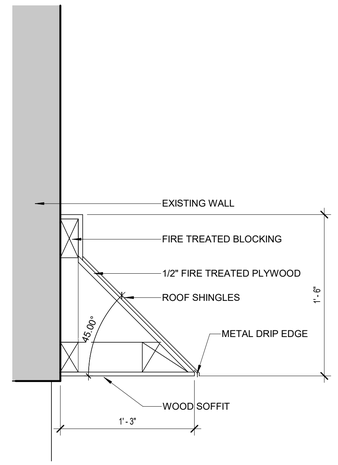
3 FRAMED PARTITION - BASE

SCALE: 6" = 1'-0"



2 BANQUETTE SEATING DETAIL

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



1 SOFFIT DETAIL

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

PARTITION TYPES AND DETAILS GENERAL NOTES

1. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. DRAWINGS ARE FOR REQUIRED CODE AND GENERAL DESIGN INTENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL MATERIAL COMPONENTS PER TESTED ASSEMBLIES, SPECIFICATIONS AND INDUSTRY STANDARDS.
3. LIMITING HEIGHTS LISTED ARE BASED UPON THE FOLLOWING UNLESS NOTED OTHERWISE:
   A. UNIFORM LATERAL LOAD OF 5 PSF.
   B. METAL STUD SPACING TO BE A MAXIMUM OF 16 INCHES ON CENTER.
   C. METAL STUD STEEL THICKNESS TO BE A MINIMUM OF 18 MIL (25 GAGE WITH A MINIMUM THICKNESS OF 0.0179 INCHES).
   D. PARTITIONS HAVE GYPSUM BOARD OVER THE FULL HEIGHT OF THE WALL TO PROVIDE A COMPOSITE SYSTEM. IF FULL HEIGHT GYPSUM BOARD IS NOT PROVIDED, INCLUDE LATERAL BRACING IN ALL WALLS AS INDICATED WALLS.
4. REFER TO REQUIREMENTS OF LISTED INDEPENDENT TESTING AGENCY ASSEMBLY, SPECIFICATIONS AND/OR INDUSTRY STANDARDS. THE MOST RESTRICTIVE REQUIREMENTS GOVERN.
5. ALL PARTITIONS TO ACCOMMODATE STRUCTURAL DEFLECTION. TOP TRACK RUNNER TO HAVE SLOTTED VERTICAL HOLES FOR PINNED CONNECTIONS.
6. GYPSUM BOARD TO BE TYPE 'X' OR EQUIVALENT FIRE RESISTANT BOARD UNLESS SPECIFIED OTHERWISE.
7. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL RESTROOM AND JANITOR CLOSET LOCATIONS.
8. PROVIDE WATER RESISTANT BACKER BOARD AT WET LOCATIONS OR PARTITIONS SCHEDULED TO RECEIVE TILE OR STONE FACING.
9. PROVIDE BLOCKING IN PARTITIONS AND/OR BEHIND SURFACES THAT INCLUDE BUT NOT LIMITED TO CASEWORK, SPECIALTIES, EQUIPMENT, FURNISHINGS OR OTHER ELEMENTS THAT REQUIRE MORE SUPPORT THAN WILL BE ADEQUATELY PROVIDED BY THE STUDS OR FRAMING INDICATED. BLOCKING TO BE CODE APPROVED TREATED WOOD BLOCKING OR METAL FLAT STRAPPING A MINIMUM THICKNESS OF 0.065 INCHES.
10. AT DOUBLE STUD WALL FRAMING, PARTITION WALL TYPE D SERIES, NO GUSSETS CROSSING THE GAP BETWEEN THE TWO STUD ROWS ARE ALLOWED.
11. THE FACE PLANE OF DIFFERING PARTITION TYPES SHALL ALIGN SO THAT THE FINISH PLANES CONTINUE UNBROKEN WITHIN AND ACROSS SPACES.

OLYMPUS
DESIGN & DEVELOPMENT

ALEKSANDR D. VAYSMAN
ARCHITECT
1425 MADELINE LANE
ELGIN ILLINOIS 60124
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P. 312.858.6772

LICENSED ARCHITECT
ALEKSANDR D. VAYSMAN
001-020358
STATE OF ILLINOIS
EXP. 11-30-2024

RESTAURANT - INETRIOR REMODELING

1280 E. DUNDEE ROAD.
PALATINE, IL 60074

NO	DATE	DESCRIPTION
	05.10.2023	ISSUED FOR PERMIT

CHECKED BY: AV
DRAWN BY: AM
PROJECT NUMBER: D23.009

PARTITION TYPES AND DETAILS

ID8.01

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

ARAGVI, LLC Business Plan

Background & History

ARAGVI, LLC began on November 1st, 2017, in the city of Buffalo Grove, Illinois as a bakery, later it had expended its business to a small restaurant. Focusing on the goals of "Quality, Healthy, and Tradition" the company is family operation making each dish in our own kitchens from scratch. ARAGVI, LLC has three generations of family member working together to fulfill the idea "Honor the Customer, Quality Comes First". Through hard work and dedication, ARAGVI, LLC began building its brand around the idea of delicious and authentic traditional Georgian food.

Over the years the different type of populations, representing different communities had started to stop by our bakery and restaurant to enjoy hot, freshly Soup, Khachapuri (bread) and Kebabs. We honor the customers by providing them with the freshest, most delicious, and authentic meal experience possible. Traditional Georgian cuisine combines fresh meats, fresh vegetables, herbs, and spices into distinctly flavorful dishes that are considered among the healthiest in the world.

Ownership and Structure

The restaurant has started out as a LLC corporation, owned by its founders Pavel Ivanoff. Mr.

Ivanoff will function as the General Manager.

Our Goal

More than just purveyors of authentic traditional Georgian food, we aim to take simple ingredients in its most basic form and transform it into delicious products for our customers. Our restaurants make every item from scratch; this means we make every item from its most original form whether it be flour, salt, oil, cheese, and meat for our famous oven baked khachapuri or freshly ground pork and lamb.

Expectations

The most important assumption in the Projected Profit and Loss statement is the gross margin, higher than industry averages. We do see moderate growth over the first five years, because restaurants depend on word of mouth, and we'll be able to meet capacity requirements to

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

grow. Our gross revenue increased more than three times for the last two year and surpassed one million dollars.

Location

Our business has been opened at 136 Mchenry Rd, Buffalo Grove, IL but due to plaza remodeling, it was terminated by the city in June 2022. We are happy to reopen it at 1280 E Dundee Rd, Palatine, IL.

Target Market

Our primary customer base is from north-west suburbs of Chicago (immigrants from former Soviet Union countries). Between they have combined population of 1,000,000.00 people with median income of $70K. These people looking for good food and a fascinating atmosphere. We want the businessman, happy couples, high-end singles, families, tourists with money, wealthy image seekers and compulsive spenders. We focus on these specific groups because these are the types of people who frequent other restaurants and bars in the area. They are the ones that are willing to spend their money on good dining and service at a value price. We generally know the characteristics of our clientele with the available demographics. As the city of Palatine is re-developing, we can see that a fine dining establishment like Aragvi's is needed here. The city will have much to offer and the people that it draws expect a place where they will get the best of everything. Aragvi's Restaurant will offer a new fine dining concept to the area. The elegant atmosphere, our excellent food and our friendly staff will stand out and make a name in Palatine. We will succeed by giving people a combination of excellent and interesting food in an environment that attracts successful people that want to get a little bit more out of life than just the ordinary!

Competition

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

Everyone that sells prepared meals is our competition though because we all compete for the same home meal replacement dollar. But no one in the area is offering the same menu, based on the traditional Georgian recipes. However, there are two segments of the restaurant industry that are our main competition: the casual dining restaurant concept and the fine dining value restaurant. The key is to deliver the best food at the best price with the highest level of service. This is the very definition of value. This concept is at the heart of Aragvi's Restaurant.

Marketing Plan

We will employ three different marketing tactics to increase customer awareness of Aragvi's Restaurant. Our most important tactic will be social media word-of-mouth/in-store marketing. This will be by far the cheapest and most effective of our marketing programs.

1. Word-of-mouth/In-store Marketing
2. Local Store Marketing
3. Local Media

Sales Plan

Our sales plan is to establish and maintain our position with our local customers. The strategy is to build more customers in order to increase revenue. Sales in our business is client service. It is repeat business. We will focus on making all our customers happy with our food, service, and entertainment options. Our strategy in the restaurant is to have an experienced staff that know the food, wine and liquor. We will train every new employee so they will fit in with Aragvi's concept, which is "Wonderful food, reasonably priced wine and knowledgeable service in an outstanding atmosphere."

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

Our Advantages

- Location – most of our target customers leave 20 miles around this place.
- Hours – we will be open 6 days a week.
- Special Evenings – on Friday's and Saturday's it will be operating until 3:00AM of the morning for special occasions.

Keys to Success

Restauranteurs must look for ways to differentiate their place of business in order to achieve and maintain a competitive advantage. The founder of Aragvi, LLC realizes this. With the small re-development, it needs a place that will fit into the 'new look' of the community that is sophisticated and entertaining. The fact that no other restaurants in the area has this concept and atmosphere presents us with a window of opportunity and an entrance into a profitable niche in the market.

Aragvi's Restaurant's objectives for the first three years of operation includes:

- Keeping food cost under 35% revenue.
- Keeping employee labor cost between 24-29% of revenue.
- Stay as a small restaurant with excellent food and service.
- Averaging sales between $1,000,000-1,500,000 per year.
- Achieve 12% return on investment to investors for the first two years and 15% for the next three years.

Menu

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



KHACHAPURI

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



A bread in a category all its own, khachapuri inspires near-addiction in visitors who try it. Piping hot, oozing with cheese and butter, and made with love, khachapuri is an indulgence that isn't soon forgotten.

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

KHINKALI

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



These traditional dumplings are made of dough wrapped around a savory meat filling. The most common filling is a juicy mixture of beef and pork.

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

Business hours:
Monday-closed
Tuesday 12:00 PM to 10:00 PM
Wednesday 12:00 PM to 10:00 PM
Thursday 12:00 PM to 10:00 PM
Friday 12:00 PM to 1:00 AM
Saturday 12:00 PM to 1:00 AM
Sunday 12:00 PM to 8:00 PM

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

Alex Bradshaw

From: actaxcenter@gmail.com
Sent: Tuesday, May 2, 2023 9:46 PM
To: Alex Bradshaw
Subject: RE: 1280 E. Dundee Road - Special Use for Restaurant with Liquor
Attachments: Store Catalog Aragvi.pdf; Heated Display.pdf; Refrigerator.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Alex,
In reply to your email and to follow up our last phone conversation we are sending you the following:

1. "Special Evenings" – we do not have scheduled dates, it can happen only per customers' requests, such as weddings, birthday parties, etc.
2. Food Store – we are planning to sale food, which will be prepared and packaged onsite and obtained from commercially processed sources (examples are attached) and the following list of food which will be prepared in the restaurant, such as:

- HOT: Pork, Lamb, Chicken kebab and chops; ground lamb and chicken;
- Baked: Different types of Khachapuri.
- Cold: Different types of salads, such as pkhali, Greek, olivie, lobio, been, etc.
- Soft and Hard Liquors imported from Georgia.

The food will be stored in Heated Display Cases and Refrigerator, which already purchased, just need to be installed (specification are attached).

3. Floor plan – is pending and should be ready by 05/15/2023. Olympus Design & Development was hired.
4. Building Permit – is pending and should be ready by 05/10/2023. Ideal Construction and Services, Inc. was hired.

Sincerely,
Oleg.

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with



cold appetizers

1. CHICKEN SATSIVI $12,99
   A famous Georgian Specialty! Chicken in walnut sauce prepared with imported Georgian spices
2. PKHALI MIX $14,99
   Baked eggplant, spinach, beets with ground walnut prepared with imported Georgian spices and herbs
3. SMOKED SALMON $19,99
4. RED CAVIAR $29,99
5. STUFFED OLIVES MIX $12,99
   Chef's choice of the day
6. GEORGIAN-STYLE PICKLED VEGETABLES $9,99
   Chef's choice of the day
7. CHEESE ASSORTMENT $18,99
   Chef's choice of the day
8. MEAT ASSORTMENT $18,99
   Chef's choice of the day



salads

9. GEORGIAN-STYLE VEGETABLE SALAD $10,99
   Fresh tomatoes, cucumbers, vinegar, onion with/without walnut sauce
10. GREEK SALAD $9,99
    Fresh Iceberg lettuce, red onion, greek black olives, tomatoes, cucumbers & feta cheese
11. OLIVIE SALAD $9,99
    Diced boiled potatoes, eggs, carrots, pickles, onions, peas, and a mayonnaise-based dressing
12. LOBIO SALAD ..... $ 9,99
    Red beans, coriander, bell peppers, walnuts, garlic and onion with Georgian spices



SOUPS

13. KHARCHO $7,99
    Mildly spicy traditional Georgian soup made with fresh beef, tomatoes, garlic, walnut and rice
14. CHIKHIRTMA $7,99
    Nice blend of chicken broth, vinegar, eggs, spices and greens

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



hot appetizers

15. KHINKALI $2,99
Georgian style dumpling made of twisted knobs of dough, stuffed with spices, herbs and brothy spiced- mix meat filling, (pork & beef) (minimum 4 khinkalies)

16. OJAKHURI $15,99
Pieces of pork or mushroom, potato, onion , and Georgian seasoning served in a clay pan

17. SOKO KETZE $13,99
Baked mushrooms with cheese on a traditional clay pan

18. MEAT FILLED BLINTZES $11,99

19. CHKMERULI $14,99
Chicken with garlic cream sauce

20. CHICKEN TABAKA $19,99
A tasty seasoned cornish hen with mild chilly sauce, garlic, herbs & Georgian style potatoes

21. ADJAPSANDALI $12,99
It consists of onion, eggplant, tomato and bell pepper stewed or fried in vegetable oil and seasoned with garlic, basil, coriander leaves, parsley and other seasoning.

22. CHAKHOKHBILI $12,99
Stewed chicken with onion, tomatoes, garlic and touch of white wine

23. GEORGIAN LOBIO $11,99
Pinto beans cooked with fresh herbs, spices accompanied with pickle plate

24. CHAKAPULI $17,99
Stewed chicken with onions, tarragon, tkemali, fresh garlic and herbs

25. GHOMI AND CHEESE $9,99
Traditional dish, consisting of coarse and fine cornflour combined with water.
A pieces of Suluguni cheese are placed in porridge to melt before consumption.

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



baked goods

26. ADJARULI KHACHAPURI $16,99
Authentic Georgian style cheese bread. It's an open-faced, boat-shaped loaf that's served with an soft baked egg and a slice of butter

27. IMERULI KHACHAPURI $13,99
Cheese bread specialty of the Georgian province of Imereti. Special blend of melting double cheese surrounded by dough made fresh from scratch.

28. MEGRULI KHACHAPURI $14,99
Cheese bread specialty of the Georgian province of Samegrelo. It's topped with an additional outer layer of delicious double cheese and oven baked.

29. KUBDARI $14,99
Puff pastry dough stuffed with onion, minced pork & beef and traditional Georgian spices.

30. KHABIZGINA $13,99
Ossetian khachapuri is stuffed with mashed potatoes and two types of cheese

31. LOBIANI $12,99
Puff pastry with mashed red beans and Georgian spices

32. MCHADI $11,99
Traditional Georgian cornbread comes with cheese

33. GEORGIAN BREAD $2,99

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)



from the grill

Grilled items come with Chef's Salad or Fried Potatoes

34. PORK SHISH KEBAB $14,99

35. LAMB SHISH KEBAB $17,99

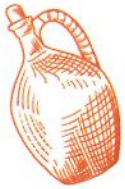
36. LAMB CHOPS $24,99

37. CHICKEN SHISH KEBAB $12,99

38. STURGEON SHISH KEBAB $24,99

39. GROUND LAMB LULA KEBAB $17,99

40. GROUND CHICKEN LULA KEBAB $12,99



beverages

41. BOTTLE WATER

42. GEORGIAN SODA (Tarragon, Cream lemonade or Pear) $3,50

43. GEORGIAN MINERAL SPARKLING WATER (Nabeglavi/ Borjomi) $3,50

44. TEA $4

45. COFFEE $5



desserts

46. CHURCHKHELA $5

EACH DESSERTS $5

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

ARAGVI FOODS

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with

Description	Unit Size	Units per box	UPC	I
TMT SUNELI FENUGREEK (UCXO SUNELI)	500gr	15 pc		15.00/225.00
TMT SUNELI BARBERRY (KOTSAXURI)	500gr	15 pc		15.00/225.(
TMT SUNELI DRIED CORIANDER (XMELI KINDZI)	500gr	15 pc		15.00/225.(
TMT SUNELI CUMIN (DZIRA)	500gr	15 pc		15.00/225.(
TMT SUNELI BARBERRY (KOTSAXURI) WITH SEEDS	500gr	10 pc		15.00/150.(
TMT SUNELI SAVORY (KONDARI)	500gr	10 pc		15.00/150.(













Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with

Description	Unit Size	Units per box	UPC	I
TMT SUNELI XMELI	500gr	15 pc		15.00/225.00
TMT SUNELI KVITELI KVAVILI YELLOW FLOWER	500gr	15 pc		15.00/225.(
TMT SUNELI SVANETIAN SALT	500gr	15 pc		15.00/225.(
TMT SUNELI LEAF LAUREL BAY LEAVES	50gr	100 pc		1.00/100.0









Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with

Description	Unit Size	Units per box	UPC	I
TMT CORN FLOUR	1000 gr	12 pc		4.00/48.00
TMT GERGILI COARSE CORNMEAL	1000 gr	12 pc		4.00/48.0
TMT SUNFLOWER OIL	1 L	6 pc		4.25/25.5





Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with

Description	Unit Size	Units per box	UPC	
TMT PRESERVE WALNUT	650gr	12 pc		4.65/55.80
TMT PRESERVE WHITE CHERRY	650gr	12 pc		4.65/55.8(
TMT PRESERVE CORNEL	650gr	12 pc		4.65/55.8(
TMT PRESERVE SOUR CHERRY	650gr	12 pc		4.65/55.8(
TMT PRESERVE STRAWBERRY	650gr	12 pc		4.65/55.8(
TMT PRESERVE QUINCE	650gr	12 pc		4.65/55.8(
TMT PRESERVE FIG	650gr	12 pc		4.65/55.8(
TMT PRESERVE WATERMELON	650gr	12 pc		4.65/55.8(



Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with

Description	Unit Size	Units per box	UPC	
TMT CAPERS (JONJOLI)	720 gr	12 pc		4.65/55.80
TMT PEPPER MARINADE (IN BRINE)	720 gr	12 pc		4.65/55.8
TMT GARLIC MARINADE (IN BRINE)	720 gr	12 pc		4.65/55.8
TMT PEPPER IN OIL SALAD	720 gr	12 pc		4.35/52.2









Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with

Description	Unit Size	Units per box	UPC	
TMT CARROT SALAD	700 gr	12 pc		4.35/52.20
TMT GREEN BEANS SALAD (LOBIO)	700 gr	12 pc		4.35/52.2(
TMT EGGPLANT AJABSANDALI	720 gr	12 pc		4.35/52.2(
TMT GANDZILI- RAMSON MARINADE	720 gr	12 pc		4.35/52.2(
TMT CHAKHOKHBILI SALAD	720 gr	12 pc		4.35/52.2(
TMT GREEN PLUM MARINADE (KAKALI TKEMALI)	700 gr	12 pc		3.50/42.0(











Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with

Description	Unit Size	Units per box	UPC	
TMT COMPOTE QUINCE	1L	8 pc		3.25/26.00
TMT COMPOTE CORNEL	1L	8 pc		3.25/26.0
TMT COMPOTE PEACH	1L	8 pc		3.25/26.0
TMT COMPOTE FEIJOA	1L	8 pc		3.25/26.0
TMT COMPOTE SOUR CHERRY	1L	8 pc		3.25/26.0
TMT COMPOTE STRAWBERRY	1L	8 pc		3.25/26.0
TMT COMPOTE WHITE CHERRY	1L	8 pc		3.25/26.0



Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with

Description	Unit Size	Units per box	UPC	I
TMT TKEMALI SAUSE GREEN	530gr	12 pc		3.25/39.00
TMT TKEMALI SAUSE YELLOW	530gr	12 pc		3.25/39.0
TMT TKEMALI SAUSE RED	530gr	12 pc		3.25/39.0
TMT TOMATO SOUCE CLASSIC (SATSEBELI)	530gr	12 pc		3.25/39.0









Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with

Description	Unit Size	Units per box	UPC	
TMT AJIKA DRY	190gr	12 pc		2.75/33.00
TMT AJIKA GARLIC	420gr	12 pc		3.00/36.0
TMT AJIKA CLASSIC	420gr	12 pc		3.00/36.0
TMT AJIKA SPICY	420gr	12 pc		3.00/36.0









Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with

Description	Unit Size	Units per box	UPC	P
LIKANI MINERAL WATER	1L	6 pc		1.75/10.50



Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with

Description	Unit Size	Units per box	UPC	6.B.2.A.f
BARUQI CHURCHXELA “ADESSA” SWEET STICK SMALL	200 gr	12 pc		2.75/33.00
BARUQI CHURCHXELA CHERRY SWEET STICK SMALL	200 gr	12 pc		2.75/33.0
BARUQI CHURCHXELA HAZELNUT SWEET STICK SMALL	200 gr	12 pc		2.75/33.0







Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with

Store hours:

Monday	CLOSED
Tuesday	9:00 AM to 7:00 PM
Wednesday	900 AM to 7:00 PM
Thursday	9:00 AM to 7:00 PM
Friday	9:00 AM to 7:00 PM
Saturday	9:00 AM to 7:00 PM
Sunday	9:00 AM to 6:00 PM

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 1280 E. DUNDEE RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of JUNE, A.D. 20 23., and the last publication thereof was made on the 8TH day of JUNE, A.D. 20 23.

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of JUNE A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of JUNE A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: PZC Materials - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

5. 1280 E. Dundee Road **- Recommend To Approve**

SU-000028 - 1280 E. Dundee Road

Notice was published in the Journal & Topics on June 8th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plan**
5. **Business Plan**
6. **Business Plan Addendum Email**
7. **Menu**
8. **Retail Food Store Information**
9. **Public Notice**

Mr. Bradshaw provides an overview of the request and states the petitioner is proposing to renovate the existing tenant space to open a new restaurant, Aragvi. The Georgian style restaurant will be s full service restaurant with a bar. As an accessory use of the space, the Petitioner is also proposing to host banquet events with live entertainment within the space. Petitioner is requesting special use to permit a restaurant to operate with a liquor license and special use to permit live entertainment.

Sworn in petitioner: Oleg Gurevich -1280 E. Dundee Road - representing the petitioner.

Mr. Gurevich is representing the petitioner. He gave a brief overview of the request stating the petitioner is proposing to open a restaurant and has a history in the restaurant business. He currently has an existing location in Buffalo Grove. The restaurant would be a Georgian Style and would be Turkish, Middle Eastern food consisting of meat, breads and healthy food selections. Looking forward to a successful business.

Chairman Wood asks if this is the same style restaurant as the Buffalo Grove location and would like more information on the live entertainment.
Mr. Gurevich states that they would be providing the space and the patrons would be providing the live entertainment.

Chairman Wood asks what hours would live entertainment be allowed and if they plan to provide live entertainment if there are no parties planned.
Mr. Gurevich states the hours would be Friday and Saturday 12PM to 1am and Sunday 12PM to 8pm. The restaurant may consider their own live entertainment if no parties are booked during a weekend.

Attachment: PZC Minutes - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

Chairman Wood asks about the back door and if there would be employees or patrons entering or exiting through the back door. It is her concern that the opening of the back door would allow excess noise that may be a bother to the neighbors. She asks how this might be addressed.
Mr. Bradshaw states that the door would only be accessed by employees who may use it to take out garbage but the owner could work with the employees to ensure it would not be left open.

Commissioner Cavanaugh points out that there are several walls from the stage area to the back door that would buffer the live entertainment.

Mr. Bradshaw provides information on the site and states the property is zoned B-2 General Business District. The space is approximately 10,000 sq. feet with an additional 10,00 sq. foot basement. The basement is mostly unimproved and no additional work is proposed, except for the reuse of the walk in cooler and storage. The petitioner is proposing to keep the general existing layout which include a dining room, bar area, party room and kitchen. The main changes are to include the retail food store, new kitchen equipment and a stage for entertainment. All departments have reviewed. Environmental Health noted a permanent food establishment permit and building permit shall be obtained. All other departments have no issues.

Chairman Wood asks how far is the back door from the closest resident.
Mr. Bradshaw states it is approximately 100 feet.

Commissioner Kolososki asks if the shopping center has a history of any noise complaints from previous tenants.
Mr. Bradshaw is not aware of any previous complaints.

Conversation ensues regarding whether the back door will be left open and how this will be deterred.

Commissioner Cavanaugh notes a similar request had a security plan in place and wondered if there would be security plan in place for this location.
Mr. Bradshaw states that there is a condition in place that the petitioner would submit a security plan to the Police Department and Planning and Zoning Director.

Chairman Wood states she would like to strike a balance regarding the back-door noise issue.
Commission Noonan states that there is actually 200’ from the backdoor to the resident and believes that the noise should not be an issue.

Commissioner Cavanaugh asks where the dumpsters are located.
Mr. Bradshaw states the dumpsters are fence and closed and refers to the drawing to provide the location.

Attachment: PZC Minutes - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

Commissioner Cavanaugh states that the doors would require to be opened for garbage but with all the buffers between the stage and the back door it really shouldn't be a problem.
Chairman Wood states that the dumpster banging and the live entertainment noise may be disruptive.

STAFF RECOMMENDATION:
The Petitioner is proposing to open a new restaurant at the subject property, with a liquor license and occasional live entertainment events. The Petitioner has indicated that the layout of the new restaurant will remain similar to the previous restaurant's occupancy, therefore, the parking requirement remains unchanged. Regarding the live entertainment, the stage will be setup near the front entrance, putting it as far as possible from the rear of the building which abuts a residential district to the north of the shopping center.
As the subject tenant space has been utilized as a restaurant in the past, the proposed use should not cause substantial injury to the value of other properties within the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Pavel Ivanoff, except as such plans may be changed to conform to the Village Codes and Ordinances.

2. Hours of operation shall not be later than 2 AM for special events and for those with live entertainment. Prior to implementing the first special event, the Petitioner shall submit a security plan in a manner acceptable to the Police Department and Planning and Zoning Director. This could include additional security measures and protocols required by the Village.

3. Live entertainment shall only be on the weekends, Friday through Sunday, and shall only be located at the designated stage area within the restaurant.

Commissioner Cavanaugh asks what the standards are for the Security plan in condition 2.
Mr. Bradshaw explains that the petitioner would email a security plan to staff that would explain the safety measures that will be in place for the shopping center and the venue.
Ms. Bremanis states that a meeting may also occur between the tenant and police department to address safety issues.
Chairman Wood asks if the protocols might include noise abatement.
Mr. Bradshaw states there are codes in place for noise standards and restrictions.

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

Commissioner Kavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

Attachment: PZC Minutes - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

DELIBERATIONS:

Commissioner Cavanaugh states the petitioner has proven management, with a successful past and comfortable with conditions proposed., meets the standards and a good use of the space.
Chairman Wood states there are definite differences from previous tenants and hopes that they work with the residents if there are any noise complaints. Will be a good addition to the plaza.
Commissioner Kolososki states he thinks it is a good use.
Commission Roth-Wurster states she is familiar with the area and believes this will be a good use of the space.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on July 10th, 2023.

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Patrick Noonan, Plan Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Luszczak, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Fedota

Attachment: PZC Minutes - June 27, 2023 (1280 E. Dundee Rd - SU Restaurant with Liquor & Live Entertainment)

Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Aragvi, LLC Located at 1280 E. Dundee Road

BACKGROUND:
On this evening's agenda is a request for a Special Use for Aragvi, LLC located at 1280 E. Dundee Road. The Petitioner and owner, Pavel Ivanoff, wishes to apply for a Class D (Restaurant) Liquor License for a restaurant/bar with live entertainment and a small retail store. The hours of operation are Tuesday through Thursday, 12 PM -10PM; Friday/Saturday from 12 PM - 1AM and Sunday from 12 PM - 8 PM. The permitted hours for a Class D Liquor License are Sunday - Wednesday 6AM - 1AM and Thursday - Saturday 6AM - 2AM.

KEY ISSUES:
- An Ordinance has been prepared increasing the number of Class D liquor licenses by one for a total of 37.

ALTERNATIVES:
1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

ACTION REQUIRED:
Action is at the discretion of the Committee.

ATTACHMENTS:
- ORD Increase Class D Liq Aragvi, LLC
- Floor Plan
- ARAGVI Business Plan 8-9-23

ORDINANCE NO._____

CONSIDER AN ORDINANCE AMENDING THE CODE OF ORDINANCES CHAPTER 3, SECTION 3-35 LIQUOR LICENSES INCREASING CLASS D (RESTAURANT) LIQUOR LICENSES BY ONE FOR ARAGVI, LLC LOCATED AT 1280 E. DUNDEE ROAD

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

SECTION 1: That the Code of Ordinances of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by increasing the number of Class "D" Liquor Licenses listed in Section 3-35 Chapter 3 by one for a total of 37 for Aragvi, LLC located at 1280 E. Dundee Road.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

PASSED this _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____

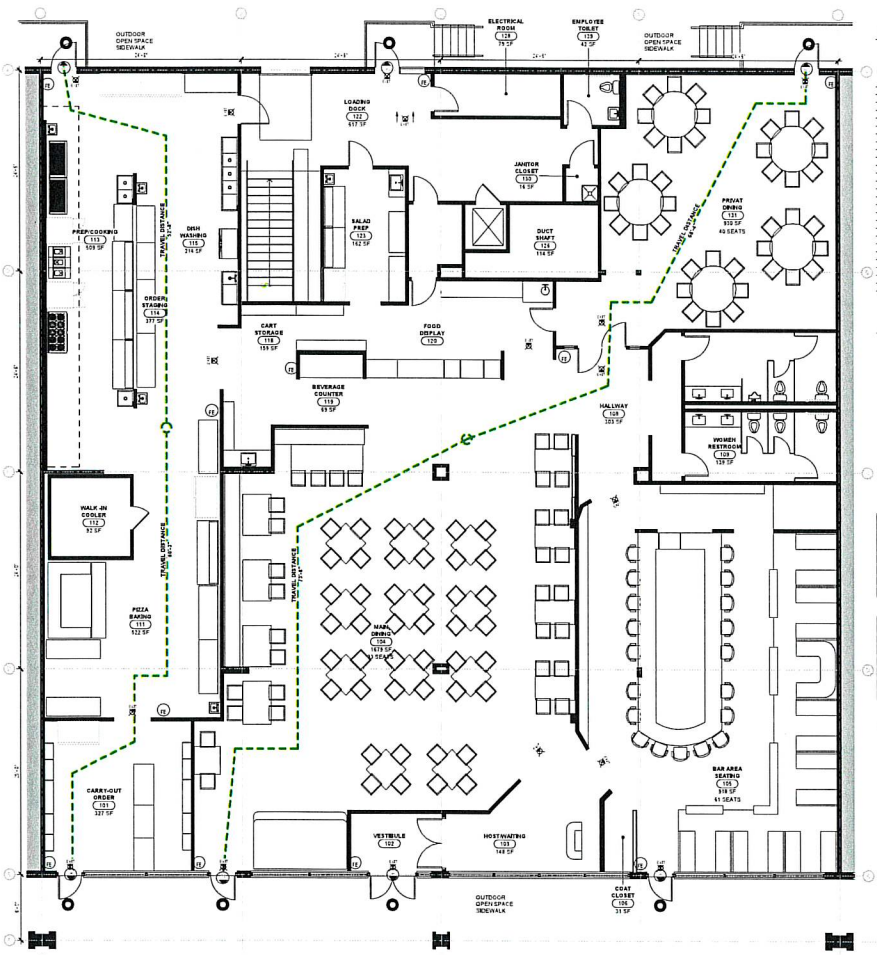
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2023

_____

Village Clerk

Attachment: ORD Increase Class D Liq Aragvi, LLC (1280 E. Dundee Road - Increase Class D Liq Lic Aragvi)



1 MAIN LEVEL LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LIFE SAFETY ROOM SCHEDULE

Room #	Room Name	Occupancy Classification	Load Factor	Area	Calculated Occupants	Actual Occupant Load	Min. No. of Required Exits
101	CARRY-OUT ORDER	M - MERCANTILE	60 SF	337 SF	6	6	1
102	VESTIBULE	A-2 WAITING AREA	15 SF	78 SF	5	5	1
103	HOST/WAITING	A-2 STANDING AREA	5 SF	148 SF	30	30	2
104	MAIN DINING	A-2 UNCONCENTRATED	15 SF	1673 SF	112	93	2
105	BAR AREA SEATING	A-2 SEATING	15 SF	918 SF	61	61	2
106	COAT CLOSET	S- STORAGE	300 SF	31 SF	0	0	1
108	HALLWAY	A-2	15 SF	303 SF	20	20	1
109	WOMEN RESTROOM	TOILET	0 SF	329 SF		0	1
110	MEN RESTROOM	TOILET	0 SF	156 SF		0	1
111	PIZZA BAKING	A-2 KITCHEN	200 SF	122 SF	1	1	1
112	WALK-IN COOLER	A-2 KITCHEN	200 SF	93 SF	0	0	1
113	PREP/COOKING	A-2 KITCHEN	200 SF	109 SF	1	1	1
114	ORDER STAGING	A-2 KITCHEN	200 SF	377 SF	2	2	1
115	DISH WASHING	A-2 KITCHEN	200 SF	214 SF	1	1	1
118	CART STORAGE	A-2 KITCHEN	200 SF	155 SF	1	1	1
119	BEVERAGE COUNTER	A-2 KITCHEN	200 SF	69 SF	0	0	1
120	FOOD DISPLAY	A-2 KITCHEN	200 SF	444 SF	2	2	1
122	LOADING DOCK	A-2 KITCHEN	200 SF	617 SF	3	3	1
133	SALAD PREP	A-2 KITCHEN	200 SF	162 SF	1	1	1
124	OFFICE	BUSINESS	100 SF	54 SF	1	1	1
126	DUCT SHAFT	N/A	0 SF	114 SF			1
128	ELECTRICAL ROOM	N/A	0 SF	78 SF			1
129	EMPLOYEE TOILET	TOILET	0 SF	42 SF			1
132	JANITOR CLOSET	N/A	0 SF	16 SF			1
131	PRIVAT DINING	A-2 UNCONCENTRATED	15 SF	935 SF	62	48	2
Grand total: 25				8221 SF		375	

LIFE SAFETY

- EXISTING PARTITION TO REMAIN
- EGRESS PATH-TRAVEL
- Room Name (101) 150 SF — ROOM NAME / ROOM NUMBER / SQUARE FOOTAGE
- NOT IN CONTRACT - ADJACENT TENANT
- EXIT DOOR
- FINAL DISCHARGE TO PUBLIC WAY
- EXIT SIGN/LIGHT
- FIRE EXTINGUISHER

PLUMBING CALCULATIONS

OCCUPANTS	WC / URINAL			LAVS		
	EXISTING	ADDITIONAL PLANNED	REQUIRED	EXISTING	ADDITIONAL PLANNED	REQUIRED
TOTAL						
MEN	3	0	3	2	0	2
WOMEN	3	0	3	2	0	2
MISC.						

PLUMBING CALCULATIONS

OCCUPANTS	DRINKING FOUNTAINS		SERVICE SINK	
	EXISTING	REQUIRED	EXISTING	REQUIRED
TOTAL				
MEN				
WOMEN				
MISC.	N/A	N/A	1	1

LIFE SAFETY NOTES

NO EQUIPMENT, RACKS, ETC. TO BE LOCATED WITHIN THE EXIT MEANS OF EGRESS SO AS TO PREVENT EXIT DOORS FROM OPENING TO THEIR FULL WIDTH OR IN ANY MANNER OBSTRUCTING ACCESS TO EGRESS.

EVERY ROOM OR SPACE THAT IS ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

MEANS OF EGRESS

1. ACCESS CONTROLLED DOORS IN THE MEANS OF EGRESS PATH ARE DESIGNED TO COMPLY WITH SECTION 1008.1.3.4.
2. DOOR SWING ARE DESIGNED TO COMPLY WITH SECTION 1031.
3. MINIMUM EXIT WIDTH: 36" AS PROVIDED, TABLE 1018.2.
4. EXIT ACCESS TRAVEL DISTANCE: 250 FEET, TABLE 1017.2
5. COMMON PATH OF TRAVEL: 75 FEET MAX, SECTION 1014.3.
6. ONE MEANS OF EGRESS IS PERMITTED FOR ROOMS AND SPACES WITH OCCUPANT LOAD OF 49 OR LESS PER TABLE 1015.1.
7.

FIRE EXTINGUISHER NOTES

- PORTABLE FIRE EXTINGUISHERS SHALL BEAR THE LABEL OF AN APPROVED AGENCY, BE AN APPROVED TYPE, AND BE INSTALLED IN A LOCATION VISIBLE AND ACCESSIBLE TO THE OCCUPANTS. FINAL LOCATION TO BE DETERMINED BY LOCAL FIRE PREVENTION BUREAU PER U.F.C. 906.1.
- PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 LBS, SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN FIVE FEET (5'-0") ABOVE THE FLOOR.
- PORTABLE FIRE EXTINGUISHERS HANG A GROSS WEIGHT EXCEEDING 40 LBS, SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3.5 FEET (3'-6") ABOVE THE FLOOR.
- THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF INSTALLED HAND-HELD FIRE EXTINGUISHERS SHALL NOT BE LESS THAN FIVE INCHES (5"). PROVIDE A MINIMUM OF TWO (2) TYPE 2A 10BC FIRE EXTINGUISHERS WITH MAXIMUM TRAVEL DISTANCES OF 75' (150' O.C.), AND NOT PROTRUDING MORE THAN FOUR INCHES (4) INTO A CIRCULATION PATH.

OLYMP
DESIGN & DEVE
ALEKSANDI
VAYSMA
ARCHITE
1425 MADELEINE LA
ELGIN, ILLINOIS 60
WWW.OLYMPUSDEVELOPM
ISTO@OLYMPUSDEVELOPM
P. 312.858.8772

LICENSED ARCHITECT
ALEKSANDR D. VAYSMAN
001-020358
STATE OF ILLINOIS
EXP. 11-30-2024

RESTAURANT - INETRIOR REMODELING

1280 E. DUNDEE ROAD
PALATINE, IL 60074

NO	DATE	DESCRIPTION
	05.10.2023	ISSUED FOR P

CHECKED BY:
DRAWN BY:
PROJECT NUMBER:

MAIN LEVEL L
SAFETY PL

ID0.3

Attachment: Floor Plan (1280 E. Dundee Road - Increase Class D Liq Lic Aragvi)

ARAGVI, LLC Business Plan

Background & History

ARAGVI, LLC began on November 1st, 2017, in the city of Buffalo Grove, Illinois as a bakery, later it had expended its business to a small restaurant. Focusing on the goals of “Quality, Healthy, and Tradition” the company is family operation making each dish in our own kitchens from scratch. ARAGVI, LLC has three generations of family member working together to fulfill the idea “Honor the Customer, Quality Comes First”. Through hard work and dedication, ARAGVI, LLC began building its brand around the idea of delicious and authentic traditional Georgian food.

Over the years the different type of populations, representing different communities had started to stop by our bakery and restaurant to enjoy hot, freshly Soup, Khachapuri (bread) and Kebabs. We honor the customers by providing them with the freshest, most delicious, and authentic meal experience possible. Traditional Georgian cuisine combines fresh meats, fresh vegetables, herbs, and spices into distinctly flavorful dishes that are considered among the healthiest in the world.

Ownership and Structure

The restaurant has started out as a LLC corporation, owned by its founders Pavel Ivanoff. Mr.

Ivanoff will function as the General Manager.

Our Goal

More than just purveyors of authentic traditional Georgian food, we aim to take simple ingredients in its most basic form and transform it into delicious products for our customers. Our restaurant will make every item from scratch; this means we make every item from its most original form whether it be flour, salt, oil, cheese, and meat for our famous oven baked khachapuri or freshly ground pork and lamb.

Expectations

The most important assumption in the Projected Profit and Loss statement is the gross margin, higher than industry averages. We do see moderate growth over the first five years, because restaurants depend on word of mouth, and we’ll be able to meet capacity requirements to

Attachment: ARAGVI Business Plan 8-9-23 (1280 E. Dundee Road - Increase Class D Liq Lic Aragvi)

grow. Our gross revenue increased more than three times for the last two year and surpassed one million dollars.

Location

Our business has been opened at 136 Mchenry Rd, Buffalo Grove, IL but due to plaza remodeling, it was terminated by the city in June 2022. We are happy to reopen it at 1280 E Dundee Rd, Palatine, IL.

Premises will be used in accordance with proposed hours of operation (Monday – close, Tuesday to Thursday from 12:00PM to 10:00PM, Friday and Saturday from 12:00PM to 2:00AM, Sunday from 12:00PM to 8:00PM) with the following restrictions:

1. The rear door, accessible through the back party room, will not be utilized as an entrance or exit, except in emergency situations.
2. The staff will be instructed that in the rear of the tenant space to be mindful of the adjacent residential neighbors.
3. The cutoff time for the live entertainment will be in accordance with the license, village's permit, and policy.

Target Market

Our primary customer base is from north-west suburbs of Chicago (immigrants from former Soviet Union countries). Between they have combined population of 1,000,000.00 people with median income of $70K. These people looking for good food and a fascinating atmosphere. We want the businessman, happy couples, high-end singles, families, tourists with money, wealthy image seekers and compulsive spenders. We focus on these specific groups because these are the types of people who frequent other restaurants and bars in the area. They are the ones that are willing to spend their money on good dining and service at a value price. We generally know the characteristics of our clientele with the available demographics. As the city of Palatine is re-developing, we can see that a fine dining establishment like Aragvi's is needed here. The city will have much to offer and the people that it draws expect a place where they will get the best of everything. Aragvi's Restaurant will offer a new fine dining concept to the area. The elegant atmosphere, our excellent food and our friendly staff will stand out and make a name in

Attachment: ARAGVI Business Plan 8-9-23 (1280 E. Dundee Road - Increase Class D Liq Lic Aragvi)

Palatine. We will succeed by giving people a combination of excellent and interesting food in an environment that attracts successful people that want to get a little bit more out of life than just the ordinary!

Competition

Everyone that sells prepared meals is our competition though because we all compete for the same home meal replacement dollar. But no one in the area is offering the same menu, based on the traditional Georgian recipes. However, there are two segments of the restaurant industry that are our main competition: the casual dining restaurant concept and the fine dining value restaurant. The key is to deliver the best food at the best price with the highest level of service. This is the very definition of value. This concept is at the heart of Aragvi's Restaurant.

Marketing Plan

We will employ three different marketing tactics to increase customer awareness of Aragvi's Restaurant. Our most important tactic will be social media word-of-mouth/in-store marketing. This will be by far the cheapest and most effective of our marketing programs.

1. Word-of-mouth/In-store Marketing
2. Local Store Marketing
3. Local Media

Sales Plan

Our sales plan is to establish and maintain our position with our local customers. The strategy is to build more customers in order to increase revenue. Sales in our business is client service. It

Attachment: ARAGVI Business Plan 8-9-23 (1280 E. Dundee Road - Increase Class D Liq Lic Aragvi)

is repeat business. We will focus on making all our customers happy with our food, service, and entertainment options. Our strategy in the restaurant is to have an experienced staff that know the food, wine and liquor. We will train every new employee so they will fit in with Aragvi's concept, which is "Wonderful food, reasonably priced wine and knowledgeable service in an outstanding atmosphere."

Our Advantages

- Location – most of our target customers leave 20 miles around this place.
- Hours – we will be open 6 days a week.
- Special Evenings – on Friday's and Saturday's it will be operating until 2:00AM of the morning for special occasions (alcohol will be served until 2:00AM).
- Time-by-time we will be offering the banquet service for special occasions, such as weddings, birthdays etc.
- On Fridays, Saturdays and during special occasions we will be providing life and/or DJ music to our customers (Sound Regulation will be in place in accordance with Illinois Statutes and Regulations).

Keys to Success

Restauranteurs must look for ways to differentiate their place of business in order to achieve and maintain a competitive advantage. The founder of Aragvi, LLC realizes this. With the small re-development, it needs a place that will fit into the 'new look' of the community that is sophisticated and entertaining. The fact that no other restaurants in the area has this concept and atmosphere presents us with a window of opportunity and an entrance into a profitable niche in the market.

Aragvi's Restaurant's objectives for the first three years of operation includes:

- Keeping food cost under 35% revenue.
- Keeping employee labor cost between 24-29% of revenue.
- Stay as a small restaurant with excellent food and service.

Attachment: ARAGVI Business Plan 8-9-23 (1280 E. Dundee Road - Increase Class D Liq Lic Aragvi)

- Providing a full security to our customers, by installing the security cameras, randomly checking ID and hiring the security guys for days, when expecting unusual capacity.

· Averaging sales between $1,000,000-1,500,000 per year.

· Achieve 12% return on investment to investors for the first two years and 15% for the next three years.

Menu

Attachment: ARAGVI Business Plan 8-9-23 (1280 E. Dundee Road - Increase Class D Liq Lic Aragvi)



KHACHAPURI

Attachment: ARAGVI Business Plan 8-9-23 (1280 E. Dundee Road - Increase Class D Liq Lic Aragvi)



A bread in a category all its own, khachapuri inspires near-addiction in visitors who try it. Piping hot, oozing with cheese and butter, and made with love, khachapuri is an indulgence that isn't soon forgotten.

Attachment: ARAGVI Business Plan 8-9-23 (1280 E. Dundee Road - Increase Class D Liq Lic Aragvi)

KHINKALI

Attachment: ARAGVI Business Plan 8-9-23 (1280 E. Dundee Road - Increase Class D Liq Lic Aragvi)



These traditional dumplings are made of dough wrapped around a savory meat filling. The most common filling is a juicy mixture of beef and pork.

Attachment: ARAGVI Business Plan 8-9-23 (1280 E. Dundee Road - Increase Class D Liq Lic Aragvi)

Consider an Ordinance Granting a Variation to Permit a Circular Driveway at 587 W. Helen Road

BACKGROUND:
The Petitioner initially proposed to construct a circular driveway that will exceed the maximum permitted driveway width of 35 feet and exceed the maximum allowed 25 feet, within the first 5 feet of the property line. The circular driveway would result in two curb cuts on West Helen Road. Following review by the Planning and Zoning Commission the Petitioner submitted a revised site plan that eliminates the need for relief from the Village's maximum driveway width within 5 feet of the property line. Therefore, the Petitioner is requesting approval of the following:

Variation to permit a residential driveway to exceed the maximum permitted 35 feet in width to construct a circular driveway

KEY ISSUES:
- The Petitioner is proposing to install a circular driveway, which exceeds the maximum allowable total driveway width, thus requiring a Variation.
- At the widest point, the proposed driveway would have a total width of approximately 58 feet. For review purposes, the driveway width at the garage is 42.5 feet. Per Code, the maximum allowable total driveway width for a three-car garage is 35 feet, as the garage has a third side load garage door facing east.
- Staff's review of the surrounding neighborhood identified two other properties within a few lots from the Subject Property that have circular driveways (707 W. Helen Road & 572 W. Helen Road). In each case, the driveways are existing improvements and constructed without any zoning relief. Staff notes that the 572 property previously existed as a parking lot with two curb cuts, was constructed in unincorporated Cook County, and functioned under a Cook County Special Use to operate as a day care center.
- Both the building coverage and lot coverage are well below the maximum allowable percentage per Code. While the revised plan eliminates a Variation previously requested, Staff concurs with the Planning and Zoning Commission recommendation to deny and notes the parking reduction on Helen Road, with a second curb cut, due to the Code restriction of cars parking within 5 feet of a driveway as well as the large area of pavement that will result from the requested driveway width relief.

ALTERNATIVES:
1. Approve the Variation to permit a residential driveway to exceed the maximum permitted 35 feet in width.
2. Do not approve the Variation to permit a residential driveway to exceed the maximum permitted 35 feet in width.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on July 25, 2023.
Residents testifying:	None. 1 email objection to the circular drive was submitted.
Vote:	The PZC voted 3-2 to deny the Variations to permit a circular driveway and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Variation to permit a residential driveway to exceed the maximum permitted width of 35 feet.

ATTACHMENTS:

- Aerial Map
- ORD VAR 587 W Helen Road
- EXHIBIT - Site Plan REVISED
- Site Plan - Original Request
- 2020 Approved building permit site plan
- Objection 587 W. Helen Road
- Planning and Zoning Commission materials - 7-25-23
- PZC minutes - 7-25-23
- Public Notice

GISConsortium

587 W. Helen Road



0 150 300 ft

Print Date: 6/23/2023

Notes

Cook County Aerial 2020

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

Attachment: Aerial Map (587 W. Helen Road - VAR Circular Driveway)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
587 W. HELEN ROAD

WHEREAS, pursuant to a petition and public hearing on July 25, 2023, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Variation to driveway to exceed the maximum allowed width of 35 feet , pursuant to Section 7.04 (i) (4) of the Village of Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1:
LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST ACRES UNIT NUMBER 2, A SUBDIVISION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH 40 FEET OF VACATED DORSET AVENUE, ADJACENT TO AND ADJOINING THE SOUTH LINE OF SAID LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST ACRES UNIT NUMBER 2, IN COOK COUNTY, ILLINOIS.

Property Index Number (PIN): 02-22-112-007-0000 and 02-22-112-020-0000

Commonly known as 587 W. Helen Road

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

SECTION 1: A Variation to permit relative to a request for a Variation to driveway to exceed the maximum allowed width of 35 feet , pursuant to Section 7.04

Attachment: ORD VAR 587 W Helen Road (587 W. Helen Road - VAR Circular Driveway)

(i) (4) of the Village of Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. **The Variation shall substantially conform to the site plan, attached hereto, except as said plans may be revised to conform to the Village Code of Ordinances**

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

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

PASSED: This _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

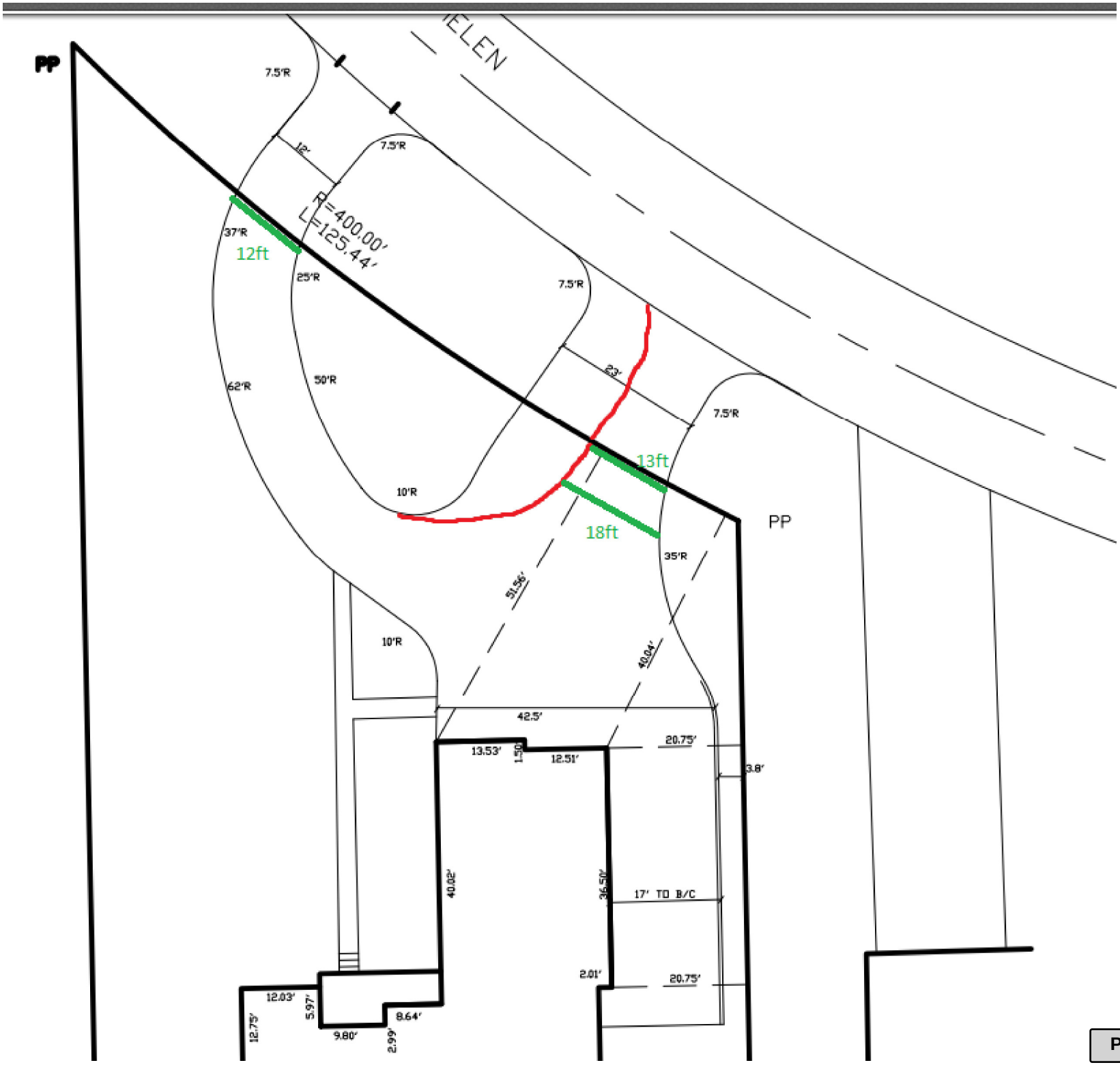
_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

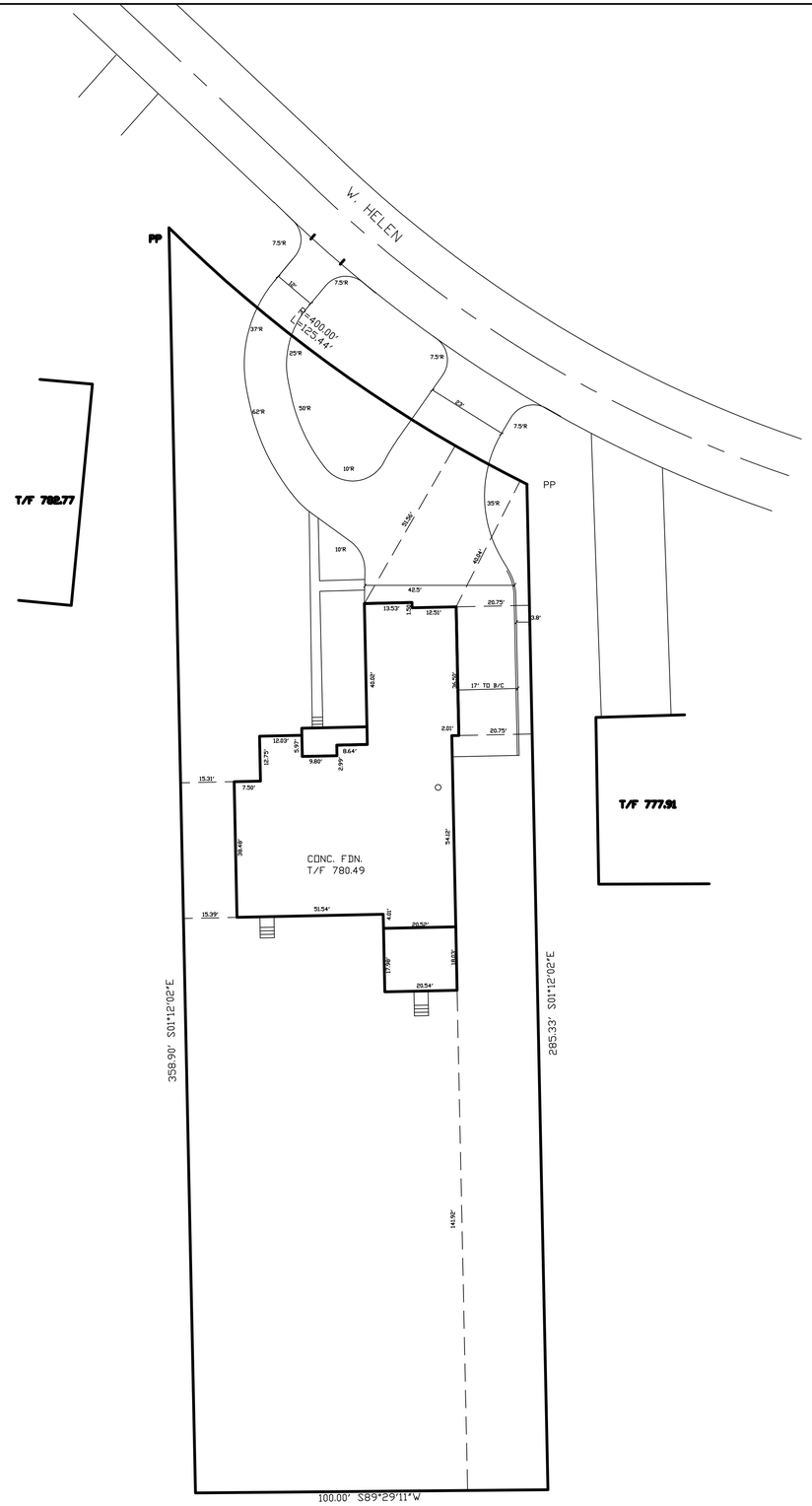
_____day of _____, 2023

_____
Village Clerk

Attachment: ORD VAR 587 W Helen Road (587 W. Helen Road - VAR Circular Driveway)



Attachment: EXHIBIT - Site Plan REVISED (587 W. Helen Road - VAR Circular Driveway)



PARCEL ONE: LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST ACRES UNIT NUMBER 2, A SUBDIVISION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE NORTH 40 FEET OF VACATED DORSET AVENUE, ADJACENTTO AND ADJOINING THE SOUTH LINE OF SAID LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST ACRES UNIT NUMBER 2, VACATED PURSUANT TO VILLAGE OF PALATINE ORDINANCE NO. 0-90-77 RECORDED OCTOBER 4, 1977 AS DOCUMENT NO. 24133294 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 587 W. HELEN, PALATINE, IL.

N

SCALE 1"=20'

COVERAGE CALCULATIONS

LOT AREA	31,803 SF SF	
RESIDENCE	4,402 SF	
DRIVE/WALKS	3,478 SF	
TOTAL	7,880 SF	24.8%

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPRTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 08 TH DAY OF JAN AD 2020

OWNER

ENGINEER

TIMOTHY J. SPIES 62-42874 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

PER VILLAGE 04-21-20
REVISE DRV. 12-08-20
PER VILLAGE 12-24-20
REV DRIVE 06-05-23

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5204
SCALE: 1"=20'
DATE: 01-08-20

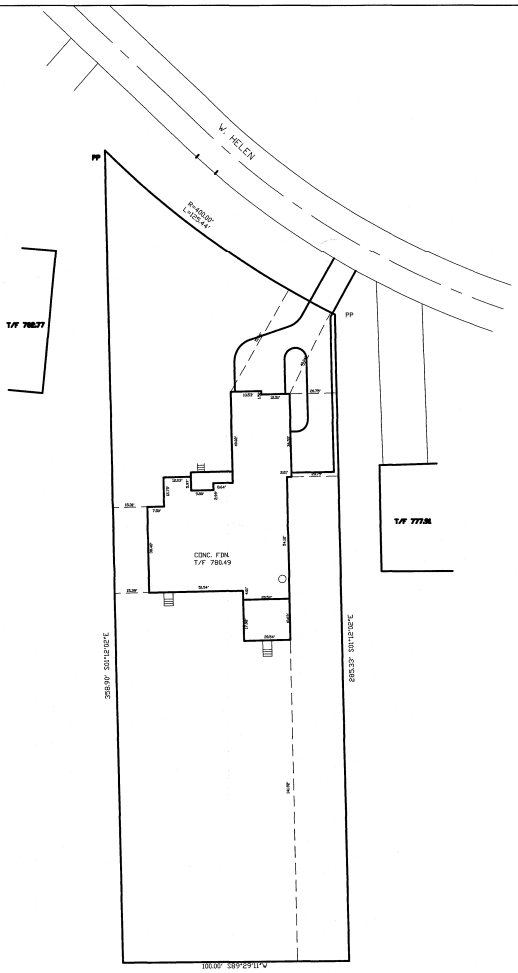
SITE DEVELOPMENT PLAN
587 W. HELEN RD.

SHEET NO. 2 OF 2 SHEETS

Attachment: Site Plan - Original Request (587 W. Helen Road - VAR Circular Driveway)

PARCEL ONE: LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST ACRES UNIT NUMBER 2, A SUBDIVISION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE NORTH 40 FEET OF VACATED DORSET AVENUE, ADJACENTO AND ADJOINING THE SOUTH LINE OF SAID LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST ACRES UNIT NUMBER 2, VACATED PURSUANT TO VILLAGE OF PALATINE ORDINANCE NO. O-66-77 RECORDED OCTOBER 4, 1977 AS DOCUMENT NO. 24132294 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 587 W. HELEN, PALATINE, IL.



SCALE 1"=20'

COVERAGE CALCULATIONS

LOT AREA	31,803 SF SF	
RESIDENCE	4,388 SF	
DRIVE/WALKS	1,934 SF	
TOTAL	6,322 SF	19.9%

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 08 TH DAY OF JAN, 20 20

OWNER

ENGINEER

062-039174 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

PER VILLAGE 04-21-20
REVISE DRV. 12-08-20

DRAWN BY:	TJS	JOB NO.	5204
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	01-08-20

SITE DEVELOPMENT PLAN
587 W. HELEN RD.

SHEET NO. 2 OF 2 SHEETS

Attachment: 2020 Approved building permit site plan (587 W. Helen Road - VAR Circular Driveway)

Ben Vyverberg

Subject: FW: 587 W. Helen VAR-000052-2023

From: PHILIP SYLVESTER <>
Sent: Monday, July 24, 2023 11:26 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Cc: Christie Sylvester ; Scott Lamerand <SLamerand@palatine.il.us>
Subject: 587 W. Helen VAR-000052-2023

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

Hello,

This email is our comments and concerns about the proposed variations requested for the driveway at 587 W. Helen (VAR-000052-2023). We are the owners 620 W. Helen Rd directly across the street from the subject property.

Simply, we do not agree with providing a variance for the driveway as currently proposed. We have a number of concerns and we also do not see justification of any hardship or other requirement to support this variance of this well defined code.

First a bit of backstory, our property originally had a circular driveway which we specifically removed when the new house was built on the property. When clearing winter storms they require twice as much work to maintain. The petitioner needs to explain how and where the snow will be removed from the driveway and placed.

We have lived across from the 707 W. Helen before and after the addition of the circular driveway. Since the circular driveway snow removal is done via snowplow truck. EVERY snowplow driver wants to push the snow across the street onto our property. This snow either ends up at the edge of the street (which then ends up in our driveway when the Palatine snow plows come) or the push it further back tearing up the drainage swale and leaving large piles that obscure our backing out of the driveway.

Two curb cuts reduce the street parking area. The excessive proposed width make it impossible to park these large landscaper truck and trailers in front of the subject property. These landscapers never park in on the street or in front of driveway, and never park in their customers driveway (almost all these trucks leak oil). I would assume the final owner occupant will have a landscape crew.

Lastly, it seems all the work was completed (except final paving). While the agenda contained a rough survey. If work should be approved a full new set of proposed engineering final topological should be completed. Previously, there was no drainage swale, large trees were removed, the large addition of impervious driveway with no connection to the westward direction of the drainage swale. Also, the west portion of the driveway (as currently built) seem as this might be in a NIGas right of way.

Attachment: Objection 587 W. Helen Road (587 W. Helen Road - VAR Circular Driveway)

Thank you for your consideration of our comments.

Philip and Christie Sylvester
620 W. Helen Rd Palatine, IL

Attachment: Objection 587 W. Helen Road (587 W. Helen Road - VAR Circular Driveway)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 07/25/23 07:00 PM

STAFF REPORT (ID # 8503)

587 W. Helen Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Greg Rose

PLAN NUMBER: VAR-000052-2023

ADDRESS: 587 W. Helen Road

PROPOSAL:
Variation to permit a residential driveway to exceed the maximum permitted 30 feet in width to construct a circular driveway; and a Variation to permit a residential driveway to be 35 feet wide within 5 feet of the front property line, instead of the maximum permitted 25 feet.

LOCATION:	587 W. Helen Road District 2 (Lamerand)	**CURRENT ZONING:**	R-1 Single-Family Residential

SURROUNDING CONDITIONS:

North:	R-1 Single-Family Residential
South	R-2 Single-Family Residential
East:	R-1 Single-Family Residential
West:	R-1 Single-Family Residential

BACKGROUND:
The Petitioner is proposing to construct a circular driveway that will exceed the maximum permitted driveway width of 30 feet. The circular driveway would result in two curb cuts on West Helen Road. Therefore, the Petitioner is requesting:

Variation to permit a residential driveway to exceed the maximum permitted 30 feet in width to construct a circular driveway; and

Variation to permit a residential driveway to be 35 feet wide within 5 feet of the front property line, instead of the maximum permitted 25 feet.

SITE ANALYSIS:

- The Subject Property is an interior lot located in the Arthur T. McIntosh & Co.'s

Attachment: Planning and Zoning Commission materials - 7-25-23 (587 W. Helen Road - VAR Circular Driveway)

Northwest Acres unit No. 2 subdivision. The lot is zoned R-1 Single-Family Residential and is approximately 31,800 square feet in size. The residence on the Subject Property his currently being constructed under an active building permit.

- The Petitioner is proposing to install a circular driveway that will exceed the maximum allowable total driveway width, thus requiring a Variation.
- At the widest point, the proposed driveway would have a total width of approximately 58 feet. For discussion purposes, the driveway width at the garage is 42.5 feet. Per Code, the maximum allowable total driveway width for a 2-car garage is 30 feet.
- The combined width of the proposed driveway, measured at the lot line, will be 35 feet. The Zoning Ordinance allows a maximum width of 25 feet within 5 feet of the lot line.
- Staff's review of the surrounding neighborhood identified 2 properties that are within a few lots from the subject property that have circular driveways (707 W. Helen Rd & 572 W. Helen Rd). In each case, the driveways were constructed prior to 2005 and without any zoning relief. Staff notes that the 572 property, previously existing parking lot, with two curb cuts, was constructed in unincorporated Cook County and functioned under a Cook County Special Use to operate as a day care center.
- Both the building coverage and lot coverage are well within the allowable percentage per Code.

DEPARTMENTAL REVIEWS:

Community Services	Adequate justification for exceeding the maximum 25-foot driveway width within 5 feet of the front property line has not been provided.
Engineering	The proposal does not support the need to widen the driveway beyond what is permitted by Code.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

Attachment: Planning and Zoning Commission materials - 7-25-23 (587 W. Helen Road - VAR Circular Driveway)

STAFF RECOMMENDATION:

The circular driveway proposed by the Petitioner would allow for easier access in and out of the subject property. The overall width of the proposed driveway is comparable to other approved recently approved driveway width variations (e.g. Illinois Avenue and Austin Lane), but those examples also complied the maximum driveway width at the property line. There are two existing circular driveways in the neighborhood. Nonetheless, Staff did not find that there was adequate justification provided to permit the driveway width within 5 feet of the front property line to exceed the maximum permitted 25 feet. The proposed circular drive would function sufficiently if said driveway width within 5 feet of the property line complied with Village Code.

Therefore, Staff recommends denial of the Variation. However, if the Petitioner agrees to reduce the driveway width within the first 5 feet of the property to comply with the 25-foot maximum width, then Staff would recommend action at the discretion of Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the Site Plan submitted by the Petitioner, Greg Rose, except as such plans may be changed to conform to the Villages Codes and Ordinances.

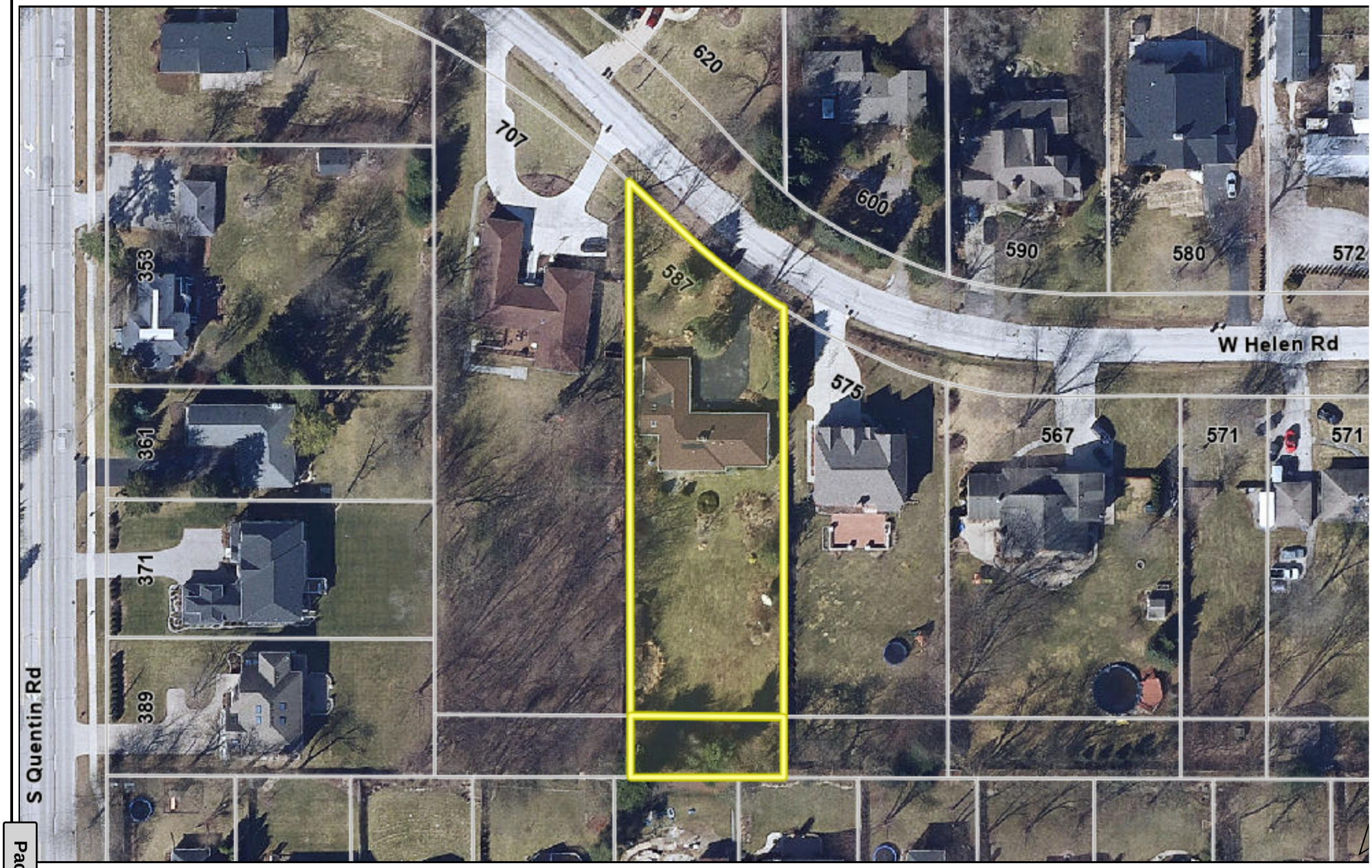
ATTACHMENTS:

- Aerial Map
- Variation Application
- Plat of Survey
- Site Plan
- Public Notice

Attachment: Planning and Zoning Commission materials - 7-25-23 (587 W. Helen Road - VAR Circular Driveway)

GISConsortium

587 W. Helen Road



0 150 300 ft

Print Date: 6/23/2023

Notes

Cook County Aerial 2020

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and t

Attachment: Aerial Map (587 W. Helen Road - VAR Circular Driveway)

Attachment: Planning and Zoning Commission materials - 7-25-23 (587 W. Helen Road - VAR Circular Driveway)

VILLAGE OF PALATINE

VARIATION APPLICATION

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

Petitioner Name

Greg Rose

Business Name (if applicable)

Subject Property Address

587 W. Helen Road

Please provide a description of your proposed request:

Owner would like to install a circular driveway which, together with the main driveway, will exceed the 25ft max total allowed. Given the size of the property and the lack of impact to the surrounding area, they would like the contemplated driveway to be approved.

Petitioner Justification

Variations shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

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:

No

That the plight of the owner is due to unique circumstances:

No

That the Variation, if granted, will not alter the essential character of the locality:

Character of surrounding area stays the same

Attachment: Planning and Zoning Commission materials - 7-25-23 (587 W. Helen Road - VAR Circular Driveway)

In order to supplement the above standards, the Planning and Zoning Commission 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 the public welfare or other properties in the neighborhood.
f. The request will not impair 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.

Petitioner and owner would like to add that there are multiple circular driveways on Helen Rd. including 572 W Helen and 707 W Helen which is the property immediately to the west.

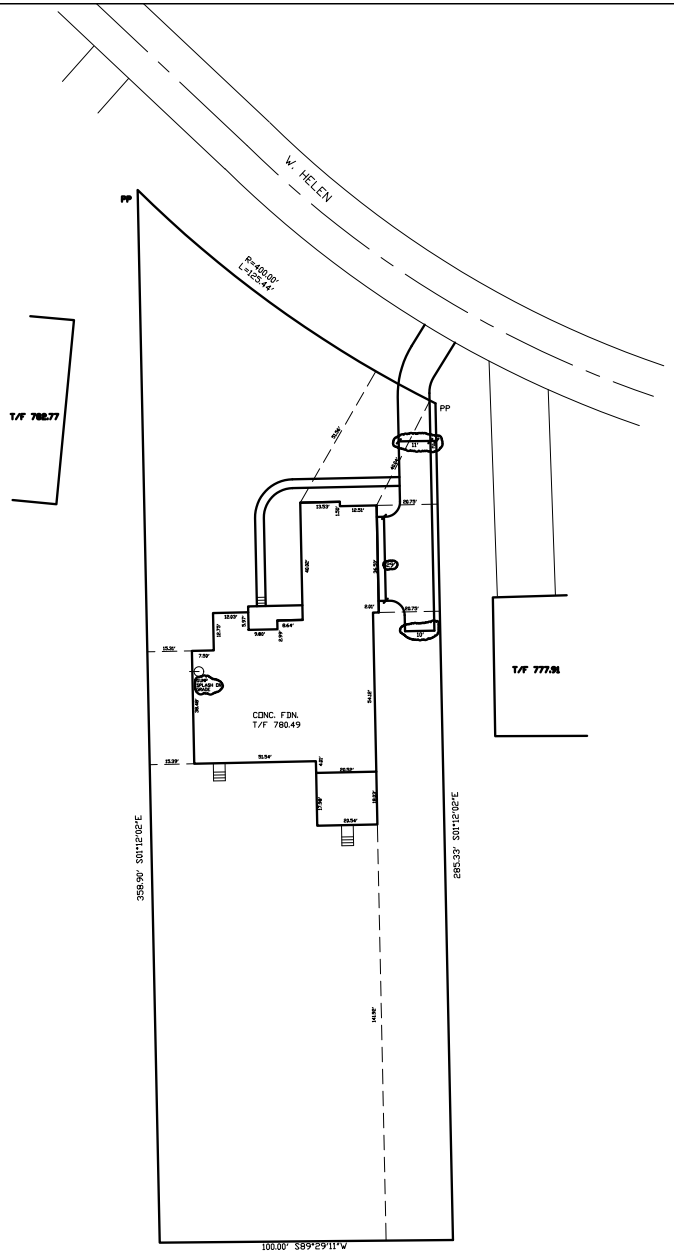
Attachment: Planning and Zoning Commission materials - 7-25-23 (587 W. Helen Road - VAR Circular Driveway)

PARCEL ONE: LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST ACRES UNIT NUMBER 2, A SUBDIVISION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE NORTH 40 FEET OF VACATED DORSET AVENUE, ADJACENTTO AND ADJOINING THE SOUTH LINE OF SAID LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST ACRES UNIT NUMBER 2, VACATED PURSUANT TO VILLAGE OF PALATINE ORDINANCE NO. O-90-77 RECORDED OCTOBER 4, 1977 AS DOCUMENT NO. 24133294 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 587 W. HELEN, PALATINE, IL.

N

SCALE 1"=20'



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RESIDENCE	4,388 SF	
DRIVE/WALKS	1,584 SF	
TOTAL	5,972 SF	18.8%

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DATED THIS 03 TH DAY OF NOV., AD 2020

OWNER

ENGINEER

TIMOTHY J. SOLEK
62-42874
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

B20-383

PIES
& ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

DRAWN BY:	TJS	JOB NO.	5204
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	11-03-20

FOUNDATION SPOT SURVEY
587 W. HELEN RD.

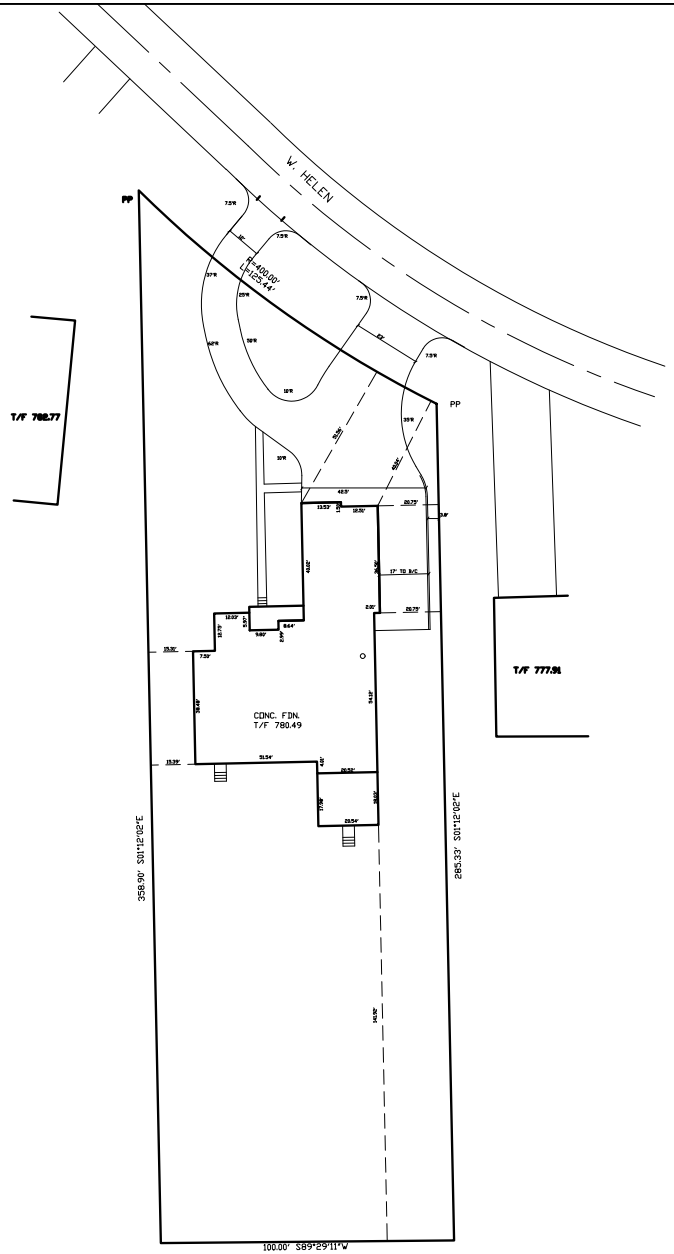
SHEET NO. 1 OF 1 SHEETS

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OWNER

ENGINEER

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SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors

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SITE DEVELOPMENT PLAN
587 W. HELEN RD.

SHEET NO. 2 OF 2 SHEETS

Attachment: Site Plan (587 W. Helen Road - VAR Circular Driveway)

Attachment: Planning and Zoning Commission materials - 7-25-23 (587 W. Helen Road - VAR Circular Driveway)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 587 W. HELEN RD.

◉ ○ ○ ○

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 6TH day of JULY, A.D. 20 23., and the last publication thereof was made on the 6TH day of JULY, A.D. 20 23.

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of JULY A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of JULY A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Planning and Zoning Commission materials - 7-25-23 (587 W. Helen Road - VAR Circular Driveway)

4. 587 W. Helen Road **- Recommend to Deny**

Notice was published in the Journal & Topics on July 6, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Public Notice

Chairman Wood read into record an email from neighbor against the petition

Mr. Vyverberg gave a brief outline of the request explaining the petitioner is proposing to construct a circular driveway that will exceed the maximum permitted driveway width of 30 feet. The circular driveway would result in two curb cuts on West Helen Road. Therefore, the Petitioner is requesting:

- Variation to permit a residential driveway to exceed the maximum permitted 30 feet in width to construct a circular driveway; and
- Variation to permit a residential driveway to be 35 feet wide within 5 feet of the front property line, instead of the maximum permitted 25 feet.

Sworn in petitioner: Mr. Greg Rose West Chicago, IL (builder) & Mr. Philmore Morrison 587 W. Helen Road

Mr. Rose is requesting to construct a circular drive in for a very large home on a very large property. He stated the drive fits well with the large home and will add curb appeal and allow landscaping. He pointed out the home is setback from the road so won't overwhelm the property. Mr. Rose explained they are requesting a narrow entrance of 12ft to the west and 23ft to the east. He pointed out there are other circular drives on this street. He spoke to the safety aspect being right at the crest of Helen Road which is a significant through street of the Village. He stated both directions are downhill curves so this will serve the community both people parking and people driving through. Mr. Rose spoke to current code allowance of 25ft and how there should be flexibility for larger properties.

Mr. Morrison stated the circular driveway will look good with the home. He stated they moved from Chicago to start a family and if were involved in the beginning would have requested before they started. He spoke to the layout of the garage with multiple entrances. He stated there are no driveways across street but there is a large tree preventing parking on that side so everyone parks on their side. Mr. Morrison stated they do not want to impact neighbors so want to have guests park off street in their driveway. He pointed out there is also a fire hydrant that limits street parking. He stated they want to utilize the land to build a driveway that commensurate with home. Mr. Morrison stated he thinks the landscaping they have planned will be appreciated and noted by the Village Beautification

Attachment: PZC minutes - 7-25-23 (587 W. Helen Road - VAR Circular Driveway)

committee.

Chairman Wood asked if the concern is for room for visitors' cars.
Mr. Morrison answered yes. He spoke to the visibility issues, due to no street lights and the large tree that protrudes into street. He stated he thinks it's better to not have vehicle parked on the street.

Chairman Wood asked if they considered reducing the size.
Mr. Rose stated a 12ft entrance with the front load and side load garage would not be aesthetically great. He stated the code does not take in account for large properties and size of garage.

Chairman Wood asked if a circular drive was contemplated at beginning of construction.
Mr. Rose answered no.

Commissioner Bettenhausen asked what type of vehicle will be parked in garage.
Mr. Morrison stated a larger pickup truck.

Commissioner Bettenhausen asked if they considered 15ft and 10ft.
Mr. Phillmore stated they considered shrinking to make smaller but aesthetically it doesn't fit home.

Chairman Wood asked if driveway been started.
Mr. Rose stated they cut it and found out they were exceeding the limit.

Chairman Wood asked how long has home been there.
Mr. Rose stated they started construction in 2020.

Commissioner Kolososki how wide is strip on east side where truck will go.
Discussion on width referring to site plan slide.

Commissioner Kolososki asked if they plan on parking 2 or 3 cars in garage.
Mr. Morrison stated they will try to make turn to park 3.

Commissioner Kolososki stated they have ability to stack cars in garage and have plenty of room to park more cars in drive within code.

Commissioner Cavanaugh clarified the purpose is for parking and safety.
Mr. Phillmore answered yes.

Chairman Wood spoke to the neighbor's concerns on snow removal of the larger driveway and the 2 curb cuts will reduce the street parking.
Mr. Rose agreed that the parking on the street is an issue.
Mr. Morrison stated there is no home across from driveway so can't push snow on someone else's property.

Attachment: PZC minutes - 7-25-23 (587 W. Helen Road - VAR Circular Driveway)

Commissioner Friedman spoke to letter and clarified their concern of snow is more for drainage swale.
Mr. Rose stated the driveway would have to be approved by the Village engineer and will be designed by engineer to ensure water is being managed properly.

Mr. Vyverberg gave a brief overview. He spoke to the other existing circular driveways both having building permits and working with Village to be within ordinance. He stated the subject property is a larger property at 100ft wide so lot coverage and building coverage are not of concern.

Commissioner Cavanaugh asked about the property to the west.
Mr. Vyverberg stated they met maximum driveway width at the property line and were given a permit as a single-family residence property. He spoke to the petitioner's request for multiple variations on width relief.

Chairman Wood asked why does the code restrict to 25 ft.
Mr. Vyverberg explained there are many factors, but ultimately it is to not create multiple curb cuts that exceed a manageable width for residential properties.

Chairman Wood asked if there are other driveways in the Village that are that large.
Mr. Vyverberg stated any driveway requests at this size would require relief.

Chairman Wood asked how many have exceeded the max at the property line.
Mr. Vyverberg stated he can think of one that was annexed in from Cook County with preexisting conditions. He stated it is not a typical relief.

STAFF RECOMMENDATION:
The circular driveway proposed by the Petitioner would allow for easier access in and out of the subject property. The overall width of the proposed driveway is comparable to other approved recently approved driveway width variations (e.g. Illinois Avenue and Austin Lane), but those examples also complied the maximum driveway width at the property line. There are two existing circular driveways in the neighborhood. Nonetheless, Staff did not find that there was adequate justification provided to permit the driveway width within 5 feet of the front property line to exceed the maximum permitted 25 feet. The proposed circular drive would function sufficiently if said driveway width within 5 feet of the property line complied with Village Code.

Therefore, Staff recommends denial of the Variation. However, if the Petitioner agrees to reduce the driveway width within the first 5 feet of the property to comply with the 25-foot maximum width, then Staff would recommend action at the discretion of Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the Site Plan submitted by the Petitioner, Greg Rose, except as such plans may be changed to conform to the

Attachment: PZC minutes - 7-25-23 (587 W. Helen Road - VAR Circular Driveway)

Villages Codes and Ordinances.

Chairman Wood asked if staff is recommending denial of both variations.
Mr. Vyverberg answered yes.

Mr. Rose stated the 42.5 ft can't be any smaller with a side load garage. He stated the vast majority of properties are 75 ft wide compared to a lot of 100 ft wide the drive differential should be comparably.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Mr. Friedman

DELIBERATIONS:
Commissioner Kolososki stated he sees a lot of horseshoe driveways and every town have their own stipulation. He agreed it is difficult to get 3 cars in garage but can't criticize the ordinance. He stated it is unfortunate since the house is already configured.

Commissioner Cavanaugh stated he is sympathetic, but not sure if it is necessary. He stated he understands the safety concerns with the street.

Commissioner Friedman stated he thinks there are other solutions that can meet code.

Chairman Wood stated she is familiar with the area and agrees with the petitioner about the tree problem and safety concern with the lack of sidewalks. She stated the concerns are valid. She stated she thinks a single 25' driveway can be enough but understands the benefit of the circular drive. Chairman Wood stated she understands staffs concerns but thinks large home so aesthetics should be considered

Motion to approve failed: 2-3
Ayes: Cavanaugh, Wood
Nays: Bettenhausen, Kolososki, Friedman

Commissioner Friedman made a motion to deny; seconded by Mr. Cavanaugh

Chairman Wood summarized that this request was denied by a vote of 3-2. This item will tentatively go to Village Council on August 14, 2023.

Attachment: PZC minutes - 7-25-23 (587 W. Helen Road - VAR Circular Driveway)

RESULT:	**RECOMMEND TO DENY [3 TO 2]**
MOVER:	Eric Friedman, Vice Chairperson
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Friedman, Bettenhausen, Kolososki
NAYS:	Wood, Cavanaugh
ABSENT:	Noonan, Roth-Wurster, Luszczak, Fedota

Attachment: PZC minutes - 7-25-23 (587 W. Helen Road - VAR Circular Driveway)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 587 W. HELEN RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 6TH day of JULY, A.D. 20 23., and the last publication thereof was made on the 6TH day of JULY, A.D. 20 23.

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of JULY A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of JULY A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (587 W. Helen Road - VAR Circular Driveway)

Consider an Ordinance Granting a Special Use and Variation for a New Single-Family Residence and Access Drive at 1347 N. Grove Avenue and Vacant Lot to the East

BACKGROUND:
The Petitioner is proposing to build a new single-family home on the existing vacant lot directly east of 1347 N. Grove Avenue. In addition, a private drive is proposed to connect the vacant lot to Grove Avenue through the north side yard of 1347 N. Grove Avenue. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and

Variation for the driveway width to be 29 feet in total width, within 5 feet of the lot line, instead of the maximum permitted 25 feet.

KEY ISSUES:
- The Subject Property, zoned R-1 Single-Family Residential, is approximately 15,488 square feet. It was platted in 1926 and conforms to the pre-1958 R-1 lot area standards (minimum of 12,000 square feet). The lots were platted in Cook County in 1926 and annexed in 2005. The vacant lot is under the same ownership as the single-family residence directly to the west (1347 N. Grove Avenue). The Village Council adopted a Sub Area Plan ("Northwest Sub Area") for these properties, which indicates that the property should be developed within the R-1 A standards.
- The Subject Property is landlocked; however, there is an unimproved right-of-way to the east. Therefore, the eastern side of the lot would be considered the front yard.
- The Petitioner is seeking to build a new home requiring a rear yard setback reduction from 50 feet to 41 feet. The remaining setbacks comply with the R-1 standards. The property to the north is vacant and the residence to the south is setback approximately 26 feet and appears to be existing nonconforming.
- The plans propose access from a private drive through 1347 N. Grove Avenue (west) reaching Grove Avenue. While there is existing unimproved right-of-way to the east (Coolidge Avenue - annexed from Cook County), the Petitioner indicates that building an access drive using the existing right of way is not feasible, due to the steep slope decline of over 6 feet across the 40 feet of the unimproved Coolidge right-of-way.
- The proposed driveway is 10 feet wide and will require an access easement to be recorded for the 1347 N. Grove Avenue property. Lot coverage for 1347 N. Grove Avenue would meet Code with the private drive addition. The driveway width at the front lot line exceeds the maximum 25 feet, therefore requiring a Variation.
- In addition to the Zoning relief requested, Chapter 16 Construction and Maintenance of Facilities in the Public Rights-of-Way of the Palatine Code of Ordinances contains regulations regarding driveways. These regulations include requiring a permit from the Village for constructing any driveway in public right-of-way. Per Chapter 16, a driveway is defined as "a place improved for vehicular traffic **on street right-of-way** which **connects the traveled portion of the street with the lot or parcel of land adjacent thereto**." As the proposed driveway would connect Grove Avenue (through an easement and not street right-of-way) to a lot or parcel of land that is not adjacent thereto, thus in conflict with the Code, the requested zoning relief for the driveway

also includes a waiver from this regulation. Thus, even without the requested driveway width variation, the Village still has the authority to deny the proposed driveway/easement.

- All of the neighboring properties appear to be on well and septic. A water main exists along the west side of Grove Avenue, to which the new home will connect to. The closest sanitary line is located at the southeast corner of North Street and Grove Avenue. Due to the distance from the home, the Code does not require connection, unless the property is unable to provide the required septic to support the home.

ALTERNATIVES:

1. Approve the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet.
2. Do not approve the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on July 25, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet. Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:

A motion to approve the ordinance granting the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet at 1347 N. Grove Avenue and vacant lot to the east.

ATTACHMENTS:

- Aerial Map
- ORD SU VAR 1347 N Grove Ave
- EXHIBIT - Site Plan
- EXHIBIT - Architectural Plans
- 1347 N Grove - Driveway Easement Exhibit
- Planning and Zoning Commission materials - 7-25-23
- PZC Minutes - 7-25-23

GISConsortium | 1347 N Grove Ave.



0 300 600 ft

Print Date: 7/12/2023

Notes

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

Attachment: Aerial Map (1347 N Grove Ave - SU VAR NSFR)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
1347 N. GROVE AVE AND VACANT LOT TO EAST

WHEREAS, pursuant to a petition and public hearing on July 25, 2023, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet, pursuant to Section 10.02 (h) (2) of the Village of Palatine Zoning Ordinance and a Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line, instead of the maximum permitted 25 feet, pursuant to Section 7.04 (i) (3) of the Village of Palatine Zoning Ordinance, on the following legally described property:

LOTS 2 AND 5 IN BLOCK 2 IN WILSON'S FOREST VIEW HIGHLANDS A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 1347 N. Grove Avenue and vacant lot to the east (02-09-110-002-0000 and 02-09-110-005-0000).

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

SECTION 1: A Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet, pursuant to Section 10.02 (h) (2) of the Village of Palatine Zoning Ordinance and Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line, instead of the maximum permitted 25 feet, pursuant to Section 7.04 (i) (3) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use and Variation shall substantially conform to the site plan and**

Attachment: ORD SU VAR 1347 N Grove Ave (1347 N Grove Ave - SU VAR NSFR)

architectural plans prepared by the Urban Design Group, submitted on 06/10/2023, except as said plans may be revised to conform to the Village Code of Ordinances.

2. **Connection to the public water supply shall be required for the new construction.**
3. **A complete septic evaluation/design report shall be submitted showing sufficient area for a new system and separation from all adjoining wells shall be provided for both lots. If both properties cannot support a new septic system in the allowed area the public sanitary main shall be extended the north corner of the property and the two structures shall be connected to the public sanitary main.**
4. **An easement shall be submitted in a manner acceptable to the Village Attorney and Village Engineer for both cross access, across the proposed driveway, and for the proposed waterline and any additional utilities.**

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

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

PASSED: This _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2023

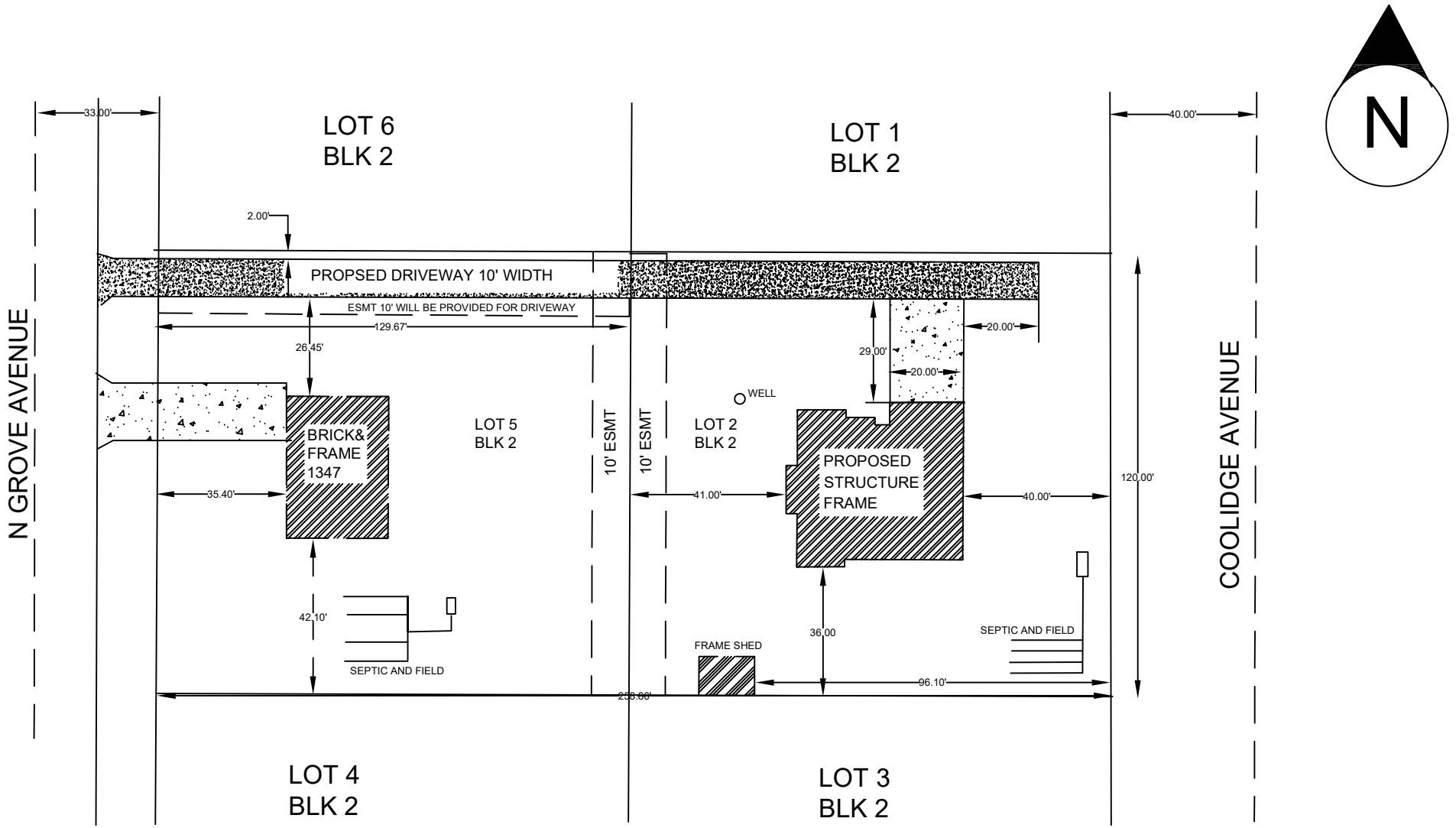
_____
Village Clerk

Attachment: ORD SU VAR 1347 N Grove Ave (1347 N Grove Ave - SU VAR NSFR)

NOTES :
- LOT COVERAGE : 23% (PROPSED STRUCTURE, DRIVEWAYS AND FRAME SHED)
- PROPOSED STRUCTURE HEIGHT : 29.4FT
- COOLIDGE AVE NOT IMPROVED, STEEP DOWNHILL GROUND AND HIGH DENSITY TREES
- SEPTIC TANK IS 30 FT FROM PROPOSED BUILDING AND 6FT FROM PROPERTY LINE
- DISPOSAL FIELD IS 30FT FROM PROPOSED BUILDING, 98FT FROM WELL AND 5 FT FROM PROPERTY LINE

Definitions :

ESMT = EASEMENT



Attachment: EXHIBIT - Site Plan (1347 N Grove Ave - SU VAR NSFR)

URBAN DESIGN GROUP
THESE PLANS ARE THE PROPERTY OF URBAN DESIGN GROUP AND OTHER PROPERTY RIGHTS MAY APPLY. ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DESIGNS ARE RESERVED BY URBAN DESIGN GROUP. THESE PLANS AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM URBAN DESIGN GROUP. URBAN DESIGN GROUP SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RIGHTS, INCLUDING COPYRIGHT, IN THE PLANS. WRITTEN DIMENSIONS ON THESE PLANS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. URBAN DESIGN GROUP MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS SHOWN BY THESE DRAWINGS.
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FRONT ELEVATION

PROJECT NAME:

ALOBAIDI RESIDENCE



3D RENDERING NOTES:

3D ELEVATIONS ARE FOR REFERENCE ONLY.
THESE SHOULD NOT BE USED TO DETERMINE ANY PORTION OF THE CONSTRUCTION OTHER THAN GENERAL MATERIAL AND APPEARANCE.
REFER TO ELEVATION SHEETS FOR DETAILS.

BUILDING DEPARTMENT NOTES:

2018 INTERNATIONAL FIRE CODE (IFC)

HOME WILL BE REQUIRED TO HAVE A 13D SPRINKLER SYSTEM.

ALL SPRINKLERED HOMES WILL REQUIRE 1"METERS TO PROVIDE ADEQUATE FLOW.

ANY HOME WITH A FIRE SPRINKLER SYSTEM AND AN IRRIGATION SYSTEM IS REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SHUT-OFF.

TEMPORARY ADDRESSING REQUIRED DURING CONSTRUCTION AND PERMANENT ADDRESSING REQUIRED. ALL FLAG LOTS ALSO REQUIRE ADDRESSING SIGN AT STREET ENTRANCE.

ALL PORTIONS OF THE EXTERIOR FIRST FLOOR OF THE OCCUPANCY MUST BE WITHIN 150' OF APPARATUS ACCESS (DRIVEWAY), AS MEASURED BY AN APPROVED ROUTE AROUND STRUCTURE.

SHEET INDEX

SHEET #	
	ARCHITECTURAL PLAN
A1	GENERAL NOTES & PLAN PREVIEW
A2	MAIN FLOOR PLAN
A3	UPPER FLOOR PLAN
A4	ELEVATIONS: FRONT & RIGHT
A5	ELEVATIONS: LEFT & REAR
A6	BUILDING CROSS-SECTION - 'A'
A7	DETAILS & VENTILATION SCHEDULE

PROJECT DESCRIPTION:

PROPOSING TWO-STORY SINGLE-FAMILY RESIDENCE (SFR) WITH ATTACHED 2-CAR GARAGE

PROJECT DATA:

PARCEL NO.:
PROPERTY TYPE:
ADDRESS:

ACRES:
Q.S.T.R.:
JURISDICTION:
ZONING:
SETBACKS:
WATER:
SEWER/SEPTIC:
ROAD ACCESS:
STREET SURFACE:

LEGAL DESCRIPTION:

DESIGN TEAM:

URBAN DESIGN GROUP
15445 53rd AVE. S. STE. 110
SEATTLE, WA 98188
(206) 838-8250
urbandesigncenter@yahoo.com

OWNER INFO:

MOHAMMED ALOBAIDI
1347 N GROVE AVE
PALATINE, IL 60067
PH: (321) 337-5908
EMAIL: malobadi94@yahoo.com

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

Prepared for
MOHAMMED ALOBAIDI
1347 N GROVE AVE
PALATINE, IL 60067
PH: (321) 337-5908
EMAIL: malobadi94@yahoo.com

URBAN DESIGN GROUP
15445 53rd AVE. S. STE. 110 SEATTLE, WA 98188
(206) 838-8250 E-mail: urbandesigncenter@yahoo.com

PLAN ISSUE:	DESIGN BY:	
REV. DATE:	COMMENTS:	
	1	1
	2	2

Project # :
1987-2-2
Sheet
COVER

Attachment: EXHIBIT - Architectural Plans (1347 N Grove Ave - SU VAR NSFR)

GENERAL NOTES

INTERNATIONAL RESIDENTIAL CODE 2018 EDITION AND ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISTICTION TO BE FOLLOWED.
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 INTERNATIONAL FIRE CODE (IFC)

CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION & PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS HAVE BEEN INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY

REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL

CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL EQUIPMENT TO BE INSTALLED

SITE WORK

GENERAL

UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED, FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1500 PSF. EXTERIOR FOOTINGS SHALL BEAR 1'6" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACK FILL TO BE THOROUGHLY COMPACTED. FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS.

CONCRETE

MIX AND 28 DAY STRENGTH OF CONCRETE

- BASEMENT WALLS & FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO WEATHER.	PER STRUCTURAL S-SHEETS
- BASEMENT SLABS & INTERIOR SLABS & INTERIOR SLABS ON GRADE, EXCEPT GARAGE DOOR SLABS	PER STRUCTURAL S-SHEETS
- BASEMENT WALLS & FOUNDATION WALLS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER:	PER STRUCTURAL S-SHEETS
- PORCHES, CARPORT SLABS & STEPS EXPOSED TO WEATHER, & GARAGE FLOOR SLABS:	PER STRUCTURAL S-SHEETS

GARAGE FLOORS TO SLOPE 1/8"/FT. MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' FT. (MAX.) INTERVALS EA. WAY. SLABS ARE TO BE 5-AIR ENTRAINED CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.

CONCRETE COVER OF REINFORCING

3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
1 1/2" CONCRETE EXPOSED TO EARTH OR WEATHER.
1 1/2" BEAMS AND COLUMNS NOT EXPOSED TO EARTH OR WEATHER.
3/4" SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER.
LAP COLUMN VERTICALS. CLASS "A" CONCRETE AND MASONRY COLUMN AND WALL VERTICALS 52 DIAMETERS. LAP ALL OTHER REINFORCING 24 DIAMETERS. SPLICES AT TENSION REGIONS SHALL NOT BE PERMITTED.

CARPENTRY

GENERAL

ALL FRAMING TO COMPLY WITH ENGINEERING S-SHEETS FOR NAIL SIZES AND SPACING.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

6" MIN. CLEARANCE BETWEEN WOOD AND EARTH,
18" MIN. CLEARANCE BETWEEN FLOOR JOIST AND EARTH.
12" MIN. CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.

FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE-RETANDANT-TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL.

REFERENCE SHEET-S1 FOR SPECIES AND GRADE (BASE DESIGN VALUES)

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH 3"X3"X229" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE TREATED WITH AN APPROVED PRESERVATIVE. SOLID BLOCKING OF NOT LESS THAN 2 X THICKNESS SHALL BE PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS. BETWEEN SUPPORTS PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS, JOISTS, 10'-0" FOR ROOF JOISTS. TYPICAL SILL BOLTS TO BE 5/8" DIAMETER AT 6'-0" O.C. MINIMUM 7" EMBED. ALL METAL FRAMING ANCHORS AND HANGERS SHOWN ON DRAWINGS SHALL BE STRONG TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY.

PLYWOOD

PLYWOOD WALL AND ROOF SHEATHING SHALL BE 3/4" CDX, UNLESS OTHERWISE SPECIFIED. PLYWOOD FLOOR SHEATHING SHALL BE 3/4" CDX T&G. UNLESS OTHERWISE SPECIFIED. STAGGER END LAPS AT ROOF AND FLOOR SHEATHING. OSB SHEATHING PRODUCTS OF EQUIVALENT SPAN RATINGS SHALL BE ALLOWED.

WOOD TRUSSES

ALL ROOF TRUSSES SHALL BE FRAMED AND TIED INTO THE FRAME WORK AND SUPPORTING WALLS SO AS TO FROM AN INTEGRAL PART OF THE WHOLE BUILDING. ROOF TRUSSES SHALL HAVE JOINTS WELL FITTED AND SHALL HAVE ALL TENSION MEMBERS WELL TIGHTENED BEFORE ANY LOAD IS PLACED UPON THE TRUSS. DIAGONAL AND SWAY BRACING SHALL BE USED TO BRACEALL TRUSSES.

SEE SHEET-S1 FOR DESIGN CRITERIA

INSULATION AND MOISTURE PROTECTION

GENERAL

INSULATION BAFFLES TO MAINTAIN 1" ABOVE BATT INSULATION
BAFFLES TO EXTEND 6" ABOVE BATT INSULATION
BAFFLES TO EXTEND 12" ABOVE LOOSE FILL INSULATION
INSULATE BEHIND TUBS/SHOWERS, PARTITIONS AND CORNERS
FACE STAPLE BATTS
FRICTION FIT FACED BATTS
USE 4 MIL POLY VAPOR RETARDER AT WALLS.
• R-10 RIGID FOAM INSULATION ON 4X EADERS AT EXTERIOR WALLS.

INFILTRATION CONTROL

1. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF AND BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOOR AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE, INCLUDING ACCESS PANELS INTO UNHEATED SPACES, SHALL BE SEALED, CAULKED, GASKETED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE. ALL OPENINGS SHALL BE FLASHED. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLSHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1-1/8" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING; JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIALS.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

- ALL EXTERIOR DOORS, OTHER THAN FIRE-RATED DOORS, SHALL BE DESIGNED TO LIMIT AIR LEACKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. DOORS BETWEEN RESIDENCE AND GARAGE ARE NOT CONSIDERED FIRE-RATED AND MUST MEET THE ABOVE REQUIREMENT.

- ALL EXTERIOR WINDOWS SHALL BE DESIGNED TO AMIT INFILTRATION INTO OR FROM THE BUILDING ENVELOPE.

- Recessed Lighting Fixtures: When installed in the building envelope, recessed lighting fixtures shall be Type IC rated and certified to have no more than 2.0 cfm air movement from the conditioned space to the ceiling cavity. The lighting fixture shall be tested at 75 Pascals or 1.57 lbs/ft2 pressure difference and have a label attached, showing compliance with this test method. Recessed lighting fixtures shall be installed with a gasket or caulk between the fixture and ceiling to prevent air leakage.

VAPOR BARRIERS/ GROUND COVERS

AN APPROVED VAPOR BARRIER SHALL BE PROPERLY INSTALLED IN ROOF DECKS, IN ENCLOSED RAFTER SPACES FROMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND AT EXTERIOR WALLS. INSET STAPLED BATTS WITH A PERM RATING LESS THAN ONE MAY BE INSTALLED IF THE VAPOR BARRIER IS TO THE WARM SIDE, STAPLES ARE PLACED NOT MORE THAN 8 INCHES ON CENTER AND GAPS BETWEEN THE FACING AND THE FRAMING DO NOT EXCEED 1/16 INCH.

A GROUND COVER OF 6 MIL (0.006"BLACK POLYETHYLENE OR EQUIVALENT, SHALL BE LAID OVER THE GROUND IN ALL CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED ONE FOOT AT EACH JOINT AND SHALL EXTEND TO THE FOUNDATION WALL.

WINDOWS, DOORS, HVAC, & ELECT. EQUIP.

GLAZING MAXIMUM:
ALL CLIMATE ZONES:
GLAZING "U" VALUE: VERTICAL (MAX): .28
OVERHEAD (MAX): .50
DOOR "U" VALUE (MAX): .20
(DOORS W/ MORE THAN 50
CONSIDERED A WINDOW)
HVAC PERFORMANCE: "MED" OR AFUE = .95
RECESSED LIGHT FIXTURES: IC RATED

DOORS, WINDOWS AND SKYLIGHTS

GENERAL
DOORS TO THE EXTERIOR SHALL HAVE MAX. 3" STEP TO MIN. 36" DEEP LANDING. .

BEDROOM EMERGENCY EGRESS WINDOWS MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. MIN. NET CLEAR OPEN ABLE WIDTH OF 20" AND MINIMUM NET CLEAR OPENING HEIGHT OF 24", MAXIMUM FINISHED SILL HEIGHT OF 44" ABOVE FLOOR.

FACTORY BUILT WINDOWS TO BE CONSTRUCTED TO PERMIT MAXIMUM INFILTRATION OF 0.5 CFM PER LINEAL FOOT OF OPERABLE SASH PERIMETER AS TESTED BY ASTM STANDARDS. SITE BUILT AND MILL WORK SHOP BUILT WOODEN SASH ARE EXEMPT FROM INFILTRATION CRITERIA ABOVE, BUT MUST BE MADE TIGHTLY FITTING AND WEATHER STRIPPED OR CAULKED. SLIDING GLASS DOORS TO PERMIT MAXIMUM INFILTRATION OF 0.5 CFM INFILTRATION PER SQUIARE FOOT OF DOOR AREA.

SAFETY GLAZING SHALL BE LOCATED WITHIN

1. INGRESS AND EGRESS DOORS
2. SLIDING GLASS DOORS, SWINGING GLASS DOORS
3. SHOWER AND BATHTUB ENCLOSURES
4. GLAZING W/ THE EXPOSED EDGE WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED PORTION& BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
ANY GLAZING WITHIN 36-INCHES OF WALKING SURFACES, MORE THAN 9 SQ. FT. SHALL BE SAFETY GLAZING IF THE BOTTOM OF GLAZED AREA IS LESS THAN 18-INCHES ABOVE FINISH FLOOR AND THE TOP IS MORE THAN 36-INCHES ABOVE FINISH FLOOR.

WINDOW SILLS: 612.2, 24" MINIMUM SILL HEIGHT EXCEPTIONS ALLOW FOR OPENING LIMITING DEVICE FOR 4" DIAMETER SPHERE AND WINDOW FALL PREVENTION DEVICE THAT COMPLIES WITH 612.3

STRUCTURAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DRAWINGS.
2. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING.
3. THE CONTACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTUES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDIANTING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF ENGINEER
5. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT
6. COORDIATE WITH MECHANICAL, PLUMBING, AND ELECTICAL REQUIREMENTS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES, AND PIPE SLEEVES, ELECTRICAL CONDUITS, AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
7. PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMINT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT SHALL BE SWAY OR LATERALLY BRACED.



PLAN PREVIEW

SCALE: NOT TO SCALE

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

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Attachment: EXHIBIT - Architectural Plans (1347 N Grove Ave. - SU VAR NSFR)

TYPICAL FLOOR NOTES:

1. INSTALL SMOKE DETECTORS IN ALL SLEEPING ROOMS AND AT AREAS ADJACENT TO SLEEPING ROOMS, AND AT CEILING HEIGHT CHANGES GREATER THAN 24". SMOKE DETECTORS TO BE HARD-WIRED AND INTERCONNECTED, WITH BATTERY BACK-UP PER CODE.
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3. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
4. ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. (U.N.O.)
5. MAIN FLOOR HEADERS PER STRUCTURAL @ 9'-0" AFF. (U.N.O.)
6. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
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9. PROVIDE SOLID BLOCKING OVER SUPPORTS.
10. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS AND SHALL BE OF ½" GYP BOARD OR OTHER APPROVED MATERIALS INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS PER CODE.
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12. ASPHALT-SATURATED FELT FREE FROM HOLES OR BREAKS, WEIGHING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER RESISTANT MATERIAL SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. APPROVED ALTERNATIVE WEATHERPROOF MEMBRANES SHALL BE USED FOR OPEN JOINT RAIN SCREEN SIDING. WEATHER RESISTANT MATERIALS SHALL BE APPLIED HORIZONTALLY PERMANUFACTURERS RECOMMENDATIONS, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES AND NOT LESS THAN 6 INCHES WHERE JOINTS OCCUR PER CODE.
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    - THE TOP OF ALL EXTERIOR WINDOW & DOOR OPENINGS
    - INTERSECTIONS OF FRAME WALLS AND MASONRY OR STUCCO
    - UNDER MASONRY, WOOD OR METAL COPINGS AND SILLS
    - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
    - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL
    - AT WALL AND ROOF OR SOFFIT INTERSECTIONS
    - AT BUILT-IN GUTTERS
14. EXTERIOR LOCATIONS FOR ENVIRONMENTAL AIR DUCT EXHAUST & INTAKE OPENINGS TO BE A MINIMUM OF 3'-0" FROM PROPERTY LINE & MINIMUM 3'-0" FROM BUILDING OPENINGS. EQUIP ALL DUCTS W/ BACK-DRAFT DAMPERS.
15. AIR EXHAUST & INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED W/ CORROSION RESISTANT SCREENS, LOUVERS, OR GRILLS W/ 1/4" MINIMUM & 1/2" MAX OPENINGS IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS PER 2018 IRC.
16. DUCTS FOR KITCHEN RANGES SHALL BE OF METAL AND BE EQUIPPED W/ BACK-DRAFT DAMPERS PER CODE.
17. ALL INTERIOR FINISHES TO MEET MINIMUM FLAME SPREAD INDEX AND SMOKE DEVELOPMENT INDEX AS REQUIRED BY 2018 IRC.
18. UNDER FLOOR CLEANOUT NOT MORE THAN 20' FROM ACCESS DOOR WITH AN UNOBSTRUCTED 30" WIDE X 18" HIGH PATH PATHWAY. CLEANOUTS ARE ACCESSIBLE, 12" CLEARANCE REQUIRED AT LINES LESS THAN OR EQUAL TO 2", 18" CLEARANCE AT LINES GREATER THAN 2". (UPC 707.9)
19. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION, SAFETY GLAZING.

GARAGE NOTES:

1. GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE X GWB APPLIED TO THE GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ⅝" TYPE X GYPSUM BOARD OR EQUIVALENT.
2. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.
3. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIALS AND SHALL HAVE NO OPENINGS INTO THE GARAGE. IRC R309.1.1
4. PROVIDE OUTDOOR COMBUSTION AIR FOR WATER HEATER
5. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL AND THE AREA USED FOR THE PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

AREA SUMMARY

MAIN FLOOR:	1,386	sf.
UPPER FLOOR:	1,665	sf.
TOTAL:	3,051	sf.
GARAGE/SHOP:	456	sf.
COV'D PORCH:	137	sf.
COV'D DECK (REAR):	286	sf.

* SQUARE FOOTAGE MEASURED PER EXTERIOR SIDE OF EXTERIOR WALLS

NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN

NOTE:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.

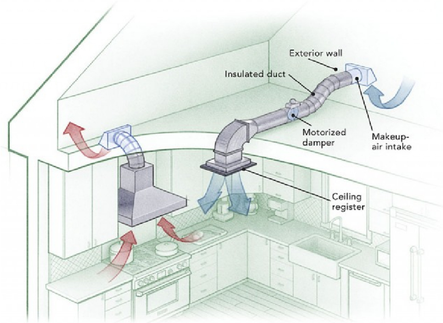
NOTE:
EACH DOOR TO BE UNDERCUT A MINIMUM OF 1/2-INCH TO ASSURE FREE FLOW OF FRESH AIR THROUGHOUT HABITABLE ROOMS

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

FREESTANDING RANGE AND RANGE HOOD:

M1503.4 MAKEUP AIR REQUIRED:
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 M3/S) SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS NOT CONNECTED TO THE DAMPER BEING INSPECTED, SERVICED, REPAIRED OR REPLACED.

M1503.4.1 LOCATION:
KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.



G2407.9.1 (304.9.1) MAKEUP AIR
WHERE EXHAUST FANS ARE INSTALLED, MAKEUP AIR SHALL BE PROVIDED TO REPLACE THE EXHAUSTED AIR.

G2407.9.2 (304.9.2) APPLIANCE INTERLOCK
EACH OF THE APPLIANCES SERVED SHALL BE INTERLOCKED WITH THE MECHANICAL AIR SUPPLY SYSTEM TO PREVENT MAIN BURNER OPERATION WHEN THE MECHANICAL AIR SUPPLY SYSTEM IS NOT IN OPERATION.

G2407.9.3 COMBINED COMBUSTION AIR AND VENTILATION AIR SYSTEM

WHERE COMBUSTION AIR IS PROVIDED BY THE BUILDING'S MECHANICAL VENTILATION SYSTEM, THE SYSTEM SHALL PROVIDE THE SPECIFIED COMBUSTION AIR RATE IN ADDITION TO THE REQUIRED VENTILATION AIR.

APPLIANCES:

1. THOR KITCHEN HRG3618U 36" PRO-STYLE 6 STAINLESS STEEL BURNER GAS RANGE.
2. THOR KITCHEN HRH3606U 36" STAINLESS STEEL UNDER CABINET RANGE HOOD.

1 RANGE & HOOD

SMOKE & CARBON MONOXIDE ALARMS:

SMOKE AND CARBON MONOXIDE ALARMS MUST BE PROVIDED IN ALL REQUIRED LOCATIONS AND MUST BE:
• AUDIBLE IN ALL PARTS OF THE HOUSE
• INSTALLED PER MANUFACTURER'S INSTRUCTIONS

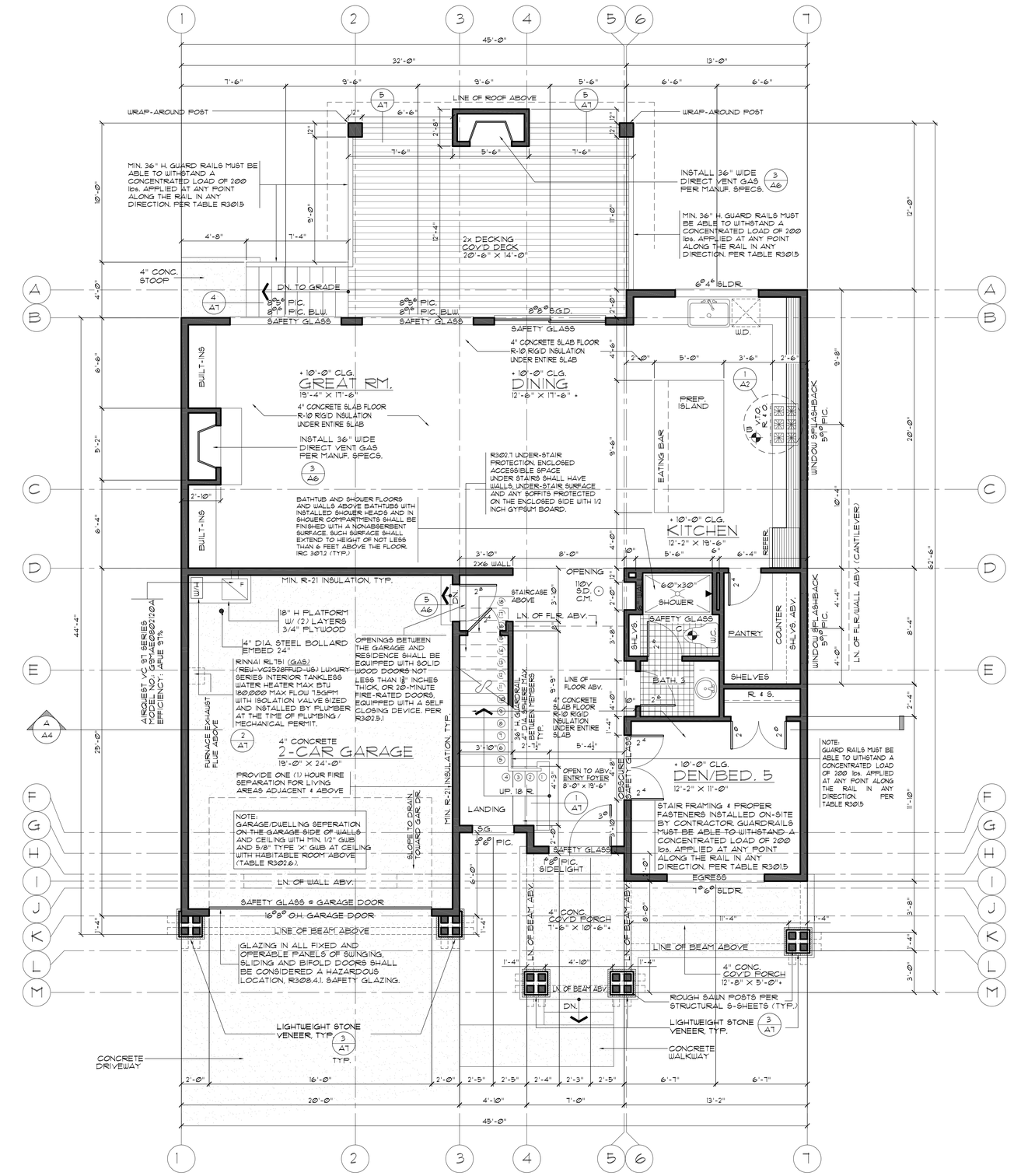
NEW HOUSES (IRC R314 & R315)
SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED AND MUST BE CONNECTED TO THE MAIN ELECTRICAL SYSTEM WITH BATTERY BACKUP.

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REQUIRED LOCATIONS
• SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND IN NAPPING AREAS IN A FAMILY HOME CHILD CARE.
• SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
• SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED ON EVERY FLOOR LEVEL, INCLUDING BASEMENTS (DOES NOT INCLUDE CRAWLSPACE AND UNINHABITABLE ATTICS).
• IN SPLIT LEVEL FLOOR PLANS, AT THE UPPER LEVEL, PROVIDED THERE IS NO INTERVENING DOOR BETWEEN ADJACENT LEVELS AND THE LOWER LEVEL IS LESS THAN A FULL STORY BELOW THE UPPER LEVEL
• A CARBON MONOXIDE ALARM IS REQUIRED IN A BEDROOM WHEN A FUEL-BURNING APPLIANCE IS INSTALLED IN THE BEDROOM OR ITS ATTACHED BATHROOM.
• A COMBINATION ALARM (COMBINED SMOKE AND CARBON MONOXIDE ALARM) IS ACCEPTABLE IN ANY REQUIRED LOCATION.
•WALL MOUNTED ALARMS MUST BE NOT MORE THAN 12 INCHES FROM THE ADJOINING CEILING SURFACE.
• AVOID PLACING ALARMS LESS THAN 3 FEET FROM SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND DO NOT PLACE ALARMS IN THE DIRECT AIRFLOW OF THE REGISTERS.
• AVOID PLACING ALARMS WITHIN 3 FEET HORIZONTALLY FROM DOORS TO BATHROOMS CONTAINING A BATHTUB OR SHOWER.
• DO NOT PLACE ALARMS IN SPACES WHERE TEMPERATURES MAY BE ABOVE OR BELOW THE ALARM'S OPERATING TEMPERATURE RANGE.
• DO NOT PLACE ALARMS WITHIN 3 FEET OF THE BLADES OF A CEILING FAN.
• ALARMS IN PEAKED OR SLOPED CEILINGS MUST BE WITHIN 3 FEET OF THE PEAK, MEASURED HORIZONTALLY, BUT NOT IN THE HIGHEST 4 INCHES OF THE CEILING, MEASURED VERTICALLY.
A. PHOTOELECTRIC SMOKE ALARMS MUST NOT BE LESS THAN 6 FEET FROM A PERMANENT COOKING APPLIANCE.

B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 10 FEET FROM A PERMANENT COOKING APPLIANCE.

C. IONIZATION SMOKE ALARMS WITHOUT AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 20 FEET FROM A PERMANENT COOKING APPLIANCE

CARBON MONOXIDE ALARM LOCATION LIMITATIONS
• DO NOT PLACE ALARMS DIRECTLY ABOVE OR BESIDE FUEL-BURNING APPLIANCES.
• DO NOT PLACE ALARMS IN DIRECT SUNLIGHT.
• DO NOT PLACE ALARMS IN LOW AREAS WHERE CHILDREN CAN REACH. DO NOT PLACE ALARMS BEHIND CURTAINS OR ANY STRUCTURE THAT MIGHT PREVENT CARBON MONOXIDE FROM REACHING THE SENSOR.



MAIN FLOOR PLAN

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

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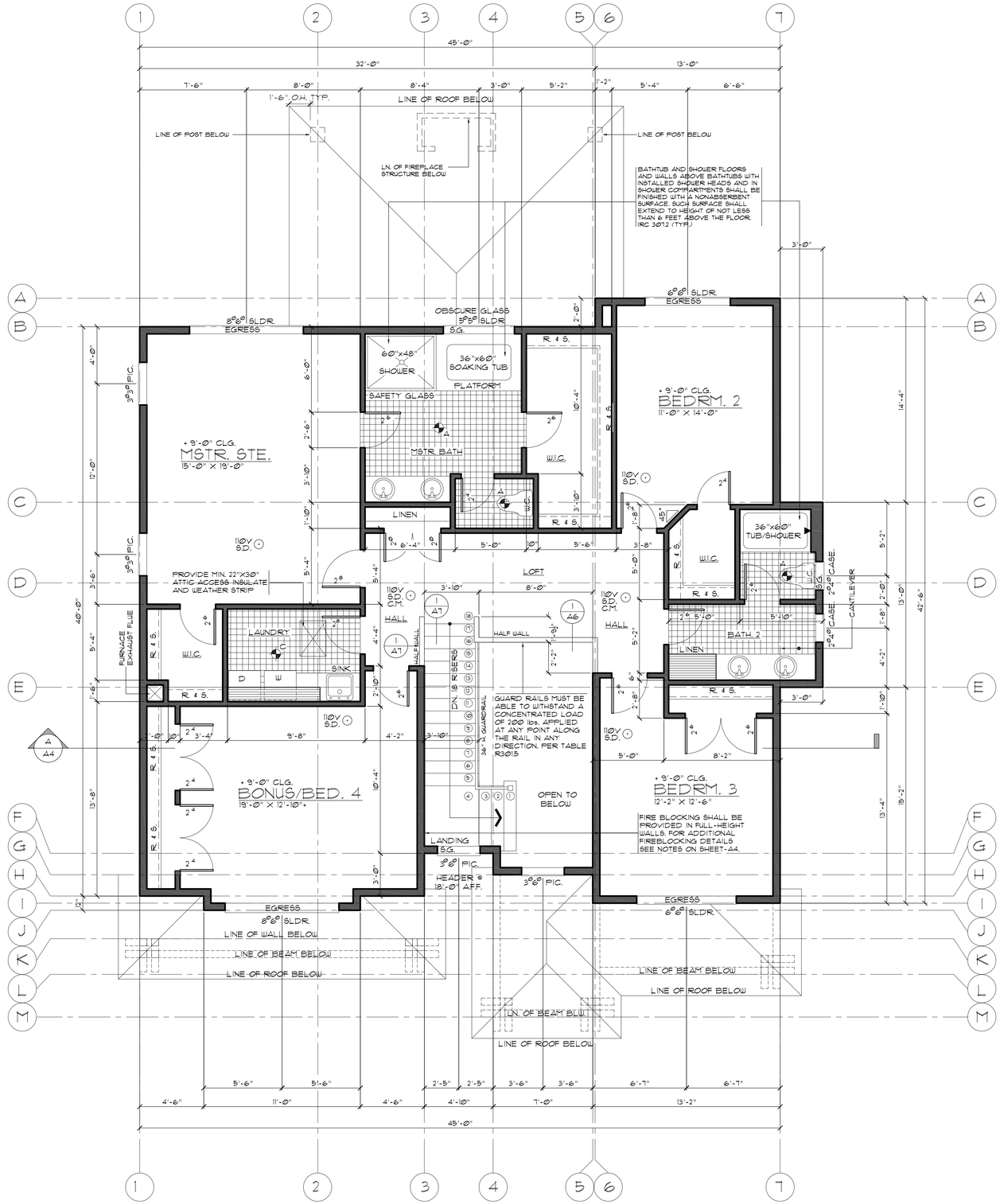
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• A COMBINATION ALARM (COMBINED SMOKE AND CARBON MONOXIDE ALARM) IS ACCEPTABLE IN ANY REQUIRED LOCATION.
•WALL MOUNTED ALARMS MUST BE NOT MORE THAN 12 INCHES FROM THE ADJOINING CEILING SURFACE
• AVOID PLACING ALARMS LESS THAN 3 FEET FROM SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND DO NOT PLACE ALARMS IN THE DIRECT AIRFLOW OF THE REGISTERS.
• AVOID PLACING ALARMS WITHIN 3 FEET HORIZONTALLY FROM DOORS TO BATHROOMS CONTAINING A BATHTUB OR SHOWER.
• DO NOT PLACE ALARMS IN SPACES WHERE TEMPERATURES MAY BE ABOVE OR BELOW THE ALARM'S OPERATING TEMPERATURE RANGE.
• DO NOT PLACE ALARMS WITHIN 3 FEET OF THE BLADES OF A CEILING FAN.
• ALARMS IN PEAKED OR SLOPED CEILINGS MUST BE WITHIN 3 FEET OF THE PEAK, MEASURED HORIZONTALLY, BUT NOT IN THE HIGHEST 4 INCHES OF THE CEILING, MEASURED VERTICALLY.
A. PHOTOELECTRIC SMOKE ALARMS MUST NOT BE LESS THAN 6 FEET FROM A PERMANENT COOKING APPLIANCE.

B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 10 FEET FROM A PERMANENT COOKING APPLIANCE.

C. IONIZATION SMOKE ALARMS WITHOUT AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 20 FEET FROM A PERMANENT COOKING APPLIANCE

CARBON MONOXIDE ALARM LOCATION LIMITATIONS
• DO NOT PLACE ALARMS DIRECTLY ABOVE OR BESIDE FUEL-BURNING APPLIANCES.
• DO NOT PLACE ALARMS IN DIRECT SUNLIGHT.
• DO NOT PLACE ALARMS IN LOW AREAS WHERE CHILDREN CAN REACH. DO NOT PLACE ALARMS BEHIND CURTAINS OR ANY STRUCTURE THAT MIGHT PREVENT CARBON MONOXIDE FROM REACHING THE SENSOR.



UPPER FLOOR PLAN

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

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

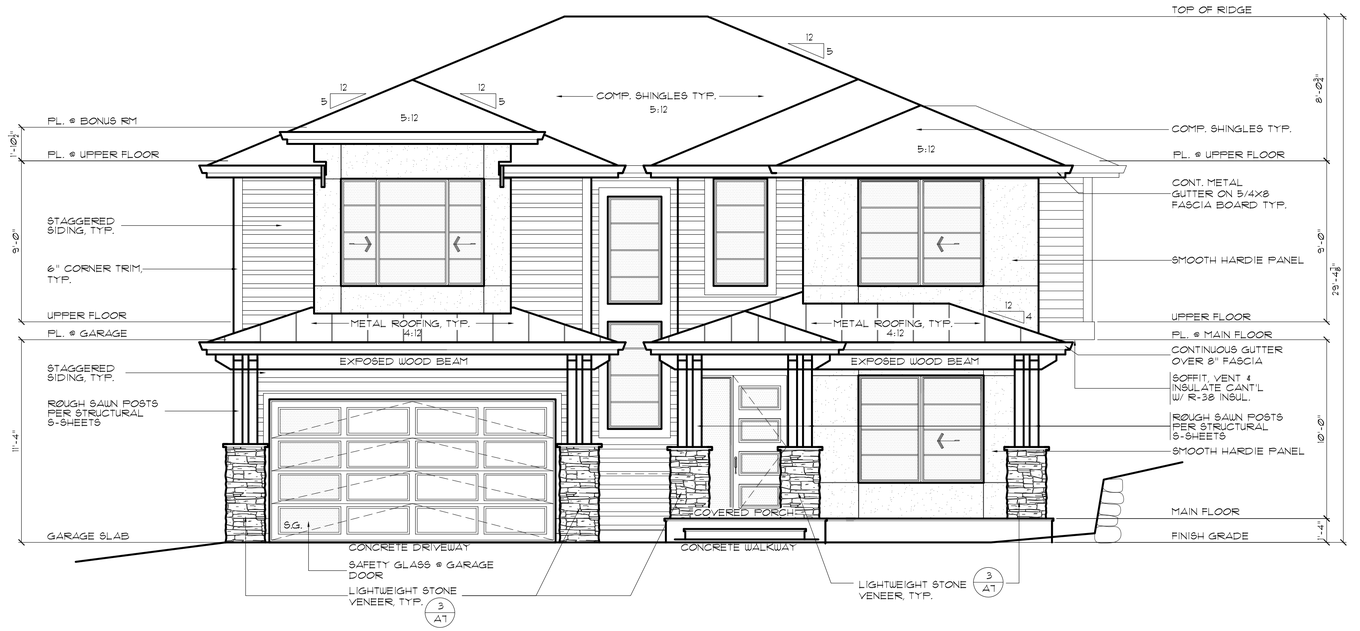
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Attachment: EXHIBIT - Architectural Plans (13 Structural Plans (1347 N Grove Ave - SU VAR NSFR)



FRONT ELEVATION

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

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
3. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
4. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R905.2.8
5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
7. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. MIN. 4" HEIGHT, 1/2" STROKE WIDTH AND CONTRASTING BACKGROUND.
8. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
9. SEE SHEET A1 FOR ADDITIONAL NOTES.
10. PROVIDE SURFACE DRAINAGE 6" : 10' MIN. AWAY FROM HOUSE FOOTPRINT IRC R401.3

NOTE:
NO OPERABLE WINDOW SHALL BE INSTALLED LESS THAN 24 INCHES ABOVE FINISHED FLOOR THAT IS GREATER THAN 72 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING.

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.



RIGHT ELEVATION

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

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

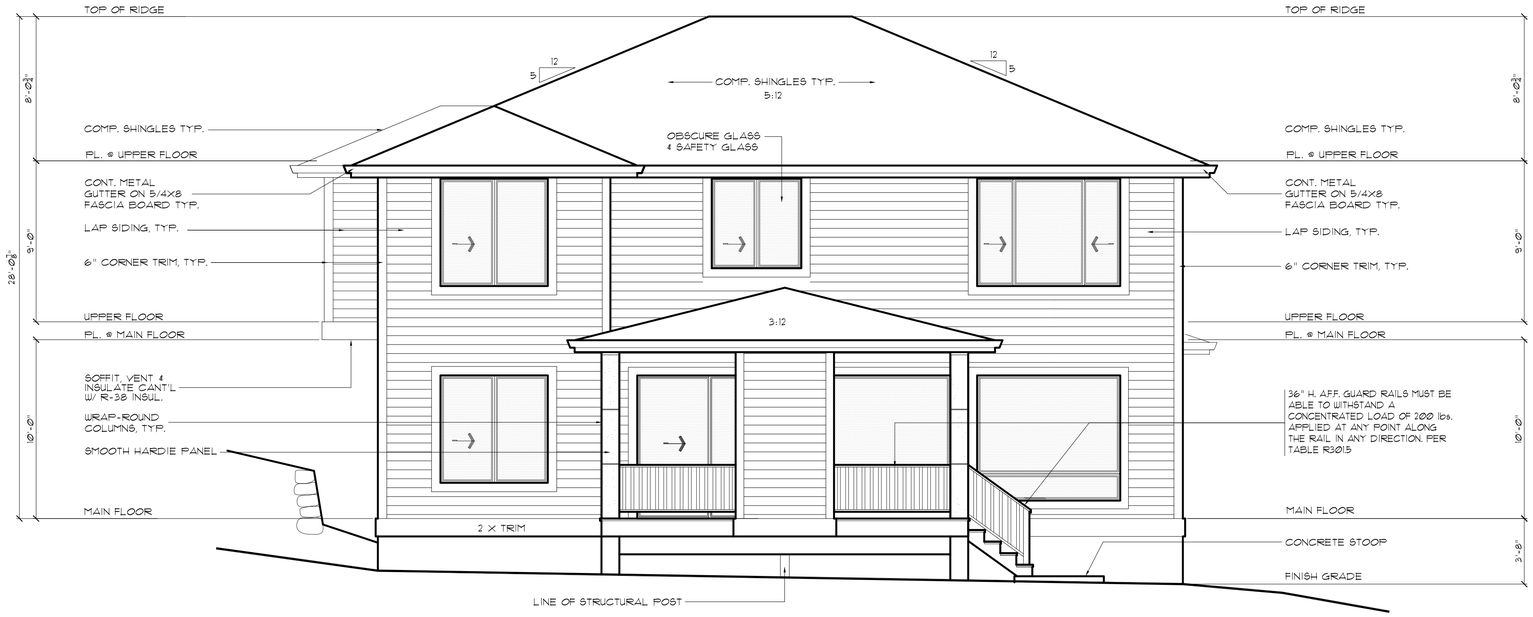
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REAR ELEVATION

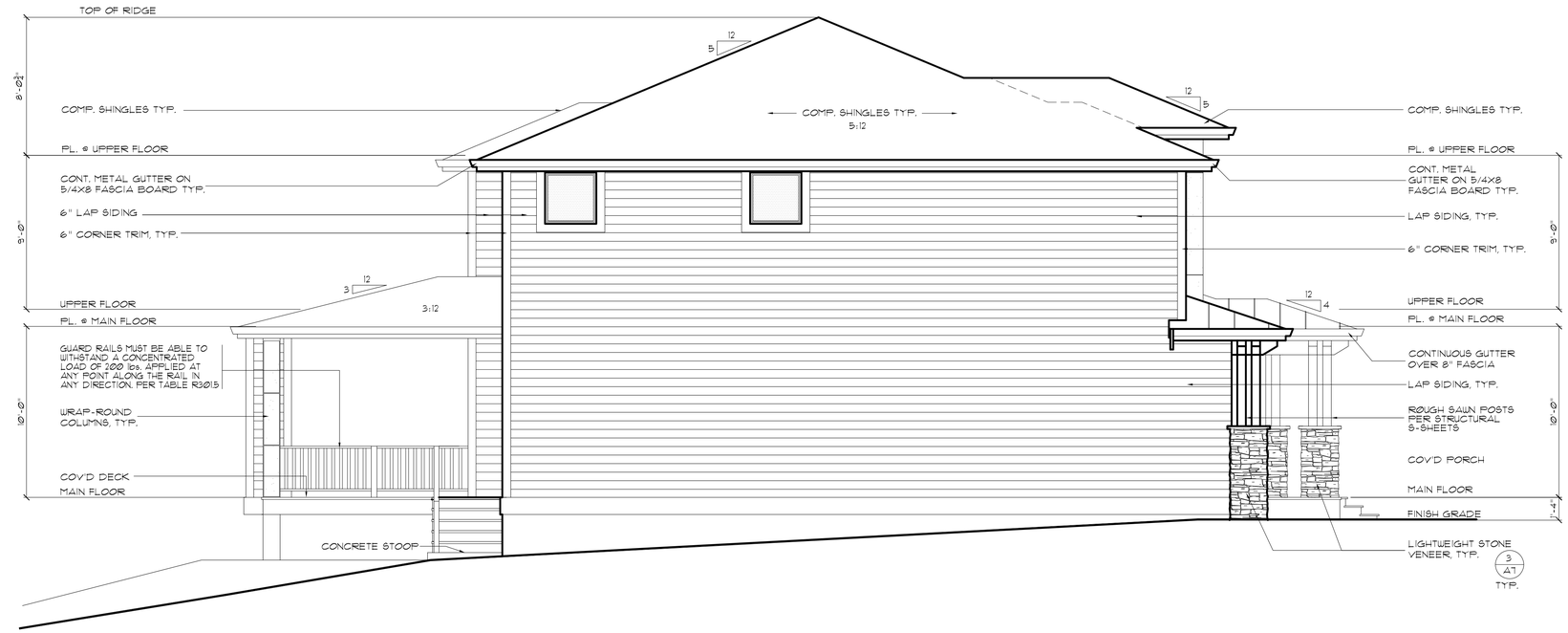
SCALE: 1/4" = 1'-0"

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3. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
4. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R905.2.8
5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
7. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. MIN. 4" HEIGHT, 1/2" STROKE WIDTH AND CONTRASTING BACKGROUND.
8. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
9. SEE SHEET A1 FOR ADDITIONAL NOTES.
10. PROVIDE SURFACE DRAINAGE 6" : 10' MIN. AWAY FROM HOUSE FOOTPRINT IRC R401.3

NOTE:
NO OPERABLE WINDOW SHALL BE INSTALLED LESS THAN 24 INCHES ABOVE FINISHED FLOOR THAT IS GREATER THAN 72 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING.

NOTE:
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LEFT ELEVATION

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

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

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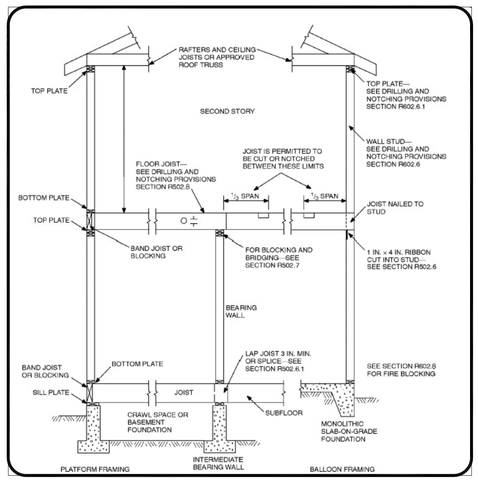
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Project # :
1987-2-2
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Attachment: EXHIBIT - Architectural Plans (1347 N Grove Ave - SU VAR NSFR)

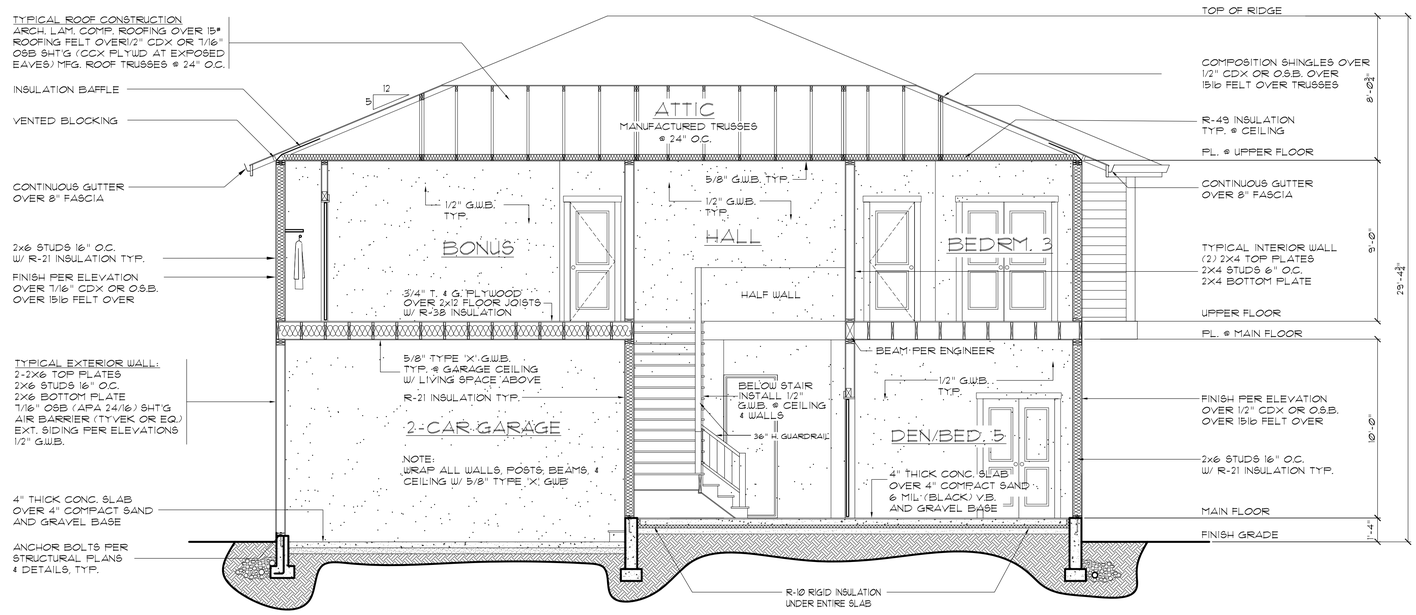
SECTION 3I2.I2: RODENT PROOFING:
STRAINER PLATES ON DRAIN INLETS SHALL BE DESIGNED AND INSTALLED SO THAT NO OPENING EXCEEDS 1/2 OF AN INCH IN THE LEAST DIMENSION.
3I2.I2.I:
METER BOXES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RATS CANNOT ENTER A BUILDING BY FOLLOWING THE SERVICE PIPES FROM THE BOX INTO THE BUILDING.
3I2.I2.2: METAL COLLARS.
IN OR ON BUILDINGS WHERE OPENINGS HAVE BEEN MADE IN WALLS, FLOORS, OR CEILINGS FOR THE PASSAGE OF PIPES, SUCH OPENINGS SHALL BE CLOSED AND PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO THE ADJOINING STRUCTURE.
3I2.I2.3: TUB WASTE OPENINGS.
TUB WASTE OPENINGS IN FRAMED CONSTRUCTION TO CRAWL SPACES AT OR BELOW THE FIRST FLOOR SHALL BE PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS OR METAL SCREEN SECURELY FASTENED TO THE ADJOINING STRUCTURE WITH NO OPENING GREATER THAN 1/2 OF AN INCH IN THE LEAST DIMENSION.
* 2018 UNIFORM PLUMBING CODE WITH WASHINGTON STATE AMENDMENTS (UPC)

2018 IRC SECTION R302.11 FIREBLOCKING.
IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS(BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
A) VERTICALLY AT THE CEILING AND FLOOR LEVELS.
B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3) IN CONCEALED SPACES AT STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5) FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6) FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION. FIRE BLOCKING MATERIALS SHALL CONSIST OF MATERIAL LISTED IN SECTION R302.11.1. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED. THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED. DRAFTSTOPPING: WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW A CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPS SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPPING MATERIALS SHALL CONSIST OF MATERIALS LISTED IN SECTION R302.12.1. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1 INCH GYPSUM, 3/8 INCH WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.



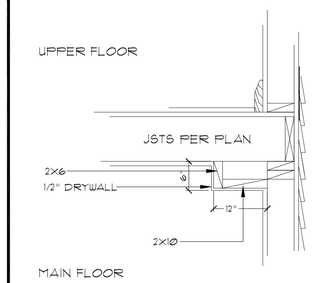
NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN

NOTE:
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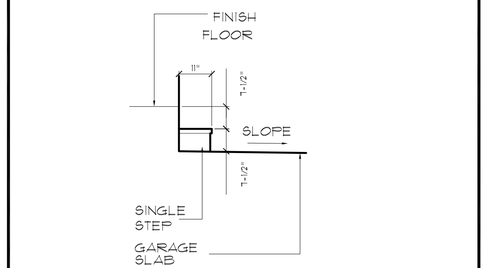


BUILDING CROSS-SECTION 'A'

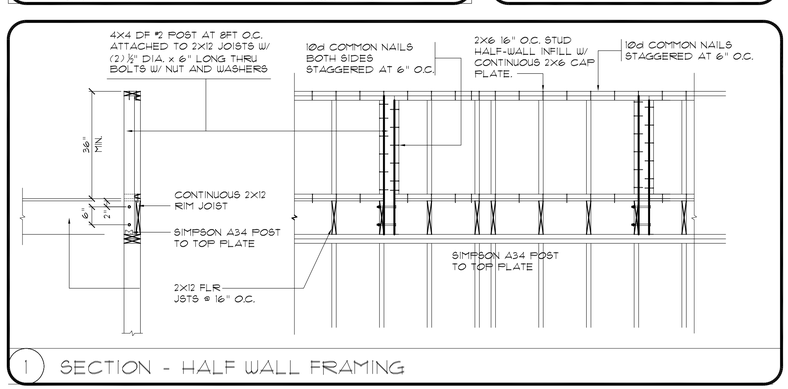
SCALE: 1/4" = 1'-0"



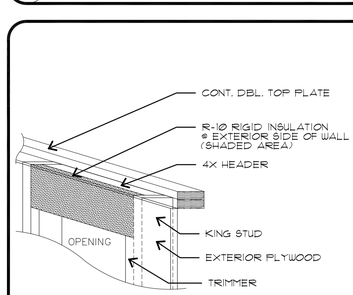
4 COFFERED CEILING-OPTIONAL



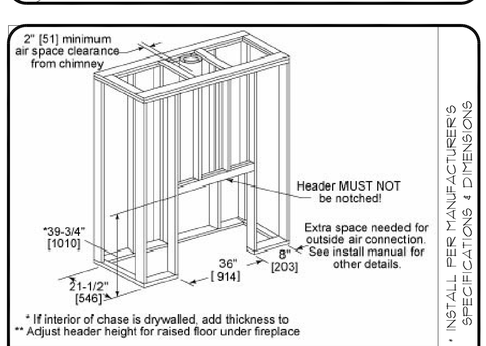
5 GARAGE STEP



1 SECTION - HALF WALL FRAMING



2 HEADER/INSULATION DETAIL



3 FIREPLACE FRAMING

REQUIRED SAFETY GLAZING LOCATIONS:

1. GLAZING IN SWINGING DOORS EXCEPT LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH IRC R308.2.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS
5. GLAZING IN DOORS, WALLS, FENCES AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHROOMS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.
EXCEPTION: OPENINGS THROUGH WHICH A 3" SHPERE IS UNABLE TO PASS.
6. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
EXCEPTION: WHERE THERE IS AN INTERVENING WALL OR PARTITION BETWEEN DOOR AND GLAZING OR WHERE THE DOOR ACCESSES A CLOSET 3' OR LESS IN DEPTH.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, WHEN ALL OF THE FOLLOWING APPLY:
7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
7.3 TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
EXCEPTION: WHERE A PROTECTIVE 1-1/2"-WIDE BAR IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34" - 38" ABOVE THE FLOOR AND IS CAPABLE OF WITHSTANDING A LOAD OF 50 LBS PER LINEAL FOOT OR WHERE THE BOTTOM EDGE OF THE GLASS IS 25" OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE, OR OTHER HORIZONTAL SURFACE.
8. GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDES STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" HORIZONTALLY OF THE WATER'S EDGE. THIS WILL APLY TO ALL SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
10. R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS.
GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

EXCEPTIONS:

1. WHERE A RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM).

2. GLAZING 36 INCHES (914 MM) OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
11. R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM) HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES (457 MM) FROM THE GUARD.

Project
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SINGLE USE

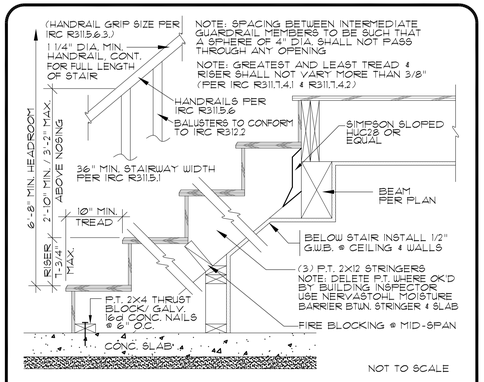
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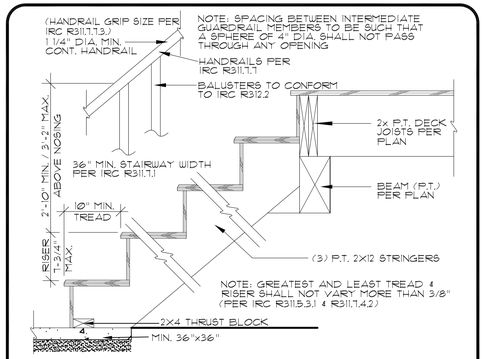
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Attachment: EXHIBIT - Architectural Plans (1347 N Grove Ave. - SU VAR NSFR)



1 INTERIOR STAIR W/ SLAB



4 EXTERIOR STAIR DETAIL

GLAZING SCHEDULE

ROOM	# OF WNDS.	WND. W.	WND. H.	MANUF.	FRAME TYPE	WDW. TYPE	MODEL NO.	AIR GAP	GAS	LO-E	U-VAL. (1)	AREA	N.A.
MAIN FLOOR													
FOYER	1	3.00	6.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	18.00	5.04
FOYER	1	1.50	8.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	12.00	3.36
DEN/BED. 5	1	7.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	42.00	11.76
DINING	1	8.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	48.00	13.44
PANTRY	1	5.00	1.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	5.00	1.40
KITCHEN	1	6.00	4.50	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	27.00	7.56
KITCHEN	1	8.00	1.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	8.00	2.24
DINING	1	8.00	8.00	MILGARD	VINYL	S.G.D.	5521	1/2"	AIR	YES	0.28	64.00	17.92
GREAT RM.	2	8.00	1.50	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	24.00	6.72
GREAT RM.	2	8.00	5.50	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	88.00	24.64
UPPER FLOOR													
FOYER	2	3.00	6.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	36.00	10.08
BEDRM. 3	1	6.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	36.00	10.08
BATH 2	2	2.00	4.00	MILGARD	VINYL	CASE.	5521	1/2"	AIR	YES	0.28	16.00	4.48
BEDRM. 2	1	6.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	36.00	10.08
MSTR. BATH	1	5.00	5.50	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	27.50	7.70
MSTR. SUITE	1	8.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	48.00	13.44
MSTR. SUITE	2	3.00	3.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	18.00	5.04
BONUS	1	8.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	48.00	13.44
											WND. TOTAL:	**601.50**	**168.42**

DOORS WITH MORE THAN 50% GLASS

DOORS WITH MORE THAN 50% GLASS-TOTAL:
AVG. U-VALUE (VERTICAL GLASS):

SKYLIGHTS AND SKYWALLS

SKYLIGHT TOTAL:
AVG. U-VALUE (OVERHEAD GLASS):

	AREA	UA
	601.50	168.42

	TOTAL 1	TOTAL 2
GLAZING % =	20.36%	
AVG. U-VALUE =	0.28	U-VALUE

GLAZING % = TOTAL 1 / HEATED AREA = 601.50 S.F. / 2954.00 S.F. = 20.36%

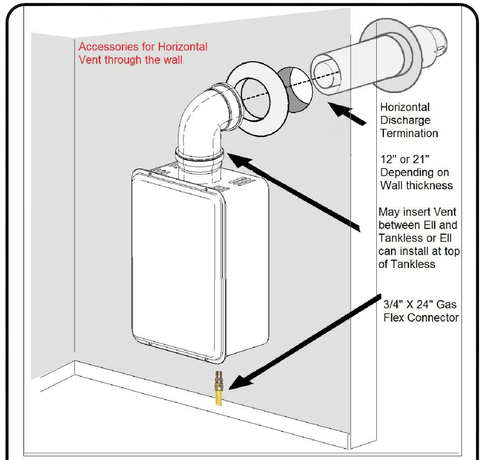
AVG. U-VALUE = UA TOTAL (TOT. 2) / AREA TOTAL (TOT. 1) = 168.42 UA / 601.50 A = 0.28 U-VALUE

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		**LOWER ROOF**
Roof Area :	499 s.f.	
Ventilation Required:	499 s.f. x 144 s.i. / s.f. / 300 =	239.52 s.i. Req'd
Provide 1/2 ventilation at eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	239.52 s.i. / 2 / s.i. per l.f. =	33.90 l.f.
Provide :	34 l.f. birdblocking. Ventilation =	120.11 s.i.
Min. Ventilation Provided =	120.105 s.i. is greater than	119.76 s.i. Req'd
Upper Roof Ventilation:		
7"x7" Attic Roof Jack =	49 s.i. each - 25% screen reduction =	36.75 s.i. each.
Upper Ventilation Req'd =	239.52 s.i. / 2 / s.i. of each vent =	3.26 vents
Provide:	4 -7"x7" roof jacks. Ventilation =	147.00 s.i.
Ventilation Provided =	147.00 s.i. is greater than	119.76 s.i. Req'd
Use : (minimum)	**34 l.f. birdblocking. Ventilation =**	**120.11 s.i.**
Use : (minimum)	**4 -7"x7" roof jacks. Ventilation =**	**147.00 s.i.**
Total Min. Ventilation Provided =	**267.11 s.i. IS GREATER THAN :**	**239.52 s.i. Req'd**

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		**MAIN ROOF**
Roof Area :	1858 s.f.	
Ventilation Required:	1858 s.f. x 144 s.i. / s.f. / 300 =	891.84 s.i. Req'd
Provide 1/2 ventilation at eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	891.84 s.i. / 2 / s.i. per l.f. =	126.23 l.f.
Provide :	127 l.f. birdblocking. Ventilation =	448.63 s.i.
Min. Ventilation Provided =	448.6275 s.i. is greater than	445.92 s.i. Req'd
Upper Roof Ventilation:		
7"x7" Attic Roof Jack =	49 s.i. each - 25% screen reduction =	36.75 s.i. each.
Upper Ventilation Req'd =	891.84 s.i. / 2 / s.i. of each vent =	12.13 vents
Provide:	13 -7"x7" roof jacks. Ventilation =	477.75 s.i.
Ventilation Provided =	477.75 s.i. is greater than	445.92 s.i. Req'd
Use : (minimum)	**127 l.f. birdblocking. Ventilation =**	**448.63 s.i.**
Use : (minimum)	**13 -7"x7" roof jacks. Ventilation =**	**477.75 s.i.**
Total Min. Ventilation Provided =	**926.38 s.i. IS GREATER THAN :**	**891.84 s.i. Req'd**



NOTE:
- ENERGY STAR QUALIFIED
- ENERGY FACTOR OF .95 FOR BOTH NATURAL GAS AND PROPANE
- CERTIFIED FOR INSTALLATION IN MANUFACTURED (MOBILE) HOMES
- ENHANCED SCALE DETECTION LESSENS POSSIBILITY OF SERIOUS, LONG-TERM DAMAGE TO UNIT
- TEMPERATURE LOCK FUNCTION PREVENTS ACCIDENTAL OR UNAUTHORIZED CHANGES TO WATER TEMPERATURE
- COMPLIES WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT 14 NG/J OR 20 PPM NOX EMISSION LEVELS

NOT TO SCALE

2 RINNAI TANKLESS WATER HEATER

- CONTINUOUS FAN OPTION PER TABLE IRC M1507.3.3(1)

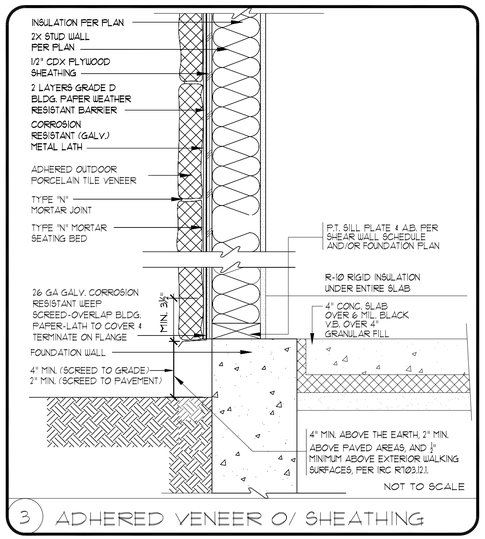
2018 WHOLE HOUSE VENTILATION

OPTION 1 - INTERMITTEN WHOLE HOUSE VENTILATION USING EXHAUST FANS

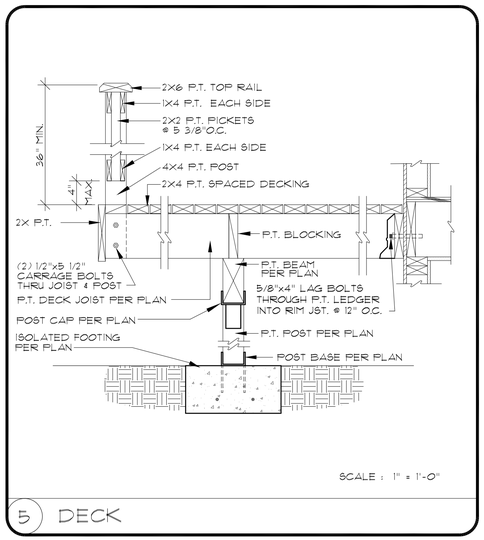
A.
- 90 CFM EXHAUST FAN FLOW RATING PER TABLE M1508.2
- FAN CONTROLS: 24 HOUR CLOCK TIMER WITH CAPACITY OF CONTINUOUS OPERATION, MANUAL AND AUTOMATIC CONTROL & ACCESSIBLE.
- WHOLE HOUSE FANS LOCATED 4 FEET OR LESS FROM THE INTERIOR GRILLE SHALL HAVE A SONE RATING OF 1.0 OR LESS AT .01 INCHES W.G.
- OUTDOOR AIR SHALL BE DISTRIBUTED TO EACH HABITABLE ROOM BY INDIVIDUAL OUTDOOR AIR INLETS. WHERE OUTDOOR AIR SUPPLIES ARE SEPARATED FROM EXHAUST POINTS BY DOORS, PROVISIONS SHALL BE MADE TO ENSURE AIR FLOW BY INSTALLING OF DISTRIBUTION DUCTS, UNDERCUTTING DOORS, GRILLES, TRANSOMES, OR SIMILAR MEANS. DOORS SHALL BE UNDERCUT A MINIMUM OF 1/2" ABOVE FLOOR COVERING

B.
90 CFM X 1.5 (66%) = 135 CFM INTERMITTEN WHOLE-HOUSE FAN @ 66% (1.5 FACTOR) RUNTIME PERCENTAGE IN EACH 4-HOUR SEGMENT PER IRC M1507.3.3(2).
- INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE PER TABLE IRC M1507.3.3(2)

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.



3 ADHERED VENEER O/ SHEATHING



5 DECK

Prepared for Project

SINGLE -FAMILY RESIDENCE
SINGLE USE

MOHAMMED ALOBAIDI
1347 N GROVE AVE
PALATINE, IL 60067
PH: (321) 337-5908
EMAIL: m.alobadi94@yahoo.com

URBAN DESIGN GROUP
15445 53rd AVE. S, STE. 110 SEATTLE, WA 98188
(206) 838-8150 E-mail: urbandesigncenter@yahoo.com

PLAN ISSUE: | DESIGN BY :
REV. DATE: | COMMENTS :
0 | 0

Project # :
1987-2-2
Sheet
A7

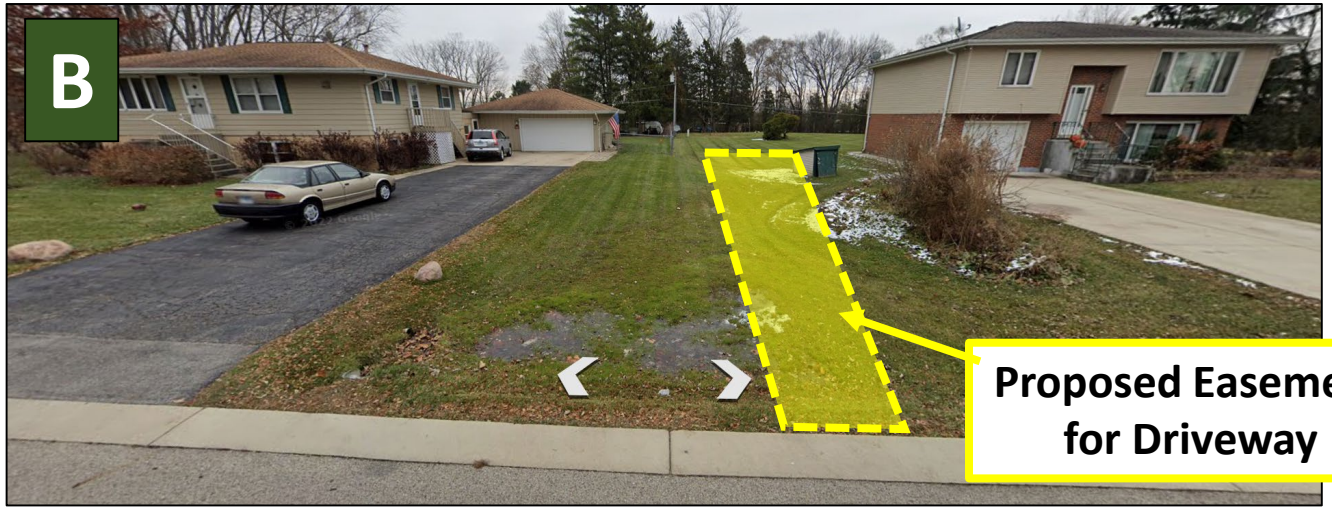
Attachment: EXHIBIT - Architectural Plans (1347 N Grove Ave - SU VAR NSFR)

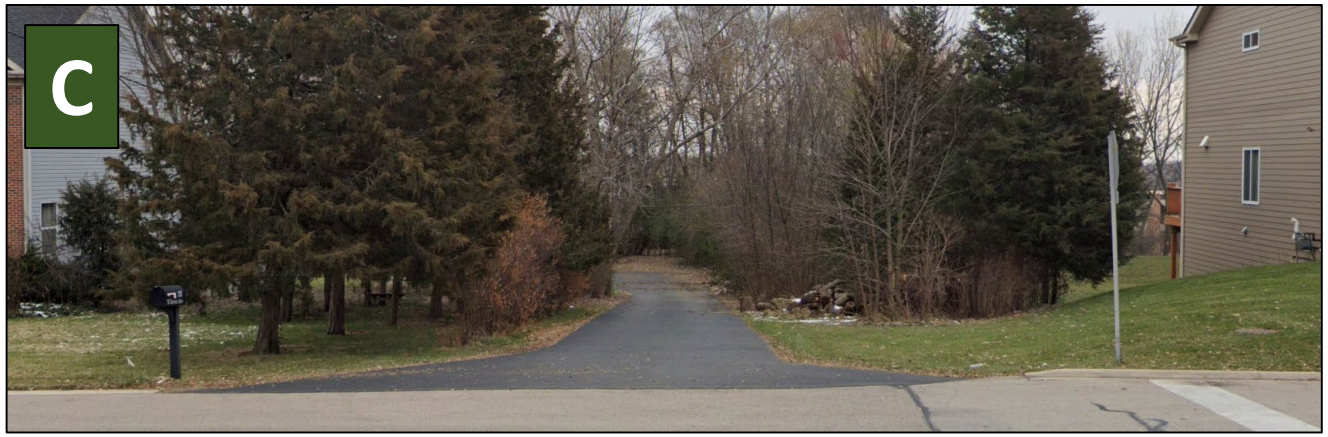
1347 N. Grove Street

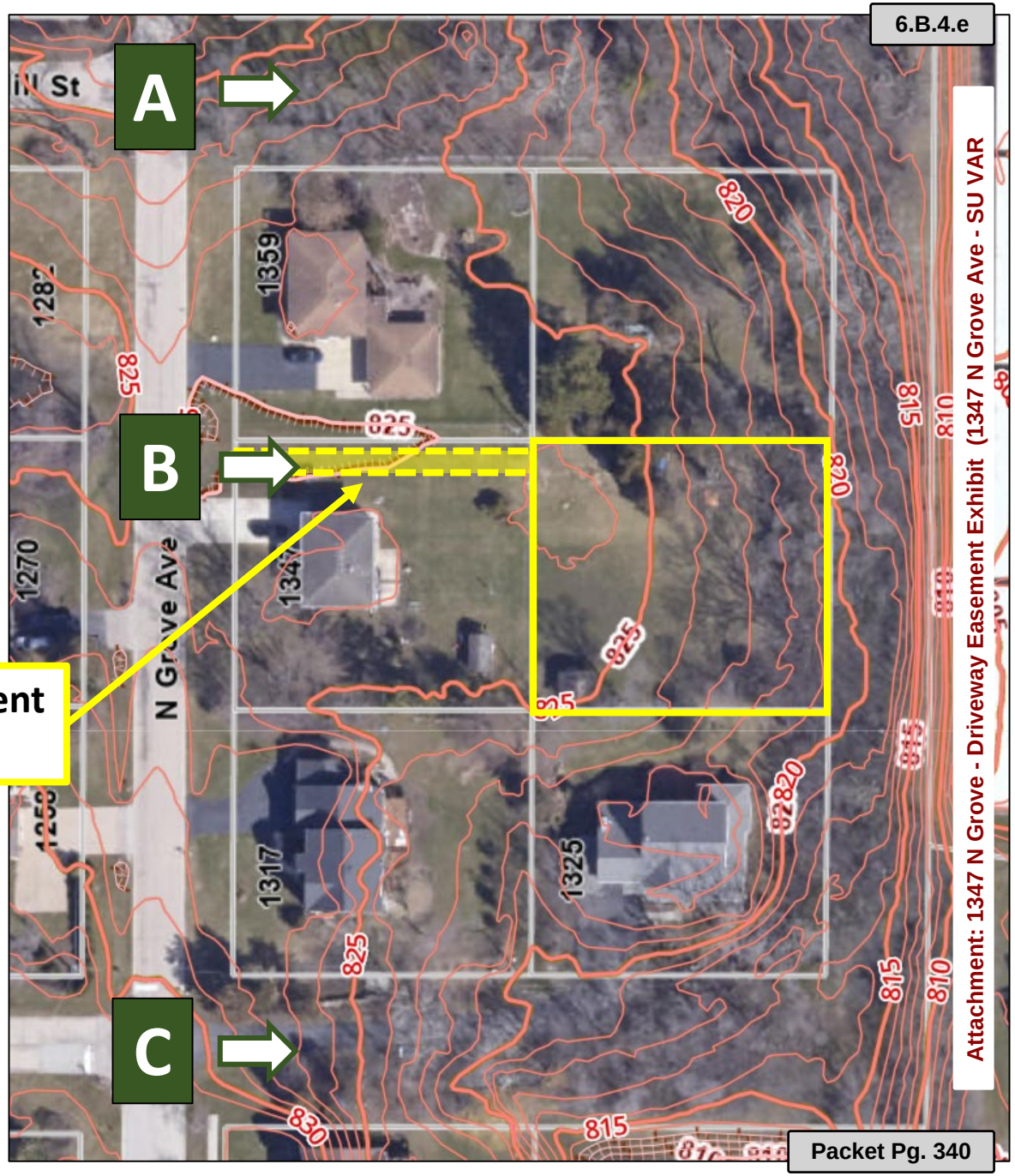


Attachment: 1347 N Grove - Driveway Easement Exhibit (1347 N Grove Ave - SU VAR









Attachment: 1347 N Grove - Driveway Easement Exhibit (1347 N Grove Ave - SU VAR

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 07/25/23 07:00 PM

STAFF REPORT (ID # 8492)

1347 N Grove Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Mohammed Alobaidi

PLAN NUMBER: SU-000049-2023

ADDRESS: 1347 N. Grove Avenue and Vacant Lot to the East

PROPOSAL:
Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and

Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line instead of the maximum permitted 25 feet.

LOCATION:	1347 N Grove Ave District 1 (Millar)	**CURRENT ZONING:**	R-1 Single Family Residential

SURROUNDING CONDITIONS:

North:	R-1 Single Family Residential
South	R-1 Single Family Residential
East:	Planned Development - Multifamily Residential
West:	R-1 Single Family Residential

BACKGROUND:
The Petitioner is proposing to build a new single-family home on the vacant lot directly east of 1347 N. Grove Avenue. In addition, a private drive is proposed connecting the vacant property to Grove Avenue through the north side of 1347 N. Grove Avenue. Therefore, the Petitioner is requesting:

Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and

Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line instead of the maximum permitted 25 feet.

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

SITE ANALYSIS:

- The Subject Property is zoned R-1 and is approximately 15,488 square feet and is conforming to the pre-1958 R-1 lot area standards (Zoning Ordinance Section 10.02 e) for a minimum of 12,000 square feet. The lots were platted in Cook County in 1926. The currently vacant property was annexed into the Village in 2005 and is under the same ownership as the single-family residence directly to the west. In conjunction with the annexation, the Village Council adopted a Sub Area Plan ("Northwest Sub Area"). The plan indicates that the property would be developed within the R-1 A standards. The subject property is landlocked, however, there is an undeveloped right of way to the east. Therefore, the eastern side of the lot would be considered the front yard.
- The Petitioner is seeking to build a new home that will require a rear yard setback reduction from 50 feet to 41 feet. The remaining setbacks comply with the R-1 requirements. The property to the north is vacant and the residence to the south is setback approximately 26 feet and appears to be existing nonconforming.
- The Petitioner is proposing to build a private drive through 1347 N. Grove Avenue to the west to access Grove Avenue. While there is existing unimproved right-of-way to the east (Coolidge Avenue), which existed at the time of annexation, the Petitioner indicates that building an access drive using the existing right of way is not feasible due to the steep slope decline of over 6 feet across the 40 feet of the Coolidge right of way.
- The proposed driveway would be 10 feet wide and will require an access easement to be recorded across 1347 N. Grove Avenue. Lot coverage for 1347 would meet code with the addition of the private drive. The driveway width at the front lot line would exceed the maximum 25 feet, therefore requiring a Variation.
- All of the neighboring properties appear to be on well and septic. There is a water main along the west side of Grove Avenue which the new home will be required to attached to. The closest sanitary line is located on the southeast corner of North Street and Grove Avenue. Due to the distance from the home, it will not be required to connect to the sanitary, unless the property is unable to provide the required septic to support the home.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	Conditions for utility hook ups
Environmental Health	N/A
Fire Prevention	No Issues Identified
Public Works	N/A
Police	N/A

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner has applied to reduce the required rear yard setback from 50 feet to 41 feet. The existing residence to the south has a legal non-conforming rear yard setback of approximately 20 feet from its' eastern lot line, which is roughly half of what the petitioner is proposing. It was constructed in unincorporated Cook County and annexing into the Village. In addition, the proposed side yard setbacks for the subject property exceed the required 15-foot setback, leaving a significant amount of open space. Therefore, the rear yard setback reduction should not impact the surrounding properties.

Due to the circumstance of being a land locked without direct access to an improved right of way, a private drive is proposed to allow access to the subject property. In adding the private drive, the total width of the two driveways exceeds the maximum 25 feet allowed width within 5 feet of the front lot line with a proposed 29 feet, thus requiring a Variation.

Due to the uniqueness of the proposed driveway access crossing the adjacent lot, and adding a second curb cut, this is ultimately a policy decision for the Planning and Zoning Commission to recommend and the Village Council to determine. Therefore, Staff recommends action and the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval of Special Use and Variation, Staff recommends the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan and architectural plans prepared by the Urban Design Group, submitted on 06/10/2023, except as said plans may be revised to conform to the Village Code of Ordinances.

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

2. Connection to the public water supply shall be required for the new construction.

3. A complete septic evaluation/design report shall be submitted showing sufficient area for a new system and separation from all adjoining wells shall be provided for both lots. If both properties cannot support a new septic system in the allowed area the public sanitary main shall be extended the north corner of the property and the two structures shall be connected to the public sanitary main.

4. An easement shall be submitted in a manner acceptable to the Village Attorney and Village Engineer for both cross access across the proposed driveway and for the proposed waterline and any additional utilities.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Elevation and Floor Plans
- Aerial-Utilites
- Petitioner Exhibits
- Public Notice

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

GISConsortium | 1347 N Grove Ave.



0 300 600 ft

Print Date: 7/12/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and t

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

Attachment: Aerial Map (1347 N Grove Ave - SU VAR NSFR)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Alobaidi, Mohammed

Business Name (if applicable)

Subject Property Address

1347 N Grove Ave Palatine, IL 60067

Please provide a description of your proposed request:

Proposing a single-family home building on interior LOT accessed through a driveway passing on the front lot to (Grove Ave), Sub-division (LOT 2 BLK 2)

Requesting a reduction in rear setback from 50ft to 41ft (9ft) to accommodate a standard-looking home on the lot, the following points explainS why the reduction is necessary in this case and the necessity of driveway to the lot :

1. (The Unique Circumstances)

Have worked diligently with the architecture to have the design minimize the encroachment on the required setbacks, however with the lot size and the established setbacks in the zoning ordinance it makes it really hard to design a house that will look in harmony with the rest of the neighborhood houses, otherwise, the house will look too thin in width,

2. (That because)

The sub-division design and sizes and the setback requirements in the zoning ordinance create a hardship to build on this LOT, almost every home on (Grove Ave) with R1 zoning doesn't have the required setback, and that affirms the unique circumstances in order to build on this LOT, in attachments is an example of next door LOT with only 21ft of rear setback.

3. (Such hardship has not been created by the applicant/owner)

this hardship is a result of the original plat sub-division and the required setbacks make no room to build a standard house that is consistent with the neighboring properties' design.

4. (Proposed Driveway)

although there's no violation to the zoning ordinance with the proposed driveway, it's important to mention why this driveway is important to the development of this LOT, current circumstances make this land look useless with no access and it's a hardship to the owner of the property, in the original plat sub-division it's indicated that (Coolidge Ave) can be developed to access the LOTS but with high trees density and the steep downhill ground makes the development of that road extremely hard and will require new soil and top fill to support the ground.

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The use is deemed necessary in this case because of the way this plat is sub-divided and the required setbacks in zoning ordinance makes it hard to build a standard house that will look in harmony and consistent with the rest of the neighborhood, otherwise, the house design will need to be too thin in width and it will not be consistent with rest of houses in the block, almost every house on (Grove Ave) with R1 Zoning doesn't meet the required setback requirements and that further affirm the need for special use request in this case,

with the generous amount of side setbacks of 41ft and 36ft respectively more than the required 15ft setback and with a front setback of 40ft, the requested reduction in the rear setback of 9ft will be a minimum variation from the zoning ordinance.

The Plat was divided to have homes built on it and to create that neighborhood feel instead of an empty LOT that requires a lot of maintenance with poor drainage and collects diseases from dead animals and their feces, with that it deemed to be a public convenience to have this empty LOT developed and have better drainage, cleaner, and occupied by future residents that will maintain and take a good care of the overall well being of this land.

The proposed Driveway is solves the hardship of no access to the land and an easement will be provided to the proposed driveway, it's not uncommon in the neighborhood to have a driveway to access the interior LOT, in the attachments are a few examples from the same subdivision.

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

Having an empty LOT in the block that was designed to have a house built on it and have residents occupy it makes the land more susceptible to environmental and health risks to the neighboring homes and their residents, the drainage on empty lands are poor and collects bugs, termites, rats, and mosquitos, I have seen neighbors complain about another empty LOT in the block that collects water and causing health and property damage to them, there have been instances where dead animals are found on the empty LOT and that create disease and other health factors,

with the proposed building request and the use request, the land that was intended to have a house built on it will be developed with the most up-to-date drainage systems, it will be treated for termites, rats, bugs, and other disease-causing factors, it will create cleaner and more environmentally friendly space for the neighbors and their residents,

With the requested building proposal safety took the number one priority to the surrounding neighbors and the future inhabitants of the property, by studying similar interior LOTS in the same sub-division and block, with improved signs and lighting will make this land safer than it is currently, 20ft of asphalt driveway has been added just east of the property to accommodate and give room to first responders vehicles when needed, and future plans to incorporate sidewalks from the proposed structure to (Grove ave) and south connecting with other sidewalks.

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

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

With no assumption about future financial values but to mention a few facts about recent empty lands that were developed on the same street and
historical data about developed interior LOTS for example (1325 N Grove Ave),
that home was built in the year of 2000, homes in that area saw a value increase of 7.8% same year in December (source: cook county house price index) the neighboring homes saw the same appreciation without any decline in value after building that lot,

The proposed building will not cause any damage to the nearby property values, in fact, based on historical data it usually enhances the nearby properties' value for the following reasons :

1. the proposed home design is consistent with the nearby home designs and will have a similar modern look.

2. the proposed building will give more of a community feel to the neighborhood instead of an empty undeveloped LOT, in fact, that usually enhances nearby properties' value.

3. for previously discussed health and environmental benefits the neighborhood will be more appealing when that empty land is developed.

4. the generous amount of side setbacks of 41ft and 36 ft instead of the required 15ft, plus the front setback of 40ft.

5. the request for the rear setback reduction of 9ft it will be the minimum variation from the established zoning ordinance and it will not cause a very significant deviation.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

N/A

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

Proposing a single-family home building on interior LOT accessed through a driveway passing on the front lot to (Grove Ave), Sub-division (LOT 2 BLK 2)

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3. (Such hardship has not been created by the applicant/owner)

this hardship is a result of the original plat sub-division and the required setbacks make no room to build a standard house that is consistent with the neighboring properties' design.

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

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The use is deemed necessary in this case because of the way this plat is sub-divided and the required setbacks in zoning ordinance makes it hard to build a standard house that will look in harmony and consistent with the rest of the neighborhood, otherwise, the house design will need to be too thin in width and it will not be consistent with rest of houses in the block, almost every house on (Grove Ave) with R1 Zoning doesn't meet the required setback requirements and that further affirm the need for special use request in this case,

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Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

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(Environmental, Health, and Safety)

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Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

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Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

3. for previously discussed health and environmental benefits the neighborhood will be more appealing when that empty land is developed.

4. the generous amount of side setbacks of 41ft and 36 ft instead of the required 15ft, plus the front setback of 40ft.

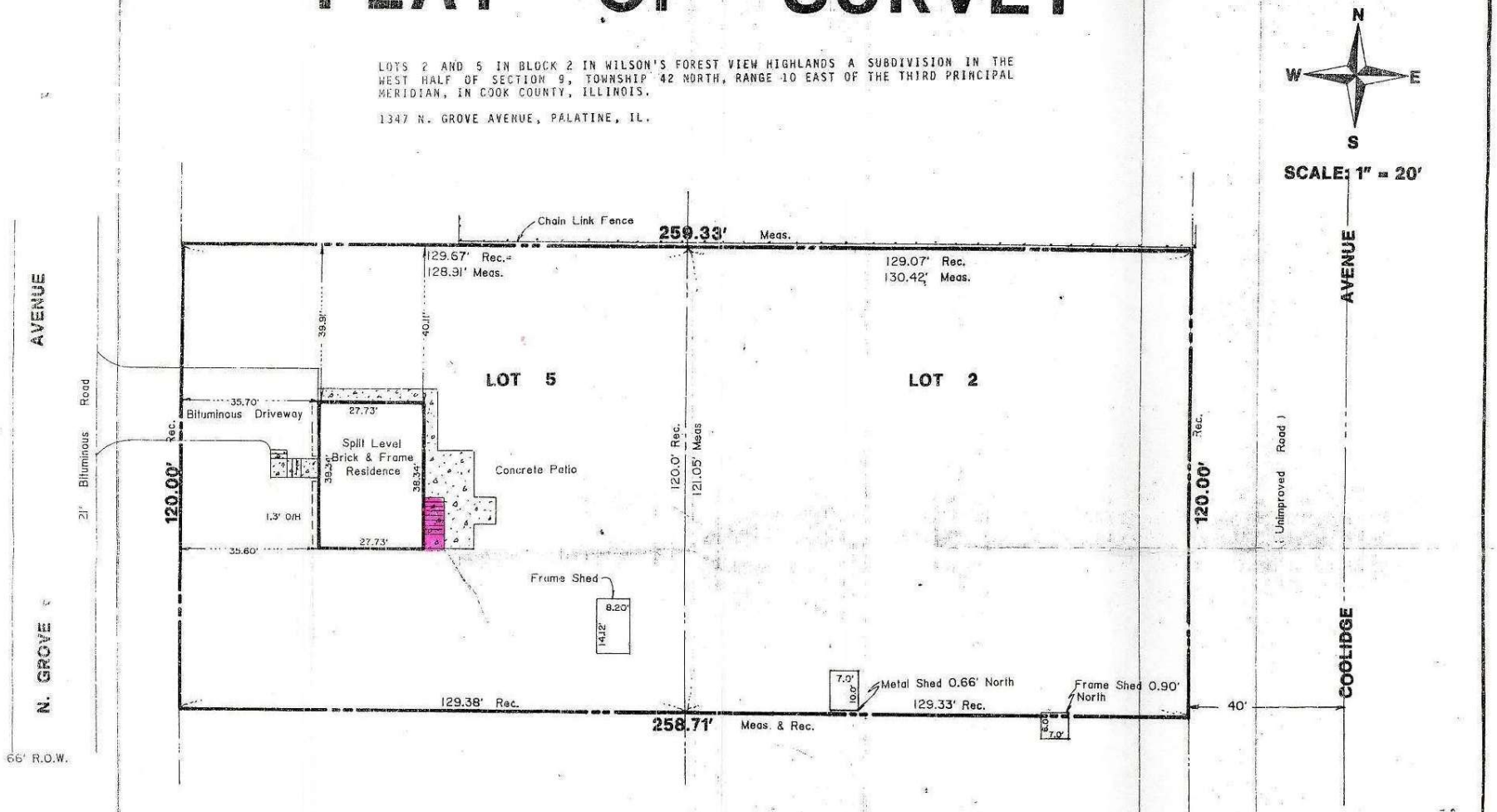
5. the request for the rear setback reduction of 9ft it will be the minimum variation from the established zoning ordinance and it will not cause a very significant deviation.

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

PLAT OF SURVEY

LOTS 2 AND 5 IN BLOCK 2 IN WILSON'S FOREST VIEW HIGHLANDS A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1347 N. GROVE AVENUE, PALATINE, IL.



VILLAGE COPY
APPROVED DATE: 10/17/19
BY:
FULL PERMIT

APPROVED
APPROVED 10/1/19 BY:
PLANNING & ZONING

RECEIVED
SEP 30 2019
VILLAGE OF PALATINE

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, ABSTRACT CONTRACT AND LAND DEVELOPMENT ORDINANCES.
2. CAUTION: BUILDING TIE DIMENSIONS SHOULD NOT BE USED TO DETERMINE LOT LINE LOCATIONS WHEN BEING USED FOR CONSTRUCTION PURPOSES ALONG LOT LINES. REFER TO ACTUAL LOT CORNERS FOR CONSTRUCTION.
3. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.
4. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT PROVIDED TO THE SURVEYOR.

STATE OF ILLINOIS)
COUNTY OF COOK)

I, KEITH E. LACY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF.

DATE: 01-19-98

KEITH E. LACY
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 1776

BARRINGTON ENGINEERING
B S. NORTHWEST HWY.
RRINGTON, ILLINOIS 60010
: (847) 382-6337
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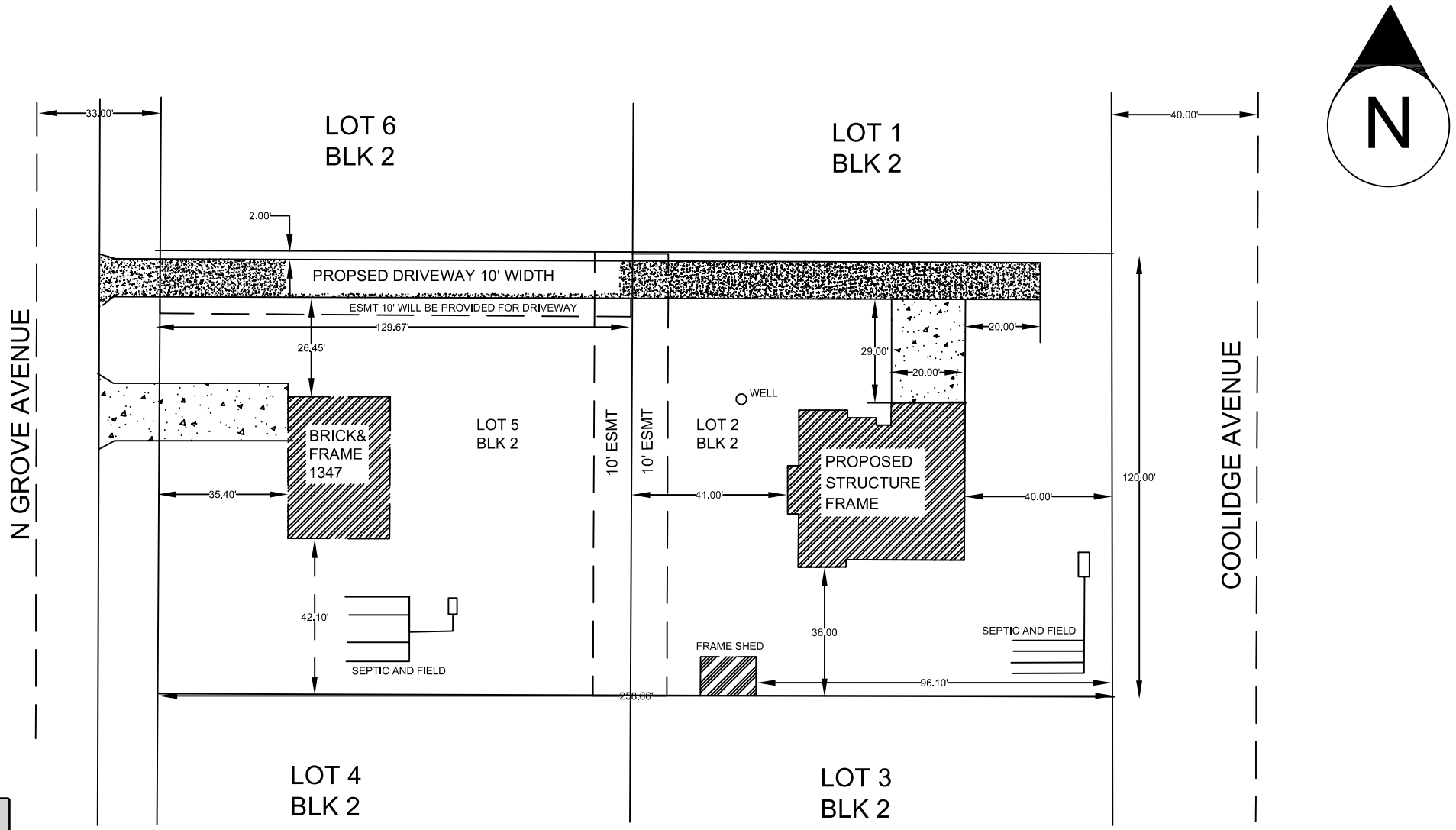
d By: John E. Clery All'y Job No. 386-25 390-25

Attachment: Plat of Survey (1347 N Grove Ave - SU VAR NSFR)
Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

NOTES :
- LOT COVERAGE : 23% (PROPSED STRUCTURE, DRIVEWAYS AND FRAME SHED)
- PROPOSED STRUCTURE HEIGHT : 29.4FT
- COOLIDGE AVE NOT IMPROVED, STEEP DOWNHILL GROUND AND HIGH DENSITY TREES
- SEPTIC TANK IS 30 FT FROM PROPOSED BUILDING AND 6FT FROM PROPERTY LINE
- DISPOSAL FIELD IS 30FT FROM PROPOSED BUILDING, 98FT FROM WELL AND 5 FT FROM PROPERTY LINE

Definitions :

ESMT = EASEMENT



Attachment: Site Plan (1347 N Grove Ave - SU VAR NSFR)

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

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CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS CONTAINED IN THESE DRAWINGS.
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FRONT ELEVATION

PROJECT NAME:

ALOBAIDI RESIDENCE



3D RENDERING NOTES:

3D ELEVATIONS ARE FOR REFERENCE ONLY.
THESE SHOULD NOT BE USED TO DETERMINE ANY PORTION OF THE CONSTRUCTION OTHER THAN GENERAL MATERIAL AND APPEARANCE.
REFER TO ELEVATION SHEETS FOR DETAILS.

BUILDING DEPARTMENT NOTES:

2018 INTERNATIONAL FIRE CODE (IFC)

HOME WILL BE REQUIRED TO HAVE A 13D SPRINKLER SYSTEM.

ALL SPRINKLERED HOMES WILL REQUIRE 1" METERS TO PROVIDE ADEQUATE FLOW.

ANY HOME WITH A FIRE SPRINKLER SYSTEM AND AN IRRIGATION SYSTEM IS REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SHUT-OFF.

TEMPORARY ADDRESSING REQUIRED DURING CONSTRUCTION AND PERMANENT ADDRESSING REQUIRED. ALL FLAG LOTS ALSO REQUIRE ADDRESSING SIGN AT STREET ENTRANCE.

ALL PORTIONS OF THE EXTERIOR FIRST FLOOR OF THE OCCUPANCY MUST BE WITHIN 150' OF APPARATUS ACCESS (DRIVEWAY), AS MEASURED BY AN APPROVED ROUTE AROUND STRUCTURE.

SHEET INDEX

SHEET #	
	ARCHITECTURAL PLAN
A1	GENERAL NOTES & PLAN PREVIEW
A2	MAIN FLOOR PLAN
A3	UPPER FLOOR PLAN
A4	ELEVATIONS: FRONT & RIGHT
A5	ELEVATIONS: LEFT & REAR
A6	BUILDING CROSS-SECTION - 'A'
A7	DETAILS & VENTILATION SCHEDULE

PROJECT DESCRIPTION:

PROPOSING TWO-STORY SINGLE-FAMILY RESIDENCE (SFR) WITH ATTACHED 2-CAR GARAGE

PROJECT DATA:

PARCEL NO.:
PROPERTY TYPE:
ADDRESS:

ACRES:
Q.S.T.R.:
JURISDICTION:
ZONING:
SETBACKS:
WATER:
SEWER/SEPTIC:
ROAD ACCESS:
STREET SURFACE:

LEGAL DESCRIPTION:

DESIGN TEAM: URBAN DESIGN GROUP
15445 53rd AVE. S, STE. 110
SEATTLE, WA 98188
(206) 838-8250
urbandesigncenter@yahoo.com

OWNER INFO: MOHAMMED ALOBAIDI
1347 N GROVE AVE
PALATINE, IL 60067
PH: (321) 337-5908
EMAIL: m.alobadi94@yahoo.com

Project

SINGLE -FAMILY RESIDENCE
SINGLE USE

Prepared for
MOHAMMED ALOBAIDI
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PLAN ISSUE:	DESIGN BY:
REV. DATE:	COMMENTS:
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2	

Project # :
1987-2-2
Sheet
COVER

GENERAL NOTES

INTERNATIONAL RESIDENTIAL CODE 2018 EDITION AND ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISTICTION TO BE FOLLOWED.
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 INTERNATIONAL FIRE CODE (IFC)

CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION & PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS HAVE BEEN INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY

REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL

CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL EQUIPMENT TO BE INSTALLED

SITE WORK

GENERAL

UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED, FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1500 PSF. EXTERIOR FOOTINGS SHALL BEAR 16" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACK FILL TO BE THOROUGHLY COMPACTED. FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS.

CONCRETE

MIX AND 28 DAY STRENGTH OF CONCRETE

- BASEMENT WALLS & FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO WEATHER:	PER STRUCTURAL S-SHEETS
- BASEMENT SLABS & INTERIOR SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE DOOR SLABS	PER STRUCTURAL S-SHEETS
- BASEMENT WALLS & FOUNDATION WALLS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER.	PER STRUCTURAL S-SHEETS
- PORCHES, CARPORT SLABS & STEPS EXPOSED TO WEATHER, & GARAGE FLOOR SLABS.	PER STRUCTURAL S-SHEETS

GARAGE FLOORS TO SLOPE 1/8"/FT. MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' FT. (MAX.) INTERVALS EA WAY. SLABS ARE TO BE 5% AIR ENTRAINED CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.

CONCRETE COVER OF REINFORCING

3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
1 1/2" CONCRETE EXPOSED TO EARTH OR WEATHER.
1 1/2" BEAMS AND COLUMNS NOT EXPOSED TO EARTH OR WEATHER.
3/4" SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER.
LAP COLUMN VERTICALS. CLASS "A" CONCRETE AND MASONRY COLUMN AND WALL VERTICALS 32 DIAMETERS. LAP ALL OTHER REINFORCING 24 DIAMETERS. SPLICES AT TENSION REGIONS SHALL NOT BE PERMITTED.

CARPENTRY

GENERAL

ALL FRAMING TO COMPLY WITH ENGINEERING S-SHEETS FOR NAIL SIZES AND SPACING.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

6" MIN. CLEARANCE BETWEEN WOOD AND EARTH.
18" MIN. CLEARANCE BETWEEN FLOOR JOIST AND EARTH.
12" MIN. CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.

FASTENERS FOR PRESSURE PRESSERVATIVE AND FIRE-RETANDANT-TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL.

REFERENCE SHEET-S1 FOR SPECIES AND GRADE (BASE DESIGN VALUES)

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH 3"X3"X.229" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE TREATED WITH AN APPROVED PRESERVATIVE. SOLID BLOCKING OF NOT LESS THAN 2 X THICKNESS SHALL BE PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS. BETWEEN SUPPORTS PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS, JOISTS, 10'-0" FOR ROOF JOISTS. TYPICAL SILL BOLTS TO BE 5/8" DIAMETER AT 6'-0" O.C. MINIMUM 7" EMBED. ALL METAL FRAMING ANCHORS AND HANGERS SHOWN ON DRAWINGS SHALL BE STRONG TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY.

PLYWOOD

PLYWOOD WALL AND ROOF SHEATHING SHALL BE 3/4" CDX, UNLESS OTHERWISE SPECIFIED. PLYWOOD FLOOR SHEATHING SHALL BE 3/4" CDX T&G, UNLESS OTHERWISE SPECIFIED. STAGGER END LAPS AT ROOF AND FLOOR SHEATHING. OSB SHEATHING PRODUCTS OF EQUIVALENT SPAN RATINGS SHALL BE ALLOWED.

WOOD TRUSSES

ALL ROOF TRUSSES SHALL BE FRAMED AND TIED INTO THE FRAME WORK AND SUPPORTING WALLS SO AS TO FROM AN INTEGRAL PART OF THE WHOLE BUILDING. ROOF TRUSSES SHALL HAVE JOINTS WELL FITTED AND SHALL HAVE ALL TENSION MEMBERS WELL TIGHTENED BEFORE ANY LOAD IS PLACED UPON THE TRUSS. DIAGONAL AND SWAY BRACING SHALL BE USED TO BRACE ALL TRUSSES.

SEE SHEET-S1 FOR DESIGN CRITERIA

INSULATION AND MOISTURE PROTECTION

GENERAL

INSULATION BAFFLES TO MAINTAIN 1" ABOVE BATT INSULATION
BAFFLES TO EXTEND 6" ABOVE BATT INSULATION
BAFFLES TO EXTEND 12" ABOVE LOOSE FILL INSULATION
INSULATE BEHIND TUBS/SHOWERS, PARTITIONS AND CORNERS
FACE STAPLE BATTS
FRICTION FIT FACED BATTS
USE 4 MIL POLY VAPOR RETARDER AT WALLS.
* R-10 RIGID FOAM INSULATION ON 4X EADERS AT EXTERIOR WALLS.

INFILTRATION CONTROL

1. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF AND BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOOR AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE, INCLUDING ACCESS PANELS INTO UNHEATED SPACES, SHALL BE SEALED, CAULKED, GASKETED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE. ALL OPENINGS SHALL BE FLASHED, APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLSHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1-1/8" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIALS.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

- ALL EXTERIOR DOORS, OTHER THAN FIRE-RATED DOORS, SHALL BE DESIGNED TO LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. DOORS BETWEEN RESIDENCE AND GARAGE ARE NOT CONSIDERED FIRE-RATED AND MUST MEET THE ABOVE REQUIREMENT.

- ALL EXTERIOR WINDOWS SHALL BE DESIGNED TO LIMIT INFILTRATION INTO OR FROM THE BUILDING ENVELOPE.

- Recessed Lighting Fixtures: When installed in the building envelope, recessed lighting fixtures shall be Type IC rated and certified to have no more than 2.0 cfm air movement from the conditioned space to the ceiling cavity. The lighting fixture shall be tested at 75 Pascals or 1.57 lbs/ft2 pressure difference and have a label attached, showing compliance with this test method. Recessed lighting fixtures shall be installed with a gasket or caulk between the fixture and ceiling to prevent air leakage.

VAPOR BARRIERS/ GROUND COVERS

AN APPROVED VAPOR BARRIER SHALL BE PROPERLY INSTALLED IN ROOF DECKS, IN ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND AT EXTERIOR WALLS. KRAFT STAPLED BATTS WITH A PERM RATING LESS THAN ONE MAY BE INSTALLED IF THE VAPOR BARRIER IS TO THE WARM SIDE. STAPLES ARE PLACED NOT MORE THAN 8 INCHES ON CENTER AND GAPS BETWEEN THE FACING AND THE FRAMING DO NOT EXCEED 1/8 INCH.

A GROUND COVER OF 6 MIL (0.006") BLACK POLYETHYLENE OR EQUIVALENT, SHALL BE LAID OVER THE GROUND IN ALL CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED ONE FOOT AT EACH JOINT AND SHALL EXTEND TO THE FOUNDATION WALL.

WINDOWS, DOORS, HVAC, & ELECT. EQUIP.

GLAZING MAXIMUM:
ALL CLIMATE ZONES:
GLAZING "U" VALUE: VERTICAL (MAX): .28
OVERHEAD (MAX): .50
DOOR "U" VALUE
(DOORS W/ MORE THAN 50
CONSIDERED A WINDOW)
HVAC PERFORMANCE: "HSPF" OR AFUE = .95
RECESSED LIGHT FIXTURES: IC RATED

DOORS, WINDOWS AND SKYLIGHTS

GENERAL
DOORS TO THE EXTERIOR SHALL HAVE MAX. 3" STEP TO MIN. 36" DEEP LANDING. .

BEDROOM EMERGENCY EGRESS WINDOWS MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. MIN. NET CLEAR OPEN ABLE WIDTH OF 20" AND MINIMUM NET CLEAR OPENING HEIGHT OF 24", MAXIMUM FINISHED SILL HEIGHT OF 44" ABOVE FLOOR.

FACTORY BUILT WINDOWS TO BE CONSTRUCTED TO PERMIT MAXIMUM INFILTRATION OF .05 CFM PER LINEAL FOOT OF OPERABLE SASH PERIMETER AS TESTED BY ASTM STANDARDS. SITE BUILT AND MILL WORK SHOP BUILT WOODEN SASH ARE EXEMPT FROM INFILTRATION CRITERIA ABOVE, BUT MUST BE MADE TIGHTLY FITTING AND WEATHER STRIPPED OR CAULKED. SLIDING GLASS DOORS TO PERMIT MAXIMUM INFILTRATION OF .05 CFM INFILTRATION PER SQUARE FOOT OF DOOR AREA.

SAFETY GLAZING SHALL BE LOCATED WITHIN

1. INGRESS AND EGRESS DOORS
2. SLIDING GLASS DOORS, SWINGING GLASS DOORS
3. SHOWER AND BATHTUB ENCLOSURES
4. GLAZING W/ THE EXPOSED EDGE WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED PORTION+ BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
ANY GLAZING WITHIN 36-INCHES OF WALKING SURFACES, MORE THAN 9 SQ. FT. SHALL BE SAFETY GLAZING IF THE BOTTOM OF GLAZED AREA IS LESS THAN 18-INCHES ABOVE FINISH FLOOR AND THE TOP IS MORE THAN 36-INCHES ABOVE FINISH FLOOR.

WINDOW SILLS: 6@2, 24" MINIMUM SILL HEIGHT EXCEPTIONS ALLOW FOR OPENING LIMITING DEVICE FOR 4" DIAMETER SPHERE AND WINDOW FALL PREVENTION DEVICE THAT COMPLIES WITH 6123

STRUCTURAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DRAWINGS.
2. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING.
3. THE CONTACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDIANTING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF ENGINEER
5. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT
6. COORDIATE WITH MECHANICAL, PLUMBING, AND ELECTICAL REQUIREMENTS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES, AND PIPE SLEEVES, ELECTRICAL CONDUITS, AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
7. PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT SHALL BE SWAY OR LATERALLY BRACED.



PLAN PREVIEW

SCALE: NOT TO SCALE

3.5.e

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

Prepared for
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REV. DATE:	COMMENTS:
1	
2	

Project # :
1987-2-2
Sheet
A1

Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)

Packet Pg. 357

6.B.4.f

TYPICAL FLOOR NOTES:

1. INSTALL SMOKE DETECTORS IN ALL SLEEPING ROOMS AND AT AREAS ADJACENT TO SLEEPING ROOMS, AND AT CEILING HEIGHT CHANGES GREATER THAN 24". SMOKE DETECTORS TO BE HARD-WIRED AND INTERCONNECTED, WITH BATTERY BACK-UP PER CODE.
2. INSTALL CARBON MONOXIDE SENSORS ADJACENT TO SLEEPING AREAS.
3. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
4. ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. (U.N.O.)
5. TYPICAL FLOOR HEADERS PER STRUCTURAL @ 8'-0" AFF. (U.N.O.)
6. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
7. DOOR SIZES NOTED ARE SLABS NOT ROUGH OPENINGS
8. PROVIDE FIRESTOPPING AT ALL PLUMBING OPENINGS
9. PROVIDE SOLID BLOCKING OVER SUPPORTS.
10. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS AND SHALL BE OF ½" GYP BOARD OR OTHER APPROVED MATERIALS INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS PER CODE.
11. PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED HORIZONTAL AND VERTICAL DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL CONSIST OF NOT LESS THAN 2" NOMINAL LUMBER OR OTHER APPROVED MATERIAL.
12. ASPHALT-SATURATED FELT FREE FROM HOLES OR BREAKS, WEIGHING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER RESISTANT MATERIAL SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. APPROVED ALTERNATIVE WEATHERPROOF MEMBRANES SHALL BE USED FOR OPEN JOINT RAIN SCREEN SIDING. WEATHER RESISTANT MATERIALS SHALL BE APPLIED HORIZONTALLY WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES AND NOT LESS THAN 6 INCHES WHERE JOINTS OCCUR PER CODE.
13. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDINGS STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL SURFACE AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. FLASHING SHALL BE INSTALLED AT, BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
    - THE TOP OF ALL EXTERIOR WINDOW & DOOR OPENINGS
    - INTERSECTIONS OF FRAME WALLS AND MASONRY OR STUCCO
    - UNDER MASONRY, WOOD OR METAL COPINGS AND SILLS
    - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
    - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL
    - AT WALL AND ROOF OR SOFFIT INTERSECTIONS
    - AT BUILT-IN GUTTERS
14. EXTERIOR LOCATIONS FOR ENVIRONMENTAL AIR DUCT EXHAUST & INTAKE OPENINGS TO BE A MINIMUM OF 3'-0" FROM PROPERTY LINE & MINIMUM 3'-0" FROM BUILDING OPENINGS. EQUIP ALL DUCTS W/ BACK-DRAFT DAMPERS.
15. AIR EXHAUST & INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED W/ CORROSION RESISTANT SCREENS, LOUVERS, OR GRILLS W/ 1/4" MINIMUM & 1/2" MAX OPENINGS IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS PER 2018 IRC.
16. DUCTS FOR KITCHEN RANGES SHALL BE OF METAL AND BE EQUIPPED W/ BACK-DRAFT DAMPERS PER CODE.
17. ALL INTERIOR FINISHES TO MEET MINIMUM FLAME SPREAD INDEX AND SMOKE DEVELOPMENT INDEX AS REQUIRED BY 2018 IRC.
18. UNDER FLOOR CLEANOUT NOT MORE THAN 20' FROM ACCESS DOOR WITH AN UNOBSTRUCTED 30" WIDE X 18" HIGH PATH. PATHWAY, CLEANOUTS ARE ACCESSIBLE. 12" CLEARANCE REQUIRED AT LINES LESS THAN OR EQUAL TO 2', 18" CLEARANCE AT LINES GREATER THAN 2'. (UPC 707.5)
19. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SLIDING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION, SAFETY GLAZING.

GARAGE NOTES:

1. GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE X GWB APPLIED TO THE GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ⅝" TYPE X GYPSUM BOARD OR EQUAL.
2. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.
3. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIALS AND SHALL HAVE NO OPENINGS INTO THE GARAGE. IRC R302.5.1
4. PROVIDE OUTDOOR COMBUSTION AIR FOR WATER HEATER.
5. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL AND THE AREA USED FOR THE PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

AREA SUMMARY

MAIN FLOOR:	1,386	sf.
UPPER FLOOR:	1,665	sf.
TOTAL:	3,051	sf.
GARAGE/SHOP:	456	sf.
COVD PORCH:	137	sf.
COVD DECK (REAR):	286	sf.

* SQUARE FOOTAGE MEASURED PER EXTERIOR SIDE OF EXTERIOR WALLS

NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN

NOTE:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.

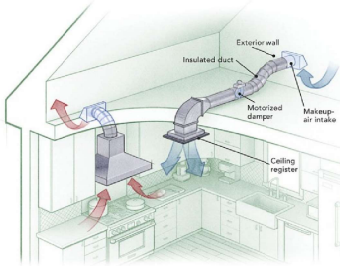
DOOR TO BE UNDERCUT A MINIMUM OF 1/2-INCH TO ASSURE FREE FLOW 50 CFM AIR THROUGHOUT HABITABLE ROOMS

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

FREESTANDING RANGE AND RANGE HOOD:

M1503.4 MAKEUP AIR REQUIRED:
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 M3/S) SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY ACTUATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS NOT CONNECTED TO THE DAMPER BEING INSPECTED, SERVICED, REPAIRED OR REPLACED.

M1503.4.1 LOCATION:
KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.



G2407.9.1 (304.9.1) MAKEUP AIR
WHERE EXHAUST FANS ARE INSTALLED, MAKEUP AIR SHALL BE PROVIDED TO REPLACE THE EXHAUSTED AIR.

G2407.9.2 (304.9.2) APPLIANCE INTERLOCK
EACH OF THE APPLIANCES SERVED SHALL BE INTERLOCKED WITH THE MECHANICAL AIR SUPPLY SYSTEM TO PREVENT MAIN BURNER OPERATION WHEN THE MECHANICAL AIR SUPPLY SYSTEM IS NOT IN OPERATION.

G2407.9.3 COMBINED COMBUSTION AIR AND VENTILATION AIR SYSTEM

WHERE COMBUSTION AIR IS PROVIDED BY THE BUILDING'S MECHANICAL VENTILATION SYSTEM, THE SYSTEM SHALL PROVIDE THE SPECIFIED COMBUSTION AIR RATE IN ADDITION TO THE REQUIRED VENTILATION AIR.

APPLIANCES:

1. THOR KITCHEN HRG3618U 36" PRO-STYLE 6 STAINLESS STEEL BURNER GAS RANGE.
2. THOR KITCHEN HRH3606U 36" STAINLESS STEEL UNDER CABINET RANGE HOOD.

1 RANGE & HOOD

SMOKE & CARBON MONOXIDE ALARMS:

SMOKE AND CARBON MONOXIDE ALARMS MUST BE PROVIDED IN ALL REQUIRED LOCATIONS AND MUST BE:
- AUDIBLE IN ALL PARTS OF THE HOUSE
- INSTALLED PER MANUFACTURER'S INSTRUCTIONS

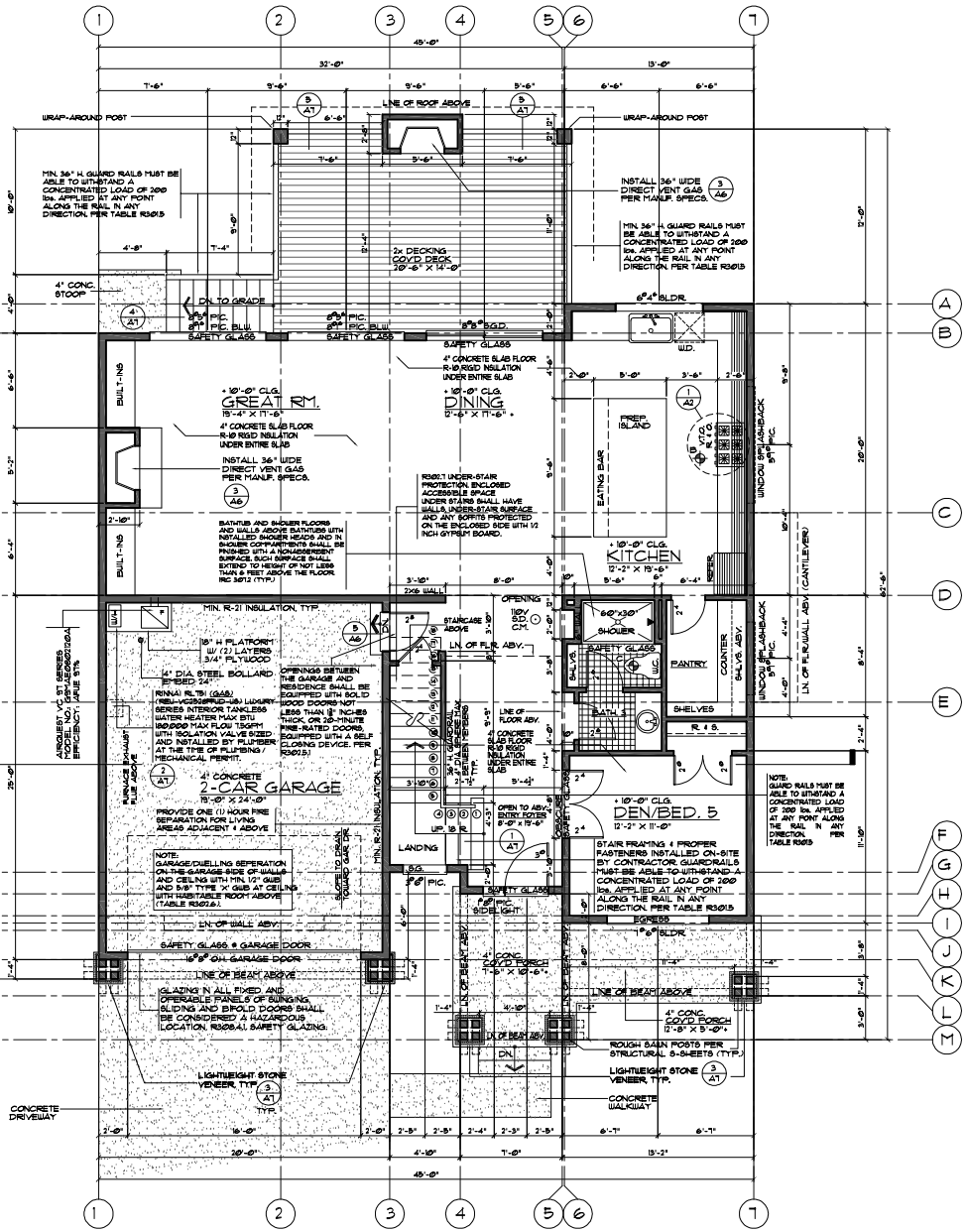
NEW HOUSES (IRC R314 & R315)
SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED AND MUST BE CONNECTED TO THE MAIN ELECTRICAL SYSTEM WITH BATTERY BACKUP.

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REQUIRED LOCATIONS:
- SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND IN NAPPING AREAS IN A FAMILY HOME CHILD CARE.
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED ON EVERY HABITABLE LEVEL, INCLUDING BASEMENTS (DOES NOT INCLUDE CRAWLSPACE AND UNINHABITABLE ATTICS).
- IN SPLIT LEVEL FLOOR PLANS, AT THE UPPER LEVEL, PROVIDED THERE IS NO INTERCONNECTION BETWEEN ADJACENT LEVELS AND THE LOWER LEVEL IS LESS THAN A FULL STORY BELOW THE UPPER LEVEL.
- A CARBON MONOXIDE ALARM IS REQUIRED IN A BEDROOM WHEN A FUEL-BURNING APPLIANCE IS INSTALLED IN THE BEDROOM OR ITS ATTACHED BATHROOM.
- A COMBINATION ALARM (COMBINED SMOKE AND CARBON MONOXIDE ALARM) IS ACCEPTABLE IN ANY REQUIRED LOCATION.
- WALL MOUNTED ALARMS MUST BE NOT MORE THAN 12 INCHES FROM THE ADJOINING CEILING SURFACE.
- AVOID PLACING ALARMS LESS THAN 3 FEET FROM SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND DO NOT PLACE ALARMS IN THE DIRECT AIRFLOW OF THE REGISTERS.
- AVOID PLACING ALARMS WITHIN 3 FEET HORIZONTALLY FROM DOORS TO BATHROOMS CONTAINING A BATHTUB OR SHOWER.
- DO NOT PLACE ALARMS IN SPACES WHERE TEMPERATURES MAY BE ABOVE OR BELOW THE ALARM'S OPERATING TEMPERATURE RANGE.
- DO NOT PLACE ALARMS WITHIN 3 FEET OF THE BLADES OF A CEILING FAN.
- ALARMS IN PEAKED OR SLOPED CEILINGS MUST BE WITHIN 3 FEET OF THE PEAK, MEASURED HORIZONTALLY, BUT NOT IN THE HIGHEST 4 INCHES OF THE CEILING, MEASURED VERTICALLY.
- A PHOTOELECTRIC SMOKE ALARMS MUST NOT BE LESS THAN 6 FEET FROM A PERMANENT COOKING APPLIANCE.

B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 10 FEET FROM A PERMANENT COOKING APPLIANCE.

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CARBON MONOXIDE ALARM LOCATION LIMITATIONS
- DO NOT PLACE ALARMS DIRECTLY ABOVE OR BESIDE FUEL-BURNING APPLIANCES.
- DO NOT PLACE ALARMS IN DIRECT SUNLIGHT.
- DO NOT PLACE ALARMS IN LOW AREAS WHERE CHILDREN CAN REACH. DO NOT PLACE ALARMS BEHIND CURTAINS OR ANY STRUCTURE THAT MIGHT PREVENT CARBON MONOXIDE FROM REACHING THE SENSOR.



MAIN FLOOR PLAN

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

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TYPICAL FLOOR NOTES:

1. INSTALL SMOKE DETECTORS IN ALL SLEEPING ROOMS AND AT AREAS ADJACENT TO SLEEPING ROOMS, AND AT CEILING HEIGHT CHANGES GREATER THAN 24". SMOKE DETECTORS TO BE HARD-WIRED AND INTERCONNECTED, WITH BATTERY BACK-UP PER CODE.
2. INSTALL CARBON MONOXIDE SENSORS ADJACENT TO SLEEPING AREAS.
3. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
4. ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. (U.N.O.)
5. UPPER FLOOR HEADERS PER STRUCTURAL @ 8'-0" A.F.F. (U.N.O.)
6. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
7. DOOR SIZES NOTED ARE SLABS NOT ROUGH OPENINGS
8. PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
9. PROVIDE SOLID BLOCKING OVER SUPPORTS.
10. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS AND SHALL BE OF ½" GYP BOARD OR OTHER APPROVED MATERIALS INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS PER CODE.
11. PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED HORIZONTAL AND VERTICAL DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL CONSIST OF NOT LESS THAN 2" NOMINAL LUMBER OR OTHER APPROVED MATERIAL.
12. ASPHALT-SATURATED FELT FREE FROM HOLES OR BREAKS, WEIGHING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER RESISTANT MATERIAL SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. APPROVED ALTERNATIVE WEATHERPROOF MEMBRANES SHALL BE USED FOR OPEN JOINT RAIN SCREEN SIDING. WEATHER RESISTANT MATERIALS SHALL BE APPLIED HORIZONTALLY PER MANUFACTURERS RECOMMENDATIONS, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES AND NOT LESS THAN 6 INCHES WHERE JOINTS OCCUR PER CODE.
13. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDINGS STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL SURFACE AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. FLASHING SHALL BE INSTALLED AT, BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
    - THE TOP OF ALL EXTERIOR WINDOW & DOOR OPENINGS
    - INTERSECTIONS OF FRAME WALLS AND MASONRY OR STUCCO
    - UNDER MASONRY, WOOD OR METAL COPINGS AND SILLS
    - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
    - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL
    - AT WALL AND ROOF OR SOFFIT INTERSECTIONS
    - AT BUILT-IN GUTTERS
14. EXTERIOR LOCATIONS FOR ENVIRONMENTAL AIR DUCT EXHAUST & INTAKE OPENINGS TO BE A MINIMUM OF 3'-0" FROM PROPERTY LINE & MINIMUM 3'-0" FROM BUILDING OPENINGS. EQUIP ALL DUCTS W/ BACK-DRAFT DAMPERS.
15. AIR EXHAUST & INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED W/ CORROSION RESISTANT SCREENS, LOUVERS, OR GRILLS W/ 1/4" MINIMUM & 1/2" MAX. OPENINGS IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS PER 2018 IRC.
16. DUCTS FOR KITCHEN RANGES SHALL BE OF METAL AND BE EQUIPPED W/ BACK-DRAFT DAMPERS PER CODE.
17. ALL INTERIOR FINISHES TO MEET MINIMUM FLAME SPREAD INDEX AND SMOKE DEVELOPMENT INDEX AS REQUIRED BY 2018 IRC.
18. UNDER FLOOR CLEANOUT NOT MORE THAN 20' FROM ACCESS DOOR WITH AN UNOBSTRUCTED 30" WIDE X 18" HIGH PATH. PATHWAY, CLEANOUTS ARE ACCESSIBLE 12" CLEARANCE REQUIRED AT LINES LESS THAN OR EQUAL TO 2', 18" CLEARANCE AT LINES GREATER THAN 2'. (UPC 707.5)
19. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SLIDING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION, SAFETY GLAZING.

AREA SUMMARY

MAIN FLOOR:	1,386	sf.
UPPER FLOOR:	1,665	sf.
TOTAL:	3,051	sf.
GARAGE/SHOP:	436	sf.
COVD PORCH:	137	sf.
COVD DECK (REAR):	286	sf.

* SQUARE FOOTAGE MEASURED PER EXTERIOR SIDE OF EXTERIOR WALLS

NOTE:
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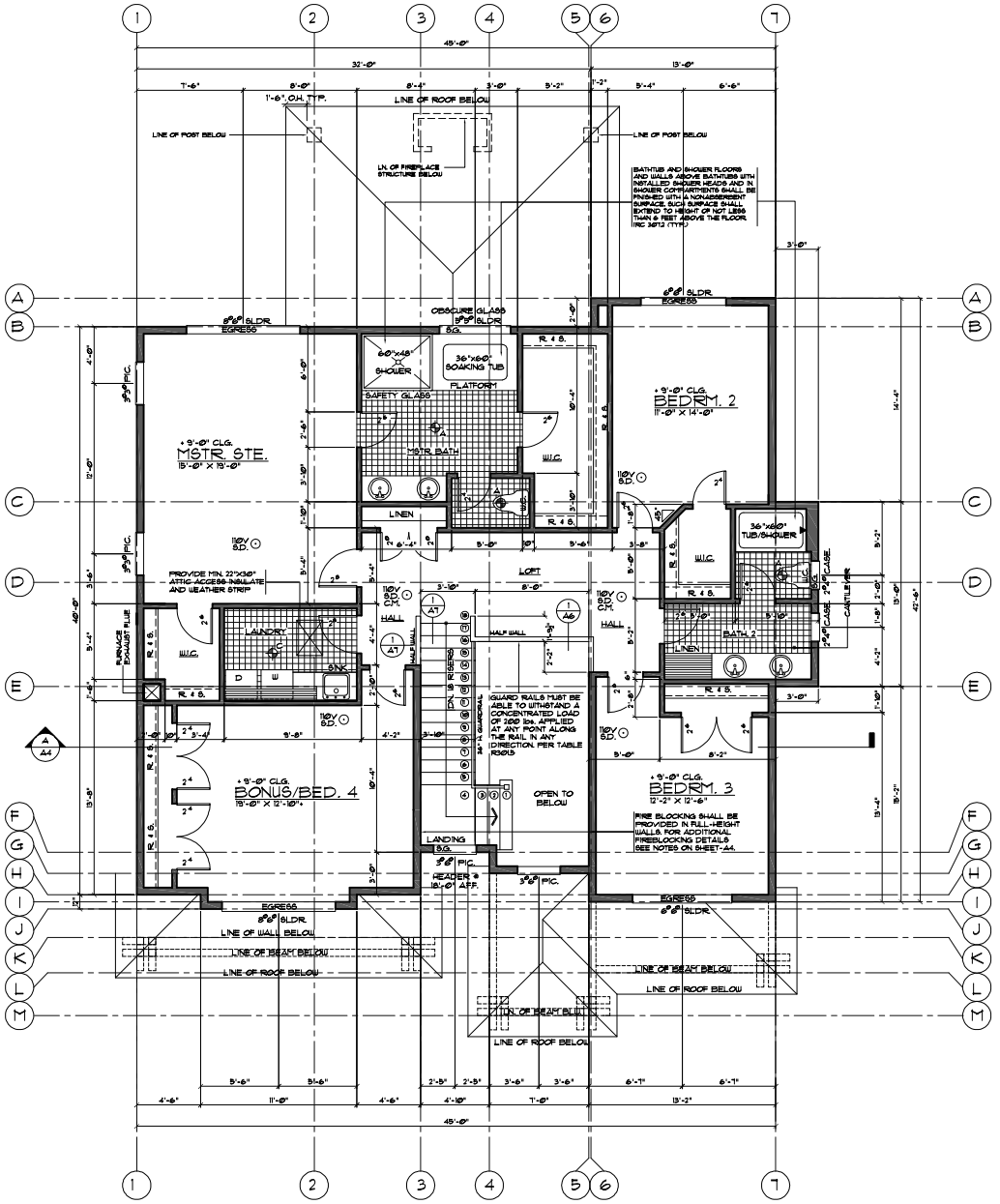
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UPPER FLOOR PLAN

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

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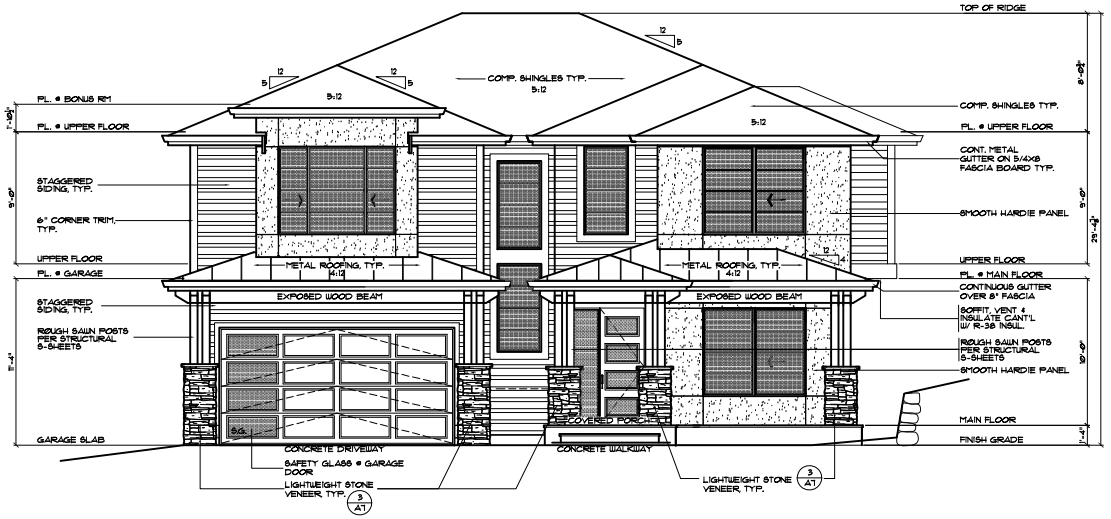
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Project
SINGLE -FAMILY RESIDENCE
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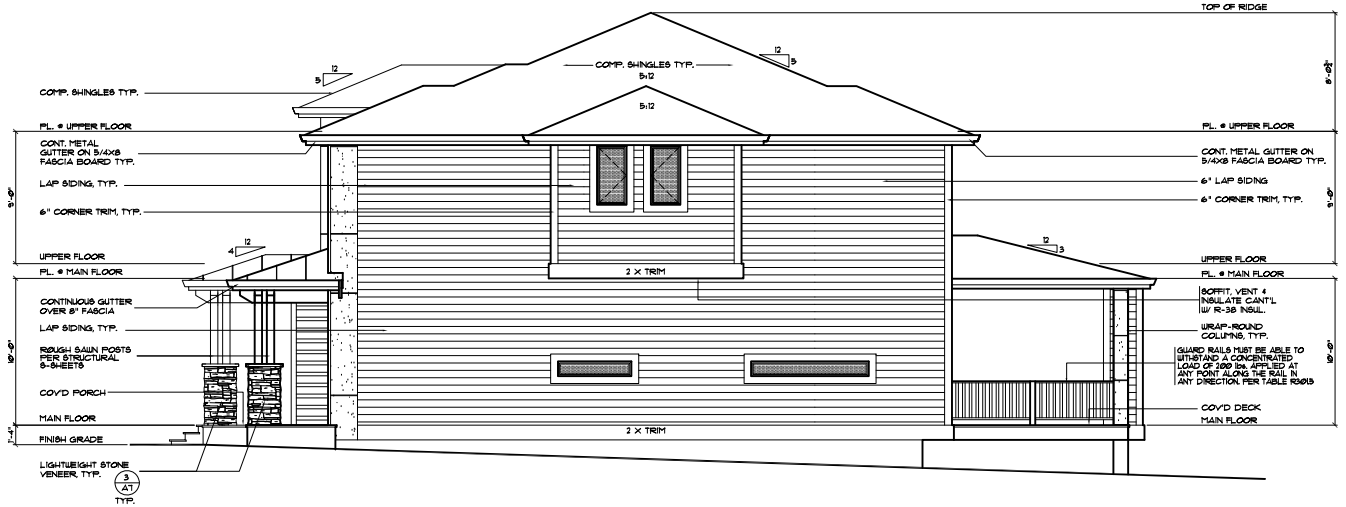
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Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)



FRONT ELEVATION

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



RIGHT ELEVATION

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

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
3. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
4. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R905.2.8
5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
7. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. MIN. 4" HEIGHT, 1/2" STROKE WIDTH AND CONTRASTING BACKGROUND.
8. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
9. SEE SHEET A1 FOR ADDITIONAL NOTES.
10. PROVIDE SURFACE DRAINAGE 6" : 10' MIN. AWAY FROM HOUSE FOOTPRINT IRC R401.3

NOTE:
NO OPERABLE WINDOW SHALL BE INSTALLED LESS THAN 24 INCHES ABOVE FINISHED FLOOR THAT IS GREATER THAN 72 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING.

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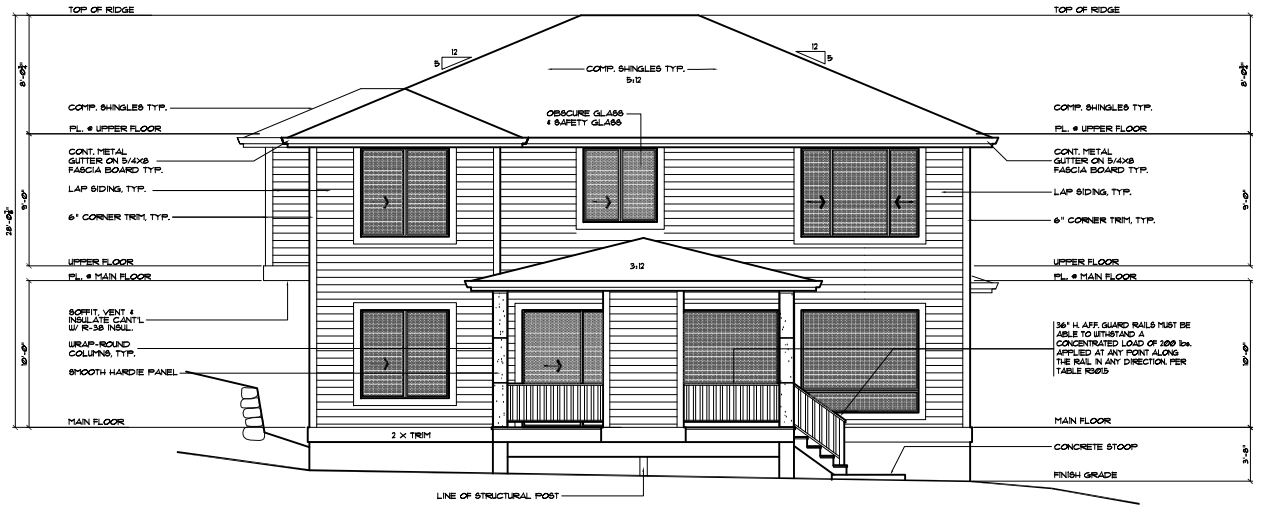
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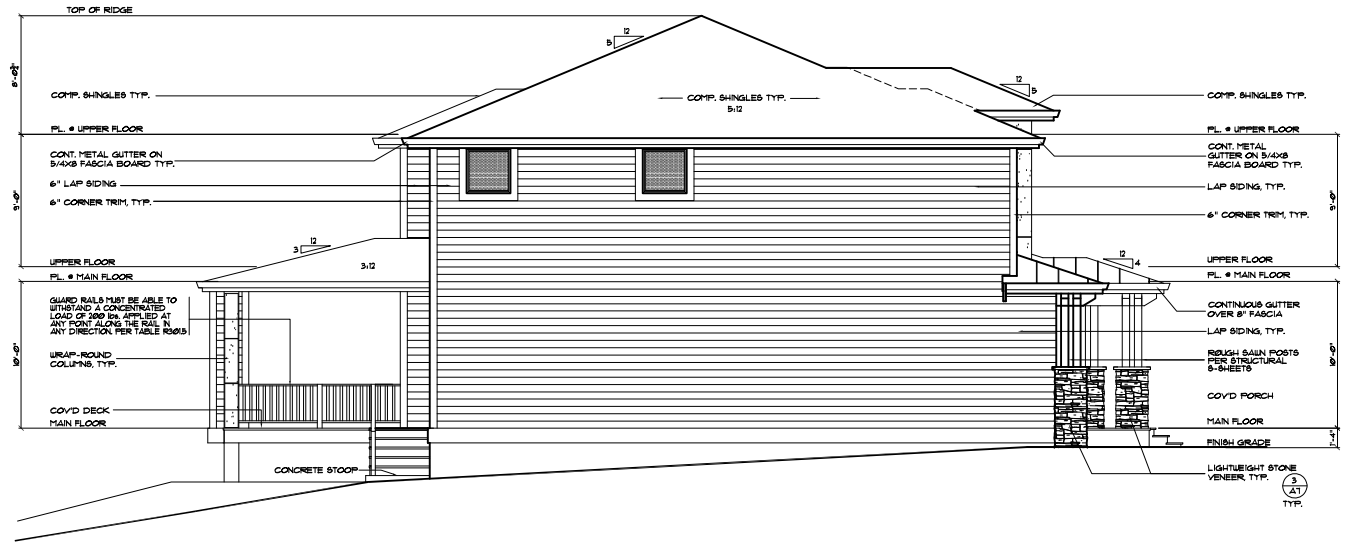
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REAR ELEVATION

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



LEFT ELEVATION

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

ELEVATION NOTES:

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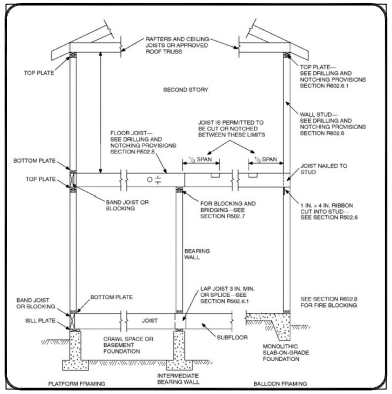
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Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

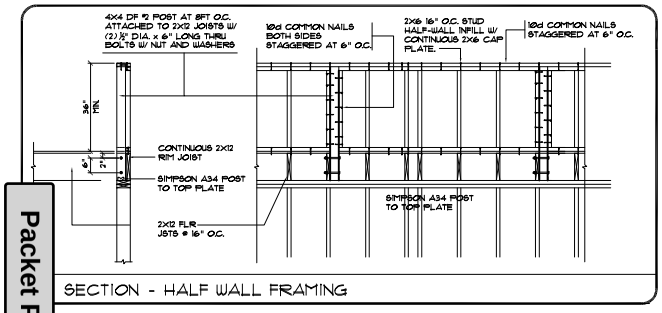
SECTION 312.2: RODENT PROOFING:
STRAINER PLATES ON DRAIN INLETS SHALL BE DESIGNED AND INSTALLED SO THAT NO OPENING EXCEEDS 1/2 OF AN INCH IN THE LEAST DIMENSION.
312.2.1:
METERS BOXES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RATS CANNOT ENTER A BUILDING BY FOLLOWING THE SERVICE PIPES FROM THE BOX INTO THE BUILDING.
312.2.2: METAL COLLARS.
IN OR ON BUILDINGS WHERE OPENINGS HAVE BEEN MADE IN WALLS, FLOORS, OR CEILINGS FOR THE PASSAGE OF PIPES, SUCH OPENINGS SHALL BE CLOSED AND PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO THE ADJOINING STRUCTURE.
312.2.3: TUB WASTE OPENINGS.
TUB WASTE OPENINGS IN FRAMED CONSTRUCTION TO CRAWL SPACES AT OR BELOW THE FIRST FLOOR SHALL BE PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS OR METAL SCREEN SECURELY FASTENED TO THE ADJOINING STRUCTURE WITH NO OPENING GREATER THAN 1/2 OF AN INCH IN THE LEAST DIMENSION.
* 2018 UNIFORM PLUMBING CODE WITH WASHINGTON STATE AMENDMENTS (UPC)

2018 IRC SECTION R302.11 FIREBLOCKING.
IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS(BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
A) VERTICALLY AT THE CEILING AND FLOOR LEVELS.
B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3) IN CONCEALED SPACES AT STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5) FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6) FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION. FIRE BLOCKING MATERIALS SHALL CONSIST OF MATERIAL LISTED IN SECTION R302.11. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED. THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED. DRAFTSTOPPING: WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW A CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPS SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPPING MATERIALS SHALL CONSIST OF MATERIALS LISTED IN SECTION R302.12.1. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1 INCH GYPSUM, 3/8 INCH WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

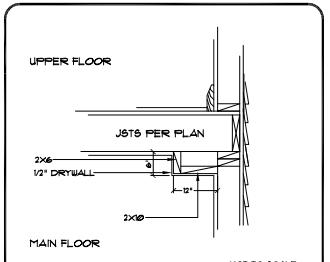


NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN

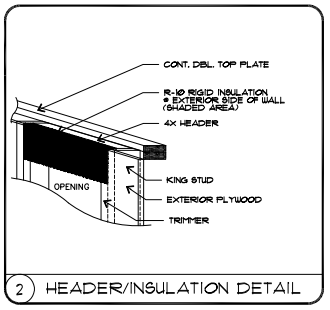
NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.



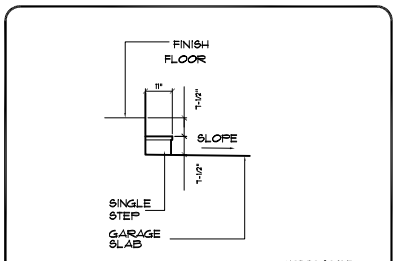
SECTION - HALF WALL FRAMING



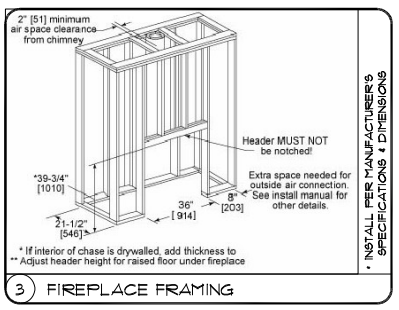
4 COFFERED CEILING-OPTIONAL



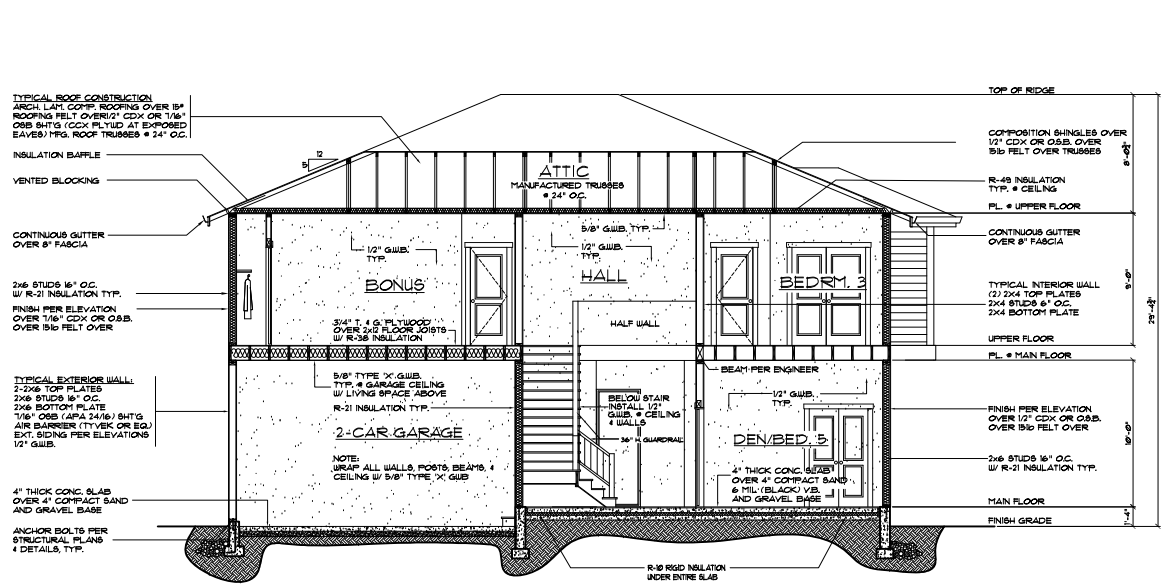
2 HEADER/INSULATION DETAIL



5 GARAGE STEP



3 FIREPLACE FRAMING



BUILDING CROSS-SECTION 'A'
SCALE: 1/4" = 1'-0"

REQUIRED SAFETY GLAZING LOCATIONS:

1. GLAZING IN SWINGING DOORS EXCEPT LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH IRC R308.2.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS, WALLS, FENCES AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHROOMS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.
EXCEPTION: OPENINGS THROUGH WHICH A 3" SPHERE IS UNABLE TO PASS.
6. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
EXCEPTION: WHERE THERE IS AN INTERVENING WALL OR PARTITION BETWEEN DOOR AND GLAZING OR WHERE THE DOOR ACCESSES A CLOSET 3' OR LESS IN DEPTH.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHEN ALL OF THE FOLLOWING APPLY:
7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF.
7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
7.3 TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
EXCEPTION: WHERE A PROTECTIVE 1-1/2"-WIDE BAR IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34" - 38" ABOVE THE FLOOR AND IS CAPABLE OF WITHSTANDING A LOAD OF 50 LBS PER LINEAL FOOT OR WHERE THE BOTTOM EDGE OF THE GLASS IS 25" OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE, OR OTHER HORIZONTAL SURFACE.
8. GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDES STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" HORIZONTALLY OF THE WATER'S EDGE. THIS WILL APPLY TO ALL SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
10. R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS.
GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

EXCEPTIONS:

1. WHERE A RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1½ INCHES (38 MM).

2. GLAZING 36 INCHES (914 MM) OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.

11. R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM) HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES (457 MM) FROM THE GUARD.

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

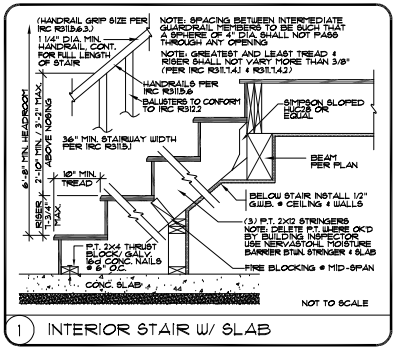
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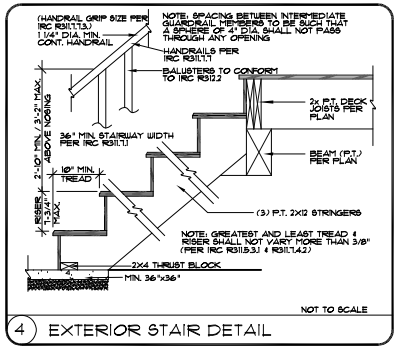
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1987-2-2
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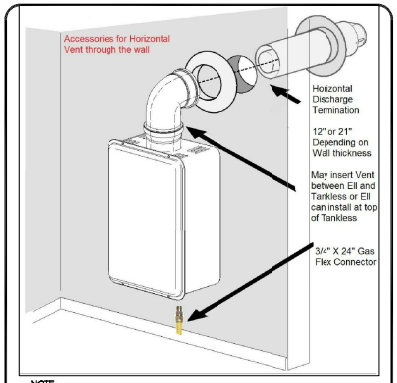
Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)



1 INTERIOR STAIR W/ SLAB



4 EXTERIOR STAIR DETAIL



NOTE:
- ENERGY STAR QUALIFIED
- ENERGY FACTOR OF .80 FOR BOTH NATURAL GAS AND PROPANE
- CERTIFIED FOR INSTALLATION IN MANUFACTURED (MOBILE) HOMES
- ENHANCED SCALE DETECTION LESSENS POSSIBILITY OF SERIOUS, LONG-TERM DAMAGE TO UNIT
- TEMPERATURE LOCK FUNCTION PREVENTS ACCIDENTAL OR UNAUTHORIZED CHANGES TO WATER TEMPERATURE
- COMPLIES WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT 14 NG/J OR 20 PPM NOX EMISSION LEVELS

NOT TO SCALE

2 RINNAI TANKLESS WATER HEATER

- CONTINUOUS FAN OPTION PER TABLE IRC M1507.3.3(1)

2018 WHOLE HOUSE VENTILATION

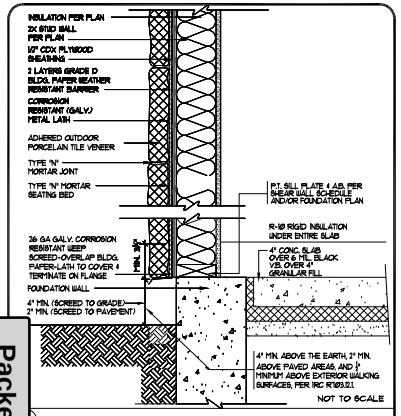
OPTION 1 - INTERMITTEN WHOLE HOUSE VENTILATION USING EXHAUST FANS

A.
- 90 CFM EXHAUST FAN FLOW RATING PER TABLE M1508.2
- FAN CONTROLS: 24 HOUR CLOCK TIMER WITH CAPACITY OF CONTINUOUS OPERATION, MANUAL AND AUTOMATIC CONTROL & ACCESSIBLE.
- WHOLE HOUSE FANS LOCATED 4 FEET OR LESS FROM THE INTERIOR GRILLE SHALL HAVE A SONE RATING OF 1.0 OR LESS AT .01 INCHES W.G.
- OUTDOOR AIR SHALL BE DISTRIBUTED TO EACH HABITABLE ROOM BY INDIVIDUAL OUTDOOR AIR INLETS. WHERE OUTDOOR AIR SUPPLIES ARE SEPARATED FROM EXHAUST POINTS BY DOORS, PROVISIONS SHALL BE MADE TO ENSURE AIR FLOW BY INSTALLING OF DISTRIBUTION DUCTS, UNDERCUTTING DOORS, GRILLES, TRANSFERS, OR SIMILAR MEANS. DOORS SHALL BE UNDERCUT A MINIMUM OF 1/2" ABOVE FLOOR COVERING

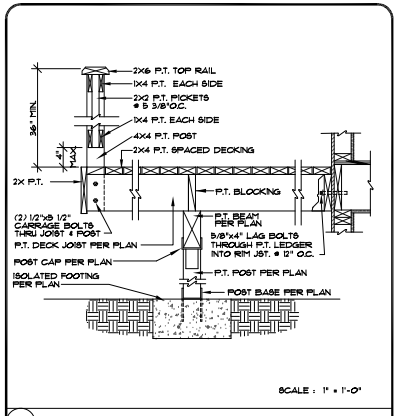
B.
90 CFM X 15 (66%) + 135 CFM INTERMITTEN WHOLE-HOUSE FAN @ 66% (15 FACTOR) RUNTIME PERCENTAGE IN EACH 4-HOUR SEGMENT PER IRC M1507.3.3(2).

- INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE PER TABLE IRC M1507.3.3(2)

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.



ADHERED VENEER O/ SHEATHING



5 DECK

GLAZING SCHEDULE

ROOM	# OF WNDS.	WND. W.	WND. H.	MANUF.	FRAME TYPE	WDW. TYPE	MODEL NO.	AIR GAP	GAS	LO-E	U-VAL (1/	AREA	N.A.
MAIN FLOOR													
FOYER	1	3.00	5.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	18.00	5.04
FOYER	1	1.50	5.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	12.00	3.36
DEN/BED. 5	1	7.00	5.00	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	42.00	11.76
DINING	1	8.00	5.00	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	48.00	13.44
PANTRY	1	5.00	1.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	5.00	1.40
KITCHEN	1	6.00	4.50	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	27.00	7.56
KITCHEN	1	8.00	1.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	8.00	2.24
DINING	1	9.00	6.00	MILGARD	VINYL	S.G.D.	5521	1/2"	AIR	YES	0.28	54.00	17.92
GREAT RM.	2	8.00	1.50	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	24.00	6.72
GREAT RM.	2	8.00	5.50	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	88.00	24.64
UPPER FLOOR													
FOYER	2	3.00	5.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	30.00	10.08
BEDRM. 3	1	6.00	5.00	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	30.00	10.08
BAT-12	2	2.00	4.00	MILGARD	VINYL	CASE	5521	1/2"	AIR	YES	0.28	16.00	4.48
BEDRM. 2	1	6.00	5.00	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	30.00	10.08
MSTR. BATH	1	5.00	5.50	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	27.50	7.70
MSTR. SUITE	1	8.00	6.00	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	48.00	13.44
MSTR. SUITE	2	3.00	3.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	18.00	5.04
BONUS	1	8.00	6.00	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	48.00	13.44
											WND. TOTAL:	601.50	168.42

DOORS WITH MORE THAN 50% GLASS

DOORS WITH MORE THAN 51% GLASS-TOTAL:
AVG. U-VALUE (VERTICAL GLASS):

SKYLIGHTS AND SKYWALLS

SKYLIGHT TOTAL:
AVG. U-VALUE (OVERHEAD GLASS):

	AREA	UA
	601.50	168.42
	TOTAL 1	TOTAL 2
GLAZING % = TOTAL 1 =	601.50 S.F. =	20.36%
HEATED AREA	2954.00 S.F.	
AVG. U-VALUE = UA TOTAL (TOT. 2) =	168.42 UA =	0.28 U-VALUE
AREA TOTAL (TOT. 1)	601.50 A	

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		LOWER ROOF
Roof Area :	499 s.f.	
Ventilation Required:	499 s.f. x 144 s.i. / s.f. / 300 =	239.52 s.i Req'd
Provide 1/2 ventilation a: eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i / l.f.
Eave Ventilation Req'd =	239.52 s.i. / 2 / s.i. per l.f. =	33.90 l.f.
Provide :	34 l.f. birdblocking. Ventilation =	120.11 s.i
Min. Ventilation Provided =	120.105 s.i. is greater than	119.76 s.i Req'd
Upper Roof Ventilation:		
7"x7" Attic Roof Jack =	49 s.i. each - 25% screen reduction =	36.75 s.i each
Upper Ventilation Req'd =	239.52 s.i. / 2 / s.i. of each vent =	3.26 vents
Provide:	4 -7"x7" roof jacks. Ventilation =	147.00 s.i
Ventilation Provided =	147.00 s.i. is greater than	119.76 s.i Req'd
Use : (minimum)	**34 l.f. birdblocking. Ventilation =**	**120.11 s.i**
Use : (minimum)	**4 -7"x7" roof jacks. Ventilation =**	**147.00 s.i**
Total Min. Ventilation Provided =	**267.11 s.i. IS GREATER THAN :**	**239.52 s.i Req'd**

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		MAIN ROOF
Roof Area :	1858 s.f.	
Ventilation Required:	1858 s.f. x 144 s.i. / s.f. / 300 =	891.84 s.i Req'd
Provide 1/2 ventilation a: eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i / l.f.
Eave Ventilation Req'd =	891.84 s.i. / 2 / s.i. per l.f. =	126.23 l.f.
Provide :	127 l.f. birdblocking. Ventilation =	448.63 s.i
Min. Ventilation Provided =	448.6275 s.i. is greater than	445.92 s.i Req'd
Upper Roof Ventilation:		
7"x7" Attic Roof Jack =	49 s.i. each - 25% screen reduction =	36.75 s.i each
Upper Ventilation Req'd =	891.84 s.i. / 2 / s.i. of each vent =	12.12 vents
Provide:	13 -7"x7" roof jacks. Ventilation =	477.75 s.i
Ventilation Provided =	477.75 s.i. is greater than	445.92 s.i Req'd
Use : (minimum)	**127 l.f. birdblocking. Ventilation =**	**448.63 s.i**
Use : (minimum)	**13 -7"x7" roof jacks. Ventilation =**	**477.75 s.i**
Total Min. Ventilation Provided =	**926.38 s.i. IS GREATER THAN :**	**891.84 s.i Req'd**

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

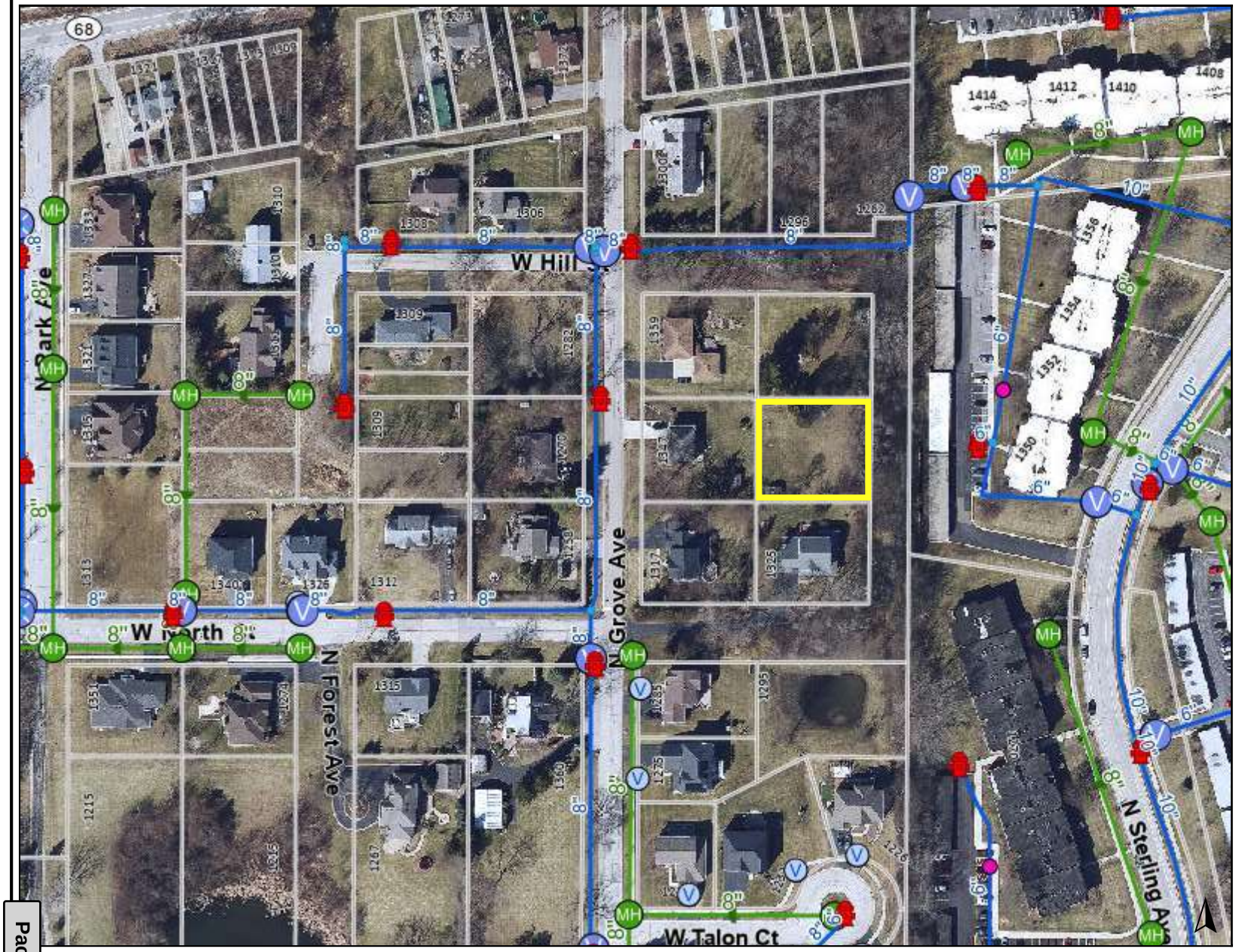
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PLAN ISSUE:
REV. DATE:
COMMENTS :
DESIGN BY :

Project # :
1987-2-2
Sheet
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GISConsortium | Utilites for 1347 N Grove Ave



Legend

Water Utilities

- Hydrant
- Water Fitting
- Water Valve
  - Open
- Water Service Valve
  - Open
- Water Main Break
- Water Main
  - Active

Sanitary Utilities

- Sanitary Manhole
- Sanitary Main
  - Active

0 300 600 ft

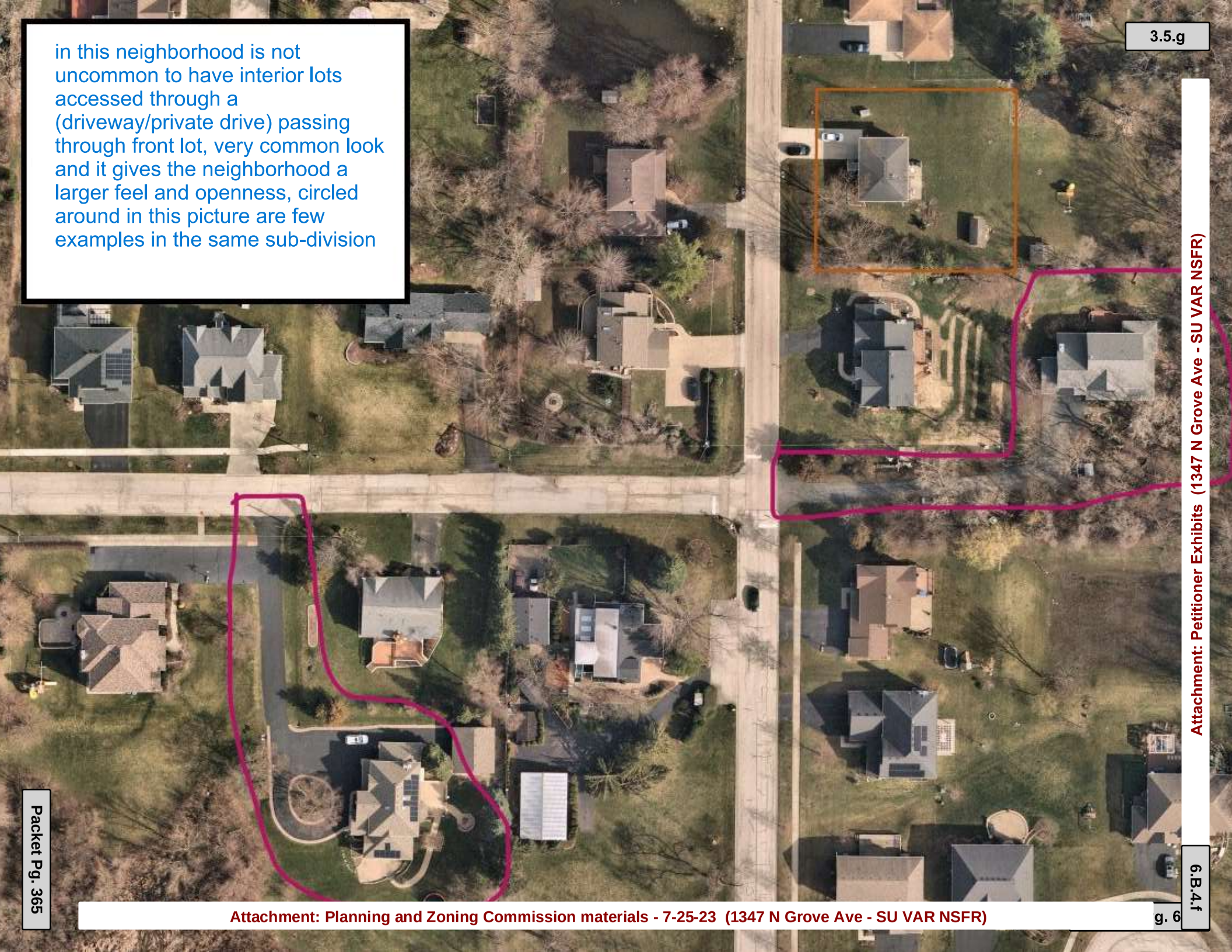
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Notes

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Attachment: Aerial-Utilites (1347 N Grove Ave - SU VAR NSFR)

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)


in this neighborhood is not uncommon to have interior lots accessed through a (driveway/private drive) passing through front lot, very common look and it gives the neighborhood a larger feel and openness, circled around in this picture are few examples in the same sub-division

Google Maps

next door lot with structure, rear setback only 21ft



Map data ©2023 , Map data ©2023 20 ft

Measure distance
Total distance: 21.04 ft (6.41 m)

in this block is not uncommon for homes to be less than 50ft in rear setback or 40ft in front setback, most homes around proposed structure doesn't have the required setbacks

Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 1347 N. GROVE AVE.

◉ ○ ○ ○

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 6TH day of JULY, A.D. 20 23., and the last publication thereof was made on the 6TH day of JULY, A.D. 20 23.

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of JULY A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of JULY A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (1347 N Grove Ave - SU VAR NSFR)
Attachment: Planning and Zoning Commission materials - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

5. 1347 N Grove Avenue **- Recommend To Approve**

Notice was published in the Journal & Topics on July 6, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use & Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevations and Floor Plans
6. Aerial- Utilities
7. Aerial- common neighborhood properties
8. Public Notice

Ms. Bremanis gave a brief outline of the request explaining the petitioner is proposing to build a new single-family home on the vacant lot directly east of 1347 N. Grove Avenue. In addition, a private drive is proposed connecting the vacant property to Grove Avenue through the north side of 1347 N. Grove Avenue. Therefore, the petitioner is requesting:

- Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and
- Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line instead of the maximum permitted 25 feet.

Sworn in petitioner: Mr. Muhammed Alobaidi 1347 N. Grove Avenue
Mr. Alobaidi stated they have lived in the Village for almost 2 years. He stated his family is growing and the home is becoming too small. Mr. Alobaidi explained they are looking to build a new home on the back lot which would need an additional driveway to access. He explained the need for the relief is for the driveway access which is 4ft more than minimum required. He stated the only way to build within code is to cut the existing driveway which will not look right. He stated the special use request would not even be needed, if they were zoned the same as neighboring properties.

Chairman Wood asked if they own both lots. She asked what will happen to existing house.
Mr. Alobaidi answered yes and stated it will remain.

Chairman Wood asked about setback relief
Mr. Alobaidi tried with stay within setback but would have to be very narrow at 29ft and would not be consistent with neighborhood.

Ms. Bremanis gave a brief overview stating it is zoned R-1 and is approximately

Attachment: PZC Minutes - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

15,488 square feet and is conforming to the pre-1958 R-1 lot area standards. She stated when annexed it was planned under the sub area plan to be developed under the R1A standards, with front yard setback being 30ft and the rear yard being 45ft. versus the R-1 standards of 40ft & 50ft. Ms. Bremanis explained the petitioner could have accommodated the required setbacks if zoned R1A. She spoke to the driveway options and referred to the aerial slide to show alternative location using the right of way. She stated based on elevations there is a 6-7ft drop along Coolidge Ave undeveloped property and is highly densely wooded. Ms. Bremanis referred to existing conditions slide to show what proposed driveway would look like. She stated the home will be required to hook into water and possibly septic if Cook County deems it not able to take care of proposed home. She stated Community Services and Fire Prevention reviewed and had no issues. She stated Engineering reviewed and identified the utility hookup conditions.

Commissioner Friedman asked staff how the front and backyard are determined.
Ms. Bremanis explained they took Coolidge Ave as their front yard.

Commissioner Bettenhausen asked about the easement width being the same as the drive. He asked if that's enough if they need waterline access won't they need more
Ms. Bremanis stated staff told them to identify the easements, but the final plans would be reviewed and submitted in a manner acceptable to the Village Engineer.
Discussion on easements and additional 2ft gap to lot line.

STAFF RECOMMENDATION:
The Petitioner has applied to reduce the required rear yard setback from 50 feet to 41 feet. The existing residence to the south has a legal non-conforming rear yard setback of approximately 20 feet from its' eastern lot line, which is roughly half of what the petitioner is proposing. It was constructed in unincorporated Cook County and annexed into the Village. In addition, the proposed side yard setbacks for the subject property exceed the required 15-foot setback, leaving a significant amount of open space. Therefore, the rear yard setback reduction should not impact the surrounding properties.
Due to the circumstance of being a land locked without direct access to an improved right of way, a private drive is proposed to allow access to the subject property. In adding the private drive, the total width of the two driveways exceeds the maximum 25 feet allowed width within 5 feet of the front lot line with a proposed 29 feet, thus requiring a Variation.
Due to the uniqueness of the proposed driveway access crossing the adjacent lot, and adding a second curb cut, this is ultimately a policy decision for the Planning and Zoning Commission to recommend and the Village Council to determine. Therefore, Staff recommends action and the discretion of the

Attachment: PZC Minutes - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval of Special Use and Variation, Staff recommends the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan and architectural plans prepared by the Urban Design Group, submitted on 06/10/2023, except as said plans may be revised to conform to the Village Code of Ordinances.
2. Connection to the public water supply shall be required for the new construction.
3. A complete septic evaluation/design report shall be submitted showing sufficient area for a new system and separation from all adjoining wells shall be provided for both lots. If both properties cannot support a new septic system in the allowed area the public sanitary main shall be extended the north corner of the property and the two structures shall be connected to the public sanitary main.
4. An easement shall be submitted in a manner acceptable to the Village Attorney and Village Engineer for both cross access across the proposed driveway and for the proposed waterline and any additional utilities.

Ms. Bremanis pointed out house to south is setback 29ft and has a private drive, as well, but had access to right of way to build an access drive.

Commissioner Kolososki asked if there is any chance the streets will be put in. Ms. Bremanis stated Public Works has no current plans.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki

DELIBERATIONS:

Commissioner Kolososki stated it is a tight situation, but it works. He pointed out they are not asking for anything excessive. He stated it is a small project that fills a small area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on August 14, 2023

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Noonan, Roth-Wurster, Luszczak, Fedota

Attachment: PZC Minutes - 7-25-23 (1347 N Grove Ave - SU VAR NSFR)

Consider a Motion to Approve the Purchase of New Police Department Glock Generation 5 Duty Pistols Using Drug Seizure Funds

BACKGROUND:
Weapon systems and weapon sights have advanced with technological advances. The Palatine Police Department's current Gen4 Glock pistols can only operate with iron sights. Glock Gen5 MOS (Modular Optic System) pistols can accept "Red-dot" sights with a simple bolt-on application. Therefore, staff is recommending approval of the purchase of new Police Department Glock Generation 5 Duty Pistols using drug seizure funds.

KEY ISSUES:
Red-dot sights provide easier/faster target acquisition and have been found to be more accurate than traditional iron sights when trained with. Upgrading our current Glock Gen4 pistols with the Glock Gen5 MOS pistol would allow our officers to carry a pistol with superior sight which would allow them to acquire targets faster and shoot more accurately.

Our current holsters will accommodate the Gen5 pistols. However, those who desire to purchase red-dot sights will need to procure a new holster. The new holster and red-dot sight will be paid for by the individual officer either through their uniform allowance or their own personal funds. Holsters to accommodate the red-dot sights are approximately $150, and red-dot sights vary between $250-$600 depending on brand and model. Red-dot training will be funded through our existing training budget.

ALTERNATIVES:
1. Approve the purchase of 134 Glock Gen 5 MOS pistols, including trading in our current Glock Gen 4 pistols.
2. Refer back to Staff.

RECOMMENDATION:
Staff recommends approval of the purchase of the Glock Gen 5MOS pistols from the sole source provider, Kiesler Police Supply.

ACTION REQUIRED:
A motion authorizing the Village Manager to purchase 134 Glock Gen 5 MOS pistols from Kiesler Police Supply; total cost of $24,254 ($64,454 for new Glock Gen 5 MOS pistols - Credit of $40,200 for the trade in of our existing Glock Gen 4 pistols).

ATTACHMENTS:

- Glock Gen5 Proposal- Memo

To: Chief Daigle Date: Jul 27 2023

From: Deputy Chief B.Baker
Commander J.Watson

RE: Glock Gen 5 MOS purchase proposal

Chief –

Pursuant to conversations we have had with the Village Manager regarding replacement of our duty pistols, this memo serves as documentation of our efforts and request for funding. The remaining text of this memo was authored by Commander Watson and explains in greater detail the rationale and pricing. The request would be to move $24,500 from state seizure funds as part of a Q2 budget adjustment by the Village Manager to the Council. After comparison shopping with Kiesler Police Supply and Ray O'Herron, Kielser provided the same level of service and beat Ray O'Herron by $10,000.

Weapon systems and weapon sights have advanced with technological advances. Our current Gen4 Glock pistols can only operate with iron sights. Glock Gen5 MOS (Modular Optic System) pistols can accept "Red-dot" sights with a simple bolt on application. Red-dot sights provide easier/faster target acquisition and have been found to be more accurate than traditional iron sights when trained with. Upgrading our current Glock Gen4 pistols with the Glock Gen5 MOS pistol would allow our officers to carry a pistol with a superior sight which would allow them to acquire targets faster and shoot more accurately.

I have obtained quotes from two Glock vendors in our area. The proposals allow us to trade our current Glock Gen4 pistols in for the Glock Gen 5MOS pistols at an additional cost.

Quote from Kiesler Police Supply
2802 Sable Mill Rd. Jeffersonville, IN 47130

	Purchase Price	Quantity	Total Price
Glock 19MOS	$481.00	16	$7,696.00
Glock 47MOS	$481.00	118	$56,758.00
		Total New Price	$64,454.00
	Trade In Credit	**Quantity**	**Total Credit**
Glock 19	$300.00	16	$4,800.00
Glock 17	$300.00	118	$35,400.00
		Total Trade in Credit	$40,200.00
		Total Cost to the Department	**$24,254.00**

Our current holsters will accommodate the Gen5 pistols. However, those who desire to purchase red-dot sights will need to procure a new holster. The new holster and red-dot sight will be paid for by the individual officer either through their uniform allowance or their own personal funds. Holsters to accommodate the red-dot sights are approximately $150, and red-dot sights vary between $250-$600 depending on brand and model. Red-dot training will be funded through our existing training budget.

Respectfully submitted,

Bryce & Jason

Attachment: Glock Gen5 Proposal- Memo (New Service Pistols for PD)

Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Village's Code of Ordinances

BACKGROUND:
Over the past several years, the Village Council has had numerous discussions related to video gaming and its operation. In 2022, the Council created the VG license and approved the 11 eligible applicants. A moratorium was subsequently placed on the consideration of any new applications to allow time to process those that had been approved and monitor the operations as the establishments came online.

The video gaming license is currently due to be dissolved on June 30, 2024. The Village Council has had several reports on the operations but indicated that they are not yet ready to consider whether the video gaming sunset date should be eliminated, extended or some other action taken.

KEY ISSUES:
As previously reported, there were originally 16 formal applications for video gaming. 11 were approved as they met all the criteria. Of the remaining 5, three were ineligible as they had past due funds owed to the Village (one of the three closed), and one was ineligible as they did not have the proper underlying liquor license classification and they subsequently withdrew their application. The fifth did not meet the floor plan requirements nor had they been operating for a year and thus their license was deemed to be ineligible for consideration.

Several other establishments had made inquiries and submitted information but not a formal application. Of those, many did not meet the current requirements.

The current moratorium on new license applications is due to expire on August 31st. Staff has completed all report summaries that have been requested by the Village Council. Given that the Council is not yet at a point that they feel comfortable making a decision on the June 30, 2024 sunset provision of the current ordinance, the Village Manager and Village Attorney would recommend establishing a hard cap of the current 11 VG licenses. This cap would then be reconsidered if the Village Council determines that the VG license will remain past June 30, 2024.

Additionally, through the discussions the Council has had at the public meetings, there was support to modify the VG license requirements to require a minimum of 50% of the sales of the establishment come from the sale of alcoholic beverages. This would be evaluated and confirmed at the time of application.

The proposed amendment this evening would establish a hard cap for 11 VG licenses and the 50% alcohol requirement for any new application, should the cap be lifted.

ALTERNATIVES:
1. Approve ordinance amending Chapter 3.
2. Do not approve ordinance amending Chapter 3.

RECOMMENDATION:
Staff recommends approval of the ordinance amending Chapter 3 of the Code of Ordinances.

ACTION REQUIRED:
Motion to approve the ordinance amending Chapter 3 of the Code of Ordinances.

ATTACHMENTS:

- Ordinance Amending Chapter 3
- Chapt 03 _ Redline Track Changes
- Exhibit A: Chapt 03 _ VG Updated

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER THREE ALCOHOLIC BEVERAGES RELATED TO CLASS "VG" VIDEO GAMING LICENSES

WHEREAS, the Village of Palatine adopted Ordinance O-034-22 on April 11, 2022 that established the Class "VG" License; and

WHEREAS, the creation of the Class "VG" License followed multiple public meetings that included eligible license holders, the public, staff and the Village Council; and

WHEREAS, the Village Council determined it to be in the best interest of the Village to set a termination of the Class "VG" License classification on June 30, 2024 unless further action is taken by the Village Council; and

WHEREAS, following the approval of Ordinance O-034-22, the Village received sixteen (16) formal applications for the Class "VG" license; and

WHEREAS, five (5) of the 16 license applications did not satisfy the requirements for a Class "VG" license due to a variety of the following reasons: incorrect current license classification; not having operated for one year; and/or not current on Village payments; and

WHEREAS, those ineligible establishments were notified of their license application deficiencies; and

WHEREAS, the Village Council reviewed and approved the creation of eleven (11) Class "VG" Licenses based upon a thorough review of the applicants eligibility; and

WHEREAS, the Village Council, through additional public meetings and discussions, including testimony from existing businesses, has yet to determine

Attachment: Ordinance Amending Chapter 3 (Chapter 3 Amendments - VG)

whether the automatic termination of the Class "VG" License on June 30, 2024 will be removed or extended; and

WHEREAS, the Village Council discussed support of a requirement for alcoholic beverage sales being a significant portion of any Class "VG" license holders sales and directed staff to prepare said amendment.

NOW, THEREFORE BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, that:

SECTION 1: Chapter Three of the Palatine Code of Ordinances be amended pursuant to the attached Exhibit A which establishes a maximum number of Class "VG" licenses and establishes a minimum percentage of alcoholic beverage sales to be eligible to apply for a Class "VG" license.

PASSED: This _____day of_____, 2023

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

APPROVED by me this _____day of_____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this ____day of _____, 2023

_____
Village Clerk

Attachment: Ordinance Amending Chapter 3 (Chapter 3 Amendments - VG)

Chapter 3 ALCOHOLIC BEVERAGES

State law reference(s) --Liquor Control Act of January 31, 1934, 235ILCS5; for provisions relating to local control see 235ILCS5/4-1 et seq.

Editor's Note: Ordinance 0-73-06, replaced Chapter 3 in its entirety. This Ordinance was passed on April 17, 2006, with an effective date of June 1, 2006.

Editor's Note: Ordinance 0-34-12, approved on March 19, 2012, replaced Chapter 3 in its entirety.

Editor's Note: Ordinance 0-11-17, approved on February 21, 2017, replaced Chapter 3 in its entirety.

Editor's Note: Ordinance O-19-19, approved March 11,2019, replaced Chapter 3 in its entirety.
Editor's Note: Ordinance O-53-21, approved June 7, 2021, added Class "B-4" License
Editor's Note: Ordinance O-116-21, approved November 1, 2021, added Class "G-2" License
Editor's Note: Ordinance O-34-22, approved April 11, 2022, added LC 1, LC 2 Late Closing Licenses and VG (Video Gaming) License
Editor's Note: Ordinance O-48-23, approved April 17, 2023, replaced Chapter 3 in its entirety.

_____

Art. I. In General, §§ 3-1--3-25
Art. II. Licenses, §§ 3-26--3-48

ARTICLE I. IN GENERAL

Sec. 3-1. Definitions.

For the purposes of this chapter the following words shall have the meanings indicated unless their context clearly requires otherwise; provided that, any terms used in this chapter which are not defined herein shall have the meaning as provided in the Liquor Control Act, 235 ILCS 5/1-1:

Alcohol means the product of distillation of any fermented liquid, whether rectified or diluted, whatever may be the origin thereof, and includes synthetic ethyl alcohol. It does not include denatured alcohol or wood alcohol.

Alcoholic Liquor means any alcohol, spirits, wine, beer, or other liquid containing more than one-half of one per cent of alcohol by volume, which is capable of being consumed as a beverage by a human being. Includes alcohol, spirits, wine and beer, and every liquor or solid, patented or not, containing alcohol, spirits, wine or beer, and in the judgment of the Commission, capable of being consumed as a beverage by a human being.

Beer means a beverage obtained by the alcoholic fermentation of an infusion or concoction of barley, or other grain, malt, and hops in water, and includes, among other things, beer, ale, stout, lager beer, porter and the like.

Attachment: Chapt 03 _ Redline Track Changes (Chapter 3 Amendments - VG)

Club means a corporation organized under the laws of this state, not for pecuniary profit, solely for the promotion of some common object other than the sale or consumption of alcoholic liquors, kept, used and maintained by its members through the payment of annual dues, and owning, hiring or leasing a building or space in a building, of such extent and character as may be suitable and adequate for the reasonable and comfortable use and accommodation of its members and their guests and provided with suitable and adequate kitchen and dining room space and equipment and maintaining a sufficient number of servants and employees for cooking, preparing and serving food and meals for its members and their guests; provided that such club files with the Local Liquor Control Commission at the time of its application for a license under this article two (2) copies of a list of names and residences of its members, and similarly files within ten (10) days of the election of any additional members name and address; and, provided further, that its affairs and management are conducted by a board of directors, executive committee or similar body chosen by the members at their annual meeting; and that no member or any officer, or employee of the club is paid, or directly or indirectly receives, in the form of salary or other compensation any profits from the distribution or sale of alcoholic liquor to the club or the members of the club or its guests introduced by members beyond the amount of such salary as may be fixed and voted at any annual meeting by the members or by its board of directors or other governing body out of the general revenue of the club.

Commission means Palatine Local Liquor Control Commission.

Committee means the Palatine Local Liquor Control Hearing Committee, which shall consist of 3 members appointed by the Commission and may include ex officio members who may be any member of the Commission.

Corporation means any corporate, domestic or foreign, qualified to do business in the state of Illinois under the Business Corporation Act of the Illinois Compiled Statutes, including a limited liability company as defined in said Act.

Keg means any original package container capable of holding more than three gallons of beer.

Licensee means any person issued a license under this chapter.

Limited Liability Company means a legal business entity created and recognized under the Illinois Liability Company Act of the Illinois Compiled Statutes.

Live Entertainment shall be defined pursuant to Chapter 11, Licenses, Permits and Business Regulations. (Ord. #0-1-10, §1, 1/11/10)

Manager or Assistant Manager means any individual of a licensed place of business in a managerial or supervisory position that oversees the merchandising, sale, serving, or identification checking related to alcoholic beverages and possesses the same qualifications required of the licensee. Satisfactory evidence of such employment shall be furnished to the Commission in the form and manner as the Commission shall, from time to time, prescribe.

Manufacturer shall include every person who, in the process of filling or re-filling an original package with alcoholic liquors purchased by such person, changes the degree or quality of such alcoholic liquors by any manner or means whosoever.

Attachment: Chapt 03 _ Redline Track Changes (Chapter 3 Amendments - VG)

Microbrewery, any public place or establishment that engages in the production, manufacturing, or brewing of beer on the premises by means of adequate and sanitary equipment designed and maintained to facilitate the brewing process and dispenses that beer produced on the premises for consumption on the premises and packaged for retail sale.

Owner shall be defined as the person, partnership, corporation, limited liability company, trustee, trust, or any other legal entity having sufficient proprietary interest of record in the place of business.

Peddling shall be defined pursuant to Chapter 11 Article VI. Solicitors

Person includes a corporation, limited liability company (LLC), partnership, co-partnership(s), association(s), club(s), individual(s), trustee(s), receiver(s), assignee(s), executor(s), administrator(s), or other personal representatives of decedent(s).

Premises or Place of Business, as used in this chapter, means the place or location where alcoholic beverages are manufactured, stored, displayed or offered for sale, or where drinks containing alcoholic beverages are mixed, concocted and served for consumption including the interior of the building, sidewalks, streets, parking areas and grounds adjacent to any such place or location or any other area within the control of the licensee.

Retail sale means the sale for use or consumption, and not for resale in any form.

Sale of Keg means any sale of beer in a keg, even though the keg is to be returned by the purchaser to the seller.

Spirits means any beverage which contains alcohol obtained by distillation, mixed with water or other substance in solution, and includes brandy, rum, whiskey, gin, or other spirituous liquors, and such liquors when rectified, blended or otherwise mixed with alcohol or other substances.

Restaurant means any public place kept, used, maintained, advertised and held out to the public as a place where meals are served, and where meals are actually and regularly served, without sleeping accommodations, such space being provided with adequate and sanitary kitchen and dining room equipment and capacity and having employed therein a sufficient number and kind of employees to prepare, cook and serve suitable food for its guests.

Video Gaming Café means an establishment whose primary or major focus is video gaming and the service of alcohol and food is incidental to the operation of video gaming. The following factors may be considered when determining if the establishment is a Video Gaming Café:

- The layout and design of the establishment;
- The preparation and variety of food and beverages offered;
- The creation and operation of a full-service commercial kitchen;
- The number of video gaming machines relative to the customer seating capacity of the establishment;
- The square footage of space devoted to video gaming relative to the amount of space devoted to other activities;

Attachment: Chapt 03 _ Redline Track Changes (Chapter 3 Amendments - VG)

- The source of proposed or actual revenue derived from the establishment;
- The number of employees at the establishment and their proposed function; and
- Any other factors as determined as relevant by the Local Liquor Control Commission.

Wine means any alcoholic beverage obtained by the fermentation of the natural contents of fruits, or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, as above defined.

Sec. 3-2. Local Liquor Control Commission - duties generally.

The Mayor and Village Council of the Village shall be the Local Liquor Control Commission of the Village. The Mayor shall serve as the Chairman of the Local Liquor Control Commission. The Local Liquor Control Commission is charged with the administration of the Liquor Control Act 235 ILCS 5, and or such ordinances and resolutions relating to alcoholic liquor as may be enacted by the Village. The Local Liquor Control Commission may appoint a person or persons to assist them in the exercise of the powers and performance of the duties herein provided for the Local Liquor Control Commission.

Sec. 3-3. Same--Right of entry.

The Local Liquor Control Commission hereby is given the power to enter or to authorize any law-enforcing officer to enter at any time upon any premises licensed hereunder to determine whether any of the provisions of this chapter, the Liquor Control Act 235 ILCS 5, or any rules or regulations adopted by them or by the Illinois Liquor Control Commission have been or are being violated, and at such time to examine the premises of said license in connection therewith.

Sec. 3-4. Public indecency.

(a) No person who is the owner or occupant of any premises open to the public shall permit on the premises any person to:

(1) Expose his or her genitals, pubic hair, buttocks, perineum and anal region or pubic hair region; or

(2) Expose any device, costume or covering which gives the appearance of or simulates the genitals, pubic hair, buttocks, perineum, anal region or pubic hair region; or

(3) Expose any portion of the female breasts at or below the areola thereof, or

(4) Commit an act which constitutes public indecency under Section 12-6 hereof.

(b) No person holding a liquor license under this chapter shall permit any officer, associate, member, representative, entertainer or employee of such licensee to:

(1) Solicit, induce or request any patron of the licensed establishment to purchase any alcoholic or nonalcoholic beverage for himself/herself or any other employee of the licensed establishment; or

(2) Knowingly serve any employee any alcoholic or nonalcoholic beverage which was purchased by any patron; or

Attachment: Chapt 03 _ Redline Track Changes (Chapter 3 Amendments - VG)

(3) Allow any employee or, entertainer of the license to remain on the premises of the licensed establishment who solicits, induces or requests a patron to purchase an alcoholic or nonalcoholic beverage for any employee.

Sec. 3-5. Peddling prohibited.

It shall be unlawful to peddle alcoholic liquor in the Village.

Sec. 3-6. Condition of premises.

All premises used for the retail sale of alcoholic liquor, or for the storage of such liquor for such sale, shall be kept in a clean and sanitary condition, and shall be kept in full compliance with the ordinances regulating the condition of premises used for the storage or sale of food for human consumption.

Sec. 3-7. Employees.

It shall be unlawful to employ in any premises used for the retail sale of alcoholic liquor any person who is afflicted with, or who is a carrier of, any contagious, infectious disease; except to the extent that denial of employment on such ground would be a violation of state or federal law, and it shall be unlawful for any person who is afflicted with or a carrier of any such disease to work in or about any such premises or to engage in any way in the handling, preparation or distribution of such liquor.

Sec. 3-8. Restricted areas.

It is hereby determined that the following described portions of the Village are predominately residential in character: all of the area of the Village except that portion now zoned as manufacturing zones, business zones or which hereafter may be zoned as business or manufacturing zones.

Sec. 3-9. Location restrictions.

(a) No license shall be issued for the sale at retail of any alcoholic liquor within 100 feet of any church, school other than an institution of higher learning, hospital, home for aged or indigent persons or for veterans, their spouses or children or any military or naval station, provided, that this prohibition shall not apply to hotels offering restaurant service, regularly organized clubs, or to restaurants, food shops or other places where sale of alcoholic liquors is not the principal business carried on; nor to the renewal of a license for the sale at retail of alcoholic liquor on premises within 100 feet of any church or school where the church or school has been established within such 100 feet since the issuance of the original license. In the case of a church, the distance of 100 feet shall be measured to the nearest part of any building used for worship services or educational programs and not to property boundaries.

(b) For purposes of this Section, a "banquet facility" is any part of a building that caters to private parties and where the sale of alcoholic liquors is not the principal business. Nothing in this Section shall prohibit the issuance of a license to a church or private school to sell at retail alcoholic liquor if any such sales are limited to periods when groups are assembled on the premises solely for the promotion of some common object other than the sale or consumption of alcoholic liquors.

Attachment: Chapt 03 _ Redline Track Changes (Chapter 3 Amendments - VG)

Sec. 3-10. Promotional restrictions; happy hours prohibited.

All promotions and/or happy hour periods shall be conducted in accordance with Illinois State law.

(a) A violation of this section shall be grounds for suspension or revocation of the retailer's license as provided by section 3-44.

Sec. 3-11. Premises to be in full view and lighted.

In premises upon which the sale of alcoholic liquor for consumption upon the premises or package sales is licensed, no screen, blind, curtain, partition, article or thing shall be permitted in the windows or upon the doors of such licensed premises nor inside such premises which shall substantially prevent a clear view into the interior of such licensed premises from the street, road or sidewalk at all times, and no booth, screen, partition, or other obstruction nor any arrangement of lights or lighting shall be permitted in or about the interior of such licensed premises which shall prevent a full view of the entire interior of such premises from the street, road or sidewalk, and said premises must be so located that there shall be a full view of the entire interior of such premises from the street, road or sidewalk, with the exception of an establishment in which Video Gaming is being conducted. For establishments that hold a Class VG "Video Gaming" license, there shall be screening installed to reduce or eliminate the ability to view the video gaming terminals from the exterior. Such screening for establishments holding a Class VG license shall be in a manner acceptable to the Village Manager. All rooms where liquor is sold for consumption upon the premises shall be continuously lighted during business hours by natural light or artificial white light so that all parts of the interior of the premises shall be clearly visible. In case the view into any such licensed premises required by the foregoing provisions shall be obscured by the licensee or by him/her suffered to be obscured or in any manner obstructed, then such license shall be subject to suspension or revocation in the manner herein provided. In order to enforce the provisions of this section, the Local Liquor Control Commission shall have the right to require the filing with them of plans, drawings and photographs showing the clearance of the view as above required.
(Ord. No. 0-146-10, §1, 12/6/10; Ord. No. O-15-23, 2/20/23)

Sec. 3-12. Persons under the age of twenty-one.

(1) It shall be unlawful for any person within the Village to sell alcoholic liquor to any person under the age of twenty-one (21) years, for the purpose of preventing the violation of this section, any licensee, or employee, may refuse to sell or serve alcoholic beverages to any person who is unable to produce not less than two (2) forms of adequate written evidence of identity, at least one of which shall evidence the fact that he or she is over the age of twenty-one (21) years, and it shall be presumed that any licensee, or employee, who does not require at least two (2) such forms of identification has failed to require adequate evidence of age and identity. Adequate written evidence of age and identity of the person is a document issued by a federal, state, county or municipal government, or subdivision or agency thereof, including, but not limited to, a motor vehicle operator's license, a registration certificate issued under the Federal Selective Service Act, or an identification card issued to a member of the armed forces.

(2) It shall be unlawful for any person under the age of twenty-one (21) years to purchase or obtain any alcoholic liquor in any tavern or other place in the Village where alcoholic liquor is sold.

(3) It shall be unlawful for any person under the age of twenty-one (21) years to misrepresent his or her age for the purpose of purchasing or obtaining alcoholic liquor in any tavern or other place in the Village where alcoholic liquor is sold.

(4) Any place in the Village where alcoholic liquor is sold there shall be displayed at all times in a

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prominent place a printed card which shall be displayed and which shall read substantially as follows:

"Warning to persons under the age of twenty-one, you are subject to a fine up to one thousand five hundred dollars ($1,500.00) under the Code of Ordinances of the Village of Palatine if you are under the age of twenty-one (21) and you purchase alcoholic liquor, or misrepresent your age for the purpose of purchasing or obtaining alcoholic liquor."

(5) It shall be unlawful for any holder of a retail liquor dealers license, or its employee, to suffer or permit any person, including employees, under the age of twenty-one (21) years to be or remain in any room or place where such licensed premises is located at any time such premises is open for business and while alcoholic beverages are being served or are permitted to be served; provided that this paragraph shall not apply to any person under the age of twenty-one (21) years who is accompanied by his or her parent or guardian, or to any licensed premises which derives its principal business from the sale or service of other commodities than alcoholic liquor.

(6) It shall be unlawful for any person under the age of twenty-one (21) years to serve or sell liquor in establishments where alcoholic liquor is sold and it shall be unlawful for the holder of a retail dealer's license, his/her employee, to suffer or permit any such person to serve or sell alcoholic liquor of any kind, except as permitted pursuant to the holder liquor license classification.

(7) It shall be unlawful for any person under the age of twenty-one (21) years to carry, transport, consume, or to have in such person's possession any alcoholic liquor anywhere in the Village; provided however that nothing herein shall be construed to prevent any person under the age of twenty-one (21) from carrying, transporting or possessing sealed alcoholic liquor when the carrying, transporting or possession shall be directly related to said person's employment by a transport or trucking company engaged in the cartage, delivery, or storage of alcoholic liquor for hire.

(8) It shall be unlawful for any person, after purchasing or otherwise obtaining alcoholic liquor, to sell, give or otherwise deliver such alcoholic liquor to any other person under the age of 21 years except in the performance of a religious ceremony or service.

(9) In addition to all other fines and penalties, the Local Liquor Control Commission may suspend or revoke the retail dealer's license for any violation of this section.

(10) It shall be unlawful for any parent or guardian to permit any minor child of which he may be parent or guardian to violate any provision of this section.

(11) Notwithstanding anything hereinabove to the contrary, the Village hereby adopts the provisions of Section 6-16.1 of the State Liquor Code (235 ILCS 5/6-16.1) which allows the Palatine Liquor Control Commission to employ or direct a "person under 21 years" of age to assist in investigations of possible sale to minors.

Sec. 3-13. Sale to intoxicated persons.

It shall be unlawful for the holder of an alcoholic liquor dealer's license to sell, deliver or give any alcoholic liquor to any intoxicated person

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Sec. 3-14. Gambling prohibited.

There shall be no card games or gambling allowed on any premises licensed to sell alcoholic liquor unless otherwise exempted by law or through the issuance of a Class VG Liquor License from the Commission.

Sec. 3-15. Transporting of alcoholic liquor into restaurant prohibited.

It shall be unlawful for any person to bring, carry, transport or otherwise convey alcoholic liquor into a restaurant establishment or other eating establishment for purposes of consumption in such restaurant or other eating establishment, whether or not consumed with a meal, and regardless of whether such restaurant or other eating establishment has been issued a liquor license. Nothing herein shall prevent the bringing in, carrying, or transporting of alcoholic liquor into a restaurant or other eating establishment in connection with the holding of a private party, with the permission of the owner or manager of said establishment, if otherwise authorized pursuant to the provisions of this Code.

Sec. 3-16. Complaint of violation.

Any resident of the Village shall have the right to file a complaint with the Local Liquor Control Commission that any licensee has been or is violating the provisions of this chapter or the rules or regulations issued pursuant thereto. Such complaint shall be in writing and shall be signed and sworn to by the parties complaining. The complaint shall state the particular provisions, rule or regulation believed to have been violated and the facts in detail upon which belief is based. If the Local Liquor Control Commission is satisfied that the complaint substantially charges a violation, it shall set the matter for hearing and shall serve notice upon the licensee of the time and place of such hearing and of the particular charges in the complaint in the manner hereinafter provided.

Sec. 3-17. Transportation of alcoholic liquor.

No person within the Village shall transport, carry, possess or have any alcoholic beverage within the passenger area of any motor vehicle except in the original package and with the seal unbroken.

Sec. 3-18. Sale of alcoholic liquor from drive-up windows, in drive-through facilities or to persons within the passenger areas of motor vehicles; penalty.

(1) It shall be unlawful for any person, retail licensee or employee of such licensee to sell or deliver alcoholic liquor, including, but not limited to, the sale or delivery of alcoholic beverage in the original package with the seal unbroken and alcoholic beverage in a glass or cup:

(2) From a drive-up window or in a drive-up manner;

(3) From a drive-through facility; or

(4) To a person within the passenger area of a motor vehicle.

Nothing herein shall prevent the person or licensee from assisting in loading a vehicle where the sale was otherwise consummated in compliance with Village ordinances.

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Sec. 3-19. Penalty.

Except as may be imposed pursuant to Section 3-44, any person, firm or corporation violating any provision of this chapter shall be fined not less than one hundred twenty-five dollars ($125.00) nor more than one thousand five hundred dollars ($1,500.00) for each offense; and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Sec. 3-20. Sale of Kegs

A licensee who sells a keg shall keep a logbook of all kegs sold showing the purchaser's name, address, telephone number, driver's license/state identification number, date of birth, and signature. The logbook shall be available for inspections by the Village Police Department during normal business hours.

Secs. 3-21-3-25. Reserved.

ARTICLE II. LICENSES

Sec. 3-26. Required.

It shall be unlawful to sell or offer for sale at retail, in the Village any alcoholic liquor either without a valid retail liquor dealer's license, or other than as is specifically permitted in the terms of such a license.

It shall be unlawful to serve, deliver, or to permit the consumption of alcoholic liquor on any premises for which a retail liquor dealer's license is required, other than as is specifically permitted in the terms of such a license.

No licensee under this Code shall sell or distribute alcoholic beverages outside the licensed premises.

Sec. 3-27. Alcoholic beverage seller and server permit and registry required.

(a) Each Manager and Assistant Manager of any licensed premise must possess a valid Alcoholic Beverage Seller and Server Permit pursuant to the granted liquor license requirements in Section 3-35.

(1) Owners not involved in the daily operations or the serving and selling of alcohol of a licensed premise are not required to obtain an Alcoholic Beverage Seller and Server Permit, but are not exempt from a background check pursuant to Section 3-29.

(b) An Alcoholic Beverage Seller and Server Permit shall be issued by the Village to such applicant upon proof of completion of a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the Department of Human Services (DASA) 77 Adm. Code 3500.101 et seq. or its equivalent (to be determined by the Palatine Police Department) upon receipt from the Police Department of a background check of the applicant (to be conducted every three {3} years), and payment of all applicable fees.

(c) No permit shall be issued to:

(1) A person who has been convicted of a felony under the laws of the State of Illinois or any other state or of the United States, unless the Village Manager determines that such person has been sufficiently rehabilitated to warrant the public trust after considering matters set forth in such person's application and the Village Manager's investigation. The burden of

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proof of sufficient rehabilitation shall be on the applicant; or

(2) Has been convicted of being the keeper of or is keeping a house of ill repute; or

(3) Has been convicted of pandering; or

(4) A person whose Alcoholic Beverage Seller and Server Permit issued under this Code has been revoked for a cause.

(d) The Chief of Police or his/her designee shall issue to the applicant an Alcoholic Beverage Seller and Server Permit. A facsimile of such permit is to be kept on the premises of the employer at all times.

(e) New Managers or Assistant Managers of an establishment licensed to sell or serve alcoholic beverages are required to secure an Alcoholic Beverage Seller and Server Permit within thirty (30) days from the beginning of their employment. Until receipt of such a permit, the new Manager or Assistant Manager shall work under the supervision of a person who has been licensed by the Village.

(f) Each permit shall be valid for three (3) years from the date of issuance. Renewal licenses shall be issued upon proof of completion of a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the Department of Human Services (DASA) 77 Adm. Code 3500.101 et seq. or its equivalent (to be determined by the Palatine Police Department), upon receipt from the Police Department of the background check of the applicant, and payment of all applicable fees.

(g) The Owner of any licensed establishment shall register with the Village any employee engaged in the sale, serving or giving away of any alcohol, spirits, wine, beer or other alcoholic beverages and/or the checking of identification for the purchase or consumption of alcoholic beverages. Said registration must occur within thirty (30) days of employee's employment. All employees subject to this section shall be required to comply with the BASSET requirements as noted in 3-27(f), which shall be recorded in the registration form. The registry shall be confirmed with the Village on an annual basis as part of the liquor license renewal process. A facsimile of register employees' BASSET completion is to be kept on the premises of the employer at all times. Failure of the Owner to register an employee shall be grounds for a violation of the liquor license and subject to all remedies available in the Code of Ordinances. (Ord. No. O-15-23, 2/20/23)

Sec. 3-28. Applications.

No application for a liquor license may be considered by the Palatine Liquor Commission unless the number of licenses authorized under section 3-33 of this Code for the class of liquor license for which such application is made is greater than the number of such licenses then issued and outstanding, except that a person or persons holding a signed contract to purchase an already licensed establishment may make application for a license of the same class regardless of the number of licenses issued and outstanding. A copy of the contract to purchase must accompany such application.

All applications for liquor licenses shall be made to the Local Liquor Control Commission in writing, signed by the applicant, if an individual, by all the partners, if a partnership, or by a duly authorized officer thereof, if a club or corporation, verified by oath or affidavit, accompanied by a non-refundable two hundred fifty dollar ($250.00) filing fee, with the exception of an application for a Class E Temporary Liquor License which shall have a non-refundable filing fee of fifty dollars ($50.00), and shall contain the following information and statements: (Ord. O-19-19, 3/11/19; O-102-19, 12/02/19)

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(1) The name, age and residence address of the applicant, if an individual or in the case of a copartner, of each person entitled to share in the profits thereof and, in the case of a corporation for profit or a club, the date and state of incorporation, the objects for which organized, the names and addresses of the officers and directors, and the name and address of each stockholder owning in the aggregate more than five (5) per cent of the total issued and outstanding stock of such corporation;

(2) The same information in regard to the manager, if any, by whom such business will be conducted;

(3) The citizenship of each person mentioned in sub-paragraph (1) of this section, his/her place of birth and if a naturalized citizen, the time and place of his/her naturalization;

(4) The type of business then conducted by the applicant and his/her co-partners, if any, and also the length of time that said applicant or his/her co-partners, if any, has been in business of that character;

(5) The location and description of the premises or place of business which is to be operated under such license and that the licensee owns said premises or has a lease thereon for the full terms for which the license is requested.

(6) A statement whether applicant, his/her co-partners, if any, corporation or club has made application for a liquor license on premises other than described in said application, and the disposition thereof.

(7) The name and address of the landlord if the premises are leased;

(8) A statement that applicant and each of his/her co-partners, if any, have never been convicted of a felony and are not disqualified to receive a license by reason of any matter or thing contained in this Code, laws of this state, or other ordinances of this Village.

(9) Whether a previous license by any state or subdivision thereof, or by the federal government has been revoked, and the reasons therefor;

(10) A statement whether the applicant and each of his/her co-partners have ever owned and/or operated another liquor licensed establishment that has ever had any violations related to the liquor license.

(11) A statement that the applicant will not violate any of the laws of the state or of the United States, or any provision of this Code or other ordinance of the Village in the conduct of his/her business.

(12) All applicants for Class “E” licenses shall submit concurrently with the filing of their license application a layout of the premises wherein alcoholic liquor service will be provided, including a detailed sketch of screening or other physical barriers to be placed around the serving area.

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(13) Certificate of Dram Shop insurance evidencing coverage for the full term of the Palatine Liquor License in compliance with the following.

a. The certificate shall insure the applicant and the owner or lessor of the premises for not less than the amount in this section $500,000.00 per occurrence.

b. The Village of Palatine shall be named as an additional insured on the policy of comprehensive general liability insurance.

c. Such certificate shall also on its face name the Village of Palatine as a certificate holder and provide that the Village of Palatine shall be entitled to thirty (30) days advance written notice of cancellation before expiration of such policy.

d. Said coverage shall be from an insurer licensed to do business in the State of Illinois and shall be kept current at all times. Licensees shall have certificates of insurance immediately provided to the Village at the time or renewal and/or within ten (10) days of the date when at such time as a change in insurance carriers occurs. Upon request of the Village, a Licensee shall provide evidence of current coverage at times other than initial application and renewal. All required insurance shall be required to provide coverage for the Premises and Building where a liquor license is maintained, and also to any Permitted Area for any Sale of Alcoholic Liquors (including any outdoor seating area or the area where any Outdoor Special Event, Caterer Event, Nonprofit Special Event or similar event is to be conducted).

A. For purposes of this Section, the required insurance shall be defined to include:

a. Dram shop insurance with policy limits at or in excess of the statutory minimum required under Illinois law.

b. Comprehensive General Liability insurance with policy limits of not less than one million dollars per person/per occurrence.

B. In addition to the foregoing requirements, applicant and Licensees are also required to maintain workers compensation, automobile liability and any other insurance required under applicable Illinois law as a condition of being eligible to obtain or maintain a liquor license. The Village may demand proof of such coverage, in the form of a current certificate of insurance or other proof of insurance acceptable to the Village, at any time a license is in place, or at any time while processing a license application or renewal application.

C. Both the comprehensive general insurance policy and the dram shop insurance policy required hereunder shall name the Village as additional primary and non-contributory insured, without right of subrogation, and without any limiting clauses other than those which may be acceptable to the Village. Upon request, the policy and any endorsements must be tendered to the Village. (Ord. O-19-19, 3/11/19)

(14) Previous year's State of Illinois Liquor License number.

(15) Any other requested information that is listed in 235 ILCS 5/7-1, or as requested by Village Manager.

(16) A statement as to whether any federal, state, county or local official or law enforcement

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public official owns any interest in the applicant.

Upon issuance of a state liquor license, Licensee shall submit proof of said issuance to the Village of Palatine within thirty (30) days of issuance of the State Liquor License. Failure to file proof of issuance of the state license within thirty (30) days of the issuance of the Village of Palatine license shall constitute a violation of Section 3-44(b) of this Code.

Sec. 3-28(B). Incomplete or Inaccurate Applications

(1) Applications for liquor licenses which are incomplete, inaccurate or fail to contain the statements or information required by this Chapter shall be rejected by the Village. The Village shall issue a written rejection of such application, setting forth the deficiencies in said application within sixty (60) days of its receipt. Prior to such rejection, the applicant may submit the additional information or statements required to complete such application.

(2) Administrative or legal expenses incurred in reviewing incomplete or inaccurate liquor license applications, advising the applicant of such deficiencies, and rejecting such applications shall be paid by the applicant exclusive of the $250.00 application fee. A bill or invoice shall be submitted to the applicant specifying the additional administrative or legal expenses incurred in processing the applicant's incomplete or inaccurate liquor license application, which shall be paid by the applicant, together with the annual license fee prior to the issuance of such license.

Sec. 3-29. Examination of applicant for local license.

The Local Liquor Control Commission shall have the right to examine, or cause to be examined, under oath, any applicant for a local license or for a renewal thereof, or any licensee upon whom notice of revocation or suspension has been served as provided by statute, and to examine or cause to be examined the books and records of any such applicant or licensee, to hear testimony and take proofs for the information of the members of the commission in the performance of their duties, and for such purpose any member of the commission may issue subpoenas which shall be effective in any part of this state. For the purpose of obtaining any of the information desired by the Local Liquor Control Commission, under this section, it may authorize its agent to act on its behalf, as provided by statute.

Each liquor license applicant, as determined by the Village Manager, shall every three (3) years submit his or her fingerprints to the Palatine Police Department in the form and manner prescribed by the Department of State Police or Palatine Police Department. These fingerprints shall be checked against the fingerprint records now and hereafter filed in the Department of State Police and Federal Bureau of Investigation criminal history records databases. The Village may charge a fee for conducting the criminal history records check of a liquor license applicant. The Palatine Police Department shall furnish pursuant to positive identification, records of conviction to the Local Liquor Control Commissioner.

Sec. 3-30. Restrictions.

No such license shall be issued to:

(1) A person who is not a resident of the Village of Palatine;

(2) A person who is not of good character and reputation in the community in which he resides or operates a business;

(3) A person who is not a citizen of the United States;

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(4) A person who has been convicted of a felony under the laws of the State of Illinois or of any other state or of the United States;

(5) A person who has been convicted of being the keeper of or is keeping a house of ill fame;

(6) A person who has been convicted of pandering or other crime or misdemeanor opposed to decency and morality;

(7) A person whose license issued under this Code has been revoked for a cause;

(8) A person who at the time of application for renewal of any license issued hereunder would not be eligible for such license under a first application;

(9) A copartner, if any general partner thereof, or any limited partner thereof, owning more than five (5) per cent of the aggregate limited partner interest in such copartner would not be eligible to receive a license hereunder for any reason other than residence within the Village.

(10) A corporation, if any officer, manager or director thereof, or any stockholder or stockholders owning in the aggregate more than five (5) per cent of the stock thereof, would not be eligible to receive a license hereunder for any reason other than citizenship and residence within the political subdivision;

(11) A corporation unless it is incorporated in Illinois, or unless it is a foreign corporation which is qualified under the Illinois Business Corporation Act to transact business in Illinois;

(12) A person whose place of business is conducted by a manager unless said manager possesses the same qualifications required of the licensee;

(13) A person who has been convicted of a violation of any federal or state law concerning the manufacture, possession or sale of alcoholic liquor, subsequent to January 31, 1934 or shall have forfeited his/her bond to appear in court to answer charges for any such violation;

(14) A person who does not beneficially own the premises for which a license is sought, or does not have a lease thereon for the full period for which the license is to be issued;

(15) Any federal, state or local law enforcing public official, any Mayor of the Village, any member of a Village council, or any president or member of a county board; and no such official shall be interested in any way, either directly or indirectly, in the manufacture, sale or distribution of alcoholic liquor, except that a license may be granted to such official in relation to premises that are not located within the territory subject to the jurisdiction of that official if the issuance of such license is approved by the State Liquor Control Commission

(16) Any person, association, or corporation not eligible for a state retail liquor dealer's license.

(17) A person who does not submit proof that all coin operated amusement devices in the establishment have been licensed by the Village of Palatine and the fee paid. Failure to submit said proof as required will be grounds for denying the issuance of the license or the renewal of the same.

(18) A person who is not a beneficial owner of the business to be operated by the licensee.

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(19) A person who has been convicted of a gambling offense as proscribed by any of subsections (a) (3) through (a) (11) of Section 28-1 of, or as proscribed by Section 28-1.1 or 28-3 of, the Criminal Code of 1961, or as proscribed by a statute replaced by any of the aforesaid statutory provisions.

(20) A person or entity to whom a federal wagering stamp has been issued by the federal government, unless the person or entity is eligible to be issued a license under Illinois State Law.

(21) A person or corporation that has outstanding, past due financial obligations owed to the Village, including but not limited to fines, fees, utility charges and property taxes.

(22) Any person or entity where the owner of the proposed licensed premises or any person from whom the licensee derives the right of possession of such premises or the corporate officer of such person or owner is ineligible to hold a liquor license.

In the event there is a violation of any of the foregoing restrictions by a person, corporation or partnership holding a license or any officer, manager, director, stockholder, or partner thereof, while said license is in effect, such license may be revoked by the Local Liquor Control Commission upon proof of such violation established at a hearing called by the Local Liquor Control Commission in the manner hereinafter provided.

Sec. 3-31. Conditions to the issuance of liquor licenses.

(a) All new licensees shall be required to comply with section 3-27 as a condition to the issuance of any new liquor license. A copy of the Alcoholic Beverage Seller and Server Permit of all applicable employees and the list of registered employees shall be kept on the premises of the establishment at all times and made available to the Village for inspection upon demand. Upon request, a licensee shall provide a list of all employees which are required to be registered and required to hold an Alcoholic Beverage Seller and Server Permit. Included on the list shall be the employee's date of hire and the expiration date of the Alcoholic Beverage Seller and Server Permit.

(b) In addition to any other requirements in this Chapter or conditions associated with the type of license obtained, the Local Liquor Control Commission may impose reasonable conditions on the issuance or renewal of a liquor license. Such conditions may be based on the past operating history of the establishment, the neighborhood or environs in which the establishment is located and may include additional limitations on the hours otherwise permitted in the license classification sought by the applicant.

(c) At all times when the premise is open, the licensee shall have no less than one manager or assistant manager on duty with an Alcoholic Beverage Seller and Server Permit.

(d) A licensed establishment shall have on file with the Liquor Commission a current site plan of the premises indicating the location of the display, selling, and serving of alcoholic beverages, including but not limited to bars, lounges, shelving, and registers. (Ord. No. 0-34-10, §1, 4/19/10; Ord. No. O-15-23, 2/20/23)

Sec. 3-32. Term; prorating fee.

Each license shall terminate on June 30 next following its issuance, excepting a temporary license provided that this section shall not affect the period of termination of any license issued before the effective date of this article. The fee to be paid shall be reduced in proportion to the full calendar months which have expired in the fiscal year prior to the issuance of the license.

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Sec. 3-33. Failure to operate; lapse of license.

ln the event that the operation of any business for which a liquor license is granted hereunder shall close down, terminate or cease for a period of thirty (30) consecutive days, such license shall forthwith lapse and be of no further force, effect or validity.

The Village Manager may grant a grace period for failure to operate related to construction, remodeling, or other circumstances deemed to be beyond the control of the liquor establishment.

Sec. 3-34. Acquisition of more than five per cent of licensee's stock; report.

Each corporation holding a liquor license and each person who shall acquire in excess of five (5) per cent of the total issued and outstanding stock of the corporation shall report to the Local Liquor Control Commission in writing, not less than thirty (30) days prior to such acquisition, the name and address of the proposed stockholder together with a completed application form and disclosure statement containing the information and statements required under section 3-28 of this Code, together with the intended date of such acquisition.

In the event the proposed stock acquisition will result in a change of stock ownership of the corporation of fifty (50) per cent or more of the total issued and outstanding stock of the corporation as it existed at the time the corporation's existing license was first issued, the acquisition shall be deemed and is hereby declared to be a transfer of the license, and if completed shall cause the license to cease and terminate unless, prior to such completion, an application for a new license if filed with, and a new liquor license is issued by, the Local Liquor Control Commission.

In the event the proposed stock acquisition will result in a change of stock ownership of the corporation in an amount less than fifty (50) per cent of the total issued and outstanding stock of the corporation as it existed at the time the corporation's existing license was first issued, following receipt of such application and disclosure statement, the Local Liquor Control Commission shall have the same rights with respect to the proposed stockholder as are set forth in section 3-29 of this Code. On or before the expiration of the aforesaid thirty-day period, the Local Liquor Control Commission shall complete their review of the qualifications of the proposed stockholder and advise the proposed stockholder and the corporation in writing as to whether they have determined that any grounds exist for revocation of the corporation's liquor license in the event the proposed transfer is consummated.

Failure to report to and file the required application and disclosure statement with the Local Liquor Control Commission as above required, or any transfer of stock in violation of the determination of the Local Liquor Control Commission shall be grounds for revocation of the corporation's liquor license by the Local Liquor Control Commission upon proof of such violation established at a hearing called by the Local Liquor Control Commission in the manner hereinafter provided.

In addition to the above requirements, each corporation holding a liquor license shall report the name and address of any person previously holding in excess of five (5) per cent of the issued and outstanding stock of the corporation who acquires additional stock in excess of five (5) per cent of the total issued and outstanding stock of the corporation. The aforesaid report(s) shall be made within five (5) days following such acquisition. Failure to report to the Local Liquor Control Commission, as above required, shall be grounds for the revocation of the corporation's liquor license by the Local Liquor Control Commission upon proof of such violation established at a hearing called by the Local Liquor Control Commission in the manner hereinafter provided.

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Nothing herein shall prevent the Local Liquor Control Commission from suspending a license or imposing a fine upon a licensee for violation of any provision of this section.

Sec. 3-35. Classification; fees

Licenses shall be and are hereby divided into the following classes:

(1) **RESERVED.**

(2) *Class "A-1" License* (Sports and Recreation Facilities) shall authorize the retail sale of alcoholic liquor on the premises only to sports and recreation facilities, subject to the provision that a floor plan be submitted prior to issuance of the license, food service must be available, and that no exterior signage advertising alcohol or the tavern/bar name be permitted.

It shall be unlawful for a holder of a Class "A-1" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 2:00 a.m. and 6:00 a.m. on Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplemental to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager a license to sell or serve alcoholic beverage

(3) *Class "B" License* (package liquor store) shall authorize the retail sale of all alcoholic beverages in its original package, not for consumption on the premises where sold. The establishment shall not have more than ten percent (10%) of its shelf space used for consumable goods ("consumable goods" does not include tobacco and soft drinks), derive more than ten percent (10%) of its gross income from consumable goods, and derive more than ten percent (10%) of wholesale purchases of consumable goods.

In addition to all other applicable requirements, a sign shall be posted on every entrance to the establishment (the size of said sign and the type size to be prescribed by the Village Manager's office) providing that no one under the age of 21 may enter the establishment unless accompanied by a parent or guardian 21 years of age or older. Said establishment shall enforce such restriction by denying admittance to any person under the age of 21 unless accompanied by a parent or guardian 21 years of age or over.

It shall be unlawful for a holder of a Class B license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages. A point of sale control procedure/policy indicating the liquor license holder's procedures and

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policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

(4) *Class "B-1" License* (grocery store with package liquor) shall authorize the retail sale of all alcoholic beverages in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of groceries, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of fifteen thousand (15,000) square feet of retail floor space, with no more than ten percent (10%) of the floor area used for the display of alcoholic beverages and no more than ten percent (10%) of its gross income shall be derived from the sale of alcoholic beverages.

The primary liquor display area shall be located in the designated area as indicated on the approved floor plan on file with the Liquor Commission. Any change to the primary liquor display area on the approved floor plan shall require Liquor Commission approval.

In addition to the primary liquor display area, a holder of a Class B-1 license shall be permitted up to three (3) incidental display areas for beer and wine only subject to the Village Manager's review and approval and shall be indicated on a plan on file with the Liquor Commission.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-1 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell alcoholic beverages.
(Ord. No. 0-146-10, §2, 12/6/10)

(5) *Class "B-2" License* (General Merchandise store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of household items, groceries, medicine, health or beauty aids, and clothes, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of fifty thousand (50,000) square feet of floor area, with no more than five percent (5%) of the floor area used for the display of alcoholic beverages and no more than ten percent (10%) of its gross income shall be derived from the sale of alcoholic beverages.

A General Merchandise store holding a B-2 license shall have a valid State of Illinois Pharmacy license, pursuant to the Pharmacy Practice Act (225 ILCS 85), at the liquor licensed location and actually employ at least one licensed pharmacist who works at the liquor licensed premises, and shall provide proof to the Village upon request.

The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the Liquor Commission. Any change to the liquor display area on the

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approved floor plan shall require Liquor Commission approval.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-2 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell alcoholic beverages.
(Ord. No. 0-159-12, §1, 12/3/12)

(6) *Class "B-3" License* (Drug store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of pharmacy items, prescription drugs, health and wellness services, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of ten thousand (10,000) square feet of floor area, with no more than five percent (5%) of the floor area used for the display of alcoholic beverages and no more than ten percent (10%) of its gross income shall be derived from the sale of alcoholic beverages.

A Drug Store holding a B-3 license shall have a valid State of Illinois Pharmacy license, pursuant to the Pharmacy Practice Act (225 ILCS 85), at the liquor licensed location and actually employ at least one licensed pharmacist who works at the liquor licensed premises, and shall provide proof to the Village upon request.

The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the Liquor Commission. Any change to the liquor display area on the approved floor plan shall require Liquor Commission approval.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-3 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell alcoholic beverages.
(Ord. No. 0-34-10, §2, 4/19/10; Ord. No. 0-146-10, §3, 12/6/10)

(7) *Class "B-4" License* (Restaurant/Convenient Store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is both the sale of freshly

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prepared on-site food, the sale of gasoline and the sale of general merchandise and other prepackaged food items. The sale of alcoholic beverages shall be secondary to the sale of the above items. The establishment must have a minimum of four thousand five hundred (4,500) square feet of floor area, with no more than ten percent (10%) of the floor area used for the display of alcoholic beverages.

The establishment shall offer their patrons full and complete meals during hours approved by the Palatine Liquor Commission as a condition of the liquor license. The establishment's full menu shall be on file with the Liquor Commission.

The establishment shall maintain a minimum of twelve (12) gasoline pump stations at all times.

The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the Liquor Commission. Any change to the liquor display area on the approved floor plan shall require Liquor Commission approval.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-4 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 10:00 p.m. and 8:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell alcoholic beverages.
(Ord. No. 0-34-10, §2, 4/19/10; Ord. No. 0-146-10, §3, 12/6/10)

(8) *Class "C" License* (Club) shall authorize the retail sale of alcoholic liquor on the premises designated therein, for consumption on the premises only, by a club as defined in this chapter.

It shall be unlawful for a holder of a Class "C" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 12:00 midnight and 2:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(9) *Class "D" License* (Restaurant) shall authorize the retail sale, in restaurant establishments only, of alcoholic liquor for consumption on the premises where sold. Such licenses shall be

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issued and retained by those restaurant establishments which:

(a) Are in fact operated as restaurants; and

(b) Offer their patrons full and complete meals, including dinner menu. The holder of a Class "D" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. (Ord. No. 0-64-13, §1, 6/3/13)

No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant. Without limiting the generality of the foregoing, limited food service such as provided by luncheonettes, diners, coffee shops, drive-ins, etc., does not satisfy the requirements for this license classification.

It shall be unlawful for a holder of a class "D" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Thursday, or during the hours of 2:00 a.m. and 6:00 a.m. Friday, Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

Servers aged 19 and 20 shall be permitted to serve alcoholic beverages at the table within the dining room, provided that said servers are registered pursuant to Section 3-27; and that the establishment has a manager and/or an assistant manager and a bartender, all of whom must be at least 21 years of age, present on the premises at all times, all of whom have registered or obtained an Alcoholic Beverage Seller and Server permit pursuant to Section 3-27.

(10) RESERVED

(11) *Class "E" License* (Temporary Special Event) shall authorize the retail sale of alcoholic liquor on the premises designated therein, for consumption on said premises only, by a civic, fraternal, other not-for-profit organization, or holder of valid Palatine liquor license, for a specific function or occasion and for a limited period of time to be set by the Local Liquor Control Commission; provided, however, that the hours shall be no later than 12:00 midnight on any night and begin no sooner than 11:00 am Sundays. As used in this paragraph (11) "premises" shall mean the entire premises designated in the Class "E" license even though such premises may extend beyond the interior of a building.

In the event the Village Manager receives an application for a Class "E" license, complete in all respects and accompanied by a detailed sketch and letter from the Police Department as required under section 3-28(12) of this Code, and because of unavoidable conflicts or other

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reasons beyond the control of the commission, the application cannot be acted upon in timely fashion by the full Local Liquor Control Commission, a Class "E" license may be issued upon the signatures of any four (4) commissioners, with a report of said approval and copies of the application and all supporting documents being mailed or delivered promptly to each commissioner.

Temporary licenses may be issued by the Local Liquor Control Commission to holders of any licenses, for operations away from the licensed premises for special events. The events, for which such special licenses away from the licensed premises shall be granted, shall be subject individually to the approval of the Local Liquor Control Commission. Such special licenses shall be issued for a period not to exceed seven (7) days in any one year for any license holder. Each individual site for such sale away from licensed premises shall be subject to approval by the Local Liquor Control Commission.

It shall be unlawful for the holder of a Class "E" license to sell or offer for sale at retail any alcoholic liquor in the Village other than as is specifically permitted in the license.

It shall be unlawful for any person to sell or serve alcoholic liquor unless the seller or server has satisfactorily completed the Village of Palatine Liquor Ordinance Compliance Training Course.

(12) *Class "F" License* (Park District) shall authorize the retail sale of alcoholic liquor at or from buildings and other facilities located on the premises designated therein, for consumption on premises and also from beverage carts operating solely on golf course premises owned by Park Districts, duly established under the Park District Code. The holder of a Class "F" license shall upon issuance and renewal of the license, submit to the Village a list showing those hours at which alcoholic liquor will be sold, offered for sale at retail, served or permitted to be consumed at each respective Park District site; provided, however, the holder of a Class "F" license may sell or serve alcoholic liquor on such premises for special events at hours other than those contained on the aforesaid list upon at least forty-eight (48) hours prior notice to the Village Manager.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(13) *Class "G" License* (Beer and Wine) shall authorize the retail sale in restaurants only, of beer and wine for consumption on the premises where sold. Such licenses shall be issued to and retained by only those establishments which:

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(a) Offer their patrons' food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the Liquor Commission.

(b) No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant.

It shall be unlawful for a holder of a Class "G" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(14) *Class "G-1" License* (Seasonal Beer and Wine) shall authorize the retail sale in restaurants only, of beer and wine for consumption on the premises where sold and in conjunction with a sidewalk café license agreement between the restaurant and Village of Palatine. Such licenses shall be issued to and retained by only those establishments which:

(a) Offer their patrons' food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the Liquor Commission.

(b) No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant.

(c) Have a valid Outdoor Seating License Agreement with the Village of Palatine allowing for the use of Village right of way for the purpose of food service.

It shall be unlawful for a holder of a Class "G-1" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday. The license shall be valid only during the dates allowed by the Outdoor Seating License Agreement. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, alcohol server, or to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(15) *Class "G-2" License* (Beer and Wine Single-Serve Package) shall authorize the retail sale in restaurants only, of single-serve beer, wine and seltzer. Consumption on the premises where sold shall be approved by the Village Manager and such approved site plan shall be on file with the Liquor Commission. Such licenses shall be issued to and retained by only those

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establishments which:

(a) Offer their patrons' food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the Liquor Commission.

(b) No such license shall be granted to or retained by any establishment in which the facilities for food preparation and other non-alcoholic beverage service are not primarily those of a restaurant.

It shall be unlawful for a holder of a Class "G-2" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 09:00 p.m. and 09:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, or to manage such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.
(Ord. No. O-116-21, 11/1/2021)

(16) *Class "H" License* (Banquet Hall) shall authorize the serving and retail sale of alcoholic liquor for consumption on the premises designated therein in establishments containing banquet hall facilities and authorized for banquets as a principal use; provided that alcoholic liquor under this license may be served and sold only to invited guests. The annual fee for such license shall be provided in the fee schedule supplement to the Palatine Code of Ordinances.

"Banquet hall facility" shall mean a business conducted on premises at which the exclusive activity is the catering of private parties whereat there is service for consumption at tables of a full multiple course meal at a prearranged fixed unit price, or hors d'oeuvres, buffet or smorgasbord, and at which alcoholic liquor may be served or sold as an incident to such food services; provided that each of such private parties is prearranged under the sponsorship of a particular person or organization.

It shall be unlawful for a holder of a Class "H" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 2:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender or to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(17) *Class "K" License* (Hotel) shall authorize the retail sale in hotel rooms on the licensed premises of alcoholic liquor for consumption only in the hotel rooms on said premises and for special events in hotel meeting rooms. A Class K licensee shall be required to install cabinets for the storage of liquor for the use of room guests in each room provided each such

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cabinet shall be securely locked with a separate key from the room key. Only guests 21 years or older at the time of registration shall be issued the separate cabinet key.

A Class "K" license shall authorize a hotel to serve alcoholic beverages to registered guests between the hours of five o'clock (5:00) p.m. and ten o'clock (10:00) p.m. Hors d'oeuvres or other food shall be continuously available during the hours when alcoholic beverages are served. Service of the alcoholic beverages and food shall take place in a room (reception lounge) or area separated from the lobby of the hotel.

It shall be unlawful for any person to be employed as a bartender or to manage such reception lounge unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages. (Ord. #0-21-09, §1, 3/2/09)

The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

(18) *Class "M" License* (Institutional Conference Center) shall authorize the serving and sale of alcoholic liquor for consumption on the premises designated therein in an Institutional Conference Center establishment; provided that alcoholic liquor under this license may be served and sold only to invited guests that are utilizing the services and facilities of the Institutional Conference Center for educational, cultural, philanthropic, governmental, business and/or training activities and said alcoholic liquor is incidental to such activities. Service and sale of alcoholic beverages shall be restricted to only those events in an Institutional Conference Center.

"Institutional Conference Center" shall mean an event on premises at William Rainey Harper College at which the exclusive activities are those events associated with educational, cultural, philanthropic, governmental business or training activities, and said alcoholic liquor is incidental to such activities. The sale or serving of alcohol at weddings, receptions or other events not involving the educational, cultural, philanthropic, governmental programming or training activities is prohibited.

It shall be unlawful for a holder of a Class "M" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be $10.00.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(19) *Class "N" License* (Microbrewery) shall authorize establishments dispensing alcoholic liquors for consumption on the premises and engaged in the actual brewing and production of beer on the premises and for the dispensing of beer that has been brewed and produced on site for consumption off the premises and in packaged form only. Holders of a Class N license shall offer their patrons full and complete meals, including dinner menu. The holder of a Class "N" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on

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file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. This license shall be issued only to establishments with a microbrewery, having meal service, and a restaurant capacity of not less than 100 seats. (Ord. No. 0-64-13, §1, 6/3/13)

It shall be unlawful for a holder of a Class "N" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Thursday, or during the hours of 2:00 a.m. and 6:00 a.m. Friday, Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on the first day of January of every year. The annual fee for such -license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(20) *Class "O" License* (Temporary Commercial Special Events, Daily Fee) Authorizes the retail sale of wine and/or beer only, on the premises specified, for consumption on said premises at a business event, grand opening or similar function. Such temporary licenses are to be granted to local businesses promoting a common object rather than the sale of wine and/or beer. Such licenses may also contain further restrictions or conditions which are deemed necessary to ensure that the events are properly supervised and otherwise conducted such that the health, safety and welfare of the general public will be protected. These restrictions or conditions may include, but are not limited to, the event's hours of operation or specific operational conditions.

Such licenses shall be authorized on a day to day basis, but for not more than three (3) consecutive days. Such licenses shall permit not more than twenty (20) days of events per calendar year. Such licenses shall only be authorized to a single user premises.

In conjunction with the license application a list of event(s) shall be submitted to the Village. Any proposed changes to the approved event(s) following the issuance of a license shall be submitted in writing to the Village Manager at least seven (7) days prior to the proposed event. The Village Manager shall be authorized to either approve or deny any proposed changes to the event(s) following the issuance of the license.

It shall be unlawful for any person to be employed as a bartender or to manage such event unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

The fee for such licenses shall be two hundred and fifty dollars ($250) for five (5) event days or less, or five hundred dollars ($500) for six (6) event days or more.
(Ord. #0-28-09, §1, 3/9/09)

(21) *Class "P" License* (Caterer) shall authorize an establishment to provide catering services. A "Caterer" means a person or business that provides food and/or alcoholic beverage service to private events within the Village of Palatine. Holders of a Class "P" license may sell, dispense, and serve alcohol beverages as part of a private event within the Village of Palatine. Such licenses shall be issued and retain by those establishments which:

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(a) The primary business is located in the Village's corporate limits.
(b) Hold a valid Food Dealer Permit issued by the Village.
(c) Demonstrate the ability to store, handle, prepare, transport and serve food in a safe and sanitary manner, in accordance with the standards promulgated pursuant to Village Code of Ordinances. The Department of Community Services shall inspect an applicant's license premises for compliance with this Code and shall report its findings to the Local Liquor Control Commission.

1. "Outside Caterer" which means a caterer whose primary business is located outside of the Village's corporate limits, may register with the Village by supplying the following information to the Village Manager for approval:

   a. Location, date, and time of the Catering Event; and
   b. Proof of a valid license for the preparation of food for service of the licensed premises, issued by the appropriate licensing authority of the jurisdiction of where the applicant's catering business is located; and
   c. Proof of its ability to store, handle, prepare, transport and serve food in a safe and sanitary manner in accordance with the standards no less stringent than those imposed by the Village Code of Ordinance; and
   d. Proof of a valid license for the sale of alcoholic liquor issued by the appropriate licensing authority; and
   e. Proof of dram shop insurance in an amount equal to that required by the license under this Chapter; and
      Proof of completion of a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the Department of Human Services (DASA) 77 Adm. Code 3500.101 et seq. or its equivalent for any person employed by an Outside Caterer as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker for the Catering Event.
   f. Any additional information as required by the Village Manager.

A registered outside caterer may engage in the sale and service of alcoholic liquor on the same terms and conditions as the holder of the caterer's liquor license under this Code. The registration period for each Outside Caterer shall be on a per event basis, with no event exceeding five (5) consecutive days.

Any person desiring an Outside Caterer registration shall file an application therefor with, no less than fourteen (14) days before the intended date of the event, to the Village Manager or his/her designee, upon a form provided by him/her. The Village Manager may include additional restrictions or conditions to the approved registration.

The annual fee for Class "P" license and registration fee for Outside Caterer shall be as provided in the fees schedule supplement of the Palatine Code of Ordinances.

Every person engaged in the sale of alcoholic liquor as a caterer shall keep a record of each event catered by that person. The record shall indicate the place and time of the event and include the name of the person hiring the caterer; the compensation paid to the caterer; the types of alcoholic liquor and the quantity of each type sold at the event. All such records shall be kept at the caterer's place of business and available for inspection by any authorized representative of the Village for at least three (3) years after the event.

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A caterer shall sell alcoholic liquor only to the client or sponsor of a catered event, and only by the full, unopened container.

Either the caterer, or an employee of the caterer, shall be present at all times during a catered event where alcoholic liquor is dispensed. The caterer or caterer's employee shall have on his/her person a copy of the caterer's liquor license or Outside Caterer's registration.

It shall be unlawful for any person to be employed by a holder of a Class "P" License as a bartender, server, bouncer, identification checker, manager, unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.
(Ord. No. 0-45-10, §1, 5/3/10)

(22) *Class "LC" License* (Late Closing License) Effective July 1, 2022 there shall be no further "LC" License (Late Closing License) issued by the Village of Palatine. However, holders of a "LC" License as of June 30, 2022 shall be subject to the following classifications and regulations:

(a) Class "LC 1" License (Late Closing License). For holders of an unconditional Class "LC" License issued prior to January 05, 2005, if the license holder is located within the area bounded by Colfax Street on the north, Palatine Road on the south, the Gateway Center Parking Deck on the west and Plum Grove Road on the east, it shall be unlawful to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 2:00 a.m. and 6:00 a.m. on Monday through Friday and between the hours of 3:00 a.m. and 6:00 a.m. on Saturday and Sunday. Said hours shall be in effect through from July 1, 2022 through September 4, 2022. Commencing September 5, 2022 and thereafter, it shall be unlawful to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 2:00 a.m. and 6:00 a.m.

Any Class "LC" License issued prior to January 05, 2005, may not be transferred to any new operator. Further, any "LC 1" License shall not be transferred to any new operator.

The holder of a Class "LC 1" License may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. (Ord. No. 0-64-13, §1, 6/3/13)

Except for renewal of existing licenses issued prior to July 1, 2022, there shall be no further new Class "LC 1" licenses issued.

(b) Class "LC 2" License (Late Closing License). For holders of an unconditional Class "LC" License issued prior to January 05, 2005, if the license holder is located north of Dundee Road and east of Rand Road, it shall be unlawful to sell or offer for sale

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at retail any alcoholic liquor in the Village or deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 3:00 a.m. and 6:00 a.m.

Any Class "LC" license issued prior to January 05, 2005, may not be transferred to any new operator. Further, any "LC 2" License shall not be transferred to any new operator.

The holder of a Class "LC 2" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. (Ord. No. 0-64-13, §1, 6/3/13)

Except for renewal of existing licenses issued prior to July 1, 2022, there shall be no further new Class "LC 2" licenses issued.

The annual fee for such licenses shall be provided in the fee schedule supplement to the Palatine Code of Ordinances.

(23) *Class "PS" License* (Product sampling) shall authorize product sampling. Only those establishments holding a Class B and Class B-1 liquor license may apply for the Class PS license. (Ord. 0-148-06, §1, 8/21/06)

Holders of a Class "PS" License may conduct product sampling for consumption at the licensed retail location only. Up to 10 samples, consisting of no more than (i) 1/4 ounce of distilled spirits, (ii) one ounce of wine, or (iii) 2 ounces of beer may be served to a consumer in one day.

Holders of a Class "PS" license may conduct product sampling for consumption outside the licensed retail premises for offsite events in accordance with the following conditions:

a. Approval to conduct product sampling outside the licensed retail premises must be granted by the Village Manager in writing with whatever conditions the Village Manager deems appropriate. In addition, the granting of this license shall not give the establishment the right to conduct samples or sales of products it would not otherwise be entitled to provide under the establishment's B or B-1 license. Request for approval must be submitted in writing to the Village Manager not less than fourteen (14) days prior to the event.

b. All sampling must be held within the corporate limits of the Village of Palatine.

c. All servers at the events must be registered or permitted pursuant to Sec 3-27.

Any violation of the Class "PS" license or any conditions related thereto shall also be considered a violation of the B or B-1 liquor license held by the licensed establishment and shall be grounds for the revocation, suspension, or other action pursuant to the Village Code of Ordinances, related to all Village licenses held by the establishment.

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(Ord. No. 0-122-08, §1, 9/2/08)

(24) *Class "PS-1" License* (Full Serving Product Sampling) shall authorize the sale and full serving size service of products available for retail purchase in the establishment. Only those establishments holding a Class B liquor license and with a square footage in excess of 5,000 sq. ft. may apply for the Class PS-1 license.

Holders of a Class "PS-1" license shall have a designated and approved area to conduct product sampling of products available for retail purchase at the licensed retail location and limited special offering products from distributors which may or may not be available for retail purchase.

Holders of a Class "PS-1" license shall have a limited food menu, approved by the Village Manager, available at all times product serving is available. Such menu may consist of pre-packaged foods.

It shall be unlawful for a holder of a Class PS-1 license to sell or offer for sale any alcoholic liquor, or to deliver or permit the consumption of alcoholic liquor on the license premises, between the hours of 9:00 p.m. and 11:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

Any violation of the Class "PS-1" license or any conditions related thereto shall also be considered a violation of the B liquor license held by the licensed establishment and shall be grounds for the revocation, suspension, or other action pursuant to the Village Code of Ordinances, related to all Village licenses held by the establishment.

Any holder of a Class A-1, Class C, Class D, Class G, Class H, and Class N permit shall be entitled to weekend hours on the day before Thanksgiving, and St. Patrick's Day of every year when such days fall on a Monday through Thursday, upon request, provided that two weeks' notice be given to the Village Manager.

(Ord. O-21-21, 3-1-21; Ord. No. O-15-23, 02/20/23)

25. *Class "VG" License* (Video gaming) shall authorize video gaming on premise. Only those establishments holding a Class D or Class N liquor license may apply for the Class VG license.

Eligible applicants must demonstrate that, at the time of application, a minimum of 50% of all sales for the previous twelve (12) months shall have come from the sale of alcoholic beverages. If the sale of alcoholic beverages is less than 50% of total sales, the establishment is not eligible to apply for, nor be considered, for a class "VG" license. The 50% requirement shall be demonstrated to the Village Manager to their standard.

The number of Class "VG" licenses shall be limited to no more than eleven (11) licenses and issued only to those license holders in existence on July 1, 2023 with licenses expiring on June 30, 2024.

Holders of a Class "VG" license may conduct video gaming as an ancillary use on premise in accordance with the following conditions:

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a. The establishment must have a video gaming license issued by the Illinois Gaming Board in accordance with the provisions of the Video Gaming Act, 230 ILCS 40/1 et seq, and shall comply with all provisions of the Illinois Video Gaming Act and all rules, regulations, and restrictions imposed by the Illinois Gaming Board.

b. The operation of video gaming terminals shall only be permitted during the hour's alcoholic liquor sales are permitted pursuant to the underlying Class D or Class N liquor license.

c. Video gaming shall be located in a separated area that is restricted to persons 21 years of age or older. Applicants shall submit a floor plan for approval by the Village that clearly indicates the proposed location of all video gaming terminals. Said video gaming area shall be separated by a permanent opaque barrier with a minimum height of four (4) feet. The floor plan shall include specific information as to the type of barrier to be utilized to separate the area, provided however, that such barrier shall not obstruct the view of the entrance to the video gaming area which shall be visible to an employee at all times. The entirety of the separated area shall be visible at all times to an employee through live video surveillance. Additionally, a plan shall be approved as part of the application process that demonstrates frequent physical monitoring of the video gaming terminals by an employee in addition to the video surveillance. Notwithstanding the foregoing and to the extent possible, lighting and sounds from the gaming machines shall be contained within the separated area with minimal intrusion to the remainder of the licensed establishment and the video gaming terminals shall not be visible from outside the establishment.

d. The separated area must provide for accessibility in accordance with all applicable codes including the Americans with Disabilities Act. A floor plan shall be approved by the Liquor Commission as part of the issuance of the Class VG License.

e. The total number of video gaming terminals located in the establishment shall not exceed six (6).

f. No video gaming signage or advertising of any type or size, including, but not limited to, posters, paper signage, fliers, neon signage, banners, video or audio feed, or any other form of advertisement, shall be allowed on the exterior of the licensed establishment or on the inside of such establishment if such signage is visible from the outside in any way, including but not limited to, visibility from any street, alley, or public right-of-way within the Village.

g. Video Gaming is prohibited in any establishment located within 100 feet of any school or place of worship as defined under the Illinois Video Gaming Act 230 ILCS 40/1 et seq.

h. The establishment must be in good standing with the Village for no less than one (1) year prior to its application for a License which allows Video Gaming. The one (1) year requirement is satisfied if an otherwise eligible establishment is acquired by a new owner that operates qualified video gaming in other locations in the State of Illinois. To be in "in good standing" the licensee shall:

   (i) Owe no sums of money to the Village at the time of its application nor have been late in payments to the Village of any sum owed the Village in the previous

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twelve (12) months prior to date of application;

(ii) Have held a Village of Palatine liquor license;

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(iii) Been in continuous bona fide operation under that license for no less than twelve (12) months at the time of its application for the License;

(iv) Have had no legal violations causing a suspension of its liquor or business license in the twelve (12) months prior to its application for the License; and

(v) Be in compliance with all dram shop and video gaming laws, rules and regulations of the Village of Palatine and the State of Illinois.

The Commission shall have the authority to waive the requirements in subsection (h) (ii) and (iii) upon a petition by the applicant that demonstrates that the one (1) year requirement is not necessary.

Additionally, holders of a Class "VG" license shall be equipped with video surveillance equipment capable of recording clear continuous video of the separated video gaming area and the outside of the establishment. Video Surveillance shall meet the following standards:

1) The video surveillance cameras shall be digital in nature (digital video recorder) and shall be of sufficient number, type, placement and location to view and record all activity in front of and on all sides of each entry and exit way used by patrons of the licensee for a distance of 25 feet from the point of entry or exit of the licensed establishment. Further video surveillance cameras shall be installed to record all activity in the portion of the licensed premise approved for video gaming. Full video coverage of this area shall be provided; and

2) The video surveillance cameras shall be sufficiently light sensitive and provide sufficient image resolution (supported by additional lighting if necessary) to produce easily discernible images recorded at all times; and

3) The video surveillance cameras shall record at a minimum speed of fifteen frames per second; and

4) The video surveillance camera image shall be capable of being viewed through use of appropriate technology, including but not limited to a computer screen or closed circuit television monitor; and

5) The video surveillance camera system shall be capable of transferring the recorded images to portable format of media, including but not limited to compact disc, digital video disc or USB thumb drive; and

6) The video surveillance cameras shall be maintained in good working condition; and

7) The video surveillance cameras shall be in operation and recording continuously, twenty-four (24) hours per day; and

8) The recordings made by video surveillance cameras installed and maintained pursuant to this ordinance shall be indexed by dates and times and preserved for a minimum of thirty (30) days so that they may be made available to the liquor commissioner, the police department and other governmental agencies in furtherance of a criminal investigation or a civil or administrative enforcement

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investigation, prosecution or hearing. The Licensee shall allow the inspection of the video surveillance equipment and/or all video surveillance content by the Palatine Police Department at any time during regular business hours upon oral or written request and without warrant, subpoena or other legal process. Once Licensee receives a request for inspection or copies of video surveillance, no preserved material shall be deleted without written direction from the Palatine Police Department. Any knowing or intentional violation of this paragraph shall constitute sufficient grounds for the revocation of the establishments liquor license; and

9) The licensee shall post signage, in a conspicuous manner and at appropriate locations, notifying the public that video surveillance cameras are in operation

The annual fee for such License shall be provided in the fee schedule supplement to the Palatine Code of Ordinances. Additionally, any establishment operating pursuant to a Class VG License which allows for and authorizes video gaming must pay an annual fee to the Village in the amount of one thousand dollars ($1,000) per video gaming terminal authorized in the establishment.

The Class VG License shall terminate with no further action required of the Village Council at 11:59 p.m. on June 30, 2024.

Any holder of a Class A-1, Class C, Class D, Class G, Class H, and Class N permit shall be entitled to weekend hours on the day before Thanksgiving, St. Patrick's Day, and New Year's Eve of every year when such days fall on a Sunday through Wednesday, upon request, provided that two weeks' notice be given to the Village Manager.

(Ord. O-21-21, 3-1-21; Ord. No. O-34-22, 04/11/22, Ord. No. O-15-23; 02/20/23)

Sec. 3-36. Disposition of fees.

All license fees shall be non-refundable and paid, annually in advance of July 1 in each year on or before the specific date set forth by the Village Manager in the license renewal information. Failure to pay by the specific date set forth shall result in a late payment fee of $75. The license holder may elect to pay in equal semi-annual installments on or before the renewal date set forth above and January 1 in each year. This method of payment is subject to a $100.00 administration fee on the second installment. Failure to tender good funds for full payment for the proportionate amount due by January 1 shall constitute grounds for suspension or revocation of the license under Section 3-44. (Ord. O-19-19, 3/11/19)

A service charge in the amount of $100.00 shall be assessed for all checks for license fees that are returned for insufficient funds. Failure to tender good funds for full payment of the license fee within twenty-four (24) hours of notice from the Village of the returned check shall constitute grounds for suspension or revocation of the license under Section 3-44.

If a new license is issued during a term of the license period, the fee shall be only the proportionate amount due based on the remaining number of months during the term of the license.

Sec. 3-37. Number.

There shall be in force in the Village of Palatine, no more of each classification of Liquor License as designated by Village ordinance from time to time, a complete listing of which shall be maintained at all times by the Village Manager's office and the Village Clerk's office, and no license shall be issued in excess

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of these limitations. Nothing in the Code or the ordinance adopting this Code shall affect any such ordinance and all such ordinances are hereby recognized as continuing in full force and effect to the same extent as if set out at length in this Code.

Sec. 3-38. List required.

The Village Manager shall keep or cause to be kept a complete record of all such licenses issued, and shall furnish the clerk and Chief of Police each with a copy thereof; upon the issuance of any new license, or the revocation of any old license, the Village Manager shall post notice of such action.

Sec. 3-39. Transfer.

(a) A license shall be purely a personal privilege, good for not to exceed one year after issuance, unless sooner revoked or terminated as in this chapter provided, and shall not constitute property, nor shall it be subject to attachment, garnishment or execution, nor shall it be alienable or transferable, voluntarily or involuntarily, or subject to being encumbered or hypothecated. Such license shall not descend by the laws of testate or intestate devolution, but it shall cease upon the death of the licensee, provided that executors or administrators of the estate of any deceased licensee, and the trustee of any insolvent or bankrupt licensee, when such estate consists in part of alcoholic liquor, may continue the business of the sale or manufacture of alcoholic liquor under order of the appropriate court, and may exercise the privileges of the deceased or insolvent or bankrupt licensee after the death of such decedent, or such insolvency or bankruptcy until the expiration of such license but not longer than six months after the death, bankruptcy or insolvency of such licensee.

(b) Any licensee may renew his/her license at the expiration thereof, provided he is then qualified to receive a license and the premises for which such renewal license is sought are suitable for such purpose; and provided further that the renewal privilege herein provided for shall not be construed as a vested right which shall in any case prevent the Mayor and Village Council from decreasing the number of licenses to be issued within its jurisdiction. No retailer's license shall be renewed if the Department of Revenue has reported to the Illinois Liquor Control Commission that such retailer is delinquent in filing any required tax returns or paying any amounts owed to the State of Illinois until the applicant is issued a certificate by the Department of Revenue stating that all delinquent returns or amounts owed have been paid by guaranteed remittance or the payment agreement to pay all amounts owed has been accepted by the Department. No retailer's license issued by the Local Liquor Control Commissioner shall be renewed unless the applicant provides documentation that any tax owed to by the applicant has been satisfied by payment in the form of a cashier's check, certified check, money order, or cash.

Sec. 3-40. Live entertainment on the premises.

Issuance of a retail liquor dealer's license under the terms of this article shall not carry with it the right or privilege for any form of live entertainment as defined in this Chapter to be conducted or performed on the premises described in the application and license. Authorization for any such live entertainment shall be obtained separately pursuant to the provisions of the zoning ordinance of the Village of Palatine, by securing any necessary zoning relief as well as a live entertainment license pursuant to section 11-63 and upon payment of the annual fee as provided in Section 11-63 of Article II, Division 2 of Chapter 11. For those establishments that have a liquor license, only those portions of the premises in which the consumption of alcohol is permitted may seek approval for live entertainment. (Ord. 0-1-10, §2, 1/11/10)

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Sec. 3-41. Change of location.

A retail liquor dealer's license shall permit the sale of alcoholic liquor only in the premises described in the application and license. Such location may be changed only upon the written permit to make such change issued by the Liquor Commission. No change of location shall be permitted unless the proposed new location is a proper one for the retail sale of alcoholic liquor under the law of this state, provisions of this Code and other ordinances of the Village.

Sec. 3-42. Renewal of license.

(a) In all establishments seeking renewal of their existing liquor license(s), all renewal licenses shall be required to comply with all applicable sections of this Chapter including but not limited to Secs. 3-27, 3-28 and 3-30. A copy of the Alcoholic Beverage Seller and Server Permit for all applicable employees shall be kept on the premises of the establishment at all times and made available to the Village for inspection upon demand.

(b) In addition to any other requirements in this ordinance or conditions associated with the type of license obtained, the liquor control commission may impose reasonable conditions on the issuance of a renewal liquor license. Such conditions may be based on the past operating history of the establishment, the neighborhood or environs in which the establishment is located and may include additional limitations on the hours otherwise permitted in the license classification sought by the applicant.

Sec. 3-43. Prohibited licenses.

(a) No license shall be issued to any person for the sale at retail of any alcoholic liquor at any store or other place of business where the majority of customers are minors of school age.

(b) No license shall be issued to any establishment which also delivers gasoline for automotive vehicles on the same premises, unless such establishment has been issued a B-4 liquor license.

Sec. 3-44. Revocation or suspension of license.

No person holding a license issued by the Local Liquor Control Commission shall, in the conduct of the licensed premises or upon the licensed premises:

1. Violate or suffer or permit a violation of any Federal or State statutes regulating the sale of alcoholic liquors or any other Federal or State statute.
2. Violate or suffer or permit a violation of any Village, county, or other local ordinance or resolution regulating the sale of alcoholic liquors or any other such ordinance or resolution.
3. Violate or suffer or permit a violation of the conditions of the license or of any other ordinance of the Village.
4. Commit any fraud or misrepresentation or make a false statement in the application for the license
5. Be convicted of any felony or of a misdemeanor involving moral turpitude.
6. Fail to pay any fee, tax, fine or penalty owing to the Village
7. Refuse to permit an inspection of or interfere with a duly-authorized Village officer or

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employee while in the performance of his/her duties in making such inspections as provided in the Village of Palatine Code of Ordinances

8. Cause nuisance or danger to public health, safety or welfare
9. Suffer or permit disorderly conduct on the premises or in the parking lot, serving the premises or for such other acts that occur on adjoining land or in any other area within the control of the licensee attributable to patrons or employees of the license holder.
10. Commit fraudulent or unfair business practices
11. Cessation of business for more than thirty (30) consecutive days.
12. Failure to hold a valid Palatine Business License
13. Failure to hold a valid State of Illinois Liquor License
14. Failure to carry valid Dram Shop insurance

A license may be revoked or suspended if the licensee violates any of the above provisions of this chapter, or any applicable rules or regulations established by the local liquor control commission or the Illinois Liquor Control Commission which are not inconsistent with law. However, no such license shall be so revoked or suspended except after a public hearing in the manner hereinafter provided.

License revocation and suspension hearings provided for hereunder shall be conducted by a local liquor control hearing committee consisting of three (3) members appointed by the Local Liquor Control Commission, but who need not be members of the Local Liquor Control Commission. The local liquor control hearing committee shall elect a chairman to preside at all its meetings and hearings. Any two (2) members of the local liquor control hearing committee shall constitute a quorum. When a quorum is present, any decision, recommendation, fine, penalty, revocation, suspension or other action by the local liquor control hearing committee shall require a majority vote of those present. In cases of hearings on violation charges, a majority vote of those present shall be required for a finding of guilty.

All hearings shall be held after not less than a five-day written notice to the licensee, served either personally or by registered or certified mail, affording the licensee an opportunity to appear and defend. A count reporter shall be present at all hearings and shall record all proceedings. The expenses of such court reporter shall be paid for by the Village, except that the cost of any copies of the record as transcribed by the court reporter which are desired by a party to the proceedings shall be paid for by that party.

Upon the conclusion of any hearing, the local liquor control hearing committee shall issue written findings and an order with respect to the evidence presented at the hearing, signed by all members on the prevailing side of the decision and participating in the hearing. A copy of said findings and order shall be delivered as promptly as possible to the Village Manager for transmission to all members of the Local Liquor Control Commission, and also shall be sent by registered or certified mail or served personally upon the licensee within five (5) days of the termination of the hearing. If the local liquor control hearing committee determines that the licensee is guilty of any violation charged, the order shall state the penalty to be imposed upon the licensee. The local liquor control hearing committee may revoke the license of any licensee found guilty of any charges brought before it.

If the license is not revoked, the local liquor control hearing committee may impose any one or any combination of the following penalties:

(a) Suspension of the liquor license for a period not to exceed thirty (30) days.

(b) Require that the licensee and any or all of its employees as designated by the committee (including the authority to designate job types) obtain certification from a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements pursuant to the Administrative Rules of the Illinois

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Department of Public Health, Division of Alcoholism and Substance Abuse, Title 77, Chapter XVI, Part 3500 or its equivalent (to be determined by the Palatine Police Department) and obtain an Alcoholic Beverage Seller and Server Permit from the Village as a condition to the continued operation of the establishment.

(c) Require the submission of written procedures, reasonably satisfactory to the local liquor control hearing committee established by the licensee for the training of his/her employees in proper age identification evaluation.

(d) Require that appropriate signs be posted with respect to age requirements on the premises. This may be in addition to any signs that may be required under section 3-12 of this chapter.

(e) The payment of a fine not to exceed five thousand dollars ($5,000.00) per violation for a first violation within a 12 month period, ten thousand dollars ($10,000.00) for a second violation, and fifteen thousand dollars ($15,000.00) for a third or subsequent violation within a 12 month period.

Any appeal from a decision of the local liquor control hearing committee shall be made in accordance with the Illinois Liquor Control Act shall be based on the record made at the hearing before the Local Liquor Control Hearing Committee.

Twenty-four (24) hours before the commencement of any suspension or revocation, the Police Department shall have the right to post on all entrances to the licensed establishment a notice that the premises is prohibited from selling or delivering alcoholic beverages by order of the Village of Palatine Local Liquor Control Hearing Committee.

(f) In the event that the licensed establishment and/or employee of the licensed establishment is charged with selling to a person under the age of 21, the Village Manager shall have the authority to issue a letter to the licensed establishment offering to settle the matter for payment of a $500.00 fine in lieu of an appearance before the Liquor Control Hearing Committee. In the event the licensed establishment does not agree to pay the fine or request a hearing, said hearing shall proceed in accordance with the procedure set forth in this Section. This provision shall only apply to a licensed establishment charged for the first time with unlawful sale to a person under the age of 21.

(g) In the event that the licensed establishment and/or employee of the licensed establishment is charged with selling or serving without being registered or permitted pursuant to Sec 3-27, the Village Manager shall have the authority to issue a letter to the licensed establishment offering to settle the matter for payment of a $500.00 fine in lieu of an appearance before the Liquor Control Hearing Committee. In the event the licensed establishment does not agree to pay the fine or request a hearing, said hearing shall proceed in accordance with the procedure set forth in this Section. This provision shall only apply to a licensed establishment charged for the first time with operating without an Alcoholic Beverage Seller and Server Permit pursuant to Sec 3-27.

(h) In the event that the Mayor or a majority of the Liquor Control Commission has reason to believe that the continued operation of a particular licensed premises will immediately threaten the welfare of the community, the Mayor shall have the power to issue a written order requiring the licensed premises closed for not more than seven (7) days, giving the Licensee an opportunity to be heard during that period by the Local Liquor Control Hearing Committee.

(i) Any additional section or conditions deemed appropriate by the Local Liquor Control Hearing Committee.

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The notice shall be in letters not less than one-half inch high and shall, in the case of a suspension, give the times of the suspension and in the case of a revocation state the exact time which the revocation goes into effect.

The removal of such notice before the suspension ends by any person is prohibited and shall subject the person to a fine of not less than two hundred dollars ($200.00) nor more than one thousand dollars ($1,000.00).

Sec. 3-45. Commission rules.

The Local Liquor Control Commission may promulgate such rules of procedure from time to time to govern hearings and other proceedings as it deems appropriate.

Sec. 3-46. Owner of Premises Permitting Violation – Penalty.

If the owner of the licensed premises or any person from whom the licensee derives the right to possession of such premises, shall knowingly permit the licensee to use said licensed premises in violation of the terms of this Ordinance, said owner, or other person shall be deemed guilty of a violation of this Ordinance to the same extent as said licensee and be subject to the same punishment and restrictions on issuance of any new licenses to the same extent as said licensee.

Sec. 3-47. Acts of Employee – Liability of Licensee – Knowledge.

Every act or omission of whatsoever nature constituting a violation of any of the provisions of this Ordinance, by any officer, director, manager or employee of any licensee, shall be deemed and held to be the act of such employer or licensee, and said employer or licensee shall be punishable in the same manner as if said act or omission had been done or omitted by him/her personally.

Sec. 3-48. Granting Licenses after Revocation; Waiting Period; Discretion.

When any license shall have been revoked for any cause, no license shall be granted to any person for the period of one year thereafter for the conduct of the business of manufacturing, distributing, or selling alcoholic liquor in the premises described in the revoked license unless the revocation order has been vacated, unless relief is given by the Local Liquor Control Commission.

(Ord. No. O-48-23; 04/17/23)

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Chapter 3 ALCOHOLIC BEVERAGES

State law reference(s) --Liquor Control Act of January 31, 1934, 235ILCS5; for provisions relating to local control see 235ILCS5/4-1 et seq.

Editor's Note: Ordinance 0-73-06, replaced Chapter 3 in its entirety. This Ordinance was passed on April 17, 2006, with an effective date of June 1, 2006.

Editor's Note: Ordinance 0-34-12, approved on March 19, 2012, replaced Chapter 3 in its entirety.

Editor's Note: Ordinance 0-11-17, approved on February 21, 2017, replaced Chapter 3 in its entirety.

Editor's Note: Ordinance O-19-19, approved March 11,2019, replaced Chapter 3 in its entirety.
Editor's Note: Ordinance O-53-21, approved June 7, 2021, added Class "B-4" License
Editor's Note: Ordinance O-116-21, approved November 1, 2021, added Class "G-2" License
Editor's Note: Ordinance O-34-22, approved April 11, 2022, added LC 1, LC 2 Late Closing Licenses and VG (Video Gaming) License
Editor's Note: Ordinance O-48-23, approved April 17, 2023, replaced Chapter 3 in its entirety.

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Art. I. In General, §§ 3-1--3-25
Art. II. Licenses, §§ 3-26--3-48

ARTICLE I. IN GENERAL

Sec. 3-1. Definitions.

For the purposes of this chapter the following words shall have the meanings indicated unless their context clearly requires otherwise; provided that, any terms used in this chapter which are not defined herein shall have the meaning as provided in the Liquor Control Act, 235 ILCS 5/1-1:

Alcohol means the product of distillation of any fermented liquid, whether rectified or diluted, whatever may be the origin thereof, and includes synthetic ethyl alcohol. It does not include denatured alcohol or wood alcohol.

Alcoholic Liquor means any alcohol, spirits, wine, beer, or other liquid containing more than one-half of one per cent of alcohol by volume, which is capable of being consumed as a beverage by a human being. Includes alcohol, spirits, wine and beer, and every liquor or solid, patented or not, containing alcohol, spirits, wine or beer, and in the judgment of the Commission, capable of being consumed as a beverage by a human being.

Beer means a beverage obtained by the alcoholic fermentation of an infusion or concoction of barley, or other grain, malt, and hops in water, and includes, among other things, beer, ale, stout, lager beer, porter and the like.

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Club means a corporation organized under the laws of this state, not for pecuniary profit, solely for the promotion of some common object other than the sale or consumption of alcoholic liquors, kept, used and maintained by its members through the payment of annual dues, and owning, hiring or leasing a building or space in a building, of such extent and character as may be suitable and adequate for the reasonable and comfortable use and accommodation of its members and their guests and provided with suitable and adequate kitchen and dining room space and equipment and maintaining a sufficient number of servants and employees for cooking, preparing and serving food and meals for its members and their guests; provided that such club files with the Local Liquor Control Commission at the time of its application for a license under this article two (2) copies of a list of names and residences of its members, and similarly files within ten (10) days of the election of any additional members name and address; and, provided further, that its affairs and management are conducted by a board of directors, executive committee or similar body chosen by the members at their annual meeting; and that no member or any officer, or employee of the club is paid, or directly or indirectly receives, in the form of salary or other compensation any profits from the distribution or sale of alcoholic liquor to the club or the members of the club or its guests introduced by members beyond the amount of such salary as may be fixed and voted at any annual meeting by the members or by its board of directors or other governing body out of the general revenue of the club.

Commission means Palatine Local Liquor Control Commission.

Committee means the Palatine Local Liquor Control Hearing Committee, which shall consist of 3 members appointed by the Commission and may include ex officio members who may be any member of the Commission.

Corporation means any corporate, domestic or foreign, qualified to do business in the state of Illinois under the Business Corporation Act of the Illinois Compiled Statutes, including a limited liability company as defined in said Act.

Keg means any original package container capable of holding more than three gallons of beer.

Licensee means any person issued a license under this chapter.

Limited Liability Company means a legal business entity created and recognized under the Illinois Liability Company Act of the Illinois Compiled Statutes.

Live Entertainment shall be defined pursuant to Chapter 11, Licenses, Permits and Business Regulations. (Ord. #0-1-10, §1, 1/11/10)

Manager or Assistant Manager means any individual of a licensed place of business in a managerial or supervisory position that oversees the merchandising, sale, serving, or identification checking related to alcoholic beverages and possesses the same qualifications required of the licensee. Satisfactory evidence of such employment shall be furnished to the Commission in the form and manner as the Commission shall, from time to time, prescribe.

Manufacturer shall include every person who, in the process of filling or re-filling an original package with alcoholic liquors purchased by such person, changes the degree or quality of such alcoholic liquors by any manner or means whosoever.

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Microbrewery, any public place or establishment that engages in the production, manufacturing, or brewing of beer on the premises by means of adequate and sanitary equipment designed and maintained to facilitate the brewing process and dispenses that beer produced on the premises for consumption on the premises and packaged for retail sale.

Owner shall be defined as the person, partnership, corporation, limited liability company, trustee, trust, or any other legal entity having sufficient proprietary interest of record in the place of business.

Peddling shall be defined pursuant to Chapter 11 Article VI. Solicitors

Person includes a corporation, limited liability company (LLC), partnership, co-partnership(s), association(s), club(s), individual(s), trustee(s), receiver(s), assignee(s), executor(s), administrator(s), or other personal representatives of decedent(s).

Premises or Place of Business, as used in this chapter, means the place or location where alcoholic beverages are manufactured, stored, displayed or offered for sale, or where drinks containing alcoholic beverages are mixed, concocted and served for consumption including the interior of the building, sidewalks, streets, parking areas and grounds adjacent to any such place or location or any other area within the control of the licensee.

Retail sale means the sale for use or consumption, and not for resale in any form.

Sale of Keg means any sale of beer in a keg, even though the keg is to be returned by the purchaser to the seller.

Spirits means any beverage which contains alcohol obtained by distillation, mixed with water or other substance in solution, and includes brandy, rum, whiskey, gin, or other spirituous liquors, and such liquors when rectified, blended or otherwise mixed with alcohol or other substances.

Restaurant means any public place kept, used, maintained, advertised and held out to the public as a place where meals are served, and where meals are actually and regularly served, without sleeping accommodations, such space being provided with adequate and sanitary kitchen and dining room equipment and capacity and having employed therein a sufficient number and kind of employees to prepare, cook and serve suitable food for its guests.

Video Gaming Café means an establishment whose primary or major focus is video gaming and the service of alcohol and food is incidental to the operation of video gaming. The following factors may be considered when determining if the establishment is a Video Gaming Café:

- The layout and design of the establishment;
- The preparation and variety of food and beverages offered;
- The creation and operation of a full-service commercial kitchen;
- The number of video gaming machines relative to the customer seating capacity of the establishment;
- The square footage of space devoted to video gaming relative to the amount of space devoted to other activities;

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- The source of proposed or actual revenue derived from the establishment;
- The number of employees at the establishment and their proposed function; and
- Any other factors as determined as relevant by the Local Liquor Control Commission.

Wine means any alcoholic beverage obtained by the fermentation of the natural contents of fruits, or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, as above defined.

Sec. 3-2. Local Liquor Control Commission - duties generally.

The Mayor and Village Council of the Village shall be the Local Liquor Control Commission of the Village. The Mayor shall serve as the Chairman of the Local Liquor Control Commission. The Local Liquor Control Commission is charged with the administration of the Liquor Control Act 235 ILCS 5, and or such ordinances and resolutions relating to alcoholic liquor as may be enacted by the Village. The Local Liquor Control Commission may appoint a person or persons to assist them in the exercise of the powers and performance of the duties herein provided for the Local Liquor Control Commission.

Sec. 3-3. Same--Right of entry.

The Local Liquor Control Commission hereby is given the power to enter or to authorize any law-enforcing officer to enter at any time upon any premises licensed hereunder to determine whether any of the provisions of this chapter, the Liquor Control Act 235 ILCS 5, or any rules or regulations adopted by them or by the Illinois Liquor Control Commission have been or are being violated, and at such time to examine the premises of said license in connection therewith.

Sec. 3-4. Public indecency.

(a) No person who is the owner or occupant of any premises open to the public shall permit on the premises any person to:

(1) Expose his or her genitals, pubic hair, buttocks, perineum and anal region or pubic hair region; or

(2) Expose any device, costume or covering which gives the appearance of or simulates the genitals, pubic hair, buttocks, perineum, anal region or pubic hair region; or

(3) Expose any portion of the female breasts at or below the areola thereof, or

(4) Commit an act which constitutes public indecency under Section 12-6 hereof.

(b) No person holding a liquor license under this chapter shall permit any officer, associate, member, representative, entertainer or employee of such licensee to:

(1) Solicit, induce or request any patron of the licensed establishment to purchase any alcoholic or nonalcoholic beverage for himself/herself or any other employee of the licensed establishment; or

(2) Knowingly serve any employee any alcoholic or nonalcoholic beverage which was purchased by any patron; or

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(3) Allow any employee or, entertainer of the license to remain on the premises of the licensed establishment who solicits, induces or requests a patron to purchase an alcoholic or nonalcoholic beverage for any employee.

Sec. 3-5. Peddling prohibited.

It shall be unlawful to peddle alcoholic liquor in the Village.

Sec. 3-6. Condition of premises.

All premises used for the retail sale of alcoholic liquor, or for the storage of such liquor for such sale, shall be kept in a clean and sanitary condition, and shall be kept in full compliance with the ordinances regulating the condition of premises used for the storage or sale of food for human consumption.

Sec. 3-7. Employees.

It shall be unlawful to employ in any premises used for the retail sale of alcoholic liquor any person who is afflicted with, or who is a carrier of, any contagious, infectious disease; except to the extent that denial of employment on such ground would be a violation of state or federal law, and it shall be unlawful for any person who is afflicted with or a carrier of any such disease to work in or about any such premises or to engage in any way in the handling, preparation or distribution of such liquor.

Sec. 3-8. Restricted areas.

It is hereby determined that the following described portions of the Village are predominately residential in character: all of the area of the Village except that portion now zoned as manufacturing zones, business zones or which hereafter may be zoned as business or manufacturing zones.

Sec. 3-9. Location restrictions.

(a) No license shall be issued for the sale at retail of any alcoholic liquor within 100 feet of any church, school other than an institution of higher learning, hospital, home for aged or indigent persons or for veterans, their spouses or children or any military or naval station, provided, that this prohibition shall not apply to hotels offering restaurant service, regularly organized clubs, or to restaurants, food shops or other places where sale of alcoholic liquors is not the principal business carried on; nor to the renewal of a license for the sale at retail of alcoholic liquor on premises within 100 feet of any church or school where the church or school has been established within such 100 feet since the issuance of the original license. In the case of a church, the distance of 100 feet shall be measured to the nearest part of any building used for worship services or educational programs and not to property boundaries.

(b) For purposes of this Section, a "banquet facility" is any part of a building that caters to private parties and where the sale of alcoholic liquors is not the principal business. Nothing in this Section shall prohibit the issuance of a license to a church or private school to sell at retail alcoholic liquor if any such sales are limited to periods when groups are assembled on the premises solely for the promotion of some common object other than the sale or consumption of alcoholic liquors.

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Sec. 3-10. Promotional restrictions; happy hours prohibited.

All promotions and/or happy hour periods shall be conducted in accordance with Illinois State law.

(a) A violation of this section shall be grounds for suspension or revocation of the retailer's license as provided by section 3-44.

Sec. 3-11. Premises to be in full view and lighted.

In premises upon which the sale of alcoholic liquor for consumption upon the premises or package sales is licensed, no screen, blind, curtain, partition, article or thing shall be permitted in the windows or upon the doors of such licensed premises nor inside such premises which shall substantially prevent a clear view into the interior of such licensed premises from the street, road or sidewalk at all times, and no booth, screen, partition, or other obstruction nor any arrangement of lights or lighting shall be permitted in or about the interior of such licensed premises which shall prevent a full view of the entire interior of such premises from the street, road or sidewalk, and said premises must be so located that there shall be a full view of the entire interior of such premises from the street, road or sidewalk, with the exception of an establishment in which Video Gaming is being conducted. For establishments that hold a Class VG "Video Gaming" license, there shall be screening installed to reduce or eliminate the ability to view the video gaming terminals from the exterior. Such screening for establishments holding a Class VG license shall be in a manner acceptable to the Village Manager. All rooms where liquor is sold for consumption upon the premises shall be continuously lighted during business hours by natural light or artificial white light so that all parts of the interior of the premises shall be clearly visible. In case the view into any such licensed premises required by the foregoing provisions shall be obscured by the licensee or by him/her suffered to be obscured or in any manner obstructed, then such license shall be subject to suspension or revocation in the manner herein provided. In order to enforce the provisions of this section, the Local Liquor Control Commission shall have the right to require the filing with them of plans, drawings and photographs showing the clearance of the view as above required.
(Ord. No. 0-146-10, §1, 12/6/10; Ord. No. O-15-23, 2/20/23)

Sec. 3-12. Persons under the age of twenty-one.

(1) It shall be unlawful for any person within the Village to sell alcoholic liquor to any person under the age of twenty-one (21) years, for the purpose of preventing the violation of this section, any licensee, or employee, may refuse to sell or serve alcoholic beverages to any person who is unable to produce not less than two (2) forms of adequate written evidence of identity, at least one of which shall evidence the fact that he or she is over the age of twenty-one (21) years, and it shall be presumed that any licensee, or employee, who does not require at least two (2) such forms of identification has failed to require adequate evidence of age and identity. Adequate written evidence of age and identity of the person is a document issued by a federal, state, county or municipal government, or subdivision or agency thereof, including, but not limited to, a motor vehicle operator's license, a registration certificate issued under the Federal Selective Service Act, or an identification card issued to a member of the armed forces.

(2) It shall be unlawful for any person under the age of twenty-one (21) years to purchase or obtain any alcoholic liquor in any tavern or other place in the Village where alcoholic liquor is sold.

(3) It shall be unlawful for any person under the age of twenty-one (21) years to misrepresent his or her age for the purpose of purchasing or obtaining alcoholic liquor in any tavern or other place in the Village where alcoholic liquor is sold.

(4) Any place in the Village where alcoholic liquor is sold there shall be displayed at all times in a

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prominent place a printed card which shall be displayed and which shall read substantially as follows:

"Warning to persons under the age of twenty-one, you are subject to a fine up to one thousand five hundred dollars ($1,500.00) under the Code of Ordinances of the Village of Palatine if you are under the age of twenty-one (21) and you purchase alcoholic liquor, or misrepresent your age for the purpose of purchasing or obtaining alcoholic liquor."

(5) It shall be unlawful for any holder of a retail liquor dealers license, or its employee, to suffer or permit any person, including employees, under the age of twenty-one (21) years to be or remain in any room or place where such licensed premises is located at any time such premises is open for business and while alcoholic beverages are being served or are permitted to be served; provided that this paragraph shall not apply to any person under the age of twenty-one (21) years who is accompanied by his or her parent or guardian, or to any licensed premises which derives its principal business from the sale or service of other commodities than alcoholic liquor.

(6) It shall be unlawful for any person under the age of twenty-one (21) years to serve or sell liquor in establishments where alcoholic liquor is sold and it shall be unlawful for the holder of a retail dealer's license, his/her employee, to suffer or permit any such person to serve or sell alcoholic liquor of any kind, except as permitted pursuant to the holder liquor license classification.

(7) It shall be unlawful for any person under the age of twenty-one (21) years to carry, transport, consume, or to have in such person's possession any alcoholic liquor anywhere in the Village; provided however that nothing herein shall be construed to prevent any person under the age of twenty-one (21) from carrying, transporting or possessing sealed alcoholic liquor when the carrying, transporting or possession shall be directly related to said person's employment by a transport or trucking company engaged in the cartage, delivery, or storage of alcoholic liquor for hire.

(8) It shall be unlawful for any person, after purchasing or otherwise obtaining alcoholic liquor, to sell, give or otherwise deliver such alcoholic liquor to any other person under the age of 21 years except in the performance of a religious ceremony or service.

(9) In addition to all other fines and penalties, the Local Liquor Control Commission may suspend or revoke the retail dealer's license for any violation of this section.

(10) It shall be unlawful for any parent or guardian to permit any minor child of which he may be parent or guardian to violate any provision of this section.

(11) Notwithstanding anything hereinabove to the contrary, the Village hereby adopts the provisions of Section 6-16.1 of the State Liquor Code (235 ILCS 5/6-16.1) which allows the Palatine Liquor Control Commission to employ or direct a "person under 21 years" of age to assist in investigations of possible sale to minors.

Sec. 3-13. Sale to intoxicated persons.

It shall be unlawful for the holder of an alcoholic liquor dealer's license to sell, deliver or give any alcoholic liquor to any intoxicated person

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Sec. 3-14. Gambling prohibited.

There shall be no card games or gambling allowed on any premises licensed to sell alcoholic liquor unless otherwise exempted by law or through the issuance of a Class VG Liquor License from the Commission.

Sec. 3-15. Transporting of alcoholic liquor into restaurant prohibited.

It shall be unlawful for any person to bring, carry, transport or otherwise convey alcoholic liquor into a restaurant establishment or other eating establishment for purposes of consumption in such restaurant or other eating establishment, whether or not consumed with a meal, and regardless of whether such restaurant or other eating establishment has been issued a liquor license. Nothing herein shall prevent the bringing in, carrying, or transporting of alcoholic liquor into a restaurant or other eating establishment in connection with the holding of a private party, with the permission of the owner or manager of said establishment, if otherwise authorized pursuant to the provisions of this Code.

Sec. 3-16. Complaint of violation.

Any resident of the Village shall have the right to file a complaint with the Local Liquor Control Commission that any licensee has been or is violating the provisions of this chapter or the rules or regulations issued pursuant thereto. Such complaint shall be in writing and shall be signed and sworn to by the parties complaining. The complaint shall state the particular provisions, rule or regulation believed to have been violated and the facts in detail upon which belief is based. If the Local Liquor Control Commission is satisfied that the complaint substantially charges a violation, it shall set the matter for hearing and shall serve notice upon the licensee of the time and place of such hearing and of the particular charges in the complaint in the manner hereinafter provided.

Sec. 3-17. Transportation of alcoholic liquor.

No person within the Village shall transport, carry, possess or have any alcoholic beverage within the passenger area of any motor vehicle except in the original package and with the seal unbroken.

Sec. 3-18. Sale of alcoholic liquor from drive-up windows, in drive-through facilities or to persons within the passenger areas of motor vehicles; penalty.

(1) It shall be unlawful for any person, retail licensee or employee of such licensee to sell or deliver alcoholic liquor, including, but not limited to, the sale or delivery of alcoholic beverage in the original package with the seal unbroken and alcoholic beverage in a glass or cup:

(2) From a drive-up window or in a drive-up manner;

(3) From a drive-through facility; or

(4) To a person within the passenger area of a motor vehicle.

Nothing herein shall prevent the person or licensee from assisting in loading a vehicle where the sale was otherwise consummated in compliance with Village ordinances.

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Sec. 3-19. Penalty.

Except as may be imposed pursuant to Section 3-44, any person, firm or corporation violating any provision of this chapter shall be fined not less than one hundred twenty-five dollars ($125.00) nor more than one thousand five hundred dollars ($1,500.00) for each offense; and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Sec. 3-20. Sale of Kegs

A licensee who sells a keg shall keep a logbook of all kegs sold showing the purchaser's name, address, telephone number, driver's license/state identification number, date of birth, and signature. The logbook shall be available for inspections by the Village Police Department during normal business hours.

Secs. 3-21-3-25. Reserved.

ARTICLE II. LICENSES

Sec. 3-26. Required.

It shall be unlawful to sell or offer for sale at retail, in the Village any alcoholic liquor either without a valid retail liquor dealer's license, or other than as is specifically permitted in the terms of such a license.

It shall be unlawful to serve, deliver, or to permit the consumption of alcoholic liquor on any premises for which a retail liquor dealer's license is required, other than as is specifically permitted in the terms of such a license.

No licensee under this Code shall sell or distribute alcoholic beverages outside the licensed premises.

Sec. 3-27. Alcoholic beverage seller and server permit and registry required.

(a) Each Manager and Assistant Manager of any licensed premise must possess a valid Alcoholic Beverage Seller and Server Permit pursuant to the granted liquor license requirements in Section 3-35.

(1) Owners not involved in the daily operations or the serving and selling of alcohol of a licensed premise are not required to obtain an Alcoholic Beverage Seller and Server Permit, but are not exempt from a background check pursuant to Section 3-29.

(b) An Alcoholic Beverage Seller and Server Permit shall be issued by the Village to such applicant upon proof of completion of a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the Department of Human Services (DASA) 77 Adm. Code 3500.101 et seq. or its equivalent (to be determined by the Palatine Police Department) upon receipt from the Police Department of a background check of the applicant (to be conducted every three {3} years), and payment of all applicable fees.

(c) No permit shall be issued to:

(1) A person who has been convicted of a felony under the laws of the State of Illinois or any other state or of the United States, unless the Village Manager determines that such person has been sufficiently rehabilitated to warrant the public trust after considering matters set forth in such person's application and the Village Manager's investigation. The burden of

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proof of sufficient rehabilitation shall be on the applicant; or

(2) Has been convicted of being the keeper of or is keeping a house of ill repute; or

(3) Has been convicted of pandering; or

(4) A person whose Alcoholic Beverage Seller and Server Permit issued under this Code has been revoked for a cause.

(d) The Chief of Police or his/her designee shall issue to the applicant an Alcoholic Beverage Seller and Server Permit. A facsimile of such permit is to be kept on the premises of the employer at all times.

(e) New Managers or Assistant Managers of an establishment licensed to sell or serve alcoholic beverages are required to secure an Alcoholic Beverage Seller and Server Permit within thirty (30) days from the beginning of their employment. Until receipt of such a permit, the new Manager or Assistant Manager shall work under the supervision of a person who has been licensed by the Village.

(f) Each permit shall be valid for three (3) years from the date of issuance. Renewal licenses shall be issued upon proof of completion of a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the Department of Human Services (DASA) 77 Adm. Code 3500.101 et seq. or its equivalent (to be determined by the Palatine Police Department), upon receipt from the Police Department of the background check of the applicant, and payment of all applicable fees.

(g) The Owner of any licensed establishment shall register with the Village any employee engaged in the sale, serving or giving away of any alcohol, spirits, wine, beer or other alcoholic beverages and/or the checking of identification for the purchase or consumption of alcoholic beverages. Said registration must occur within thirty (30) days of employee's employment. All employees subject to this section shall be required to comply with the BASSET requirements as noted in 3-27(f), which shall be recorded in the registration form. The registry shall be confirmed with the Village on an annual basis as part of the liquor license renewal process. A facsimile of register employees' BASSET completion is to be kept on the premises of the employer at all times. Failure of the Owner to register an employee shall be grounds for a violation of the liquor license and subject to all remedies available in the Code of Ordinances. (Ord. No. O-15-23, 2/20/23)

Sec. 3-28. Applications.

No application for a liquor license may be considered by the Palatine Liquor Commission unless the number of licenses authorized under section 3-33 of this Code for the class of liquor license for which such application is made is greater than the number of such licenses then issued and outstanding, except that a person or persons holding a signed contract to purchase an already licensed establishment may make application for a license of the same class regardless of the number of licenses issued and outstanding. A copy of the contract to purchase must accompany such application.

All applications for liquor licenses shall be made to the Local Liquor Control Commission in writing, signed by the applicant, if an individual, by all the partners, if a partnership, or by a duly authorized officer thereof, if a club or corporation, verified by oath or affidavit, accompanied by a non-refundable two hundred fifty dollar ($250.00) filing fee, with the exception of an application for a Class E Temporary Liquor License which shall have a non-refundable filing fee of fifty dollars ($50.00), and shall contain the following information and statements: (Ord. O-19-19, 3/11/19; O-102-19, 12/02/19)

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(1) The name, age and residence address of the applicant, if an individual or in the case of a copartner, of each person entitled to share in the profits thereof and, in the case of a corporation for profit or a club, the date and state of incorporation, the objects for which organized, the names and addresses of the officers and directors, and the name and address of each stockholder owning in the aggregate more than five (5) per cent of the total issued and outstanding stock of such corporation;

(2) The same information in regard to the manager, if any, by whom such business will be conducted;

(3) The citizenship of each person mentioned in sub-paragraph (1) of this section, his/her place of birth and if a naturalized citizen, the time and place of his/her naturalization;

(4) The type of business then conducted by the applicant and his/her co-partners, if any, and also the length of time that said applicant or his/her co-partners, if any, has been in business of that character;

(5) The location and description of the premises or place of business which is to be operated under such license and that the licensee owns said premises or has a lease thereon for the full terms for which the license is requested.

(6) A statement whether applicant, his/her co-partners, if any, corporation or club has made application for a liquor license on premises other than described in said application, and the disposition thereof.

(7) The name and address of the landlord if the premises are leased;

(8) A statement that applicant and each of his/her co-partners, if any, have never been convicted of a felony and are not disqualified to receive a license by reason of any matter or thing contained in this Code, laws of this state, or other ordinances of this Village.

(9) Whether a previous license by any state or subdivision thereof, or by the federal government has been revoked, and the reasons therefor;

(10) A statement whether the applicant and each of his/her co-partners have ever owned and/or operated another liquor licensed establishment that has ever had any violations related to the liquor license.

(11) A statement that the applicant will not violate any of the laws of the state or of the United States, or any provision of this Code or other ordinance of the Village in the conduct of his/her business.

(12) All applicants for Class "E" licenses shall submit concurrently with the filing of their license application a layout of the premises wherein alcoholic liquor service will be provided, including a detailed sketch of screening or other physical barriers to be placed around the serving area.

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(13) Certificate of Dram Shop insurance evidencing coverage for the full term of the Palatine Liquor License in compliance with the following.

a. The certificate shall insure the applicant and the owner or lessor of the premises for not less than the amount in this section $500,000.00 per occurrence.

b. The Village of Palatine shall be named as an additional insured on the policy of comprehensive general liability insurance.

c. Such certificate shall also on its face name the Village of Palatine as a certificate holder and provide that the Village of Palatine shall be entitled to thirty (30) days advance written notice of cancellation before expiration of such policy.

d. Said coverage shall be from an insurer licensed to do business in the State of Illinois and shall be kept current at all times. Licensees shall have certificates of insurance immediately provided to the Village at the time or renewal and/or within ten (10) days of the date when at such time as a change in insurance carriers occurs. Upon request of the Village, a Licensee shall provide evidence of current coverage at times other than initial application and renewal. All required insurance shall be required to provide coverage for the Premises and Building where a liquor license is maintained, and also to any Permitted Area for any Sale of Alcoholic Liquors (including any outdoor seating area or the area where any Outdoor Special Event, Caterer Event, Nonprofit Special Event or similar event is to be conducted).

A. For purposes of this Section, the required insurance shall be defined to include:

a. Dram shop insurance with policy limits at or in excess of the statutory minimum required under Illinois law.

b. Comprehensive General Liability insurance with policy limits of not less than one million dollars per person/per occurrence.

B. In addition to the foregoing requirements, applicant and Licensees are also required to maintain workers compensation, automobile liability and any other insurance required under applicable Illinois law as a condition of being eligible to obtain or maintain a liquor license. The Village may demand proof of such coverage, in the form of a current certificate of insurance or other proof of insurance acceptable to the Village, at any time a license is in place, or at any time while processing a license application or renewal application.

C. Both the comprehensive general insurance policy and the dram shop insurance policy required hereunder shall name the Village as additional primary and non-contributory insured, without right of subrogation, and without any limiting clauses other than those which may be acceptable to the Village. Upon request, the policy and any endorsements must be tendered to the Village. (Ord. O-19-19, 3/11/19)

(14) Previous year's State of Illinois Liquor License number.

(15) Any other requested information that is listed in 235 ILCS 5/7-1, or as requested by Village Manager.

(16) A statement as to whether any federal, state, county or local official or law enforcement

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public official owns any interest in the applicant.

Upon issuance of a state liquor license, Licensee shall submit proof of said issuance to the Village of Palatine within thirty (30) days of issuance of the State Liquor License. Failure to file proof of issuance of the state license within thirty (30) days of the issuance of the Village of Palatine license shall constitute a violation of Section 3-44(b) of this Code.

Sec. 3-28(B). Incomplete or Inaccurate Applications

(1) Applications for liquor licenses which are incomplete, inaccurate or fail to contain the statements or information required by this Chapter shall be rejected by the Village. The Village shall issue a written rejection of such application, setting forth the deficiencies in said application within sixty (60) days of its receipt. Prior to such rejection, the applicant may submit the additional information or statements required to complete such application.

(2) Administrative or legal expenses incurred in reviewing incomplete or inaccurate liquor license applications, advising the applicant of such deficiencies, and rejecting such applications shall be paid by the applicant exclusive of the $250.00 application fee. A bill or invoice shall be submitted to the applicant specifying the additional administrative or legal expenses incurred in processing the applicant's incomplete or inaccurate liquor license application, which shall be paid by the applicant, together with the annual license fee prior to the issuance of such license.

Sec. 3-29. Examination of applicant for local license.

The Local Liquor Control Commission shall have the right to examine, or cause to be examined, under oath, any applicant for a local license or for a renewal thereof, or any licensee upon whom notice of revocation or suspension has been served as provided by statute, and to examine or cause to be examined the books and records of any such applicant or licensee, to hear testimony and take proofs for the information of the members of the commission in the performance of their duties, and for such purpose any member of the commission may issue subpoenas which shall be effective in any part of this state. For the purpose of obtaining any of the information desired by the Local Liquor Control Commission, under this section, it may authorize its agent to act on its behalf, as provided by statute.

Each liquor license applicant, as determined by the Village Manager, shall every three (3) years submit his or her fingerprints to the Palatine Police Department in the form and manner prescribed by the Department of State Police or Palatine Police Department. These fingerprints shall be checked against the fingerprint records now and hereafter filed in the Department of State Police and Federal Bureau of Investigation criminal history records databases. The Village may charge a fee for conducting the criminal history records check of a liquor license applicant. The Palatine Police Department shall furnish pursuant to positive identification, records of conviction to the Local Liquor Control Commissioner.

Sec. 3-30. Restrictions.

No such license shall be issued to:

(1) A person who is not a resident of the Village of Palatine;

(2) A person who is not of good character and reputation in the community in which he resides or operates a business;

(3) A person who is not a citizen of the United States;

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(4) A person who has been convicted of a felony under the laws of the State of Illinois or of any other state or of the United States;

(5) A person who has been convicted of being the keeper of or is keeping a house of ill fame;

(6) A person who has been convicted of pandering or other crime or misdemeanor opposed to decency and morality;

(7) A person whose license issued under this Code has been revoked for a cause;

(8) A person who at the time of application for renewal of any license issued hereunder would not be eligible for such license under a first application;

(9) A copartner, if any general partner thereof, or any limited partner thereof, owning more than five (5) per cent of the aggregate limited partner interest in such copartner would not be eligible to receive a license hereunder for any reason other than residence within the Village.

(10) A corporation, if any officer, manager or director thereof, or any stockholder or stockholders owning in the aggregate more than five (5) per cent of the stock thereof, would not be eligible to receive a license hereunder for any reason other than citizenship and residence within the political subdivision;

(11) A corporation unless it is incorporated in Illinois, or unless it is a foreign corporation which is qualified under the Illinois Business Corporation Act to transact business in Illinois;

(12) A person whose place of business is conducted by a manager unless said manager possesses the same qualifications required of the licensee;

(13) A person who has been convicted of a violation of any federal or state law concerning the manufacture, possession or sale of alcoholic liquor, subsequent to January 31, 1934 or shall have forfeited his/her bond to appear in court to answer charges for any such violation;

(14) A person who does not beneficially own the premises for which a license is sought, or does not have a lease thereon for the full period for which the license is to be issued;

(15) Any federal, state or local law enforcing public official, any Mayor of the Village, any member of a Village council, or any president or member of a county board; and no such official shall be interested in any way, either directly or indirectly, in the manufacture, sale or distribution of alcoholic liquor, except that a license may be granted to such official in relation to premises that are not located within the territory subject to the jurisdiction of that official if the issuance of such license is approved by the State Liquor Control Commission

(16) Any person, association, or corporation not eligible for a state retail liquor dealer's license.

(17) A person who does not submit proof that all coin operated amusement devices in the establishment have been licensed by the Village of Palatine and the fee paid. Failure to submit said proof as required will be grounds for denying the issuance of the license or the renewal of the same.

(18) A person who is not a beneficial owner of the business to be operated by the licensee.

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(19) A person who has been convicted of a gambling offense as proscribed by any of subsections (a) (3) through (a) (11) of Section 28-1 of, or as proscribed by Section 28-1.1 or 28-3 of, the Criminal Code of 1961, or as proscribed by a statute replaced by any of the aforesaid statutory provisions.

(20) A person or entity to whom a federal wagering stamp has been issued by the federal government, unless the person or entity is eligible to be issued a license under Illinois State Law.

(21) A person or corporation that has outstanding, past due financial obligations owed to the Village, including but not limited to fines, fees, utility charges and property taxes.

(22) Any person or entity where the owner of the proposed licensed premises or any person from whom the licensee derives the right of possession of such premises or the corporate officer of such person or owner is ineligible to hold a liquor license.

In the event there is a violation of any of the foregoing restrictions by a person, corporation or partnership holding a license or any officer, manager, director, stockholder, or partner thereof, while said license is in effect, such license may be revoked by the Local Liquor Control Commission upon proof of such violation established at a hearing called by the Local Liquor Control Commission in the manner hereinafter provided.

Sec. 3-31. Conditions to the issuance of liquor licenses.

(a) All new licensees shall be required to comply with section 3-27 as a condition to the issuance of any new liquor license. A copy of the Alcoholic Beverage Seller and Server Permit of all applicable employees and the list of registered employees shall be kept on the premises of the establishment at all times and made available to the Village for inspection upon demand. Upon request, a licensee shall provide a list of all employees which are required to be registered and required to hold an Alcoholic Beverage Seller and Server Permit. Included on the list shall be the employee's date of hire and the expiration date of the Alcoholic Beverage Seller and Server Permit.

(b) In addition to any other requirements in this Chapter or conditions associated with the type of license obtained, the Local Liquor Control Commission may impose reasonable conditions on the issuance or renewal of a liquor license. Such conditions may be based on the past operating history of the establishment, the neighborhood or environs in which the establishment is located and may include additional limitations on the hours otherwise permitted in the license classification sought by the applicant.

(c) At all times when the premise is open, the licensee shall have no less than one manager or assistant manager on duty with an Alcoholic Beverage Seller and Server Permit.

(d) A licensed establishment shall have on file with the Liquor Commission a current site plan of the premises indicating the location of the display, selling, and serving of alcoholic beverages, including but not limited to bars, lounges, shelving, and registers. (Ord. No. 0-34-10, §1, 4/19/10; Ord. No. O-15-23, 2/20/23)

Sec. 3-32. Term; prorating fee.

Each license shall terminate on June 30 next following its issuance, excepting a temporary license provided that this section shall not affect the period of termination of any license issued before the effective date of this article. The fee to be paid shall be reduced in proportion to the full calendar months which have expired in the fiscal year prior to the issuance of the license.

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Sec. 3-33. Failure to operate; lapse of license.

ln the event that the operation of any business for which a liquor license is granted hereunder shall close down, terminate or cease for a period of thirty (30) consecutive days, such license shall forthwith lapse and be of no further force, effect or validity.

The Village Manager may grant a grace period for failure to operate related to construction, remodeling, or other circumstances deemed to be beyond the control of the liquor establishment.

Sec. 3-34. Acquisition of more than five per cent of licensee's stock; report.

Each corporation holding a liquor license and each person who shall acquire in excess of five (5) per cent of the total issued and outstanding stock of the corporation shall report to the Local Liquor Control Commission in writing, not less than thirty (30) days prior to such acquisition, the name and address of the proposed stockholder together with a completed application form and disclosure statement containing the information and statements required under section 3-28 of this Code, together with the intended date of such acquisition.

In the event the proposed stock acquisition will result in a change of stock ownership of the corporation of fifty (50) per cent or more of the total issued and outstanding stock of the corporation as it existed at the time the corporation's existing license was first issued, the acquisition shall be deemed and is hereby declared to be a transfer of the license, and if completed shall cause the license to cease and terminate unless, prior to such completion, an application for a new license if filed with, and a new liquor license is issued by, the Local Liquor Control Commission.

In the event the proposed stock acquisition will result in a change of stock ownership of the corporation in an amount less than fifty (50) per cent of the total issued and outstanding stock of the corporation as it existed at the time the corporation's existing license was first issued, following receipt of such application and disclosure statement, the Local Liquor Control Commission shall have the same rights with respect to the proposed stockholder as are set forth in section 3-29 of this Code. On or before the expiration of the aforesaid thirty-day period, the Local Liquor Control Commission shall complete their review of the qualifications of the proposed stockholder and advise the proposed stockholder and the corporation in writing as to whether they have determined that any grounds exist for revocation of the corporation's liquor license in the event the proposed transfer is consummated.

Failure to report to and file the required application and disclosure statement with the Local Liquor Control Commission as above required, or any transfer of stock in violation of the determination of the Local Liquor Control Commission shall be grounds for revocation of the corporation's liquor license by the Local Liquor Control Commission upon proof of such violation established at a hearing called by the Local Liquor Control Commission in the manner hereinafter provided.

In addition to the above requirements, each corporation holding a liquor license shall report the name and address of any person previously holding in excess of five (5) per cent of the issued and outstanding stock of the corporation who acquires additional stock in excess of five (5) per cent of the total issued and outstanding stock of the corporation. The aforesaid report(s) shall be made within five (5) days following such acquisition. Failure to report to the Local Liquor Control Commission, as above required, shall be grounds for the revocation of the corporation's liquor license by the Local Liquor Control Commission upon proof of such violation established at a hearing called by the Local Liquor Control Commission in the manner hereinafter provided.

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Nothing herein shall prevent the Local Liquor Control Commission from suspending a license or imposing a fine upon a licensee for violation of any provision of this section.

Sec. 3-35. Classification; fees

Licenses shall be and are hereby divided into the following classes:

(1) **RESERVED.**

(2) *Class "A-1" License* (Sports and Recreation Facilities) shall authorize the retail sale of alcoholic liquor on the premises only to sports and recreation facilities, subject to the provision that a floor plan be submitted prior to issuance of the license, food service must be available, and that no exterior signage advertising alcohol or the tavern/bar name be permitted.

It shall be unlawful for a holder of a Class "A-1" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 2:00 a.m. and 6:00 a.m. on Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplemental to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager a license to sell or serve alcoholic beverage

(3) *Class "B" License* (package liquor store) shall authorize the retail sale of all alcoholic beverages in its original package, not for consumption on the premises where sold. The establishment shall not have more than ten percent (10%) of its shelf space used for consumable goods ("consumable goods" does not include tobacco and soft drinks), derive more than ten percent (10%) of its gross income from consumable goods, and derive more than ten percent (10%) of wholesale purchases of consumable goods.

In addition to all other applicable requirements, a sign shall be posted on every entrance to the establishment (the size of said sign and the type size to be prescribed by the Village Manager's office) providing that no one under the age of 21 may enter the establishment unless accompanied by a parent or guardian 21 years of age or older. Said establishment shall enforce such restriction by denying admittance to any person under the age of 21 unless accompanied by a parent or guardian 21 years of age or over.

It shall be unlawful for a holder of a Class B license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages. A point of sale control procedure/policy indicating the liquor license holder's procedures and

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policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

(4) *Class "B-1" License* (grocery store with package liquor) shall authorize the retail sale of all alcoholic beverages in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of groceries, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of fifteen thousand (15,000) square feet of retail floor space, with no more than ten percent (10%) of the floor area used for the display of alcoholic beverages and no more than ten percent (10%) of its gross income shall be derived from the sale of alcoholic beverages.

The primary liquor display area shall be located in the designated area as indicated on the approved floor plan on file with the Liquor Commission. Any change to the primary liquor display area on the approved floor plan shall require Liquor Commission approval.

In addition to the primary liquor display area, a holder of a Class B-1 license shall be permitted up to three (3) incidental display areas for beer and wine only subject to the Village Manager's review and approval and shall be indicated on a plan on file with the Liquor Commission.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-1 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell alcoholic beverages.
(Ord. No. 0-146-10, §2, 12/6/10)

(5) *Class "B-2" License* (General Merchandise store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of household items, groceries, medicine, health or beauty aids, and clothes, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of fifty thousand (50,000) square feet of floor area, with no more than five percent (5%) of the floor area used for the display of alcoholic beverages and no more than ten percent (10%) of its gross income shall be derived from the sale of alcoholic beverages.

A General Merchandise store holding a B-2 license shall have a valid State of Illinois Pharmacy license, pursuant to the Pharmacy Practice Act (225 ILCS 85), at the liquor licensed location and actually employ at least one licensed pharmacist who works at the liquor licensed premises, and shall provide proof to the Village upon request.

The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the Liquor Commission. Any change to the liquor display area on the

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approved floor plan shall require Liquor Commission approval.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-2 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell alcoholic beverages.
(Ord. No. 0-159-12, §1, 12/3/12)

(6) *Class "B-3" License* (Drug store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of pharmacy items, prescription drugs, health and wellness services, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of ten thousand (10,000) square feet of floor area, with no more than five percent (5%) of the floor area used for the display of alcoholic beverages and no more than ten percent (10%) of its gross income shall be derived from the sale of alcoholic beverages.

A Drug Store holding a B-3 license shall have a valid State of Illinois Pharmacy license, pursuant to the Pharmacy Practice Act (225 ILCS 85), at the liquor licensed location and actually employ at least one licensed pharmacist who works at the liquor licensed premises, and shall provide proof to the Village upon request.

The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the Liquor Commission. Any change to the liquor display area on the approved floor plan shall require Liquor Commission approval.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-3 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell alcoholic beverages.
(Ord. No. 0-34-10, §2, 4/19/10; Ord. No. 0-146-10, §3, 12/6/10)

(7) *Class "B-4" License* (Restaurant/Convenient Store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is both the sale of freshly

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prepared on-site food, the sale of gasoline and the sale of general merchandise and other prepackaged food items. The sale of alcoholic beverages shall be secondary to the sale of the above items. The establishment must have a minimum of four thousand five hundred (4,500) square feet of floor area, with no more than ten percent (10%) of the floor area used for the display of alcoholic beverages.

The establishment shall offer their patrons full and complete meals during hours approved by the Palatine Liquor Commission as a condition of the liquor license. The establishment's full menu shall be on file with the Liquor Commission.

The establishment shall maintain a minimum of twelve (12) gasoline pump stations at all times.

The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the Liquor Commission. Any change to the liquor display area on the approved floor plan shall require Liquor Commission approval.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-4 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 10:00 p.m. and 8:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell alcoholic beverages.
(Ord. No. 0-34-10, §2, 4/19/10; Ord. No. 0-146-10, §3, 12/6/10)

(8) *Class "C" License* (Club) shall authorize the retail sale of alcoholic liquor on the premises designated therein, for consumption on the premises only, by a club as defined in this chapter.

It shall be unlawful for a holder of a Class "C" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 12:00 midnight and 2:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(9) *Class "D" License* (Restaurant) shall authorize the retail sale, in restaurant establishments only, of alcoholic liquor for consumption on the premises where sold. Such licenses shall be

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issued and retained by those restaurant establishments which:

(a) Are in fact operated as restaurants; and

(b) Offer their patrons full and complete meals, including dinner menu. The holder of a Class "D" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. (Ord. No. 0-64-13, §1, 6/3/13)

No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant. Without limiting the generality of the foregoing, limited food service such as provided by luncheonettes, diners, coffee shops, drive-ins, etc., does not satisfy the requirements for this license classification.

It shall be unlawful for a holder of a class "D" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Thursday, or during the hours of 2:00 a.m. and 6:00 a.m. Friday, Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

Servers aged 19 and 20 shall be permitted to serve alcoholic beverages at the table within the dining room, provided that said servers are registered pursuant to Section 3-27; and that the establishment has a manager and/or an assistant manager and a bartender, all of whom must be at least 21 years of age, present on the premises at all times, all of whom have registered or obtained an Alcoholic Beverage Seller and Server permit pursuant to Section 3-27.

(10) RESERVED

(11) *Class "E" License* (Temporary Special Event) shall authorize the retail sale of alcoholic liquor on the premises designated therein, for consumption on said premises only, by a civic, fraternal, other not-for-profit organization, or holder of valid Palatine liquor license, for a specific function or occasion and for a limited period of time to be set by the Local Liquor Control Commission; provided, however, that the hours shall be no later than 12:00 midnight on any night and begin no sooner than 11:00 am Sundays. As used in this paragraph (11) "premises" shall mean the entire premises designated in the Class "E" license even though such premises may extend beyond the interior of a building.

In the event the Village Manager receives an application for a Class "E" license, complete in all respects and accompanied by a detailed sketch and letter from the Police Department as required under section 3-28(12) of this Code, and because of unavoidable conflicts or other

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reasons beyond the control of the commission, the application cannot be acted upon in timely fashion by the full Local Liquor Control Commission, a Class "E" license may be issued upon the signatures of any four (4) commissioners, with a report of said approval and copies of the application and all supporting documents being mailed or delivered promptly to each commissioner.

Temporary licenses may be issued by the Local Liquor Control Commission to holders of any licenses, for operations away from the licensed premises for special events. The events, for which such special licenses away from the licensed premises shall be granted, shall be subject individually to the approval of the Local Liquor Control Commission. Such special licenses shall be issued for a period not to exceed seven (7) days in any one year for any license holder. Each individual site for such sale away from licensed premises shall be subject to approval by the Local Liquor Control Commission.

It shall be unlawful for the holder of a Class "E" license to sell or offer for sale at retail any alcoholic liquor in the Village other than as is specifically permitted in the license.

It shall be unlawful for any person to sell or serve alcoholic liquor unless the seller or server has satisfactorily completed the Village of Palatine Liquor Ordinance Compliance Training Course.

(12) *Class "F" License* (Park District) shall authorize the retail sale of alcoholic liquor at or from buildings and other facilities located on the premises designated therein, for consumption on premises and also from beverage carts operating solely on golf course premises owned by Park Districts, duly established under the Park District Code. The holder of a Class "F" license shall upon issuance and renewal of the license, submit to the Village a list showing those hours at which alcoholic liquor will be sold, offered for sale at retail, served or permitted to be consumed at each respective Park District site; provided, however, the holder of a Class "F" license may sell or serve alcoholic liquor on such premises for special events at hours other than those contained on the aforesaid list upon at least forty-eight (48) hours prior notice to the Village Manager.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(13) *Class "G" License* (Beer and Wine) shall authorize the retail sale in restaurants only, of beer and wine for consumption on the premises where sold. Such licenses shall be issued to and retained by only those establishments which:

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(a) Offer their patrons' food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the Liquor Commission.

(b) No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant.

It shall be unlawful for a holder of a Class "G" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(14) *Class "G-1" License* (Seasonal Beer and Wine) shall authorize the retail sale in restaurants only, of beer and wine for consumption on the premises where sold and in conjunction with a sidewalk café license agreement between the restaurant and Village of Palatine. Such licenses shall be issued to and retained by only those establishments which:

(a) Offer their patrons' food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the Liquor Commission.

(b) No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant.

(c) Have a valid Outdoor Seating License Agreement with the Village of Palatine allowing for the use of Village right of way for the purpose of food service.

It shall be unlawful for a holder of a Class "G-1" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday. The license shall be valid only during the dates allowed by the Outdoor Seating License Agreement. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, alcohol server, or to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(15) *Class "G-2" License* (Beer and Wine Single-Serve Package) shall authorize the retail sale in restaurants only, of single-serve beer, wine and seltzer. Consumption on the premises where sold shall be approved by the Village Manager and such approved site plan shall be on file with the Liquor Commission. Such licenses shall be issued to and retained by only those

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establishments which:

(a) Offer their patrons' food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the Liquor Commission.

(b) No such license shall be granted to or retained by any establishment in which the facilities for food preparation and other non-alcoholic beverage service are not primarily those of a restaurant.

It shall be unlawful for a holder of a Class "G-2" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 09:00 p.m. and 09:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, or to manage such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.
(Ord. No. O-116-21, 11/1/2021)

(16) *Class "H" License* (Banquet Hall) shall authorize the serving and retail sale of alcoholic liquor for consumption on the premises designated therein in establishments containing banquet hall facilities and authorized for banquets as a principal use; provided that alcoholic liquor under this license may be served and sold only to invited guests. The annual fee for such license shall be provided in the fee schedule supplement to the Palatine Code of Ordinances.

"Banquet hall facility" shall mean a business conducted on premises at which the exclusive activity is the catering of private parties whereat there is service for consumption at tables of a full multiple course meal at a prearranged fixed unit price, or hors d'oeuvres, buffet or smorgasbord, and at which alcoholic liquor may be served or sold as an incident to such food services; provided that each of such private parties is prearranged under the sponsorship of a particular person or organization.

It shall be unlawful for a holder of a Class "H" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 2:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender or to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(17) *Class "K" License* (Hotel) shall authorize the retail sale in hotel rooms on the licensed premises of alcoholic liquor for consumption only in the hotel rooms on said premises and for special events in hotel meeting rooms. A Class K licensee shall be required to install cabinets for the storage of liquor for the use of room guests in each room provided each such

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cabinet shall be securely locked with a separate key from the room key. Only guests 21 years or older at the time of registration shall be issued the separate cabinet key.

A Class "K" license shall authorize a hotel to serve alcoholic beverages to registered guests between the hours of five o'clock (5:00) p.m. and ten o'clock (10:00) p.m. Hors d'oeuvres or other food shall be continuously available during the hours when alcoholic beverages are served. Service of the alcoholic beverages and food shall take place in a room (reception lounge) or area separated from the lobby of the hotel.

It shall be unlawful for any person to be employed as a bartender or to manage such reception lounge unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages. (Ord. #0-21-09, §1, 3/2/09)

The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

(18) *Class "M" License* (Institutional Conference Center) shall authorize the serving and sale of alcoholic liquor for consumption on the premises designated therein in an Institutional Conference Center establishment; provided that alcoholic liquor under this license may be served and sold only to invited guests that are utilizing the services and facilities of the Institutional Conference Center for educational, cultural, philanthropic, governmental, business and/or training activities and said alcoholic liquor is incidental to such activities. Service and sale of alcoholic beverages shall be restricted to only those events in an Institutional Conference Center.

"Institutional Conference Center" shall mean an event on premises at William Rainey Harper College at which the exclusive activities are those events associated with educational, cultural, philanthropic, governmental business or training activities, and said alcoholic liquor is incidental to such activities. The sale or serving of alcohol at weddings, receptions or other events not involving the educational, cultural, philanthropic, governmental programming or training activities is prohibited.

It shall be unlawful for a holder of a Class "M" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be $10.00.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(19) *Class "N" License* (Microbrewery) shall authorize establishments dispensing alcoholic liquors for consumption on the premises and engaged in the actual brewing and production of beer on the premises and for the dispensing of beer that has been brewed and produced on site for consumption off the premises and in packaged form only. Holders of a Class N license shall offer their patrons full and complete meals, including dinner menu. The holder of a Class "N" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on

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file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. This license shall be issued only to establishments with a microbrewery, having meal service, and a restaurant capacity of not less than 100 seats. (Ord. No. 0-64-13, §1, 6/3/13)

It shall be unlawful for a holder of a Class "N" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Thursday, or during the hours of 2:00 a.m. and 6:00 a.m. Friday, Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on the first day of January of every year. The annual fee for such -license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(20) *Class "O" License* (Temporary Commercial Special Events, Daily Fee) Authorizes the retail sale of wine and/or beer only, on the premises specified, for consumption on said premises at a business event, grand opening or similar function. Such temporary licenses are to be granted to local businesses promoting a common object rather than the sale of wine and/or beer. Such licenses may also contain further restrictions or conditions which are deemed necessary to ensure that the events are properly supervised and otherwise conducted such that the health, safety and welfare of the general public will be protected. These restrictions or conditions may include, but are not limited to, the event's hours of operation or specific operational conditions.

Such licenses shall be authorized on a day to day basis, but for not more than three (3) consecutive days. Such licenses shall permit not more than twenty (20) days of events per calendar year. Such licenses shall only be authorized to a single user premises.

In conjunction with the license application a list of event(s) shall be submitted to the Village. Any proposed changes to the approved event(s) following the issuance of a license shall be submitted in writing to the Village Manager at least seven (7) days prior to the proposed event. The Village Manager shall be authorized to either approve or deny any proposed changes to the event(s) following the issuance of the license.

It shall be unlawful for any person to be employed as a bartender or to manage such event unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

The fee for such licenses shall be two hundred and fifty dollars ($250) for five (5) event days or less, or five hundred dollars ($500) for six (6) event days or more.
(Ord. #0-28-09, §1, 3/9/09)

(21) *Class "P" License* (Caterer) shall authorize an establishment to provide catering services. A "Caterer" means a person or business that provides food and/or alcoholic beverage service to private events within the Village of Palatine. Holders of a Class "P" license may sell, dispense, and serve alcohol beverages as part of a private event within the Village of Palatine. Such licenses shall be issued and retain by those establishments which:

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(a) The primary business is located in the Village's corporate limits.
(b) Hold a valid Food Dealer Permit issued by the Village.
(c) Demonstrate the ability to store, handle, prepare, transport and serve food in a safe and sanitary manner, in accordance with the standards promulgated pursuant to Village Code of Ordinances. The Department of Community Services shall inspect an applicant's license premises for compliance with this Code and shall report its findings to the Local Liquor Control Commission.

1. "Outside Caterer" which means a caterer whose primary business is located outside of the Village's corporate limits, may register with the Village by supplying the following information to the Village Manager for approval:

   a. Location, date, and time of the Catering Event; and
   b. Proof of a valid license for the preparation of food for service of the licensed premises, issued by the appropriate licensing authority of the jurisdiction of where the applicant's catering business is located; and
   c. Proof of its ability to store, handle, prepare, transport and serve food in a safe and sanitary manner in accordance with the standards no less stringent than those imposed by the Village Code of Ordinance; and
   d. Proof of a valid license for the sale of alcoholic liquor issued by the appropriate licensing authority; and
   e. Proof of dram shop insurance in an amount equal to that required by the license under this Chapter; and
      Proof of completion of a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the Department of Human Services (DASA) 77 Adm. Code 3500.101 et seq. or its equivalent for any person employed by an Outside Caterer as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker for the Catering Event.
   f. Any additional information as required by the Village Manager.

A registered outside caterer may engage in the sale and service of alcoholic liquor on the same terms and conditions as the holder of the caterer's liquor license under this Code. The registration period for each Outside Caterer shall be on a per event basis, with no event exceeding five (5) consecutive days.

Any person desiring an Outside Caterer registration shall file an application therefor with, no less than fourteen (14) days before the intended date of the event, to the Village Manager or his/her designee, upon a form provided by him/her. The Village Manager may include additional restrictions or conditions to the approved registration.

The annual fee for Class "P" license and registration fee for Outside Caterer shall be as provided in the fees schedule supplement of the Palatine Code of Ordinances.

Every person engaged in the sale of alcoholic liquor as a caterer shall keep a record of each event catered by that person. The record shall indicate the place and time of the event and include the name of the person hiring the caterer; the compensation paid to the caterer; the types of alcoholic liquor and the quantity of each type sold at the event. All such records shall be kept at the caterer's place of business and available for inspection by any authorized representative of the Village for at least three (3) years after the event.

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A caterer shall sell alcoholic liquor only to the client or sponsor of a catered event, and only by the full, unopened container.

Either the caterer, or an employee of the caterer, shall be present at all times during a catered event where alcoholic liquor is dispensed. The caterer or caterer's employee shall have on his/her person a copy of the caterer's liquor license or Outside Caterer's registration.

It shall be unlawful for any person to be employed by a holder of a Class "P" License as a bartender, server, bouncer, identification checker, manager, unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.
(Ord. No. 0-45-10, §1, 5/3/10)

(22) *Class "LC" License* (Late Closing License) Effective July 1, 2022 there shall be no further "LC" License (Late Closing License) issued by the Village of Palatine. However, holders of a "LC" License as of June 30, 2022 shall be subject to the following classifications and regulations:

(a) Class "LC 1" License (Late Closing License). For holders of an unconditional Class "LC" License issued prior to January 05, 2005, if the license holder is located within the area bounded by Colfax Street on the north, Palatine Road on the south, the Gateway Center Parking Deck on the west and Plum Grove Road on the east, it shall be unlawful to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 2:00 a.m. and 6:00 a.m. on Monday through Friday and between the hours of 3:00 a.m. and 6:00 a.m. on Saturday and Sunday. Said hours shall be in effect through from July 1, 2022 through September 4, 2022. Commencing September 5, 2022 and thereafter, it shall be unlawful to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 2:00 a.m. and 6:00 a.m.

Any Class "LC" License issued prior to January 05, 2005, may not be transferred to any new operator. Further, any "LC 1" License shall not be transferred to any new operator.

The holder of a Class "LC 1" License may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. (Ord. No. 0-64-13, §1, 6/3/13)

Except for renewal of existing licenses issued prior to July 1, 2022, there shall be no further new Class "LC 1" licenses issued.

(b) Class "LC 2" License (Late Closing License). For holders of an unconditional Class "LC" License issued prior to January 05, 2005, if the license holder is located north of Dundee Road and east of Rand Road, it shall be unlawful to sell or offer for sale

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at retail any alcoholic liquor in the Village or deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 3:00 a.m. and 6:00 a.m.

Any Class "LC" license issued prior to January 05, 2005, may not be transferred to any new operator. Further, any "LC 2" License shall not be transferred to any new operator.

The holder of a Class "LC 2" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. (Ord. No. 0-64-13, §1, 6/3/13)

Except for renewal of existing licenses issued prior to July 1, 2022, there shall be no further new Class "LC 2" licenses issued.

The annual fee for such licenses shall be provided in the fee schedule supplement to the Palatine Code of Ordinances.

(23) *Class "PS" License* (Product sampling) shall authorize product sampling. Only those establishments holding a Class B and Class B-1 liquor license may apply for the Class PS license. (Ord. 0-148-06, §1, 8/21/06)

Holders of a Class "PS" License may conduct product sampling for consumption at the licensed retail location only. Up to 10 samples, consisting of no more than (i) 1/4 ounce of distilled spirits, (ii) one ounce of wine, or (iii) 2 ounces of beer may be served to a consumer in one day.

Holders of a Class "PS" license may conduct product sampling for consumption outside the licensed retail premises for offsite events in accordance with the following conditions:

a. Approval to conduct product sampling outside the licensed retail premises must be granted by the Village Manager in writing with whatever conditions the Village Manager deems appropriate. In addition, the granting of this license shall not give the establishment the right to conduct samples or sales of products it would not otherwise be entitled to provide under the establishment's B or B-1 license. Request for approval must be submitted in writing to the Village Manager not less than fourteen (14) days prior to the event.

b. All sampling must be held within the corporate limits of the Village of Palatine.

c. All servers at the events must be registered or permitted pursuant to Sec 3-27.

Any violation of the Class "PS" license or any conditions related thereto shall also be considered a violation of the B or B-1 liquor license held by the licensed establishment and shall be grounds for the revocation, suspension, or other action pursuant to the Village Code of Ordinances, related to all Village licenses held by the establishment.

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(Ord. No. 0-122-08, §1, 9/2/08)

(24) *Class "PS-1" License* (Full Serving Product Sampling) shall authorize the sale and full serving size service of products available for retail purchase in the establishment. Only those establishments holding a Class B liquor license and with a square footage in excess of 5,000 sq. ft. may apply for the Class PS-1 license.

Holders of a Class "PS-1" license shall have a designated and approved area to conduct product sampling of products available for retail purchase at the licensed retail location and limited special offering products from distributors which may or may not be available for retail purchase.

Holders of a Class "PS-1" license shall have a limited food menu, approved by the Village Manager, available at all times product serving is available. Such menu may consist of pre-packaged foods.

It shall be unlawful for a holder of a Class PS-1 license to sell or offer for sale any alcoholic liquor, or to deliver or permit the consumption of alcoholic liquor on the license premises, between the hours of 9:00 p.m. and 11:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

Any violation of the Class "PS-1" license or any conditions related thereto shall also be considered a violation of the B liquor license held by the licensed establishment and shall be grounds for the revocation, suspension, or other action pursuant to the Village Code of Ordinances, related to all Village licenses held by the establishment.

Any holder of a Class A-1, Class C, Class D, Class G, Class H, and Class N permit shall be entitled to weekend hours on the day before Thanksgiving, and St. Patrick's Day of every year when such days fall on a Monday through Thursday, upon request, provided that two weeks' notice be given to the Village Manager.

(Ord. O-21-21, 3-1-21; Ord. No. O-15-23, 02/20/23)

25. *Class "VG" License* (Video gaming) shall authorize video gaming on premise. Only those establishments holding a Class D or Class N liquor license may apply for the Class VG license.

Eligible applicants must demonstrate that, at the time of application, a minimum of 50% of all sales for the previous twelve (12) months shall have come from the sale of alcoholic beverages. If the sale of alcoholic beverages is less than 50% of total sales, the establishment is not eligible to apply for, nor be considered, for a class "VG" license. The 50% requirement shall be demonstrated to the Village Manager to their standard.

The number of Class "VG" licenses shall be limited to no more than eleven (11) licenses and issued only to those license holders in existence on July 1, 2023 with licenses expiring on June 30, 2024.

Holders of a Class "VG" license may conduct video gaming as an ancillary use on premise in accordance with the following conditions:

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a. The establishment must have a video gaming license issued by the Illinois Gaming Board in accordance with the provisions of the Video Gaming Act, 230 ILCS 40/1 et seq, and shall comply with all provisions of the Illinois Video Gaming Act and all rules, regulations, and restrictions imposed by the Illinois Gaming Board.

b. The operation of video gaming terminals shall only be permitted during the hour's alcoholic liquor sales are permitted pursuant to the underlying Class D or Class N liquor license.

c. Video gaming shall be located in a separated area that is restricted to persons 21 years of age or older. Applicants shall submit a floor plan for approval by the Village that clearly indicates the proposed location of all video gaming terminals. Said video gaming area shall be separated by a permanent opaque barrier with a minimum height of four (4) feet. The floor plan shall include specific information as to the type of barrier to be utilized to separate the area, provided however, that such barrier shall not obstruct the view of the entrance to the video gaming area which shall be visible to an employee at all times. The entirety of the separated area shall be visible at all times to an employee through live video surveillance. Additionally, a plan shall be approved as part of the application process that demonstrates frequent physical monitoring of the video gaming terminals by an employee in addition to the video surveillance. Notwithstanding the foregoing and to the extent possible, lighting and sounds from the gaming machines shall be contained within the separated area with minimal intrusion to the remainder of the licensed establishment and the video gaming terminals shall not be visible from outside the establishment.

d. The separated area must provide for accessibility in accordance with all applicable codes including the Americans with Disabilities Act. A floor plan shall be approved by the Liquor Commission as part of the issuance of the Class VG License.

e. The total number of video gaming terminals located in the establishment shall not exceed six (6).

f. No video gaming signage or advertising of any type or size, including, but not limited to, posters, paper signage, fliers, neon signage, banners, video or audio feed, or any other form of advertisement, shall be allowed on the exterior of the licensed establishment or on the inside of such establishment if such signage is visible from the outside in any way, including but not limited to, visibility from any street, alley, or public right-of-way within the Village.

g. Video Gaming is prohibited in any establishment located within 100 feet of any school or place of worship as defined under the Illinois Video Gaming Act 230 ILCS 40/1 et seq.

h. The establishment must be in good standing with the Village for no less than one (1) year prior to its application for a License which allows Video Gaming. The one (1) year requirement is satisfied if an otherwise eligible establishment is acquired by a new owner that operates qualified video gaming in other locations in the State of Illinois. To be in "in good standing" the licensee shall:

   (i) Owe no sums of money to the Village at the time of its application nor have been late in payments to the Village of any sum owed the Village in the previous

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twelve (12) months prior to date of application;

(ii) Have held a Village of Palatine liquor license;

(iii) Been in continuous bona fide operation under that license for no less than twelve (12) months at the time of its application for the License;

(iv) Have had no legal violations causing a suspension of its liquor or business license in the twelve (12) months prior to its application for the License; and

(v) Be in compliance with all dram shop and video gaming laws, rules and regulations of the Village of Palatine and the State of Illinois.

The Commission shall have the authority to waive the requirements in subsection (h) (ii) and (iii) upon a petition by the applicant that demonstrates that the one (1) year requirement is not necessary.

Additionally, holders of a Class "VG" license shall be equipped with video surveillance equipment capable of recording clear continuous video of the separated video gaming area and the outside of the establishment. Video Surveillance shall meet the following standards:

1) The video surveillance cameras shall be digital in nature (digital video recorder) and shall be of sufficient number, type, placement and location to view and record all activity in front of and on all sides of each entry and exit way used by patrons of the licensee for a distance of 25 feet from the point of entry or exit of the licensed establishment. Further video surveillance cameras shall be installed to record all activity in the portion of the licensed premise approved for video gaming. Full video coverage of this area shall be provided; and

2) The video surveillance cameras shall be sufficiently light sensitive and provide sufficient image resolution (supported by additional lighting if necessary) to produce easily discernible images recorded at all times; and

3) The video surveillance cameras shall record at a minimum speed of fifteen frames per second; and

4) The video surveillance camera image shall be capable of being viewed through use of appropriate technology, including but not limited to a computer screen or closed circuit television monitor; and

5) The video surveillance camera system shall be capable of transferring the recorded images to portable format of media, including but not limited to compact disc, digital video disc or USB thumb drive; and

6) The video surveillance cameras shall be maintained in good working condition; and

7) The video surveillance cameras shall be in operation and recording continuously, twenty-four (24) hours per day; and

8) The recordings made by video surveillance cameras installed and maintained pursuant to this ordinance shall be indexed by dates and times and preserved for a

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minimum of thirty (30) days so that they may be made available to the liquor commissioner, the police department and other governmental agencies in furtherance of a criminal investigation or a civil or administrative enforcement investigation, prosecution or hearing. The Licensee shall allow the inspection of the video surveillance equipment and/or all video surveillance content by the Palatine Police Department at any time during regular business hours upon oral or written request and without warrant, subpoena or other legal process. Once Licensee receives a request for inspection or copies of video surveillance, no preserved material shall be deleted without written direction from the Palatine Police Department. Any knowing or intentional violation of this paragraph shall constitute sufficient grounds for the revocation of the establishments liquor license; and

9) The licensee shall post signage, in a conspicuous manner and at appropriate locations, notifying the public that video surveillance cameras are in operation

The annual fee for such License shall be provided in the fee schedule supplement to the Palatine Code of Ordinances. Additionally, any establishment operating pursuant to a Class VG License which allows for and authorizes video gaming must pay an annual fee to the Village in the amount of one thousand dollars ($1,000) per video gaming terminal authorized in the establishment.

The Class VG License shall terminate with no further action required of the Village Council at 11:59 p.m. on June 30, 2024.

Any holder of a Class A-1, Class C, Class D, Class G, Class H, and Class N permit shall be entitled to weekend hours on the day before Thanksgiving, St. Patrick's Day, and New Year's Eve of every year when such days fall on a Sunday through Wednesday, upon request, provided that two weeks' notice be given to the Village Manager.

(Ord. O-21-21, 3-1-21; Ord. No. O-34-22, 04/11/22, Ord. No. O-15-23; 02/20/23)

Sec. 3-36. Disposition of fees.

All license fees shall be non-refundable and paid, annually in advance of July 1 in each year on or before the specific date set forth by the Village Manager in the license renewal information. Failure to pay by the specific date set forth shall result in a late payment fee of $75. The license holder may elect to pay in equal semi-annual installments on or before the renewal date set forth above and January 1 in each year. This method of payment is subject to a $100.00 administration fee on the second installment. Failure to tender good funds for full payment for the proportionate amount due by January 1 shall constitute grounds for suspension or revocation of the license under Section 3-44. (Ord. O-19-19, 3/11/19)

A service charge in the amount of $100.00 shall be assessed for all checks for license fees that are returned for insufficient funds. Failure to tender good funds for full payment of the license fee within twenty-four (24) hours of notice from the Village of the returned check shall constitute grounds for suspension or revocation of the license under Section 3-44.

If a new license is issued during a term of the license period, the fee shall be only the proportionate amount due based on the remaining number of months during the term of the license.

Sec. 3-37. Number.

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There shall be in force in the Village of Palatine, no more of each classification of Liquor License as designated by Village ordinance from time to time, a complete listing of which shall be maintained at all times by the Village Manager's office and the Village Clerk's office, and no license shall be issued in excess of these limitations. Nothing in the Code or the ordinance adopting this Code shall affect any such ordinance and all such ordinances are hereby recognized as continuing in full force and effect to the same extent as if set out at length in this Code.

Sec. 3-38. List required.

The Village Manager shall keep or cause to be kept a complete record of all such licenses issued, and shall furnish the clerk and Chief of Police each with a copy thereof; upon the issuance of any new license, or the revocation of any old license, the Village Manager shall post notice of such action.

Sec. 3-39. Transfer.

(a) A license shall be purely a personal privilege, good for not to exceed one year after issuance, unless sooner revoked or terminated as in this chapter provided, and shall not constitute property, nor shall it be subject to attachment, garnishment or execution, nor shall it be alienable or transferable, voluntarily or involuntarily, or subject to being encumbered or hypothecated. Such license shall not descend by the laws of testate or intestate devolution, but it shall cease upon the death of the licensee, provided that executors or administrators of the estate of any deceased licensee, and the trustee of any insolvent or bankrupt licensee, when such estate consists in part of alcoholic liquor, may continue the business of the sale or manufacture of alcoholic liquor under order of the appropriate court, and may exercise the privileges of the deceased or insolvent or bankrupt licensee after the death of such decedent, or such insolvency or bankruptcy until the expiration of such license but not longer than six months after the death, bankruptcy or insolvency of such licensee.

(b) Any licensee may renew his/her license at the expiration thereof, provided he is then qualified to receive a license and the premises for which such renewal license is sought are suitable for such purpose; and provided further that the renewal privilege herein provided for shall not be construed as a vested right which shall in any case prevent the Mayor and Village Council from decreasing the number of licenses to be issued within its jurisdiction. No retailer's license shall be renewed if the Department of Revenue has reported to the Illinois Liquor Control Commission that such retailer is delinquent in filing any required tax returns or paying any amounts owed to the State of Illinois until the applicant is issued a certificate by the Department of Revenue stating that all delinquent returns or amounts owed have been paid by guaranteed remittance or the payment agreement to pay all amounts owed has been accepted by the Department. No retailer's license issued by the Local Liquor Control Commissioner shall be renewed unless the applicant provides documentation that any tax owed to by the applicant has been satisfied by payment in the form of a cashier's check, certified check, money order, or cash.

Sec. 3-40. Live entertainment on the premises.

Issuance of a retail liquor dealer's license under the terms of this article shall not carry with it the right or privilege for any form of live entertainment as defined in this Chapter to be conducted or performed on the premises described in the application and license. Authorization for any such live entertainment shall be obtained separately pursuant to the provisions of the zoning ordinance of the Village of Palatine, by securing any necessary zoning relief as well as a live entertainment license pursuant to section 11-63 and upon payment of the annual fee as provided in Section 11-63 of Article II, Division 2 of Chapter 11. For those

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establishments that have a liquor license, only those portions of the premises in which the consumption of alcohol is permitted may seek approval for live entertainment. (Ord. 0-1-10, §2, 1/11/10)

Sec. 3-41. Change of location.

A retail liquor dealer's license shall permit the sale of alcoholic liquor only in the premises described in the application and license. Such location may be changed only upon the written permit to make such change issued by the Liquor Commission. No change of location shall be permitted unless the proposed new location is a proper one for the retail sale of alcoholic liquor under the law of this state, provisions of this Code and other ordinances of the Village.

Sec. 3-42. Renewal of license.

(a) In all establishments seeking renewal of their existing liquor license(s), all renewal licenses shall be required to comply with all applicable sections of this Chapter including but not limited to Secs. 3-27, 3-28 and 3-30. A copy of the Alcoholic Beverage Seller and Server Permit for all applicable employees shall be kept on the premises of the establishment at all times and made available to the Village for inspection upon demand.

(b) In addition to any other requirements in this ordinance or conditions associated with the type of license obtained, the liquor control commission may impose reasonable conditions on the issuance of a renewal liquor license. Such conditions may be based on the past operating history of the establishment, the neighborhood or environs in which the establishment is located and may include additional limitations on the hours otherwise permitted in the license classification sought by the applicant.

Sec. 3-43. Prohibited licenses.

(a) No license shall be issued to any person for the sale at retail of any alcoholic liquor at any store or other place of business where the majority of customers are minors of school age.

(b) No license shall be issued to any establishment which also delivers gasoline for automotive vehicles on the same premises, unless such establishment has been issued a B-4 liquor license.

Sec. 3-44. Revocation or suspension of license.

No person holding a license issued by the Local Liquor Control Commission shall, in the conduct of the licensed premises or upon the licensed premises:

1. Violate or suffer or permit a violation of any Federal or State statutes regulating the sale of alcoholic liquors or any other Federal or State statute.
2. Violate or suffer or permit a violation of any Village, county, or other local ordinance or resolution regulating the sale of alcoholic liquors or any other such ordinance or resolution.
3. Violate or suffer or permit a violation of the conditions of the license or of any other ordinance of the Village.
4. Commit any fraud or misrepresentation or make a false statement in the application for the license

Attachment: Exhibit A: Chapt 03 _ VG Updated (Chapter 3 Amendments - VG)

5. Be convicted of any felony or of a misdemeanor involving moral turpitude.
6. Fail to pay any fee, tax, fine or penalty owing to the Village
7. Refuse to permit an inspection of or interfere with a duly-authorized Village officer or employee while in the performance of his/her duties in making such inspections as provided in the Village of Palatine Code of Ordinances
8. Cause nuisance or danger to public health, safety or welfare
9. Suffer or permit disorderly conduct on the premises or in the parking lot, serving the premises or for such other acts that occur on adjoining land or in any other area within the control of the licensee attributable to patrons or employees of the license holder.
10. Commit fraudulent or unfair business practices
11. Cessation of business for more than thirty (30) consecutive days.
12. Failure to hold a valid Palatine Business License
13. Failure to hold a valid State of Illinois Liquor License
14. Failure to carry valid Dram Shop insurance

A license may be revoked or suspended if the licensee violates any of the above provisions of this chapter, or any applicable rules or regulations established by the local liquor control commission or the Illinois Liquor Control Commission which are not inconsistent with law. However, no such license shall be so revoked or suspended except after a public hearing in the manner hereinafter provided.

License revocation and suspension hearings provided for hereunder shall be conducted by a local liquor control hearing committee consisting of three (3) members appointed by the Local Liquor Control Commission, but who need not be members of the Local Liquor Control Commission. The local liquor control hearing committee shall elect a chairman to preside at all its meetings and hearings. Any two (2) members of the local liquor control hearing committee shall constitute a quorum. When a quorum is present, any decision, recommendation, fine, penalty, revocation, suspension or other action by the local liquor control hearing committee shall require a majority vote of those present. In cases of hearings on violation charges, a majority vote of those present shall be required for a finding of guilty.

All hearings shall be held after not less than a five-day written notice to the licensee, served either personally or by registered or certified mail, affording the licensee an opportunity to appear and defend. A count reporter shall be present at all hearings and shall record all proceedings. The expenses of such court reporter shall be paid for by the Village, except that the cost of any copies of the record as transcribed by the court reporter which are desired by a party to the proceedings shall be paid for by that party.

Upon the conclusion of any hearing, the local liquor control hearing committee shall issue written findings and an order with respect to the evidence presented at the hearing, signed by all members on the prevailing side of the decision and participating in the hearing. A copy of said findings and order shall be delivered as promptly as possible to the Village Manager for transmission to all members of the Local Liquor Control Commission, and also shall be sent by registered or certified mail or served personally upon the licensee within five (5) days of the termination of the hearing. If the local liquor control hearing committee determines that the licensee is guilty of any violation charged, the order shall state the penalty to be imposed upon the licensee. The local liquor control hearing committee may revoke the license of any licensee found guilty of any charges brought before it.

If the license is not revoked, the local liquor control hearing committee may impose any one or any combination of the following penalties:

(a) Suspension of the liquor license for a period not to exceed thirty (30) days.

(b) Require that the licensee and any or all of its employees as designated by the committee

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(including the authority to designate job types) obtain certification from a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements pursuant to the Administrative Rules of the Illinois Department of Public Health, Division of Alcoholism and Substance Abuse, Title 77, Chapter XVI, Part 3500 or its equivalent (to be determined by the Palatine Police Department) and obtain an Alcoholic Beverage Seller and Server Permit from the Village as a condition to the continued operation of the establishment.

(c) Require the submission of written procedures, reasonably satisfactory to the local liquor control hearing committee established by the licensee for the training of his/her employees in proper age identification evaluation.

(d) Require that appropriate signs be posted with respect to age requirements on the premises. This may be in addition to any signs that may be required under section 3-12 of this chapter.

(e) The payment of a fine not to exceed five thousand dollars ($5,000.00) per violation for a first violation within a 12 month period, ten thousand dollars ($10,000.00) for a second violation, and fifteen thousand dollars ($15,000.00) for a third or subsequent violation within a 12 month period.

Any appeal from a decision of the local liquor control hearing committee shall be made in accordance with the Illinois Liquor Control Act shall be based on the record made at the hearing before the Local Liquor Control Hearing Committee.

Twenty-four (24) hours before the commencement of any suspension or revocation, the Police Department shall have the right to post on all entrances to the licensed establishment a notice that the premises is prohibited from selling or delivering alcoholic beverages by order of the Village of Palatine Local Liquor Control Hearing Committee.

(f) In the event that the licensed establishment and/or employee of the licensed establishment is charged with selling to a person under the age of 21, the Village Manager shall have the authority to issue a letter to the licensed establishment offering to settle the matter for payment of a $500.00 fine in lieu of an appearance before the Liquor Control Hearing Committee. In the event the licensed establishment does not agree to pay the fine or request a hearing, said hearing shall proceed in accordance with the procedure set forth in this Section. This provision shall only apply to a licensed establishment charged for the first time with unlawful sale to a person under the age of 21.

(g) In the event that the licensed establishment and/or employee of the licensed establishment is charged with selling or serving without being registered or permitted pursuant to Sec 3-27, the Village Manager shall have the authority to issue a letter to the licensed establishment offering to settle the matter for payment of a $500.00 fine in lieu of an appearance before the Liquor Control Hearing Committee. In the event the licensed establishment does not agree to pay the fine or request a hearing, said hearing shall proceed in accordance with the procedure set forth in this Section. This provision shall only apply to a licensed establishment charged for the first time with operating without an Alcoholic Beverage Seller and Server Permit pursuant to Sec 3-27.

(h) In the event that the Mayor or a majority of the Liquor Control Commission has reason to believe that the continued operation of a particular licensed premises will immediately threaten the welfare of the community, the Mayor shall have the power to issue a written order requiring the licensed premises closed for not more than seven (7) days, giving the Licensee an opportunity to be heard during that period by the Local Liquor Control Hearing Committee.

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(i) Any additional section or conditions deemed appropriate by the Local Liquor Control Hearing Committee.

The notice shall be in letters not less than one-half inch high and shall, in the case of a suspension, give the times of the suspension and in the case of a revocation state the exact time which the revocation goes into effect.

The removal of such notice before the suspension ends by any person is prohibited and shall subject the person to a fine of not less than two hundred dollars ($200.00) nor more than one thousand dollars ($1,000.00).

Sec. 3-45. Commission rules.

The Local Liquor Control Commission may promulgate such rules of procedure from time to time to govern hearings and other proceedings as it deems appropriate.

Sec. 3-46. Owner of Premises Permitting Violation – Penalty.

If the owner of the licensed premises or any person from whom the licensee derives the right to possession of such premises, shall knowingly permit the licensee to use said licensed premises in violation of the terms of this Ordinance, said owner, or other person shall be deemed guilty of a violation of this Ordinance to the same extent as said licensee and be subject to the same punishment and restrictions on issuance of any new licenses to the same extent as said licensee.

Sec. 3-47. Acts of Employee – Liability of Licensee – Knowledge.

Every act or omission of whatsoever nature constituting a violation of any of the provisions of this Ordinance, by any officer, director, manager or employee of any licensee, shall be deemed and held to be the act of such employer or licensee, and said employer or licensee shall be punishable in the same manner as if said act or omission had been done or omitted by him/her personally.

Sec. 3-48. Granting Licenses after Revocation; Waiting Period; Discretion.

When any license shall have been revoked for any cause, no license shall be granted to any person for the period of one year thereafter for the conduct of the business of manufacturing, distributing, or selling alcoholic liquor in the premises described in the revoked license unless the revocation order has been vacated, unless relief is given by the Local Liquor Control Commission.

(Ord. No. O-48-23; 04/17/23)

Attachment: Exhibit A: Chapt 03 _ VG Updated (Chapter 3 Amendments - VG)

Consider a Discussion Related to the Village of Palatine's 2023 Mid-Year Financial Review

BACKGROUND:
Staff has prepared the CY 2023 Mid-Year Financial Review for the Mayor and Council. A tremendous amount of thought and analysis goes into the formation and adoption of the Annual Budget. However, the budget process never ends. The Mid-Year Review provides an opportunity to review how the assumptions of last fall are working nine months later and sets the stage for the upcoming annual budget process.

KEY ISSUES:
The purpose of tonight's discussion is to brief the Mayor and Council where we closed 2022 and where we stood as of June 30, 2023.

Mid-Year Finances:
- Revenues are generally outpacing estimates:
  - Sales Tax - YTD collections above PY actual ($381k) & CY budget ($323k)
  - Income Tax - YTD collections under PY actual ($482k) & CY budget ($362k)
  - Property Tax - Once again, second installment bills will be delayed to December
  - Motor Fuel Tax has stabilized
  - Telecommunication Tax continues to decline
- Expenditures are performing within budgeted expectations

Year-End Finances:
In a previous Council action in June, the Village allocated its $40.5 million in General Fund balance (reserves) at the end of CY 2022 as follows:
- **$23.1 million** - Operating Reserve (4 months of operations)
- **$2.5 million** - Economic Stabilization
- **$3.0 million** - Balance of Unfunded Pension Liability Paydown Program **committed in CY 2022**
- **$11.9 million** - Debt Service Reserve

ACTION REQUIRED:
Motion to accept and place on file the June 30 Financial Report.

ATTACHMENTS:
- 2Q CY 2023 Quarterly Report

VILLAGE OF PALATINE

FINANCE DEPARTMENT
QUARTERLY REPORT

JUNE 30, 2023

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

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Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

GENERAL FUND OPERATING RESULTS

SUMMARY

For the 6 months ended June 30, 2023, revenues totaled $39.0 million, and expenditures totaled $45.5 million, respectively, resulting in a negative result from operations thus far of $6.5 million. Further detail is provided in the following tables.

General Fund Operating Results

	Adopted Budget	*Adjusted Budget*	*YTD Actual*	*Budget %*	*5 Yr Average %*
Revenues	$ 54,838,478	$ 69,285,445	$ 39,043,631	56.4%	50.8%
Expenditures	54,598,115	81,403,262	45,492,255	55.9%	46.6%
Source/(Use) of Reserves	$ 240,363	$ (12,117,817)	$ (6,448,624)		

Note: The "5 Yr Average %" in this and all other tables presented in this report is a five-year average of actual year-to-date activity for the period to total annual activity.

REVENUES

The following table is a summary of revenues by type for this period.

	% of Annual Budget	*Adjusted Budget*	*YTD Actual*	*Budget %*	*5 Yr Average %*
Key Revenues					
Property tax	30.0%	$ 20,757,678	$ 11,364,956	54.8%	54.4%
Home rule sales tax	9.4%	6,500,000	3,151,467	48.5%	46.6%
State sales tax	16.6%	11,500,000	5,764,145	50.1%	46.8%
State income tax	14.8%	10,280,000	5,953,941	57.9%	54.7%
Sub-Total Key Revenues	70.8%	49,037,678	26,234,509	53.5%	51.9%
All Other Revenues					
Other taxes	2.9%	2,025,000	1,065,939	52.6%	47.0%
Licenses & permits	3.4%	2,337,000	1,708,019	73.1%	53.8%
Intergovernmental	8.6%	5,974,050	3,364,810	56.3%	53.3%
Fines and fees	10.9%	7,538,100	4,677,978	62.1%	46.5%
Interest	0.1%	100,000	718,590	718.6%	150.6%
Miscellaneous	1.1%	751,655	488,818	65.0%	33.1%
Transfers In	2.2%	1,521,962	784,968	51.6%	51.7%
Sub-Total All Other Revenues	29.2%	20,247,767	12,809,122	63.3%	48.5%
Total Revenue	**100.0%**	**69,285,445**	**39,043,631**	**56.4%**	**50.8%**

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

The four key revenues that comprise approximately two-thirds of the General Fund's operating revenues are coming in, relative to the budget, slightly above their five-year actual average.

The current monthly cash collections of Sales Tax (Home Rule and State) and Income Tax revenues, their five-year historical monthly cash collection levels, and a graph of the current and prior years' monthly cash collections compared to a "monthly budget" are displayed on pages 7 through 9.

The remaining one third of budgeted revenues, in total, are running above the five-year average.

GENERAL FUND EXPENDITURES – BY CATEGORY

The following table is a summary of expenditures by category for this period.

	% of Annual Budget	*Adjusted Budget*	*YTD Actual*	*Budget %*	*5 Yr Average %*
Personnel and Benefits	71.2%	$ 57,941,113	$ 27,545,865	47.5%	47.2%
Supplies and Services	12.2%	9,920,149	4,404,390	44.4%	49.7%
Interfund Transfers	16.6%	13,542,000	13,542,000	100.0%	NA
Total Expenditures	**100.0%**	**81,403,262**	**45,492,255**	**55.9%**	**46.6%**

The % breakdown of the Annual Budget shown above is a constant reminder that the Village is in the service industry, given that over 85% of the budget (exclusive of transfers) is allocated to personnel and benefits. Personnel expenditures are running right in line with the five-year average.

The Supplies and Services category is approximately 5.3 percentage points under the five-year average. Representing "discretionary" spending, this category of expenditures is more susceptible to swings based merely on the uneven timing of disbursements.

The interfund transfers represent the annual allocation of resources to the Debt Service Reserve. The larger than normal figure includes the transfer of CY 2022 excess reserves to the Debt Service Reserve.

GENERAL FUND EXPENDITURES – BY CATEGORY, BY DEPARTMENT

The chart on the following page displays these categories and how they compare to the five-year average at the Departmental level.

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

	% of Annual Budget	Adjusted Budget	YTD Actual	Budget %	5 Yr Average %
Personnel and Benefits		282,640	133,712	47.3%	49.0%
Supplies and services		57,910	31,245	54.0%	87.8%
Mayor and council	**0.4%**	**340,550**	**164,957**	**48.4%**	**53.8%**
Supplies and services		67,595	24,818	36.7%	32.5%
Boards and commissions	**0.1%**	**67,595**	**24,818**	**36.7%**	**32.5%**
Personnel and Benefits		148,980	75,403	50.6%	49.8%
Supplies and services		18,500	9,012	48.7%	65.2%
Village clerk	**0.2%**	**167,480**	**84,415**	**50.4%**	**50.7%**
Personnel and Benefits		840,135	387,649	46.1%	45.7%
Supplies and services		266,980	33,328	12.5%	18.4%
Village manager	**1.4%**	**1,107,115**	**420,977**	**38.0%**	**38.8%**
Personnel and Benefits		692,170	282,156	40.8%	46.9%
Supplies and services		1,755,885	858,788	48.9%	50.7%
Interfund Transfers		13,542,000	13,542,000	100.0%	NA
Finance and operations	**19.6%**	**15,990,055**	**14,682,944**	**91.8%**	**37.4%**
Personnel and Benefits		65,195	44,429	68.1%	45.9%
Supplies and services		420,400	158,565	37.7%	40.2%
Legal	**0.6%**	**485,595**	**202,994**	**41.8%**	**41.1%**
Personnel and Benefits		1,048,649	233,109	22.2%	44.2%
Supplies and services		119,896	77,667	64.8%	60.7%
Human resources	**1.4%**	**1,168,545**	**310,776**	**26.6%**	**46.5%**
Personnel and Benefits		939,735	440,979	46.9%	46.4%
Supplies and services		624,208	268,644	43.0%	47.4%
Information technology	**1.9%**	**1,563,943**	**709,623**	**45.4%**	**45.8%**
Personnel and Benefits		2,769,950	1,244,225	44.9%	47.3%
Supplies and services		546,313	227,922	41.7%	53.3%
Community Development	**4.1%**	**3,316,263**	**1,472,147**	**44.4%**	**47.8%**
Personnel and Benefits		24,962,290	12,184,091	48.8%	47.6%
Supplies and services		1,601,251	712,864	44.5%	53.4%
Police	**32.6%**	**26,563,541**	**12,896,955**	**48.6%**	**47.9%**
Personnel and Benefits		21,301,699	10,461,848	49.1%	46.8%
Supplies and services		1,596,038	499,609	31.3%	42.5%
Fire	**28.1%**	**22,897,737**	**10,961,457**	**47.9%**	**46.3%**
Personnel and Benefits		4,889,670	2,058,264	42.1%	47.6%
Supplies and services		2,845,173	1,501,928	52.8%	56.8%
Public Works	**9.5%**	**7,734,843**	**3,560,192**	**46.0%**	**50.8%**
Total Expenditures	**100.0%**	**81,403,262**	**45,492,255**	**55.9%**	**46.6%**

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

REVENUES - ALL OTHER FUNDS

	Adjusted Budget	*YTD Actual*	*Budget %*	*5 Yr Average %*
SPECIAL REVENUE				
Motor Fuel Tax Fund	$ 2,788,950	$ 1,456,859	52.2%	50.1%
CDBG Fund	779,501	129,605	16.6%	35.1%
Federal Equitable Sharing Fund	20,000	11,624	58.1%	NA
State Equitable Sharing Fund	20,000	33,331	166.7%	NA
Foreign Fire Insurance Tax Fund	70,000	113	0.2%	1.0%
Downtown Area TIF (TIF #3) Fund	7,602,500	4,218,995	55.5%	52.9%
Rand Corridor TIF (TIF #4) Fund	3,700,571	2,155,985	58.3%	45.0%
Rand/Lake Cook TIF (TIF #5) Fund	1,450,500	642,615	44.3%	49.0%
Police Grant Fund	115,512	86,227	74.6%	NA
CDBG-CV Fund	237,906	165,797	69.7%	NA
ARPA Fund	8,846,824	1,048,838	11.9%	NA
Opioid Settlement Fund	-	35,331	-	NA
	25,632,264	9,985,320	39.0%	
DEBT SERVICE				
Debt Service Fund	15,322,581	14,536,553	94.9%	25.4%
CAPITAL PROJECTS				
Capital Equipment Fund	2,132,565	1,249,641	58.6%	49.2%
Capital Improvement Fund	2,260,700	963,885	42.6%	52.4%
	4,393,265	2,213,526	50.4%	
ENTERPRISE				
Waterworks Fund	13,283,000	6,865,155	51.7%	44.4%
Sewerage Fund	4,679,660	2,173,582	46.4%	44.9%
Refuse Fund	4,895,860	2,459,883	50.2%	50.0%
Parking System Fund	316,880	202,908	64.0%	48.3%
	23,175,400	11,701,528	50.5%	
INTERNAL SERVICE				
Liability Insurance Fund	1,796,782	1,043,939	58.1%	48.9%
Fleet Services Fund	2,066,955	1,043,683	50.5%	47.6%
	3,863,737	2,087,622	54.0%	
PENSION TRUST				
Police Pension Fund	8,165,000	10,688,390	130.9%	NA
Fire Pension Fund	7,969,000	8,011,248	100.5%	NA
	16,134,000	18,699,638	115.9%	
Total Revenues	**88,521,247**	**59,224,187**	**66.9%**	**37.0%**

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

EXPENDITURES - ALL OTHER FUNDS

	Adjusted Budget	*YTD Actual*	*Budget %*	*5 Yr Average %*
SPECIAL REVENUE				
Motor Fuel Tax Fund	$ 4,161,746	$ 2,851,410	68.5%	81.5%
CDBG Fund	779,501	131,989	16.9%	40.9%
Federal Equitable Sharing Fund	20,000	18,627	93.1%	NA
State Equitable Sharing Fund	43,500	34,092	78.4%	NA
Foreign Fire Insurance Tax Fund	70,000	57,164	81.7%	52.8%
Downtown Area TIF (TIF #3) Fund	7,068,166	445,605	6.3%	6.1%
Rand Corridor TIF (TIF #4) Fund	5,893,367	1,584,817	26.9%	25.9%
Rand/Lake Cook TIF (TIF #5) Fund	1,505,000	1,500,000	99.7%	16.0%
Police Grant Fund	115,512	65,034	56.3%	NA
CDBG-CV Fund	237,906	175,212	73.6%	NA
ARPA Fund	8,846,824	839,625	9.5%	NA
Opioid Settlement Fund	-	-	-	NA
	28,741,522	7,703,575	26.8%	
DEBT SERVICE				
Debt Service Fund	1,780,581	379,578	21.3%	18.2%
CAPITAL PROJECTS				
Capital Equipment Fund	3,255,304	1,341,845	41.2%	58.7%
Capital Improvement Fund	3,346,772	440,406	13.2%	40.7%
	6,602,076	1,782,251	27.0%	
ENTERPRISE				
Waterworks Fund	16,581,801	5,776,086	34.8%	54.9%
Sewerage Fund	8,503,740	1,447,813	17.0%	33.9%
Refuse Fund	4,697,470	2,069,586	44.1%	40.7%
Parking System Fund	631,951	220,576	34.9%	17.2%
	30,414,962	9,514,061	31.3%	
INTERNAL SERVICE				
Liability Insurance Fund	2,164,707	1,595,789	73.7%	71.3%
Fleet Services Fund	2,098,726	862,380	41.1%	45.7%
	4,263,433	2,458,169	57.7%	
PENSION TRUST				
Police Pension Fund	8,583,500	4,120,721	48.0%	NA
Fire Pension Fund	8,283,500	3,803,585	45.9%	NA
	16,867,000	7,924,306	47.0%	
Total Expenditures	**88,669,574**	**29,761,940**	**33.6%**	**37.2%**

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

KEY REVENUES – NON-UTILITY CAPITAL FUNDS

	Adjusted Budget	*YTD Actual*	*Budget %*	*5 Yr Average %*
Street Program				
Motor Fuel Tax	$ 2,788,200	$ 1,392,829	50.0%	45.9%
Capital Equipment & Improvements				
Simplified Telcom Tax	$ 679,200	$ 351,196	51.7%	53.9%
Electric Use Utility Tax	1,810,000	807,010	44.6%	50.0%
Total CIP Key Revenues	**5,277,400**	**2,551,035**		

The key revenues of the non-utility capital funds are displayed in the table above. At this point in the year, the Motor Fuel Tax is running slightly above the benchmark and Simplified Telcom Tax continues to lag the benchmark – despite a lowered projection amount.

Electric Use Utility Tax is flat dollar allocation of these collections and are not subject to fluctuations as these collections ebb and flow. Any variance in collections is "absorbed" in the General Fund.

The current monthly cash collections of these key revenues, their five-year historical monthly cash collection levels, and a graph of the current and prior years' monthly cash collections compared to a "monthly budget" are displayed on pages 10 through 12.

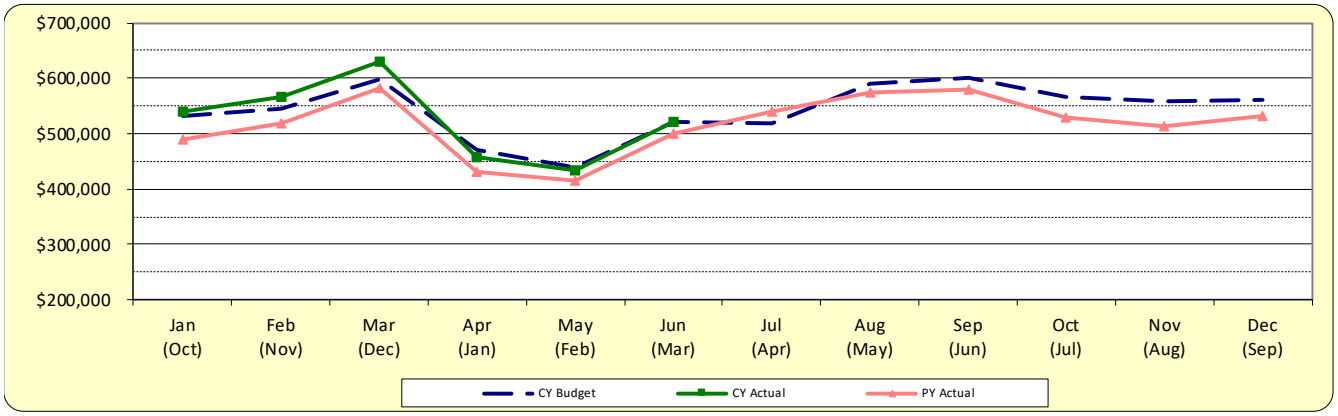
COMPLETE FINANCIAL DATA

The tables on the previous pages present a snapshot of the Village's financial condition for this period. Fully detailed income statements for each Village fund are presented in APPENDIX A of this report.

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

HOME RULE SALES TAX RECEIPTS

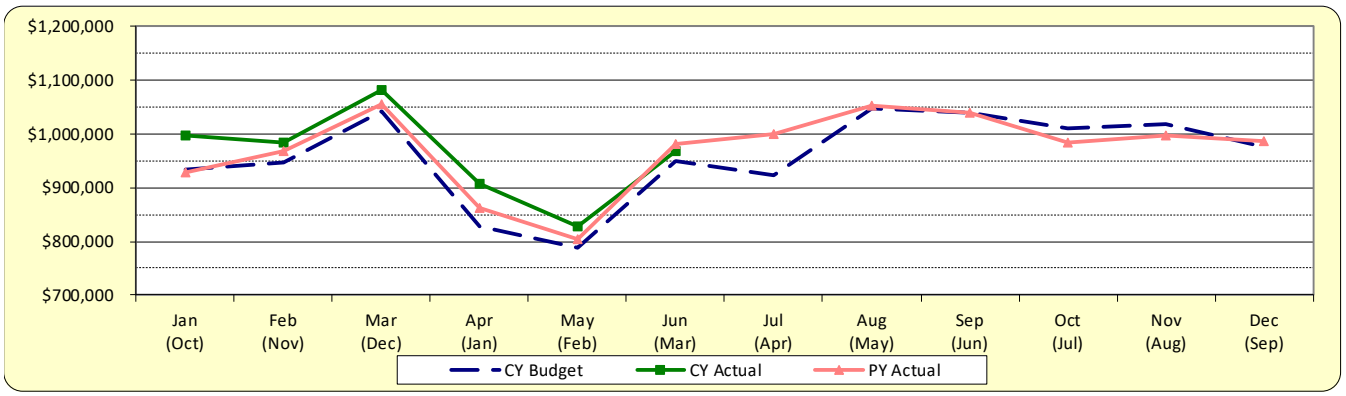
Collection Month / Sales Month	Jan (Oct)	Feb (Nov)	Mar (Dec)	Apr (Jan)	May (Feb)	Jun (Mar)	Jul (Apr)	Aug (May)	Sep (Jun)	Oct (Jul)	Nov (Aug)	Dec (Sep)	YTD Total
CY 2018													
Budget	$ 350,360	$ 349,940	$ 397,190	$ 308,550	$ 280,120	$ 332,800	$ 336,140	$ 371,680	$ 382,970	$ 357,470	$ 362,480	$ 351,200	$ 4,180,900
Actual	$ 360,142	$ 348,187	$ 409,846	$ 330,504	$ 299,532	$ 347,506	$ 334,486	$ 414,430	$ 387,080	$ 370,190	$ 360,732	$ 344,196	$ 4,306,831
												Over/(Under) PY	$ 241,577
CY 2019													
Budget	$ 360,730	$ 358,570	$ 408,080	$ 318,110	$ 290,560	$ 344,800	$ 344,370	$ 385,260	$ 392,150	$ 368,040	$ 372,350	$ 361,580	$ 4,304,600
Actual	$ 359,910	$ 477,559	$ 394,918	$ 305,401	$ 277,395	$ 327,678	$ 353,482	$ 395,462	$ 379,784	$ 375,847	$ 364,542	$ 355,093	$ 4,367,071
												Over/(Under) PY	$ 60,240
CY 2020													
Budget	$ 358,530	$ 368,470	$ 406,960	$ 315,710	$ 293,220	$ 345,120	$ 346,850	$ 389,660	$ 393,120	$ 371,930	$ 372,370	$ 362,860	$ 4,324,800
Actual	$ 392,719	$ 355,401	$ 405,858	$ 303,576	$ 282,589	$ 300,020	$ 274,029	$ 325,641	$ 379,814	$ 382,322	$ 366,785	$ 370,301	$ 4,139,055
												Over/(Under) PY	$ (228,016)
CY 2021													
Budget	$ 357,000	$ 364,650	$ 400,780	$ 311,100	$ 288,580	$ 336,180	$ 334,480	$ 378,680	$ 386,750	$ 368,480	$ 366,350	$ 356,970	$ 4,250,000
Actual	$ 362,031	$ 347,060	$ 403,396	$ 381,562	$ 336,222	$ 479,837	$ 448,603	$ 486,700	$ 528,916	$ 479,791	$ 480,785	$ 502,971	$ 5,237,874
												Over/(Under) PY	$ 1,098,819
CY 2022													
Budget	$ 363,000	$ 368,720	$ 405,240	$ 320,760	$ 299,200	$ 354,200	$ 348,040	$ 394,680	$ 404,800	$ 383,680	$ 381,040	$ 376,640	$ 4,400,000
Actual	$ 488,701	$ 517,529	$ 582,372	$ 431,064	$ 414,665	$ 499,443	$ 538,564	$ 573,611	$ 578,459	$ 529,916	$ 513,275	$ 531,105	$ 6,198,704
Advance Payment											$ 89,999		
												Over/(Under) PY	$ 960,830
CY 2023												TOTAL BUDGET	$ 6,500,000
Budget	$ 533,000	$ 545,350	$ 597,350	$ 469,950	$ 438,100	$ 520,650							$ 3,104,400
Actual	$ 540,715	$ 567,491	$ 630,710	$ 458,845	$ 432,602	$ 521,105							$ 3,151,468
Over/(Under) Budget													
Dollars	7,715	22,141	33,360	(11,105)	(5,498)	455							47,068
Percentage	1.45%	4.06%	5.58%	-2.36%	-1.25%	0.09%							1.52%
Over/(Under) Prior Year													
Dollars	52,014	49,962	48,338	27,781	17,937	21,662							217,694
Percentage	10.64%	9.65%	8.30%	6.44%	4.33%	4.34%							4.16%



Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

STATE SALES TAX RECEIPTS

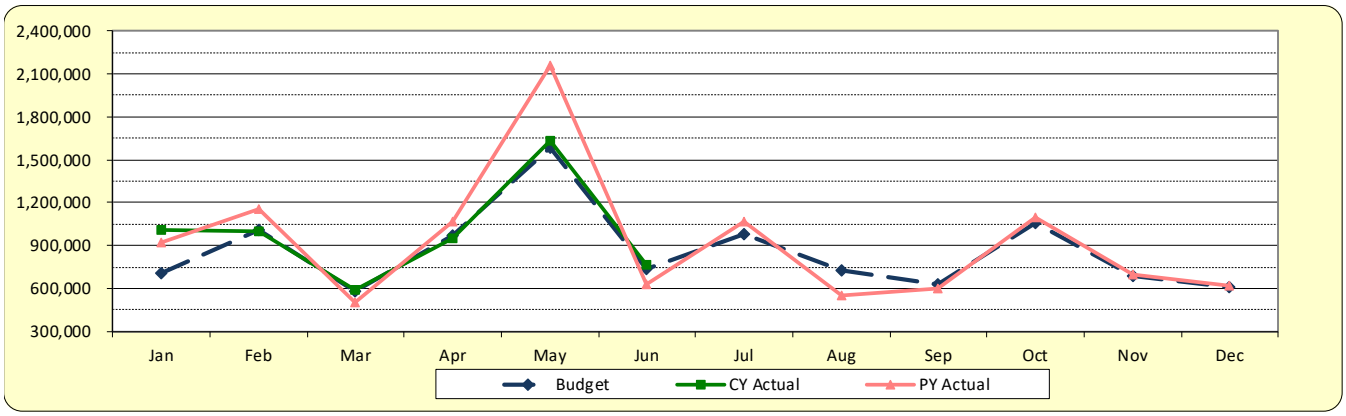
Collection Month Sales Month	Jan (Oct)	Feb (Nov)	Mar (Dec)	Apr (Jan)	May (Feb)	Jun (Mar)	Jul (Apr)	Aug (May)	Sep (Jun)	Oct (Jul)	Nov (Aug)	Dec (Sep)	YTD Total
CY 2018													
Budget	$661,250	$672,570	$ 736,430	$ 577,990	$ 558,590	$ 664,490	$ 656,400	$ 734,820	$ 723,500	$ 701,670	$ 712,180	$ 683,910	$ 8,083,800
Actual	$683,017	$658,853	$ 762,957	$ 621,188	$ 555,215	$ 674,977	$ 615,318	$ 749,628	$ 712,236	$ 699,400	$ 713,613	$ 658,942	$ 8,105,344
												Over/(Under) PY	$ 264,031
CY 2019													
Budget	$679,270	$686,670	$752,370	$590,570	$562,640	$680,920	$654,630	$749,910	$731,840	$713,770	$721,980	$689,130	$8,213,700
Actual	$677,464	$773,736	$ 770,678	$ 565,919	$ 563,873	$ 644,668	$ 668,794	$ 755,592	$ 699,464	$ 716,845	$ 711,537	$ 670,819	$ 8,219,389
												Over/(Under) PY	$114,045
CY 2020													
Budget	$733,380	$745,990	$ 827,080	$ 646,890	$ 630,670	$ 741,490	$ 731,580	$ 810,860	$ 807,260	$ 780,230	$ 795,550	$ 758,620	$ 9,009,600
Actual	$727,885	$714,040	$ 798,560	$ 602,286	$ 604,485	$ 620,206	$ 520,441	$ 712,261	$ 797,532	$ 809,391	$ 811,131	$ 757,956	$ 8,476,174
												Over/(Under) PY	$ 256,785
CY 2021													
Budget	$724,240	$733,920	$808,720	$630,960	$616,000	$716,320	$695,200	$786,720	$789,360	$770,000	$784,080	$744,480	$8,800,000
Actual	$768,642	$713,722	$ 840,463	$ 733,679	$ 668,051	$ 971,699	$ 919,928	$ 1,008,532	$ 1,022,196	$ 952,105	$ 935,772	$ 916,737	$10,451,526
												Over/(Under) PY	$1,975,352
CY 2022													
Budget	$749,800	$752,560	$ 835,360	$ 657,800	$ 633,880	$ 759,920	$ 734,160	$ 835,360	$ 832,600	$ 808,680	$ 820,640	$ 779,240	$ 9,200,000
Actual	$929,382	$967,307	$ 1,053,900	$ 862,956	$ 805,290	$ 981,896	$ 998,096	$ 1,051,789	$ 1,038,855	$ 982,594	$ 997,992	$ 985,181	$ 11,655,238
												Over/(Under) PY	$ 1,203,712
CY 2023												TOTAL BUDGET	$ 11,500,000
Budget	$933,800	$946,450	$1,041,900	$826,850	$788,900	$949,900							$5,487,800
Actual	$996,694	$983,644	$ 1,080,567	$ 907,655	$ 827,275	$ 968,309							$5,764,144
Over/(Under) Budget													
Dollars	62,894	37,194	38,667	80,805	38,375	18,409							276,344
Percentage	6.74%	3.93%	3.71%	9.77%	4.86%	1.94%							5.04%
Over/(Under) Prior Year													
Dollars	67,312	16,337	26,667	44,699	21,985	(13,587)							163,413
Percentage	7.24%	1.69%	2.53%	5.18%	2.73%	-1.38%							1.56%



Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

STATE INCOME TAX RECEIPTS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total
CY 2018													
Budget	$ 538,120	$ 639,650	$ 339,240	$ 608,000	$ 946,640	$ 396,570	$ 578,740	$ 329,680	$ 338,640	$ 560,820	$ 382,240	$ 314,160	$ 5,972,500
Actual	$ 520,974	$ 754,106	$ 379,108	$ 582,136	$ 940,264	$ 434,367	$ 587,306	$ 431,121	$ 420,757	$ 653,934	$ 470,982	$ 390,379	$ 6,565,434
												Over/(Under) PY	$ 268,531
CY 2019													
Budget	$ 579,720	$ 716,350	$ 372,170	$ 651,290	$ 985,720	$ 439,180	$ 625,920	$ 368,910	$ 378,670	$ 612,250	$ 424,870	$ 351,350	$ 6,506,400
Actual	$ 568,808	$ 684,322	$ 412,050	$ 661,839	$ 1,376,719	$ 429,944	$ 642,970	$ 460,901	$ 407,920	$ 727,805	$ 475,005	$ 448,859	$ 7,297,142
												Over/(Under) PY	$ 731,708
CY 2020													
Budget	$ 621,030	$ 786,830	$ 413,780	$ 711,200	$ 1,150,430	$ 489,410	$ 685,750	$ 422,500	$ 423,230	$ 686,480	$ 471,950	$ 409,410	$ 7,272,000
Actual	$ 627,391	$ 646,384	$ 480,651	$ 705,955	$ 691,195	$ 428,133	$ 679,858	$ 929,512	$ 526,674	$ 762,670	$ 515,342	$ 456,251	$ 7,450,016
												Over/(Under) PY	$ 152,874
CY 2021													
Budget	$ 521,380	$ 613,070	$ 359,570	$ 577,120	$ 849,790	$ 387,140	$ 555,540	$ 435,680	$ 369,760	$ 574,120	$ 396,730	$ 353,000	$ 5,992,900
Actual	$ 726,900	$ 768,497	$ 529,645	$ 844,513	$ 1,153,614	$ 1,012,178	$ 908,016	$ 509,865	$ 538,445	$ 978,482	$ 560,920	$ 519,680	$ 9,050,755
												Over/(Under) PY	$ 1,600,739
CY 2022													
Budget	$ 662,430	$ 772,160	$ 471,790	$ 760,950	$ 1,110,190	$ 607,160	$ 752,940	$ 575,120	$ 491,010	$ 800,200	$ 530,260	$ 475,790	$ 8,010,000
Actual	$ 925,261	$ 1,153,716	$ 500,069	$ 1,068,328	$ 2,155,548	$ 633,205	$ 1,068,959	$ 550,575	$ 598,325	$ 1,095,412	$ 693,653	$ 622,373	$ 11,065,424
												Over/(Under) PY	$ 2,014,669
CY 2023												TOTAL BUDGET	$ 10,280,000
Budget	$ 706,240	$ 1,007,440	$ 578,760	$ 971,460	$ 1,589,290	$ 739,130							$ 5,592,320
Actual	$ 1,010,675	$ 999,315	$ 591,857	$ 952,569	$ 1,633,544	$ 765,981							$ 5,953,941
Over/(Under) Budget													
Dollars	304,435	(8,125)	13,097	(18,891)	44,254	26,851							361,621
Percentage	43.11%	-0.81%	2.26%	-1.94%	2.78%	3.63%							6.47%
Over/(Under) Prior Year													
Dollars	85,414	(154,401)	91,788	(115,759)	(522,004)	132,776							(482,186)
Percentage	9.23%	-13.38%	18.36%	-10.84%	-24.22%	20.97%							-6.08%
Population	67,908	67,908	67,908	67,908	67,908	67,908	67,908						67,908
Per Capita	$ 14.88	$ 14.72	$ 8.72	$ 14.03	$ 24.06	$ 11.28							$ 87.68

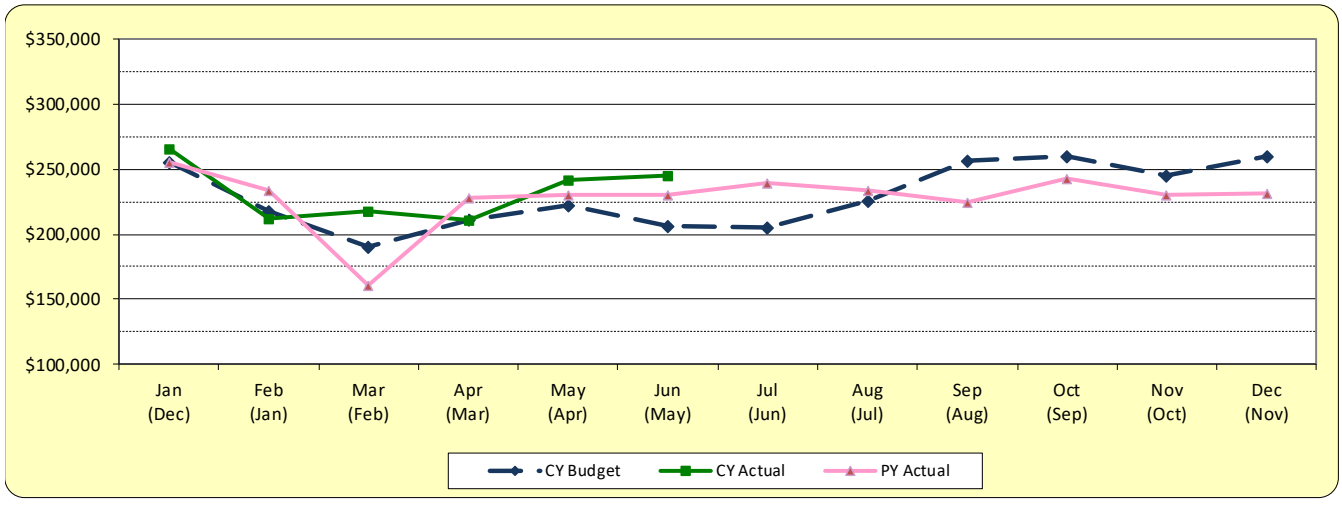


Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

MOTOR FUEL TAX RECEIPTS

	Jan (Dec)	Feb (Jan)	Mar (Feb)	Apr (Mar)	May (Apr)	Jun (May)	Jul (Jun)	Aug (Jul)	Sep (Aug)	Oct (Sep)	Nov (Oct)	Dec (Nov)	YTD Total
CY 2018													
Budget	$ 170,720	$ 160,560	$ 144,000	$ 120,000	$ 150,760	$ 171,800	$ 120,830	$ 165,640	$ 155,480	$ 134,070	$ 158,920	$ 161,420	$ 1,814,200
Actual	$ 151,487	$ 155,094	$ 134,367	$ 133,198	$ 156,945	$ 144,487	$ 132,415	$ 155,414	$ 149,864	$ 125,187	$ 164,248	$ 154,639	$ 1,757,345
												Over/(Under) PY	$ (2,460)
Suppl Allotment - HG		$ 24,609									$ 48,876		$ 73,485
CY 2019													
Budget	$ 164,120	$ 155,920	$ 140,000	$ 113,000	$ 151,200	$ 157,310	$ 117,510	$ 160,460	$ 144,740	$ 129,030	$ 154,000	$ 158,710	$ 1,746,000
Actual	$ 148,903	$ 148,739	$ 135,279	$ 129,369	$ 151,748	$ 139,068	$ 126,779	$ 158,466	$ 227,979	$ 247,632	$ 227,217	$ 255,855	$ 2,097,034
												Over/(Under) PY	$ 339,689
Suppl Allotment - HG												$ 12,185	$ 12,185
CY 2020													
Budget	$ 270,730	$ 263,920	$ 237,000	$ 199,000	$ 265,100	$ 253,550	$ 196,980	$ 275,170	$ 253,850	$ 221,270	$ 256,220	$ 269,210	$ 2,962,000
Actual	$ 300,944	$ 213,250	$ 210,958	$ 218,389	$ 203,331	$ 160,994	$ 165,640	$ 202,698	$ 236,529	$ 219,704	$ 216,787	$ 219,019	$ 2,568,243
												Over/(Under) PY	$ 471,209
Suppl Allotment - HG							$ 36,556				$ 81,885		$ 118,441
CY 2021													
Budget	$ 257,100	$ 206,960	$ 197,890	$ 198,690	$ 202,960	$ 171,490	$ 167,220	$ 206,430	$ 265,630	$ 267,230	$ 253,900	$ 271,500	$ 2,667,000
Actual	$ 227,583	$ 198,376	$ 187,339	$ 194,107	$ 225,847	$ 224,010	$ 230,123	$ 228,136	$ 247,367	$ 237,033	$ 218,335	$ 240,587	$ 2,658,843
												Over/(Under) PY	**$ 90,600**
Suppl Allotment - HG										$ 81,885			$ 81,885
CY 2022													
Budget	$ 229,430	$ 189,740	$ 180,810	$ 183,540	$ 196,690	$ 177,590	$ 176,850	$ 199,660	$ 241,090	$ 238,600	$ 224,220	$ 242,330	$ 2,480,550
Actual	$ 254,941	$ 233,210	$ 160,992	$ 228,222	$ 230,052	$ 230,763	$ 238,902	$ 233,939	$ 224,610	$ 242,666	$ 230,518	$ 231,734	$ 2,740,549
												Over/(Under) PY	**$ 81,706**
Suppl Allotment - HG													$ -
CY 2023												TOTAL BUDGET	**$ 2,753,200**
Budget	$ 255,220	$ 217,230	$ 190,250	$ 210,900	$ 222,180	$ 206,770							$ 1,302,550
Actual	$ 265,048	$ 212,484	$ 217,575	$ 211,202	$ 241,264	$ 245,256							$ 1,392,829
Suppl Allotment - HG													$ -

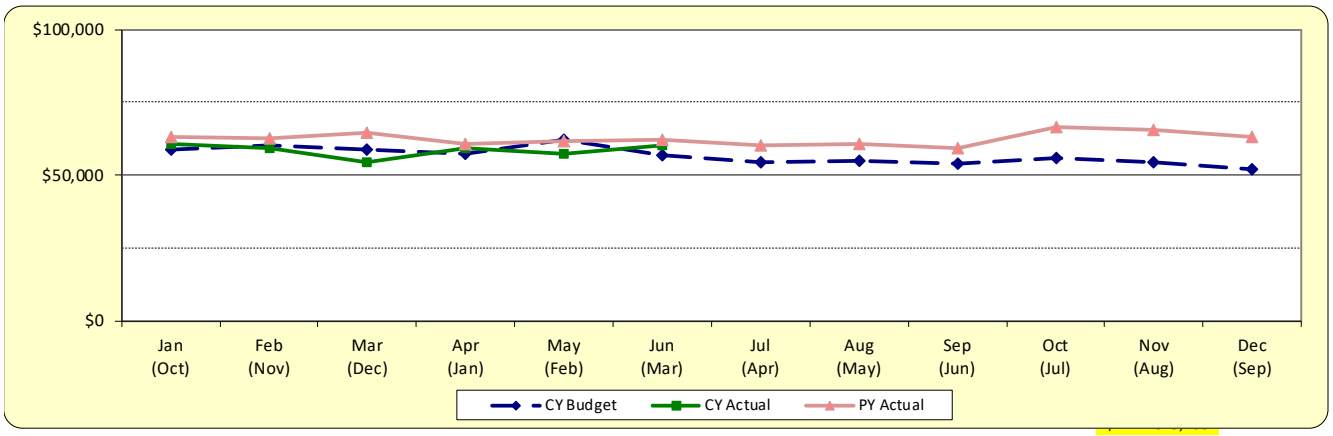
Over/(Under) Budget													
Dollars	9,828	(4,746)	27,325	302	19,084	38,486							90,279
Percentage	3.85%	-2.18%	14.36%	0.14%	8.59%	18.61%							6.93%
Over/(Under) Prior Year													
Dollars	10,107	(20,726)	56,583	(17,020)	11,212	14,493							54,649
Percentage	3.96%	-8.89%	35%	-7%	5%	6%							2.13%
Population	67,908	67,908	67,908	67,908	67,908	67,908							
Per Capita	$ 3.90	$ 3.13	$ 3.20	$ 3.11	$ 3.55	$ 3.61							



Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

TELECOMMUNICATION TAX RECEIPTS

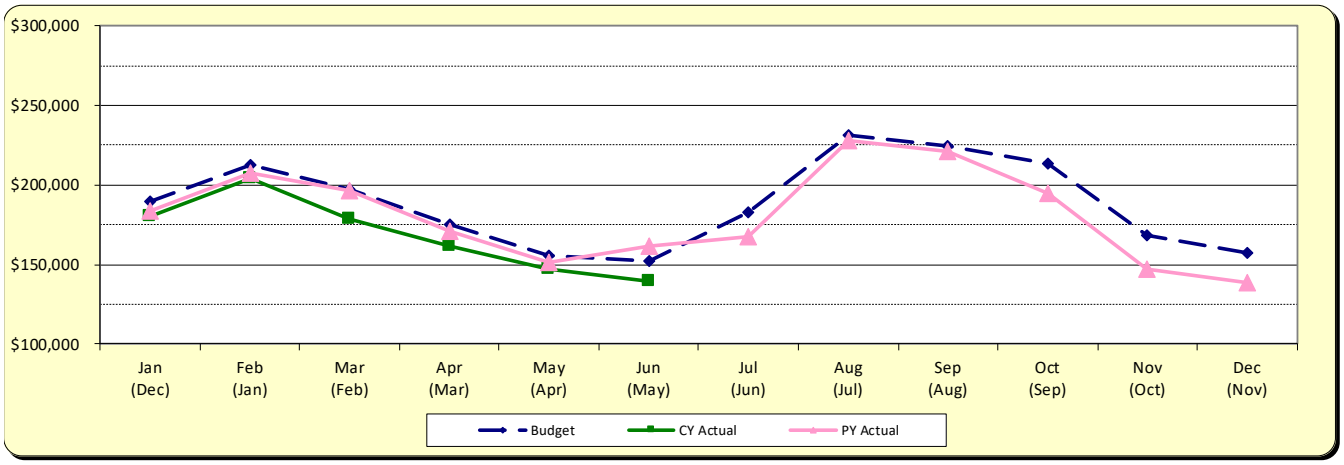
	Jan (Oct)	Feb (Nov)	Mar (Dec)	Apr (Jan)	May (Feb)	Jun (Mar)	Jul (Apr)	Aug (May)	Sep (Jun)	Oct (Jul)	Nov (Aug)	Dec (Sep)	YTD Total
CY 2018													
Budget	$ 143,000	$ 138,700	$ 171,100	$ 138,500	$ 135,300	$ 146,000	$ 136,600	$ 133,800	$ 131,400	$ 142,200	$ 131,900	$ 130,120	$ 1,678,620
Actual	$ 107,744	$ 104,392	$ 109,316	$ 122,117	$ 109,366	$ 120,729	$ 112,786	$ 113,828	$ 109,578	$ 112,377	$ 114,260	$ 108,956	$ 1,345,449
												Over/(Under) PY	$ (232,095)
CY 2019													
Budget	$ 111,800	$ 108,100	$ 138,100	$ 111,000	$ 107,100	$ 117,300	$ 108,300	$ 107,300	$ 104,300	$ 113,900	$ 105,900	$ 102,530	$ 1,335,630
Actual	$ 110,293	$ 104,966	$ 106,082	$ 101,719	$ 151,905	$ 100,865	$ 94,823	$ 95,881	$ 90,861	$ 94,659	$ 91,317	$ 88,957	$ 1,232,328
												Over/(Under) PY	$ (113,121)
CY 2020													
Budget	$ 108,800	$ 105,600	$ 138,900	$ 108,300	$ 114,300	$ 115,200	$ 105,800	$ 108,200	$ 103,800	$ 115,100	$ 105,600	$ 102,400	$ 1,332,000
Actual	$ 90,993	$ 116,715	$ 96,272	$ 84,508	$ 82,127	$ 84,997	$ 83,557	$ 81,090	$ 80,941	$ 84,290	$ 79,109	$ 70,146	$ 1,034,745
												Over/(Under) PY	$ (197,583)
CY 2021													
Budget	$ 87,200	$ 88,600	$ 113,100	$ 86,000	$ 90,000	$ 87,500	$ 82,200	$ 83,600	$ 80,200	$ 81,700	$ 81,700	$ 77,900	$ 1,039,700
Actual	$ 75,000	$ 70,161	$ 72,025	$ 68,240	$ 68,787	$ 66,520	$ 64,267	$ 67,599	$ 70,261	$ 68,204	$ 66,535	$ 64,682	$ 822,281
												Over/(Under) PY	$ (212,464)
CY 2022													
Budget	$ 64,800	$ 66,300	$ 65,200	$ 63,400	$ 67,600	$ 63,800	$ 60,300	$ 61,400	$ 59,300	$ 60,300	$ 59,900	$ 56,800	$ 749,100
Actual	$ 63,346	$ 62,564	$ 64,483	$ 60,789	$ 61,468	$ 61,935	$ 60,373	$ 60,778	$ 59,496	$ 66,611	$ 65,549	$ 62,886	$ 750,278
												Over/(Under) PY	$ (72,003)
CY 2023												TOTAL BUDGET	$ 679,200
Budget	$ 58,600	$ 60,100	$ 58,700	$ 57,300	$ 62,000	$ 57,000							$ 353,700
Actual	$ 60,497	$ 59,320	$ 54,619	$ 59,196	$ 57,315	$ 60,249							$ 351,196
Over/(Under) Budget													
Dollars	1,897	(780)	(4,081)	1,896	(4,685)	3,249							(2,504)
Percentage	3.24%	-1.30%	-6.95%	3.31%	-7.56%	5.70%							-0.71%
Over/(Under) Prior Year													
Dollars	(2,849)	(3,244)	(9,864)	(1,593)	(4,153)	(1,686)							(23,389)
Percentage	-4.50%	-5.19%	-15.30%	-2.62%	-6.76%	-2.72%							-2.77%



Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

ELECTRIC USE UTILITY TAX RECEIPTS

	Jan (Dec)	Feb (Jan)	Mar (Feb)	Apr (Mar)	May (Apr)	Jun (May)	Jul (Jun)	Aug (Jul)	Sep (Aug)	Oct (Sep)	Nov (Oct)	Dec (Nov)	YTD Total
CY 2018													
Budget	$ 195,020	$ 217,160	$ 193,860	$ 178,710	$ 161,700	$ 158,670	$ 188,500	$ 241,160	$ 228,570	$ 220,190	$ 177,780	$ 168,680	$ 2,330,000
Actual	$ 187,153	$ 251,551	$ 207,511	$ 184,570	$ 145,150	$ 157,295	$ 188,690	$ 254,837	$ 226,381	$ 220,280	$ 170,785	$ 156,317	$ 2,350,520
												Over/(Under) PY	$ 78,696
CY 2019													
Budget	$ 197,580	$ 227,580	$ 200,200	$ 183,540	$ 162,110	$ 161,640	$ 192,340	$ 248,520	$ 232,810	$ 224,720	$ 180,200	$ 169,260	$ 2,380,500
Actual	$ 196,749	$ 206,482	$ 211,503	$ 180,746	$ 156,229	$ 144,255	$ 160,529	$ 229,640	$ 228,483	$ 193,732	$ 167,898	$ 155,949	$ 2,232,195
												Over/(Under) PY	$ (118,325)
CY 2020													
Budget	$ 194,780	$ 221,540	$ 199,200	$ 180,580	$ 158,940	$ 156,850	$ 185,000	$ 242,480	$ 228,990	$ 217,120	$ 175,930	$ 165,690	$ 2,327,100
Actual	$ 189,659	$ 200,580	$ 190,319	$ 170,340	$ 150,432	$ 140,548	$ 186,302	$ 243,699	$ 228,303	$ 216,893	$ 145,723	$ 153,655	$ 2,216,453
												Over/(Under) PY	$ (15,742)
CY 2021													
Budget	$ 181,160	$ 204,020	$ 184,610	$ 167,140	$ 147,300	$ 144,280	$ 172,750	$ 226,240	$ 213,510	$ 202,510	$ 160,460	$ 152,720	$ 2,156,700
Actual	$ 184,997	$ 196,767	$ 205,364	$ 166,515	$ 146,242	$ 145,232	$ 208,151	$ 211,247	$ 225,783	$ 230,035	$ 165,686	$ 141,055	$ 2,227,074
												Over/(Under) PY	$ 10,621
CY 2022													
Budget	$ 184,580	$ 206,580	$ 190,080	$ 169,840	$ 149,600	$ 146,960	$ 179,520	$ 228,360	$ 218,460	$ 208,780	$ 163,680	$ 153,560	$ 2,200,000
Actual	$ 183,390	$ 207,298	$ 196,396	$ 170,631	$ 150,868	$ 161,859	$ 167,868	$ 228,099	$ 221,289	$ 194,272	$ 146,939	$ 138,436	$ 2,167,345
													$ (59,729)
CY 2023												Total Budget	$ 2,260,000
Budget	$ 189,610	$ 212,670	$ 197,520	$ 175,380	$ 155,260	$ 152,550							$ 1,082,990
Actual	$ 180,546	$ 203,808	$ 178,106	$ 161,345	$ 146,940	$ 139,619							$ 1,010,364
Over/(Under) Budget													
Dollars	(9,064)	(8,862)	(19,414)	(14,035)	(8,320)	(12,931)							(72,626)
Percentage	-4.78%	-4.17%	-9.83%	-8.00%	-5.36%	-8.48%							-6.71%
Over/(Under) Prior Year													
Dollars	(2,844)	(3,490)	(18,290)	(9,286)	(3,928)	(22,240)							(60,078)
Percentage	-1.55%	-1.68%	-9.31%	-5.44%	-2.60%	-13.74%							-2.63%



Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

A P P E N D I X A

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
REVENUE						
Property Tax						
Property Tax Police Protection	3,023,839.00	26,280.66	1,690,180.35	1,333,658.65	56	1,879,327.4
Property Tax Fire Protection	3,023,839.00	26,301.00	1,691,453.00	1,332,386.00	56	1,879,989.0
Property Tax FICA	2,760,000.00	24,001.00	1,543,563.00	1,216,437.00	56	1,458,579.0
Property Tax IMRF	825,000.00	7,177.00	461,596.00	363,404.00	56	605,288.0
Property Tax Police Pension	5,550,000.00	46,232.40	2,953,984.03	2,596,015.97	53	3,122,294.5
Property Tax Fire Pension	5,575,000.00	47,370.42	3,024,179.34	2,550,820.66	54	3,030,410.9
Property Tax Totals	$20,757,678.00	$177,362.48	$11,364,955.72	$9,392,722.28	55%	$11,975,888.9
Sales Tax Home Rule	6,500,000.00	521,104.74	3,151,467.44	3,348,532.56	48	2,933,774.2
Food & Beverage Tax	1,500,000.00	149,466.12	817,298.48	682,701.52	54	743,035.1
Hotel/Motel Tax	75,000.00	8,150.76	45,286.67	29,713.33	60	34,635.0
Simplified Telecommunications Tax	.00	.00	.00	.00	+++	35,195.0
Electric Use Utility Tax	450,000.00	.00	203,354.09	246,645.91	45	445,442.2
Business Licenses & Permits						
Business Licenses & Permits Professional & Occupational	235,000.00	1,873.50	219,065.25	15,934.75	93	228,710.5
Business Licenses & Permits Liquor Licenses	410,000.00	274,251.50	398,850.65	11,149.35	97	267,706.5
Business Licenses & Permits Rental Dwelling License	377,000.00	42,838.00	266,222.00	110,778.00	71	211,986.0
Business Licenses & Permits Other Licenses & Permits	180,000.00	26,064.00	166,290.50	13,709.50	92	140,869.5
Business Licenses & Permits Totals	$1,202,000.00	$345,027.00	$1,050,428.40	$151,571.60	87%	$849,272.5
Non-Business Licenses & Permits						
Non-Business Licenses & Permits Building Permits & Fees	1,100,000.00	127,815.11	635,168.24	464,831.76	58	620,448.4
Non-Business Licenses & Permits Vehicle Licenses	.00	.00	.00	.00	+++	192,565.0
Non-Business Licenses & Permits Pet Licenses	.00	.00	.00	.00	+++	2,471.0
Non-Business Licenses & Permits Other Non-Business Lic & Permits	35,000.00	3,591.00	22,422.00	12,578.00	64	26,141.9
Non-Business Licenses & Permits Totals	$1,135,000.00	$131,406.11	$657,590.24	$477,409.76	58%	$841,626.4
Shared Revenues						
Shared Revenues Road & Bridge Tax	679,400.00	5,652.04	362,204.47	317,195.53	53	380,585.0
Shared Revenues Replacement Tax	300,000.00	.00	221,640.82	78,359.18	74	242,579.3
Shared Revenues Sales Tax - State	11,500,000.00	968,308.94	5,764,144.86	5,735,855.14	50	5,600,731.1
Shared Revenues Local Use Tax	2,600,000.00	248,330.56	1,479,576.25	1,120,423.75	57	1,394,539.1
Shared Revenues State Income Tax	10,280,000.00	765,981.05	5,953,940.67	4,326,059.33	58	6,436,127.8
Shared Revenues Auto Rental Tax	47,000.00	3,714.47	22,999.19	24,000.81	49	20,777.2
Shared Revenues Charitable Games Tax	1,500.00	.00	.00	1,500.00	0	.0
Shared Revenues TIF Surplus	.00	.00	.00	.00	+++	423,277.6
Shared Revenues Cannabis Excise Tax	128,000.00	8,364.26	51,868.88	76,131.12	41	58,302.2
Shared Revenues Totals	$25,535,900.00	$2,000,351.32	$13,856,375.14	$11,679,524.86	54%	$14,556,919.5
Reimbursements						
Reimbursements Public Safety	30,000.00	.00	9,106.00	20,894.00	30	11,647.0
Reimbursements Dist 211 Officer	408,600.00	40,860.00	245,160.00	163,440.00	60	235,020.0
Reimbursements Dist 211 Academy Officer	247,800.00	20,650.00	123,900.00	123,900.00	50	118,740.0
Reimbursements Dist 15 Officer	408,600.00	40,860.00	245,160.00	163,440.00	60	235,020.0
Reimbursements Dist 15 Crossing Guards	37,950.00	3,795.00	22,770.00	15,180.00	60	22,110.0
Reimbursements Rural Fire District	721,580.00	387,748.00	387,748.00	333,832.00	54	360,258.0
Reimbursements State Hwy Maintenance	191,310.00	97,746.50	146,619.75	44,690.25	77	92,398.0
Reimbursements Park District - CC & CSF	126,365.00	306.29	1,837.74	124,527.26	1	1,837.7
Reimbursements Rural/Meadows Agreement	15,945.00	.00	16,928.00	(983.00)	106	15,942.0
Reimbursements Totals	$2,188,150.00	$591,965.79	$1,199,229.49	$988,920.51	55%	$1,092,972.8
Grants	30,000.00	.00	27,290.53	2,709.47	91	21,430.9
Intragovernmental Service Charge						
Intragovernmental Service Charge Water	634,000.00	52,833.00	316,998.00	317,002.00	50	301,500.0
Intragovernmental Service Charge Sewer	567,000.00	47,250.00	283,500.00	283,500.00	50	270,000.0
Intragovernmental Service Charge Refuse	75,000.00	6,250.00	37,500.00	37,500.00	50	75,000.0
Intragovernmental Service Charge Parking	150,000.00	12,500.00	75,000.00	75,000.00	50	81,498.0
Intragovernmental Service Charge CDBG	95,962.00	11,995.00	71,970.00	23,992.00	75	72,744.0
Intragovernmental Service Charge Totals	$1,521,962.00	$130,828.00	$784,968.00	$736,994.00	52%	$800,742.00

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VILLAGE OF PALATINE

Income Statement

Through 06/30/23
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Fund Category **Governmental**							
Fund Type **General Fund**							
Fund **100 - General Fund**							
Gen Govt Fees							
Gen Govt Fees CATV Franchise Fees		1,015,600.00	.00	485,445.96	530,154.04	48	515,692.4
Gen Govt Fees Photocopy Fees		12,000.00	323.00	6,768.00	5,232.00	56	9,080.0
Gen Govt Fees Mulch Delivery		30,000.00	.00	35,968.00	(5,968.00)	120	34,980.0
Gen Govt Fees 50/50 Trees		.00	.00	927.88	(927.88)	+++	1,636.0
Gen Govt Fees Other Fees		15,000.00	1,507.60	16,809.20	(1,809.20)	112	13,293.6
	Gen Govt Fees Totals	$1,072,600.00	$1,830.60	$545,919.04	$526,680.96	51%	$574,682.0
Comm Dev Fees							
Comm Dev Fees Plan Review Fees		425,000.00	35,305.00	223,682.45	201,317.55	53	204,067.9
Comm Dev Fees Inspection Fees		250,000.00	18,456.94	116,117.14	133,882.86	46	101,707.6
	Comm Dev Fees Totals	$675,000.00	$53,761.94	$339,799.59	$335,200.41	50%	$305,775.6
Other PS Fees							
Other PS Fees Special Police Service		172,100.00	22,882.88	105,344.66	66,755.34	61	111,349.7
Other PS Fees Special Fire Service		20,900.00	660.00	9,528.50	11,371.50	46	4,151.2
Other PS Fees Ambulance Fees		3,318,000.00	446,174.21	3,095,544.62	222,455.38	93	1,558,432.6
Other PS Fees False Alarm Fees		2,500.00	400.00	2,400.00	100.00	96	1,450.0
Other PS Fees Spiller Pays Fees		5,000.00	.00	.00	5,000.00	0	.0
Other PS Fees FD Accident Fee		45,000.00	5,728.00	40,842.55	4,157.45	91	33,230.8
	Other PS Fees Totals	$3,563,500.00	$475,845.09	$3,253,660.33	$309,839.67	91%	$1,708,614.4
Fines							
Fines Circuit Court Fines		375,000.00	18,606.22	92,273.30	282,726.70	25	139,970.4
Fines Compliance Violations		1,040,000.00	61,414.76	419,666.97	620,333.03	40	437,459.9
Fines Red Light Violations		800,000.00	3,200.00	26,260.00	773,740.00	3	28,167.5
Fines DUI Fines		10,000.00	.00	398.33	9,601.67	4	.0
Fines Other Fines and Fees		2,000.00	.00	.00	2,000.00	0	.0
	Fines Totals	$2,227,000.00	$83,220.98	$538,598.60	$1,688,401.40	24%	$605,597.9
Interest Income							
Interest Income Investments		100,000.00	84,818.34	582,559.97	(482,559.97)	583	73,709.2
Interest Income Loans		.00	.00	9,994.00	(9,994.00)	+++	12,373.0
	Interest Income Totals	$100,000.00	$84,818.34	$592,553.97	($492,553.97)	593%	$86,082.2
Investment Income							
Investment Income Realized Gain/Loss		.00	.00	27,153.56	(27,153.56)	+++	.0
Investment Income Unrealized Gain/Loss		.00	(63,067.58)	98,882.83	(98,882.83)	+++	(420,408.36
	Investment Income Totals	$0.00	($63,067.58)	$126,036.39	($126,036.39)	+++	($420,408.36
Rental Income							
Rental Income Buildings		114,675.00	21,548.00	102,832.25	11,842.75	90	68,653.5
	Rental Income Totals	$114,675.00	$21,548.00	$102,832.25	$11,842.75	90%	$68,653.5
Insurance & Property Damage							
Insurance & Property Damage Property Damage Recovery		25,000.00	6,091.90	65,515.54	(40,515.54)	262	30,402.4
Insurance & Property Damage Workers Comp Recovery		25,000.00	7,783.55	39,831.60	(14,831.60)	159	2,959.3
	Insurance & Property Damage Totals	$50,000.00	$13,875.45	$105,347.14	($55,347.14)	211%	$33,361.7
Other							
Other Misc Reimbursements/Refunds		401,445.00	81,308.99	247,913.10	153,531.90	62	246,923.0
Other Miscellaneous Donations		1,980.00	.00	1,480.00	500.00	75	500.0
Other Miscellaneous Forfeitures		5,000.00	.00	.00	5,000.00	0	600.0
Other Streetfest Revenue		185,000.00	5,600.00	5,600.00	179,400.00	3	4,800.0
Other Miscellaneous Income		5,000.00	63.95	25,545.61	(20,545.61)	511	2,610.7
Other Cash Over/Short		.00	98.00	99.68	(99.68)	+++	347.8
	Other Totals	$598,425.00	$87,070.94	$280,638.39	$317,786.61	47%	$255,781.6
(Source)/Use of Reserves		12,123,232.00	.00	.00	12,123,232.00	0	.0
	REVENUE TOTALS	$81,420,122.00	$4,814,566.08	$39,043,629.90	$42,376,492.10	48%	$37,549,075.8

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VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
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Account Description		Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**							
Fund Type **General Fund**							
Fund **100 - General Fund**							
EXPENSE							
Department **10 - Mayor & Council**							
Division **01 - Administration**							
Program **0000 - General**							
Salaries							
Salaries Full Time		100,500.00	6,723.08	44,725.02	55,774.98	45	46,525.0
	Salaries Totals	$100,500.00	$6,723.08	$44,725.02	$55,774.98	45%	$46,525.0
Taxes & Benefits							
Taxes & Benefits Medicare		1,690.00	85.46	536.19	1,153.81	32	563.8
Taxes & Benefits Social Security		7,185.00	365.33	2,292.61	4,892.39	32	2,410.6
Taxes & Benefits Medical/Dental Insurance		157,845.00	6,573.64	78,883.68	78,961.32	50	81,668.3
Taxes & Benefits Life Insurance		420.00	10.71	128.52	291.48	31	230.2
Taxes & Benefits Allowances		15,000.00	595.53	7,146.36	7,853.64	48	7,796.1
	Taxes & Benefits Totals	$182,140.00	$7,630.67	$88,987.36	$93,152.64	49%	$92,669.1
Office Supplies							
Office Supplies General		350.00	.41	17.72	332.28	5	59.5
Office Supplies Paper		200.00	4.68	11.73	188.27	6	7.3
Office Supplies Printed Forms		350.00	.00	.00	350.00	0	.0
	Office Supplies Totals	$900.00	$5.09	$29.45	$870.55	3%	$66.8
Operating Supplies							
Operating Supplies Clothing		700.00	.00	.00	700.00	0	89.0
Operating Supplies Other		950.00	66.00	81.37	868.63	9	.0
	Operating Supplies Totals	$1,650.00	$66.00	$81.37	$1,568.63	5%	$89.0
Services							
Services Management Consulting		5,500.00	.00	.00	5,500.00	0	.0
Services Other		15,000.00	.00	.00	15,000.00	0	.0
	Services Totals	$20,500.00	$0.00	$0.00	$20,500.00	0%	$0.0
Other							
Other Memberships & Publications		33,360.00	.00	30,688.00	2,672.00	92	29,528.0
Other Training & Travel		1,500.00	.00	446.39	1,053.61	30	.0
	Other Totals	$34,860.00	$0.00	$31,134.39	$3,725.61	89%	$29,528.0
Program **0000 - General** Totals		$340,550.00	$14,424.84	$164,957.59	$175,592.41	48%	$168,878.0
Division **01 - Administration** Totals		$340,550.00	$14,424.84	$164,957.59	$175,592.41	48%	$168,878.0
Department **10 - Mayor & Council** Totals		$340,550.00	$14,424.84	$164,957.59	$175,592.41	48%	$168,878.0

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VILLAGE OF PALATINE

Income Statement

Through 06/30/23
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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Department **12 - Boards & Commissions**						
Division **04 - Police & Fire Commission**						
Program **0000 - General**						
Office Supplies						
Office Supplies Printed Forms	5,800.00	.00	1,445.00	4,355.00	25	750.0
Office Supplies Totals	$5,800.00	$0.00	$1,445.00	$4,355.00	25%	$750.0
Services						
Services Other	26,650.00	2,566.00	8,753.00	17,897.00	33	10,304.0
Services Totals	$26,650.00	$2,566.00	$8,753.00	$17,897.00	33%	$10,304.0
Other						
Other Memberships & Publications	375.00	.00	375.00	.00	100	375.0
Other Totals	$375.00	$0.00	$375.00	$0.00	100%	$375.0
Program **0000 - General** Totals	$32,825.00	$2,566.00	$10,573.00	$22,252.00	32%	$11,429.0
Division **04 - Police & Fire Commission** Totals	$32,825.00	$2,566.00	$10,573.00	$22,252.00	32%	$11,429.0
Division **05 - Board of Health**						
Program **0000 - General**						
Office Supplies						
Office Supplies General	100.00	.00	.00	100.00	0	.0
Office Supplies Paper	225.00	.00	.00	225.00	0	.0
Office Supplies Totals	$325.00	$0.00	$0.00	$325.00	0%	$0.0
Operating Supplies						
Operating Supplies Other	350.00	.00	.00	350.00	0	.0
Operating Supplies Totals	$350.00	$0.00	$0.00	$350.00	0%	$0.0
Services						
Services Medical	3,825.00	.00	.00	3,825.00	0	.0
Services Totals	$3,825.00	$0.00	$0.00	$3,825.00	0%	$0.0
Printing/Advertising						
Printing/Advertising Outside Printing Services	240.00	.00	.00	240.00	0	.0
Printing/Advertising Totals	$240.00	$0.00	$0.00	$240.00	0%	$0.0
Program **0000 - General** Totals	$4,740.00	$0.00	$0.00	$4,740.00	0%	$0.0
Division **05 - Board of Health** Totals	$4,740.00	$0.00	$0.00	$4,740.00	0%	$0.0
Division **06 - Beautification Commission**						
Program **0000 - General**						
Office Supplies						
Office Supplies Paper	100.00	.00	.00	100.00	0	.0
Office Supplies Totals	$100.00	$0.00	$0.00	$100.00	0%	$0.0
Operating Supplies						
Operating Supplies Other	29,930.00	2,709.54	14,244.64	15,685.36	48	8,436.9
Operating Supplies Totals	$29,930.00	$2,709.54	$14,244.64	$15,685.36	48%	$8,436.9
Program **0000 - General** Totals	$30,030.00	$2,709.54	$14,244.64	$15,785.36	47%	$8,436.9
Division **06 - Beautification Commission** Totals	$30,030.00	$2,709.54	$14,244.64	$15,785.36	47%	$8,436.9
Department **12 - Boards & Commissions** Totals	$67,595.00	$5,275.54	$24,817.64	$42,777.36	37%	$19,865.9

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VILLAGE OF PALATINE

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Fund Category **Governmental**							
Fund Type **General Fund**							
Fund **100 - General Fund**							
Department **14 - Village Clerk**							
Division **01 - Administration**							
Program **0000 - General**							
Salaries							
Salaries Full Time		94,140.00	7,268.15	48,589.00	45,551.00	52	45,832.0
Salaries Special Compensation		815.00	.00	1,700.00	(885.00)	209	.0
Salaries Other		.00	.00	1,793.89	(1,793.89)	+++	.0
	Salaries Totals	$94,955.00	$7,268.15	$52,082.89	$42,872.11	55%	$45,832.0
Taxes & Benefits							
Taxes & Benefits Medicare		1,395.00	104.65	735.74	659.26	53	634.9
Taxes & Benefits Social Security		5,940.00	447.46	3,145.79	2,794.21	53	2,714.9
Taxes & Benefits IMRF Er Contribution		6,350.00	493.31	3,586.84	2,763.16	56	3,623.1
Taxes & Benefits Medical/Dental Insurance		39,465.00	773.37	15,467.40	23,997.60	39	9,681.6
Taxes & Benefits Life Insurance		205.00	8.72	96.22	108.78	47	128.9
Taxes & Benefits Allowances		670.00	23.98	287.76	382.24	43	311.7
	Taxes & Benefits Totals	$54,025.00	$1,851.49	$23,319.75	$30,705.25	43%	$17,095.2
Office Supplies							
Office Supplies General		1,150.00	2.15	88.92	1,061.08	8	83.7
Office Supplies Paper		600.00	23.50	58.74	541.26	10	56.2
	Office Supplies Totals	$1,750.00	$25.65	$147.66	$1,602.34	8%	$140.0
Services							
Services Other		6,000.00	138.00	4,428.00	1,572.00	74	.0
	Services Totals	$6,000.00	$138.00	$4,428.00	$1,572.00	74%	$0.0
Communications							
Communications Postage		100.00	.00	.00	100.00	0	.0
	Communications Totals	$100.00	$0.00	$0.00	$100.00	0%	$0.0
Printing/Advertising							
Printing/Advertising Legal Notices		7,000.00	1,695.80	3,684.35	3,315.65	53	2,895.9
	Printing/Advertising Totals	$7,000.00	$1,695.80	$3,684.35	$3,315.65	53%	$2,895.9
Other							
Other Small Tools & Equipment		500.00	.00	.00	500.00	0	.0
Other Memberships & Publications		950.00	.00	590.00	360.00	62	170.0
Other Training & Travel		2,200.00	.00	161.63	2,038.37	7	.0
	Other Totals	$3,650.00	$0.00	$751.63	$2,898.37	21%	$170.0
	Program **0000 - General** Totals	$167,480.00	$10,979.09	$84,414.28	$83,065.72	50%	$66,133.2
	Division **01 - Administration** Totals	$167,480.00	$10,979.09	$84,414.28	$83,065.72	50%	$66,133.2
	Department **14 - Village Clerk** Totals	$167,480.00	$10,979.09	$84,414.28	$83,065.72	50%	$66,133.2

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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Department **20 - Village Manager's Office**						
Division **01 - Administration**						
Program **0000 - General**						
Salaries						
Salaries Full Time	556,560.00	41,157.40	257,233.75	299,326.25	46	233,771.0
Salaries Special Compensation	16,720.00	.00	2,250.00	14,470.00	13	.0
Salaries Totals	$573,280.00	$41,157.40	$259,483.75	$313,796.25	45%	$233,771.0
Taxes & Benefits						
Taxes & Benefits Deferred Compensation	30,955.00	2,455.20	15,369.15	15,585.85	50	13,859.5
Taxes & Benefits Medicare	9,125.00	629.32	4,036.49	5,088.51	44	3,553.7
Taxes & Benefits Social Security	38,995.00	2,690.38	17,253.23	21,741.77	44	15,195.4
Taxes & Benefits IMRF Er Contribution	47,040.00	3,358.18	21,190.14	25,849.86	45	23,124.8
Taxes & Benefits Medical/Dental Insurance	60,750.00	2,626.58	31,518.96	29,231.04	52	32,783.9
Taxes & Benefits Life Insurance	3,675.00	24.69	2,257.40	1,417.60	61	2,063.2
Taxes & Benefits RHS Er Contribution	6,555.00	521.62	3,265.13	3,289.87	50	2,969.6
Taxes & Benefits Allowances	18,010.00	704.50	8,454.00	9,556.00	47	4,095.0
Taxes & Benefits Totals	$215,105.00	$13,010.47	$103,344.50	$111,760.50	48%	$97,645.4
Office Supplies						
Office Supplies General	1,840.00	.86	132.28	1,707.72	7	1,404.8
Office Supplies Paper	225.00	9.40	23.50	201.50	10	14.8
Office Supplies Totals	$2,065.00	$10.26	$155.78	$1,909.22	8%	$1,419.6
Services						
Services Other	5,000.00	.00	2,472.00	2,528.00	49	.0
Services Totals	$5,000.00	$0.00	$2,472.00	$2,528.00	49%	$0.0
Communications						
Communications Postage	45,150.00	3,000.00	12,000.00	33,150.00	27	21,023.8
Communications Totals	$45,150.00	$3,000.00	$12,000.00	$33,150.00	27%	$21,023.8
Rental						
Rental Office Equipment	4,000.00	967.86	1,935.72	2,064.28	48	1,935.7
Rental Totals	$4,000.00	$967.86	$1,935.72	$2,064.28	48%	$1,935.7
Other						
Other Small Tools & Equipment	500.00	.00	.00	500.00	0	.0
Other Memberships & Publications	4,375.00	1,766.89	3,066.89	1,308.11	70	1,734.6
Other Training & Travel	7,500.00	254.33	1,447.36	6,052.64	19	967.4
Other Totals	$12,375.00	$2,021.22	$4,514.25	$7,860.75	36%	$2,702.0
Program **0000 - General** Totals	$856,975.00	$60,167.21	$383,906.00	$473,069.00	45%	$358,497.7
Division **01 - Administration** Totals	$856,975.00	$60,167.21	$383,906.00	$473,069.00	45%	$358,497.7
Division **09 - Public Information/Events**						
Program **0000 - General**						
Salaries						
Salaries Part Time	40,870.00	3,136.00	19,600.00	21,270.00	48	18,890.0
Salaries Special Compensation	250.00	.00	250.00	.00	100	.0
Salaries Totals	$41,120.00	$3,136.00	$19,850.00	$21,270.00	48%	$18,890.0
Taxes & Benefits						
Taxes & Benefits Medicare	600.00	45.48	287.83	312.17	48	273.9
Taxes & Benefits Social Security	2,550.00	194.43	1,230.70	1,319.30	48	1,171.1
Taxes & Benefits IMRF Er Contribution	3,170.00	241.48	1,528.49	1,641.51	48	1,758.6
Taxes & Benefits Totals	$6,320.00	$481.39	$3,047.02	$3,272.98	48%	$3,203.7
Office Supplies						
Office Supplies General	640.00	.86	35.57	604.43	6	25.0
Office Supplies Paper	225.00	9.40	23.50	201.50	10	14.8
Office Supplies Totals	$865.00	$10.26	$59.07	$805.93	7%	$39.8
Operating Supplies						
Operating Supplies Medical	300.00	.00	88.55	211.45	30	.0
Operating Supplies Other	6,750.00	.00	261.97	6,488.03	4	528.0
Operating Supplies Totals	$7,050.00	$0.00	$350.52	$6,699.48	5%	$528.09

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Services						
Services Data Processing/Technology	996.00	.00	995.22	.78	100	1,369.3
Services Other	1,000.00	.00	595.00	405.00	60	.0
Services Totals	$1,996.00	$0.00	$1,590.22	$405.78	80%	$1,369.3
Rental						
Rental Machinery	750.00	.00	.00	750.00	0	.0
Rental Totals	$750.00	$0.00	$0.00	$750.00	0%	$0.0
Other						
Other Training & Travel	1,500.00	.00	.00	1,500.00	0	.0
Other Totals	$1,500.00	$0.00	$0.00	$1,500.00	0%	$0.0
Program **0000 - General** Totals	$59,601.00	$3,627.65	$24,896.83	$34,704.17	42%	$24,031.0
Program **2002 - Cable TV/Channel 6**						
Salaries						
Salaries Part Time	4,000.00	350.01	1,891.77	2,108.23	47	963.0
Salaries Totals	$4,000.00	$350.01	$1,891.77	$2,108.23	47%	$963.0
Taxes & Benefits						
Taxes & Benefits Medicare	60.00	2.54	9.18	50.82	15	13.9
Taxes & Benefits Social Security	250.00	10.85	39.31	210.69	16	59.7
Taxes & Benefits IMRF Er Contribution	.00	.00	(16.49)	16.49	+++	.0
Taxes & Benefits Totals	$310.00	$13.39	$32.00	$278.00	10%	$73.6
Operating Supplies						
Operating Supplies Other	500.00	.00	.00	500.00	0	.0
Operating Supplies Totals	$500.00	$0.00	$0.00	$500.00	0%	$0.0
Other						
Other Small Tools & Equipment	729.00	.00	.00	729.00	0	.0
Other Totals	$729.00	$0.00	$0.00	$729.00	0%	$0.0
Program **2002 - Cable TV/Channel 6** Totals	$5,539.00	$363.40	$1,923.77	$3,615.23	35%	$1,036.6
Program **2004 - Street Fest**						
Services						
Services Other	185,000.00	2,500.10	10,250.10	174,749.90	6	1,535.0
Services Totals	$185,000.00	$2,500.10	$10,250.10	$174,749.90	6%	$1,535.0
Program **2004 - Street Fest** Totals	$185,000.00	$2,500.10	$10,250.10	$174,749.90	6%	$1,535.0
Division **09 - Public Information/Events** Totals	$250,140.00	$6,491.15	$37,070.70	$213,069.30	15%	$26,602.6
Division **10 - Economic Development**						
Program **0000 - General**						
Printing/Advertising						
Printing/Advertising Outside Printing Services	.00	.00	.00	.00	+++	500.0
Printing/Advertising Totals	$0.00	$0.00	$0.00	$0.00	+++	$500.0
Refunds	.00	.00	.00	.00	+++	2,126.7
Program **0000 - General** Totals	$0.00	$0.00	$0.00	$0.00	+++	$2,626.7
Division **10 - Economic Development** Totals	$0.00	$0.00	$0.00	$0.00	+++	$2,626.7
Department **20 - Village Manager's Office** Totals	$1,107,115.00	$66,658.36	$420,976.70	$686,138.30	38%	$387,727.2

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Department **30 - Finance & Operations**						
Division **01 - Administration**						
Program **0000 - General**						
Salaries						
Salaries Full Time	188,110.00	14,539.40	93,093.30	95,016.70	49	126,630.0
Salaries Part Time	3,000.00	230.76	1,499.94	1,500.06	50	1,499.9
Salaries Special Compensation	5,120.00	.00	750.00	4,370.00	15	.0
Salaries Totals	$196,230.00	$14,770.16	$95,343.24	$100,886.76	49%	$128,129.9
Taxes & Benefits						
Taxes & Benefits Deferred Compensation	11,290.00	872.36	5,463.57	5,826.43	48	5,225.7
Taxes & Benefits Medicare	3,115.00	228.94	1,474.23	1,640.77	47	1,940.4
Taxes & Benefits Social Security	13,310.00	978.89	6,303.59	7,006.41	47	8,296.9
Taxes & Benefits IMRF Er Contribution	15,985.00	1,204.41	7,693.53	8,291.47	48	12,332.2
Taxes & Benefits Medical/Dental Insurance	18,570.00	773.37	9,906.26	8,663.74	53	22,911.4
Taxes & Benefits Life Insurance	405.00	10.14	125.04	279.96	31	313.8
Taxes & Benefits Allowances	7,020.00	292.50	3,510.00	3,510.00	50	3,802.5
Taxes & Benefits Totals	$69,695.00	$4,360.61	$34,476.22	$35,218.78	49%	$54,823.0
Office Supplies						
Office Supplies General	1,000.00	49.88	418.16	581.84	42	323.1
Office Supplies Paper	500.00	.00	32.98	467.02	7	55.4
Office Supplies Totals	$1,500.00	$49.88	$451.14	$1,048.86	30%	$378.5
Communications						
Communications Postage	250.00	28.97	28.97	221.03	12	66.0
Communications Totals	$250.00	$28.97	$28.97	$221.03	12%	$66.0
Other						
Other Small Tools & Equipment	500.00	.00	.00	500.00	0	162.5
Other Memberships & Publications	2,550.00	.00	1,344.50	1,205.50	53	1,543.0
Other Training & Travel	4,250.00	.00	228.93	4,021.07	5	407.7
Other Totals	$7,300.00	$0.00	$1,573.43	$5,726.57	22%	$2,113.2
Program **0000 - General** Totals	$274,975.00	$19,209.62	$131,873.00	$143,102.00	48%	$185,510.8
Division **01 - Administration** Totals	$274,975.00	$19,209.62	$131,873.00	$143,102.00	48%	$185,510.8
Division **11 - Accounting Services**						
Program **0000 - General**						
Salaries						
Salaries Full Time	277,740.00	15,434.60	94,244.20	183,495.80	34	87,095.0
Salaries Overtime	500.00	.00	.00	500.00	0	.0
Salaries Special Compensation	2,500.00	.00	1,500.00	1,000.00	60	.0
Salaries Totals	$280,740.00	$15,434.60	$95,744.20	$184,995.80	34%	$87,095.0
Taxes & Benefits						
Taxes & Benefits Medicare	4,085.00	221.00	1,367.44	2,717.56	33	1,201.6
Taxes & Benefits Social Security	17,415.00	944.95	5,846.98	11,568.02	34	5,137.9
Taxes & Benefits IMRF Er Contribution	21,625.00	1,188.48	7,451.20	14,173.80	34	8,108.5
Taxes & Benefits Medical/Dental Insurance	64,995.00	1,933.43	22,575.34	42,419.66	35	24,020.1
Taxes & Benefits Life Insurance	605.00	10.90	127.44	477.56	21	217.1
Taxes & Benefits Totals	$108,725.00	$4,298.76	$37,368.40	$71,356.60	34%	$38,685.2
Office Supplies						
Office Supplies General	500.00	.00	194.63	305.37	39	217.9
Office Supplies Paper	250.00	.00	58.42	191.58	23	89.3
Office Supplies Printed Forms	1,500.00	.00	609.59	890.41	41	.0
Office Supplies Totals	$2,250.00	$0.00	$862.64	$1,387.36	38%	$307.3
Services						
Services Financial	54,000.00	.00	15,990.00	38,010.00	30	38,860.0
Services Banking	89,400.00	5,928.10	35,324.08	54,075.92	40	35,007.4
Services Totals	$143,400.00	$5,928.10	$51,314.08	$92,085.92	36%	$73,867.4

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Repair and Maintenance						
Repair and Maintenance Software	27,235.00	.00	23,009.01	4,225.99	84	775.0
Repair and Maintenance Totals	$27,235.00	$0.00	$23,009.01	$4,225.99	84%	$775.0
Other						
Other Small Tools & Equipment	500.00	.00	.00	500.00	0	.0
Other Memberships & Publications	650.00	.00	100.00	550.00	15	100.0
Other Training & Travel	2,250.00	125.00	125.00	2,125.00	6	.0
Other Totals	$3,400.00	$125.00	$225.00	$3,175.00	7%	$100.0
Program **0000 - General** Totals	$565,750.00	$25,786.46	$208,523.33	$357,226.67	37%	$200,829.9
Division **11 - Accounting Services** Totals	$565,750.00	$25,786.46	$208,523.33	$357,226.67	37%	$200,829.9
Division **12 - Billing & Collections**						
Program **3021 - Cashiering**						
Salaries						
Salaries Part Time	26,630.00	2,500.00	15,618.75	11,011.25	59	5,076.3
Salaries Overtime	5,000.00	25.00	31.25	4,968.75	1	425.5
Salaries Special Compensation	250.00	.00	1,000.00	(750.00)	400	.0
Salaries Totals	$31,880.00	$2,525.00	$16,650.00	$15,230.00	52%	$5,501.9
Taxes & Benefits						
Taxes & Benefits Medicare	465.00	41.17	253.16	211.84	54	97.6
Taxes & Benefits Social Security	1,980.00	176.01	1,082.41	897.59	55	417.7
Taxes & Benefits IMRF Er Contribution	2,455.00	194.43	1,238.76	1,216.24	50	522.4
Taxes & Benefits Totals	$4,900.00	$411.61	$2,574.33	$2,325.67	53%	$1,037.9
Office Supplies						
Office Supplies General	750.00	8.01	136.27	613.73	18	729.1
Office Supplies Paper	250.00	.00	35.24	214.76	14	55.4
Office Supplies Totals	$1,000.00	$8.01	$171.51	$828.49	17%	$784.6
Services						
Services Data Processing/Technology	.00	.00	.00	.00	+++	8,318.7
Services Other	5,000.00	.00	.00	5,000.00	0	.0
Services Totals	$5,000.00	$0.00	$0.00	$5,000.00	0%	$8,318.7
Communications						
Communications Postage	.00	.00	.00	.00	+++	17,500.0
Communications Totals	$0.00	$0.00	$0.00	$0.00	+++	$17,500.0
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	1,000.00	.00	.00	1,000.00	0	.0
Repair and Maintenance Software	.00	.00	.00	.00	+++	1,010.9
Repair and Maintenance Totals	$1,000.00	$0.00	$0.00	$1,000.00	0%	$1,010.9
Other						
Other Small Tools & Equipment	750.00	.00	.00	750.00	0	.0
Other Training & Travel	500.00	.00	.00	500.00	0	.0
Other Totals	$1,250.00	$0.00	$0.00	$1,250.00	0%	$0.0
Program **3021 - Cashiering** Totals	$45,030.00	$2,944.62	$19,395.84	$25,634.16	43%	$34,154.1
Division **12 - Billing & Collections** Totals	$45,030.00	$2,944.62	$19,395.84	$25,634.16	43%	$34,154.1
Division **17 - Village Wide Benefit Programs**						
Program **0000 - General**						
Insurance						
Insurance Liability Premiums	1,562,300.00	130,192.00	781,152.00	781,148.00	50	775,698.0
Insurance Totals	$1,562,300.00	$130,192.00	$781,152.00	$781,148.00	50%	$775,698.0
Program **0000 - General** Totals	$1,562,300.00	$130,192.00	$781,152.00	$781,148.00	50%	$775,698.0
Division **17 - Village Wide Benefit Programs** Totals	$1,562,300.00	$130,192.00	$781,152.00	$781,148.00	50%	$775,698.0
Division **80 - Interfund Transfers**						
Program **0000 - General**						
Interfund Transfers Out	13,542,000.00	11,900,000.00	13,542,000.00	.00	100	.0
Program **0000 - General** Totals	$13,542,000.00	$11,900,000.00	$13,542,000.00	$0.00	100%	$0.0
Division **80 - Interfund Transfers** Totals	$13,542,000.00	$11,900,000.00	$13,542,000.00	$0.00	100%	$0.0
Department **30 - Finance & Operations** Totals	$15,990,055.00	$12,078,132.70	$14,682,944.17	$1,307,110.83	92%	$1,196,192.99

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Department **32 - Legal**						
Division **13 - Village Attorney**						
Program **0000 - General**						
Services						
Services Legal	303,800.00	25,817.25	118,497.19	185,302.81	39	87,684.8
Services Totals	$303,800.00	$25,817.25	$118,497.19	$185,302.81	39%	$87,684.8
Communications						
Communications Postage	150.00	.00	.00	150.00	0	.0
Communications Totals	$150.00	$0.00	$0.00	$150.00	0%	$0.0
Program **0000 - General** Totals	$303,950.00	$25,817.25	$118,497.19	$185,452.81	39%	$87,684.8
Division **13 - Village Attorney** Totals	$303,950.00	$25,817.25	$118,497.19	$185,452.81	39%	$87,684.8
Division **14 - Village Prosecutor**						
Program **0000 - General**						
Services						
Services Legal	41,500.00	6,900.00	20,700.00	20,800.00	50	20,700.0
Services Totals	$41,500.00	$6,900.00	$20,700.00	$20,800.00	50%	$20,700.0
Program **0000 - General** Totals	$41,500.00	$6,900.00	$20,700.00	$20,800.00	50%	$20,700.0
Division **14 - Village Prosecutor** Totals	$41,500.00	$6,900.00	$20,700.00	$20,800.00	50%	$20,700.0
Division **15 - Labor/Collective Bargaining**						
Program **0000 - General**						
Services						
Services Legal	35,000.00	.00	10,466.25	24,533.75	30	26,571.5
Services Totals	$35,000.00	$0.00	$10,466.25	$24,533.75	30%	$26,571.5
Program **0000 - General** Totals	$35,000.00	$0.00	$10,466.25	$24,533.75	30%	$26,571.5
Division **15 - Labor/Collective Bargaining** Totals	$35,000.00	$0.00	$10,466.25	$24,533.75	30%	$26,571.5
Division **16 - Administrative Adjudication**						
Program **0000 - General**						
Salaries						
Salaries Full Time	55,905.00	5,464.97	35,662.62	20,242.38	64	28,221.4
Salaries Special Compensation	500.00	.00	1,050.00	(550.00)	210	.0
Salaries Other	.00	.00	1,093.07	(1,093.07)	+++	411.6
Salaries Totals	$56,405.00	$5,464.97	$37,805.69	$18,599.31	67%	$28,633.0
Taxes & Benefits						
Taxes & Benefits Medicare	820.00	78.12	548.29	271.71	67	424.4
Taxes & Benefits Social Security	3,500.00	334.04	2,344.50	1,155.50	67	1,814.9
Taxes & Benefits IMRF Er Contribution	4,345.00	420.81	2,911.06	1,433.94	67	2,733.9
Taxes & Benefits Medical/Dental Insurance	5,415.00	773.36	773.36	4,641.64	14	1,478.1
Taxes & Benefits Life Insurance	125.00	6.52	45.82	79.18	37	64.4
Taxes & Benefits Totals	$14,205.00	$1,612.85	$6,623.03	$7,581.97	47%	$6,515.9
Office Supplies						
Office Supplies General	1,450.00	2.15	405.44	1,044.56	28	271.0
Office Supplies Paper	600.00	23.50	58.74	541.26	10	36.9
Office Supplies Printed Forms	300.00	.00	.00	300.00	0	.0
Office Supplies Totals	$2,350.00	$25.65	$464.18	$1,885.82	20%	$308.0
Services						
Services Legal	37,500.00	.00	8,437.50	29,062.50	23	12,135.0
Services Totals	$37,500.00	$0.00	$8,437.50	$29,062.50	23%	$12,135.0
Other						
Other Memberships & Publications	100.00	.00	.00	100.00	0	.0
Other Totals	$100.00	$0.00	$0.00	$100.00	0%	$0.0
Program **0000 - General** Totals	$110,560.00	$7,103.47	$53,330.40	$57,229.60	48%	$47,592.0
Division **16 - Administrative Adjudication** Totals	$110,560.00	$7,103.47	$53,330.40	$57,229.60	48%	$47,592.0
Department **32 - Legal** Totals	$491,010.00	$39,820.72	$202,993.84	$288,016.16	41%	$182,548.3

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Department **34 - Human Resources**						
Division **01 - Administration**						
Program **0000 - General**						
Salaries						
Salaries Full Time	252,785.00	20,122.40	125,765.00	127,020.00	50	108,905.4
Salaries Part Time	113,614.00	7,431.00	46,443.75	67,170.25	41	43,234.5
Salaries Overtime	250.00	.00	60.94	189.06	24	2,961.5
Salaries Special Compensation	5,475.00	.00	2,000.00	3,475.00	37	.0
Salaries Totals	$372,124.00	$27,553.40	$174,269.69	$197,854.31	47%	$155,101.5
Taxes & Benefits						
Taxes & Benefits Deferred Compensation	9,280.00	738.86	4,625.93	4,654.07	50	4,296.7
Taxes & Benefits Medicare	5,740.00	405.38	2,568.38	3,171.62	45	2,272.0
Taxes & Benefits Social Security	24,515.00	1,733.29	10,982.01	13,532.99	45	9,715.1
Taxes & Benefits IMRF Er Contribution	28,360.00	2,178.50	13,785.28	14,574.72	49	14,852.6
Taxes & Benefits Medical/Dental Insurance	46,425.00	1,933.43	23,201.16	23,223.84	50	24,020.1
Taxes & Benefits Life Insurance	550.00	14.09	169.08	380.92	31	287.3
Taxes & Benefits Allowances	7,020.00	292.50	3,510.00	3,510.00	50	3,802.5
Taxes & Benefits Totals	$121,890.00	$7,296.05	$58,841.84	$63,048.16	48%	$59,246.5
Office Supplies						
Office Supplies General	1,350.00	2.15	228.92	1,121.08	17	170.5
Office Supplies Paper	500.00	23.50	58.74	441.26	12	36.9
Office Supplies Totals	$1,850.00	$25.65	$287.66	$1,562.34	16%	$207.5
Services						
Services Other	6,746.00	.00	6,745.84	.16	100	.0
Services Totals	$6,746.00	$0.00	$6,745.84	$0.16	100%	$0.0
Communications						
Communications Postage	300.00	.00	.00	300.00	0	.0
Communications Totals	$300.00	$0.00	$0.00	$300.00	0%	$0.0
Repair and Maintenance						
Repair and Maintenance Software	33,500.00	.00	33,323.16	176.84	99	8,751.6
Repair and Maintenance Totals	$33,500.00	$0.00	$33,323.16	$176.84	99%	$8,751.6
Other						
Other Small Tools & Equipment	250.00	.00	.00	250.00	0	.0
Other Memberships & Publications	2,270.00	.00	1,076.83	1,193.17	47	856.0
Other Training & Travel	5,800.00	.00	1,200.00	4,600.00	21	450.0
Other Totals	$8,320.00	$0.00	$2,276.83	$6,043.17	27%	$1,306.0
Program **0000 - General** Totals	$544,730.00	$34,875.10	$275,745.02	$268,984.98	51%	$224,613.2
Division **01 - Administration** Totals	$544,730.00	$34,875.10	$275,745.02	$268,984.98	51%	$224,613.2
Division **17 - Village Wide Benefit Programs**						
Program **0000 - General**						
Salaries						
Salaries Special Compensation	494,000.00	.00	.00	494,000.00	0	.0
Salaries Totals	$494,000.00	$0.00	$0.00	$494,000.00	0%	$0.0
Taxes & Benefits						
Taxes & Benefits Medicare	7,165.00	.00	.00	7,165.00	0	.0
Taxes & Benefits Social Security	30,635.00	.00	.00	30,635.00	0	.0
Taxes & Benefits IMRF Er Contribution	22,835.00	.00	.00	22,835.00	0	.0
Taxes & Benefits Medical/Dental Insurance	.00	(.44)	(2.72)	2.72	+++	10,507.3
Taxes & Benefits Life Insurance	.00	.00	.00	.00	+++	(387.73
Taxes & Benefits Totals	$60,635.00	($0.44)	($2.72)	$60,637.72	(0%)	$10,119.5

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Services						
Services Management Consulting	675.00	.00	250.00	425.00	37	124.0
Services Management Fees	9,235.00	464.00	3,288.00	5,947.00	36	7,357.0
Services Other	500.00	.00	.00	500.00	0	.0
Services Totals	$10,410.00	$464.00	$3,538.00	$6,872.00	34%	$7,481.0
Other						
Other Training & Travel	5,000.00	.00	.00	5,000.00	0	39.9
Other Tuition Assistance	20,000.00	813.00	4,644.00	15,356.00	23	8,374.5
Other Totals	$25,000.00	$813.00	$4,644.00	$20,356.00	19%	$8,414.4
Program **0000 - General** Totals	$590,045.00	$1,276.56	$8,179.28	$581,865.72	1%	$26,015.0
Program **2010 - Wellness Program**						
Operating Supplies						
Operating Supplies Other	7,425.00	.00	507.50	6,917.50	7	.0
Operating Supplies Totals	$7,425.00	$0.00	$507.50	$6,917.50	7%	$0.0
Services						
Services Other	26,345.00	76.50	26,344.50	.50	100	16,160.0
Services Totals	$26,345.00	$76.50	$26,344.50	$0.50	100%	$16,160.0
Program **2010 - Wellness Program** Totals	$33,770.00	$76.50	$26,852.00	$6,918.00	80%	$16,160.0
Division **17 - Village Wide Benefit Programs** Totals	$623,815.00	$1,353.06	$35,031.28	$588,783.72	6%	$42,175.0
Department **34 - Human Resources** Totals	$1,168,545.00	$36,228.16	$310,776.30	$857,768.70	27%	$266,788.3

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description		Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**							
Fund Type **General Fund**							
Fund **100 - General Fund**							
Department **38 - Information Technology**							
Division **01 - Administration**							
Program **0000 - General**							
Salaries							
Salaries Full Time		584,910.00	44,847.40	280,058.46	304,851.54	48	269,482.0
Salaries Part Time		32,825.00	2,530.50	8,516.68	24,308.32	26	12,986.8
Salaries Special Compensation		12,060.00	.00	4,000.00	8,060.00	33	.0
	Salaries Totals	$629,795.00	$47,377.90	$292,575.14	$337,219.86	46%	$282,468.8
Taxes & Benefits							
Taxes & Benefits Deferred Compensation		9,510.00	735.64	4,605.12	4,904.88	48	4,402.5
Taxes & Benefits Medicare		9,405.00	697.45	4,308.84	5,096.16	46	4,163.1
Taxes & Benefits Social Security		40,165.00	2,982.19	18,423.97	21,741.03	46	17,801.1
Taxes & Benefits IMRF Er Contribution		48,630.00	3,509.92	22,220.50	26,409.50	46	25,513.7
Taxes & Benefits Medical/Dental Insurance		63,035.00	2,671.51	32,058.12	30,976.88	51	32,876.8
Taxes & Benefits Life Insurance		1,270.00	31.31	369.90	900.10	29	658.7
Taxes & Benefits Allowances		8,250.00	343.74	4,124.88	4,125.12	50	4,468.6
	Taxes & Benefits Totals	$180,265.00	$10,971.76	$86,111.33	$94,153.67	48%	$89,884.8
Office Supplies							
Office Supplies General		6,850.00	1,502.00	4,223.97	2,626.03	62	3,805.9
Office Supplies Paper		350.00	.00	.00	350.00	0	.0
	Office Supplies Totals	$7,200.00	$1,502.00	$4,223.97	$2,976.03	59%	$3,805.9
Operating Supplies							
Operating Supplies Other		200.00	.00	.00	200.00	0	.0
	Operating Supplies Totals	$200.00	$0.00	$0.00	$200.00	0%	$0.0
Services							
Services Management Consulting		.00	.00	.00	.00	+++	2,835.0
Services Data Processing/Technology		107,467.00	8,308.47	26,963.07	80,503.93	25	37,437.9
	Services Totals	$107,467.00	$8,308.47	$26,963.07	$80,503.93	25%	$40,272.9
Communications							
Communications Postage		750.00	.00	.00	750.00	0	.0
Communications Other		250.00	.00	.00	250.00	0	.0
	Communications Totals	$1,000.00	$0.00	$0.00	$1,000.00	0%	$0.0
Repair and Maintenance							
Repair and Maintenance Machinery & Equipment		23,056.00	672.93	11,217.27	11,838.73	49	6,138.9
Repair and Maintenance Software		64,815.00	.00	52,175.54	12,639.46	80	27,724.3
	Repair and Maintenance Totals	$87,871.00	$672.93	$63,392.81	$24,478.19	72%	$33,863.2
Rental							
Rental Office Equipment		45,000.00	2,632.86	18,343.03	26,656.97	41	16,730.8
	Rental Totals	$45,000.00	$2,632.86	$18,343.03	$26,656.97	41%	$16,730.8
Other							
Other Small Tools & Equipment		200.00	.00	109.39	90.61	55	137.1
Other Memberships & Publications		750.00	.00	.00	750.00	0	.0
Other Training & Travel		14,680.00	.00	15,001.07	(321.07)	102	4,474.2
	Other Totals	$15,630.00	$0.00	$15,110.46	$519.54	97%	$4,611.4
Program **0000 - General** Totals		$1,074,428.00	$71,465.92	$506,719.81	$567,708.19	47%	$471,638.0
Division **01 - Administration** Totals		$1,074,428.00	$71,465.92	$506,719.81	$567,708.19	47%	$471,638.0

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Division **22 - Geographic Information Systems**						
Program **0000 - General**						
Salaries						
Salaries Full Time	94,505.00	7,234.60	45,216.25	49,288.75	48	43,687.4
Salaries Special Compensation	1,250.00	.00	750.00	500.00	60	.0
Salaries Totals	$95,755.00	$7,234.60	$45,966.25	$49,788.75	48%	$43,687.4
Taxes & Benefits						
Taxes & Benefits Medicare	1,395.00	103.77	652.94	742.06	47	619.7
Taxes & Benefits Social Security	5,965.00	443.75	2,791.91	3,173.09	47	2,650.1
Taxes & Benefits IMRF Er Contribution	7,375.00	557.06	3,539.37	3,835.63	48	4,067.2
Taxes & Benefits Medical/Dental Insurance	18,570.00	773.37	9,280.44	9,289.56	50	9,608.0
Taxes & Benefits Life Insurance	205.00	5.14	61.68	143.32	30	108.4
Taxes & Benefits Allowances	410.00	.00	.00	410.00	0	.0
Taxes & Benefits Totals	$33,920.00	$1,883.09	$16,326.34	$17,593.66	48%	$17,053.7
Office Supplies						
Office Supplies General	1,000.00	.00	1,000.00	.00	100	.0
Office Supplies Paper	.00	.00	.00	.00	+++	191.4
Office Supplies Totals	$1,000.00	$0.00	$1,000.00	$0.00	100%	$191.4
Services						
Services Data Processing/Technology	229,280.00	18,540.00	98,200.00	131,080.00	43	76,915.3
Services Totals	$229,280.00	$18,540.00	$98,200.00	$131,080.00	43%	$76,915.3
Repair and Maintenance						
Repair and Maintenance Software	8,700.00	.00	.00	8,700.00	0	4,147.6
Repair and Maintenance Totals	$8,700.00	$0.00	$0.00	$8,700.00	0%	$4,147.6
Program **0000 - General** Totals	$368,655.00	$27,657.69	$161,492.59	$207,162.41	44%	$141,995.7
Division **22 - Geographic Information Systems** Totals	$368,655.00	$27,657.69	$161,492.59	$207,162.41	44%	$141,995.7
Division **23 - Communication Systems**						
Program **0000 - General**						
Operating Supplies						
Operating Supplies Other	2,100.00	.00	.00	2,100.00	0	.0
Operating Supplies Totals	$2,100.00	$0.00	$0.00	$2,100.00	0%	$0.0
Communications						
Communications Telephone	19,720.00	1,730.65	13,970.22	5,749.78	71	6,381.8
Communications Cell Phones	22,000.00	1,007.34	5,600.99	16,399.01	25	9,582.3
Communications Other	38,640.00	518.79	5,987.43	32,652.57	15	7,808.5
Communications Totals	$80,360.00	$3,256.78	$25,558.64	$54,801.36	32%	$23,772.7
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	11,900.00	.00	600.06	11,299.94	5	.0
Repair and Maintenance Software	25,500.00	.00	15,165.00	10,335.00	59	18,904.0
Repair and Maintenance Totals	$37,400.00	$0.00	$15,765.06	$21,634.94	42%	$18,904.0
Other						
Other Small Tools & Equipment	1,000.00	.00	86.95	913.05	9	.0
Other Totals	$1,000.00	$0.00	$86.95	$913.05	9%	$0.0
Program **0000 - General** Totals	$120,860.00	$3,256.78	$41,410.65	$79,449.35	34%	$42,676.7
Division **23 - Communication Systems** Totals	$120,860.00	$3,256.78	$41,410.65	$79,449.35	34%	$42,676.7
Department **38 - Information Technology** Totals	$1,563,943.00	$102,380.39	$709,623.05	$854,319.95	45%	$656,310.5

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Department **40 - Community Development**						
Division **01 - Administration**						
Program **0000 - General**						
Salaries						
Salaries Full Time	180,505.00	13,864.40	86,652.50	93,852.50	48	83,440.0
Salaries Special Compensation	4,725.00	.00	750.00	3,975.00	16	.0
Salaries Totals	$185,230.00	$13,864.40	$87,402.50	$97,827.50	47%	$83,440.0
Taxes & Benefits						
Taxes & Benefits Deferred Compensation	10,835.00	831.86	5,207.38	5,627.62	48	5,014.6
Taxes & Benefits Medicare	2,945.00	215.01	1,367.06	1,577.94	46	1,310.5
Taxes & Benefits Social Security	12,595.00	919.36	5,845.33	6,749.67	46	5,603.6
Taxes & Benefits IMRF Er Contribution	15,100.00	1,131.62	7,141.60	7,958.40	47	8,247.9
Taxes & Benefits Medical/Dental Insurance	27,855.00	1,160.06	13,920.72	13,934.28	50	14,412.0
Taxes & Benefits Life Insurance	390.00	9.65	115.80	274.20	30	206.0
Taxes & Benefits Allowances	7,020.00	292.50	3,510.00	3,510.00	50	3,802.5
Taxes & Benefits Totals	$76,740.00	$4,560.06	$37,107.89	$39,632.11	48%	$38,597.3
Office Supplies						
Office Supplies General	5,245.00	35.68	1,199.87	4,045.13	23	711.8
Office Supplies Paper	1,250.00	.00	62.01	1,187.99	5	212.3
Office Supplies Printed Forms	4,000.00	.00	213.64	3,786.36	5	.0
Office Supplies Totals	$10,495.00	$35.68	$1,475.52	$9,019.48	14%	$924.1
Operating Supplies						
Operating Supplies Chemicals	350.00	.00	.00	350.00	0	.0
Operating Supplies Totals	$350.00	$0.00	$0.00	$350.00	0%	$0.0
Printing/Advertising						
Printing/Advertising Outside Printing Services	500.00	.00	.00	500.00	0	.0
Printing/Advertising Totals	$500.00	$0.00	$0.00	$500.00	0%	$0.0
Other						
Other Memberships & Publications	1,600.00	.00	716.90	883.10	45	1,000.0
Other Training & Travel	4,500.00	29.00	614.00	3,886.00	14	1,110.0
Other Totals	$6,100.00	$29.00	$1,330.90	$4,769.10	22%	$2,110.0
Program **0000 - General** Totals	$279,415.00	$18,489.14	$127,316.81	$152,098.19	46%	$125,071.5
Division **01 - Administration** Totals	$279,415.00	$18,489.14	$127,316.81	$152,098.19	46%	$125,071.5
Division **10 - Economic Development**						
Program **0000 - General**						
Printing/Advertising						
Printing/Advertising Outside Printing Services	1,000.00	.00	.00	1,000.00	0	.0
Printing/Advertising Totals	$1,000.00	$0.00	$0.00	$1,000.00	0%	$0.0
Other						
Other Memberships & Publications	6,300.00	.00	755.00	5,545.00	12	.0
Other Training & Travel	2,500.00	30.50	30.50	2,469.50	1	.0
Other Totals	$8,800.00	$30.50	$785.50	$8,014.50	9%	$0.0
Refunds	91,000.00	45,232.56	65,000.12	25,999.88	71	.0
Program **0000 - General** Totals	$100,800.00	$45,263.06	$65,785.62	$35,014.38	65%	$0.0
Division **10 - Economic Development** Totals	$100,800.00	$45,263.06	$65,785.62	$35,014.38	65%	$0.0

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VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Division **24 - Building Permits & Inspections**						
Program **0000 - General**						
Salaries						
Salaries Full Time	497,800.00	33,569.20	209,758.71	288,041.29	42	192,867.0
Salaries Part Time	73,420.00	3,079.80	19,261.80	54,158.20	26	11,962.0
Salaries Overtime	750.00	55.20	323.80	426.20	43	529.0
Salaries Special Compensation	4,000.00	.00	4,000.00	.00	100	.0
Salaries Totals	$575,970.00	$36,704.20	$233,344.31	$342,625.69	41%	$205,358.1
Taxes & Benefits						
Taxes & Benefits Medicare	8,395.00	524.40	3,298.36	5,096.64	39	2,905.6
Taxes & Benefits Social Security	35,795.00	2,242.28	14,103.34	21,691.66	39	12,424.2
Taxes & Benefits IMRF Er Contribution	38,690.00	2,589.07	16,466.19	22,223.81	43	18,006.3
Taxes & Benefits Medical/Dental Insurance	132,425.00	3,886.43	46,637.16	85,787.84	35	48,328.9
Taxes & Benefits Life Insurance	1,095.00	23.69	283.86	811.14	26	479.6
Taxes & Benefits Allowances	1,080.00	45.00	540.00	540.00	50	585.0
Taxes & Benefits Totals	$217,480.00	$9,310.87	$81,328.91	$136,151.09	37%	$82,729.8
Operating Supplies						
Operating Supplies Clothing	1,400.00	.00	248.29	1,151.71	18	125.6
Operating Supplies Totals	$1,400.00	$0.00	$248.29	$1,151.71	18%	$125.6
Services						
Services Architectual	106,280.00	4,440.00	22,600.56	83,679.44	21	42,406.7
Services Engineering	25,000.00	1,252.00	8,030.00	16,970.00	32	8,194.0
Services Data Processing/Technology	19,500.00	209.50	17,231.55	2,268.45	88	.0
Services Totals	$150,780.00	$5,901.50	$47,862.11	$102,917.89	32%	$50,600.7
Communications						
Communications Cell Phones	2,160.00	242.07	998.28	1,161.72	46	.0
Communications Totals	$2,160.00	$242.07	$998.28	$1,161.72	46%	$0.0
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	1,050.00	.00	.00	1,050.00	0	.0
Repair and Maintenance Software	84,605.00	.00	57,165.92	27,439.08	68	46,391.9
Repair and Maintenance Vehicle Maint Service Charge	14,070.00	1,173.00	7,038.00	7,032.00	50	5,460.0
Repair and Maintenance Totals	$99,725.00	$1,173.00	$64,203.92	$35,521.08	64%	$51,851.9
Other						
Other Memberships & Publications	1,720.00	270.30	450.30	1,269.70	26	175.0
Other Training & Travel	3,500.00	24.00	545.00	2,955.00	16	415.0
Other Totals	$5,220.00	$294.30	$995.30	$4,224.70	19%	$590.0
Program **0000 - General** Totals	$1,052,735.00	$53,625.94	$428,981.12	$623,753.88	41%	$391,256.2
Division **24 - Building Permits & Inspections** Totals	$1,052,735.00	$53,625.94	$428,981.12	$623,753.88	41%	$391,256.2
Division **25 - Neighborhood Services**						
Program **0000 - General**						
Salaries						
Salaries Full Time	537,305.00	40,703.00	254,333.55	282,971.45	47	242,055.8
Salaries Overtime	1,500.00	.00	484.51	1,015.49	32	233.7
Salaries Special Compensation	6,850.00	.00	5,500.00	1,350.00	80	1,500.0
Salaries Totals	$545,655.00	$40,703.00	$260,318.06	$285,336.94	48%	$243,789.5
Taxes & Benefits						
Taxes & Benefits Medicare	7,955.00	584.22	3,692.41	4,262.59	46	3,446.0
Taxes & Benefits Social Security	33,965.00	2,498.09	15,788.29	18,176.71	46	14,734.9
Taxes & Benefits IMRF Er Contribution	42,040.00	3,134.14	20,047.35	21,992.65	48	22,700.3
Taxes & Benefits Medical/Dental Insurance	111,425.00	4,640.20	55,682.40	55,742.60	50	57,648.2
Taxes & Benefits Life Insurance	1,175.00	28.76	344.84	830.16	29	602.0
Taxes & Benefits Allowances	1,800.00	75.00	900.00	900.00	50	975.0
Taxes & Benefits Totals	$198,360.00	$10,960.41	$96,455.29	$101,904.71	49%	$100,106.6
Operating Supplies						
Operating Supplies Clothing	1,750.00	.00	199.61	1,550.39	11	217.9
Operating Supplies Totals	$1,750.00	$0.00	$199.61	$1,550.39	11%	$217.92

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Communications						
Communications Cell Phones	900.00	.00	.00	900.00	0	.0
Communications Totals	$900.00	$0.00	$0.00	$900.00	0%	$0.0
Repair and Maintenance						
Repair and Maintenance Vehicle Maint Service Charge	14,070.00	1,173.00	7,038.00	7,032.00	50	7,356.0
Repair and Maintenance Totals	$14,070.00	$1,173.00	$7,038.00	$7,032.00	50%	$7,356.0
Other						
Other Memberships & Publications	1,850.00	.00	160.00	1,690.00	9	681.7
Other Training & Travel	2,525.00	.00	405.00	2,120.00	16	475.0
Other Totals	$4,375.00	$0.00	$565.00	$3,810.00	13%	$1,156.7
Program **0000 - General** Totals	$765,110.00	$52,836.41	$364,575.96	$400,534.04	48%	$352,626.9
Division **25 - Neighborhood Services** Totals	$765,110.00	$52,836.41	$364,575.96	$400,534.04	48%	$352,626.9
Division **26 - Environmental Health**						
Program **0000 - General**						
Salaries						
Salaries Full Time	345,505.00	27,028.20	168,260.97	177,244.03	49	149,075.0
Salaries Part Time	8,000.00	2,128.00	3,248.00	4,752.00	41	2,975.0
Salaries Overtime	750.00	.00	41.31	708.69	6	28.2
Salaries Special Compensation	6,020.00	.00	3,000.00	3,020.00	50	.0
Salaries Other	.00	.00	.00	.00	+++	621.6
Salaries Totals	$360,275.00	$29,156.20	$174,550.28	$185,724.72	48%	$152,699.9
Taxes & Benefits						
Taxes & Benefits Medicare	5,235.00	416.68	2,467.70	2,767.30	47	2,162.5
Taxes & Benefits Social Security	22,355.00	1,781.69	10,551.56	11,803.44	47	9,246.7
Taxes & Benefits IMRF Er Contribution	27,140.00	2,081.16	13,190.22	13,949.78	49	13,939.9
Taxes & Benefits Medical/Dental Insurance	54,780.00	2,636.23	31,634.76	23,145.24	58	26,936.9
Taxes & Benefits Life Insurance	760.00	18.98	223.63	536.37	29	340.6
Taxes & Benefits Allowances	.00	.00	.00	.00	+++	15.0
Taxes & Benefits Totals	$110,270.00	$6,934.74	$58,067.87	$52,202.13	53%	$52,641.8
Operating Supplies						
Operating Supplies Clothing	1,050.00	.00	171.74	878.26	16	.0
Operating Supplies Totals	$1,050.00	$0.00	$171.74	$878.26	16%	$0.0
Services						
Services Custodial	8,000.00	917.50	2,052.50	5,947.50	26	1,727.5
Services Totals	$8,000.00	$917.50	$2,052.50	$5,947.50	26%	$1,727.5
Communications						
Communications Cell Phones	1,620.00	.00	252.07	1,367.93	16	.0
Communications Totals	$1,620.00	$0.00	$252.07	$1,367.93	16%	$0.0
Utility Services						
Utility Services Refuse Disposal	3,500.00	230.00	1,777.75	1,722.25	51	1,754.5
Utility Services Totals	$3,500.00	$230.00	$1,777.75	$1,722.25	51%	$1,754.5
Repair and Maintenance						
Repair and Maintenance Software	10,395.00	.00	10,395.00	.00	100	9,900.0
Repair and Maintenance Vehicle Maint Service Charge	14,070.00	1,173.00	7,038.00	7,032.00	50	5,460.0
Repair and Maintenance Totals	$24,465.00	$1,173.00	$17,433.00	$7,032.00	71%	$15,360.0
Other						
Other Memberships & Publications	1,950.00	.00	515.00	1,435.00	26	995.1
Other Training & Travel	3,000.00	.00	375.00	2,625.00	13	1,370.0
Other Totals	$4,950.00	$0.00	$890.00	$4,060.00	18%	$2,365.1
Program **0000 - General** Totals	$514,130.00	$38,411.44	$255,195.21	$258,934.79	50%	$226,548.8
Division **26 - Environmental Health** Totals	$514,130.00	$38,411.44	$255,195.21	$258,934.79	50%	$226,548.8

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Division **44 - Planning & Zoning**						
Program **0000 - General**						
Salaries						
Salaries Full Time	315,975.00	23,910.00	149,437.50	166,537.50	47	143,365.0
Salaries Part Time	40,230.00	.00	.00	40,230.00	0	11,144.4
Salaries Special Compensation	5,320.00	.00	2,500.00	2,820.00	47	.0
Salaries Totals	$361,525.00	$23,910.00	$151,937.50	$209,587.50	42%	$154,509.4
Taxes & Benefits						
Taxes & Benefits Deferred Compensation	8,800.00	668.44	4,185.97	4,614.03	48	4,019.6
Taxes & Benefits Medicare	5,480.00	350.88	2,226.52	3,253.48	41	2,268.6
Taxes & Benefits Social Security	23,405.00	1,500.33	9,520.32	13,884.68	41	9,700.2
Taxes & Benefits IMRF Er Contribution	28,525.00	1,892.54	12,012.80	16,512.20	42	13,738.9
Taxes & Benefits Medical/Dental Insurance	64,530.00	2,671.51	32,058.12	32,471.88	50	33,423.6
Taxes & Benefits Life Insurance	685.00	16.68	198.37	486.63	29	351.4
Taxes & Benefits Allowances	7,020.00	292.50	3,510.00	3,510.00	50	3,802.5
Taxes & Benefits Totals	$138,445.00	$7,392.88	$63,712.10	$74,732.90	46%	$67,305.0
Office Supplies						
Office Supplies General	3,415.00	.00	104.50	3,310.50	3	231.3
Office Supplies Paper	930.00	.00	.00	930.00	0	.0
Office Supplies Printed Forms	2,000.00	.00	.00	2,000.00	0	.0
Office Supplies Totals	$6,345.00	$0.00	$104.50	$6,240.50	2%	$231.3
Operating Supplies						
Operating Supplies Other	200.00	.00	127.21	72.79	64	.0
Operating Supplies Totals	$200.00	$0.00	$127.21	$72.79	64%	$0.0
Services						
Services Management Consulting	85,000.00	3,374.47	11,804.47	73,195.53	14	.0
Services Totals	$85,000.00	$3,374.47	$11,804.47	$73,195.53	14%	$0.0
Communications						
Communications Cell Phones	468.00	.00	.00	468.00	0	.0
Communications Postage	240.00	.00	.00	240.00	0	.0
Communications Totals	$708.00	$0.00	$0.00	$708.00	0%	$0.0
Printing/Advertising						
Printing/Advertising Legal Notices	6,000.00	382.50	2,087.20	3,912.80	35	2,286.9
Printing/Advertising Totals	$6,000.00	$382.50	$2,087.20	$3,912.80	35%	$2,286.9
Other						
Other Memberships & Publications	1,600.00	.00	519.00	1,081.00	32	755.0
Other Training & Travel	4,250.00	.00	.00	4,250.00	0	.0
Other Totals	$5,850.00	$0.00	$519.00	$5,331.00	9%	$755.0
Program **0000 - General** Totals	$604,073.00	$35,059.85	$230,291.98	$373,781.02	38%	$225,087.7
Division **44 - Planning & Zoning** Totals	$604,073.00	$35,059.85	$230,291.98	$373,781.02	38%	$225,087.7
Department **40 - Community Development** Totals	$3,316,263.00	$243,685.84	$1,472,146.70	$1,844,116.30	44%	$1,320,591.3

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income State

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description		Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**							
Fund Type **General Fund**							
Fund **100 - General Fund**							
Department **42 - Police**							
Division **01 - Administration**							
Program **0000 - General**							
Salaries							
Salaries Full Time		1,153,550.00	91,584.60	561,553.20	591,996.80	49	530,614.1
Salaries Part Time		45,055.00	3,558.24	21,645.96	23,409.04	48	20,271.3
Salaries Special Compensation		22,010.00	.00	14,676.81	7,333.19	67	7,225.0
Salaries Other		.00	.00	2,598.09	(2,598.09)	+++	.0
	Salaries Totals	$1,220,615.00	$95,142.84	$600,474.06	$620,140.94	49%	$558,110.5
Taxes & Benefits							
Taxes & Benefits Deferred Compensation		10,735.00	837.82	5,237.25	5,497.75	49	4,958.2
Taxes & Benefits Medicare		17,945.00	1,357.46	8,499.30	9,445.70	47	7,893.8
Taxes & Benefits Social Security		76,610.00	5,804.21	36,341.91	40,268.09	47	33,753.2
Taxes & Benefits IMRF Er Contribution		21,405.00	1,840.66	11,054.61	10,350.39	52	11,548.5
Taxes & Benefits Police Pension Er Contribution		438,735.00	5,739.00	232,654.00	206,081.00	53	230,907.0
Taxes & Benefits Medical/Dental Insurance		194,995.00	9,667.11	109,045.02	85,949.98	56	100,848.2
Taxes & Benefits Life Insurance		2,510.00	64.14	744.12	1,765.88	30	1,305.8
Taxes & Benefits Allowances		3,960.00	165.00	1,980.00	1,980.00	50	2,145.0
	Taxes & Benefits Totals	$766,895.00	$25,475.40	$405,556.21	$361,338.79	53%	$393,359.8
Office Supplies							
Office Supplies General		4,100.00	147.60	694.51	3,405.49	17	589.9
Office Supplies Paper		3,000.00	183.66	1,019.40	1,980.60	34	1,133.7
	Office Supplies Totals	$7,100.00	$331.26	$1,713.91	$5,386.09	24%	$1,723.6
Operating Supplies							
Operating Supplies Custodial		3,860.00	290.83	704.30	3,155.70	18	1,442.7
Operating Supplies Medical		1,000.00	86.15	543.92	456.08	54	289.1
Operating Supplies Ammunition		18,545.00	.00	9,627.99	8,917.01	52	.0
Operating Supplies Other		3,500.00	847.42	1,426.82	2,073.18	41	855.3
	Operating Supplies Totals	$26,905.00	$1,224.40	$12,303.03	$14,601.97	46%	$2,587.2
Services							
Services Medical		1,270.00	.00	.00	1,270.00	0	.0
Services Management Fees		5,000.00	.00	.00	5,000.00	0	5,000.0
Services Other		1,930.00	662.89	1,919.14	10.86	99	1,181.1
	Services Totals	$8,200.00	$662.89	$1,919.14	$6,280.86	23%	$6,181.1
Communications							
Communications Postage		225.00	.00	27.62	197.38	12	91.9
	Communications Totals	$225.00	$0.00	$27.62	$197.38	12%	$91.9
Printing/Advertising							
Printing/Advertising Outside Printing Services		1,031.00	.00	731.00	300.00	71	1,169.0
	Printing/Advertising Totals	$1,031.00	$0.00	$731.00	$300.00	71%	$1,169.0
Repair and Maintenance							
Repair and Maintenance Machinery & Equipment		27,195.00	1,661.25	17,323.60	9,871.40	64	19,641.6
	Repair and Maintenance Totals	$27,195.00	$1,661.25	$17,323.60	$9,871.40	64%	$19,641.6
Other							
Other Memberships & Publications		19,820.00	18.99	12,895.94	6,924.06	65	8,752.4
Other Training & Travel		7,650.00	3,217.88	5,356.29	2,293.71	70	5,075.7
	Other Totals	$27,470.00	$3,236.87	$18,252.23	$9,217.77	66%	$13,828.1
	Program **0000 - General** Totals	$2,085,636.00	$127,734.91	$1,058,300.80	$1,027,335.20	51%	$996,693.0
	Division **01 - Administration** Totals	$2,085,636.00	$127,734.91	$1,058,300.80	$1,027,335.20	51%	$996,693.0

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Division **27 - Crime Control & Investigation**						
Program **4201 - Patrol**						
Salaries						
Salaries Full Time	8,589,835.00	632,108.43	3,956,566.59	4,633,268.41	46	3,823,313.9
Salaries Part Time	124,495.00	7,148.00	51,277.50	73,217.50	41	23,001.2
Salaries Overtime	303,680.00	28,217.09	153,364.11	150,315.89	51	150,795.8
Salaries Special Compensation	63,550.00	.00	62,654.88	895.12	99	3,666.6
Salaries Other	.00	.00	1,270.79	(1,270.79)	+++	96,671.3
Salaries Totals	$9,081,560.00	$667,473.52	$4,225,133.87	$4,856,426.13	47%	$4,097,449.0
Taxes & Benefits						
Taxes & Benefits Medicare	131,915.00	9,525.23	59,762.62	72,152.38	45	57,134.6
Taxes & Benefits Social Security	563,260.00	40,728.91	255,537.00	307,723.00	45	244,299.9
Taxes & Benefits IMRF Er Contribution	24,070.00	1,607.60	10,593.22	13,476.78	44	10,928.4
Taxes & Benefits Police Pension Er Contribution	3,989,070.00	52,152.40	2,114,834.03	1,874,235.97	53	2,293,148.7
Taxes & Benefits Medical/Dental Insurance	1,643,790.00	65,484.34	774,334.63	869,455.37	47	815,004.4
Taxes & Benefits Life Insurance	18,705.00	440.33	5,157.30	13,547.70	28	9,173.7
Taxes & Benefits Allowances	720.00	15.00	195.00	525.00	27	405.0
Taxes & Benefits Totals	$6,371,530.00	$169,953.81	$3,220,413.80	$3,151,116.20	51%	$3,430,095.0
Office Supplies						
Office Supplies Printed Forms	2,000.00	.00	695.55	1,304.45	35	1,894.5
Office Supplies Totals	$2,000.00	$0.00	$695.55	$1,304.45	35%	$1,894.5
Operating Supplies						
Operating Supplies Custodial	50.00	.00	.00	50.00	0	.0
Operating Supplies Clothing	78,390.00	8,366.08	30,433.48	47,956.52	39	27,179.4
Operating Supplies Other	6,800.00	110.25	1,751.97	5,048.03	26	1,346.6
Operating Supplies Totals	$85,240.00	$8,476.33	$32,185.45	$53,054.55	38%	$28,526.0
Services						
Services Financial	201,900.00	3,432.30	13,729.20	188,170.80	7	13,460.0
Services Medical	9,200.00	2,375.00	4,667.10	4,532.90	51	3,141.7
Services Data Processing/Technology	63,800.00	2,466.00	11,422.00	52,378.00	18	13,497.0
Services Other	1,200.00	.00	.00	1,200.00	0	.0
Services Totals	$276,100.00	$8,273.30	$29,818.30	$246,281.70	11%	$30,098.7
Communications						
Communications Telephone	240.00	.00	.00	240.00	0	21.7
Communications Totals	$240.00	$0.00	$0.00	$240.00	0%	$21.7
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	2,450.00	.00	1,088.46	1,361.54	44	590.9
Repair and Maintenance Totals	$2,450.00	$0.00	$1,088.46	$1,361.54	44%	$590.9
Other						
Other Small Tools & Equipment	1,700.00	.00	1,344.00	356.00	79	1,242.1
Other Memberships & Publications	100.00	.00	.00	100.00	0	100.0
Other Totals	$1,800.00	$0.00	$1,344.00	$456.00	75%	$1,342.1
Program **4201 - Patrol** Totals	$15,820,920.00	$854,176.96	$7,510,679.43	$8,310,240.57	47%	$7,590,018.2
Program **4202 - Investigation**						
Salaries						
Salaries Full Time	2,564,475.00	202,409.20	1,303,572.25	1,260,902.75	51	1,177,659.6
Salaries Overtime	50,000.00	2,729.60	31,958.37	18,041.63	64	36,068.2
Salaries Special Compensation	26,000.00	.00	19,676.01	6,323.99	76	1,000.0
Salaries Other	.00	.00	23,285.61	(23,285.61)	+++	10,604.1
Salaries Totals	$2,640,475.00	$205,138.80	$1,378,492.24	$1,261,982.76	52%	$1,225,332.0

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Taxes & Benefits						
Taxes & Benefits Medicare	38,635.00	2,933.07	19,649.19	18,985.81	51	17,542.0
Taxes & Benefits Social Security	165,000.00	12,541.27	84,017.11	80,982.89	51	75,007.1
Taxes & Benefits IMRF Er Contribution	5,655.00	421.84	2,694.25	2,960.75	48	3,094.6
Taxes & Benefits Police Pension Er Contribution	1,182,920.00	15,474.00	627,229.00	555,691.00	53	600,111.0
Taxes & Benefits Medical/Dental Insurance	510,695.00	22,342.21	260,745.03	249,949.97	51	263,027.6
Taxes & Benefits Life Insurance	5,560.00	142.03	1,695.26	3,864.74	30	2,882.7
Taxes & Benefits Allowances	20,040.00	225.00	12,710.00	7,330.00	63	14,730.0
Taxes & Benefits Totals	$1,928,505.00	$54,079.42	$1,008,739.84	$919,765.16	52%	$976,395.2
Operating Supplies						
Operating Supplies Other	11,306.00	998.00	8,613.69	2,692.31	76	601.9
Operating Supplies Totals	$11,306.00	$998.00	$8,613.69	$2,692.31	76%	$601.9
Services						
Services Other	800.00	60.00	180.00	620.00	23	180.0
Services Totals	$800.00	$60.00	$180.00	$620.00	23%	$180.0
Communications						
Communications Telephone	600.00	.00	.00	600.00	0	.0
Communications Totals	$600.00	$0.00	$0.00	$600.00	0%	$0.0
Other						
Other Memberships & Publications	17,300.00	195.20	13,529.60	3,770.40	78	15,231.9
Other Totals	$17,300.00	$195.20	$13,529.60	$3,770.40	78%	$15,231.9
Program **4202 - Investigation** Totals	$4,598,986.00	$260,471.42	$2,409,555.37	$2,189,430.63	52%	$2,217,741.1
Program **4204 - Crime Prevention/CFMH**						
Salaries						
Salaries Full Time	346,110.00	26,196.80	189,784.40	156,325.60	55	159,990.0
Salaries Overtime	1,000.00	.00	42.08	957.92	4	.0
Salaries Special Compensation	5,250.00	.00	3,276.33	1,973.67	62	.0
Salaries Other	.00	.00	14,573.28	(14,573.28)	+++	.0
Salaries Totals	$352,360.00	$26,196.80	$207,676.09	$144,683.91	59%	$159,990.0
Taxes & Benefits						
Taxes & Benefits Medicare	5,115.00	373.88	2,726.22	2,388.78	53	2,261.9
Taxes & Benefits Social Security	21,860.00	1,598.67	11,656.92	10,203.08	53	9,671.6
Taxes & Benefits Police Pension Er Contribution	164,260.00	2,151.00	87,141.00	77,119.00	53	87,497.0
Taxes & Benefits Medical/Dental Insurance	55,715.00	2,320.11	27,634.49	28,080.51	50	28,824.1
Taxes & Benefits Life Insurance	750.00	18.37	231.70	518.30	31	393.8
Taxes & Benefits Totals	$247,700.00	$6,462.03	$129,390.33	$118,309.67	52%	$128,648.5
Operating Supplies						
Operating Supplies Other	8,635.00	1,172.29	2,939.15	5,695.85	34	1,765.0
Operating Supplies Totals	$8,635.00	$1,172.29	$2,939.15	$5,695.85	34%	$1,765.0
Printing/Advertising						
Printing/Advertising Outside Printing Services	500.00	.00	.00	500.00	0	356.3
Printing/Advertising Totals	$500.00	$0.00	$0.00	$500.00	0%	$356.3
Other						
Other Memberships & Publications	300.00	.00	55.00	245.00	18	95.0
Other Totals	$300.00	$0.00	$55.00	$245.00	18%	$95.0
Program **4204 - Crime Prevention/CFMH** Totals	$609,495.00	$33,831.12	$340,060.57	$269,434.43	56%	$290,854.9

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Program **4205 - Records & Identification**						
Salaries						
Salaries Full Time	375,020.00	28,865.66	184,962.71	190,057.29	49	159,822.2
Salaries Part Time	30,430.00	2,320.00	14,252.92	16,177.08	47	13,272.6
Salaries Special Compensation	6,000.00	416.67	4,916.67	1,083.33	82	500.0
Salaries Totals	$411,450.00	$31,602.33	$204,132.30	$207,317.70	50%	$173,594.9
Taxes & Benefits						
Taxes & Benefits Medicare	5,985.00	444.18	2,836.81	3,148.19	47	2,397.1
Taxes & Benefits Social Security	25,565.00	1,899.27	12,129.86	13,435.14	47	10,249.9
Taxes & Benefits IMRF Er Contribution	31,695.00	2,433.37	15,719.21	15,975.79	50	16,223.7
Taxes & Benefits Medical/Dental Insurance	109,455.00	5,413.59	57,681.24	51,773.76	53	50,245.2
Taxes & Benefits Life Insurance	820.00	20.05	246.64	573.36	30	383.7
Taxes & Benefits Allowances	720.00	30.00	360.00	360.00	50	390.0
Taxes & Benefits Totals	$174,240.00	$10,240.46	$88,973.76	$85,266.24	51%	$79,889.8
Office Supplies						
Office Supplies Printed Forms	2,675.00	.00	2,497.18	177.82	93	839.7
Office Supplies Totals	$2,675.00	$0.00	$2,497.18	$177.82	93%	$839.7
Repair and Maintenance						
Repair and Maintenance Software	500.00	.00	449.00	51.00	90	.0
Repair and Maintenance Totals	$500.00	$0.00	$449.00	$51.00	90%	$0.0
Program **4205 - Records & Identification** Totals	$588,865.00	$41,842.79	$296,052.24	$292,812.76	50%	$254,324.4
Program **4206 - Evidence Collection**						
Operating Supplies						
Operating Supplies Medical	250.00	.00	.00	250.00	0	.0
Operating Supplies Other	5,350.00	783.76	4,050.37	1,299.63	76	3,189.3
Operating Supplies Totals	$5,600.00	$783.76	$4,050.37	$1,549.63	72%	$3,189.3
Repair and Maintenance						
Repair and Maintenance Software	3,635.00	1,307.97	1,307.97	2,327.03	36	3,899.0
Repair and Maintenance Totals	$3,635.00	$1,307.97	$1,307.97	$2,327.03	36%	$3,899.0
Program **4206 - Evidence Collection** Totals	$9,235.00	$2,091.73	$5,358.34	$3,876.66	58%	$7,088.3
Program **4207 - Animal Control**						
Salaries						
Salaries Full Time	52,190.00	3,875.20	24,092.56	28,097.44	46	18,368.0
Salaries Overtime	500.00	.00	9.08	490.92	2	91.8
Salaries Special Compensation	500.00	.00	750.00	(250.00)	150	.0
Salaries Totals	$53,190.00	$3,875.20	$24,851.64	$28,338.36	47%	$18,459.8
Taxes & Benefits						
Taxes & Benefits Medicare	775.00	55.64	353.94	421.06	46	261.6
Taxes & Benefits Social Security	3,305.00	237.92	1,513.40	1,791.60	46	1,118.9
Taxes & Benefits IMRF Er Contribution	4,100.00	298.40	1,913.62	2,186.38	47	1,718.6
Taxes & Benefits Medical/Dental Insurance	8,820.00	351.40	4,216.80	4,603.20	48	3,891.9
Taxes & Benefits Life Insurance	115.00	2.66	30.43	84.57	26	38.8
Taxes & Benefits Totals	$17,115.00	$946.02	$8,028.19	$9,086.81	47%	$7,030.0
Operating Supplies						
Operating Supplies Other	915.00	.00	.00	915.00	0	880.4
Operating Supplies Totals	$915.00	$0.00	$0.00	$915.00	0%	$880.4
Services						
Services Other	13,600.00	.00	6,265.95	7,334.05	46	9,288.0
Services Totals	$13,600.00	$0.00	$6,265.95	$7,334.05	46%	$9,288.0
Other						
Other Memberships & Publications	755.00	.00	.00	755.00	0	600.0
Other Totals	$755.00	$0.00	$0.00	$755.00	0%	$600.0
Program **4207 - Animal Control** Totals	$85,575.00	$4,821.22	$39,145.78	$46,429.22	46%	$36,258.3
Division **27 - Crime Control & Investigation** Totals	$21,713,076.00	$1,197,235.24	$10,600,851.73	$11,112,224.27	49%	$10,396,285.4

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Division **28 - Traffic Control**						
Program **4211 - Selective Traffic Enforcement**						
Salaries						
Salaries Full Time	200,720.00	16,400.00	101,636.00	99,084.00	51	48,695.6
Salaries Overtime	2,500.00	196.68	2,145.77	354.23	86	.0
Salaries Special Compensation	1,000.00	.00	1,500.00	(500.00)	150	.0
Salaries Totals	$204,220.00	$16,596.68	$105,281.77	$98,938.23	52%	$48,695.6
Taxes & Benefits						
Taxes & Benefits Medicare	2,970.00	232.24	1,571.72	1,398.28	53	775.4
Taxes & Benefits Social Security	12,665.00	993.05	6,720.46	5,944.54	53	3,315.8
Taxes & Benefits Police Pension Er Contribution	95,260.00	1,247.00	50,547.00	44,713.00	53	27,264.0
Taxes & Benefits Medical/Dental Insurance	46,425.00	1,466.53	17,389.19	29,035.81	37	14,412.0
Taxes & Benefits Life Insurance	440.00	11.50	130.02	309.98	30	120.8
Taxes & Benefits Totals	$157,760.00	$3,950.32	$76,358.39	$81,401.61	48%	$45,888.1
Program **4211 - Selective Traffic Enforcement** Totals	$361,980.00	$20,547.00	$181,640.16	$180,339.84	50%	$94,583.7
Program **4212 - Overweight Vehicle Enforcement**						
Salaries						
Salaries Full Time	115,370.00	8,832.00	55,200.00	60,170.00	48	53,330.0
Salaries Overtime	500.00	.00	291.77	208.23	58	60.6
Salaries Special Compensation	1,750.00	.00	750.00	1,000.00	43	.0
Salaries Totals	$117,620.00	$8,832.00	$56,241.77	$61,378.23	48%	$53,390.6
Taxes & Benefits						
Taxes & Benefits Medicare	1,715.00	127.20	816.03	898.97	48	748.4
Taxes & Benefits Social Security	7,320.00	543.89	3,489.23	3,830.77	48	3,200.2
Taxes & Benefits Police Pension Er Contribution	54,755.00	719.00	29,079.00	25,676.00	53	29,199.0
Taxes & Benefits Medical/Dental Insurance	27,855.00	.00	.00	27,855.00	0	14,412.0
Taxes & Benefits Life Insurance	250.00	6.26	73.44	176.56	29	133.5
Taxes & Benefits Allowances	360.00	15.00	180.00	180.00	50	195.0
Taxes & Benefits Totals	$92,255.00	$1,411.35	$33,637.70	$58,617.30	36%	$47,888.2
Operating Supplies						
Operating Supplies Other	350.00	.00	.00	350.00	0	72.5
Operating Supplies Totals	$350.00	$0.00	$0.00	$350.00	0%	$72.5
Services						
Services Other	2,600.00	.00	1,789.33	810.67	69	1,776.9
Services Totals	$2,600.00	$0.00	$1,789.33	$810.67	69%	$1,776.9
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	200.00	39.59	39.59	160.41	20	.0
Repair and Maintenance Totals	$200.00	$39.59	$39.59	$160.41	20%	$0.0
Other						
Other Memberships & Publications	100.00	.00	100.00	.00	100	100.0
Other Totals	$100.00	$0.00	$100.00	$0.00	100%	$100.0
Program **4212 - Overweight Vehicle Enforcement** Totals	$213,125.00	$10,282.94	$91,808.39	$121,316.61	43%	$103,228.3
Program **4214 - Crossing Guards**						
Salaries						
Salaries Part Time	60,840.00	1,448.45	35,569.52	25,270.48	58	34,088.6
Salaries Totals	$60,840.00	$1,448.45	$35,569.52	$25,270.48	58%	$34,088.6
Taxes & Benefits						
Taxes & Benefits Medicare	900.00	21.02	515.78	384.22	57	494.2
Taxes & Benefits Social Security	3,780.00	89.81	2,205.32	1,574.68	58	2,113.5
Taxes & Benefits Totals	$4,680.00	$110.83	$2,721.10	$1,958.90	58%	$2,607.7
Other						
Other Small Tools & Equipment	560.00	.00	109.06	450.94	19	.0
Other Totals	$560.00	$0.00	$109.06	$450.94	19%	$0.0
Program **4214 - Crossing Guards** Totals	$66,080.00	$1,559.28	$38,399.68	$27,680.32	58%	$36,696.3
Division **28 - Traffic Control** Totals	$641,185.00	$32,389.22	$311,848.23	$329,336.77	49%	$234,508.5

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Division **29 - Police Training**						
Program **0000 - General**						
Other						
Other Training & Travel	73,385.00	1,313.85	33,428.26	39,956.74	46	40,571.7
Other Totals	$73,385.00	$1,313.85	$33,428.26	$39,956.74	46%	$40,571.7
Program **0000 - General** Totals	$73,385.00	$1,313.85	$33,428.26	$39,956.74	46%	$40,571.7
Division **29 - Police Training** Totals	$73,385.00	$1,313.85	$33,428.26	$39,956.74	46%	$40,571.7
Division **30 - Support Services**						
Program **4221 - Communication Services**						
Salaries						
Salaries Full Time	373,750.00	26,756.80	160,439.90	213,310.10	43	169,843.5
Salaries Part Time	50,915.00	1,843.14	5,233.94	45,681.06	10	9,730.5
Salaries Overtime	3,500.00	572.04	2,431.46	1,068.54	69	5,112.9
Salaries Special Compensation	4,250.00	.00	4,500.00	(250.00)	106	500.0
Salaries Other	.00	.00	3,284.58	(3,284.58)	+++	.0
Salaries Totals	$432,415.00	$29,171.98	$175,889.88	$256,525.12	41%	$185,187.0
Taxes & Benefits						
Taxes & Benefits Medicare	6,290.00	418.43	2,501.12	3,788.88	40	2,600.4
Taxes & Benefits Social Security	26,825.00	1,789.06	10,694.31	16,130.69	40	11,119.3
Taxes & Benefits IMRF Er Contribution	33,315.00	2,246.24	13,282.46	20,032.54	40	16,274.2
Taxes & Benefits Medical/Dental Insurance	59,095.00	3,093.46	31,707.95	27,387.05	54	40,982.2
Taxes & Benefits Life Insurance	835.00	18.68	204.78	630.22	25	406.5
Taxes & Benefits Totals	$126,360.00	$7,565.87	$58,390.62	$67,969.38	46%	$71,382.9
R&M Supplies						
R&M Supplies Equipment Parts	4,500.00	.00	1,528.93	2,971.07	34	211.5
R&M Supplies Totals	$4,500.00	$0.00	$1,528.93	$2,971.07	34%	$211.5
Communications						
Communications Dispatch Services	400,000.00	32,793.45	229,554.15	170,445.85	57	238,916.5
Communications Cell Phones	24,000.00	1,495.93	7,413.37	16,586.63	31	6,959.8
Communications Totals	$424,000.00	$34,289.38	$236,967.52	$187,032.48	56%	$245,876.4
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	1,500.00	.00	.00	1,500.00	0	.0
Repair and Maintenance Totals	$1,500.00	$0.00	$0.00	$1,500.00	0%	$0.0
Program **4221 - Communication Services** Totals	$988,775.00	$71,027.23	$472,776.95	$515,998.05	48%	$502,657.8
Program **4222 - Automotive Services**						
Repair and Maintenance						
Repair and Maintenance Vehicle Maint Service Charge	562,790.00	46,899.00	281,394.00	281,396.00	50	259,998.0
Repair and Maintenance Totals	$562,790.00	$46,899.00	$281,394.00	$281,396.00	50%	$259,998.0
Program **4222 - Automotive Services** Totals	$562,790.00	$46,899.00	$281,394.00	$281,396.00	50%	$259,998.0

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VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Program **4223 - Social Services**						
Salaries						
Salaries Full Time	189,375.00	6,777.60	42,360.00	147,015.00	22	85,333.2
Salaries Special Compensation	2,000.00	.00	1,250.00	750.00	63	812.5
Salaries Other	.00	.00	.00	.00	+++	7,166.3
Salaries Totals	$191,375.00	$6,777.60	$43,610.00	$147,765.00	23%	$93,312.0
Taxes & Benefits						
Taxes & Benefits Medicare	2,780.00	97.85	626.82	2,153.18	23	1,238.1
Taxes & Benefits Social Security	11,870.00	418.39	2,680.17	9,189.83	23	5,294.2
Taxes & Benefits IMRF Er Contribution	14,740.00	521.88	3,358.57	11,381.43	23	8,687.2
Taxes & Benefits Medical/Dental Insurance	46,425.00	304.71	3,656.52	42,768.48	8	25,498.2
Taxes & Benefits Life Insurance	415.00	4.66	53.63	361.37	13	200.3
Taxes & Benefits Allowances	360.00	15.00	180.00	180.00	50	.0
Taxes & Benefits Totals	$76,590.00	$1,362.49	$10,555.71	$66,034.29	14%	$40,918.2
Operating Supplies						
Operating Supplies Other	250.00	.00	141.96	108.04	57	.0
Operating Supplies Totals	$250.00	$0.00	$141.96	$108.04	57%	$0.0
Other						
Other Memberships & Publications	384.00	.00	75.00	309.00	20	447.3
Other Totals	$384.00	$0.00	$75.00	$309.00	20%	$447.3
Program **4223 - Social Services** Totals	$268,599.00	$8,140.09	$54,382.67	$214,216.33	20%	$134,677.6
Division **30 - Support Services** Totals	$1,820,164.00	$126,066.32	$808,553.62	$1,011,610.38	44%	$897,333.5
Division **31 - Special Detail Services**						
Program **0000 - General**						
Salaries						
Salaries Special Compensation	216,000.00	15,558.69	78,016.82	137,983.18	36	82,619.4
Salaries Totals	$216,000.00	$15,558.69	$78,016.82	$137,983.18	36%	$82,619.4
Taxes & Benefits						
Taxes & Benefits Medicare	3,145.00	225.59	1,128.73	2,016.27	36	1,202.9
Taxes & Benefits Social Security	13,395.00	964.64	4,826.27	8,568.73	36	5,143.6
Taxes & Benefits Totals	$16,540.00	$1,190.23	$5,955.00	$10,585.00	36%	$6,346.5
Program **0000 - General** Totals	$232,540.00	$16,748.92	$83,971.82	$148,568.18	36%	$88,965.9
Division **31 - Special Detail Services** Totals	$232,540.00	$16,748.92	$83,971.82	$148,568.18	36%	$88,965.9
Department **42 - Police** Totals	$26,565,986.00	$1,501,488.46	$12,896,954.46	$13,669,031.54	49%	$12,654,358.2

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VILLAGE OF PALATINE

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Through 06/30/23
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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Department **44 - Fire**						
Division **01 - Administration**						
Program **0000 - General**						
Salaries						
Salaries Full Time	579,920.00	44,877.20	280,482.50	299,437.50	48	268,076.2
Salaries Part Time	26,760.00	2,100.00	12,400.00	14,360.00	46	.0
Salaries Special Compensation	14,640.00	3,022.99	6,272.99	8,367.01	43	.0
Salaries Totals	$621,320.00	$50,000.19	$299,155.49	$322,164.51	48%	$268,076.2
Taxes & Benefits						
Taxes & Benefits Deferred Compensation	10,445.00	815.84	5,099.87	5,345.13	49	4,829.0
Taxes & Benefits Medicare	9,210.00	729.98	4,333.56	4,876.44	47	3,844.7
Taxes & Benefits Social Security	39,320.00	3,121.24	18,529.70	20,790.30	47	16,439.3
Taxes & Benefits IMRF Er Contribution	9,210.00	715.52	4,493.18	4,716.82	49	3,963.5
Taxes & Benefits Fire Pension Er Contribution	271,580.00	3,591.00	146,636.00	124,944.00	54	135,340.0
Taxes & Benefits Medical/Dental Insurance	92,855.00	3,866.84	46,402.08	46,452.92	50	48,040.2
Taxes & Benefits Life Insurance	1,255.00	31.23	372.36	882.64	30	657.2
Taxes & Benefits Allowances	2,160.00	90.00	1,080.00	1,080.00	50	1,170.0
Taxes & Benefits Totals	$436,035.00	$12,961.65	$226,946.75	$209,088.25	52%	$214,284.0
Office Supplies						
Office Supplies General	4,000.00	108.02	891.91	3,108.09	22	1,199.3
Office Supplies Paper	750.00	.00	449.90	300.10	60	399.9
Office Supplies Printed Forms	500.00	270.11	270.11	229.89	54	261.3
Office Supplies Totals	$5,250.00	$378.13	$1,611.92	$3,638.08	31%	$1,860.6
Communications						
Communications Postage	350.00	17.80	68.07	281.93	19	146.6
Communications Totals	$350.00	$17.80	$68.07	$281.93	19%	$146.6
Other						
Other Memberships & Publications	7,280.00	430.00	6,618.31	661.69	91	5,985.0
Other Training & Travel	5,250.00	660.00	1,686.34	3,563.66	32	1,896.6
Other Totals	$12,530.00	$1,090.00	$8,304.65	$4,225.35	66%	$7,881.6
Program **0000 - General** Totals	$1,075,485.00	$64,447.77	$536,086.88	$539,398.12	50%	$492,249.2
Division **01 - Administration** Totals	$1,075,485.00	$64,447.77	$536,086.88	$539,398.12	50%	$492,249.2
Division **31 - Special Detail Services**						
Program **0000 - General**						
Salaries						
Salaries Overtime	20,800.00	602.64	11,480.27	9,319.73	55	6,729.4
Salaries Special Compensation	8,390.00	178.68	250.74	8,139.26	3	2,536.2
Salaries Totals	$29,190.00	$781.32	$11,731.01	$17,458.99	40%	$9,265.6
Taxes & Benefits						
Taxes & Benefits Medicare	430.00	2.59	145.82	284.18	34	110.6
Taxes & Benefits Social Security	1,815.00	11.08	623.54	1,191.46	34	473.2
Taxes & Benefits Totals	$2,245.00	$13.67	$769.36	$1,475.64	34%	$583.9
Program **0000 - General** Totals	$31,435.00	$794.99	$12,500.37	$18,934.63	40%	$9,849.5
Division **31 - Special Detail Services** Totals	$31,435.00	$794.99	$12,500.37	$18,934.63	40%	$9,849.5
Division **32 - Fire Service**						
Program **4401 - Fire Suppression**						
Salaries						
Salaries Full Time	10,058,065.00	754,721.61	4,756,030.44	5,302,034.56	47	4,584,568.7
Salaries Overtime	746,239.00	61,365.34	300,097.97	446,141.03	40	299,164.0
Salaries Special Compensation	199,910.00	6,589.96	135,464.42	64,445.58	68	68,678.4
Salaries Other	.00	14,262.48	25,963.64	(25,963.64)	+++	36,176.4
Salaries Totals	$11,004,214.00	$836,939.39	$5,217,556.47	$5,786,657.53	47%	$4,988,587.6

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Taxes & Benefits						
Taxes & Benefits Deferred Compensation	23,830.00	1,554.43	9,652.88	14,177.12	41	14,750.5
Taxes & Benefits Medicare	157,410.00	11,503.84	71,796.87	85,613.13	46	69,226.9
Taxes & Benefits Social Security	672,385.00	49,189.20	306,994.11	365,390.89	46	296,005.2
Taxes & Benefits Fire Pension Er Contribution	5,599,410.00	73,984.42	3,022,353.34	2,577,056.66	54	2,998,254.5
Taxes & Benefits Medical/Dental Insurance	2,022,455.00	77,874.39	950,890.30	1,071,564.70	47	1,005,471.2
Taxes & Benefits Life Insurance	21,905.00	523.60	6,282.45	15,622.55	29	11,371.5
Taxes & Benefits Totals	$8,497,395.00	$214,629.88	$4,367,969.95	$4,129,425.05	51%	$4,395,079.9
Operating Supplies						
Operating Supplies Clothing	144,020.00	1,210.57	53,647.50	90,372.50	37	27,402.3
Operating Supplies Other	3,050.00	102.49	107.64	2,942.36	4	1,671.4
Operating Supplies Totals	$147,070.00	$1,313.06	$53,755.14	$93,314.86	37%	$29,073.8
R&M Supplies						
R&M Supplies Equipment Parts	2,850.00	.00	597.68	2,252.32	21	245.4
R&M Supplies Building Repair	14,407.00	5,455.03	7,141.97	7,265.03	50	2,190.7
R&M Supplies Totals	$17,257.00	$5,455.03	$7,739.65	$9,517.35	45%	$2,436.1
Services						
Services Medical	29,430.00	.00	628.00	28,802.00	2	314.0
Services Totals	$29,430.00	$0.00	$628.00	$28,802.00	2%	$314.0
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	41,339.00	3,387.87	11,052.65	30,286.35	27	17,798.0
Repair and Maintenance Buildings	7,500.00	1,167.00	1,167.00	6,333.00	16	5,500.0
Repair and Maintenance Software	15,800.00	.00	14,896.75	903.25	94	6,641.0
Repair and Maintenance Totals	$64,639.00	$4,554.87	$27,116.40	$37,522.60	42%	$29,939.1
Other						
Other Small Tools & Equipment	25,395.00	630.97	11,213.85	14,181.15	44	9,030.4
Other Totals	$25,395.00	$630.97	$11,213.85	$14,181.15	44%	$9,030.4
Program **4401 - Fire Suppression** Totals	$19,785,400.00	$1,063,523.20	$9,685,979.46	$10,099,420.54	49%	$9,454,461.1
Program **4402 - Paramedic Service**						
Operating Supplies						
Operating Supplies Medical	18,671.00	946.10	8,777.88	9,893.12	47	7,610.1
Operating Supplies Totals	$18,671.00	$946.10	$8,777.88	$9,893.12	47%	$7,610.1
Services						
Services Financial	600,000.00	5,858.12	33,502.47	566,497.53	6	40,399.9
Services Totals	$600,000.00	$5,858.12	$33,502.47	$566,497.53	6%	$40,399.9
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	13,200.00	.00	2,456.25	10,743.75	19	8,311.6
Repair and Maintenance Software	6,800.00	.00	2,556.33	4,243.67	38	.0
Repair and Maintenance Totals	$20,000.00	$0.00	$5,012.58	$14,987.42	25%	$8,311.6
Other						
Other Memberships & Publications	1,250.00	239.00	604.00	646.00	48	107.0
Other Training & Travel	11,870.00	.00	1,965.00	9,905.00	17	.0
Other Totals	$13,120.00	$239.00	$2,569.00	$10,551.00	20%	$107.0
Program **4402 - Paramedic Service** Totals	$651,791.00	$7,043.22	$49,861.93	$601,929.07	8%	$56,428.7
Division **32 - Fire Service** Totals	$20,437,191.00	$1,070,566.42	$9,735,841.39	$10,701,349.61	48%	$9,510,889.8

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Division **33 - Fire Prevention & Education**						
Program **4411 - Fire Prevention**						
Salaries						
Salaries Full Time	188,215.00	14,197.40	88,733.75	99,481.25	47	85,510.6
Salaries Part Time	84,420.00	5,715.47	30,709.72	53,710.28	36	17,945.8
Salaries Special Compensation	1,250.00	.00	2,000.00	(750.00)	160	.0
Salaries Totals	$273,885.00	$19,912.87	$121,443.47	$152,441.53	44%	$103,456.4
Taxes & Benefits						
Taxes & Benefits Medicare	3,900.00	282.76	1,699.11	2,200.89	44	1,445.2
Taxes & Benefits Social Security	16,605.00	1,209.09	7,265.31	9,339.69	44	6,179.3
Taxes & Benefits IMRF Er Contribution	14,570.00	1,093.20	6,949.13	7,620.87	48	7,962.3
Taxes & Benefits Medical/Dental Insurance	55,710.00	2,320.12	27,841.44	27,868.56	50	28,824.1
Taxes & Benefits Life Insurance	410.00	9.99	119.88	290.12	29	211.9
Taxes & Benefits Allowances	720.00	30.00	360.00	360.00	50	390.0
Taxes & Benefits Totals	$91,915.00	$4,945.16	$44,234.87	$47,680.13	48%	$45,012.9
Office Supplies						
Office Supplies General	500.00	.00	73.57	426.43	15	.0
Office Supplies Paper	500.00	.00	.00	500.00	0	.0
Office Supplies Printed Forms	1,000.00	54.26	107.67	892.33	11	68.2
Office Supplies Totals	$2,000.00	$54.26	$181.24	$1,818.76	9%	$68.2
Communications						
Communications Telephone	3,250.00	75.09	814.59	2,435.41	25	1,345.1
Communications Totals	$3,250.00	$75.09	$814.59	$2,435.41	25%	$1,345.1
Other						
Other Small Tools & Equipment	2,500.00	.00	1,061.34	1,438.66	42	138.0
Other Memberships & Publications	1,620.00	.00	665.00	955.00	41	630.0
Other Training & Travel	3,000.00	.00	1,055.09	1,944.91	35	1,585.3
Other Totals	$7,120.00	$0.00	$2,781.43	$4,338.57	39%	$2,353.3
Program **4411 - Fire Prevention** Totals	$378,170.00	$24,987.38	$169,455.60	$208,714.40	45%	$152,236.0
Program **4412 - Public Education**						
Salaries						
Salaries Overtime	27,000.00	412.28	13,069.48	13,930.52	48	14,855.1
Salaries Totals	$27,000.00	$412.28	$13,069.48	$13,930.52	48%	$14,855.1
Taxes & Benefits						
Taxes & Benefits Medicare	290.00	4.13	109.47	180.53	38	135.3
Taxes & Benefits Social Security	1,240.00	17.68	468.04	771.96	38	578.7
Taxes & Benefits Totals	$1,530.00	$21.81	$577.51	$952.49	38%	$714.0
Office Supplies						
Office Supplies Printed Forms	500.00	.00	274.15	225.85	55	.0
Office Supplies Totals	$500.00	$0.00	$274.15	$225.85	55%	$0.0
Operating Supplies						
Operating Supplies Other	5,900.00	543.99	1,214.68	4,685.32	21	317.4
Operating Supplies Totals	$5,900.00	$543.99	$1,214.68	$4,685.32	21%	$317.4
Program **4412 - Public Education** Totals	$34,930.00	$978.08	$15,135.82	$19,794.18	43%	$15,886.6
Division **33 - Fire Prevention & Education** Totals	$413,100.00	$25,965.46	$184,591.42	$228,508.58	45%	$168,122.7

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Division **34 - Fire Training**						
Program **0000 - General**						
Salaries						
Salaries Full Time	141,920.00	10,996.60	68,728.75	73,191.25	48	65,605.0
Salaries Overtime	51,460.00	5,668.38	25,959.34	25,500.66	50	16,861.5
Salaries Special Compensation	1,500.00	.00	750.00	750.00	50	.0
Salaries Totals	$194,880.00	$16,664.98	$95,438.09	$99,441.91	49%	$82,466.5
Taxes & Benefits						
Taxes & Benefits Medicare	2,830.00	190.20	1,185.12	1,644.88	42	1,102.6
Taxes & Benefits Social Security	12,090.00	813.27	5,067.39	7,022.61	42	4,714.7
Taxes & Benefits Fire Pension Er Contribution	79,010.00	1,045.00	42,690.00	36,320.00	54	39,747.0
Taxes & Benefits Medical/Dental Insurance	27,855.00	1,160.05	13,920.60	13,934.40	50	14,412.0
Taxes & Benefits Life Insurance	305.00	7.69	92.28	212.72	30	163.1
Taxes & Benefits Totals	$122,090.00	$3,216.21	$62,955.39	$59,134.61	52%	$60,139.5
Operating Supplies						
Operating Supplies Other	2,500.00	51.88	808.30	1,691.70	32	.0
Operating Supplies Totals	$2,500.00	$51.88	$808.30	$1,691.70	32%	$0.0
Services						
Services Other	2,000.00	.00	1,190.63	809.37	60	.0
Services Totals	$2,000.00	$0.00	$1,190.63	$809.37	60%	$0.0
Other						
Other Small Tools & Equipment	12,000.00	.00	.00	12,000.00	0	505.0
Other Memberships & Publications	2,780.00	213.13	1,139.37	1,640.63	41	1,375.3
Other Training & Travel	29,750.00	7,415.75	29,266.64	483.36	98	27,820.1
Other Totals	$44,530.00	$7,628.88	$30,406.01	$14,123.99	68%	$29,700.5
Program **0000 - General** Totals	$366,000.00	$27,561.95	$190,798.42	$175,201.58	52%	$172,306.6
Division **34 - Fire Training** Totals	$366,000.00	$27,561.95	$190,798.42	$175,201.58	52%	$172,306.6
Division **35 - Support Services**						
Program **4421 - Communication Services**						
Communications						
Communications Dispatch Services	100,000.00	8,198.36	57,388.52	42,611.48	57	59,729.1
Communications Cell Phones	17,086.00	2,224.87	6,382.94	10,703.06	37	2,105.5
Communications Totals	$117,086.00	$10,423.23	$63,771.46	$53,314.54	54%	$61,834.7
Program **4421 - Communication Services** Totals	$117,086.00	$10,423.23	$63,771.46	$53,314.54	54%	$61,834.7
Program **4422 - Automotive Services**						
Repair and Maintenance						
Repair and Maintenance Vehicle Maint Service Charge	422,090.00	35,174.00	211,044.00	211,046.00	50	123,702.0
Repair and Maintenance Totals	$422,090.00	$35,174.00	$211,044.00	$211,046.00	50%	$123,702.0
Program **4422 - Automotive Services** Totals	$422,090.00	$35,174.00	$211,044.00	$211,046.00	50%	$123,702.0
Division **35 - Support Services** Totals	$539,176.00	$45,597.23	$274,815.46	$264,360.54	51%	$185,536.7

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description		Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**							
Fund Type **General Fund**							
Fund **100 - General Fund**							
Division **37 - Emergency Management**							
Program **0000 - General**							
Operating Supplies							
Operating Supplies Other		275.00	.00	.00	275.00	0	200.0
	Operating Supplies Totals	$275.00	$0.00	$0.00	$275.00	0%	$200.0
Services							
Services Data Processing/Technology		340.00	.00	.00	340.00	0	204.9
Services Other		26,715.00	.00	26,713.29	1.71	100	22,222.6
	Services Totals	$27,055.00	$0.00	$26,713.29	$341.71	99%	$22,427.5
Repair and Maintenance							
Repair and Maintenance Machinery & Equipment		7,350.00	.00	110.00	7,240.00	1	253.0
	Repair and Maintenance Totals	$7,350.00	$0.00	$110.00	$7,240.00	1%	$253.0
Other							
Other Memberships & Publications		170.00	.00	.00	170.00	0	.0
Other Training & Travel		500.00	.00	.00	500.00	0	.0
	Other Totals	$670.00	$0.00	$0.00	$670.00	0%	$0.0
	Program **0000 - General** Totals	$35,350.00	$0.00	$26,823.29	$8,526.71	76%	$22,880.5
	Division **37 - Emergency Management** Totals	$35,350.00	$0.00	$26,823.29	$8,526.71	76%	$22,880.5
	Department **44 - Fire** Totals	$22,897,737.00	$1,234,933.82	$10,961,457.23	$11,936,279.77	48%	$10,561,835.3

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VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Department **52 - Public Works**						
Division **01 - Administration**						
Program **0000 - General**						
Salaries						
Salaries Full Time	933,520.00	69,038.40	431,380.80	502,139.20	46	402,357.4
Salaries Part Time	32,000.00	8,326.75	10,766.75	21,233.25	34	15,888.0
Salaries Overtime	500.00	.00	373.59	126.41	75	.0
Salaries Special Compensation	35,480.00	880.07	29,097.47	6,382.53	82	27,723.2
Salaries Other	.00	9,279.97	9,279.97	(9,279.97)	+++	.0
Salaries Totals	$1,001,500.00	$87,525.19	$480,898.58	$520,601.42	48%	$445,968.6
Taxes & Benefits						
Taxes & Benefits Deferred Compensation	10,750.00	833.98	5,213.25	5,536.75	48	4,969.5
Taxes & Benefits Medicare	14,825.00	1,274.34	6,995.75	7,829.25	47	6,434.9
Taxes & Benefits Social Security	63,250.00	5,448.86	29,912.68	33,337.32	47	27,515.5
Taxes & Benefits IMRF Er Contribution	75,500.00	6,224.48	37,218.75	38,281.25	49	40,909.5
Taxes & Benefits Medical/Dental Insurance	165,845.00	6,520.19	88,750.36	77,094.64	54	90,444.9
Taxes & Benefits Life Insurance	2,025.00	40.48	557.52	1,467.48	28	989.7
Taxes & Benefits Allowances	7,200.00	300.00	3,600.00	3,600.00	50	3,120.0
Taxes & Benefits Totals	$339,395.00	$20,642.33	$172,248.31	$167,146.69	51%	$174,384.2
Office Supplies						
Office Supplies General	2,732.00	15.40	1,302.76	1,429.24	48	1,666.7
Office Supplies Paper	1,763.00	.00	.00	1,763.00	0	47.9
Office Supplies Printed Forms	837.00	.00	586.41	250.59	70	.0
Office Supplies Totals	$5,332.00	$15.40	$1,889.17	$3,442.83	35%	$1,714.7
Operating Supplies						
Operating Supplies Clothing	15,500.00	677.68	6,094.16	9,405.84	39	6,037.9
Operating Supplies Totals	$15,500.00	$677.68	$6,094.16	$9,405.84	39%	$6,037.9
Services						
Services Medical	3,325.00	565.50	1,086.50	2,238.50	33	1,286.2
Services Other	600.00	.00	.00	600.00	0	.0
Services Totals	$3,925.00	$565.50	$1,086.50	$2,838.50	28%	$1,286.2
Communications						
Communications Postage	750.00	9.22	141.90	608.10	19	208.4
Communications Totals	$750.00	$9.22	$141.90	$608.10	19%	$208.4
Repair and Maintenance						
Repair and Maintenance Vehicle Maint Service Charge	23,450.00	1,954.00	11,724.00	11,726.00	50	8,886.0
Repair and Maintenance Totals	$23,450.00	$1,954.00	$11,724.00	$11,726.00	50%	$8,886.0
Other						
Other Small Tools & Equipment	1,048.00	.00	1,048.00	.00	100	20.0
Other Memberships & Publications	5,600.00	120.00	1,731.13	3,868.87	31	2,902.0
Other Training & Travel	11,120.00	.00	1,500.00	9,620.00	13	1,392.0
Other Totals	$17,768.00	$120.00	$4,279.13	$13,488.87	24%	$4,314.0
Program **0000 - General** Totals	$1,407,620.00	$111,509.32	$678,361.75	$729,258.25	48%	$642,800.3
Division **01 - Administration** Totals	$1,407,620.00	$111,509.32	$678,361.75	$729,258.25	48%	$642,800.3
Division **38 - Building, Grounds, Electrical**						
Program **5201 - Buildings & Grounds Maintenance**						
Salaries						
Salaries Full Time	257,915.00	12,628.80	78,853.44	179,061.56	31	72,451.6
Salaries Overtime	2,500.00	.00	764.99	1,735.01	31	1,710.8
Salaries Special Compensation	4,500.00	.00	2,000.00	2,500.00	44	500.0
Salaries Totals	$264,915.00	$12,628.80	$81,618.43	$183,296.57	31%	$74,662.4

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VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Taxes & Benefits						
Taxes & Benefits Medicare	3,865.00	183.46	1,184.39	2,680.61	31	1,069.6
Taxes & Benefits Social Security	16,475.00	784.47	5,064.36	11,410.64	31	4,573.5
Taxes & Benefits IMRF Er Contribution	20,410.00	972.41	6,278.09	14,131.91	31	6,858.9
Taxes & Benefits Medical/Dental Insurance	74,280.00	2,320.12	27,841.44	46,438.56	37	28,824.1
Taxes & Benefits Life Insurance	565.00	8.94	106.98	458.02	19	179.5
Taxes & Benefits Allowances	720.00	.00	.00	720.00	0	.0
Taxes & Benefits Totals	$116,315.00	$4,269.40	$40,475.26	$75,839.74	35%	$41,505.7
Operating Supplies						
Operating Supplies Custodial	19,800.00	295.70	5,140.70	14,659.30	26	5,605.2
Operating Supplies Clothing	1,200.00	.00	.00	1,200.00	0	354.4
Operating Supplies Totals	$21,000.00	$295.70	$5,140.70	$15,859.30	24%	$5,959.6
Services						
Services Custodial	91,180.00	6,762.88	40,127.61	51,052.39	44	37,803.8
Services Other	37,950.00	904.00	1,299.00	36,651.00	3	2,796.0
Services Totals	$129,130.00	$7,666.88	$41,426.61	$87,703.39	32%	$40,599.8
Utility Services						
Utility Services Electric	7,000.00	1,142.31	3,106.52	3,893.48	44	2,554.2
Utility Services Natural Gas	20,000.00	348.76	4,272.29	15,727.71	21	4,304.6
Utility Services Totals	$27,000.00	$1,491.07	$7,378.81	$19,621.19	27%	$6,858.9
Other						
Other Small Tools & Equipment	1,405.00	.00	697.21	707.79	50	454.5
Other Totals	$1,405.00	$0.00	$697.21	$707.79	50%	$454.5
Program **5201 - Buildings & Grounds Maintenance** Totals	$559,765.00	$26,351.85	$176,737.02	$383,027.98	32%	$170,041.1
Program **5202 - Mechanical Maintenance**						
Salaries						
Salaries Full Time	101,445.00	7,691.20	47,667.52	53,777.48	47	43,640.0
Salaries Overtime	2,500.00	230.50	727.21	1,772.79	29	1,360.3
Salaries Special Compensation	3,250.00	.00	750.00	2,500.00	23	.0
Salaries Totals	$107,195.00	$7,921.70	$49,144.73	$58,050.27	46%	$45,000.3
Taxes & Benefits						
Taxes & Benefits Medicare	1,565.00	115.45	713.49	851.51	46	654.2
Taxes & Benefits Social Security	6,650.00	493.66	3,050.87	3,599.13	46	2,797.2
Taxes & Benefits IMRF Er Contribution	8,265.00	609.98	3,769.87	4,495.13	46	4,189.5
Taxes & Benefits Medical/Dental Insurance	19,040.00	764.00	9,224.16	9,815.84	48	9,608.0
Taxes & Benefits Life Insurance	220.00	5.45	64.56	155.44	29	109.3
Taxes & Benefits Totals	$35,740.00	$1,988.54	$16,822.95	$18,917.05	47%	$17,358.3
Operating Supplies						
Operating Supplies Custodial	6,000.00	252.20	2,068.47	3,931.53	34	1,972.5
Operating Supplies Totals	$6,000.00	$252.20	$2,068.47	$3,931.53	34%	$1,972.5
R&M Supplies						
R&M Supplies Equipment Parts	108,577.00	1,634.38	69,426.11	39,150.89	64	37,091.5
R&M Supplies Totals	$108,577.00	$1,634.38	$69,426.11	$39,150.89	64%	$37,091.5
Utility Services						
Utility Services Electric	135,530.00	17,448.38	60,700.83	74,829.17	45	61,326.9
Utility Services Totals	$135,530.00	$17,448.38	$60,700.83	$74,829.17	45%	$61,326.9
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	144,433.00	2,876.00	78,782.95	65,650.05	55	28,800.0
Repair and Maintenance Vehicle Maint Service Charge	9,380.00	782.00	4,692.00	4,688.00	50	2,694.0
Repair and Maintenance Totals	$153,813.00	$3,658.00	$83,474.95	$70,338.05	54%	$31,494.0
Rental						
Rental Machinery	500.00	.00	165.00	335.00	33	183.5
Rental Totals	$500.00	$0.00	$165.00	$335.00	33%	$183.5

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Other						
Other Small Tools & Equipment	1,280.00	251.79	276.96	1,003.04	22	31.1
Other Totals	$1,280.00	$251.79	$276.96	$1,003.04	22%	$31.1
Program **5202 - Mechanical Maintenance** Totals	$548,635.00	$33,154.99	$282,080.00	$266,555.00	51%	$194,458.4
Division **38 - Building, Grounds, Electrical** Totals	$1,108,400.00	$59,506.84	$458,817.02	$649,582.98	41%	$364,499.5
Division **39 - Forestry**						
Program **5211 - Tree Maintenance**						
Salaries						
Salaries Full Time	468,125.00	29,030.32	167,304.00	300,821.00	36	198,450.0
Salaries Overtime	10,000.00	131.49	1,287.91	8,712.09	13	1,249.6
Salaries Special Compensation	10,750.00	.00	3,038.31	7,711.69	28	.0
Salaries Totals	$488,875.00	$29,161.81	$171,630.22	$317,244.78	35%	$199,699.6
Taxes & Benefits						
Taxes & Benefits Medicare	7,110.00	422.75	2,501.50	4,608.50	35	2,854.5
Taxes & Benefits Social Security	30,370.00	1,807.61	10,696.11	19,673.89	35	12,205.5
Taxes & Benefits IMRF Er Contribution	37,655.00	2,245.47	13,288.06	24,366.94	35	18,440.1
Taxes & Benefits Medical/Dental Insurance	104,025.00	2,309.74	37,031.86	66,993.14	36	52,844.2
Taxes & Benefits Life Insurance	1,020.00	28.56	228.98	791.02	22	485.9
Taxes & Benefits Allowances	720.00	30.00	210.00	510.00	29	390.0
Taxes & Benefits Totals	$180,900.00	$6,844.13	$63,956.51	$116,943.49	35%	$87,220.4
Operating Supplies						
Operating Supplies Chemicals	1,600.00	.00	335.16	1,264.84	21	191.0
Operating Supplies Clothing	2,400.00	.00	.00	2,400.00	0	793.6
Operating Supplies Other	3,460.00	326.38	548.62	2,911.38	16	609.5
Operating Supplies Totals	$7,460.00	$326.38	$883.78	$6,576.22	12%	$1,594.1
Communications						
Communications Cell Phones	1,080.00	.00	530.88	549.12	49	.0
Communications Totals	$1,080.00	$0.00	$530.88	$549.12	49%	$0.0
Repair and Maintenance						
Repair and Maintenance Landscape	217,025.00	1,050.00	175,224.97	41,800.03	81	107,816.9
Repair and Maintenance Vehicle Maint Service Charge	65,660.00	5,472.00	32,832.00	32,828.00	50	25,992.0
Repair and Maintenance Totals	$282,685.00	$6,522.00	$208,056.97	$74,628.03	74%	$133,808.9
Other						
Other Small Tools & Equipment	4,000.00	.00	1,374.72	2,625.28	34	2,351.1
Other Totals	$4,000.00	$0.00	$1,374.72	$2,625.28	34%	$2,351.1
Program **5211 - Tree Maintenance** Totals	$965,000.00	$42,854.32	$446,433.08	$518,566.92	46%	$424,674.2
Program **5212 - Landscape Maintenance**						
Salaries						
Salaries Full Time	195,200.00	14,440.00	90,250.00	104,950.00	46	83,980.0
Salaries Part Time	40,000.00	2,276.00	6,072.00	33,928.00	15	4,964.0
Salaries Overtime	1,000.00	.00	597.12	402.88	60	66.7
Salaries Special Compensation	8,000.00	.00	1,640.70	6,359.30	21	.0
Salaries Totals	$244,200.00	$16,716.00	$98,559.82	$145,640.18	40%	$89,010.7
Taxes & Benefits						
Taxes & Benefits Medicare	3,550.00	242.84	1,430.79	2,119.21	40	1,276.3
Taxes & Benefits Social Security	15,175.00	1,038.38	6,117.94	9,057.06	40	5,457.4
Taxes & Benefits IMRF Er Contribution	18,810.00	1,287.13	7,582.67	11,227.33	40	8,180.6
Taxes & Benefits Medical/Dental Insurance	55,710.00	2,320.12	27,841.44	27,868.56	50	28,824.1
Taxes & Benefits Life Insurance	425.00	10.24	122.88	302.12	29	210.8
Taxes & Benefits Allowances	360.00	15.00	180.00	180.00	50	195.0
Taxes & Benefits Totals	$94,030.00	$4,913.71	$43,275.72	$50,754.28	46%	$44,144.4
Operating Supplies						
Operating Supplies Chemicals	3,000.00	.00	717.42	2,282.58	24	1,522.6
Operating Supplies Clothing	1,200.00	.00	19.06	1,180.94	2	267.5
Operating Supplies Other	20,850.00	235.88	19,678.63	1,171.37	94	20,599.9
Operating Supplies Totals	$25,050.00	$235.88	$20,415.11	$4,634.89	81%	$22,390.16

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Repair and Maintenance						
Repair and Maintenance Landscape	138,150.00	13,298.55	34,653.05	103,496.95	25	42,041.3
Repair and Maintenance Vehicle Maint Service Charge	65,660.00	5,472.00	32,832.00	32,828.00	50	25,992.0
Repair and Maintenance Totals	$203,810.00	$18,770.55	$67,485.05	$136,324.95	33%	$68,033.3
Other						
Other Small Tools & Equipment	3,000.00	.00	177.31	2,822.69	6	1,095.3
Other Totals	$3,000.00	$0.00	$177.31	$2,822.69	6%	$1,095.3
Program **5212 - Landscape Maintenance** Totals	$570,090.00	$40,636.14	$229,913.01	$340,176.99	40%	$224,674.0
Division **39 - Forestry** Totals	$1,535,090.00	$83,490.46	$676,346.09	$858,743.91	44%	$649,348.2
Division **41 - Streets**						
Program **5231 - Pavement Maintenance**						
Salaries						
Salaries Full Time	694,985.00	49,756.80	309,245.12	385,739.88	44	297,650.0
Salaries Part Time	7,500.00	.00	143.75	7,356.25	2	654.9
Salaries Overtime	137,000.00	.00	37,566.44	99,433.56	27	56,151.7
Salaries Special Compensation	22,250.00	.00	5,437.60	16,812.40	24	102.8
Salaries Totals	$861,735.00	$49,756.80	$352,392.91	$509,342.09	41%	$354,559.5
Taxes & Benefits						
Taxes & Benefits Medicare	12,580.00	721.48	5,119.49	7,460.51	41	5,252.5
Taxes & Benefits Social Security	53,555.00	3,084.93	21,890.03	31,664.97	41	22,459.0
Taxes & Benefits IMRF Er Contribution	65,790.00	3,831.31	27,186.08	38,603.92	41	33,766.1
Taxes & Benefits Medical/Dental Insurance	168,540.00	6,932.24	84,475.60	84,064.40	50	86,472.3
Taxes & Benefits Life Insurance	1,515.00	35.26	423.74	1,091.26	28	745.8
Taxes & Benefits Allowances	1,080.00	45.00	390.00	690.00	36	585.0
Taxes & Benefits Totals	$303,060.00	$14,650.22	$139,484.94	$163,575.06	46%	$149,280.8
Operating Supplies						
Operating Supplies Chemicals	34,109.00	.00	12,533.00	21,576.00	37	18,966.0
Operating Supplies Salt	421,998.00	.00	273,857.96	148,140.04	65	198,900.7
Operating Supplies Clothing	4,200.00	.00	337.18	3,862.82	8	2,019.7
Operating Supplies Shop Materials	1,500.00	.00	.00	1,500.00	0	1,001.1
Operating Supplies Totals	$461,807.00	$0.00	$286,728.14	$175,078.86	62%	$220,887.6
R&M Supplies						
R&M Supplies Street Maintenance	387,780.00	33,687.72	283,659.06	104,120.94	73	318,889.9
R&M Supplies Totals	$387,780.00	$33,687.72	$283,659.06	$104,120.94	73%	$318,889.9
Services						
Services Other	153,500.00	150.00	61,793.50	91,706.50	40	100,899.4
Services Totals	$153,500.00	$150.00	$61,793.50	$91,706.50	40%	$100,899.4
Utility Services						
Utility Services Refuse Disposal	20,000.00	1,235.97	4,441.39	15,558.61	22	8,458.8
Utility Services Totals	$20,000.00	$1,235.97	$4,441.39	$15,558.61	22%	$8,458.8
Repair and Maintenance						
Repair and Maintenance Streets	89,400.00	1,309.00	1,309.00	88,091.00	1	.0
Repair and Maintenance Vehicle Maint Service Charge	243,855.00	20,321.00	121,926.00	121,929.00	50	98,784.0
Repair and Maintenance Totals	$333,255.00	$21,630.00	$123,235.00	$210,020.00	37%	$98,784.0
Rental						
Rental Machinery	31,050.00	.00	30,690.00	360.00	99	29,140.0
Rental Totals	$31,050.00	$0.00	$30,690.00	$360.00	99%	$29,140.0
Other						
Other Small Tools & Equipment	8,907.00	119.91	1,797.57	7,109.43	20	3,830.5
Other Totals	$8,907.00	$119.91	$1,797.57	$7,109.43	20%	$3,830.5
Program **5231 - Pavement Maintenance** Totals	$2,561,094.00	$121,230.62	$1,284,222.51	$1,276,871.49	50%	$1,284,730.7

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Program **5232 - Traffic Control & Safety Signs**						
Salaries						
Salaries Full Time	177,835.00	12,977.61	50,754.82	127,080.18	29	74,970.0
Salaries Overtime	500.00	.00	.00	500.00	0	.0
Salaries Special Compensation	7,750.00	89.28	948.69	6,801.31	12	.0
Salaries Totals	$186,085.00	$13,066.89	$51,703.51	$134,381.49	28%	$74,970.0
Taxes & Benefits						
Taxes & Benefits Medicare	2,715.00	183.58	728.90	1,986.10	27	1,073.6
Taxes & Benefits Social Security	11,575.00	784.97	3,116.70	8,458.30	27	4,590.7
Taxes & Benefits IMRF Er Contribution	14,340.00	1,006.16	3,973.00	10,367.00	28	6,886.8
Taxes & Benefits Medical/Dental Insurance	38,085.00	1,541.56	8,089.26	29,995.74	21	19,216.0
Taxes & Benefits Life Insurance	390.00	9.06	61.12	328.88	16	182.8
Taxes & Benefits Allowances	360.00	15.00	45.00	315.00	13	195.0
Taxes & Benefits Totals	$67,465.00	$3,540.33	$16,013.98	$51,451.02	24%	$32,145.2
Operating Supplies						
Operating Supplies Clothing	1,200.00	.00	10.53	1,189.47	1	479.4
Operating Supplies Shop Materials	34,176.00	110.39	21,709.71	12,466.29	64	12,071.5
Operating Supplies Totals	$35,376.00	$110.39	$21,720.24	$13,655.76	61%	$12,550.9
Services						
Services Other	38,000.00	.00	.00	38,000.00	0	.0
Services Totals	$38,000.00	$0.00	$0.00	$38,000.00	0%	$0.0
Utility Services						
Utility Services Electric	700.00	76.70	206.58	493.42	30	184.9
Utility Services Totals	$700.00	$76.70	$206.58	$493.42	30%	$184.9
Repair and Maintenance						
Repair and Maintenance Vehicle Maint Service Charge	46,900.00	3,908.00	23,448.00	23,452.00	50	17,622.0
Repair and Maintenance Totals	$46,900.00	$3,908.00	$23,448.00	$23,452.00	50%	$17,622.0
Other						
Other Small Tools & Equipment	2,800.00	.00	733.09	2,066.91	26	359.7
Other Totals	$2,800.00	$0.00	$733.09	$2,066.91	26%	$359.7
Program **5232 - Traffic Control & Safety Signs** Totals	$377,326.00	$20,702.31	$113,825.40	$263,500.60	30%	$137,832.8
Program **5233 - Rights of Way Maintenance**						
Salaries						
Salaries Full Time	248,045.00	18,504.00	114,920.40	133,124.60	46	104,906.0
Salaries Overtime	2,500.00	.00	203.16	2,296.84	8	175.9
Salaries Special Compensation	8,500.00	.00	2,250.00	6,250.00	26	102.8
Salaries Totals	$259,045.00	$18,504.00	$117,373.56	$141,671.44	45%	$105,184.8
Taxes & Benefits						
Taxes & Benefits Medicare	3,770.00	268.54	1,694.07	2,075.93	45	1,503.8
Taxes & Benefits Social Security	16,070.00	1,148.35	7,243.57	8,826.43	45	6,429.9
Taxes & Benefits IMRF Er Contribution	19,955.00	1,424.80	8,987.58	10,967.42	45	9,646.8
Taxes & Benefits Medical/Dental Insurance	65,940.00	2,701.62	32,466.06	33,473.94	49	33,628.1
Taxes & Benefits Life Insurance	545.00	13.01	153.13	391.87	28	256.8
Taxes & Benefits Totals	$106,280.00	$5,556.32	$50,544.41	$55,735.59	48%	$51,465.4
Operating Supplies						
Operating Supplies Clothing	1,800.00	.00	.00	1,800.00	0	488.1
Operating Supplies Totals	$1,800.00	$0.00	$0.00	$1,800.00	0%	$488.1
Communications						
Communications Cell Phones	1,080.00	522.65	522.65	557.35	48	.0
Communications Totals	$1,080.00	$522.65	$522.65	$557.35	48%	$0.0
Utility Services						
Utility Services Refuse Disposal	2,000.00	.00	.00	2,000.00	0	.0
Utility Services Totals	$2,000.00	$0.00	$0.00	$2,000.00	0%	$0.0

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **General Fund**						
Fund **100 - General Fund**						
Repair and Maintenance						
Repair and Maintenance Landscape	1,530.00	493.00	1,477.00	53.00	97	526.0
Repair and Maintenance Vehicle Maint Service Charge	126,630.00	10,553.00	63,318.00	63,312.00	50	48,492.0
Repair and Maintenance Totals	$128,160.00	$11,046.00	$64,795.00	$63,365.00	51%	$49,018.0
Other						
Other Small Tools & Equipment	13.00	.00	13.00	.00	100	244.0
Other Totals	$13.00	$0.00	$13.00	$0.00	100%	$244.0
Program **5233 - Rights of Way Maintenance** Totals	$498,378.00	$35,628.97	$233,248.62	$265,129.38	47%	$206,400.5
Division **41 - Streets** Totals	$3,436,798.00	$177,561.90	$1,631,296.53	$1,805,501.47	47%	$1,628,964.1
Division **43 - Engineering**						
Program **0000 - General**						
Salaries						
Salaries Full Time	183,135.00	13,985.60	87,410.00	95,725.00	48	75,243.3
Salaries Special Compensation	2,000.00	.00	1,500.00	500.00	75	.0
Salaries Totals	$185,135.00	$13,985.60	$88,910.00	$96,225.00	48%	$75,243.3
Taxes & Benefits						
Taxes & Benefits Medicare	2,695.00	203.61	1,287.48	1,407.52	48	1,090.6
Taxes & Benefits Social Security	11,505.00	870.62	5,505.12	5,999.88	48	4,663.5
Taxes & Benefits IMRF Er Contribution	14,260.00	1,076.88	6,846.57	7,413.43	48	7,005.0
Taxes & Benefits Medical/Dental Insurance	18,580.00	773.36	9,280.32	9,299.68	50	8,129.8
Taxes & Benefits Life Insurance	400.00	9.63	110.83	289.17	28	178.1
Taxes & Benefits Allowances	360.00	15.00	180.00	180.00	50	105.0
Taxes & Benefits Totals	$47,800.00	$2,949.10	$23,210.32	$24,589.68	49%	$21,172.2
Office Supplies						
Office Supplies Paper	200.00	.00	.00	200.00	0	.0
Office Supplies Totals	$200.00	$0.00	$0.00	$200.00	0%	$0.0
Operating Supplies						
Operating Supplies Other	100.00	.00	.00	100.00	0	.0
Operating Supplies Totals	$100.00	$0.00	$0.00	$100.00	0%	$0.0
Services						
Services Architectual	1,700.00	.00	.00	1,700.00	0	1,000.0
Services Engineering	20,000.00	600.00	3,250.00	16,750.00	16	2,850.0
Services Data Processing/Technology	500.00	.00	.00	500.00	0	.0
Services Totals	$22,200.00	$600.00	$3,250.00	$18,950.00	15%	$3,850.0
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	500.00	.00	.00	500.00	0	69.9
Repair and Maintenance Totals	$500.00	$0.00	$0.00	$500.00	0%	$69.9
Program **0000 - General** Totals	$255,935.00	$17,534.70	$115,370.32	$140,564.68	45%	$100,335.5
Division **43 - Engineering** Totals	$255,935.00	$17,534.70	$115,370.32	$140,564.68	45%	$100,335.5
Department **52 - Public Works** Totals	$7,743,843.00	$449,603.22	$3,560,191.71	$4,183,651.29	46%	$3,385,947.8
EXPENSE TOTALS	$81,420,122.00	$15,783,611.14	$45,492,253.67	$35,927,868.33	56%	$30,867,177.3
Fund **100 - General Fund** Totals						
REVENUE TOTALS	81,420,122.00	4,814,566.08	39,043,629.90	42,376,492.10	48%	37,549,075.8
EXPENSE TOTALS	81,420,122.00	15,783,611.14	45,492,253.67	35,927,868.33	56%	30,867,177.3
Fund **100 - General Fund** Net Gain (Loss)	$0.00	($10,969,045.06)	($6,448,623.77)	($6,448,623.77)	+++	$6,681,898.4

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VILLAGE OF PALATINE

Income State

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Special Revenue**						
Fund **205 - Motor Fuel Tax Fund**						
REVENUE						
Shared Revenues						
Shared Revenues Motor Fuel Tax	2,788,200.00	245,256.28	1,392,829.28	1,395,370.72	50	1,338,178.8
Shared Revenues Totals	$2,788,200.00	$245,256.28	$1,392,829.28	$1,395,370.72	50%	$1,338,178.8
Grants	.00	.00	.00	.00	+++	753,029.3
Interest Income						
Interest Income Investments	750.00	5,503.00	64,030.00	(63,280.00)	8,537	7,148.0
Interest Income Totals	$750.00	$5,503.00	$64,030.00	($63,280.00)	8,537%	$7,148.0
(Source)/Use of Reserves	1,372,796.00	.00	.00	1,372,796.00	0	.0
REVENUE TOTALS	$4,161,746.00	$250,759.28	$1,456,859.28	$2,704,886.72	35%	$2,098,356.1
EXPENSE						
Department **52 - Public Works**						
Division **75 - Capital Outlay**						
Program **6060 - Streets**						
Improvements Other Than Buildings	4,161,746.00	125,860.58	2,851,409.87	1,310,336.13	69	2,789,905.8
Program **6060 - Streets** Totals	$4,161,746.00	$125,860.58	$2,851,409.87	$1,310,336.13	69%	$2,789,905.8
Division **75 - Capital Outlay** Totals	$4,161,746.00	$125,860.58	$2,851,409.87	$1,310,336.13	69%	$2,789,905.8
Department **52 - Public Works** Totals	$4,161,746.00	$125,860.58	$2,851,409.87	$1,310,336.13	69%	$2,789,905.8
EXPENSE TOTALS	$4,161,746.00	$125,860.58	$2,851,409.87	$1,310,336.13	69%	$2,789,905.8
Fund **205 - Motor Fuel Tax Fund** Totals						
REVENUE TOTALS	4,161,746.00	250,759.28	1,456,859.28	2,704,886.72	35%	2,098,356.1
EXPENSE TOTALS	4,161,746.00	125,860.58	2,851,409.87	1,310,336.13	69%	2,789,905.8
Fund **205 - Motor Fuel Tax Fund** Net Gain (Loss)	$0.00	$124,898.70	($1,394,550.59)	($1,394,550.59)	+++	($691,549.65

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Special Revenue**						
Fund **210 - Community Dev Block Grant Fund**						
REVENUE						
Grants	779,501.00	11,995.00	129,605.31	649,895.69	17	126,768.8
REVENUE TOTALS	$779,501.00	$11,995.00	$129,605.31	$649,895.69	17%	$126,768.8
EXPENSE						
Department **30 - Finance & Operations**						
Division **80 - Interfund Transfers**						
Program **0000 - General**						
Services						
Services Administrative Service Charge	95,962.00	11,995.00	71,970.00	23,992.00	75	72,744.0
Services Totals	$95,962.00	$11,995.00	$71,970.00	$23,992.00	75%	$72,744.0
Program **0000 - General** Totals	$95,962.00	$11,995.00	$71,970.00	$23,992.00	75%	$72,744.0
Division **80 - Interfund Transfers** Totals	$95,962.00	$11,995.00	$71,970.00	$23,992.00	75%	$72,744.0
Department **30 - Finance & Operations** Totals	$95,962.00	$11,995.00	$71,970.00	$23,992.00	75%	$72,744.0
Department **40 - Community Development**						
Division **21 - Community Development**						
Program **0000 - General**						
Services						
Services Other	72,516.00	.00	38,830.31	33,685.69	54	39,293.3
Services Totals	$72,516.00	$0.00	$38,830.31	$33,685.69	54%	$39,293.3
Program **0000 - General** Totals	$72,516.00	$0.00	$38,830.31	$33,685.69	54%	$39,293.3
Division **21 - Community Development** Totals	$72,516.00	$0.00	$38,830.31	$33,685.69	54%	$39,293.3
Department **40 - Community Development** Totals	$72,516.00	$0.00	$38,830.31	$33,685.69	54%	$39,293.3
Department **52 - Public Works**						
Division **75 - Capital Outlay**						
Program **6040 - Rights of Way Improvements**						
Improvements Other Than Buildings	611,023.00	2,384.00	21,189.00	589,834.00	3	14,731.5
Program **6040 - Rights of Way Improvements** Totals	$611,023.00	$2,384.00	$21,189.00	$589,834.00	3%	$14,731.5
Division **75 - Capital Outlay** Totals	$611,023.00	$2,384.00	$21,189.00	$589,834.00	3%	$14,731.5
Department **52 - Public Works** Totals	$611,023.00	$2,384.00	$21,189.00	$589,834.00	3%	$14,731.5
EXPENSE TOTALS	$779,501.00	$14,379.00	$131,989.31	$647,511.69	17%	$126,768.8
Fund **210 - Community Dev Block Grant Fund** Totals						
REVENUE TOTALS	779,501.00	11,995.00	129,605.31	649,895.69	17%	126,768.8
EXPENSE TOTALS	779,501.00	14,379.00	131,989.31	647,511.69	17%	126,768.8
Fund **210 - Community Dev Block Grant Fund** Net Gain (Loss)	$0.00	($2,384.00)	($2,384.00)	($2,384.00)	+++	$0.0

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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Special Revenue**						
Fund **221 - Federal Equitable Sharing Fund**						
REVENUE						
Grants	20,000.00	.00	.00	20,000.00	0	21,347.5
Interest Income						
Interest Income Investments	.00	2,082.00	11,624.00	(11,624.00)	+++	1,214.0
Interest Income Totals	$0.00	$2,082.00	$11,624.00	($11,624.00)	+++	$1,214.0
(Source)/Use of Reserves	26,000.00	.00	.00	26,000.00	0	.0
REVENUE TOTALS	$46,000.00	$2,082.00	$11,624.00	$34,376.00	25%	$22,561.5
EXPENSE						
Department **42 - Police**						
Division **27 - Crime Control & Investigation**						
Program **4201 - Patrol**						
Operating Supplies						
Operating Supplies Other	46,000.00	.00	18,626.75	27,373.25	40	26,617.8
Operating Supplies Totals	$46,000.00	$0.00	$18,626.75	$27,373.25	40%	$26,617.8
Program **4201 - Patrol** Totals	$46,000.00	$0.00	$18,626.75	$27,373.25	40%	$26,617.8
Division **27 - Crime Control & Investigation** Totals	$46,000.00	$0.00	$18,626.75	$27,373.25	40%	$26,617.8
Department **42 - Police** Totals	$46,000.00	$0.00	$18,626.75	$27,373.25	40%	$26,617.8
EXPENSE TOTALS	$46,000.00	$0.00	$18,626.75	$27,373.25	40%	$26,617.8
Fund **221 - Federal Equitable Sharing Fund** Totals						
REVENUE TOTALS	46,000.00	2,082.00	11,624.00	34,376.00	25%	22,561.5
EXPENSE TOTALS	46,000.00	.00	18,626.75	27,373.25	40%	26,617.8
Fund **221 - Federal Equitable Sharing Fund** Net Gain (Loss)	$0.00	$2,082.00	($7,002.75)	($7,002.75)	+++	($4,056.28

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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Special Revenue**						
Fund **222 - State Equitable Sharing Fund**						
REVENUE						
Grants	20,000.00	722.80	18,662.80	1,337.20	93	510,222.6
Interest Income						
Interest Income Investments	.00	2,578.00	14,668.00	(14,668.00)	+++	1,285.0
Interest Income Totals	$0.00	$2,578.00	$14,668.00	($14,668.00)	+++	$1,285.0
(Source)/Use of Reserves	48,000.00	.00	.00	48,000.00	0	.0
REVENUE TOTALS	$68,000.00	$3,300.80	$33,330.80	$34,669.20	49%	$511,507.6
EXPENSE						
Department **42 - Police**						
Division **27 - Crime Control & Investigation**						
Program **4201 - Patrol**						
Operating Supplies						
Operating Supplies Other	44,500.00	1,775.45	10,592.93	33,907.07	24	1,163.1
Operating Supplies Totals	$44,500.00	$1,775.45	$10,592.93	$33,907.07	24%	$1,163.1
Program **4201 - Patrol** Totals	$44,500.00	$1,775.45	$10,592.93	$33,907.07	24%	$1,163.1
Division **27 - Crime Control & Investigation** Totals	$44,500.00	$1,775.45	$10,592.93	$33,907.07	24%	$1,163.1
Division **75 - Capital Outlay**						
Program **0000 - General**						
Office and Other Equipment	23,500.00	11,709.00	23,499.42	.58	100	.0
Program **0000 - General** Totals	$23,500.00	$11,709.00	$23,499.42	$0.58	100%	$0.0
Division **75 - Capital Outlay** Totals	$23,500.00	$11,709.00	$23,499.42	$0.58	100%	$0.0
Department **42 - Police** Totals	$68,000.00	$13,484.45	$34,092.35	$33,907.65	50%	$1,163.1
EXPENSE TOTALS	$68,000.00	$13,484.45	$34,092.35	$33,907.65	50%	$1,163.1
Fund **222 - State Equitable Sharing Fund** Totals						
REVENUE TOTALS	68,000.00	3,300.80	33,330.80	34,669.20	49%	511,507.6
EXPENSE TOTALS	68,000.00	13,484.45	34,092.35	33,907.65	50%	1,163.1
Fund **222 - State Equitable Sharing Fund** Net Gain (Loss)	$0.00	($10,183.65)	($761.55)	($761.55)	+++	$510,344.4

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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Special Revenue**						
Fund **224 - Foreign Fire Insurance Tax Fund**						
REVENUE						
Shared Revenues						
Shared Revenues Foreign Fire Insurance Tax	70,000.00	.00	.00	70,000.00	0	.0
Shared Revenues Totals	$70,000.00	$0.00	$0.00	$70,000.00	0%	$0.0
Interest Income						
Interest Income Investments	.00	16.87	113.47	(113.47)	+++	35.7
Interest Income Totals	$0.00	$16.87	$113.47	($113.47)	+++	$35.7
Other						
Other Miscellaneous Income	.00	.00	.00	.00	+++	561.9
Other Totals	$0.00	$0.00	$0.00	$0.00	+++	$561.9
REVENUE TOTALS	$70,000.00	$16.87	$113.47	$69,886.53	0%	$597.6
EXPENSE						
Department **44 - Fire**						
Division **31 - Special Detail Services**						
Program **0000 - General**						
Operating Supplies						
Operating Supplies Other	70,000.00	9,004.54	57,163.55	12,836.45	82	46,036.4
Operating Supplies Totals	$70,000.00	$9,004.54	$57,163.55	$12,836.45	82%	$46,036.4
Program **0000 - General** Totals	$70,000.00	$9,004.54	$57,163.55	$12,836.45	82%	$46,036.4
Division **31 - Special Detail Services** Totals	$70,000.00	$9,004.54	$57,163.55	$12,836.45	82%	$46,036.4
Department **44 - Fire** Totals	$70,000.00	$9,004.54	$57,163.55	$12,836.45	82%	$46,036.4
EXPENSE TOTALS	$70,000.00	$9,004.54	$57,163.55	$12,836.45	82%	$46,036.4
Fund **224 - Foreign Fire Insurance Tax Fund** Totals						
REVENUE TOTALS	70,000.00	16.87	113.47	69,886.53	0%	597.6
EXPENSE TOTALS	70,000.00	9,004.54	57,163.55	12,836.45	82%	46,036.4
Fund **224 - Foreign Fire Insurance Tax Fund** Net Gain (Loss)	$0.00	($8,987.67)	($57,050.08)	($57,050.08)	+++	($45,438.77

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Account Description		Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**							
Fund Type **Special Revenue**							
Fund **233 - Downtown Area TIF (TIF #3) Fund**							
REVENUE							
Property Tax							
Property Tax TIF Increment		7,600,000.00	6,453.33	3,924,075.76	3,675,924.24	52	4,279,796.4
	Property Tax Totals	$7,600,000.00	$6,453.33	$3,924,075.76	$3,675,924.24	52%	$4,279,796.4
Interest Income							
Interest Income Investments		2,500.00	58,071.00	301,241.00	(298,741.00)	12,050	28,304.0
	Interest Income Totals	$2,500.00	$58,071.00	$301,241.00	($298,741.00)	12,050%	$28,304.0
Investment Income							
Investment Income Unrealized Gain/Loss		.00	(1,383.82)	(6,321.86)	6,321.86	+++	.0
	Investment Income Totals	$0.00	($1,383.82)	($6,321.86)	$6,321.86	+++	$0.0
(Source)/Use of Reserves		(534,334.00)	.00	.00	(534,334.00)	0	.0
	REVENUE TOTALS	$7,068,166.00	$63,140.51	$4,218,994.90	$2,849,171.10	60%	$4,308,100.4
EXPENSE							
Department **20 - Village Manager's Office**							
Division **10 - Economic Development**							
Program **0000 - General**							
Services							
Services Financial		5,000.00	.00	.00	5,000.00	0	1,030.0
Services Legal		5,000.00	.00	511.25	4,488.75	10	.0
Services Other		125,000.00	.00	28,475.00	96,525.00	23	1,000.0
	Services Totals	$135,000.00	$0.00	$28,986.25	$106,013.75	21%	$2,030.0
TIF Development		530,000.00	301,974.35	301,974.35	228,025.65	57	.0
	Program **0000 - General** Totals	$665,000.00	$301,974.35	$330,960.60	$334,039.40	50%	$2,030.0
	Division **10 - Economic Development** Totals	$665,000.00	$301,974.35	$330,960.60	$334,039.40	50%	$2,030.0
	Department **20 - Village Manager's Office** Totals	$665,000.00	$301,974.35	$330,960.60	$334,039.40	50%	$2,030.0

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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Special Revenue**						
Fund **233 - Downtown Area TIF (TIF #3) Fund**						
Department **30 - Finance & Operations**						
Division **70 - Debt Service**						
Program **3043 - Lim Oblig TIF Notes Series 2006B**						
Principal	15,000.00	.00	14,068.00	932.00	94	14,000.0
Program **3043 - Lim Oblig TIF Notes Series 2006B** Totals	$15,000.00	$0.00	$14,068.00	$932.00	94%	$14,000.0
Program **3066 - GO Tax Ref Series 2012 (TIF 3)**						
Interest	.00	.00	.00	.00	+++	7,303.1
Program **3066 - GO Tax Ref Series 2012 (TIF 3)** Totals	$0.00	$0.00	$0.00	$0.00	+++	$7,303.1
Program **3070 - GO Ref Series 2017A (TIF 3)**						
Interest	.00	.00	.00	.00	+++	18,540.0
Program **3070 - GO Ref Series 2017A (TIF 3)** Totals	$0.00	$0.00	$0.00	$0.00	+++	$18,540.0
Program **3072 - GO Tax Ref Series 2017C (TIF 3)**						
Interest	.00	.00	.00	.00	+++	7,150.0
Program **3072 - GO Tax Ref Series 2017C (TIF 3)** Totals	$0.00	$0.00	$0.00	$0.00	+++	$7,150.0
Division **70 - Debt Service** Totals	$15,000.00	$0.00	$14,068.00	$932.00	94%	$46,993.1
Department **30 - Finance & Operations** Totals	$15,000.00	$0.00	$14,068.00	$932.00	94%	$46,993.1
Department **52 - Public Works**						
Division **75 - Capital Outlay**						
Program **6010 - Buildings & Facilities**						
Improvements Other Than Buildings	1,335,543.00	3,369.00	24,273.64	1,311,269.36	2	268,085.6
Program **6010 - Buildings & Facilities** Totals	$1,335,543.00	$3,369.00	$24,273.64	$1,311,269.36	2%	$268,085.6
Program **6020 - Flood Control**						
Improvements Other Than Buildings	3,550,000.00	9,995.25	19,587.96	3,530,412.04	1	.0
Program **6020 - Flood Control** Totals	$3,550,000.00	$9,995.25	$19,587.96	$3,530,412.04	1%	$0.0
Program **6060 - Streets**						
Improvements Other Than Buildings	1,502,623.00	40,245.00	56,715.00	1,445,908.00	4	32,814.2
Program **6060 - Streets** Totals	$1,502,623.00	$40,245.00	$56,715.00	$1,445,908.00	4%	$32,814.2
Division **75 - Capital Outlay** Totals	$6,388,166.00	$53,609.25	$100,576.60	$6,287,589.40	2%	$300,899.8
Department **52 - Public Works** Totals	$6,388,166.00	$53,609.25	$100,576.60	$6,287,589.40	2%	$300,899.8
EXPENSE TOTALS	$7,068,166.00	$355,583.60	$445,605.20	$6,622,560.80	6%	$349,922.9
Fund **233 - Downtown Area TIF (TIF #3) Fund** Totals						
REVENUE TOTALS	7,068,166.00	63,140.51	4,218,994.90	2,849,171.10	60%	4,308,100.4
EXPENSE TOTALS	7,068,166.00	355,583.60	445,605.20	6,622,560.80	6%	349,922.9
Fund **233 - Downtown Area TIF (TIF #3) Fund** Net Gain (Loss)	$0.00	($292,443.09)	$3,773,389.70	$3,773,389.70	+++	$3,958,177.5

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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Special Revenue**						
Fund **234 - Rand Corridor TIF (TIF #4) Fund**						
REVENUE						
Property Tax						
Property Tax TIF Increment	3,600,000.00	361,250.32	2,020,471.40	1,579,528.60	56	2,102,051.2
Property Tax Totals	$3,600,000.00	$361,250.32	$2,020,471.40	$1,579,528.60	56%	$2,102,051.2
Grants	99,071.00	.00	4,816.00	94,255.00	5	.0
Interest Income						
Interest Income Investments	1,500.00	17,582.53	113,957.09	(112,457.09)	7,597	11,106.0
Interest Income Totals	$1,500.00	$17,582.53	$113,957.09	($112,457.09)	7,597%	$11,106.0
Investment Income						
Investment Income Realized Gain/Loss	.00	.00	13,806.92	(13,806.92)	+++	.0
Investment Income Unrealized Gain/Loss	.00	(2,046.43)	2,933.95	(2,933.95)	+++	(55,730.94
Investment Income Totals	$0.00	($2,046.43)	$16,740.87	($16,740.87)	+++	($55,730.94
(Source)/Use of Reserves	2,192,796.00	.00	.00	2,192,796.00	0	.0
REVENUE TOTALS	$5,893,367.00	$376,786.42	$2,155,985.36	$3,737,381.64	37%	$2,057,426.2
EXPENSE						
Department **20 - Village Manager's Office**						
Division **10 - Economic Development**						
Program **0000 - General**						
Services						
Services Financial	5,000.00	.00	.00	5,000.00	0	1,030.0
Services Legal	5,000.00	.00	.00	5,000.00	0	.0
Services Totals	$10,000.00	$0.00	$0.00	$10,000.00	0%	$1,030.0
Rebates	1,500,000.00	.00	1,500,000.00	.00	100	1,500,000.0
TIF Development	2,325,000.00	.00	.00	2,325,000.00	0	504,218.5
Program **0000 - General** Totals	$3,835,000.00	$0.00	$1,500,000.00	$2,335,000.00	39%	$2,005,248.5
Division **10 - Economic Development** Totals	$3,835,000.00	$0.00	$1,500,000.00	$2,335,000.00	39%	$2,005,248.5
Department **20 - Village Manager's Office** Totals	$3,835,000.00	$0.00	$1,500,000.00	$2,335,000.00	39%	$2,005,248.5
Department **30 - Finance & Operations**						
Division **70 - Debt Service**						
Program **3068 - GO Tax Ref Series 2014B (TIF 4)**						
Principal	735,000.00	.00	.00	735,000.00	0	.0
Interest	71,870.00	.00	35,935.00	35,935.00	50	46,510.0
Paying Agent Fees	750.00	.00	.00	750.00	0	.0
Program **3068 - GO Tax Ref Series 2014B (TIF 4)** Totals	$807,620.00	$0.00	$35,935.00	$771,685.00	4%	$46,510.0
Program **3073 - GO Tax Ref Series 2017D (TIF 4)**						
Principal	690,000.00	.00	.00	690,000.00	0	.0
Interest	79,810.00	.00	39,905.00	39,905.00	50	47,836.2
Paying Agent Fees	750.00	.00	.00	750.00	0	.0
Program **3073 - GO Tax Ref Series 2017D (TIF 4)** Totals	$770,560.00	$0.00	$39,905.00	$730,655.00	5%	$47,836.2
Division **70 - Debt Service** Totals	$1,578,180.00	$0.00	$75,840.00	$1,502,340.00	5%	$94,346.2
Department **30 - Finance & Operations** Totals	$1,578,180.00	$0.00	$75,840.00	$1,502,340.00	5%	$94,346.2

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Fund Category **Governmental**						
Fund Type **Special Revenue**						
Fund **234 - Rand Corridor TIF (TIF #4) Fund**						
Department **38 - Information Technology**						
Division **75 - Capital Outlay**						
Program **6030 - Technology**						
Technology	149,071.00	.00	8,977.00	140,094.00	6	.0
Program **6030 - Technology** Totals	$149,071.00	$0.00	$8,977.00	$140,094.00	6%	$0.0
Division **75 - Capital Outlay** Totals	$149,071.00	$0.00	$8,977.00	$140,094.00	6%	$0.0
Department **38 - Information Technology** Totals	$149,071.00	$0.00	$8,977.00	$140,094.00	6%	$0.0
Department **52 - Public Works**						
Division **75 - Capital Outlay**						
Program **6040 - Rights of Way Improvements**						
Improvements Other Than Buildings	31,116.00	.00	.00	31,116.00	0	196,660.5
Program **6040 - Rights of Way Improvements** Totals	$31,116.00	$0.00	$0.00	$31,116.00	0%	$196,660.5
Program **6080 - Water System**						
Improvements Other Than Buildings	300,000.00	.00	.00	300,000.00	0	.0
Program **6080 - Water System** Totals	$300,000.00	$0.00	$0.00	$300,000.00	0%	$0.0
Division **75 - Capital Outlay** Totals	$331,116.00	$0.00	$0.00	$331,116.00	0%	$196,660.5
Department **52 - Public Works** Totals	$331,116.00	$0.00	$0.00	$331,116.00	0%	$196,660.5
EXPENSE TOTALS	$5,893,367.00	$0.00	$1,584,817.00	$4,308,550.00	27%	$2,296,255.2
Fund **234 - Rand Corridor TIF (TIF #4) Fund** Totals						
REVENUE TOTALS	5,893,367.00	376,786.42	2,155,985.36	3,737,381.64	37%	2,057,426.2
EXPENSE TOTALS	5,893,367.00	.00	1,584,817.00	4,308,550.00	27%	2,296,255.2
Fund **234 - Rand Corridor TIF (TIF #4) Fund** Net Gain (Loss)	$0.00	$376,786.42	$571,168.36	$571,168.36	+++	($238,829.00

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VILLAGE OF PALATINE

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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Special Revenue**						
Fund **235 - Rand/Lake Cook TIF (TIF #5) Fund**						
REVENUE						
Property Tax						
Property Tax TIF Increment	1,450,000.00	.00	610,155.07	839,844.93	42	715,079.0
Property Tax Totals	$1,450,000.00	$0.00	$610,155.07	$839,844.93	42%	$715,079.0
Interest Income						
Interest Income Investments	500.00	1,265.00	34,713.00	(34,213.00)	6,943	5,050.0
Interest Income Totals	$500.00	$1,265.00	$34,713.00	($34,213.00)	6,943%	$5,050.0
Investment Income						
Investment Income Unrealized Gain/Loss	.00	(8,296.80)	(2,253.21)	2,253.21	+++	(5,537.49
Investment Income Totals	$0.00	($8,296.80)	($2,253.21)	$2,253.21	+++	($5,537.49
(Source)/Use of Reserves	54,500.00	.00	.00	54,500.00	0	.0
REVENUE TOTALS	$1,505,000.00	($7,031.80)	$642,614.86	$862,385.14	43%	$714,591.5
EXPENSE						
Department **20 - Village Manager's Office**						
Division **10 - Economic Development**						
Program **0000 - General**						
Services						
Services Financial	5,000.00	.00	.00	5,000.00	0	1,030.0
Services Totals	$5,000.00	$0.00	$0.00	$5,000.00	0%	$1,030.0
Rebates	1,500,000.00	.00	1,500,000.00	.00	100	2,100,000.0
Program **0000 - General** Totals	$1,505,000.00	$0.00	$1,500,000.00	$5,000.00	100%	$2,101,030.0
Division **10 - Economic Development** Totals	$1,505,000.00	$0.00	$1,500,000.00	$5,000.00	100%	$2,101,030.0
Department **20 - Village Manager's Office** Totals	$1,505,000.00	$0.00	$1,500,000.00	$5,000.00	100%	$2,101,030.0
EXPENSE TOTALS	$1,505,000.00	$0.00	$1,500,000.00	$5,000.00	100%	$2,101,030.0
Fund **235 - Rand/Lake Cook TIF (TIF #5) Fund** Totals						
REVENUE TOTALS	1,505,000.00	(7,031.80)	642,614.86	862,385.14	43%	714,591.5
EXPENSE TOTALS	1,505,000.00	.00	1,500,000.00	5,000.00	100%	2,101,030.0
Fund **235 - Rand/Lake Cook TIF (TIF #5) Fund** Net Gain (Loss)	$0.00	($7,031.80)	($857,385.14)	($857,385.14)	+++	($1,386,438.45

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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Special Revenue**						
Fund **252 - Police Grant Fund**						
REVENUE						
Grants	115,512.00	17,909.14	86,226.81	29,285.19	75	62,973.7
REVENUE TOTALS	$115,512.00	$17,909.14	$86,226.81	$29,285.19	75%	$62,973.7
EXPENSE						
Department **42 - Police**						
Division **27 - Crime Control & Investigation**						
Program **4202 - Investigation**						
Salaries						
Salaries Full Time	4,816.00	.00	.00	4,816.00	0	.0
Salaries Totals	$4,816.00	$0.00	$0.00	$4,816.00	0%	$0.0
Program **4202 - Investigation** Totals	$4,816.00	$0.00	$0.00	$4,816.00	0%	$0.0
Division **27 - Crime Control & Investigation** Totals	$4,816.00	$0.00	$0.00	$4,816.00	0%	$0.0
Division **31 - Special Detail Services**						
Program **0000 - General**						
Salaries						
Salaries Overtime	110,696.00	4,695.83	65,034.20	45,661.80	59	61,047.1
Salaries Totals	$110,696.00	$4,695.83	$65,034.20	$45,661.80	59%	$61,047.1
Program **0000 - General** Totals	$110,696.00	$4,695.83	$65,034.20	$45,661.80	59%	$61,047.1
Division **31 - Special Detail Services** Totals	$110,696.00	$4,695.83	$65,034.20	$45,661.80	59%	$61,047.1
Department **42 - Police** Totals	$115,512.00	$4,695.83	$65,034.20	$50,477.80	56%	$61,047.1
EXPENSE TOTALS	$115,512.00	$4,695.83	$65,034.20	$50,477.80	56%	$61,047.1
Fund **252 - Police Grant Fund** Totals						
REVENUE TOTALS	115,512.00	17,909.14	86,226.81	29,285.19	75%	62,973.7
EXPENSE TOTALS	115,512.00	4,695.83	65,034.20	50,477.80	56%	61,047.1
Fund **252 - Police Grant Fund** Net Gain (Loss)	$0.00	$13,213.31	$21,192.61	$21,192.61	+++	$1,926.6

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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Special Revenue**						
Fund **255 - CDBG - CV Fund**						
REVENUE						
Grants	237,906.00	50,376.39	165,796.75	72,109.25	70	54,820.5
REVENUE TOTALS	$237,906.00	$50,376.39	$165,796.75	$72,109.25	70%	$54,820.5
EXPENSE						
Department **36 - Planning & Zoning**						
Division **21 - Community Development**						
Program **0000 - General**						
Services						
Services Other	237,906.00	9,415.62	175,212.37	62,693.63	74	54,820.5
Services Totals	$237,906.00	$9,415.62	$175,212.37	$62,693.63	74%	$54,820.5
Program **0000 - General** Totals	$237,906.00	$9,415.62	$175,212.37	$62,693.63	74%	$54,820.5
Division **21 - Community Development** Totals	$237,906.00	$9,415.62	$175,212.37	$62,693.63	74%	$54,820.5
Department **36 - Planning & Zoning** Totals	$237,906.00	$9,415.62	$175,212.37	$62,693.63	74%	$54,820.5
EXPENSE TOTALS	$237,906.00	$9,415.62	$175,212.37	$62,693.63	74%	$54,820.5
Fund **255 - CDBG - CV Fund** Totals						
REVENUE TOTALS	237,906.00	50,376.39	165,796.75	72,109.25	70%	54,820.5
EXPENSE TOTALS	237,906.00	9,415.62	175,212.37	62,693.63	74%	54,820.5
Fund **255 - CDBG - CV Fund** Net Gain (Loss)	$0.00	$40,960.77	($9,415.62)	($9,415.62)	+++	$0.0

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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Special Revenue**						
Fund **256 - ARPA Fund**						
REVENUE						
Grants	8,846,824.00	2,703.50	839,624.86	8,007,199.14	9	255,058.6
Interest Income						
Interest Income Investments	.00	34,897.00	209,213.00	(209,213.00)	+++	13,972.0
Interest Income Totals	$0.00	$34,897.00	$209,213.00	($209,213.00)	+++	$13,972.0
REVENUE TOTALS	$8,846,824.00	$37,600.50	$1,048,837.86	$7,797,986.14	12%	$269,030.6
EXPENSE						
Department **38 - Information Technology**						
Division **75 - Capital Outlay**						
Program **6030 - Technology**						
Technology	.00	.00	.00	.00	+++	255,058.6
Program **6030 - Technology** Totals	$0.00	$0.00	$0.00	$0.00	+++	$255,058.6
Division **75 - Capital Outlay** Totals	$0.00	$0.00	$0.00	$0.00	+++	$255,058.6
Department **38 - Information Technology** Totals	$0.00	$0.00	$0.00	$0.00	+++	$255,058.6
Department **42 - Police**						
Division **75 - Capital Outlay**						
Program **6070 - Vehicles & Equipment**						
Office and Other Equipment	581,324.00	.00	575,246.20	6,077.80	99	.0
Program **6070 - Vehicles & Equipment** Totals	$581,324.00	$0.00	$575,246.20	$6,077.80	99%	$0.0
Division **75 - Capital Outlay** Totals	$581,324.00	$0.00	$575,246.20	$6,077.80	99%	$0.0
Department **42 - Police** Totals	$581,324.00	$0.00	$575,246.20	$6,077.80	99%	$0.0
Department **44 - Fire**						
Division **75 - Capital Outlay**						
Program **6010 - Buildings & Facilities**						
Buildings & Structures	3,250,000.00	.00	.00	3,250,000.00	0	.0
Program **6010 - Buildings & Facilities** Totals	$3,250,000.00	$0.00	$0.00	$3,250,000.00	0%	$0.0
Program **6070 - Vehicles & Equipment**						
Motor Vehicles	1,735,565.00	2,703.50	69,878.66	1,665,686.34	4	.0
Office and Other Equipment	241,214.00	.00	194,500.00	46,714.00	81	.0
Program **6070 - Vehicles & Equipment** Totals	$1,976,779.00	$2,703.50	$264,378.66	$1,712,400.34	13%	$0.0
Division **75 - Capital Outlay** Totals	$5,226,779.00	$2,703.50	$264,378.66	$4,962,400.34	5%	$0.0
Department **44 - Fire** Totals	$5,226,779.00	$2,703.50	$264,378.66	$4,962,400.34	5%	$0.0
Department **52 - Public Works**						
Division **75 - Capital Outlay**						
Program **6020 - Flood Control**						
Improvements Other Than Buildings	1,000,000.00	.00	.00	1,000,000.00	0	.0
Program **6020 - Flood Control** Totals	$1,000,000.00	$0.00	$0.00	$1,000,000.00	0%	$0.0
Program **6040 - Rights of Way Improvements**						
Improvements Other Than Buildings	1,026,191.00	.00	.00	1,026,191.00	0	.0
Program **6040 - Rights of Way Improvements** Totals	$1,026,191.00	$0.00	$0.00	$1,026,191.00	0%	$0.0
Program **6080 - Water System**						
Improvements Other Than Buildings	1,012,530.00	.00	.00	1,012,530.00	0	.0
Program **6080 - Water System** Totals	$1,012,530.00	$0.00	$0.00	$1,012,530.00	0%	$0.0
Division **75 - Capital Outlay** Totals	$3,038,721.00	$0.00	$0.00	$3,038,721.00	0%	$0.0
Department **52 - Public Works** Totals	$3,038,721.00	$0.00	$0.00	$3,038,721.00	0%	$0.0
EXPENSE TOTALS	$8,846,824.00	$2,703.50	$839,624.86	$8,007,199.14	9%	$255,058.6
Fund **256 - ARPA Fund** Totals						
REVENUE TOTALS	8,846,824.00	37,600.50	1,048,837.86	7,797,986.14	12%	269,030.6
EXPENSE TOTALS	8,846,824.00	2,703.50	839,624.86	8,007,199.14	9%	255,058.6
Fund **256 - ARPA Fund** Net Gain (Loss)	$0.00	$34,897.00	$209,213.00	$209,213.00	+++	$13,972.0

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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Special Revenue**						
Fund **257 - Opioid Settlement Fund**						
REVENUE						
Interest Income						
Interest Income Investments	.00	224.00	1,117.00	(1,117.00)	+++	.0
Interest Income Totals	$0.00	$224.00	$1,117.00	($1,117.00)	+++	$0.0
Other						
Other Miscellaneous Income	.00	.00	34,213.77	(34,213.77)	+++	.0
Other Totals	$0.00	$0.00	$34,213.77	($34,213.77)	+++	$0.0
REVENUE TOTALS	$0.00	$224.00	$35,330.77	($35,330.77)	+++	$0.0
Fund **257 - Opioid Settlement Fund** Totals						
REVENUE TOTALS	.00	224.00	35,330.77	(35,330.77)	+++	.0
EXPENSE TOTALS	.00	.00	.00	.00	+++	.0
Fund **257 - Opioid Settlement Fund** Net Gain (Loss)	$0.00	$224.00	$35,330.77	$35,330.77	+++	$0.0

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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Debt Service**						
Fund **300 - Debt Service Fund**						
REVENUE						
Property Tax						
Property Tax Debt Service	1,779,156.00	15,789.00	1,015,382.00	763,774.00	57	720,454.0
Property Tax Totals	$1,779,156.00	$15,789.00	$1,015,382.00	$763,774.00	57%	$720,454.0
Interest Income						
Interest Income Investments	1,425.00	(4,509.80)	31,492.32	(30,067.32)	2,210	1,586.0
Interest Income Totals	$1,425.00	($4,509.80)	$31,492.32	($30,067.32)	2,210%	$1,586.0
Investment Income						
Investment Income Unrealized Gain/Loss	.00	(85,972.43)	(52,321.09)	52,321.09	+++	.0
Investment Income Totals	$0.00	($85,972.43)	($52,321.09)	$52,321.09	+++	$0.0
Interfund Transfers In	13,542,000.00	11,900,000.00	13,542,000.00	.00	100	.0
(Source)/Use of Reserves	(13,542,000.00)	.00	.00	(13,542,000.00)	0	.0
REVENUE TOTALS	$1,780,581.00	$11,825,306.77	$14,536,553.23	($12,755,972.23)	816%	$722,040.0
EXPENSE						
Department **30 - Finance & Operations**						
Division **70 - Debt Service**						
Program **3071 - GO Ref Series 2017B**						
Principal	490,000.00	.00	.00	490,000.00	0	.0
Interest	43,950.00	.00	21,975.00	21,975.00	50	21,975.0
Paying Agent Fees	475.00	.00	.00	475.00	0	.0
Program **3071 - GO Ref Series 2017B** Totals	$534,425.00	$0.00	$21,975.00	$512,450.00	4%	$21,975.0
Program **3074 - GO Ref Series 2018**						
Principal	530,000.00	.00	.00	530,000.00	0	.0
Interest	224,000.00	.00	112,000.00	112,000.00	50	124,500.0
Paying Agent Fees	475.00	.00	.00	475.00	0	.0
Program **3074 - GO Ref Series 2018** Totals	$754,475.00	$0.00	$112,000.00	$642,475.00	15%	$124,500.0
Program **3075 - GO Ref Series 2020**						
Interest	491,206.00	.00	245,603.13	245,602.87	50	245,603.1
Paying Agent Fees	475.00	.00	.00	475.00	0	.0
Program **3075 - GO Ref Series 2020** Totals	$491,681.00	$0.00	$245,603.13	$246,077.87	50%	$245,603.1
Division **70 - Debt Service** Totals	$1,780,581.00	$0.00	$379,578.13	$1,401,002.87	21%	$392,078.1
Department **30 - Finance & Operations** Totals	$1,780,581.00	$0.00	$379,578.13	$1,401,002.87	21%	$392,078.1
EXPENSE TOTALS	$1,780,581.00	$0.00	$379,578.13	$1,401,002.87	21%	$392,078.1
Fund **300 - Debt Service Fund** Totals						
REVENUE TOTALS	1,780,581.00	11,825,306.77	14,536,553.23	(12,755,972.23)	816%	722,040.0
EXPENSE TOTALS	1,780,581.00	.00	379,578.13	1,401,002.87	21%	392,078.1
Fund **300 - Debt Service Fund** Net Gain (Loss)	$0.00	$11,825,306.77	$14,156,975.10	$14,156,975.10	+++	$329,961.8
Fund Type **Debt Service** Totals						
REVENUE TOTALS	1,780,581.00	11,825,306.77	14,536,553.23	(12,755,972.23)	816%	722,040.0
EXPENSE TOTALS	1,780,581.00	.00	379,578.13	1,401,002.87	21%	392,078.1
Fund Type **Debt Service** Net Gain (Loss)	$0.00	$11,825,306.77	$14,156,975.10	$14,156,975.10	+++	$329,961.8

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Fund Category **Governmental**						
Fund Type **Capital Projects**						
Fund **401 - Capital Equipment Fund**						
REVENUE						
Simplified Telecommunications Tax	.00	.00	81,113.00	(81,113.00)	+++	191,805.0
Electric Use Utility Tax	925,000.00	51,118.59	364,510.06	560,489.94	39	.0
Shared Revenues						
Shared Revenues Video Gaming Tax	100,000.00	15,131.42	80,208.28	19,791.72	80	.0
Shared Revenues Totals	$100,000.00	$15,131.42	$80,208.28	$19,791.72	80%	$0.0
Interest Income						
Interest Income Investments	7,500.00	8,467.00	77,108.35	(69,608.35)	1,028	12,316.0
Interest Income Totals	$7,500.00	$8,467.00	$77,108.35	($69,608.35)	1,028%	$12,316.0
Investment Income						
Investment Income Realized Gain/Loss	.00	.00	10,355.17	(10,355.17)	+++	.0
Investment Income Unrealized Gain/Loss	.00	(13,136.96)	16,380.13	(16,380.13)	+++	(84,882.65
Investment Income Totals	$0.00	($13,136.96)	$26,735.30	($26,735.30)	+++	($84,882.65
Rental Income						
Rental Income Communication Tower	373,755.00	25,329.10	193,534.40	180,220.60	52	191,759.0
Rental Income Totals	$373,755.00	$25,329.10	$193,534.40	$180,220.60	52%	$191,759.0
Insurance & Property Damage						
Insurance & Property Damage Property Damage Recovery	25,310.00	.00	98,482.00	(73,172.00)	389	.0
Insurance & Property Damage Totals	$25,310.00	$0.00	$98,482.00	($73,172.00)	389%	$0.0
Sales						
Sales Capital Assets	50,000.00	434.00	2,449.50	47,550.50	5	3,674.8
Sales Totals	$50,000.00	$434.00	$2,449.50	$47,550.50	5%	$3,674.8
Interfund Transfers In	651,000.00	54,250.00	325,500.00	325,500.00	50	309,996.0
(Source)/Use of Reserves	1,122,739.00	.00	.00	1,122,739.00	0	.0
REVENUE TOTALS	$3,255,304.00	$141,593.15	$1,249,640.89	$2,005,663.11	38%	$624,668.2
EXPENSE						
Department **38 - Information Technology**						
Division **75 - Capital Outlay**						
Program **6030 - Technology**						
Technology	465,434.00	69,631.46	138,775.78	326,658.22	30	161,947.9
Program **6030 - Technology** Totals	$465,434.00	$69,631.46	$138,775.78	$326,658.22	30%	$161,947.9
Division **75 - Capital Outlay** Totals	$465,434.00	$69,631.46	$138,775.78	$326,658.22	30%	$161,947.9
Department **38 - Information Technology** Totals	$465,434.00	$69,631.46	$138,775.78	$326,658.22	30%	$161,947.9
Department **42 - Police**						
Division **75 - Capital Outlay**						
Program **6070 - Vehicles & Equipment**						
Motor Vehicles	245,858.00	136,970.78	198,306.81	47,551.19	81	62,953.3
Office and Other Equipment	.00	.00	.00	.00	+++	20,190.0
Program **6070 - Vehicles & Equipment** Totals	$245,858.00	$136,970.78	$198,306.81	$47,551.19	81%	$83,143.3
Division **75 - Capital Outlay** Totals	$245,858.00	$136,970.78	$198,306.81	$47,551.19	81%	$83,143.3
Department **42 - Police** Totals	$245,858.00	$136,970.78	$198,306.81	$47,551.19	81%	$83,143.3
Department **44 - Fire**						
Division **75 - Capital Outlay**						
Program **6070 - Vehicles & Equipment**						
Motor Vehicles	868,161.00	1,099.72	9,452.54	858,708.46	1	271,467.3
Office and Other Equipment	116,310.00	.00	13,104.44	103,205.56	11	30,220.9
Program **6070 - Vehicles & Equipment** Totals	$984,471.00	$1,099.72	$22,556.98	$961,914.02	2%	$301,688.2
Division **75 - Capital Outlay** Totals	$984,471.00	$1,099.72	$22,556.98	$961,914.02	2%	$301,688.2
Department **44 - Fire** Totals	$984,471.00	$1,099.72	$22,556.98	$961,914.02	2%	$301,688.2

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Capital Projects**						
Fund **401 - Capital Equipment Fund**						
Department **52 - Public Works**						
Division **75 - Capital Outlay**						
Program **6070 - Vehicles & Equipment**						
Motor Vehicles	1,554,541.00	5,881.49	982,205.36	572,335.64	63	561,981.0
Office and Other Equipment	5,000.00	.00	.00	5,000.00	0	29,975.0
Program **6070 - Vehicles & Equipment** Totals	$1,559,541.00	$5,881.49	$982,205.36	$577,335.64	63%	$591,956.0
Division **75 - Capital Outlay** Totals	$1,559,541.00	$5,881.49	$982,205.36	$577,335.64	63%	$591,956.0
Department **52 - Public Works** Totals	$1,559,541.00	$5,881.49	$982,205.36	$577,335.64	63%	$591,956.0
EXPENSE TOTALS	$3,255,304.00	$213,583.45	$1,341,844.93	$1,913,459.07	41%	$1,138,735.5
Fund **401 - Capital Equipment Fund** Totals						
REVENUE TOTALS	3,255,304.00	141,593.15	1,249,640.89	2,005,663.11	38%	624,668.2
EXPENSE TOTALS	3,255,304.00	213,583.45	1,341,844.93	1,913,459.07	41%	1,138,735.5
Fund **401 - Capital Equipment Fund** Net Gain (Loss)	$0.00	($71,990.30)	($92,204.04)	($92,204.04)	+++	($514,067.34

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Governmental**						
Fund Type **Capital Projects**						
Fund **402 - Capital Improvement Fund**						
REVENUE						
Simplified Telecommunications Tax	679,200.00	60,248.59	270,082.79	409,117.21	40	147,585.7
Electric Use Utility Tax	885,000.00	88,500.00	442,500.00	442,500.00	50	625,000.0
Grants	644,000.00	.00	17,207.35	626,792.65	3	1,476.0
Gen Govt Fees						
Gen Govt Fees 50/50 Curbs & Gutters	.00	.00	99,324.75	(99,324.75)	+++	65,702.1
Gen Govt Fees 50/50 Sidewalks	.00	9,462.91	9,462.91	(9,462.91)	+++	8,418.6
Gen Govt Fees Totals	$0.00	$9,462.91	$108,787.66	($108,787.66)	+++	$74,120.8
Interest Income						
Interest Income Investments	7,500.00	10,965.00	67,809.56	(60,309.56)	904	8,168.0
Interest Income Totals	$7,500.00	$10,965.00	$67,809.56	($60,309.56)	904%	$8,168.0
Investment Income						
Investment Income Realized Gain/Loss	.00	.00	7,593.80	(7,593.80)	+++	.0
Investment Income Unrealized Gain/Loss	.00	(7,035.49)	27,403.67	(27,403.67)	+++	(65,174.25
Investment Income Totals	$0.00	($7,035.49)	$34,997.47	($34,997.47)	+++	($65,174.25
Interfund Transfers In	45,000.00	3,750.00	22,500.00	22,500.00	50	25,002.0
(Source)/Use of Reserves	1,086,072.00	.00	.00	1,086,072.00	0	.0
REVENUE TOTALS	$3,346,772.00	$165,891.01	$963,884.83	$2,382,887.17	29%	$816,178.2
EXPENSE						
Department **42 - Police**						
Division **75 - Capital Outlay**						
Program **6010 - Buildings & Facilities**						
Buildings & Structures	53,800.00	10,496.60	12,108.14	41,691.86	23	556.8
Program **6010 - Buildings & Facilities** Totals	$53,800.00	$10,496.60	$12,108.14	$41,691.86	23%	$556.8
Division **75 - Capital Outlay** Totals	$53,800.00	$10,496.60	$12,108.14	$41,691.86	23%	$556.8
Department **42 - Police** Totals	$53,800.00	$10,496.60	$12,108.14	$41,691.86	23%	$556.8
Department **44 - Fire**						
Division **75 - Capital Outlay**						
Program **6010 - Buildings & Facilities**						
Buildings & Structures	125,663.00	11,877.50	12,252.50	113,410.50	10	.0
Program **6010 - Buildings & Facilities** Totals	$125,663.00	$11,877.50	$12,252.50	$113,410.50	10%	$0.0
Division **75 - Capital Outlay** Totals	$125,663.00	$11,877.50	$12,252.50	$113,410.50	10%	$0.0
Department **44 - Fire** Totals	$125,663.00	$11,877.50	$12,252.50	$113,410.50	10%	$0.0
Department **52 - Public Works**						
Division **75 - Capital Outlay**						
Program **6010 - Buildings & Facilities**						
Buildings & Structures	196,541.00	4,635.00	40,398.43	156,142.57	21	.0
Improvements Other Than Buildings	119,825.00	.00	.00	119,825.00	0	.0
Program **6010 - Buildings & Facilities** Totals	$316,366.00	$4,635.00	$40,398.43	$275,967.57	13%	$0.0
Program **6040 - Rights of Way Improvements**						
Improvements Other Than Buildings	436,644.00	.00	24,435.00	412,209.00	6	70,100.7
Program **6040 - Rights of Way Improvements** Totals	$436,644.00	$0.00	$24,435.00	$412,209.00	6%	$70,100.7
Program **6060 - Streets**						
Improvements Other Than Buildings	2,414,299.00	113,142.47	351,211.95	2,063,087.05	15	287,789.0
Program **6060 - Streets** Totals	$2,414,299.00	$113,142.47	$351,211.95	$2,063,087.05	15%	$287,789.0
Division **75 - Capital Outlay** Totals	$3,167,309.00	$117,777.47	$416,045.38	$2,751,263.62	13%	$357,889.7
Department **52 - Public Works** Totals	$3,167,309.00	$117,777.47	$416,045.38	$2,751,263.62	13%	$357,889.7
EXPENSE TOTALS	$3,346,772.00	$140,151.57	$440,406.02	$2,906,365.98	13%	$358,446.5
Fund **402 - Capital Improvement Fund** Totals						
REVENUE TOTALS	3,346,772.00	165,891.01	963,884.83	2,382,887.17	29%	816,178.2
EXPENSE TOTALS	3,346,772.00	140,151.57	440,406.02	2,906,365.98	13%	358,446.5
Fund **402 - Capital Improvement Fund** Net Gain (Loss)	$0.00	$25,739.44	$523,478.81	$523,478.81	+++	$457,731.6

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description		Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**							
Fund Type **Enterprise Fund**							
Fund **605 - Waterworks Fund**							
REVENUE							
Reimbursements							
Reimbursements Park District - CC & CSF		30,000.00	1,538.29	16,551.73	13,448.27	55	18,667.4
	Reimbursements Totals	$30,000.00	$1,538.29	$16,551.73	$13,448.27	55%	$18,667.4
Water Service							
Water Service Resident - Regular		10,404,000.00	753,643.62	4,515,952.99	5,888,047.01	43	4,423,690.9
Water Service Resident - User Charge		595,000.00	51,610.15	322,847.23	272,152.77	54	311,671.5
Water Service Resident - Penalties		65,000.00	1,064.82	40,211.60	24,788.40	62	35,791.5
Water Service Non-Resident - Regular		1,411,000.00	132,960.62	662,107.05	748,892.95	47	621,287.6
Water Service Non-Resident - IOTP		90,000.00	11,617.68	34,698.54	55,301.46	39	34,523.1
Water Service Non-Resident - Deer Park		430,000.00	36,210.69	202,192.24	227,807.76	47	192,513.4
Water Service Non-Resident - User Charge		38,000.00	5,404.94	20,320.21	17,679.79	53	19,462.4
Water Service Non-Resident - Penalties		10,000.00	1,646.58	6,905.28	3,094.72	69	4,685.6
Water Service Construction - Hydrant Meter		.00	.00	3,942.89	(3,942.89)	+++	1,617.3
Water Service Water Meter Sales		15,000.00	12,512.00	101,816.00	(86,816.00)	679	93,501.0
Water Service Turn On Fee		20,000.00	1,206.00	5,695.00	14,305.00	28	6,817.0
Water Service Water Use		10,000.00	1,122.82	5,265.40	4,734.60	53	7,581.6
Water Service Water Syst Dev Surcharge		15,000.00	.00	.00	15,000.00	0	.0
Water Service Water Extensions		20,000.00	.00	.00	20,000.00	0	.0
Water Service Water Connection		10,000.00	.00	.00	10,000.00	0	.0
Water Service AMR Non-Compliance		.00	266.00	798.00	(798.00)	+++	899.0
	Water Service Totals	$13,133,000.00	$1,009,265.92	$5,922,752.43	$7,210,247.57	45%	$5,754,042.4
Gen Govt Fees							
Gen Govt Fees Other Fees		.00	7,283.50	47,218.50	(47,218.50)	+++	31,983.0
	Gen Govt Fees Totals	$0.00	$7,283.50	$47,218.50	($47,218.50)	+++	$31,983.0
Interest Income							
Interest Income Investments		15,000.00	10,900.00	62,286.04	(47,286.04)	415	18,051.0
	Interest Income Totals	$15,000.00	$10,900.00	$62,286.04	($47,286.04)	415%	$18,051.0
Investment Income							
Investment Income Realized Gain/Loss		.00	.00	13,806.90	(13,806.90)	+++	.0
Investment Income Unrealized Gain/Loss		.00	(19,437.59)	72,873.41	(72,873.41)	+++	(224,376.01
	Investment Income Totals	$0.00	($19,437.59)	$86,680.31	($86,680.31)	+++	($224,376.01
Other							
Other Misc Reimbursements/Refunds		100,000.00	726,223.88	724,301.24	(624,301.24)	724	121,614.5
Other Miscellaneous Income		5,000.00	20.00	5,364.87	(364.87)	107	540.0
	Other Totals	$105,000.00	$726,243.88	$729,666.11	($624,666.11)	695%	$122,154.5
(Source)/Use of Reserves		3,298,801.00	.00	.00	3,298,801.00	0	.0
	REVENUE TOTALS	$16,581,801.00	$1,735,794.00	$6,865,155.12	$9,716,645.88	41%	$5,720,522.3

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**						
Fund Type **Enterprise Fund**						
Fund **605 - Waterworks Fund**						
EXPENSE						
Department **30 - Finance & Operations**						
Division **01 - Administration**						
Program **0000 - General**						
Salaries						
Salaries Full Time	143,650.00	11,275.40	70,471.25	73,178.75	49	66,405.0
Salaries Special Compensation	4,265.00	.00	750.00	3,515.00	18	.0
Salaries Totals	$147,915.00	$11,275.40	$71,221.25	$76,693.75	48%	$66,405.0
Taxes & Benefits						
Taxes & Benefits Medicare	2,160.00	160.39	1,002.44	1,157.56	46	926.6
Taxes & Benefits Social Security	9,220.00	685.77	4,286.27	4,933.73	46	3,962.0
Taxes & Benefits IMRF Er Contribution	11,390.00	868.20	5,485.12	5,904.88	48	6,183.6
Taxes & Benefits Medical/Dental Insurance	27,855.00	1,160.06	13,920.72	13,934.28	50	14,412.0
Taxes & Benefits Life Insurance	310.00	7.90	94.80	215.20	31	164.7
Taxes & Benefits Allowances	720.00	30.00	360.00	360.00	50	390.0
Taxes & Benefits Totals	$51,655.00	$2,912.32	$25,149.35	$26,505.65	49%	$26,039.0
Other						
Other Memberships & Publications	650.00	.00	100.00	550.00	15	200.0
Other Training & Travel	3,500.00	.00	.00	3,500.00	0	.0
Other Totals	$4,150.00	$0.00	$100.00	$4,050.00	2%	$200.0
Program **0000 - General** Totals	$203,720.00	$14,187.72	$96,470.60	$107,249.40	47%	$92,644.0
Division **01 - Administration** Totals	$203,720.00	$14,187.72	$96,470.60	$107,249.40	47%	$92,644.0
Division **11 - Accounting Services**						
Program **0000 - General**						
Salaries						
Salaries Full Time	82,540.00	6,055.21	37,491.16	45,048.84	45	20,183.1
Salaries Special Compensation	500.00	.00	750.00	(250.00)	150	.0
Salaries Other	.00	.00	.00	.00	+++	4,031.1
Salaries Totals	$83,040.00	$6,055.21	$38,241.16	$44,798.84	46%	$24,214.2
Taxes & Benefits						
Taxes & Benefits Medicare	1,205.00	87.33	548.55	656.45	46	348.7
Taxes & Benefits Social Security	5,150.00	373.40	2,345.50	2,804.50	46	1,491.0
Taxes & Benefits IMRF Er Contribution	6,395.00	466.25	2,944.57	3,450.43	46	2,254.3
Taxes & Benefits Medical/Dental Insurance	9,290.00	351.40	4,216.80	5,073.20	45	1,847.7
Taxes & Benefits Life Insurance	180.00	4.10	47.18	132.82	26	35.2
Taxes & Benefits Totals	$22,220.00	$1,282.48	$10,102.60	$12,117.40	45%	$5,977.0
Services						
Services Financial	16,000.00	.00	7,000.00	9,000.00	44	15,000.0
Services Banking	140,100.00	12,323.43	59,683.16	80,416.84	43	60,299.9
Services Totals	$156,100.00	$12,323.43	$66,683.16	$89,416.84	43%	$75,299.9
Other						
Other Memberships & Publications	650.00	.00	100.00	550.00	15	.0
Other Training & Travel	2,000.00	69.20	1,366.20	633.80	68	70.1
Other Totals	$2,650.00	$69.20	$1,466.20	$1,183.80	55%	$70.1
Program **0000 - General** Totals	$264,010.00	$19,730.32	$116,493.12	$147,516.88	44%	$105,561.3
Division **11 - Accounting Services** Totals	$264,010.00	$19,730.32	$116,493.12	$147,516.88	44%	$105,561.3
Division **12 - Billing & Collections**						
Program **3021 - Cashiering**						
Salaries						
Salaries Full Time	45,850.00	3,864.00	23,845.15	22,004.85	52	.0
Salaries Part Time	.00	.00	.00	.00	+++	23,709.0
Salaries Overtime	500.00	.00	.00	500.00	0	.0
Salaries Totals	$46,350.00	$3,864.00	$23,845.15	$22,504.85	51%	$23,709.0

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VILLAGE OF PALATINE

Income Statement

Through 06/30/23
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Fund Category **Proprietary**						
Fund Type **Enterprise Fund**						
Fund **605 - Waterworks Fund**						
Taxes & Benefits						
Taxes & Benefits Medicare	950.00	54.86	341.13	608.87	36	343.7
Taxes & Benefits Social Security	4,040.00	234.59	1,458.58	2,581.42	36	1,469.9
Taxes & Benefits IMRF Er Contribution	5,015.00	297.52	1,893.79	3,121.21	38	2,207.2
Taxes & Benefits Medical/Dental Insurance	18,570.00	773.37	9,280.44	9,289.56	50	.0
Taxes & Benefits Life Insurance	125.00	2.79	32.99	92.01	26	.0
Taxes & Benefits Totals	$28,700.00	$1,363.13	$13,006.93	$15,693.07	45%	$4,021.0
Program **3021 - Cashiering** Totals	$75,050.00	$5,227.13	$36,852.08	$38,197.92	49%	$27,730.0
Program **3022 - Utility Billing**						
Salaries						
Salaries Full Time	139,215.00	10,540.60	65,745.89	73,469.11	47	49,514.1
Salaries Overtime	1,000.00	.00	7.49	992.51	1	70.3
Salaries Special Compensation	1,750.00	.00	1,500.00	250.00	86	.0
Salaries Other	.00	.00	.00	.00	+++	6.5
Salaries Totals	$141,965.00	$10,540.60	$67,253.38	$74,711.62	47%	$49,591.0
Taxes & Benefits						
Taxes & Benefits Medicare	2,060.00	151.93	962.15	1,097.85	47	713.1
Taxes & Benefits Social Security	8,810.00	649.62	4,114.05	4,695.95	47	3,049.3
Taxes & Benefits IMRF Er Contribution	10,940.00	811.62	5,178.49	5,761.51	47	4,616.9
Taxes & Benefits Medical/Dental Insurance	18,570.00	773.37	9,280.44	9,289.56	50	4,434.4
Taxes & Benefits Life Insurance	305.00	7.51	89.91	215.09	29	97.2
Taxes & Benefits Totals	$40,685.00	$2,394.05	$19,625.04	$21,059.96	48%	$12,911.1
Office Supplies						
Office Supplies General	600.00	.00	.00	600.00	0	360.9
Office Supplies Paper	400.00	.00	35.25	364.75	9	55.5
Office Supplies Totals	$1,000.00	$0.00	$35.25	$964.75	4%	$416.4
Communications						
Communications Postage	51,000.00	.00	51,000.00	.00	100	30,000.0
Communications Totals	$51,000.00	$0.00	$51,000.00	$0.00	100%	$30,000.0
Printing/Advertising						
Printing/Advertising Outside Printing Services	39,000.00	3,208.17	14,570.17	24,429.83	37	13,851.4
Printing/Advertising Totals	$39,000.00	$3,208.17	$14,570.17	$24,429.83	37%	$13,851.4
Repair and Maintenance						
Repair and Maintenance Software	32,100.00	.00	32,100.00	.00	100	.0
Repair and Maintenance Totals	$32,100.00	$0.00	$32,100.00	$0.00	100%	$0.0
Other						
Other Small Tools & Equipment	500.00	.00	.00	500.00	0	.0
Other Training & Travel	500.00	190.00	190.00	310.00	38	213.6
Other Totals	$1,000.00	$190.00	$190.00	$810.00	19%	$213.6
Program **3022 - Utility Billing** Totals	$306,750.00	$16,332.82	$184,773.84	$121,976.16	60%	$106,983.7
Division **12 - Billing & Collections** Totals	$381,800.00	$21,559.95	$221,625.92	$160,174.08	58%	$134,713.8
Division **17 - Village Wide Benefit Programs**						
Program **0000 - General**						
Insurance						
Insurance Liability Premiums	68,000.00	5,667.00	34,002.00	33,998.00	50	32,502.0
Insurance Totals	$68,000.00	$5,667.00	$34,002.00	$33,998.00	50%	$32,502.0
Program **0000 - General** Totals	$68,000.00	$5,667.00	$34,002.00	$33,998.00	50%	$32,502.0
Division **17 - Village Wide Benefit Programs** Totals	$68,000.00	$5,667.00	$34,002.00	$33,998.00	50%	$32,502.0
Division **70 - Debt Service**						
Program **3069 - GO Series 2015**						
Principal	628,000.00	.00	312,000.00	316,000.00	50	296,000.0
Interest	91,200.00	.00	49,500.00	41,700.00	54	61,500.0
Paying Agent Fees	600.00	.00	.00	600.00	0	.0
Program **3069 - GO Series 2015** Totals	$719,800.00	$0.00	$361,500.00	$358,300.00	50%	$357,500.0
Division **70 - Debt Service** Totals	$719,800.00	$0.00	$361,500.00	$358,300.00	50%	$357,500.0

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Fund Category **Proprietary**						
Fund Type **Enterprise Fund**						
Fund **605 - Waterworks Fund**						
Division **80 - Interfund Transfers**						
Program **0000 - General**						
Services						
Services Administrative Service Charge	634,000.00	52,833.00	316,998.00	317,002.00	50	301,500.0
Services Totals	$634,000.00	$52,833.00	$316,998.00	$317,002.00	50%	$301,500.0
Interfund Transfers Out	325,500.00	27,125.00	162,750.00	162,750.00	50	154,998.0
Program **0000 - General** Totals	$959,500.00	$79,958.00	$479,748.00	$479,752.00	50%	$456,498.0
Division **80 - Interfund Transfers** Totals	$959,500.00	$79,958.00	$479,748.00	$479,752.00	50%	$456,498.0
Department **30 - Finance & Operations** Totals	$2,596,830.00	$141,102.99	$1,309,839.64	$1,286,990.36	50%	$1,179,419.2
Department **34 - Human Resources**						
Division **17 - Village Wide Benefit Programs**						
Program **0000 - General**						
Salaries						
Salaries Special Compensation	5,500.00	.00	.00	5,500.00	0	.0
Salaries Totals	$5,500.00	$0.00	$0.00	$5,500.00	0%	$0.0
Taxes & Benefits						
Taxes & Benefits Medicare	80.00	.00	.00	80.00	0	.0
Taxes & Benefits Social Security	345.00	.00	.00	345.00	0	.0
Taxes & Benefits IMRF Er Contribution	425.00	.00	.00	425.00	0	.0
Taxes & Benefits Totals	$850.00	$0.00	$0.00	$850.00	0%	$0.0
Program **0000 - General** Totals	$6,350.00	$0.00	$0.00	$6,350.00	0%	$0.0
Division **17 - Village Wide Benefit Programs** Totals	$6,350.00	$0.00	$0.00	$6,350.00	0%	$0.0
Department **34 - Human Resources** Totals	$6,350.00	$0.00	$0.00	$6,350.00	0%	$0.0
Department **38 - Information Technology**						
Division **75 - Capital Outlay**						
Program **6030 - Technology**						
Technology	700,000.00	.00	37,173.00	662,827.00	5	.0
Program **6030 - Technology** Totals	$700,000.00	$0.00	$37,173.00	$662,827.00	5%	$0.0
Division **75 - Capital Outlay** Totals	$700,000.00	$0.00	$37,173.00	$662,827.00	5%	$0.0
Department **38 - Information Technology** Totals	$700,000.00	$0.00	$37,173.00	$662,827.00	5%	$0.0
Department **52 - Public Works**						
Division **01 - Administration**						
Program **0000 - General**						
Office Supplies						
Office Supplies General	4,700.00	.00	664.09	4,035.91	14	3,092.1
Office Supplies Totals	$4,700.00	$0.00	$664.09	$4,035.91	14%	$3,092.1
Communications						
Communications Cell Phones	1,152.00	.00	447.40	704.60	39	.0
Communications Totals	$1,152.00	$0.00	$447.40	$704.60	39%	$0.0
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	500.00	.00	.00	500.00	0	.0
Repair and Maintenance Totals	$500.00	$0.00	$0.00	$500.00	0%	$0.0
Other						
Other Memberships & Publications	15,333.00	1,796.00	7,523.90	7,809.10	49	6,891.0
Other Training & Travel	5,050.00	.00	4,587.85	462.15	91	946.0
Other Totals	$20,383.00	$1,796.00	$12,111.75	$8,271.25	59%	$7,837.0
Program **0000 - General** Totals	$26,735.00	$1,796.00	$13,223.24	$13,511.76	49%	$10,929.2
Division **01 - Administration** Totals	$26,735.00	$1,796.00	$13,223.24	$13,511.76	49%	$10,929.2

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**						
Fund Type **Enterprise Fund**						
Fund **605 - Waterworks Fund**						
Division **38 - Building, Grounds, Electrical**						
Program **5201 - Buildings & Grounds Maintenance**						
Salaries						
Salaries Full Time	100,845.00	7,460.80	46,630.01	54,214.99	46	43,390.0
Salaries Overtime	1,000.00	.00	.00	1,000.00	0	128.9
Salaries Special Compensation	2,250.00	.00	796.63	1,453.37	35	.0
Salaries Totals	$104,095.00	$7,460.80	$47,426.64	$56,668.36	46%	$43,518.9
Taxes & Benefits						
Taxes & Benefits Medicare	1,515.00	108.73	677.88	837.12	45	634.1
Taxes & Benefits Social Security	6,460.00	464.95	2,898.52	3,561.48	45	2,711.6
Taxes & Benefits IMRF Er Contribution	8,025.00	574.48	3,651.85	4,373.15	46	4,051.6
Taxes & Benefits Medical/Dental Insurance	27,855.00	1,160.06	13,920.72	13,934.28	50	14,412.0
Taxes & Benefits Life Insurance	220.00	5.28	63.36	156.64	29	108.5
Taxes & Benefits Totals	$44,075.00	$2,313.50	$21,212.33	$22,862.67	48%	$21,918.0
Operating Supplies						
Operating Supplies Custodial	12,000.00	408.56	2,133.19	9,866.81	18	4,616.8
Operating Supplies Clothing	1,200.00	.00	.00	1,200.00	0	.0
Operating Supplies Totals	$13,200.00	$408.56	$2,133.19	$11,066.81	16%	$4,616.8
R&M Supplies						
R&M Supplies Equipment Parts	9,040.00	698.39	3,976.00	5,064.00	44	664.4
R&M Supplies Totals	$9,040.00	$698.39	$3,976.00	$5,064.00	44%	$664.4
Services						
Services Custodial	23,360.00	1,549.31	7,525.61	15,834.39	32	7,185.2
Services Totals	$23,360.00	$1,549.31	$7,525.61	$15,834.39	32%	$7,185.2
Utility Services						
Utility Services Electric	5,000.00	634.19	3,336.00	1,664.00	67	3,196.7
Utility Services Natural Gas	50,000.00	931.17	22,316.06	27,683.94	45	.0
Utility Services Totals	$55,000.00	$1,565.36	$25,652.06	$29,347.94	47%	$3,196.7
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	10,850.00	230.35	2,991.85	7,858.15	28	744.1
Repair and Maintenance Vehicle Maint Service Charge	9,380.00	782.00	4,692.00	4,688.00	50	2,838.0
Repair and Maintenance Totals	$20,230.00	$1,012.35	$7,683.85	$12,546.15	38%	$3,582.1
Program **5201 - Buildings & Grounds Maintenance** Totals	$269,000.00	$15,008.27	$115,609.68	$153,390.32	43%	$84,682.4
Program **5202 - Mechanical Maintenance**						
Salaries						
Salaries Overtime	500.00	.00	53.44	446.56	11	.0
Salaries Totals	$500.00	$0.00	$53.44	$446.56	11%	$0.0
Taxes & Benefits						
Taxes & Benefits Medicare	10.00	.00	.77	9.23	8	.0
Taxes & Benefits Social Security	35.00	.00	3.31	31.69	9	.0
Taxes & Benefits IMRF Er Contribution	40.00	.00	4.11	35.89	10	.0
Taxes & Benefits Totals	$85.00	$0.00	$8.19	$76.81	10%	$0.0
R&M Supplies						
R&M Supplies Equipment Parts	9,280.00	.00	925.62	8,354.38	10	4,335.0
R&M Supplies Totals	$9,280.00	$0.00	$925.62	$8,354.38	10%	$4,335.0
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	25,435.00	.00	9,613.00	15,822.00	38	9,557.0
Repair and Maintenance Totals	$25,435.00	$0.00	$9,613.00	$15,822.00	38%	$9,557.0
Other						
Other Small Tools & Equipment	300.00	.00	.00	300.00	0	.0
Other Totals	$300.00	$0.00	$0.00	$300.00	0%	$0.0
Program **5202 - Mechanical Maintenance** Totals	$35,600.00	$0.00	$10,600.25	$24,999.75	30%	$13,892.0
Division **38 - Building, Grounds, Electrical** Totals	$304,600.00	$15,008.27	$126,209.93	$178,390.07	41%	$98,574.5

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**						
Fund Type **Enterprise Fund**						
Fund **605 - Waterworks Fund**						
Division **39 - Forestry**						
Program **5212 - Landscape Maintenance**						
Services						
Services Custodial	15,000.00	2,219.65	2,219.65	12,780.35	15	4,310.0
Services Totals	$15,000.00	$2,219.65	$2,219.65	$12,780.35	15%	$4,310.0
Program **5212 - Landscape Maintenance** Totals	$15,000.00	$2,219.65	$2,219.65	$12,780.35	15%	$4,310.0
Division **39 - Forestry** Totals	$15,000.00	$2,219.65	$2,219.65	$12,780.35	15%	$4,310.0
Division **40 - Utilities**						
Program **5223 - Water System Maintenance**						
Salaries						
Salaries Full Time	746,515.00	55,574.40	345,225.44	401,289.56	46	318,172.4
Salaries Overtime	100,000.00	3,089.93	39,406.17	60,593.83	39	68,042.7
Salaries Special Compensation	24,000.00	1,183.22	14,202.27	9,797.73	59	7,464.4
Salaries Totals	$870,515.00	$59,847.55	$398,833.88	$471,681.12	46%	$393,679.7
Taxes & Benefits						
Taxes & Benefits Medicare	12,650.00	869.91	5,806.04	6,843.96	46	5,692.5
Taxes & Benefits Social Security	54,015.00	3,719.68	24,825.79	29,189.21	46	24,340.3
Taxes & Benefits IMRF Er Contribution	67,045.00	4,608.28	30,786.37	36,258.63	46	36,511.0
Taxes & Benefits Medical/Dental Insurance	151,400.00	6,553.92	77,992.00	73,408.00	52	79,081.5
Taxes & Benefits Life Insurance	1,630.00	39.12	460.81	1,169.19	28	779.6
Taxes & Benefits Allowances	360.00	15.00	180.00	180.00	50	195.0
Taxes & Benefits Totals	$287,100.00	$15,805.91	$140,051.01	$147,048.99	49%	$146,600.1
Operating Supplies						
Operating Supplies Chemicals	6,202.00	.00	3,053.00	3,149.00	49	5,181.0
Operating Supplies Clothing	4,658.00	9.99	911.44	3,746.56	20	1,727.4
Operating Supplies Totals	$10,860.00	$9.99	$3,964.44	$6,895.56	37%	$6,908.4
R&M Supplies						
R&M Supplies Utility System	151,000.00	14,792.38	59,714.68	91,285.32	40	120,296.0
R&M Supplies Totals	$151,000.00	$14,792.38	$59,714.68	$91,285.32	40%	$120,296.0
Services						
Services Other	133,222.00	3,100.40	28,938.24	104,283.76	22	31,661.0
Services Totals	$133,222.00	$3,100.40	$28,938.24	$104,283.76	22%	$31,661.0
Communications						
Communications Cell Phones	540.00	.00	.00	540.00	0	.0
Communications Totals	$540.00	$0.00	$0.00	$540.00	0%	$0.0
Utility Services						
Utility Services Electric	260,000.00	52,785.17	127,640.98	132,359.02	49	116,569.5
Utility Services Natural Gas	10,000.00	852.37	6,019.51	3,980.49	60	6,187.0
Utility Services Refuse Disposal	27,460.00	.00	.00	27,460.00	0	1,390.0
Utility Services Totals	$297,460.00	$53,637.54	$133,660.49	$163,799.51	45%	$124,146.5
Repair and Maintenance						
Repair and Maintenance Utility System	29,200.00	.00	24,688.16	4,511.84	85	39,696.2
Repair and Maintenance Software	4,000.00	663.02	663.02	3,336.98	17	2,243.7
Repair and Maintenance Vehicle Maint Service Charge	136,010.00	11,334.00	68,004.00	68,006.00	50	51,552.0
Repair and Maintenance Totals	$169,210.00	$11,997.02	$93,355.18	$75,854.82	55%	$93,492.0
Other						
Other Small Tools & Equipment	12,582.00	305.21	6,262.64	6,319.36	50	12,066.7
Other Totals	$12,582.00	$305.21	$6,262.64	$6,319.36	50%	$12,066.7
Program **5223 - Water System Maintenance** Totals	$1,932,489.00	$159,496.00	$864,780.56	$1,067,708.44	45%	$928,850.7
Program **5224 - Water Purchase**						
Utility Services						
Utility Services Water/Sewer	3,017,460.00	.00	1,655,671.50	1,361,788.50	55	1,542,584.8
Utility Services Totals	$3,017,460.00	$0.00	$1,655,671.50	$1,361,788.50	55%	$1,542,584.8
Program **5224 - Water Purchase** Totals	$3,017,460.00	$0.00	$1,655,671.50	$1,361,788.50	55%	$1,542,584.8
Division **40 - Utilities** Totals	$4,949,949.00	$159,496.00	$2,520,452.06	$2,429,496.94	51%	$2,471,435.5

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**						
Fund Type **Enterprise Fund**						
Fund **605 - Waterworks Fund**						
Division **43 - Engineering**						
Program **0000 - General**						
Salaries						
Salaries Full Time	107,655.00	8,220.80	51,380.00	56,275.00	48	49,762.5
Salaries Part Time	8,000.00	.00	.00	8,000.00	0	.0
Salaries Special Compensation	1,500.00	.00	750.00	750.00	50	.0
Salaries Totals	$117,155.00	$8,220.80	$52,130.00	$65,025.00	44%	$49,762.5
Taxes & Benefits						
Taxes & Benefits Medicare	1,710.00	115.77	727.96	982.04	43	691.8
Taxes & Benefits Social Security	7,290.00	494.99	3,112.62	4,177.38	43	2,958.1
Taxes & Benefits IMRF Er Contribution	8,405.00	633.00	4,014.57	4,390.43	48	4,633.5
Taxes & Benefits Medical/Dental Insurance	18,570.00	773.37	9,280.44	9,289.56	50	9,608.0
Taxes & Benefits Life Insurance	235.00	5.80	69.60	165.40	30	124.1
Taxes & Benefits Allowances	360.00	15.00	180.00	180.00	50	195.0
Taxes & Benefits Totals	$36,570.00	$2,037.93	$17,385.19	$19,184.81	48%	$18,210.6
Services						
Services Engineering	42,500.00	1,936.00	5,732.50	36,767.50	13	4,299.5
Services Totals	$42,500.00	$1,936.00	$5,732.50	$36,767.50	13%	$4,299.5
Repair and Maintenance						
Repair and Maintenance Vehicle Maint Service Charge	9,380.00	782.00	4,692.00	4,688.00	50	2,838.0
Repair and Maintenance Totals	$9,380.00	$782.00	$4,692.00	$4,688.00	50%	$2,838.0
Program **0000 - General** Totals	$205,605.00	$12,976.73	$79,939.69	$125,665.31	39%	$75,110.6
Division **43 - Engineering** Totals	$205,605.00	$12,976.73	$79,939.69	$125,665.31	39%	$75,110.6
Division **75 - Capital Outlay**						
Program **6010 - Buildings & Facilities**						
Buildings & Structures	277,418.00	482.50	482.50	276,935.50	0	6,260.5
Heavy Machinery	40,834.00	.00	40,833.72	.28	100	6,637.5
Program **6010 - Buildings & Facilities** Totals	$318,252.00	$482.50	$41,316.22	$276,935.78	13%	$12,898.0
Program **6030 - Technology**						
Improvements Other Than Buildings	82,695.00	.00	.00	82,695.00	0	.0
Technology	18,290.00	.00	.00	18,290.00	0	10,697.9
Program **6030 - Technology** Totals	$100,985.00	$0.00	$0.00	$100,985.00	0%	$10,697.9
Program **6060 - Streets**						
Improvements Other Than Buildings	420,000.00	129,355.41	416,873.41	3,126.59	99	.0
Program **6060 - Streets** Totals	$420,000.00	$129,355.41	$416,873.41	$3,126.59	99%	$0.0
Program **6080 - Water System**						
Improvements Other Than Buildings	6,937,495.00	517,677.50	1,228,839.09	5,708,655.91	18	866,844.5
Program **6080 - Water System** Totals	$6,937,495.00	$517,677.50	$1,228,839.09	$5,708,655.91	18%	$866,844.5
Division **75 - Capital Outlay** Totals	$7,776,732.00	$647,515.41	$1,687,028.72	$6,089,703.28	22%	$890,440.5
Department **52 - Public Works** Totals	$13,278,621.00	$839,012.06	$4,429,073.29	$8,849,547.71	33%	$3,550,800.5
EXPENSE TOTALS	$16,581,801.00	$980,115.05	$5,776,085.93	$10,805,715.07	35%	$4,730,219.7
Fund **605 - Waterworks Fund** Totals						
REVENUE TOTALS	16,581,801.00	1,735,794.00	6,865,155.12	9,716,645.88	41%	5,720,522.3
EXPENSE TOTALS	16,581,801.00	980,115.05	5,776,085.93	10,805,715.07	35%	4,730,219.7
Fund **605 - Waterworks Fund** Net Gain (Loss)	$0.00	$755,678.95	$1,089,069.19	$1,089,069.19	+++	$990,302.6

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**						
Fund Type **Enterprise Fund**						
Fund **610 - Sewerage Fund**						
REVENUE						
Grants	476,755.00	.00	5,676.88	471,078.12	1	88,709.9
Sewer Service						
Sewer Service Resident - Regular	2,798,820.00	221,750.66	1,334,979.84	1,463,840.16	48	1,321,998.9
Sewer Service Resident - Penalties	25,000.00	406.52	15,092.42	9,907.58	60	14,651.8
Sewer Service Non-Resident - Regular	522,785.00	50,578.80	255,974.00	266,811.00	49	247,722.7
Sewer Service Non-Resident - Penalties	2,000.00	395.48	1,831.60	168.40	92	1,543.7
Sewer Service Sewer Connection	6,000.00	132.00	4,607.60	1,392.40	77	4,236.9
Sewer Service Fair Meadows Maintenance	1,800.00	400.50	1,201.55	598.45	67	1,169.5
Sewer Service Stormwater Mgmt	843,750.00	67,904.23	452,058.82	391,691.18	54	570,274.9
Sewer Service 50/50 Sewer Extension	.00	7,200.00	12,000.00	(12,000.00)	+++	8,400.0
Sewer Service Totals	$4,200,155.00	$348,768.19	$2,077,745.83	$2,122,409.17	49%	$2,169,998.8
Interest Income						
Interest Income Investments	2,500.00	5,020.00	30,874.67	(28,374.67)	1,235	14,481.0
Interest Income Loans	.00	.00	68.57	(68.57)	+++	76.8
Interest Income Totals	$2,500.00	$5,020.00	$30,943.24	($28,443.24)	1,238%	$14,557.8
Investment Income						
Investment Income Realized Gain/Loss	.00	.00	4,687.67	(4,687.67)	+++	.0
Investment Income Unrealized Gain/Loss	.00	(6,295.37)	54,035.68	(54,035.68)	+++	(115,350.37
Investment Income Totals	$0.00	($6,295.37)	$58,723.35	($58,723.35)	+++	($115,350.37
Other						
Other Misc Reimbursements/Refunds	.00	492.41	492.41	(492.41)	+++	.0
Other Miscellaneous Income	250.00	.00	.00	250.00	0	.0
Other Totals	$250.00	$492.41	$492.41	($242.41)	197%	$0.0
(Source)/Use of Reserves	3,824,080.00	.00	.00	3,824,080.00	0	.0
REVENUE TOTALS	$8,503,740.00	$347,985.23	$2,173,581.71	$6,330,158.29	26%	$2,157,916.3
EXPENSE						
Department **30 - Finance & Operations**						
Division **17 - Village Wide Benefit Programs**						
Program **0000 - General**						
Insurance						
Insurance Liability Premiums	68,000.00	5,667.00	34,002.00	33,998.00	50	32,502.0
Insurance Totals	$68,000.00	$5,667.00	$34,002.00	$33,998.00	50%	$32,502.0
Program **0000 - General** Totals	$68,000.00	$5,667.00	$34,002.00	$33,998.00	50%	$32,502.0
Division **17 - Village Wide Benefit Programs** Totals	$68,000.00	$5,667.00	$34,002.00	$33,998.00	50%	$32,502.0
Division **70 - Debt Service**						
Program **3058 - GO Ref Series 2010A**						
Interest	.00	.00	.00	.00	+++	14,100.0
Paying Agent Fees	.00	.00	.00	.00	+++	250.0
Program **3058 - GO Ref Series 2010A** Totals	$0.00	$0.00	$0.00	$0.00	+++	$14,350.0
Program **3067 - GO Ref Series 2014A**						
Interest	.00	.00	.00	.00	+++	27,056.2
Program **3067 - GO Ref Series 2014A** Totals	$0.00	$0.00	$0.00	$0.00	+++	$27,056.2
Program **3069 - GO Series 2015**						
Principal	157,000.00	.00	78,000.00	79,000.00	50	74,000.0
Interest	22,800.00	.00	12,375.00	10,425.00	54	15,375.0
Paying Agent Fees	500.00	.00	.00	500.00	0	.0
Program **3069 - GO Series 2015** Totals	$180,300.00	$0.00	$90,375.00	$89,925.00	50%	$89,375.0
Division **70 - Debt Service** Totals	$180,300.00	$0.00	$90,375.00	$89,925.00	50%	$130,781.2

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**						
Fund Type **Enterprise Fund**						
Fund **610 - Sewerage Fund**						
Division **80 - Interfund Transfers**						
Program **0000 - General**						
Services						
Services Administrative Service Charge	567,000.00	47,250.00	283,500.00	283,500.00	50	270,000.0
Services Totals	$567,000.00	$47,250.00	$283,500.00	$283,500.00	50%	$270,000.0
Interfund Transfers Out	325,500.00	27,125.00	162,750.00	162,750.00	50	154,998.0
Program **0000 - General** Totals	$892,500.00	$74,375.00	$446,250.00	$446,250.00	50%	$424,998.0
Division **80 - Interfund Transfers** Totals	$892,500.00	$74,375.00	$446,250.00	$446,250.00	50%	$424,998.0
Department **30 - Finance & Operations** Totals	$1,140,800.00	$80,042.00	$570,627.00	$570,173.00	50%	$588,281.2
Department **34 - Human Resources**						
Division **17 - Village Wide Benefit Programs**						
Program **0000 - General**						
Salaries						
Salaries Special Compensation	1,500.00	.00	.00	1,500.00	0	.0
Salaries Totals	$1,500.00	$0.00	$0.00	$1,500.00	0%	$0.0
Taxes & Benefits						
Taxes & Benefits Medicare	25.00	.00	.00	25.00	0	.0
Taxes & Benefits Social Security	95.00	.00	.00	95.00	0	.0
Taxes & Benefits IMRF Er Contribution	120.00	.00	.00	120.00	0	.0
Taxes & Benefits Totals	$240.00	$0.00	$0.00	$240.00	0%	$0.0
Program **0000 - General** Totals	$1,740.00	$0.00	$0.00	$1,740.00	0%	$0.0
Division **17 - Village Wide Benefit Programs** Totals	$1,740.00	$0.00	$0.00	$1,740.00	0%	$0.0
Department **34 - Human Resources** Totals	$1,740.00	$0.00	$0.00	$1,740.00	0%	$0.0
Department **52 - Public Works**						
Division **40 - Utilities**						
Program **5221 - Sanitary System Maintenance**						
Salaries						
Salaries Full Time	360,380.00	26,833.60	167,675.44	192,704.56	47	154,200.0
Salaries Overtime	15,000.00	276.87	8,134.09	6,865.91	54	5,942.4
Salaries Special Compensation	7,000.00	.00	3,000.00	4,000.00	43	121.0
Salaries Totals	$382,380.00	$27,110.47	$178,809.53	$203,570.47	47%	$160,263.4
Taxes & Benefits						
Taxes & Benefits Medicare	5,560.00	394.01	2,591.88	2,968.12	47	2,297.1
Taxes & Benefits Social Security	23,720.00	1,684.74	11,082.64	12,637.36	47	9,822.3
Taxes & Benefits IMRF Er Contribution	29,450.00	2,087.50	13,733.52	15,716.48	47	14,719.4
Taxes & Benefits Medical/Dental Insurance	111,420.00	4,640.24	55,682.88	55,737.12	50	57,648.2
Taxes & Benefits Life Insurance	790.00	18.91	224.75	565.25	28	379.2
Taxes & Benefits Totals	$170,940.00	$8,825.40	$83,315.67	$87,624.33	49%	$84,866.4
Operating Supplies						
Operating Supplies Chemicals	3,874.00	.00	3,873.01	.99	100	1,472.9
Operating Supplies Clothing	2,400.00	.00	577.98	1,822.02	24	816.8
Operating Supplies Totals	$6,274.00	$0.00	$4,450.99	$1,823.01	71%	$2,289.8
R&M Supplies						
R&M Supplies Utility System	11,340.00	431.47	6,774.48	4,565.52	60	5,395.8
R&M Supplies Totals	$11,340.00	$431.47	$6,774.48	$4,565.52	60%	$5,395.8
Services						
Services Other	3,500.00	.00	.00	3,500.00	0	17.9
Services Totals	$3,500.00	$0.00	$0.00	$3,500.00	0%	$17.9
Communications						
Communications Cell Phones	2,160.00	.00	1,195.19	964.81	55	.0
Communications Totals	$2,160.00	$0.00	$1,195.19	$964.81	55%	$0.0
Utility Services						
Utility Services Refuse Disposal	57,907.00	22,540.87	39,117.41	18,789.59	68	6,768.9
Utility Services Totals	$57,907.00	$22,540.87	$39,117.41	$18,789.59	68%	$6,768.9

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**						
Fund Type **Enterprise Fund**						
Fund **610 - Sewerage Fund**						
Repair and Maintenance						
Repair and Maintenance Vehicle Maint Service Charge	51,590.00	4,299.00	25,794.00	25,796.00	50	18,786.0
Repair and Maintenance Totals	$51,590.00	$4,299.00	$25,794.00	$25,796.00	50%	$18,786.0
Other						
Other Small Tools & Equipment	2,826.00	.00	1,107.48	1,718.52	39	1,555.3
Other Totals	$2,826.00	$0.00	$1,107.48	$1,718.52	39%	$1,555.3
Program **5221 - Sanitary System Maintenance** Totals	$688,917.00	$63,207.21	$340,564.75	$348,352.25	49%	$279,943.8
Program **5222 - Storm System Maintenance**						
Salaries						
Salaries Full Time	67,965.00	5,155.20	32,055.68	35,909.32	47	20,160.0
Salaries Overtime	4,000.00	248.48	2,138.68	1,861.32	53	1,647.2
Salaries Special Compensation	500.00	.00	846.66	(346.66)	169	.0
Salaries Totals	$72,465.00	$5,403.68	$35,041.02	$37,423.98	48%	$21,807.2
Taxes & Benefits						
Taxes & Benefits Medicare	1,055.00	79.48	511.24	543.76	48	315.5
Taxes & Benefits Social Security	4,495.00	339.85	2,186.05	2,308.95	49	1,349.2
Taxes & Benefits IMRF Er Contribution	5,585.00	421.86	2,713.59	2,871.41	49	2,027.1
Taxes & Benefits Medical/Dental Insurance	10,230.00	381.50	4,609.08	5,620.92	45	3,325.8
Taxes & Benefits Life Insurance	150.00	3.54	40.17	109.83	27	42.6
Taxes & Benefits Totals	$21,515.00	$1,226.23	$10,060.13	$11,454.87	47%	$7,060.4
Operating Supplies						
Operating Supplies Clothing	1,340.00	.00	219.99	1,120.01	16	821.6
Operating Supplies Totals	$1,340.00	$0.00	$219.99	$1,120.01	16%	$821.6
R&M Supplies						
R&M Supplies Utility System	13,250.00	.00	310.19	12,939.81	2	8,901.7
R&M Supplies Totals	$13,250.00	$0.00	$310.19	$12,939.81	2%	$8,901.7
Services						
Services Engineering	33,441.00	.00	1,495.20	31,945.80	4	5,065.5
Services Other	29,679.00	.00	1,780.00	27,899.00	6	2,500.0
Services Totals	$63,120.00	$0.00	$3,275.20	$59,844.80	5%	$7,565.5
Utility Services						
Utility Services Refuse Disposal	1,750.00	.00	.00	1,750.00	0	.0
Utility Services Totals	$1,750.00	$0.00	$0.00	$1,750.00	0%	$0.0
Repair and Maintenance						
Repair and Maintenance Utility System	9,000.00	14.68	14.68	8,985.32	0	4,156.0
Repair and Maintenance Vehicle Maint Service Charge	51,590.00	4,299.00	25,794.00	25,796.00	50	18,786.0
Repair and Maintenance Totals	$60,590.00	$4,313.68	$25,808.68	$34,781.32	43%	$22,942.0
Other						
Other Small Tools & Equipment	1,250.00	180.95	281.80	968.20	23	123.4
Other Totals	$1,250.00	$180.95	$281.80	$968.20	23%	$123.4
Program **5222 - Storm System Maintenance** Totals	$235,280.00	$11,124.54	$74,997.01	$160,282.99	32%	$69,222.0
Division **40 - Utilities** Totals	$924,197.00	$74,331.75	$415,561.76	$508,635.24	45%	$349,165.8
Division **43 - Engineering**						
Program **0000 - General**						
Salaries						
Salaries Full Time	146,100.00	11,502.60	71,891.25	74,208.75	49	67,537.5
Salaries Special Compensation	4,310.00	.00	750.00	3,560.00	17	.0
Salaries Totals	$150,410.00	$11,502.60	$72,641.25	$77,768.75	48%	$67,537.5
Taxes & Benefits						
Taxes & Benefits Medicare	2,235.00	165.86	1,050.18	1,184.82	47	949.5
Taxes & Benefits Social Security	9,550.00	709.23	4,490.44	5,059.56	47	4,060.2
Taxes & Benefits IMRF Er Contribution	11,585.00	885.70	5,598.82	5,986.18	48	6,287.7
Taxes & Benefits Medical/Dental Insurance	27,855.00	1,160.06	13,920.72	13,934.28	50	14,412.0
Taxes & Benefits Life Insurance	315.00	8.04	96.48	218.52	31	167.0
Taxes & Benefits Allowances	3,600.00	150.00	1,800.00	1,800.00	50	.0
Taxes & Benefits Totals	$55,140.00	$3,078.89	$26,956.64	$28,183.36	49%	$25,876.66

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**						
Fund Type **Enterprise Fund**						
Fund **610 - Sewerage Fund**						
Services						
Services Engineering	22,500.00	1,936.00	5,732.50	16,767.50	25	5,725.2
Services Totals	$22,500.00	$1,936.00	$5,732.50	$16,767.50	25%	$5,725.2
Communications						
Communications Cell Phones	468.00	.00	.00	468.00	0	.0
Communications Totals	$468.00	$0.00	$0.00	$468.00	0%	$0.0
Repair and Maintenance						
Repair and Maintenance Vehicle Maint Service Charge	9,380.00	782.00	4,692.00	4,688.00	50	2,838.0
Repair and Maintenance Totals	$9,380.00	$782.00	$4,692.00	$4,688.00	50%	$2,838.0
Program **0000 - General** Totals	$237,898.00	$17,299.49	$110,022.39	$127,875.61	46%	$101,977.4
Division **43 - Engineering** Totals	$237,898.00	$17,299.49	$110,022.39	$127,875.61	46%	$101,977.4
Division **75 - Capital Outlay**						
Program **6010 - Buildings & Facilities**						
Buildings & Structures	1,154.00	.00	.00	1,154.00	0	.0
Program **6010 - Buildings & Facilities** Totals	$1,154.00	$0.00	$0.00	$1,154.00	0%	$0.0
Program **6020 - Flood Control**						
Improvements Other Than Buildings	1,904,621.00	49,391.29	83,169.84	1,821,451.16	4	109,941.0
Program **6020 - Flood Control** Totals	$1,904,621.00	$49,391.29	$83,169.84	$1,821,451.16	4%	$109,941.0
Program **6050 - Sanitary Sewer System**						
Improvements Other Than Buildings	2,943,330.00	189,656.00	204,656.00	2,738,674.00	7	141,387.5
Program **6050 - Sanitary Sewer System** Totals	$2,943,330.00	$189,656.00	$204,656.00	$2,738,674.00	7%	$141,387.5
Program **6060 - Streets**						
Improvements Other Than Buildings	1,000,000.00	4,069.99	34,427.16	965,572.84	3	.0
Program **6060 - Streets** Totals	$1,000,000.00	$4,069.99	$34,427.16	$965,572.84	3%	$0.0
Program **6070 - Vehicles & Equipment**						
Motor Vehicles	350,000.00	29,348.39	29,348.39	320,651.61	8	.0
Program **6070 - Vehicles & Equipment** Totals	$350,000.00	$29,348.39	$29,348.39	$320,651.61	8%	$0.0
Division **75 - Capital Outlay** Totals	$6,199,105.00	$272,465.67	$351,601.39	$5,847,503.61	6%	$251,328.5
Department **52 - Public Works** Totals	$7,361,200.00	$364,096.91	$877,185.54	$6,484,014.46	12%	$702,471.8
EXPENSE TOTALS	$8,503,740.00	$444,138.91	$1,447,812.54	$7,055,927.46	17%	$1,290,753.1
Fund **610 - Sewerage Fund** Totals						
REVENUE TOTALS	8,503,740.00	347,985.23	2,173,581.71	6,330,158.29	26%	2,157,916.3
EXPENSE TOTALS	8,503,740.00	444,138.91	1,447,812.54	7,055,927.46	17%	1,290,753.1
Fund **610 - Sewerage Fund** Net Gain (Loss)	$0.00	($96,153.68)	$725,769.17	$725,769.17	+++	$867,163.2

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**						
Fund Type **Enterprise Fund**						
Fund **615 - Refuse Fund**						
REVENUE						
Business Licenses & Permits						
Business Licenses & Permits Commercial Refuse License	13,000.00	.00	13,306.00	(306.00)	102	12,919.0
Business Licenses & Permits Totals	$13,000.00	$0.00	$13,306.00	($306.00)	102%	$12,919.0
Refuse Service						
Refuse Service Refuse Collection	4,063,680.00	307,315.97	1,982,859.06	2,080,820.94	49	1,884,745.2
Refuse Service Penalties	37,500.00	(95.40)	20,584.02	16,915.98	55	19,674.4
Refuse Service Multi-Family Disposal Fee	781,180.00	131,230.80	393,692.40	387,487.60	50	382,945.5
Refuse Service Recycling Incentive Proceeds	.00	.00	33,538.36	(33,538.36)	+++	54,384.8
Refuse Service Totals	$4,882,360.00	$438,451.37	$2,430,673.84	$2,451,686.16	50%	$2,341,750.1
Interest Income						
Interest Income Investments	500.00	3,024.00	15,903.00	(15,403.00)	3,181	1,040.0
Interest Income Totals	$500.00	$3,024.00	$15,903.00	($15,403.00)	3,181%	$1,040.0
(Source)/Use of Reserves	(198,390.00)	.00	.00	(198,390.00)	0	.0
REVENUE TOTALS	$4,697,470.00	$441,475.37	$2,459,882.84	$2,237,587.16	52%	$2,355,709.1
EXPENSE						
Department **30 - Finance & Operations**						
Division **80 - Interfund Transfers**						
Program **0000 - General**						
Services						
Services Administrative Service Charge	75,000.00	6,250.00	37,500.00	37,500.00	50	75,000.0
Services Totals	$75,000.00	$6,250.00	$37,500.00	$37,500.00	50%	$75,000.0
Interfund Transfers Out	45,000.00	3,750.00	22,500.00	22,500.00	50	25,002.0
Program **0000 - General** Totals	$120,000.00	$10,000.00	$60,000.00	$60,000.00	50%	$100,002.0
Division **80 - Interfund Transfers** Totals	$120,000.00	$10,000.00	$60,000.00	$60,000.00	50%	$100,002.0
Department **30 - Finance & Operations** Totals	$120,000.00	$10,000.00	$60,000.00	$60,000.00	50%	$100,002.0
Department **52 - Public Works**						
Division **40 - Utilities**						
Program **5225 - Refuse & Recycling**						
Utility Services						
Utility Services Refuse Collection	3,170,980.00	263,422.21	1,053,630.56	2,117,349.44	33	1,030,406.1
Utility Services Refuse Disposal	1,406,490.00	114,938.00	955,955.04	450,534.96	68	802,151.5
Utility Services Totals	$4,577,470.00	$378,360.21	$2,009,585.60	$2,567,884.40	44%	$1,832,557.7
Program **5225 - Refuse & Recycling** Totals	$4,577,470.00	$378,360.21	$2,009,585.60	$2,567,884.40	44%	$1,832,557.7
Division **40 - Utilities** Totals	$4,577,470.00	$378,360.21	$2,009,585.60	$2,567,884.40	44%	$1,832,557.7
Department **52 - Public Works** Totals	$4,577,470.00	$378,360.21	$2,009,585.60	$2,567,884.40	44%	$1,832,557.7
EXPENSE TOTALS	$4,697,470.00	$388,360.21	$2,069,585.60	$2,627,884.40	44%	$1,932,559.7
Fund **615 - Refuse Fund** Totals						
REVENUE TOTALS	4,697,470.00	441,475.37	2,459,882.84	2,237,587.16	52%	2,355,709.1
EXPENSE TOTALS	4,697,470.00	388,360.21	2,069,585.60	2,627,884.40	44%	1,932,559.7
Fund **615 - Refuse Fund** Net Gain (Loss)	$0.00	$53,115.16	$390,297.24	$390,297.24	+++	$423,149.4

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description		Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**							
Fund Type **Enterprise Fund**							
Fund **620 - Parking System Fund**							
REVENUE							
Parking Fees							
Parking Fees Daily Fee - Commuter		150,000.00	22,739.02	120,324.83	29,675.17	80	60,946.4
Parking Fees Permit Fee - Business		2,500.00	30.00	810.00	1,690.00	32	1,410.0
Parking Fees Permit Fee - Commuter		150,000.00	8,557.12	47,095.70	102,904.30	31	66,386.3
	Parking Fees Totals	$302,500.00	$31,326.14	$168,230.53	$134,269.47	56%	$128,742.7
Interest Income							
Interest Income Investments		1,000.00	3,569.00	21,606.29	(20,606.29)	2,161	2,758.0
	Interest Income Totals	$1,000.00	$3,569.00	$21,606.29	($20,606.29)	2,161%	$2,758.0
Investment Income							
Investment Income Realized Gain/Loss		.00	.00	2,071.04	(2,071.04)	+++	.0
Investment Income Unrealized Gain/Loss		.00	(1,403.43)	2,559.78	(2,559.78)	+++	(16,264.58
	Investment Income Totals	$0.00	($1,403.43)	$4,630.82	($4,630.82)	+++	($16,264.58
Rental Income							
Rental Income Buildings		13,380.00	1,365.00	8,440.00	4,940.00	63	7,940.0
	Rental Income Totals	$13,380.00	$1,365.00	$8,440.00	$4,940.00	63%	$7,940.0
(Source)/Use of Reserves		315,071.00	.00	.00	315,071.00	0	.0
	REVENUE TOTALS	$631,951.00	$34,856.71	$202,907.64	$429,043.36	32%	$123,176.2
EXPENSE							
Department **30 - Finance & Operations**							
Division **12 - Billing & Collections**							
Program **3023 - Commuter Parking**							
Services							
Services Banking		25,200.00	1,218.29	6,464.40	18,735.60	26	3,018.2
	Services Totals	$25,200.00	$1,218.29	$6,464.40	$18,735.60	26%	$3,018.2
Printing/Advertising							
Printing/Advertising Outside Printing Services		500.00	.00	.00	500.00	0	.0
	Printing/Advertising Totals	$500.00	$0.00	$0.00	$500.00	0%	$0.0
Rental							
Rental Buildings		6,000.00	.00	.00	6,000.00	0	.0
	Rental Totals	$6,000.00	$0.00	$0.00	$6,000.00	0%	$0.0
Program **3023 - Commuter Parking** Totals		$31,700.00	$1,218.29	$6,464.40	$25,235.60	20%	$3,018.2
Division **12 - Billing & Collections** Totals		$31,700.00	$1,218.29	$6,464.40	$25,235.60	20%	$3,018.2
Division **80 - Interfund Transfers**							
Program **0000 - General**							
Services							
Services Administrative Service Charge		150,000.00	12,500.00	75,000.00	75,000.00	50	81,498.0
	Services Totals	$150,000.00	$12,500.00	$75,000.00	$75,000.00	50%	$81,498.0
Program **0000 - General** Totals		$150,000.00	$12,500.00	$75,000.00	$75,000.00	50%	$81,498.0
Division **80 - Interfund Transfers** Totals		$150,000.00	$12,500.00	$75,000.00	$75,000.00	50%	$81,498.0
Department **30 - Finance & Operations** Totals		$181,700.00	$13,718.29	$81,464.40	$100,235.60	45%	$84,516.2

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**						
Fund Type **Enterprise Fund**						
Fund **620 - Parking System Fund**						
Department **52 - Public Works**						
Division **38 - Building, Grounds, Electrical**						
Program **5201 - Buildings & Grounds Maintenance**						
Salaries						
Salaries Overtime	4,000.00	1,653.12	1,653.12	2,346.88	41	33.1
Salaries Totals	$4,000.00	$1,653.12	$1,653.12	$2,346.88	41%	$33.1
Taxes & Benefits						
Taxes & Benefits Medicare	60.00	23.98	26.67	33.33	44	.4
Taxes & Benefits Social Security	250.00	102.48	113.97	136.03	46	2.0
Taxes & Benefits IMRF Er Contribution	310.00	127.29	141.57	168.43	46	3.0
Taxes & Benefits Totals	$620.00	$253.75	$282.21	$337.79	46%	$5.6
Services						
Services Custodial	100,810.00	7,883.98	47,303.88	53,506.12	47	45,899.5
Services Other	92,590.00	.00	20,314.82	72,275.18	22	26,456.8
Services Totals	$193,400.00	$7,883.98	$67,618.70	$125,781.30	35%	$72,356.4
Utility Services						
Utility Services Electric	52,000.00	6,541.81	20,172.85	31,827.15	39	22,561.3
Utility Services Natural Gas	6,000.00	396.25	2,978.44	3,021.56	50	2,607.3
Utility Services Totals	$58,000.00	$6,938.06	$23,151.29	$34,848.71	40%	$25,168.6
Repair and Maintenance						
Repair and Maintenance Buildings	52,020.00	.00	14,995.57	37,024.43	29	17,746.4
Repair and Maintenance Landscape	17,280.00	2,160.00	6,480.00	10,800.00	38	.0
Repair and Maintenance Totals	$69,300.00	$2,160.00	$21,475.57	$47,824.43	31%	$17,746.4
Program **5201 - Buildings & Grounds Maintenance** Totals	$325,320.00	$18,888.91	$114,180.89	$211,139.11	35%	$115,310.3
Division **38 - Building, Grounds, Electrical** Totals	$325,320.00	$18,888.91	$114,180.89	$211,139.11	35%	$115,310.3
Division **75 - Capital Outlay**						
Program **6010 - Buildings & Facilities**						
Buildings & Structures	124,931.00	.00	24,931.00	100,000.00	20	20,100.0
Program **6010 - Buildings & Facilities** Totals	$124,931.00	$0.00	$24,931.00	$100,000.00	20%	$20,100.0
Division **75 - Capital Outlay** Totals	$124,931.00	$0.00	$24,931.00	$100,000.00	20%	$20,100.0
Department **52 - Public Works** Totals	$450,251.00	$18,888.91	$139,111.89	$311,139.11	31%	$135,410.3
EXPENSE TOTALS	$631,951.00	$32,607.20	$220,576.29	$411,374.71	35%	$219,926.5
Fund **620 - Parking System Fund** Totals						
REVENUE TOTALS	631,951.00	34,856.71	202,907.64	429,043.36	32%	123,176.2
EXPENSE TOTALS	631,951.00	32,607.20	220,576.29	411,374.71	35%	219,926.5
Fund **620 - Parking System Fund** Net Gain (Loss)	$0.00	$2,249.51	($17,668.65)	($17,668.65)	+++	($96,750.38

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**						
Fund Type **Internal Service Fund**						
Fund **702 - Liability Insurance Fund**						
REVENUE						
Intragovernmental Service Charge						
Intragovernmental Service Charge Charge to Operations	1,698,300.00	141,526.00	849,156.00	849,144.00	50	840,702.0
Intragovernmental Service Charge Totals	$1,698,300.00	$141,526.00	$849,156.00	$849,144.00	50%	$840,702.0
Interest Income						
Interest Income Investments	10,000.00	2,365.00	26,728.41	(16,728.41)	267	8,182.0
Interest Income Totals	$10,000.00	$2,365.00	$26,728.41	($16,728.41)	267%	$8,182.0
Investment Income						
Investment Income Realized Gain/Loss	.00	.00	17,258.64	(17,258.64)	+++	.0
Investment Income Unrealized Gain/Loss	.00	(22,752.31)	16,295.13	(16,295.13)	+++	(143,053.16
Investment Income Totals	$0.00	($22,752.31)	$33,553.77	($33,553.77)	+++	($143,053.16
Insurance & Property Damage						
Insurance & Property Damage Excess Loss Recovery	88,482.00	.00	88,482.00	.00	100	.0
Insurance & Property Damage Totals	$88,482.00	$0.00	$88,482.00	$0.00	100%	$0.0
Other						
Other Misc Reimbursements/Refunds	.00	6,191.90	46,018.50	(46,018.50)	+++	27,194.4
Other Miscellaneous Income	.00	.00	.00	.00	+++	4,466.6
Other Totals	$0.00	$6,191.90	$46,018.50	($46,018.50)	+++	$31,661.1
(Source)/Use of Reserves	367,925.00	.00	.00	367,925.00	0	.0
REVENUE TOTALS	$2,164,707.00	$127,330.59	$1,043,938.68	$1,120,768.32	48%	$737,491.9
EXPENSE						
Department **34 - Human Resources**						
Division **19 - Liability Insurance Program**						
Program **0000 - General**						
Services						
Services Management Consulting	20,000.00	4,975.00	12,956.00	7,044.00	65	14,242.0
Services Banking	3,500.00	331.77	1,785.60	1,714.40	51	1,361.5
Services Management Fees	25,000.00	.00	.00	25,000.00	0	23,000.0
Services Claims Administration	40,000.00	.00	19,620.11	20,379.89	49	28,311.3
Services Other	320,000.00	80,000.00	160,000.00	160,000.00	50	160,000.0
Services Totals	$408,500.00	$85,306.77	$194,361.71	$214,138.29	48%	$226,914.9
Insurance						
Insurance Liability Premiums	775,000.00	200.00	731,954.96	43,045.04	94	672,438.9
Insurance General Liability Claims	120,000.00	8,169.69	99,487.64	20,512.36	83	33,093.8
Insurance Property Claims	95,000.00	7,627.81	66,663.83	28,336.17	70	34,182.4
Insurance Automotive Claims	148,482.00	4,077.85	172,356.91	(23,874.91)	116	25,543.4
Insurance Work Comp Claims	575,000.00	38,138.28	312,464.90	262,535.10	54	302,437.1
Insurance Unemployment Claims	24,226.00	.00	.00	24,226.00	0	.0
Insurance Totals	$1,737,708.00	$58,213.63	$1,382,928.24	$354,779.76	80%	$1,067,695.9
Other						
Other Memberships & Publications	18,499.00	.00	18,498.68	.32	100	17,208.0
Other Totals	$18,499.00	$0.00	$18,498.68	$0.32	100%	$17,208.0
Program **0000 - General** Totals	$2,164,707.00	$143,520.40	$1,595,788.63	$568,918.37	74%	$1,311,818.9
Division **19 - Liability Insurance Program** Totals	$2,164,707.00	$143,520.40	$1,595,788.63	$568,918.37	74%	$1,311,818.9
Department **34 - Human Resources** Totals	$2,164,707.00	$143,520.40	$1,595,788.63	$568,918.37	74%	$1,311,818.9
EXPENSE TOTALS	$2,164,707.00	$143,520.40	$1,595,788.63	$568,918.37	74%	$1,311,818.9
Fund **702 - Liability Insurance Fund** Totals						
REVENUE TOTALS	2,164,707.00	127,330.59	1,043,938.68	1,120,768.32	48%	737,491.9
EXPENSE TOTALS	2,164,707.00	143,520.40	1,595,788.63	568,918.37	74%	1,311,818.9
Fund **702 - Liability Insurance Fund** Net Gain (Loss)	$0.00	($16,189.81)	($551,849.95)	($551,849.95)	+++	($574,326.98

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description		Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**							
Fund Type **Internal Service Fund**							
Fund **710 - Fleet Services Fund**							
REVENUE							
Shared Revenues							
Shared Revenues County Gas Tax Rebate		12,000.00	.00	.00	12,000.00	0	.0
	Shared Revenues Totals	$12,000.00	$0.00	$0.00	$12,000.00	0%	$0.0
Reimbursements							
Reimbursements Park District - CC & CSF		.00	.00	.00	.00	+++	996.8
Reimbursements PW - Fuel		95,000.00	10,792.71	51,177.75	43,822.25	54	62,499.0
Reimbursements PW - Vehicle Parts		35,000.00	1,511.96	16,234.89	18,765.11	46	17,194.1
Reimbursements PW - Labor		33,000.00	2,223.56	13,341.36	19,658.64	40	16,890.8
	Reimbursements Totals	$163,000.00	$14,528.23	$80,754.00	$82,246.00	50%	$97,580.8
Intragovernmental Service Charge							
Intragovernmental Service Charge Charge to Operations		1,875,955.00	156,332.00	937,992.00	937,963.00	50	728,076.0
	Intragovernmental Service Charge Totals	$1,875,955.00	$156,332.00	$937,992.00	$937,963.00	50%	$728,076.0
Interest Income							
Interest Income Investments		1,000.00	3,272.00	17,611.00	(16,611.00)	1,761	1,912.0
	Interest Income Totals	$1,000.00	$3,272.00	$17,611.00	($16,611.00)	1,761%	$1,912.0
Insurance & Property Damage							
Insurance & Property Damage Property Damage Recovery		15,000.00	.00	7,325.87	7,674.13	49	767.0
Insurance & Property Damage Workers Comp Recovery		.00	.00	.00	.00	+++	4,846.7
	Insurance & Property Damage Totals	$15,000.00	$0.00	$7,325.87	$7,674.13	49%	$5,613.7
(Source)/Use of Reserves		31,771.00	.00	.00	31,771.00	0	.0
	REVENUE TOTALS	$2,098,726.00	$174,132.23	$1,043,682.87	$1,055,043.13	50%	$833,182.5
EXPENSE							
Department **52 - Public Works**							
Division **42 - Fleet Services**							
Program **0000 - General**							
Salaries							
Salaries Full Time		595,220.00	43,102.40	269,163.44	326,056.56	45	224,380.0
Salaries Overtime		9,280.00	.00	2,335.86	6,944.14	25	5,614.9
Salaries Special Compensation		11,000.00	.00	4,596.78	6,403.22	42	.0
	Salaries Totals	$615,500.00	$43,102.40	$276,096.08	$339,403.92	45%	$229,994.9
Taxes & Benefits							
Taxes & Benefits Medicare		8,950.00	626.52	4,001.33	4,948.67	45	3,371.7
Taxes & Benefits Social Security		38,230.00	2,678.95	17,109.06	21,120.94	45	14,416.9
Taxes & Benefits IMRF Er Contribution		47,455.00	3,318.87	21,253.31	26,201.69	45	21,542.0
Taxes & Benefits Medical/Dental Insurance		122,590.00	5,389.68	64,819.56	57,770.44	53	53,162.0
Taxes & Benefits Life Insurance		1,310.00	30.39	361.54	948.46	28	561.2
Taxes & Benefits Allowances		720.00	30.00	360.00	360.00	50	.0
	Taxes & Benefits Totals	$219,255.00	$12,074.41	$107,904.80	$111,350.20	49%	$93,053.9
Operating Supplies							
Operating Supplies Motor Fuel		600,750.00	46,687.17	228,852.35	371,897.65	38	309,440.9
Operating Supplies Lubricants & Additives		31,575.00	3,262.92	13,347.00	18,228.00	42	12,800.0
Operating Supplies Clothing		3,000.00	.00	381.69	2,618.31	13	288.8
	Operating Supplies Totals	$635,325.00	$49,950.09	$242,581.04	$392,743.96	38%	$322,529.8
R&M Supplies							
R&M Supplies Vehicle Parts		451,000.00	28,592.60	140,625.11	310,374.89	31	180,080.0
	R&M Supplies Totals	$451,000.00	$28,592.60	$140,625.11	$310,374.89	31%	$180,080.0
Services							
Services Other		17,500.00	1,117.62	7,572.98	9,927.02	43	4,405.6
	Services Totals	$17,500.00	$1,117.62	$7,572.98	$9,927.02	43%	$4,405.6
Utility Services							
Utility Services Refuse Disposal		1,000.00	.00	208.58	791.42	21	605.3
	Utility Services Totals	$1,000.00	$0.00	$208.58	$791.42	21%	$605.3

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Proprietary**						
Fund Type **Internal Service Fund**						
Fund **710 - Fleet Services Fund**						
Repair and Maintenance						
Repair and Maintenance Machinery & Equipment	26,000.00	2,215.75	9,016.97	16,983.03	35	7,756.9
Repair and Maintenance Vehicles	106,079.00	5,754.23	65,530.91	40,548.09	62	58,546.4
Repair and Maintenance Software	9,000.00	.00	1,856.50	7,143.50	21	1,781.6
Repair and Maintenance Totals	$141,079.00	$7,969.98	$76,404.38	$64,674.62	54%	$68,085.0
Other						
Other Small Tools & Equipment	18,067.00	224.74	10,986.70	7,080.30	61	4,414.0
Other Totals	$18,067.00	$224.74	$10,986.70	$7,080.30	61%	$4,414.0
Program **0000 - General** Totals	$2,098,726.00	$143,031.84	$862,379.67	$1,236,346.33	41%	$903,168.7
Division **42 - Fleet Services** Totals	$2,098,726.00	$143,031.84	$862,379.67	$1,236,346.33	41%	$903,168.7
Department **52 - Public Works** Totals	$2,098,726.00	$143,031.84	$862,379.67	$1,236,346.33	41%	$903,168.7
EXPENSE TOTALS	$2,098,726.00	$143,031.84	$862,379.67	$1,236,346.33	41%	$903,168.7
Fund **710 - Fleet Services Fund** Totals						
REVENUE TOTALS	2,098,726.00	174,132.23	1,043,682.87	1,055,043.13	50%	833,182.5
EXPENSE TOTALS	2,098,726.00	143,031.84	862,379.67	1,236,346.33	41%	903,168.7
Fund **710 - Fleet Services Fund** Net Gain (Loss)	$0.00	$31,100.39	$181,303.20	$181,303.20	+++	($69,986.17

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Fiduciary Funds**						
Fund Type **Pension Trust Fund**						
Fund **801 - Police Pension Fund**						
REVENUE						
Interest Income						
Interest Income Investments	750,000.00	81,071.71	388,539.38	361,460.62	52	784,018.6
Interest Income Totals	$750,000.00	$81,071.71	$388,539.38	$361,460.62	52%	$784,018.6
Investment Income						
Investment Income Realized Gain/Loss	250,000.00	18,743.76	51,620.38	198,379.62	21	2,801,724.8
Investment Income Unrealized Gain/Loss	.00	3,170,815.08	6,494,794.78	(6,494,794.78)	+++	(22,295,739.00
Investment Income Totals	$250,000.00	$3,189,558.84	$6,546,415.16	($6,296,415.16)	2,619%	($19,494,014.11
Pension Contributions						
Pension Contributions Employer Required Contributions	5,446,000.00	45,366.40	2,898,629.03	2,547,370.97	53	3,268,126.7
Pension Contributions Employee Required Contributions	1,240,000.00	139,691.14	611,855.81	628,144.19	49	531,473.1
Pension Contributions Employer Addtl Contributions	479,000.00	32,116.00	242,855.00	236,145.00	51	.0
Pension Contributions Totals	$7,165,000.00	$217,173.54	$3,753,339.84	$3,411,660.16	52%	$3,799,599.8
Other						
Other Miscellaneous Income	.00	45.70	95.70	(95.70)	+++	.0
Other Totals	$0.00	$45.70	$95.70	($95.70)	+++	$0.0
(Source)/Use of Reserves	418,500.00	.00	.00	418,500.00	0	.0
REVENUE TOTALS	$8,583,500.00	$3,487,849.79	$10,688,390.08	($2,104,890.08)	125%	($14,910,395.63
EXPENSE						
Department **12 - Boards & Commissions**						
Division **07 - Police Pension Board**						
Program **0000 - General**						
Pension						
Pension Service	7,265,000.00	569,752.77	3,357,584.29	3,907,415.71	46	3,029,341.6
Pension Duty Disability	325,000.00	21,517.83	129,106.98	195,893.02	40	127,694.7
Pension Non-Duty Disability	100,000.00	7,183.27	43,099.62	56,900.38	43	43,099.6
Pension Surviving Spouse	560,000.00	54,058.93	324,353.58	235,646.42	58	279,955.2
Pension Totals	$8,250,000.00	$652,512.80	$3,854,144.47	$4,395,855.53	47%	$3,480,091.2
Office Supplies						
Office Supplies General	500.00	.00	.00	500.00	0	.0
Office Supplies Totals	$500.00	$0.00	$0.00	$500.00	0%	$0.0
Services						
Services Financial	100,000.00	7,908.92	118,889.54	(18,889.54)	119	174,442.4
Services Banking	2,000.00	70.25	83.65	1,916.35	4	853.9
Services Legal	10,000.00	.00	1,836.00	8,164.00	18	2,457.0
Services Medical	5,000.00	.00	475.00	4,525.00	10	794.4
Services Other	12,000.00	.00	.00	12,000.00	0	.0
Services Totals	$129,000.00	$7,979.17	$121,284.19	$7,715.81	94%	$178,547.8
Other						
Other Memberships & Publications	1,000.00	.00	.00	1,000.00	0	.0
Other Training & Travel	3,000.00	.00	.00	3,000.00	0	125.0
Other Totals	$4,000.00	$0.00	$0.00	$4,000.00	0%	$125.0
Refunds	54,707.00	.00	145,292.82	(90,585.82)	266	.0
Transfer to Other Retirement System	145,293.00	.00	.00	145,293.00	0	.0
Program **0000 - General** Totals	$8,583,500.00	$660,491.97	$4,120,721.48	$4,462,778.52	48%	$3,658,764.1
Division **07 - Police Pension Board** Totals	$8,583,500.00	$660,491.97	$4,120,721.48	$4,462,778.52	48%	$3,658,764.1
Department **12 - Boards & Commissions** Totals	$8,583,500.00	$660,491.97	$4,120,721.48	$4,462,778.52	48%	$3,658,764.1
EXPENSE TOTALS	$8,583,500.00	$660,491.97	$4,120,721.48	$4,462,778.52	48%	$3,658,764.1
Fund **801 - Police Pension Fund** Totals						
REVENUE TOTALS	8,583,500.00	3,487,849.79	10,688,390.08	(2,104,890.08)	125%	(14,910,395.63
EXPENSE TOTALS	8,583,500.00	660,491.97	4,120,721.48	4,462,778.52	48%	3,658,764.1
Fund **801 - Police Pension Fund** Net Gain (Loss)	$0.00	$2,827,357.82	$6,567,668.60	$6,567,668.60	+++	($18,569,159.73

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VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
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Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Fiduciary Funds**						
Fund Type **Pension Trust Fund**						
Fund **802 - Fire Pension Fund**						
REVENUE						
Interest Income						
Interest Income Investments	750,000.00	11,697.56	602,464.17	147,535.83	80	382,602.6
Interest Income Totals	$750,000.00	$11,697.56	$602,464.17	$147,535.83	80%	$382,602.6
Investment Income						
Investment Income Realized Gain/Loss	250,000.00	.00	(2,189,114.24)	2,439,114.24	(876)	(3,518,202.90
Investment Income Unrealized Gain/Loss	.00	.00	5,879,552.70	(5,879,552.70)	+++	(12,730,986.96
Investment Income Totals	$250,000.00	$0.00	$3,690,438.46	($3,440,438.46)	1,476%	($16,249,189.86
Pension Contributions						
Pension Contributions Employer Required Contributions	5,471,000.00	46,486.42	2,967,764.34	2,503,235.66	54	3,173,341.5
Pension Contributions Employee Required Contributions	1,019,000.00	115,420.33	506,665.62	512,334.38	50	452,338.4
Pension Contributions Portability/Svc Reinstate Pmts	.00	.00	.00	.00	+++	51,282.1
Pension Contributions Employer Addtl Contributions	479,000.00	32,134.00	243,915.00	235,085.00	51	.0
Pension Contributions Totals	$6,969,000.00	$194,040.75	$3,718,344.96	$3,250,655.04	53%	$3,676,962.1
Other						
Other Miscellaneous Income	.00	.00	.00	.00	+++	5,227.5
Other Totals	$0.00	$0.00	$0.00	$0.00	+++	$5,227.5
(Source)/Use of Reserves	314,500.00	.00	.00	314,500.00	0	.0
REVENUE TOTALS	$8,283,500.00	$205,738.31	$8,011,247.59	$272,252.41	97%	($12,184,397.58
EXPENSE						
Department **12 - Boards & Commissions**						
Division **08 - Fire Pension Board**						
Program **0000 - General**						
Pension						
Pension Service	7,215,000.00	580,492.34	3,394,482.00	3,820,518.00	47	3,124,476.1
Pension Duty Disability	455,000.00	37,571.95	225,194.93	229,805.07	49	186,078.4
Pension Non-Duty Disability	85,000.00	6,762.18	40,573.08	44,426.92	48	39,974.8
Pension Surviving Spouse	195,000.00	16,258.69	97,788.91	97,211.09	50	97,582.1
Pension Totals	$7,950,000.00	$641,085.16	$3,758,038.92	$4,191,961.08	47%	$3,448,111.5
Office Supplies						
Office Supplies General	500.00	.00	.00	500.00	0	.0
Office Supplies Totals	$500.00	$0.00	$0.00	$500.00	0%	$0.0
Services						
Services Financial	100,000.00	.00	28,738.24	71,261.76	29	66,235.6
Services Banking	2,000.00	75.54	144.59	1,855.41	7	838.7
Services Legal	10,000.00	.00	9,615.87	384.13	96	5,802.1
Services Medical	5,000.00	.00	.00	5,000.00	0	275.0
Services Other	12,000.00	.00	.00	12,000.00	0	.0
Services Totals	$129,000.00	$75.54	$38,498.70	$90,501.30	30%	$73,151.5
Other						
Other Memberships & Publications	1,000.00	.00	.00	1,000.00	0	.0
Other Training & Travel	3,000.00	.00	500.00	2,500.00	17	.0
Other Totals	$4,000.00	$0.00	$500.00	$3,500.00	13%	$0.0
Refunds	200,000.00	.00	6,547.39	193,452.61	3	.0
Program **0000 - General** Totals	$8,283,500.00	$641,160.70	$3,803,585.01	$4,479,914.99	46%	$3,521,263.1
Division **08 - Fire Pension Board** Totals	$8,283,500.00	$641,160.70	$3,803,585.01	$4,479,914.99	46%	$3,521,263.1
Department **12 - Boards & Commissions** Totals	$8,283,500.00	$641,160.70	$3,803,585.01	$4,479,914.99	46%	$3,521,263.1
EXPENSE TOTALS	$8,283,500.00	$641,160.70	$3,803,585.01	$4,479,914.99	46%	$3,521,263.1
Fund **802 - Fire Pension Fund** Totals						
REVENUE TOTALS	8,283,500.00	205,738.31	8,011,247.59	272,252.41	97%	(12,184,397.58
EXPENSE TOTALS	8,283,500.00	641,160.70	3,803,585.01	4,479,914.99	46%	3,521,263.1
Fund **802 - Fire Pension Fund** Net Gain (Loss)	$0.00	($435,422.39)	$4,207,662.58	$4,207,662.58	+++	($15,705,660.72

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Income Statement

Through 06/30/23
Detail Listing
Include Rollup Account/Rollup to Account

Account Description	Annual Budget Amount	MTD Actual Amount	YTD Actual Amount	Budget Less YTD Actual	% of Budget	Prior Yea YTD Tota
Fund Category **Fiduciary Funds**						
Fund Type **Agency Funds**						
Fund **820 - Letter of Credit Fund**						
REVENUE						
(Source)/Use of Reserves	50,000.00	.00	.00	50,000.00	0	.0
REVENUE TOTALS	$50,000.00	$0.00	$0.00	$50,000.00	0%	$0.0
EXPENSE						
Department **52 - Public Works**						
Division **75 - Capital Outlay**						
Program **0000 - General**						
Improvements Other Than Buildings	50,000.00	.00	.00	50,000.00	0	.0
Program **0000 - General** Totals	$50,000.00	$0.00	$0.00	$50,000.00	0%	$0.0
Division **75 - Capital Outlay** Totals	$50,000.00	$0.00	$0.00	$50,000.00	0%	$0.0
Department **52 - Public Works** Totals	$50,000.00	$0.00	$0.00	$50,000.00	0%	$0.0
EXPENSE TOTALS	$50,000.00	$0.00	$0.00	$50,000.00	0%	$0.0
Fund **820 - Letter of Credit Fund** Totals						
REVENUE TOTALS	50,000.00	.00	.00	50,000.00	0%	.0
EXPENSE TOTALS	50,000.00	.00	.00	50,000.00	0%	.0
Fund **820 - Letter of Credit Fund** Net Gain (Loss)	$0.00	$0.00	$0.00	$0.00	+++	$0.0

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

A P P E N D I X B

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

VILLAGE OF PALATINE

Investment Portfolio

As of 06/30/23

Account Description	Type	Coupon Rate	Effective Rate	Purchase Date	Maturity Date	Par Value	Purchase Price	Market V
Operating Accounts								
iPrime ISC Series			5.029%	Var	NA	$ 174,901.34	$ 174,901.34	$ 174,901
US Treasury Bill - CUSIP 912796YJ2	UST	0.000%	4.650%	04/06/2023	10/05/2023	1,380,000.00	1,349,397.35	1,361,334
US Treasury N/B - CUSIP 91282CBM2	UST	0.125%	4.810%	02/14/2023	02/15/2024	5,234,000.00	4,996,629.92	5,066,348
Pacific National Bank	CD	5.046%	4.796%	04/12/2023	04/11/2024	238,450.00	238,450.00	238,450
First Mid Bank & Trust, National Association	CD	5.540%	5.190%	04/12/2023	04/11/2024	237,450.00	237,450.00	237,450
Flagler Bank	CD	5.210%	4.852%	04/12/2023	04/11/2024	238,200.00	238,200.00	238,200
Financial Federal Bank	CD	5.360%	5.110%	04/12/2023	04/11/2024	237,750.00	237,750.00	237,750
Capital Community Bank	CD	4.996%	4.639%	04/12/2023	04/11/2024	238,700.00	238,700.00	238,700
MainStreet Bank	CD	5.592%	5.242%	04/12/2023	04/11/2024	237,350.00	237,350.00	237,350
US Treasury N/B - CUSIP 91282CBV2	UST	0.375%	0.400%	10/15/2021	04/15/2024	5,003,000.00	4,999,873.13	4,808,742
Bank OZK - CUSIP 06418CFV3	CD	4.750%	4.651%	04/18/2023	04/17/2024	249,240.41	249,240.41	247,774
Old National Bank - CUSIP 680061JU3	CD	4.850%	4.710%	04/21/2023	04/19/2024	238,000.00	238,317.38	236,914
US Treasury N/B - CUSIP 91282CCC3	UST	0.250%	5.100%	03/01/2023	05/15/2024	1,058,000.00	998,776.80	1,011,795
US Treasury N/B - CUSIP 912828YH7	UST	1.500%	4.400%	04/20/2023	09/30/2024	1,301,000.00	1,248,705.90	1,241,032
Bank Hapoalim BM	CD	4.744%	4.444%	04/12/2023	10/03/2024	234,500.00	234,500.00	234,500
ServisFirst Bank	CD	5.538%	5.288%	04/12/2023	10/03/2024	231,750.00	231,750.00	231,750
First National Bank	CD	5.226%	4.976%	04/12/2023	10/02/2024	232,650.00	232,650.00	232,650
Washington Trust Westerly - CUSIP 940637QT1	CD	4.750%	4.605%	04/25/2023	10/25/2024	244,000.00	244,508.49	241,786
US Treasury N/B - CUSIP 912828YM6	UST	1.500%	0.550%	10/15/2021	10/31/2024	4,828,000.00	4,965,862.03	4,592,823
Leighton State Bank	CD	4.494%	4.194%	04/12/2023	04/11/2025	187,550.00	187,550.00	187,550
First Internet Bank of Indiana	CD	4.859%	4.559%	04/12/2023	04/11/2025	228,700.00	228,700.00	228,700
Baxter CU	CD	5.016%	4.715%	04/12/2023	04/11/2025	228,000.00	228,000.00	228,000
Fieldpoint Private Bank & Trust	CD	5.277%	4.977%	04/12/2023	04/11/2025	226,900.00	226,900.00	226,900
US Treasury N/B - CUSIP 91282CEH0	UST	2.625%	4.115%	04/20/2023	04/15/2025	1,285,000.00	1,248,859.38	1,232,294
High Plains Bank	CD	5.254%	4.904%	04/18/2023	04/17/2025	226,950.00	226,950.00	226,950
KS StateBank	CD	4.684%	4.534%	04/19/2023	04/21/2025	228,650.00	228,650.00	228,650
Morgan Stanley Pvt Bank - CUSIP 61768ESC8	CD	4.700%	4.556%	04/20/2023	04/21/2025	244,000.00	244,666.17	240,934
US Treasury N/B - CUSIP 912828ZL7	UST	0.375%	0.700%	10/15/2021	04/30/2025	5,048,000.00	4,990,815.63	4,643,765
US Treasury N/B - CUSIP 91282CFP1	UST	4.250%	3.920%	04/18/2023	10/15/2025	1,239,000.00	1,248,631.29	1,224,964
US Treasury N/B - CUSIP 91282CAT8	UST	0.250%	0.850%	10/15/2021	10/31/2025	5,115,000.00	4,993,518.75	4,615,887
US Treasury N/B - CUSIP 912828P46	UST	1.625%	4.110%	02/14/2023	02/15/2026	1,704,000.00	1,585,518.75	1,578,795
US Treasury N/B - CUSIP 91282CBT7	UST	0.750%	2.700%	04/11/2022	03/31/2026	5,329,000.00	4,940,357.70	4,815,459
Penn Community Bank - CUSIP 707312AV6	CD	4.450%	4.308%	04/12/2023	04/13/2026	244,000.00	244,967.00	238,021
BMW Bank North America - CUSIP 05580AY32	CD	4.550%	4.408%	04/14/2023	04/14/2026	244,963.08	244,963.08	238,641
US Treasury N/B - CUSIP 91282CDG3	UST	1.125%	3.740%	04/18/2023	10/31/2026	1,087,000.00	993,713.32	977,068
iPrime LTD Series			4.970%	10/15/2021	NA	500,250.13	5,000,000.00	5,077,038
				Operating Accounts Total		**$ 45,203,904.96**	**$ 48,655,773.82**	**$ 47,319,875**
Debt Service Reserve Account								
December 1, 2028 Call Principal								
US Treasury N/B - CUSIP 91282CCC3	UST	0.250%	5.100%	03/01/2023	05/15/2024	2,116,000.00	1,997,553.59	2,023,590
US Treasury N/B - CUSIP 91282CEQ0	UST	2.750%	4.700%	03/01/2023	05/15/2025	1,446,000.00	1,387,538.67	1,388,668
US Treasury N/B - CUSIP 91282CCG4	UST	0.250%	5.181%	06/26/2023	06/15/2024	2,306,000.00	2,199,797.89	2,195,744
US Treasury N/B - CUSIP 91282CFX4	UST	4.500%	4.979%	06/26/2023	11/30/2024	2,207,000.00	2,192,516.56	2,183,291
US Treasury N/B - CUSIP 91282CEU1	UST	2.875%	4.610%	06/26/2023	06/15/2025	572,000.00	553,477.03	550,147
				December 1, 2028 Call Principal Sub-Total		8,647,000.00	8,330,883.74	8,341,442
CY 2026 Debt Service - $2,474,206								
US Treasury N/B - CUSIP 912828U24	UST	2.000%	4.150%	06/23/2023	11/15/2026	2,475,000.00	2,308,130.86	2,288,408
CY 2027 Debt Service - $2,478,456								
US Treasury N/B - CUSIP 9128283F5	UST	2.250%	4.000%	06/23/2023	11/15/2027	2,479,000.00	2,305,760.51	2,282,326
CY 2028 Debt Service - $2,462,706								
US Treasury N/B - CUSIP 9128285M8	UST	3.125%	3.950%	06/23/2023	11/15/2028	2,463,000.00	2,365,057.27	2,345,334
CY 2029 Debt Service - $792,750								
iPrime ISC Series			5.029%	Var	NA	$ 23,124.94	$ 23,124.94	$ 23,124
				Debt Service Reserve Account Total		**$ 16,087,124.94**	**$ 15,332,957.32**	**$ 15,280,636**

Attachment: 2Q CY 2023 Quarterly Report (2023 Mid-Year Financial Review)

Consider an Ordinance Amending the Village of Palatine's Calendar Year 2023 Budget (2nd Quarter Budget Adjustments)

BACKGROUND:
The Department of Finance and Operations continues to monitor Village fiscal activities through quarterly budget reviews. This is done to identify potential problem areas and take corrective action at an early stage.

KEY ISSUES:
The 2nd Quarter Budget Adjustments make a series of routine adjustments required on a quarterly basis. The adjustments are made up of:

- **$ 141.480 - Budget Increase Using New Revenue Offsets -** These adjustments increase the expenditure budget as well as the revenue budget to account for new revenues that are specifically earmarked, thus do not affect fund reserves.

- **$ 12,427,270 - Budget Increase Using Reserves -** These adjustments increase the expenditure budget with no revenue offset, thus decrease fund reserves. This expense is part of the allocation of reserves into our debt service fund as well as a recent acquisition of property in the downtown.

These changes increase the total Village-Wide 2023 budget in the amount of $12,568,750.

ALTERNATIVES:
1. Approve the recommended Budget adjustments.
. Do not approve the recommended Budget adjustments.

RECOMMENDATION:
Staff recommends that the Village Council approve the 2nd Quarter Budget Adjustments.

BUDGET IMPACT:
Increase the Calendar Year 2023 Budget by $12,568,750.

ACTION REQUIRED:
Motion to approve the Ordinance.

ATTACHMENTS:

- 2nd Qtr 2023 Budget Adj Ordinance
- 2nd Qtr 2023 Budget Adj Memo

ORDINANCE NO. O - _____ - 23

AN ORDINANCE
AMENDING THE CY 2023 BUDGET

WHEREAS, on December 5, 2022, the Mayor and Village Council of the Village of Palatine passed Ordinance O-109-22 providing for a budget for the fiscal year commencing January 1, 2023 and ending December 31, 2023 and,

WHEREAS, Section 8-2-9 of the Illinois Compiled Statutes, makes provision for amendments or revisions to an annual budget adopted pursuant to 65 ILCS 5/8-2-9.4.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois that:

SECTION 1: The following sums of money heretofore budgeted for the above mentioned fiscal year for the corporate objects and purposes of the Village of Palatine, Cook County, Illinois, are hereby amended as set forth in Exhibit A.

SECTION 2: All ordinances in conflict with this ordinance are hereby repealed.

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

PASSED: This 14th day of August 2023

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

APPROVED by me this 14th day of August 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the
Office of the Village Clerk this
14th day of August 2023

_____
Village Clerk

Attachment: 2nd Qtr 2023 Budget Adj Ordinance (2Q 2023 Budget Adjustments)

Village of Palatine

Budget Amendments Report

From Date: 4/1/2023 - To Date: 6/30/2023

Account	G/L Date	Journal	Increases	Decreases	Amended Balance
Fund: 100 General Fund					
452.15 - Other PS Fees Ambulance Fees			Amended Balance as of: 4/1/2023		$ 3,178,000.00
	06/13/2023	2023-00003203	$ 140,000.00	$ -	$ 3,318,000.00
			$ 140,000.00	$ -	$ 3,318,000.00
474.10 - Other Miscellaneous Donations			Amended Balance as of: 4/1/2023		$ 500.00
	05/04/2023	2023-00002461	$ 1,480.00	$ -	$ 1,980.00
			$ 1,480.00	$ -	$ 1,980.00
499 - (Source)/Use of Reserves			Amended Balance as of: 4/1/2023		$ 414,702.00
	05/26/2023	2023-00002871	$ 8,770.00	$ -	$ 139,317.00
	06/12/2023	2023-00003165	$ 63,500.00	$ -	$ 202,817.00
	06/13/2023	2023-00003183	$ 11,900,000.00	$ -	$ 12,102,817.00
	06/26/2023	2023-00003415	$ 15,000.00	$ -	$ 12,117,817.00
			$ 11,987,270.00	$ -	$ 12,401,972.00
Department: 10 Mayor & Council					
Division: 01 Administration					
Program: 0000 General					
540.95 - Services Other			Amended Balance as of: 4/1/2023		$ -
	06/26/2023	2023-00003415	$ 15,000.00	$ -	$ 15,000.00
			$ 15,000.00	$ -	$ 15,000.00
Program: 0000 General Totals:			$ 15,000.00	$ -	
Division: 01 Administration Totals:			$ 15,000.00	$ -	
Department: 10 Mayor & Council Totals:			$ 15,000.00	$ -	
Department: 20 Village Manager's Office					
Division: 09 Public Information/Events					
Program: 0000 General					
540.45 - Services Data Processing/Technology			Amended Balance as of: 4/1/2023		$ 975.00
	04/13/2023	2023-00002064	$ 21.00	$ -	$ 996.00
			$ 21.00	$ -	$ 996.00
Program: 0000 General Totals:			$ 21.00	$ -	
Program: 2002 Cable TV/Channel 6					
575.05 - Other Small Tools & Equipment			Amended Balance as of: 4/1/2023		$ 750.00
	04/13/2023	2023-00002064	$ -	$ 21.00	$ 729.00
			$ -	$ 21.00	$ 729.00
Program: 2002 Cable TV/Channel 6 Totals:			$ -	$ 21.00	
Division: 09 Public Information/Events Totals:			$ 21.00	$ 21.00	
Department: 20 Village Manager's Office Totals:			$ 21.00	$ 21.00	

Attachment: 2nd Qtr 2023 Budget Adj Ordinance (2Q 2023 Budget Adjustments)

Village of Palatine

Budget Amendments Report

From Date: 4/1/2023 - To Date: 6/30/2023

Account	G/L Date	Journal	Increases	Decreases	Amended Balance
Department: 30 Finance & Operations					
Division: 80 Interfund Transfers					
Program: 0000 General					
905 - Interfund Transfers Out			Amended Balance as of: 4/1/2023		$ 1,642,000.00
	06/13/2023	2023-00003183	$ 11,900,000.00	$ -	$ 13,542,000.00
			$ 11,900,000.00	$ -	$ 13,542,000.00
Program: 0000 General Totals:			$ 11,900,000.00	$ -	
Division: 80 Interfund Transfers Totals:			$ 11,900,000.00	$ -	
Department: 30 Finance & Operations Totals:			$ 11,900,000.00	$ -	
Department: 34 Human Resources					
Division: 17 Village Wide Benefit Programs					
Program: 2010 Wellness Program					
525.95 - Operating Supplies Other			Amended Balance as of: 4/1/2023		$ 7,500.00
	06/16/2023	2023-00003282	$ -	$ 75.00	$ 7,425.00
			$ -	$ 75.00	$ 7,425.00
540.95 - Services Other			Amended Balance as of: 4/1/2023		$ 17,500.00
	05/26/2023	2023-00002871	$ 8,770.00	$ -	$ 26,270.00
	06/16/2023	2023-00003282	$ 75.00	$ -	$ 26,345.00
			$ 8,845.00	$ -	$ 26,345.00
Program: 2010 Wellness Program Totals:			$ 8,845.00	$ 75.00	
Division: 17 Village Wide Benefit Programs Totals:			$ 8,845.00	$ 75.00	
Department: 34 Human Resources Totals:			$ 8,845.00	$ 75.00	
Department: 40 Community Development					
Division: 10 Economic Development					
Program: 0000 General					
805 - Refunds			Amended Balance as of: 4/1/2023		$ 27,500.00
	06/12/2023	2023-00003165	$ 63,500.00	$ -	$ 91,000.00
			$ 63,500.00	$ -	$ 91,000.00
Program: 0000 General Totals:			$ 63,500.00	$ -	
Division: 10 Economic Development Totals:			$ 63,500.00	$ -	
Department: 40 Community Development Totals:			$ 63,500.00	$ -	

Attachment: 2nd Qtr 2023 Budget Adj Ordinance (2Q 2023 Budget Adjustments)

Village of Palatine

Budget Amendments Report

From Date: 4/1/2023 - To Date: 6/30/2023

Account	G/L Date	Journal	Increases	Decreases	Amended Balance
Department: 42 Police					
Division: 01 Administration					
Program: 0000 General					
550.15 - Printing/Advertising Outside Printing Services			Amended Balance as of: 4/1/2023		$ 1,000.00
	06/28/2023	2023-00003446	$ 31.00	$ -	$ 1,031.00
			$ 31.00	$ -	$ 1,031.00
Program: 0000 General Totals:			$ 31.00	$ -	
Division: 01 Administration Totals:			$ 31.00	$ -	
Division: 27 Crime Control & Investigation					
Program: 4202 Investigation					
525.95 - Operating Supplies Other			Amended Balance as of: 4/1/2023		$ 6,745.00
	05/04/2023	2023-00002461	$ 1,480.00	$ -	$ 11,606.00
			$ 1,480.00	$ -	$ 8,225.00
Program: 4202 Investigation Totals:			$ 1,480.00	$ -	
Division: 27 Crime Control & Investigation Totals:			$ 1,480.00	$ -	
Division: 30 Support Services					
Program: 4223 Social Services					
575.10 - Other Memberships & Publications			Amended Balance as of: 4/1/2023		$ 415.00
	06/28/2023	2023-00003446	$ -	$ 31.00	$ 384.00
			$ -	$ 31.00	$ 384.00
Program: 4223 Social Services Totals:			$ -	$ 31.00	
Division: 30 Support Services Totals:			$ -	$ 31.00	
Department: 42 Police Totals:			$ 1,511.00	$ 31.00	
Department: 44 Fire					
Division: 32 Fire Service					
Program: 4401 Fire Suppression					
500.20 - Salaries Overtime			Amended Balance as of: 4/1/2023		$ 559,625.00
	06/13/2023	2023-00003203	$ 140,000.00	$ -	$ 746,239.00
			$ 140,000.00	$ -	$ 699,625.00
565.05 - Repair and Maintenance Machinery & Equipment			Amended Balance as of: 4/1/2023		$ 42,425.00
	06/29/2023	2023-00003472	$ -	$ 1,086.00	$ 41,339.00
			$ -	$ 1,086.00	$ 41,339.00
Program: 4401 Fire Suppression Totals:			$ 140,000.00	$ 1,086.00	
Division: 32 Fire Service Totals:			$ 140,000.00	$ 1,086.00	
Division: 35 Support Services					
Program: 4421 Communication Services					
545.15 - Communications Cell Phones			Amended Balance as of: 4/1/2023		$ 16,000.00
	06/29/2023	2023-00003472	$ 1,086.00	$ -	$ 17,086.00
			$ 1,086.00	$ -	$ 17,086.00
Program: 4421 Communication Services Totals:			$ 1,086.00	$ -	
Division: 35 Support Services Totals:			$ 1,086.00	$ -	
Department: 44 Fire Totals:			$ 141,086.00	$ 1,086.00	

Attachment: 2nd Qtr 2023 Budget Adj Ordinance (2Q 2023 Budget Adjustments)

Village of Palatine

Budget Amendments Report

From Date: 4/1/2023 - To Date: 6/30/2023

Account	G/L Date	Journal	Increases	Decreases	Amended Balance
Department: 52 Public Works					
Division: 39 Forestry					
Program: 5211 Tree Maintenance					
525.95 - Operating Supplies Other			Amended Balance as of: 4/1/2023		$ 5,540.00
	05/18/2023	2023-00002728	$ -	$ 1,000.00	$ 3,460.00
			$ -	$ 1,000.00	$ 4,540.00
565.25 - Repair and Maintenance Landscape			Amended Balance as of: 4/1/2023		$ 209,025.00
	06/07/2023	2023-00003102	$ -	$ 1,000.00	$ 208,025.00
			$ -	$ 1,000.00	$ 208,025.00
Program: 5211 Tree Maintenance Totals:			$ -	$ 2,000.00	
Program: 5212 Landscape Maintenance					
565.25 - Repair and Maintenance Landscape			Amended Balance as of: 4/1/2023		$ 139,000.00
	05/18/2023	2023-00002728	$ 1,000.00	$ -	$ 137,150.00
	06/07/2023	2023-00003102	$ 1,000.00	$ -	$ 138,150.00
			$ 2,000.00	$ -	$ 141,000.00
Program: 5212 Landscape Maintenance Totals:			$ 2,000.00	$ -	
Division: 39 Forestry Totals:			$ 2,000.00	$ 2,000.00	
Department: 52 Public Works Totals:			$ 2,000.00	$ 2,000.00	
Fund Totals: General Fund			$ 24,260,713.00	$ 3,213.00	

Attachment: 2nd Qtr 2023 Budget Adj Ordinance (2Q 2023 Budget Adjustments)

Village of Palatine

Budget Amendments Report

From Date: 4/1/2023 - To Date: 6/30/2023

Account	G/L Date	Journal	Increases	Decreases	Amended Balance
Fund: 233 Downtown Area TIF (TIF #3) Fund					
499 - (Source)/Use of Reserves			Amended Balance as of: 4/1/2023		$ 888,166.00
	04/17/2023	2023-00002066	$ 40,000.00	$ -	$ (934,334.00)
	04/17/2023	2023-00002066	$ 350,000.00	$ -	$ (584,334.00)
	04/17/2023	2023-00002066	$ 50,000.00	$ -	$ (534,334.00)
			$ 440,000.00	$ -	$ 1,328,166.00
Department: 20 Village Manager's Office					
Division: 10 Economic Development					
Program: 0000 General					
540.95 - Services Other			Amended Balance as of: 4/1/2023		$ 85,000.00
	04/17/2023	2023-00002066	$ 40,000.00	$ -	$ 125,000.00
			$ 40,000.00	$ -	$ 125,000.00
820 - TIF Development			Amended Balance as of: 4/1/2023		$ 130,000.00
	04/17/2023	2023-00002066	$ 350,000.00	$ -	$ 480,000.00
	04/17/2023	2023-00002066	$ 50,000.00	$ -	$ 530,000.00
			$ 400,000.00	$ -	$ 530,000.00
Program: 0000 General Totals:			$ 440,000.00	$ -	
Division: 10 Economic Development Totals:			$ 440,000.00	$ -	
Department: 20 Village Manager's Office Totals:			$ 440,000.00	$ -	
Fund Totals: Downtown Area TIF (TIF #3) Fund			$ 880,000.00	$ -	

Attachment: 2nd Qtr 2023 Budget Adj Ordinance (2Q 2023 Budget Adjustments)

Village of Palatine

Budget Amendments Report

From Date: 4/1/2023 - To Date: 6/30/2023

Account	G/L Date	Journal	Increases	Decreases	Amended Balance
Fund: 300 Debt Service Fund					
481 - Interfund Transfers In			Amended Balance as of: 4/1/2023		$ 1,642,000.00
	06/13/2023	2023-00003183	$ 11,900,000.00	$ -	$ 13,542,000.00
			$ 11,900,000.00	$ -	$ 13,542,000.00
499 - (Source)/Use of Reserves			Amended Balance as of: 4/1/2023		$ (1,642,000.00)
	06/13/2023	2023-00003183	$ -	$ 11,900,000.00	$ (13,542,000.00)
			$ -	$ 11,900,000.00	$ (13,542,000.00)
Fund Totals: Debt Service Fund			$ 11,900,000.00	$ 11,900,000.00	

Attachment: 2nd Qtr 2023 Budget Adj Ordinance (2Q 2023 Budget Adjustments)

Village of Palatine

Budget Amendments Report

From Date: 4/1/2023 - To Date: 6/30/2023

Account	G/L Date	Journal	Increases	Decreases	Amended Balance
Fund: 401 Capital Equipment Fund					
Department: 52 Public Works					
Division: 75 Capital Outlay					
Program: 6070 Vehicles & Equipment					
625 - Motor Vehicles			Amended Balance as of: 4/1/2023		$ 289,405.00
	06/14/2023	2023-00003215	$ 14,703.00	$ -	$ 1,569,244.00
	06/14/2023	2023-00003215	$ -	$ 14,703.00	$ 1,554,541.00
			$ 14,703.00	$ 14,703.00	$ 289,405.00
Program: 6070 Vehicles & Equipment Totals:			$ 14,703.00	$ 14,703.00	
Division: 75 Capital Outlay Totals:			$ 14,703.00	$ 14,703.00	
Department: 52 Public Works Totals:			$ 14,703.00	$ 14,703.00	
Fund Totals: Capital Equipment Fund			$ 14,703.00	$ 14,703.00	
Fund: 402 Capital Improvement Fund					
Department: 52 Public Works					
Division: 75 Capital Outlay					
Program: 6060 Streets					
615 - Improvements Other Than Buildings			Amended Balance as of: 4/1/2023		$ 1,757,159.00
	04/13/2023	2023-00002063	$ -	$ 2,790.00	$ 2,411,509.00
	04/13/2023	2023-00002063	$ 2,790.00	$ -	$ 2,414,299.00
			$ 2,790.00	$ 2,790.00	$ 1,757,159.00
Program: 6060 Streets Totals:			$ 2,790.00	$ 2,790.00	
Division: 75 Capital Outlay Totals:			$ 2,790.00	$ 2,790.00	
Department: 52 Public Works Totals:			$ 2,790.00	$ 2,790.00	
Fund Totals: Capital Improvement Fund			$ 2,790.00	$ 2,790.00	

Attachment: 2nd Qtr 2023 Budget Adj Ordinance (2Q 2023 Budget Adjustments)

Village of Palatine

Budget Amendments Report

From Date: 4/1/2023 - To Date: 6/30/2023

Account	G/L Date	Journal	Increases	Decreases	Amended Balance
Fund: 605 Waterworks Fund					
Department: 52 Public Works					
Division: 40 Utilities					
Program: 5223 Water System Maintenance					
525.35 - Operating Supplies Clothing			Amended Balance as of: 4/1/2023		$ 4,200.00
	06/30/2023	2023-00003505	$ 458.00	$ -	$ 4,658.00
			$ 458.00	$ -	$ 4,658.00
540.95 - Services Other			Amended Balance as of: 4/1/2023		$ 133,680.00
	06/30/2023	2023-00003505	$ -	$ 458.00	$ 133,222.00
			$ -	$ 458.00	$ 133,222.00
Program: 5223 Water System Maintenance Totals:			$ 458.00	$ 458.00	
Division: 40 Utilities Totals:			$ 458.00	$ 458.00	
Division: 75 Capital Outlay					
Program: 6010 Buildings & Facilities					
620 - Heavy Machinery			Amended Balance as of: 4/1/2023		$ 40,322.00
	04/26/2023	2023-00002277	$ 512.00	$ -	$ 40,834.00
			$ 512.00	$ -	$ 40,834.00
Program: 6010 Buildings & Facilities Totals:			$ 512.00	$ -	
Program: 6030 Technology					
640 - Technology			Amended Balance as of: 4/1/2023		$ 18,802.00
	04/26/2023	2023-00002277	$ -	$ 512.00	$ 18,290.00
			$ -	$ 512.00	$ 18,290.00
Program: 6030 Technology Totals:			$ -	$ 512.00	
Division: 75 Capital Outlay Totals:			$ 512.00	$ 512.00	
Department: 52 Public Works Totals:			$ 970.00	$ 970.00	
Fund Totals: Waterworks Fund			$ 970.00	$ 970.00	

Attachment: 2nd Qtr 2023 Budget Adj Ordinance (2Q 2023 Budget Adjustments)

Village of Palatine

Budget Amendments Report

From Date: 4/1/2023 - To Date: 6/30/2023

Account	G/L Date	Journal	Increases	Decreases	Amended Balance
Fund: 610 Sewerage Fund					
Department: 52 Public Works					
Division: 40 Utilities					
Program: 5221 Sanitary System Maintenance					
525.25 - Operating Supplies Chemicals			Amended Balance as of: 4/1/2023		$ 3,500.00
	05/12/2023	2023-00002630	$ 374.00	$ -	$ 3,874.00
			$ 374.00	$ -	$ 3,874.00
575.05 - Other Small Tools & Equipment			Amended Balance as of: 4/1/2023		$ 3,200.00
	05/12/2023	2023-00002630	$ -	$ 374.00	$ 2,826.00
			$ -	$ 374.00	$ 2,826.00
Program: 5221 Sanitary System Maintenance Totals:			$ 374.00	$ 374.00	
Program: 5222 Storm System Maintenance					
540.25 - Services Engineering			Amended Balance as of: 4/1/2023		$ 12,620.00
	05/12/2023	2023-00002641	$ 765.00	$ -	$ 27,385.00
	06/29/2023	2023-00003475	$ 5,056.00	$ -	$ 32,441.00
			$ 5,821.00	$ -	$ 18,441.00
540.95 - Services Other			Amended Balance as of: 4/1/2023		$ 36,500.00
	05/12/2023	2023-00002641	$ -	$ 765.00	$ 35,735.00
	06/29/2023	2023-00003475	$ -	$ 5,056.00	$ 30,679.00
			$ -	$ 5,821.00	$ 30,679.00
Program: 5222 Storm System Maintenance Totals:			$ 5,821.00	$ 5,821.00	
Division: 40 Utilities Totals:			$ 6,195.00	$ 6,195.00	
Department: 52 Public Works Totals:			$ 6,195.00	$ 6,195.00	
Fund Totals: Sewerage Fund			$ 6,195.00	$ 6,195.00	

Attachment: 2nd Qtr 2023 Budget Adj Ordinance (2Q 2023 Budget Adjustments)

VILLAGE of PALATINE

DEPARTMENT OF FINANCE & OPERATIONS
INTEROFFICE MEMORANDUM

To: REID T. OTTESEN, VILLAGE MANAGER

From: PAUL D. MEHRING, CPA, FINANCE DIRECTOR

Subject: CY 2023 2ND QUARTER BUDGET ADJUSTMENTS

Date: JULY 28, 2023

The Department of Finance & Operations continues to monitor Village fiscal activities through quarterly budget reviews. This is done to identify potential problem areas and take corrective action at an early stage. The second quarter review is complete with several necessary adjustments to the Village's budget plan.

General Fund			
Increase -	Appropriation of New Revenue	GEMT Ambulance Fees	$ 140,000
Increase -	Appropriation of New Revenue	PD Donations	1,480
Increase -	Appropriation of Reserves	Wellness Program	8,770
Increase -	Appropriation of Reserves	Annexation Agreements	63,500
Increase -	Appropriation of Reserves	Excess Reserves to Debt Service Reserve	11,900,000
Increase -	Appropriation of Reserves	Volunteer Dinner	15,000
			$ 12,128,750
Downtown Area TIF (TIF #3) Fund			
Increase -	Appropriation of Reserves	DT Streetscape	$ 40,000
Increase -	Appropriation of Reserves	Land Acquisition & Demolition	400,000
			$ 440,000

"Appropriation of New Revenue" - increase the expenditure budget as well as the revenue budget, thus do not affect fund reserves.

A summary of the budget adjustments by fund is shown on the following page.

Attachment: 2nd Qtr 2023 Budget Adj Memo (2Q 2023 Budget Adjustments)

SUMMARY

		Adopted Budget	Rollover Amendments	1st Quarter Amendments	2nd Quarter Amendments	Adjusted Budget
100	General Fund	$ 68,859,310	$ 374,387	$ 40,815	$ 12,128,750	$ 81,403,262
205	Motor Fuel Tax Fund	2,582,990	1,578,756	-	-	4,161,746
210	CDBG Fund	479,813	299,688	-	-	779,501
221	Federal Equitable Sharing Fund	20,000	-	-	-	20,000
222	State Equitable Sharing Fund	43,500	-	-	-	43,500
224	Foreign Fire Insurance Tax Fund	70,000	-	-	-	70,000
233	Downtown Area TIF (TIF #3) Fund	5,740,000	803,166	85,000	440,000	7,068,166
234	Rand Corridor TIF (TIF #4) Fund	4,713,180	1,180,187	-	-	5,893,367
235	Rand-Lake Cook TIF (TIF #5) Fund	1,505,000	-	-	-	1,505,000
252	Police Grant Fund	-	-	115,512	-	115,512
255	CDBG-CV Fund	-	237,906	-	-	237,906
256	ARPA Fund	-	8,846,824	-	-	8,846,824
300	Debt Service Fund	1,780,581	-	-	-	1,780,581
401	Capital Equipment Fund	832,405	2,365,779	57,120	-	3,255,304
402	Capital Improvement Fund	1,287,140	2,059,632	-	-	3,346,772
605	Waterworks Fund	14,076,285	2,505,516	-	-	16,581,801
610	Sewerage Fund	4,601,260	3,902,480	-	-	8,503,740
615	Refuse Fund	4,697,470	-	-	-	4,697,470
620	Parking System Fund	607,020	24,931	-	-	631,951
702	Liability Insurance Fund	2,076,225	-	88,482	-	2,164,707
710	Fleet Services Fund	2,086,955	11,771	-	-	2,098,726
801	Police Pension Fund	8,583,500	-	-	-	8,583,500
802	Fire Pension Fund	8,283,500	-	-	-	8,283,500
820	Letter of Credit Fund	-	50,000	-	-	50,000
		$ 132,926,134	**$ 24,241,023**	**$ 386,929**	**$ 12,568,750**	**$ 170,122,836**

Attachment: 2nd Qtr 2023 Budget Adj Memo (2Q 2023 Budget Adjustments)

Consider an Ordinance Granting a Final Planned Development Approval for Three-Story Apartment Building at 101 W. Palatine Road

BACKGROUND:
The Subject Property, located at the southwest corner of Brockway Street and Palatine Road, previously contained a multi-tenant one-story commercial building. The previous building was demolished in 2021 and the site remains vacant. After receiving Preliminary Planned Development approval in November 2022, the Petitioner is now seeking approval of the following:

Final Planned Development to allow an 18-unit, 3-story apartment building, with a rooftop resident amenity area.

KEY ISSUES:

- The Final Architectural Plans are consistent with the previously approved preliminary plans. In addition to the garage parking (34 spaces), the 1st floor contains a lobby and tenant amenity room (e.g. exercise area). The 2nd and 3rd floors each contain 9 two-bedroom units (ranging in size from 1,070 - 1,226 square feet) and storage lockers.
- The Final Plans continue to provide a 5-foot setback from Palatine Road (the previous building had a 0-foot setback from the lot line abutting Palatine Road), with a sidewalk and landscaping. The ground floor garage elevations along Brockway Street and Palatine Road are enclosed, but the garage elevations on the south (AT & T building) and west (W. Brothers Roofing) sides of the building are open to the parking area. This further reduces impact to the surrounding properties and creates additional visual interest for the building elevations.
- In response to questions raised about the sidewalk/balcony locations along Brockway Street (during the Council's review of the Preliminary Planned Development), the Petitioner's architect provided the attached response. In summary, they note both the existing utility boxes and mature trees in the parkway immediately adjacent to the building. While the sidewalk could be relocated farther away from the building, it would likely result in the loss of the existing trees and significant challenges in relocating the four utility boxes in the area, including an IDOT controlled utility box. The Petitioner also noted similar balconies existing above the right-of-way in some of their other designed projects in the area.
- The parking ratio (1.88 spaces/unit, 34 spaces/18 units) is consistent with the approved Preliminary Planned Development and exceeds several other downtown development parking ratios.
- The Final Architectural plans comply with the approved preliminary plans and maintain the same bulk standards and building materials. The Final Plans indicate a three-story building has a height (at parapet) of 41 feet 4 inches, with the maximum height at approximately 49 feet (top of stairs on rooftop area) is comparable to the Palatine Bank & Trust Building height (40 feet middle of roof tower and approximately 45 feet overall).
- As part of the Preliminary Planned Development approval, the final plans continue to include a raised cornice and introduce a stepped parapet wall. The Final Architectural Plans remain consistent with the Downtown Design Guidelines

and are comparable to surrounding buildings.

- In conjunction with the Preliminary approval, the roof-top amenity area includes a grilling area and has a maximum capacity of 50 persons. The proposed rules and regulations, subject to review by the Village Attorney and Staff, allow use of the rooftop area from 10 AM through 9 PM.
- The Petitioner's engineer is in the process of obtaining vacation approval for a 10-foot easement on the south side of the property. Based upon the initial responses received, the proposed vacation is likely. A condition of the Ordinance requires the submission of the Final Vacation in a manner acceptable to the Village.

ALTERNATIVES:

1. Approve the Final Planned Development to permit an 18-unit apartment building.
2. Do not approve Final Planned Development to permit an 18-unit apartment building.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on July 25, 2023.
Residents testifying:	None: A resident submitted an email with questions and concerns about the open garage walls on the south and west sides.
Vote:	The PZC voted unanimously to approve the Final Planned Development and Staff concurs.

ACTION REQUIRED:

A motion to approve an Ordinance granting Final Planned Development for an 18-unit apartment building at 101 W. Palatine Road.

Consider an Ordinance Approving a Special Use Transfer to Permit the Operation of a Package Liquor Store at 2387 N. Hicks Road

BACKGROUND:
The Special Use for a package liquor store (Quick Liquor) was approved in January 2016. The Petitioner is requesting to transfer the Special Use to allow a new operator to run the store:

> **Special Use Transfer of Special Use #O-3-16 to permit the operation of a package liquor store at 2387 N. Hicks Road.**

KEY ISSUES:

- The Subject Property, zoned Planned Development, received Special Use approval for a liquor store in 2016 (Ordinance #O-03-16).
- Other than the change in ownership, the Petitioner is not proposing any changes to the business. The ordinance is conditioned upon the business plan requirements (delivery schedule, use of video surveillance, and hours of operation) with the proposed transfer.
- Any changes to the floor plan or business operations would require additional Village review. Staff also advised the Petitioner about the Village's temporary sign regulations as part of the Special Use transfer application process.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 2387 N. Hicks Road.

ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance #O-03-16 to Quick Liquor (MAA AMBE 7150 INC. - Himansu Patel) to permit the continued operation of a package liquor store at 2387 N. Hicks Road.

Consider an Ordinance Granting a Special Use to Permit a Restaurant to Operate with Live Entertainment and a Liquor License at 1280 E. Dundee Road

BACKGROUND:
The Petitioner is proposing to renovate the existing tenant space to open a new restaurant, Aragvi. The Georgian-style restaurant will be a full-service restaurant with a bar. As an accessory use of the space, the Petitioner is also proposing to host banquet events with live entertainment within the subject tenant space. Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit a restaurant to operate with a liquor license and live entertainment at 1280 E. Dundee Road.**

KEY ISSUES:
- The Subject Tenant Space is approximately 10,000 square feet, with an additional 10,000 square feet in the basement. As the basement space is mostly unimproved, no additional work is proposed except for the reuse of the existing walk-in coolers and any permitted storage.
- The submitted business plan and floor plan indicate that the Petitioners are proposing to keep the general existing layout, which includes a dining room, bar area, party room, and the full-service kitchen. The main changes to the floor plan include the introduction of a retail food store, new kitchen equipment, and a stage for live entertainment. Per the floorplan, the stage is approximately 72 square feet.
- Live entertainment would occur in the proposed restaurant for the occasional special events such as weddings, birthdays, bar mitzvahs, etc. The entertainment will include small bands or a DJ, whom will perform in the designated stage area near the front entrance. These special events will only be held on Fridays - Sundays. As a condition of the proposed Ordinance, Staff is recommending that the Live Entertainment Special Use cannot commence until the business has operated for 6 months, pursuant to a Staff review of the operations during that time.
- The proposed retail area will offer a variety of packaged foods and ingredients for purchase. The retail area will be staffed separately from the restaurant and will be open Tuesday - Saturday 9 AM to 7 PM, and Sunday 9 AM to 6 PM.
- The proposed hours of operation for the restaurant are as follows:
  - Tuesday - Thursday: 12 PM to 10 PM
  - Friday - Saturday: 12 PM to 2 AM
  - Sunday: 12 PM to 8 PM
- The Planning and Zoning Commission inquired about whether the rear exit doors (northern parking lot) would be utilized by patrons or staff during live entertainment events. The Petitioner has since revised their business plan to indicate that the rear door, accessible through the back-party room, will only be used in emergency situations. Additionally, the business plan indicates that restaurant staff will be instructed to be mindful of the adjacent residential neighbors to the north regarding any trash removal or exiting activities.

ALTERNATIVES:
1. Approve the Special Uses to operate a restaurant with Live Entertainment and a Liquor License.

2. Do not approve the Special Uses to operate a restaurant with Live Entertainment and a Liquor License.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on June 27, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Uses to permit a restaurant with a liquor license and live entertainment, and Staff concurs, with the condition that the Live Entertainment Special Use not be active until the restaurant has operated for 6 months and pursuant to a Staff review of operations.

ACTION REQUIRED:

A motion to approve the ordinance granting Special Uses to operate a restaurant with Live Entertainment and a Liquor License.

Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Aragvi, LLC Located at 1280 E. Dundee Road

BACKGROUND:
On this evening's agenda is a request for a Special Use for Aragvi, LLC located at 1280 E. Dundee Road. The Petitioner and owner, Pavel Ivanoff, wishes to apply for a Class D (Restaurant) Liquor License for a restaurant/bar with live entertainment and a small retail store. The hours of operation are Tuesday through Thursday, 12 PM -10PM; Friday/Saturday from 12 PM - 1AM and Sunday from 12 PM - 8 PM. The permitted hours for a Class D Liquor License are Sunday - Wednesday 6AM - 1AM and Thursday - Saturday 6AM - 2AM.

KEY ISSUES:
- An Ordinance has been prepared increasing the number of Class D liquor licenses by one for a total of 37.

ALTERNATIVES:
1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

ACTION REQUIRED:
Action is at the discretion of the Committee.

Consider a Motion to Approve the Purchase of New Police Department Glock Generation 5 Duty Pistols Using Drug Seizure Funds

BACKGROUND:
Weapon systems and weapon sights have advanced with technological advances. The Palatine Police Department's current Gen4 Glock pistols can only operate with iron sights. Glock Gen5 MOS (Modular Optic System) pistols can accept "Red-dot" sights with a simple bolt-on application. Therefore, staff is recommending approval of the purchase of new Police Department Glock Generation 5 Duty Pistols using drug seizure funds.

KEY ISSUES:
Red-dot sights provide easier/faster target acquisition and have been found to be more accurate than traditional iron sights when trained with. Upgrading our current Glock Gen4 pistols with the Glock Gen5 MOS pistol would allow our officers to carry a pistol with superior sight which would allow them to acquire targets faster and shoot more accurately.

Our current holsters will accommodate the Gen5 pistols. However, those who desire to purchase red-dot sights will need to procure a new holster. The new holster and red-dot sight will be paid for by the individual officer either through their uniform allowance or their own personal funds. Holsters to accommodate the red-dot sights are approximately $150, and red-dot sights vary between $250-$600 depending on brand and model. Red-dot training will be funded through our existing training budget.

ALTERNATIVES:
1. Approve the purchase of 134 Glock Gen 5 MOS pistols, including trading in our current Glock Gen 4 pistols.
2. Refer back to Staff.

RECOMMENDATION:
Staff recommends approval of the purchase of the Glock Gen 5MOS pistols from the sole source provider, Kiesler Police Supply.

ACTION REQUIRED:
A motion authorizing the Village Manager to purchase 134 Glock Gen 5 MOS pistols from Kiesler Police Supply; total cost of $24,254 ($64,454 for new Glock Gen 5 MOS pistols - Credit of $40,200 for the trade in of our existing Glock Gen 4 pistols).

Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Village's Code of Ordinances

BACKGROUND:
Over the past several years, the Village Council has had numerous discussions related to video gaming and its operation. In 2022, the Council created the VG license and approved the 11 eligible applicants. A moratorium was subsequently placed on the consideration of any new applications to allow time to process those that had been approved and monitor the operations as the establishments came online.

The video gaming license is currently due to be dissolved on June 30, 2024. The Village Council has had several reports on the operations but indicated that they are not yet ready to consider whether the video gaming sunset date should be eliminated, extended or some other action taken.

KEY ISSUES:
As previously reported, there were originally 16 formal applications for video gaming. 11 were approved as they met all the criteria. Of the remaining 5, three were ineligible as they had past due funds owed to the Village (one of the three closed), and one was ineligible as they did not have the proper underlying liquor license classification and they subsequently withdrew their application. The fifth did not meet the floor plan requirements nor had they been operating for a year and thus their license was deemed to be ineligible for consideration.

Several other establishments had made inquiries and submitted information but not a formal application. Of those, many did not meet the current requirements.

The current moratorium on new license applications is due to expire on August 31st. Staff has completed all report summaries that have been requested by the Village Council. Given that the Council is not yet at a point that they feel comfortable making a decision on the June 30, 2024 sunset provision of the current ordinance, the Village Manager and Village Attorney would recommend establishing a hard cap of the current 11 VG licenses. This cap would then be reconsidered if the Village Council determines that the VG license will remain past June 30, 2024.

Additionally, through the discussions the Council has had at the public meetings, there was support to modify the VG license requirements to require a minimum of 50% of the sales of the establishment come from the sale of alcoholic beverages. This would be evaluated and confirmed at the time of application.

The proposed amendment this evening would establish a hard cap for 11 VG licenses and the 50% alcohol requirement for any new application, should the cap be lifted.

ALTERNATIVES:
1. Approve ordinance amending Chapter 3.
2. Do not approve ordinance amending Chapter 3.

RECOMMENDATION:
Staff recommends approval of the ordinance amending Chapter 3 of the Code of Ordinances.

ACTION REQUIRED:
Motion to approve the ordinance amending Chapter 3 of the Code of Ordinances.

Consider a Discussion Related to the Village of Palatine's 2023 Mid-Year Financial Review

BACKGROUND:
Staff has prepared the CY 2023 Mid-Year Financial Review for the Mayor and Council. A tremendous amount of thought and analysis goes into the formation and adoption of the Annual Budget. However, the budget process never ends. The Mid-Year Review provides an opportunity to review how the assumptions of last fall are working nine months later and sets the stage for the upcoming annual budget process.

KEY ISSUES:
The purpose of tonight's discussion is to brief the Mayor and Council where we closed 2022 and where we stood as of June 30, 2023.

Mid-Year Finances:
- Revenues are generally outpacing estimates:
  - Sales Tax - YTD collections above PY actual ($381k) & CY budget ($323k)
  - Income Tax - YTD collections under PY actual ($482k) & CY budget ($362k)
  - Property Tax - Once again, second installment bills will be delayed to December
  - Motor Fuel Tax has stabilized
  - Telecommunication Tax continues to decline
- Expenditures are performing within budgeted expectations

Year-End Finances:
In a previous Council action in June, the Village allocated its $40.5 million in General Fund balance (reserves) at the end of CY 2022 as follows:
- **$23.1 million** - Operating Reserve (4 months of operations)
- **$2.5 million** - Economic Stabilization
- **$3.0 million** - Balance of Unfunded Pension Liability Paydown Program **committed in CY 2022**
- **$11.9 million** - Debt Service Reserve

ACTION REQUIRED:
Motion to accept and place on file the June 30 Financial Report.

Consider an Ordinance Amending the Village of Palatine's Calendar Year 2023 Budget (2nd Quarter Budget Adjustments)

BACKGROUND:
The Department of Finance and Operations continues to monitor Village fiscal activities through quarterly budget reviews. This is done to identify potential problem areas and take corrective action at an early stage.

KEY ISSUES:
The 2nd Quarter Budget Adjustments make a series of routine adjustments required on a quarterly basis. The adjustments are made up of:

- **$ 141.480 - Budget Increase Using New Revenue Offsets -** These adjustments increase the expenditure budget as well as the revenue budget to account for new revenues that are specifically earmarked, thus do not affect fund reserves.

- **$ 12,427,270 - Budget Increase Using Reserves -** These adjustments increase the expenditure budget with no revenue offset, thus decrease fund reserves. This expense is part of the allocation of reserves into our debt service fund as well as a recent acquisition of property in the downtown.

These changes increase the total Village-Wide 2023 budget in the amount of $12,568,750.

ALTERNATIVES:
1. Approve the recommended Budget adjustments.
. Do not approve the recommended Budget adjustments.

RECOMMENDATION:
Staff recommends that the Village Council approve the 2nd Quarter Budget Adjustments.

BUDGET IMPACT:
Increase the Calendar Year 2023 Budget by $12,568,750.

ACTION REQUIRED:
Motion to approve the Ordinance.

Consider a Resolution Approving a Security Deposit Reduction for Fontaine Hill

BACKGROUND:
On January 6, 2021, the Village Council accepted a public improvements security deposit in the amount of $86,075 to insure the completion of the public improvements for the Fontaine Hill Subdivision. The Developer has completed a portion of the public improvements, which were inspected and approved by the Village's Engineering Department. Therefore, the Petitioner is seeking approval of:

Authorization to reduce a public improvements' security deposit.

KEY ISSUES:

- The Petitioner has completed a portion of the public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Fontaine Hill Subdivision. The current remaining security deposit amount is $19,295.
- The Petitioner has requested a letter of credit reduction of $4,050. The installed improvements include sanitary sewer, storm sewer, and water service extensions.
- The public improvements security deposit could be reduced to $15,245 and still cover the costs of the remaining improvements and the required one-year maintenance period.

ALTERNATIVES:

1. Authorize the reduction in the public improvements' security deposit.
2. Do not authorize the reduction in the public improvements' security deposit.

RECOMMENDATION:
Staff recommends that the amount of the public improvements' security deposit be reduced.

ACTION REQUIRED:
A motion to approve a resolution granting a reduction in the Public Improvements' security deposit for Fountain Hill Subdivision at 491 W. Helen Road.

ATTACHMENTS:

- Aerial Map
- RES -Fontaine

491 W. Helen Road



Attachment: Aerial Map (Fontaine Hill Security Deposit Reduction (CA))

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REDUCTION OF SECURITY FOR FONTAINE HILL SUBDIVISION, PURSUANT TO THE VILLAGE OF PALATINE MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02

WHEREAS, on the 6th day of January, 2021, Patrose LLC for good and valuable consideration agreed to install certain public improvements in the Fontaine Hil Subdivision; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the Fontaine Hill Subdivision, located at 491 W. Helen Road, a Security Deposit in the amount of $86,075 was deposited with the Village of Palatine on the 6th day of January, 2021 to ensure the completion of the project improvements; the Security Deposit was reduced down to its current amount of $19,295 and

WHEREAS, Patrose LLC has made application for a reduction of the letter of credit in the amount of $4,050; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed.

Attachment: RES -Fontaine (Fontaine Hill Security Deposit Reduction (CA))

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

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of $4,050.

SECTION 2: The letter of credit is hereby reduced to $15,245.

PASSED: This _____ day of_____, 2023.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2023.

_____
Village Clerk

Attachment: RES -Fontaine (Fontaine Hill Security Deposit Reduction (CA))

Consider a Resolution Approving a Security Deposit Reduction for Pancorvo Subdivision

BACKGROUND:
In 2023, the Village Council accepted a public improvements security deposit in the amount of $31,738.30 to insure the completion of the public improvements for Pancorvo Subdivision. The Developer has completed a portion of the public improvements, which were inspected and approved by the Village's Engineering Department. Therefore, the Petitioner is seeking approval of:

Authorization to reduce a public improvements' security deposit.

KEY ISSUES:
- The Petitioner has completed a portion of the public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Pancorvo Subdivision.
- The Petitioner has requested a letter of credit reduction of $6,480. The installed improvements include the water service extensions.
- The public improvements security deposit could be reduced to $25,258.30 and still cover the costs of the remaining improvements, Village costs associated with the infrastructure improvements to Crescent Avenue, and the required one-year maintenance period.

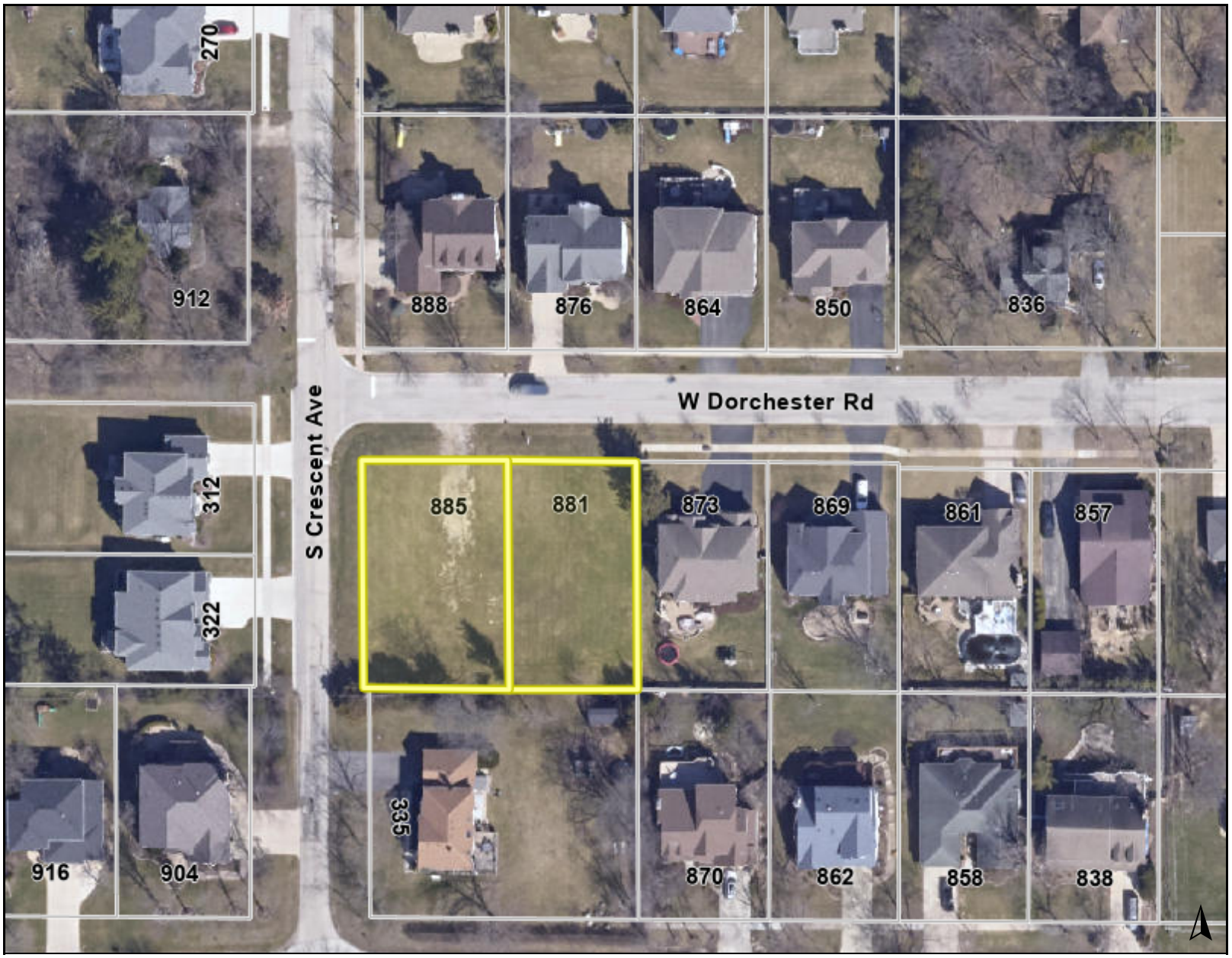
ALTERNATIVES:
1. Authorize the reduction in the public improvements' security deposit.
2. Do not authorize the reduction in the public improvements' security deposit.

RECOMMENDATION:
Staff recommends that the amount of the public improvements' security deposit be reduced.

ACTION REQUIRED:
A motion to approve a resolution granting a reduction in the Public Improvements' security deposit for Pancorvo Subdivision at 885 W. Dorchester Road.

ATTACHMENTS:
- Aerial Map
- RES Pancorvo SUB

GISConsortium | Pancorvo Subdivision



Legend

0 150 300 ft

Print Date: 8/9/2023

Notes

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

Attachment: Aerial Map (Security Deposit Reduction - Pancorvo Subdivision (CA))

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REDUCTION OF SECURITY FOR PANCORVO SUBDIVISION, PURSUANT TO THE VILLAGE OF PALATINE MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02

WHEREAS, on the 15th day of March, 2023, Jill Niese for good and valuable consideration agreed to install certain public improvements in the Pancorvo Subdivision; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the Pancorvo Subdivision, located at the southeast corner of W. Dorchester Road and Crescent Avenue, a Security Deposit in the amount of $31,738.30 was deposited with the Village of Palatine on the 15th day of March, 2023 to ensure the completion of the project improvements; and

WHEREAS, Jill Niese has made application for a reduction of the letter of credit in the amount of $6,480; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed.

Attachment: RES Pancorvo SUB (Security Deposit Reduction - Pancorvo Subdivision (CA))

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

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of $6,480.

SECTION 2: The letter of credit is hereby reduced to $25,258.30, with portions of the remaining funds obligated for Village required roadway and storm sewer improvements to Crescent Avenue.

PASSED: This _____ day of_____, 2023.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2023.

_____
Village Clerk

Attachment: RES Pancorvo SUB (Security Deposit Reduction - Pancorvo Subdivision (CA))

Consider an Ordinance Granting a Variation to Permit a Circular Driveway at 587 W. Helen Road

BACKGROUND:
The Petitioner initially proposed to construct a circular driveway that will exceed the maximum permitted driveway width of 35 feet and exceed the maximum allowed 25 feet, within the first 5 feet of the property line. The circular driveway would result in two curb cuts on West Helen Road. Following review by the Planning and Zoning Commission the Petitioner submitted a revised site plan that eliminates the need for relief from the Village's maximum driveway width within 5 feet of the property line. Therefore, the Petitioner is requesting approval of the following:

Variation to permit a residential driveway to exceed the maximum permitted 35 feet in width to construct a circular driveway

KEY ISSUES:
- The Petitioner is proposing to install a circular driveway, which exceeds the maximum allowable total driveway width, thus requiring a Variation.
- At the widest point, the proposed driveway would have a total width of approximately 58 feet. For review purposes, the driveway width at the garage is 42.5 feet. Per Code, the maximum allowable total driveway width for a three-car garage is 35 feet, as the garage has a third side load garage door facing east.
- Staff's review of the surrounding neighborhood identified two other properties within a few lots from the Subject Property that have circular driveways (707 W. Helen Road & 572 W. Helen Road). In each case, the driveways are existing improvements and constructed without any zoning relief. Staff notes that the 572 property previously existed as a parking lot with two curb cuts, was constructed in unincorporated Cook County, and functioned under a Cook County Special Use to operate as a day care center.
- Both the building coverage and lot coverage are well below the maximum allowable percentage per Code. While the revised plan eliminates a Variation previously requested, Staff concurs with the Planning and Zoning Commission recommendation to deny and notes the parking reduction on Helen Road, with a second curb cut, due to the Code restriction of cars parking within 5 feet of a driveway as well as the large area of pavement that will result from the requested driveway width relief.

ALTERNATIVES:
1. Approve the Variation to permit a residential driveway to exceed the maximum permitted 35 feet in width.
2. Do not approve the Variation to permit a residential driveway to exceed the maximum permitted 35 feet in width.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on July 25, 2023.
Residents testifying:	None. 1 email objection to the circular drive was submitted.
Vote:	The PZC voted 3-2 to deny the Variations to permit a circular driveway and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Variation to permit a residential driveway to exceed the maximum permitted width of 35 feet.

Consider an Ordinance Granting a Special Use and Variation for a New Single-Family Residence and Access Drive at 1347 N. Grove Avenue and Vacant Lot to the East

BACKGROUND:
The Petitioner is proposing to build a new single-family home on the existing vacant lot directly east of 1347 N. Grove Avenue. In addition, a private drive is proposed to connect the vacant lot to Grove Avenue through the north side yard of 1347 N. Grove Avenue. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and

Variation for the driveway width to be 29 feet in total width, within 5 feet of the lot line, instead of the maximum permitted 25 feet.

KEY ISSUES:

- The Subject Property, zoned R-1 Single-Family Residential, is approximately 15,488 square feet. It was platted in 1926 and conforms to the pre-1958 R-1 lot area standards (minimum of 12,000 square feet). The lots were platted in Cook County in 1926 and annexed in 2005. The vacant lot is under the same ownership as the single-family residence directly to the west (1347 N. Grove Avenue). The Village Council adopted a Sub Area Plan ("Northwest Sub Area") for these properties, which indicates that the property should be developed within the R-1 A standards.
- The Subject Property is landlocked; however, there is an unimproved right-of-way to the east. Therefore, the eastern side of the lot would be considered the front yard.
- The Petitioner is seeking to build a new home requiring a rear yard setback reduction from 50 feet to 41 feet. The remaining setbacks comply with the R-1 standards. The property to the north is vacant and the residence to the south is setback approximately 26 feet and appears to be existing nonconforming.
- The plans propose access from a private drive through 1347 N. Grove Avenue (west) reaching Grove Avenue. While there is existing unimproved right-of-way to the east (Coolidge Avenue - annexed from Cook County), the Petitioner indicates that building an access drive using the existing right of way is not feasible, due to the steep slope decline of over 6 feet across the 40 feet of the unimproved Coolidge right-of-way.
- The proposed driveway is 10 feet wide and will require an access easement to be recorded for the 1347 N. Grove Avenue property. Lot coverage for 1347 N. Grove Avenue would meet Code with the private drive addition. The driveway width at the front lot line exceeds the maximum 25 feet, therefore requiring a Variation.
- In addition to the Zoning relief requested, Chapter 16 Construction and Maintenance of Facilities in the Public Rights-of-Way of the Palatine Code of Ordinances contains regulations regarding driveways. These regulations include requiring a permit from the Village for constructing any driveway in public right-of-way. Per Chapter 16, a driveway is defined as "a place improved for vehicular traffic **on street right-of-way** which **connects the traveled portion of the street with the lot or parcel of land adjacent thereto**." As the proposed driveway would connect Grove Avenue (through an easement and not street right-of-way) to a lot or parcel of land that is not adjacent thereto, thus in conflict with the Code, the requested zoning relief for the driveway

also includes a waiver from this regulation. Thus, even without the requested driveway width variation, the Village still has the authority to deny the proposed driveway/easement.

- All of the neighboring properties appear to be on well and septic. A water main exists along the west side of Grove Avenue, to which the new home will connect to. The closest sanitary line is located at the southeast corner of North Street and Grove Avenue. Due to the distance from the home, the Code does not require connection, unless the property is unable to provide the required septic to support the home.

ALTERNATIVES:

1. Approve the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet.
2. Do not approve the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on July 25, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet. Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:

A motion to approve the ordinance granting the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet at 1347 N. Grove Avenue and vacant lot to the east.