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 8, 2022

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council Special Meeting - August 1, 2022
2. Village Council & Committee of the Whole - Regular Meeting - August 1, 2022

IV. MAYOR'S REPORT

1. Certificate of Recognition for Lifelong Resident of Palatine, Eleanor S. Williams
2. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Granting a Special Use for a Rear Yard Setback Reduction for an Addition at 936 S. Mallard Court (Council District: Two)
2. As Submitted

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Granting a Preliminary & Final Plat of Subdivision, Preliminary & Final Planned Development, and Rezoning from R-1 to Planned Development at 1025 & 1037 W. Kenilworth Avenue (Council District: One)
2. As Submitted

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Approval of a Resolution Directing the Mayor to Execute an Amended and Restated Intergovernmental Agreement between the Village of Palatine and Village of Deer Park for the Provision of Water

2. As Submitted

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider a Supplemental Resolution Appropriating $46,458.11 of Rebuild Illinois Funds for the Rehabilitation of Rohlwing Road

2. Consider a Motion Authorizing the Village Manager to Execute an Agreement for Use of Public Rights-of-Way with Everstream GLC Holdings, LLC

3. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION 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 Special Use for a Rear Yard Setback Reduction for an Addition at 936 S. Mallard Court (Council District: Two)

2. Consider an Ordinance Granting a Preliminary & Final Plat of Subdivision, Preliminary & Final Planned Development, and Rezoning from R-1 to Planned Development at 1025 & 1037 W. Kenilworth Avenue (Council District: One)

3. Approval of a Resolution Directing the Mayor to Execute an Amended and Restated Intergovernmental Agreement between the Village of Palatine and Village of Deer Park for the Provision of Water

4. Consider a Supplemental Resolution Appropriating $46,458.11 of Rebuild Illinois Funds for the Rehabilitation of Rohlwing Road

5. Consider a Motion Authorizing the Village Manager to Execute an Agreement for Use of Public Rights-of-Way with Everstream GLC Holdings, LLC

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT

VILLAGE OF PALATINE

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AUGUST 1, 2022

Village Hall - Council Chambers | **Special Meeting** | **6:30 PM**

I. ROLL CALL – Time: 6:30 PM

II. CALL TO ORDER – Time: 6:30 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 and Village Manager Reid Ottesen

III. REQUEST FOR CLOSED SESSION

1. Consider a Motion Requesting a Closed Session Pursuant to 5 ILCS 120/2 (c) (1) and (21) **- Approved by Roll Call**

RESULT:	**APPROVED BY ROLL CALL [UNANIMOUS]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. ADJOURNMENT – Time: 7:10 PM

Adjourn the Closed Session **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 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 1, 2022 6:30 PM (APPROVAL OF MINUTES)

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

AUGUST 1, 2022

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Aug 1, 2022 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:13 PM

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

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Mike Kujawa, 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, and Director of Finance Paul Mehring

II. PLEDGE TO THE FLAG – Time: 7:13 AM

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

III. APPROVAL OF MINUTES – Time: 7:13 PM

RESULT:	**ADOPTED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Village Council & Committee of the Whole - Special Meeting - July 11, 2022 - **Accepted**
2. Village Council & Committee of the Whole - Regular Meeting - July 11, 2022 - **Accepted**

IV. MAYOR'S REPORT

1. Certificate of Recognition for Fremd High School Boys Track at the IHSA State Championship -

   Mayor Schwantz presented Certificates of Recognition to Coach Jeff Williams and Will Stewart, member of the Fremd High School Boys Track Team, for taking 3rd place in the 100 Meter Dash at the IHSA State Track Meet.

2. As Submitted -

   Mayor Schwantz announced upcoming events:

   Wednesday August 3: 7:30PM-8:30PM
   Allegro Community Chorus
   Fred P. Hall Amphitheater

   Friday August 5: 6:30PM
   Turtle Trek Race
   Twin Lakes

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:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. 16 N. Brockway St. (Council District Six)

Motion is to approve Items A. and B.

Planning & Zoning Director Ben Vyverberg presented Pizza Bella's request for a Special Use for a restaurant with a Liquor License in the Downtown Area and Variations for moving signage on the front (east) side and mural signage on the west side, and Variations for parking noting the available on-street and off-street parking.

Proposed signage is 230 sq. ft., well beyond the 75 sq. ft. permitted, with a 115 sq. ft. painted sign on the south side of the building, an 80 sq. ft. Pizza Bella

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painted sign and a 35 sq. ft. protruding sign with moving part proposed on Brockway.

In responses to Councilman Lamerand, Vyverberg stated maintenance of signage is in the agreement.

Councilman Millar asked about policy, with the potential of protruding, moving signage expanding to other businesses in downtown.

Councilman Helms wanted all possibilities in downtown to be considered.

Councilman Solberg opposed any protruding signage, noting removing such signs is even more challenging.

Village Manager Reid Ottesen suggested installing the sign flat on the building.

Mayor Schwantz asked about the Italian flag and only counting the words, "Pizza Bella" as sign total when flat on the building.

Councilman Helms asked if the Tap House paintings on east wall are considered signage.

Tony DeFilppis, owner, Pizza Bella, stated that he is open to compromise, to make it work.

Councilman Millar asked if the sign would be moving if parallel to the building.

DeFilppis would prefer it smaller and protruding.

Mayor Schwantz said no movement on protruding sign, others objected to any movement.

Councilman Helms referred the signage to staff. Ottesen is clear on Council feelings.

In response to Mayor Schwantz, DeFilppis stated he has arranged for space with the neighboring bank for the catering van. Employees will park in parking deck. Ottesen added that the agreement is finalized with BMO Harris for evening parking.

Ottesen stated that 15-minute parking spaces are sometimes approved to benefit businesses, especially in this case where 70% of the business is expected to be carry-out.

Motion maker and seconder agreed to front signage located parallel to the building with no movement and a total of 230' signage as approved by Manager.

DeFilppi stated he expects to open in November and that the 3rd floor will be

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used for storage. Gaming is not a top priority. Walk up window allows service without entering the building. No liquor can be passed through the window. Ottesen noted that administrative approval can be implemented to have outside seating on sidewalk.

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

A. Consider an Ordinance Granting a Special Use to Permit a Restaurant with a Local Liquor License and Variations for Signage at 16 N. Brockway Street **- Approved** (Council District: Six)

B. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Pizza Bella at 16 N. Brockway Street **- Approved** (Council District: Six)

2. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for Patio Music at Chicago Culinary Kitchen, 2391 N. Hicks Road, on August 7 & August 20, 2022 **- Approved by Voice Vote** (Council District: Three)

   Village Manager Reid Ottesen recommended approval of the Chicago Culinary Kitchen's request for a waiver of the Sound Amplification Ordinance for live music events on their patio on Sunday, August 7 & 20 from 3PM to 7PM, with band facing West toward Hicks Road.

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

3. As Submitted **-**

   Nothing was submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:52 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Approving the Village of Palatine's 2022 CDBG Action Plan **- Motion Carried by Voice Vote**

   Planning & Zoning Director Ben Vyverberg reported the Village has satisfied its HUD requirement to hold a 30-day public review and comment period for its CDBG Draft Action Plan. No public comments were submitted. The Village's anticipated CDBG FY 2022 entitlement is $479,813 (a 1% decrease from last year). Staff sent FY2022 CDBG notices to each social service agency that either applied for or received funds in the past four years. Staff

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recommends approving an Ordinance adopting the Village of Palatine's CDBG 2022 Action Plan.

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

2. As Submitted **-**

   Nothing was submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:53 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion to Accept and Place on File the Results of the IDOT MFT Documentation Review from January 1, 2013 through December 31, 2021 **- Approved by Voice Vote**

   Public Works Director Matt Barry reported the Village was found to be in full compliance with state requirements for receipt and disbursement of MFT funds (1-1-2013 through 12-31, 2021) and recommended the Mayor and Village Council accept and place on file the IDOT MFT Documentation Review with no deficiencies.

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

2. As Submitted **-**

   Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:54 PM

TIM MILLAR, CHAIRMAN

1. Consider a Motion to Accept the Village of Palatine's 2022 Mid-Year Financial Review and Staff Recommendations **-**

   Village Manager Reid Ottesen introduced Palatine's 2022 Mid-Year Financial Review.

   Finance Director Paul Mehring reported after consideration of the planned use of reserves in the 2022 budget, an “available” reserve balance of $34.6 million exists and recommended these reserves be allocated as follows:

- $2.5 million for Economic Stabilization;

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- $1.5 million for sales tax/supply chain disruption uncertainty;
- $180k for pension smoothing;
- $1 million to offset CY 2021 budget revenue from vehicle stickers;
- $6 million for pension unfunded liability pay down ($3M immediately and $750k budgeted for each of the next 4 years); and
- $1.769 million for Debt Service Reserve. Key Revenue Indicators for 2022 are indicating revenues are tracking slightly above budget projections, while expenditures are tracking in line at the midpoint of the year. Staff recommends the Village Council accept the 2022 Mid-Year Financial Review and recommendations.

Personnel is 85% of budget. Police and Fire Pensions are consolidated. Mehring stated staff is recommending the elimination of the Vehicle Sticker program, which will save approximately $75 per household. In 2029, we will call in bonds 6 years early, by setting aside $6 million each year to prepare. Ottesen stated he agrees with Mehring on stabilization fund to maintain services. Pension funding may well benefit by investment now. The reserve is commendable to reduce the debt, and we are now on the verge of being debt free in 2029. That is the legacy we want to leave for the Village of Palatine.

Councilman Millar commended staff for this success. The Village will save $1.6 million per year by not having debt after 2029.

Mayor Schwantz asked how long we could sustain ourselves if a recession occurs in the near future. Ottesen stated we have reserves and will survive. We are ready to sustain 18 months. Schwantz complimented staff.

Motion to Accept and Place on File the Mid-Year Finance Review **- Motion Carried by Voice Vote**

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

2. Motion to Concur with Staff's Proposed Use of Village ARPA Grant Funds **-**

Village Manager Reid Ottesen reported as part of the American Rescue Plan Act (ARPA),the Village received a total of $12,012,529 in two installments (May 2021 and July 2022). As these funds are eligible to be spent over a multi-year period, this “ARPA Spending Plan” will be fluid and subject to revision as circumstances warrant. All decisions related to this ARPA Spending Plan will be brought to the Mayor and Council for concurrence. Staff is recommending Revenue Replacement allocations as follows:

- $10M is public-safety focused, with funds directed towards the Fire Station 82 project, replacement of a Fire tower truck, replacement of Police and Fire in-

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vehicle computer hardware, Police body cameras, in-car cameras and Tazers, replacement of an ambulance, outdoor warning siren upgrades and replacements, Lucas compression devices for Fire, Village-wide LED conversation and the sidewalk program.

- $2.012M is focused in managing and treating storm water or subsurface drainage water for storm water will be allocated to creek stabilization and water/sewer project to be determined.

Staff recommends the Village Council concur with the Proposed ARPA Spending Plan.

Motion to Concur With The Proposed ARPA Spending Plan **- Motion Carried by Voice Vote**

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

3. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2022 Budget (2nd Quarter Budget Adjustments) **- Motion Carried by Voice Vote**

Finance Director Paul Mehring reported the Department of Finance and Operations continues to monitor Village fiscal activities through quarterly budget reviews to identify potential problem areas and take corrective action at an early stage. The 2nd Quarter 2022 Budget Adjustments are made up of: $212,718 for a budget increase using new revenue offsets and $1,996,411 for a budget increase using reserves. These adjustments increase the expenditure budget with no revenue offset, thus decrease fund reserves. These changes increase the total Village-Wide 2022 budget in the amount of $2,209,129. Staff recommends the Village Council approve the 2nd Quarter Budget Adjustments.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
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 1, 2022 7:00 PM (APPROVAL OF MINUTES)

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 8:23 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:23 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 8:24 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:	Kollin Kozlowski, District 5 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 Ratifying the Village Manager's Approval of 2022 Warrant # 14 **- Approved**

2. Consider a Motion to Approve Warrant 2022 #15 **- Approved**

Minutes Acceptance: Minutes of Aug 1, 2022 7:00 PM (APPROVAL OF MINUTES)

3. Consider an Ordinance Granting a Special Use to Permit a Restaurant with a Local Liquor License and Variations for Signage at 16 N. Brockway Street **- Approved** (Council District: Six)

   Ordinance #O-75-22

4. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Pizza Bella at 16 N. Brockway Street **- Approved** (Council District: Six)

   Ordinance #O-76-22

5. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for Patio Music at Chicago Culinary Kitchen, 2391 N. Hicks Road, on August 7 & August 20, 2022 **- Approved** (Council District: Three)

6. Consider an Ordinance Approving the Village of Palatine's 2022 CDBG Action Plan **- Approved**

   Ordinance #O-77-22

7. Consider a Motion to Accept and Place on File the Results of the IDOT MFT Documentation Review from January 1, 2013 through December 31, 2021 **- Approved**

8. Consider a Motion to Accept the Village of Palatine's 2022 Mid-Year Financial Review and Staff Recommendations **-**

9. Motion to Concur with Staff's Proposed Use of Village ARPA Grant Funds **-**

10. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2022 Budget (2nd Quarter Budget Adjustments) **- Approved**

    Ordinance #O-78-22

11. Consider a Resolution Regarding the Review of Closed Session Minutes **- Adopted by Roll Call**

    Resolution #R-18-22

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 8:25 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Aug 1, 2022 7:00 PM (APPROVAL OF MINUTES)

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:25 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 8:25 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:25 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:25 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:25 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER – Time: 8:25 PM

1. As Submitted **-**

No Report

B. VILLAGE CLERK – Time: 8:25 PM

1. As Submitted **-**

No Report

Minutes Acceptance: Minutes of Aug 1, 2022 7:00 PM (APPROVAL OF MINUTES)

C. VILLAGE ATTORNEY – Time: 8:25 PM

1. As Submitted **-**

   No Report

XI. CLOSED SESSION AS REQUIRED – Time: 8:25 PM

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 8:25 PM

No one came forward.

XIII.ADJOURNMENT – Time: 8:25 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:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Aug 1, 2022 7:00 PM (APPROVAL OF MINUTES)

Certificate of Recognition for Lifelong Resident of Palatine, Eleanor S. Williams

BACKGROUND:

A Certificate of Recognition in memory of Eleanor S. Williams, a lifelong resident of Palatine for over 100 years, is being presented to the family.

Consider an Ordinance Granting a Special Use for a Rear Yard Setback Reduction for an Addition at 936 S. Mallard Court

BACKGROUND:
The Petitioners are proposing to construct a 205 square foot sunroom addition, which would encroach approximately 24 feet into the minimum required rear yard setback of 45 feet. The proposed addition replaces an existing deck off the rear of the home. Therefore, the Petitioners are requesting approval of the following:

> **Special Use to permit an addition to be set back 21 feet from the rear lot line, instead of the minimum required 45 feet.**

KEY ISSUES:

- The Subject Property is approximately 14,500 square feet and consists of a two-story home that is existing non-conforming to the current required rear yard setback for an R-1B zoned property.

- The Subject Property's pie shape and the positioning of the existing home create some unique circumstances. The proposed addition will replace an existing deck that has a setback of 14 feet from the rear lot line.

- The Subject Property received an Administrative Variation for the rear yard setback for the existing deck (#O-94-92). The Administrative Variation granted a “Variation of eleven (11) feet to permit a deck to be fourteen (14) feet from the rear lot line…” and encroaches an additional 7 feet when compared to the current proposal for a setback reduction.

- Staff notes there are two adjacent homes on Mallard Court with similar rear yard setbacks to the proposed. The Petitioners also obtained consent signatures from the immediately adjacent property owners.

ALTERNATIVES:

1. Approve the Special Use for a rear yard setback reduction for a sunroom addition.
2. Do not approve the Special Use for a rear yard setback reduction for a sunroom addition.

RECOMMENDATION:

Public Hearing:	ZBA meeting on July 26, 2022.
Residents testifying:	None.
Vote:	The ZBA voted unanimously to recommend approval of the Special Use for a rear yard setback reduction and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use for a rear yard setback reduction to permit a sunroom addition at 936 S. Mallard Court.

ATTACHMENTS:

- Aerial Map
- ORD SU 936 S Mallard Ct
- EXHIBIT - Site Plan
- EXHIBIT - Elevations
- July 26, 2022 ZBA Materials
- Draft ZBA Minutes

936 S. Mallard Court

Attachment: Aerial Map (936 S. Mallard Court - SU Addition Setback)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
936 S. MALLARD COURT

WHEREAS, pursuant to a petition and public hearing on July 26, 2022, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a sunroom addition to be setback 21 feet from the rear lot line, instead of the minimum required 45 feet pursuant to Section 10.06 (c) (12) of the Palatine Zoning Ordinance, legally described property:

> **LOT 24 IN BLOCK 5 IN HUNTING RIDGE UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 14, 1969 AS DOCUMENT NO. 20808410, IN COOK COUNTY, ILLINOIS.**
>
> **commonly known as 936 South Mallard Court (02-28-204-024-0000).**

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

SECTION 1: Special Use to permit a sunroom addition to be setback 21 feet from the rear lot line, instead of the minimum required 45 feet pursuant to Section 10.06 (c) (12) of the Palatine Zoning Ordinance, subject to the following condition(s):

Attachment: ORD SU 936 S Mallard Ct (936 S. Mallard Court - SU Addition Setback)

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioners, Andrew & Katie Hellman, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

PASSED: This _____day of _____, 2022

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

APPROVED by me this _____day of _____, 2022

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2022

_____
Village Clerk

Attachment: ORD SU 936 S Mallard Ct (936 S. Mallard Court - SU Addition Setback)

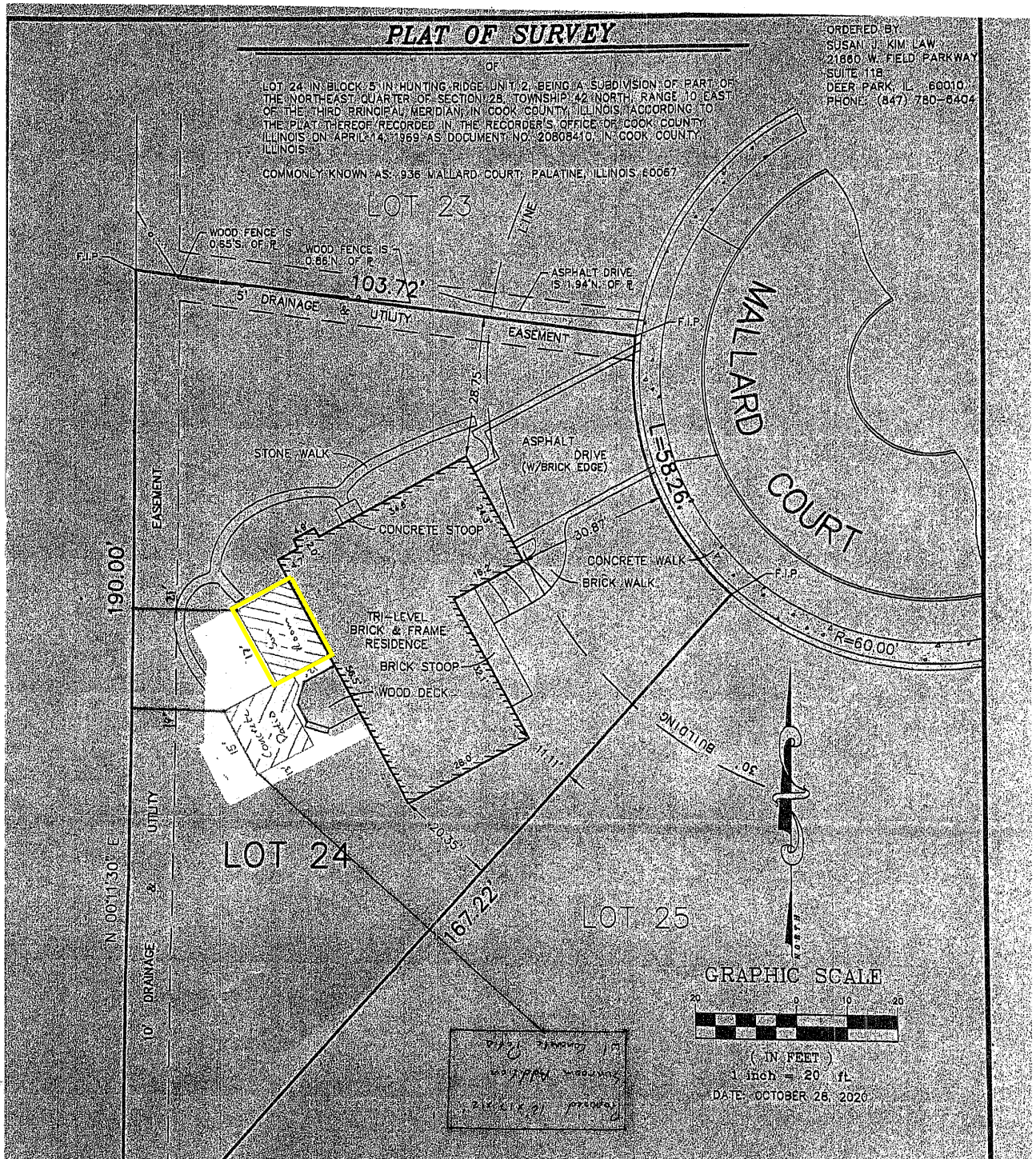
PLAT OF SURVEY

OF

LOT 24 IN BLOCK 5 IN HUNTING RIDGE UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON APRIL 14, 1969 AS DOCUMENT NO. 20805410, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 936 MALLARD COURT, PALATINE, ILLINOIS 60067

ORDERED BY:
SUSAN J. KIM LAW
21860 W. FIELD PARKWAY
SUITE 118
DEER PARK, IL 60010
PHONE: (847) 780-6404



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

DATE: OCTOBER 28, 2020

NOTES:

COMPARE YOUR DESCRIPTION AND SITE MONUMENTS WITH THIS PLAT AT ONCE AND REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION. REFER TO YOUR DEED, ABSTRACT AND OR TITLE POLICY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE NOT TO BE ASSUMED BY SCALING.
NO WELL OR SEPTIC IMPROVEMENTS SHOWN HEREON.
THIS PLAT IS NOT CERTIFIED UNLESS A RED SEAL IS PRINTED HEREON.

F.I.P. DENOTES FOUND IRON PIPE
F.I.R. DENOTES FOUND IRON ROD
S.I.R. DENOTES SET IRON ROD

I, VINCENT J. MASSE, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THE PLAT ABOVE IS A CORRECT REPRESENTATION OF SAID SURVEY.

Vincent J. Masse

VINCENT J. MASSE IL. LAND SURVEYOR # 2854
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

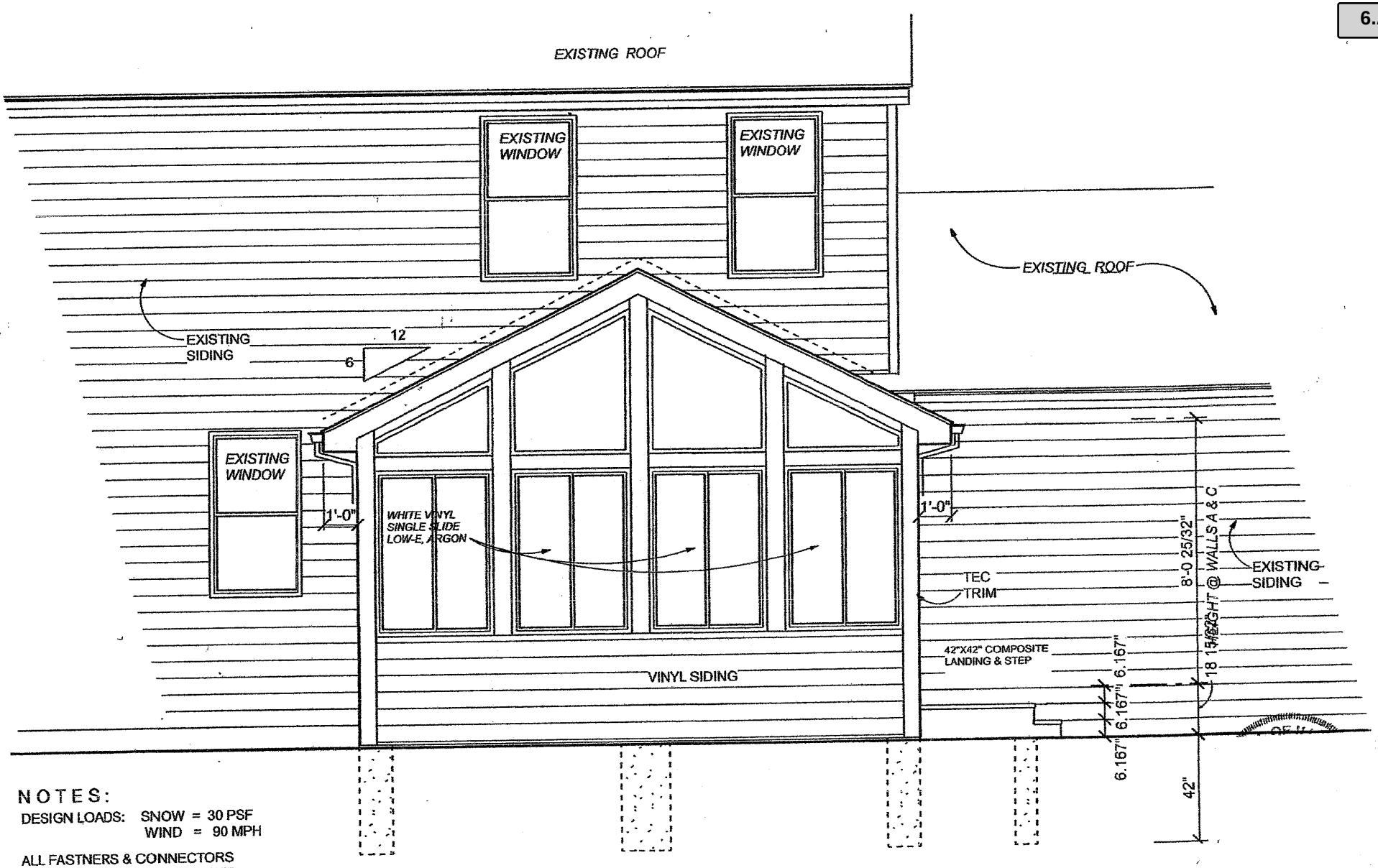
VINCENT J. MASSE REGISTERED LAND SURVEYOR 035-2854 STATE OF ILLINOIS

P.D.F. # 184-004041 LICENSE EXPIRES 11/30/22

CHAMBERLIN / MASSE
LAND SURVEYORS
1404B W. PETRONELLA DRIVE, SUITE 102
LIBERTYVILLE, ILLINOIS 60048
PHONE: (847) 362-6444 cmbase.eng@gmail.com

DRAWN BY: DJB	JOB # 220278	DRAWING #
CHECKED BY: V.J.M.	F.B. / PG. /	1 OF 1

Attachment: EXHIBIT - Site Plan (936 S. Mallard Court - SU Addition Setback)



NOTES:

DESIGN LOADS: SNOW = 30 PSF
WIND = 90 MPH

ALL FASTNERS & CONNECTORS TO BE HOT DIPPED GALVANIZED.
ALL FLASHING TO BE AC2 APPROVED

Front Elevation

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

TimberBuilt Rooms
TimberBuilt, Inc.
St. Charles, Illinois 60174 Ph. (630) 443-7100

Front Elevation	PROJECT:	REVISIONS:	1
	DATE:		
	DRAWN BY:		
	CLOUD:		

Attachment: EXHIBIT - Elevations (936 S. Mallard Court - SU Addition Setback)

Attachment: EXHIBIT - Elevations (936 S. Mallard Court - SU Addition Setback)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 07/26/22 07:00 PM

CASE STAFF STATEMENT (ID # 7758)

936 S. Mallard Court

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Andrew & Katie Hellman

CASE NUMBER: 22-28

ADDRESS: 936 S. Mallard Court

PROPOSAL:
Special Use to permit an addition to be set back 21 feet from the rear lot line, instead of the minimum required 45 feet.

LOCATION:	936 S. Mallard Court District 2 (Lamerand)	**CURRENT ZONING:**	R-1B Single-Family Residential

SURROUNDING CONDITIONS:

North:	R-1B Single-Family Residential
South	R-1B Single-Family Residential
East:	R-1B Single-Family Residential
West:	R-1A Single-Family Residential

BACKGROUND:
The Petitioners are proposing to construct a 205 square foot sunroom addition that encroaches approximately 24 feet into the minimum required rear yard setback of 45 feet. The proposed addition will replace the existing deck off the rear of the residence. Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit an addition to be set back 21 feet from the rear lot line, instead of the minimum required 45 feet.**

SITE ANALYSIS:

- The Subject Property is zoned R-1B Single Family and is part of the Hunting Ridge Unit No. 2 Subdivision.
- The Subject Property is approximately 14,500 sf. The lot currently consists of a two-story home that is existing non-conforming to the current required rear yard setback

Attachment: July 26, 2022 ZBA Materials (936 S. Mallard Court - SU Addition Setback)

for an R-1B zoned property.

- The Subject Property received an Administrative Variation for rear yard setback relief for the existing deck in 1992 (O-94-92). The Admin Variation granted a "Variation of eleven (11) feet to permit a **deck** to be fourteen (14) feet from the rear lot line…", which is encroaches an additional seven (7) feet when compared to the pending setback reduction request.
- The existing residence is existing non-conforming, as the existing rear yard setback is 14 feet, instead of the required 45 feet. The proposed addition will not encroach into the either side yard setback.
- Staff has observed that the two immediately adjacent lots on South Mallard Court have rear yard setbacks similar, between 25 feet - 30 feet, to that which is proposed at the Subject Property.
- Per Code, both building and lot coverage are well under the maximum allowed percentage.
- The Petitioners have obtained signatures of consent from all immediately adjacent property owners.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	No Issues Identified.
Environmental Health	N/A
Fire Prevention	N/A
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 Petitioners are proposing to construct a sunroom home addition off the rear of their existing residence. The Subject Property previously received relief for a rear yard setback reduction for the existing deck. The proposed addition has a smaller footprint and will be setback further from the rear lot line than the existing deck. Additionally, the

Attachment: July 26, 2022 ZBA Materials (936 S. Mallard Court - SU Addition Setback)

existing residence as a whole is existing non-conforming to the current required rear yard setback due to the unique layout of the residence on the lot.

Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioners, Andrew & Katie Hellman, except as such plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey - Site Plan
- Floor Plan
- Elevations
- Surrounding Property Owners Consent Letter
- Existing Conditions
- Public Notice

Attachment: July 26, 2022 ZBA Materials (936 S. Mallard Court - SU Addition Setback)

936 S. Mallard Court

Attachment: July 26, 2022 ZBA Materials (936 S. Mallard Court - SU Addition Setback)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

RECEIVED
JUN 23 2022
PLANNING & ZONING DEPARTMENT
date received

Background Information

PETITIONER(S) — **Business Name (if applicable)**
Andrew & Katie Hellman

Subject Property Address
936 S Mallard Ct

AUTHORIZED AGENT (if applicable) — **Business Name (if applicable)**
Timberbuilt Rooms

Address — City/State/Zip Code
841 Equity Drive, St. Charles, Illinois 60174

Telephone	Fax	Email
630-443-7100	630-443-7101	lwelbes@Timberbuiltrooms.com

Relationship to Petitioner (contractor, architect, etc.)
Contractor

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
R1B	Deck 22' x 17'	Sunroom 12' x 17' x12'

Generally describe your request:

The applicant is seeking a sunroom to built to the rear of the property. This sunroom will be 12 Ft deep and 17 Ft long and replacing the existing wood deck structure which is currently extends 22 feet away from the property structure and 17 feet long This new structure will reflect a smaller footprint extending from the house.

Materials used will match the existing house siding color, and roof color as well to blend in with existing color and tone of house.

This is a similar structure to that already approved and completed at 1037 Partridge Drive in Palatine. This project was approved and completed in April 2022.

The property sits roughly 33 feet from the property line currently which is already under the 45 foot requirement, because of the property angle there is no point that would meet the 45 foot rule.

Enclosed are pictures of our property, a floor plan, and a picture of what the structure will look like, not an exact rendering, as the color and roof will match existing home structure

We are asking for an exception to the 45 foot rule between the house and the property line. We do not have 45 feet currently from the home to the lot line, and the current deck structure is 22 feet.

The project would result in 10 additional feet of land between property line and home structure, this also is a betterment to the property resulting in greater property values.

Attachment: July 26, 2022 ZBA Materials (936 S. Mallard Court - SU Addition Setback)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ■ Filing Fee of $ 386.00
- ■ Application Form
- ■ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ■ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- □ Real Estate Interest Disclosure Form (see attached)
- ■ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- □ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

N/A

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

Yes

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

Correct, this would improve the value of the property resulting in higher property values in surrounding areas

4. With respect to live entertainment uses, the use shall not:
   a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
   b. Impose undue health, sanitation or safety burdens on the village
   c. Create excessive demands on the Village of Palatine Police Department
   d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

This effort is for person use only and will not effect anything listed above.

Attachment: July 26, 2022 ZBA Materials (936 S. Mallard Court - SU Addition Setback)

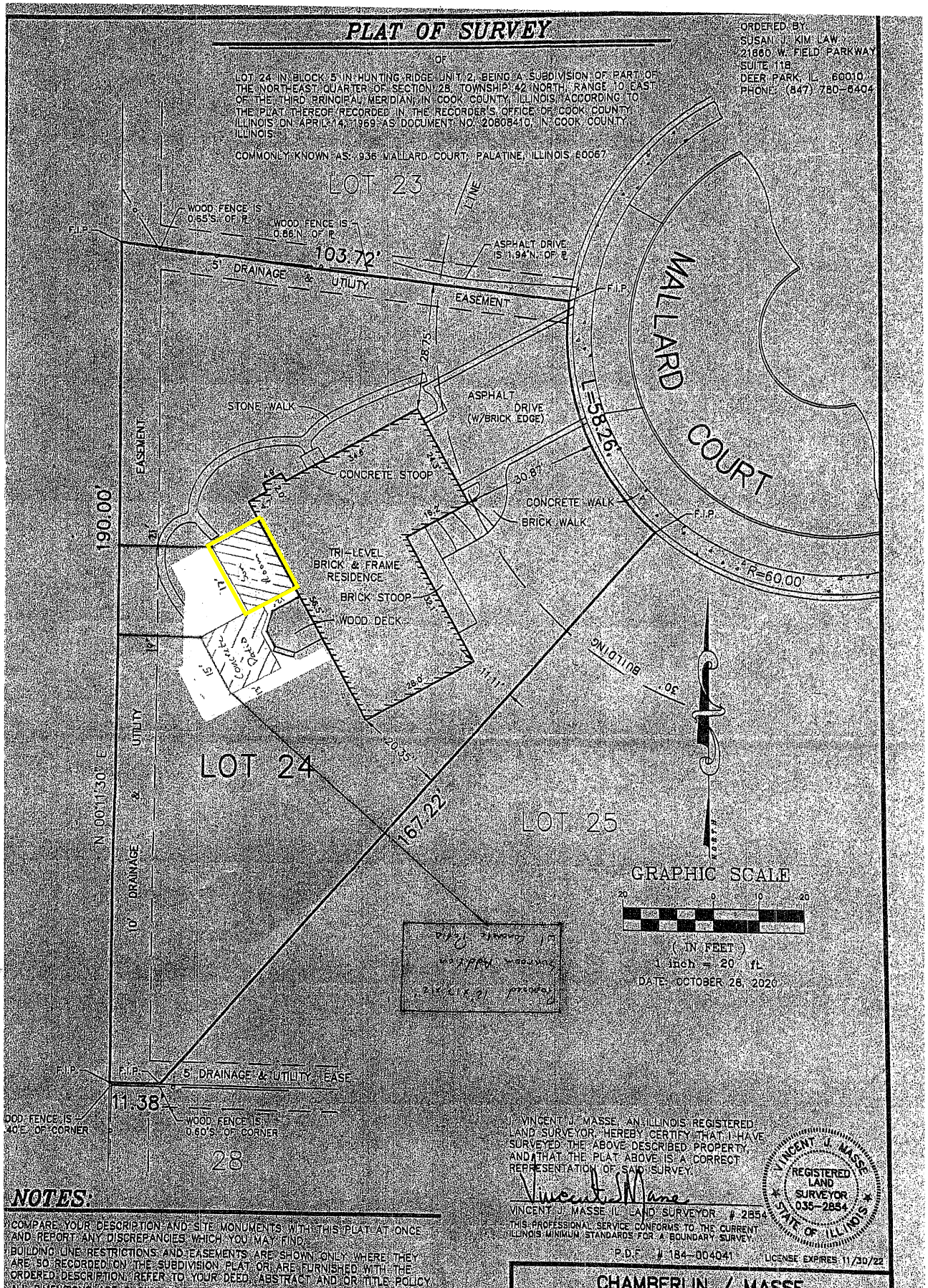
PLAT OF SURVEY

OF

LOT 24 IN BLOCK 5 IN HUNTING RIDGE UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON APRIL 14, 1969 AS DOCUMENT NO. 20805410, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 936 MALLARD COURT, PALATINE, ILLINOIS 60067

ORDERED BY:
SUSAN J. KIM LAW
21860 W. FIELD PARKWAY
SUITE 118
DEER PARK, IL 60010
PHONE: (847) 780-6404



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

DATE: OCTOBER 26, 2020

I, VINCENT J. MASSE, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THE PLAT ABOVE IS A CORRECT REPRESENTATION OF SAID SURVEY.

VINCENT J. MASSE

VINCENT J. MASSE
REGISTERED LAND SURVEYOR
035-2854
STATE OF ILLINOIS

VINCENT J. MASSE ILL. LAND SURVEYOR # 2854

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

P.D.F. # 184-004041 LICENSE EXPIRES 11/30/22

NOTES:

COMPARE YOUR DESCRIPTION AND SITE MONUMENTS WITH THIS PLAT AT ONCE AND REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION. REFER TO YOUR DEED, ABSTRACT AND OR TITLE POLICY.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE NOT TO BE ASSUMED BY SCALING.

NO WELL OR SEPTIC IMPROVEMENTS SHOWN HEREON.

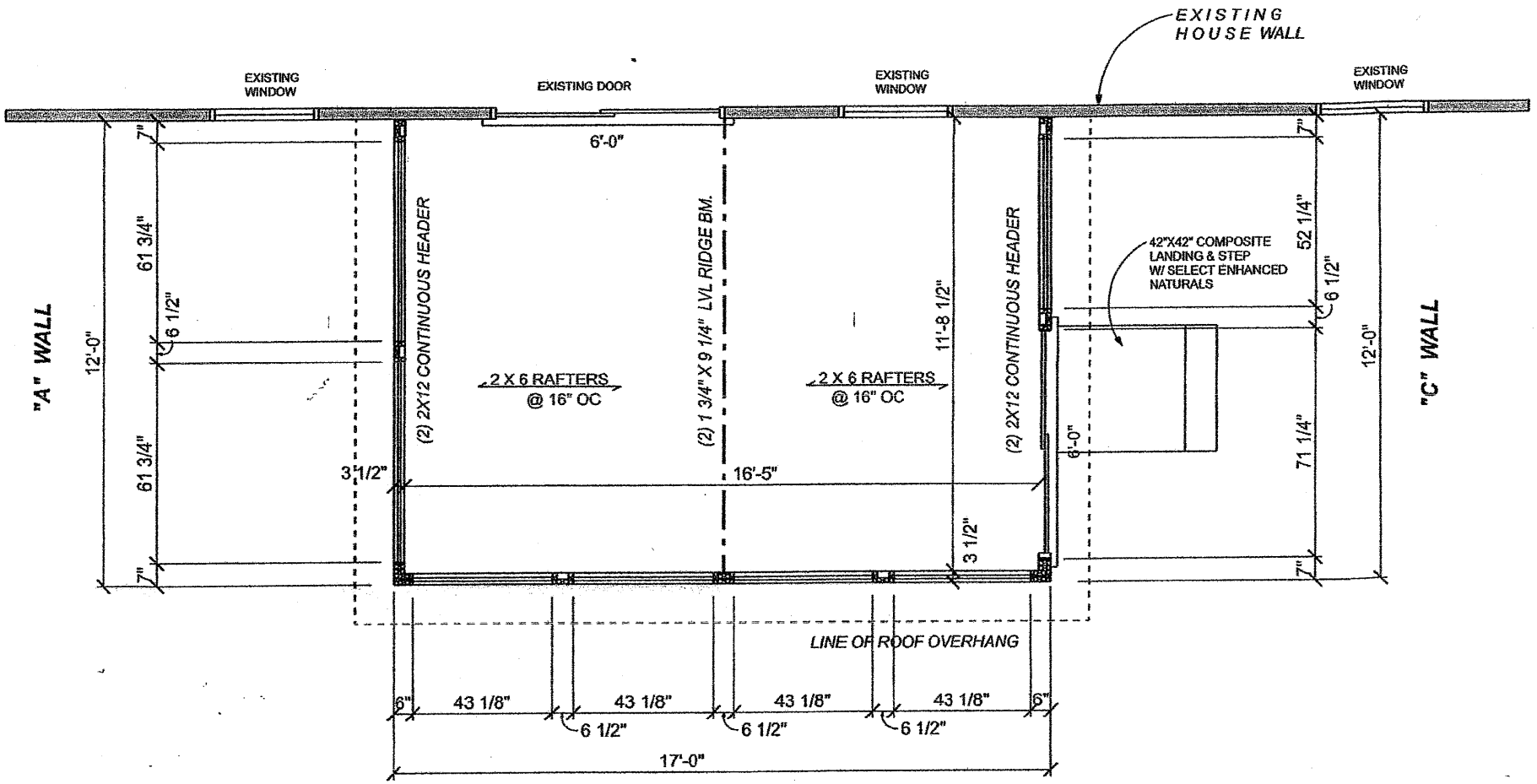
THIS PLAT IS NOT CERTIFIED UNLESS A RED SEAL IS PRINTED HEREON.

F.I.P. DENOTES FOUND IRON PIPE
F.I.R. DENOTES FOUND IRON ROD
S.I.R. DENOTES SET IRON ROD

CHAMBERLIN / MASSE
LAND SURVEYORS
1404B W. PETRONELLA DRIVE, SUITE 102
LIBERTYVILLE, ILLINOIS 60048
PHONE: (847) 362-6444 cmase.eng@gmail.com

DRAWN BY: DJB	JOB # 220278	DRAWING # 1 OF 1
CHECKED BY: V.J.M.	F.B. / PG. /	

Attachment: July 26, 2022 ZBA Materials (936 S. Mallard Court - SU Addition Setback)



"B" WALL

SUN ROOM FLOOR PLAN

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

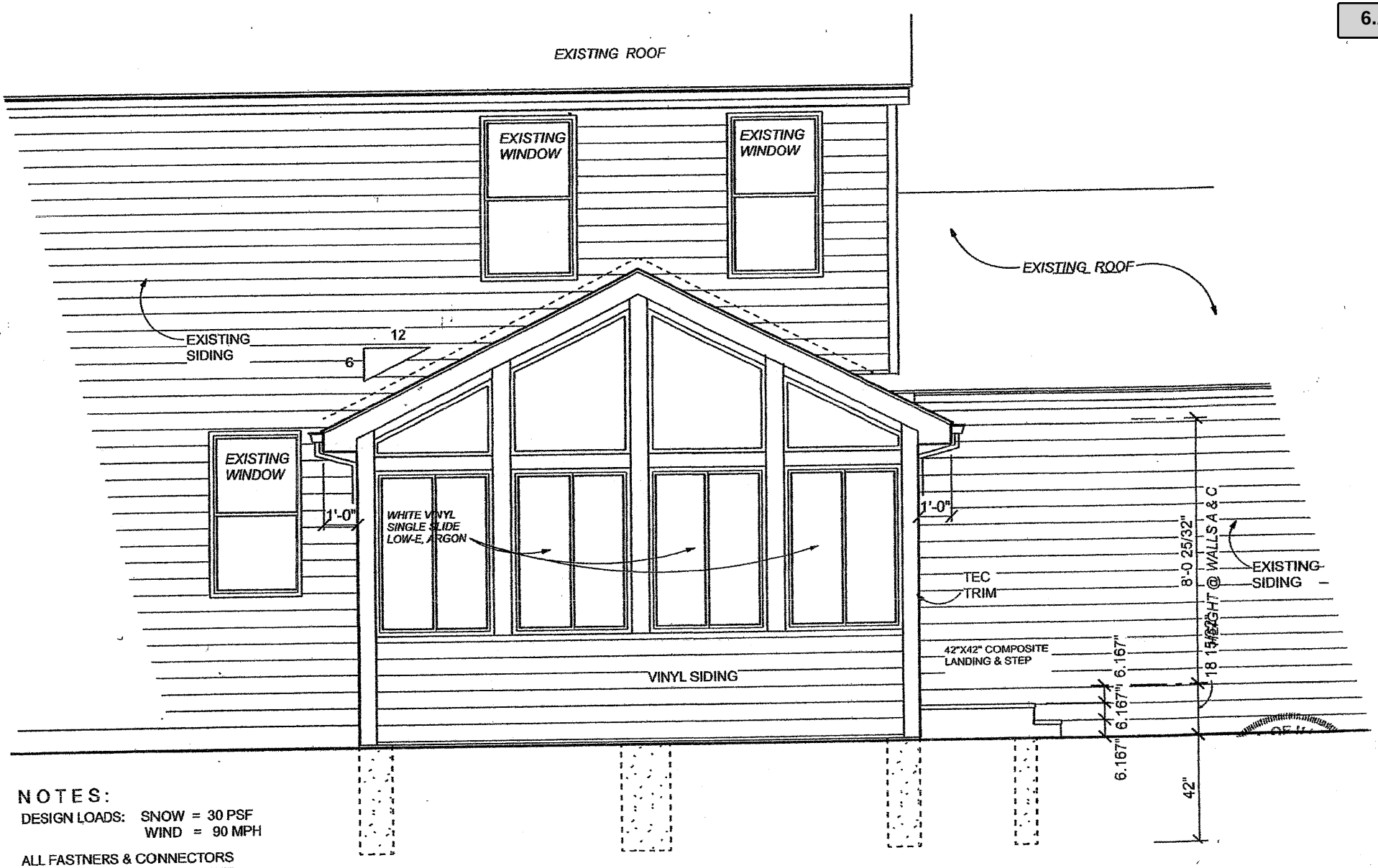
TimberBuilt Rooms

TimberBuilt, Inc.
St. Charles, Illinois 60174 Ph. (630) 443-7100

First Floor Plan

PROJECT:	REVISIONS:
DATE:	
DRAWN BY:	
CLOUD:	

5



NOTES:

DESIGN LOADS: SNOW = 30 PSF
WIND = 90 MPH

ALL FASTNERS & CONNECTORS TO BE HOT DIPPED GALVANIZED.
ALL FLASHING TO BE AC2 APPROVED

Front Elevation

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

TimberBuilt Rooms
TimberBuilt, Inc.
St. Charles, Illinois 60174 Ph. (630) 443-7100

Front Elevation	PROJECT:	REVISIONS:
	DATE:	
	DRAWN BY:	
	CLOUD:	

1

Attachment: July 26, 2022 ZBA Materials (936 S. Mallard Court - SU Addition Setback)

Petition for Property Addition 936 S Mallard Ct Palatine IL

Thank you for considering our discussion. As the owners of 936 S Mallard Ct, we have decided to make an improvement to our property with the addition of a sun porch to the rear of the property. This structure will be 12 x 17 feet and will replace the lower deck area in the north rear of the property. There is a zoning hearing that will take place on July 26th regarding the fact that zoning states there needs to be 45 feet between lot line and structure. In our case, we only have 33 feet and can't control the house placement nor changes to laws over 60+ years. Pictures of the like structure have been shown to homeowners that signed and either accepted or declined below. Addresses and signatures are captured. This petition will be provided to the Village of Palatine as supporting documentation for the hearing set for later this summer. We thank you for the discussion, time and consideration.

Print Name	Address	Agreed	Disagree	Signature
Caroline Gubbord	941 S. White Willow Bay	X		
Lesley Daniel	923 S White Willow Bay	X		
Ros Vdesosky	947 S White Willow Bay	X		
Paul Casel.	934 S Mallard ct	X		
Jim PIOTROWSKI	938 S. MALLARD CT	X		

Attachment: July 26, 2022 ZBA Materials (936 S. Mallard Court - SU Addition Setback)

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, July 26, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit an addition to be set back 21 feet from the rear lot line, instead of the minimum required 45 feet.
The property is commonly known as 936 S. Mallard Court.
The Petitioners are proposing to construct a 205 square foot sunroom addition that encroaches approximately 24 feet into the minimum required rear yard setback of 45 feet.
The above petition has been filed by Andrew & Katie Hellman and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 22-28
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 11th day of July, 2022
Published in Daily Herald July 11, 2022 (4585345)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/11/2022
in said Northwest Suburbs 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 Ballinger
Designee of the Publisher and Officer of the Daily Herald

Control # 4585345

Attachment: July 26, 2022 ZBA Materials (936 S. Mallard Court - SU Addition Setback)

2. 936 S. Mallard Court

Notice was published in the Daily Herald on July 11, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey / Site Plan
4. Floor Plan
5. Elevations
6. Surrounding Property Consent letters
7. Existing Conditions
8. Public Notice

Sworn in staff: Ms. Lyn Bremanis & Mr. Alex Bradshaw

Sworn in the petitioner: Mr. Andrew Hellman 936 S. Mallard Court
Mr. Hellman stated they want to add a small addition to the rear and remove an aging deck. He stated they are looking to add a 3 season room that is 20ft wide by 12ft deep. He stated the current structure is 22ft off the rear of the property. Mr. Hellman explained the property is on an angle and they only have 33ft from property line to foundation so under restriction.

Ms. Wood asked about current deck size
Mr. Hellman stated it is 22 by18

Mr. Pirog asked if there are homes in the rear
Mr. Hellman answered yes

Mr. Pirog asked if the neighbors have any issues
Mr. Hellman stated they signed off consent along with all other neighbors in the rear

Ms. Wood asked the reason for the addition
Mr. Hellman explained they are looking for additional living space for family gatherings and storage in winter

Mr. Bradshaw gave a brief overview explaining all signatures obtained are from immediate adjacent properties. He stated subject property received an Administrative Variation for rear yard setback relief for the existing deck in 1992. He explained the proposed addition will not encroach in the either side yard setback. Mr. Bradshaw stated Staff has observed that the two immediately adjacent lots on South Mallard Court have rear yard setbacks similar, between 25 feet - 30 feet, to that which is proposed at the Subject Property. He stated both building and lot coverage are well under the maximum allowed percentage and Community Services and Engineering have reviewed and have no issues.

Attachment: Draft ZBA Minutes (936 S. Mallard Court - SU Addition Setback)

Ms. Wood spoke to the unique shaped lot and asked without sunroom or deck would the home have the 45ft required setback
Mr. Bradshaw answered no explaining it is closer to 35ft.

STAFF RECOMMENDATION:
The Petitioners are proposing to construct a sunroom home addition off the rear of their existing residence. The Subject Property previously received relief for a rear yard setback reduction for the existing deck. The proposed addition has a smaller footprint and will be setback further from the rear lot line than the existing deck. Additionally, the existing residence as a whole is existing non-conforming to the current required rear yard setback due to the unique layout of the residence on the lot.

Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioners, Mr. Hellman & Katie Hellman, except as such plans may be changed to conform to the Village's Codes and Ordinances.

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

Ms. Roth-Wurster made a motion to approve subject staff's conditions; seconded by Mr. McGinn

DELIBERATIONS:
Ms. Roth-Wurster stated standards have been met. She pointed out it is helpful to see neighbors with the same condition. She spoke to the standards of uniqueness

Mr. McGinn pointed out the lots on White Willow are large so it won't encroach too much on them.

Ms. Wood agreed. She thinks it is good the sunroom is smaller than the deck and is happy neighbors are on board.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 4-0. This item will tentatively go to Village Council on August 8, 2022

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Cindy Roth-Wurster, Commissioner
SECONDER:	Theodore McGinn, Commissioner
AYES:	Roth-Wurster, Wood, McGinn, Pirog
ABSENT:	Luszczak, Cavanaugh

Attachment: Draft ZBA Minutes (936 S. Mallard Court - SU Addition Setback)

Consider an Ordinance Granting a Preliminary & Final Plat of Subdivision, Preliminary & Final Planned Development, and Rezoning from R-1 to Planned Development at 1025 & 1037 W. Kenilworth Avenue

BACKGROUND:
This project contains two single-family residential lots with a combined area of 1.39 acres. The Petitioner, owner, is seeking Planned Development approval to subdivide and rezone the property from R-1 to Planned Development. Therefore, the Petitioner is seeking approval of the following:

1. **Preliminary and Final Planned Development;**
2. **Preliminary and Final Plat of Subdivision to permit a 4-lot single-family residential development; and**
3. **Rezoning from R-1 Single-Family Residential to Planned Development Single-Family Residential.**

KEY ISSUES:

Zoning and Site Design

- The Subject Properties are currently zoned R-1 Single-Family Residential. The proposed lots meet all of the R-2 bulk and setback requirements. The following table provides summarizes the proposed lots:

	Proposed Lot Size (9,000 sq. ft. for interior lots; 10,000 sq. ft. for corner lots)	**Lot Width** (75' for interior lots; 85' for corner lots)	**Lot Depth** (110' required)
Lot 1 - Currently 1037	14,997	102.16'	146.89'
Lot 2 - Currently 1025	14,999	102.16'	148.89'
Lot 3	15,303	75'	203.98'
Lot 4	15,294	75'	203.98

- Properties directly north, west, south and southeast of the subject site remain mostly R-1 zoning with larger lots (approximately 15,000 square feet or more). Recent surrounding developments to the northwest, northeast and east have been rezoned to Planned Development and generally conform to the R-2 residential requirements or were rezoned R-2.
- Recent comparable developments in the surrounding area, include the following (see attached exhibit):
  - 2002: Clyde Place Subdivision, located at northeast corner of Kenilworth Avenue and Clyde Avenue, received approval for a 4-lot subdivision (Planned Development).

- 2003: Birchtree Subdivision, located at northeast corner of Kenilworth Avenue and Clyde Avenue, received approval for a 4-lot subdivision (Planned Development).
- 2002: Harrison Place Subdivision, located at southeast corner of Harrison Court and Kenilworth Avenue, received approval for a 4-lot subdivision (Planned Development).
- 2013: Parkway Subdivision, located at southwest corner of Glencoe and Middleton, received approval for a 4-lot subdivision (rezoning from R-1 to R-2).

- The subject properties are located within Sub-Area "A". This section of Sub-Area "A" still maintains the large lots from the 1994 plan; however, there have been multiple Planned Development approvals in the area consistent with the proposed subdivision and aligned with the R-2 standards.
- Middleton Avenue, running south from Kenilworth Avenue, narrows to a substandard width at approximately 10 feet wide and services two single-family residences. The street terminates at the 10-acre detention basin, therefore, would not be further extended.

Engineering

- Sanitary sewer would be provided through connecting to the existing services in the Middleton Avenue right-of-way.
- Water service would connect to the new water main, which will be installed along the eastern side of the Middleton Avenue right-a-way.
- Storm water generally drains to the south and east currently and the proposed plan does not significantly alter the drainage pattern. Storm water will be conveyed through biodetention facilities. These facilities satisfy MWRD's required volume control measures. Cash in lieu of detention will be required.
- Sidewalks shall be constructed along the frontage of each new lot along Middleton Avenue. Parkway trees would be planted in accordance with Code.

RECOMMENDATIONS:

Public Hearing:	Plan Commission - June 21, 2022.
Residents testifying:	3 - questions and concerns about subdividing larger lots, the inability to subdivide surrounding lots, and substandard width of Middleton Ave.
Vote:	The Plan Commission voted 3-2 to approve the requested residential subdivision subject to Staff's conditions and Staff concurs.

ALTERNATIVES:

1. Approve the Preliminary and Final Subdivision, Preliminary and Final Planned Development, and Rezoning to Planned Development for the proposed residential 4-lot subdivision.

2. Do not the Preliminary and Final Subdivision, Preliminary and Final Planned Development, and Rezoning to Planned Development for the proposed residential 4-lot subdivision.

ACTION REQUIRED:
A motion to approve the Preliminary and Final Subdivision, Preliminary and Final Planned Development, and Rezoning to Planned Development for the proposed residential 4-lot subdivision 1025 and 1037 W. Kenilworth Avenue.

ATTACHMENTS:

- Aerial Map
- ORD - PFPD Garden Gate Subdivision
- Legal Description - Pre-Final Planned Development
- EXHIBIT - Engineering Plans
- EXHIBIT - Project Narrative
- EXHIBIT - Conceptual Elevations
- RES - PFSUB Garden Gate Subdivision
- EXHIBIT - Plat of Subdivision
- ORD - Rezone
- Similar Subdivision Examples
- Plan Commission materials 6-21-22
- PC Meeting Minutes 6-21-22

1025 and 1037 W Kenilworth Ave.

Attachment: Aerial Map (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

ORDINANCE NO. _____

AN ORDINANCE GRANTING
PREMLIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR
1025 AND 1037 W. KENILWORTH AVENUE

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Plan Commission of the Village of Palatine on June 21, 2022 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Preliminary and Final Planned Development to permit a 4-lot residential subdivision, on the following legally described property:

PARCEL 1:
LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EAST 100 FEET OF THE WEST 200 FEET OF LOTS 1, 2 AND 3 IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 1025 & 1037 W. Kenilworth Avenue (PIN #: 02-21-213-014-0000 & 02-21-213-015-0000).

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

SECTION 1: That Preliminary and Final Development to permit a 4-lot residential subdivision, is hereby granted, subject to the following conditions:

Attachment: ORD - PFPD Garden Gate Subdivision (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

1. **The Planned Development shall substantially conform to the Plat of Subdivision prepared by Murry and Moody, LTD. and the Engineering Plans prepared by Bono Consulting Civil Engineers., dated 11/22/2019 last revised 06/01/2022, except as such plans may be revised to conform to Village Codes and Ordinances.**
2. **All future residences shall follow the Village's R-2 Standards.**
3. **A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
4. **The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.**

SECTION 2: **That the petition for preliminary and final planned development, 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 _____, 2022

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

APPROVED by me this _____day of _____, 2022

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____day of _____, 2022

_____
Village Clerk

Attachment: ORD - PFPD Garden Gate Subdivision (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

LEGAL DESCRIPTION – 1025 & 1037 West Kenilworth Avenue

PARCEL 1:
LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, IN COOK COUNTY, ILLINOIS.

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Attachment: Legal Description - Pre-Final Planned Development (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

PROPOSED SUBDIVISION OF EXISTING RESIDENTIAL LOTS
SITE DEVELOPMENT PLAN
1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

BENCHMARK INFO
JOB BENCH MARK: CROSS CUT AT NE MIDDLETON AVENUE & KENILWORTH AVENUE, ELEV= 768.35
TRANSFERRED FROM VALVE VAULT RIM BENCHMARK AT SE CROSS GLENCOE ROAD & MIDDLETON AVENUE, ELEV = 778.78. FROM SPACE CO JOB 7583

SECTION: 21
TOWNSHIP: 42N
RANGE: 10E

PIN(S):
02-21-213-014,
02-21-213-015

DRAWING INDEX:

SUBDIVISION PLANS:
1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY, DEMOLITION & TREE PRESERVATION PLAN
3. PROPOSED GRADING & DRAINAGE PLAN
4. PROPOSED UTILITY PLAN
5. SITE PLAN & GEOMETRIC PLAN
6. CONSTRUCTION NOTES
7. STANDARD DETAILS

WATERMAIN PLANS:
1. PROPOSED WATERMAIN PLAN
2. STANDARD NOTES & DETAILS
3. DETAILS
4. DETAILS (CONT.)
5. DETAILS (CONT.)

AERIAL MAP

LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE		
SANITARY SEWER LINE		
WATER LINE	W	W
STORM SEWER LINE		
STORM MANHOLE		
SANITARY MANHOLE		
COMBINED SEWER		
COMBINED MANHOLE		
CATCH BASIN		
INLET		
WATER VALVE VAULT		W
WATER VALVE		V
GRADE	+787.32	787.55
DRAINAGE DIVIDE		
CURB & GUTTER		
CLEANOUT		CO
DOWNSPOUT (ROOF DRAINS)	DS	DS
WATER B. BOX		BB
TREE PROTECTION FENCE		
CONSTRUCTION FENCE		CF
INLET FILTER BASKET		
TRAFFIC DIRECTION PAVEMENT MARKING		
FIRE HYDRANT		
RETAINING WALL W/RAILING		
TOP OF CURB BOTTOM OF CURB		T/C XXX.XX B/C XXX.XX
TOP OF CURB BOTTOM OF GUTTER		T/C XXX.XX B/G XXX.XX
WALK BOTTOM OF WALK		W XXX.XX B/W XXX.XX
DESPRESSED CURB BOTTOM OF GUTTER		D/C XXX.XX B/G XXX.XX
MOUNTABLE CURB BOTTOM OF GUTTER		M/C XXX.XX B/C XXX.XX

PUBLIC IMPROVEMENTS REQUIRED AT TIME OF SUBDIVISION APPROVAL

1. WATER SERVICES
 1.1. MAIN TAP WITH CORP. STOP
 1.2. 1.5" COPPER PIPE
 1.3. B-BOX
2. SANITARY SERVICES
 2.1. NEW WYE CONNECTIONS
 2.2. CAPPED 6" PVC SERVICES
3. ROADWAY IMPROVEMENTS
 3.1. RIBBON CURB
 3.2. ROAD PATCHING ALONG CURB
 3.3. SIDEWALK
4. STORM SEWER
 4.1. NEW STRUCTURES AND 8" MAIN
 4.2. SERVICE STUBS FOR ALL LOTS
5. BIORETENTION FACILITIES
6. MAIN GRADING ELEMENTS:
 6.1. SOUTH SIDEYARD SWALE AND MIDLOT SWALE

PROJECT DESCRIPTION

THE REAR YARDS OF 1025 & 1037 W. KENILWORTH AVENUE WILL BE SPLIT OFF TO CREATE TWO NEW LOTS ON S. MIDDLETON AVENUE.

PROPOSED LOT SIZES:

1025 W. KENILWORTH – 14,998 S.F.
1037 W. KENILWORTH – 14,997 S.F.
LOT 3 S. MIDDLETON – 15,302 S.F.
LOT 4 S. MIDDLETON – 15,296 S.F.

TOTAL DISTURBED AREA FOR PROJECT = 30,598 S.F. (LOTS 3 & 4)

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.

2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

ENGINEER

6-2-2022
DATE

LICENSED PROFESSIONAL ENGINEER
WILLIAM A. HEPBURN
062-073376
OF ILLINOIS
EXP. 11-30-23

REVISIONS	DATE
PERMIT DRAWINGS	3-14-20
REVISED PER VILLAGE COMMENTS	12-4-20
REVISED PER VILLAGE COMMENTS	4-8-21
REVISED PER VILLAGE COMMENTS	6-1-22

ISSUE	
1	PERMIT DRAWINGS
2	REVISED PER VILLAGE COMMENTS
3	REVISED PER VILLAGE COMMENTS
4	REVISED PER VILLAGE COMMENTS

PROJECT STAFF	
PROJECT MANAGER:	B. BONO P.E.
ENGINEER:	A. KEEP P.E.
ENGINEER:	W. HEPBURN
TECHNICIAN:	

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bono@bonoconsulting.com

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP
PROPOSED SUBDIVISION OF EXISTING LOTS
1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

NOT FOR CONSTRUCTION

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 19459
START DATE: NOV. 22, 2019
GRAPHIC SCALE
0
SCALE: NTS

SHEET NUMBER
1 OF 7

Attachment: EXHIBIT - Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

TOPOGRAPHICAL SURVEY

OF

PARCEL 1: LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, IN COOK COUNTY, ILLINOIS.

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AREA = 29994.82± S.F. / 0.689 ACRES

MURRY AND MOODY, LTD.

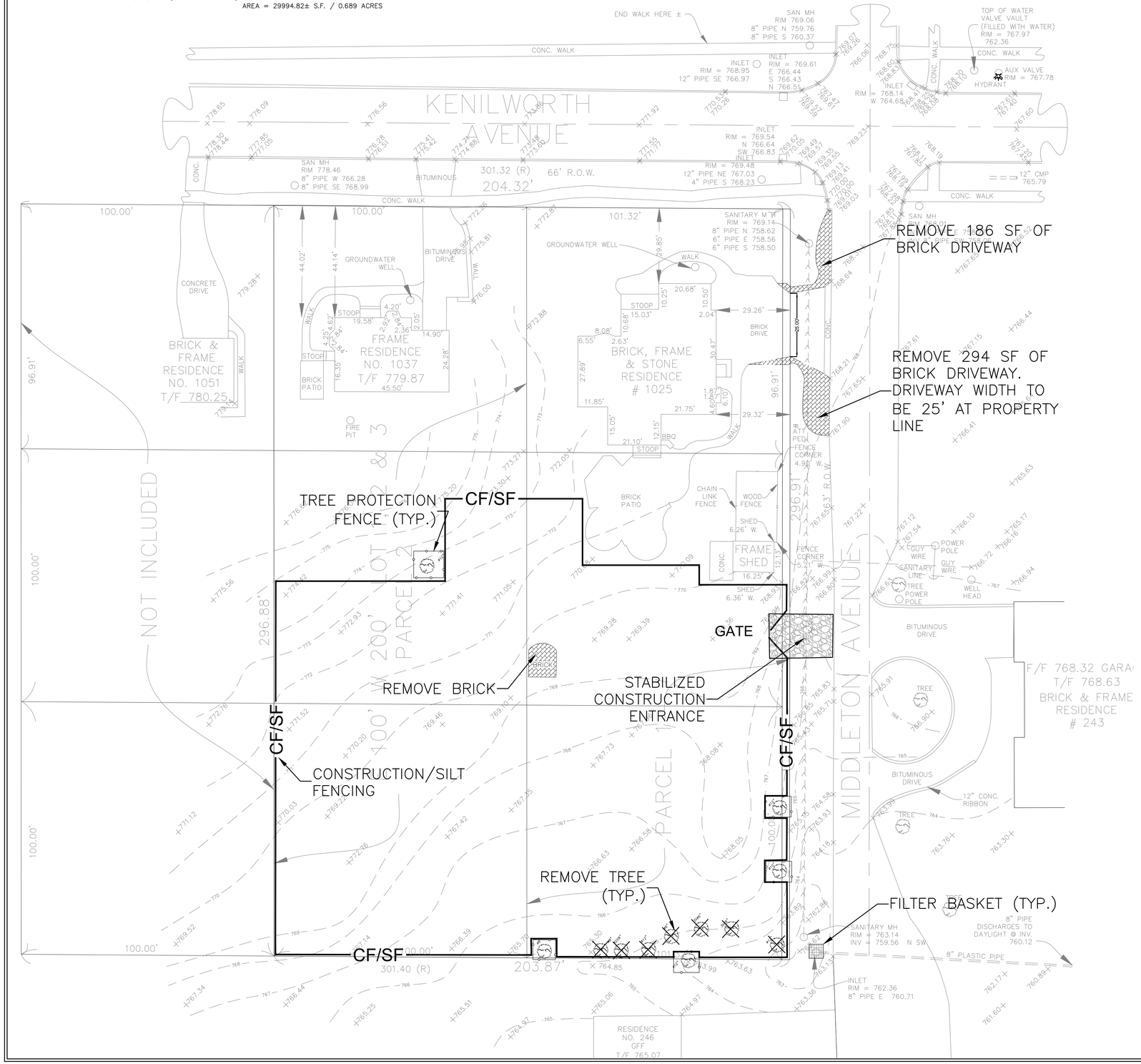
Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845

933 S. Plum Grove Road, Suite 101

Palatine, Illinois 60067

www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960



BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

PHASE – I
1. INSTALL TREE PROTECTION FENCING AND EROSION CONTROL SILT FENCE, INLET FILTER BASKETS, MAINTAIN THROUGH OUT PROJECT.
2. USE MIDDLETON AVE. FOR CONSTRUCTION ACCESS, USE DRIVEWAY FOR CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE. OBSERVE ALL APPROPRIATE MUTCD/IDOT TRAFFIC CONTROL MEASURES FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF MUD AND DEBRIS.
3. PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
4. CLEAR AND REMOVE BRUSH AND TREES.
5. ~~CONSTRUCT DETENTION FACILITY WITHIN 300'S OF TREE REMOVAL/BRUSH CLEARING.~~
6. INSTALL UTILITIES AND PERFORM MASS GRADING.

HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCY(IES) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMPs CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24-HOURS TO RESOLVE.

DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

7. CONSTRUCT ~~AND STABILIZE SEDIMENT BASIN(S) AND~~ SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).
8. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).
9. BEGIN CLEARING/DEMO AND GRUBBING THE SITE.
10. BEGIN FINAL GRADING THE SITE.

PHASE II
1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. IF ACTIVITY WILL RESUME WITHIN 14 DAYS, TEMPORARY SEEDING IS NOT REQUIRED.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. ~~INSTALL TOP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.~~
4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
5. ~~PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.~~
6. PREPARE SITE FOR HOUSE CONSTRUCTION.
7. ~~PAVE DRIVEWAYS.~~
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
11. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED "READY TO TERMINATE PERMIT", IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGEMENT TOOL.
12. STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED.

EARTHWORK / EROSION & SEDIMENTATION CONTROL

1) All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
   a) Submittal of a Notice of Intent (NOI) to IEPA.
   b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
   c) Implementation of the SWPPP.
   d) Submittal of an Incidence of Noncompliance (ION) if an event occurs.
   e) Weekly reports after ½" rainfall or 5" snowfall.
   f) Documentation of changes to ESC plan.
   g) Submittal of a Notice of Termination (NOT) when final stabilization is achieved.
   h) Follow Illinois Urban Manual (IUM) for sediment and erosion control guidelines.
2) Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
3) In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1') foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
4) The contractor shall maintain existing positive drainage from off-site at all times during construction.
5) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
   a) Under structures. Building slabs, steps and pavements.Compact six (6") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
   b) Under walkways. Compact six (6") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
   c) Under lawn or unpaved areas. Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.
6) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control."
7) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
8) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
9) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
10) Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all regraded areas or as required to prevent sediment from entering and/or leaving the site.
11) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
12) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
13) Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
14) Silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
15) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
16) ~~Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Any and all other~~ site seeding **may** be used, in some instance particularly for the back yard, only with ~~prior approval by the Village Engineer~~.
17) The contractor shall install all erosion control items prior to commencement of any work.
18) The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work..
2. Install temporary 6' high chain link fence with fabric around the proposed work area as shown on the drawing.
3. Contractor to call JULIE at 1-800-892-0123. minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans. any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. **Bono Consulting Inc is not liable for any construction site safety**. Contractor to take all OSHA regulated and applicable local safety precautions to safe guard all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
10. Topographic survey by Murry and Moody, LTD.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved
14. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be looked at all times, other than permitted hours of construction.

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	PERMIT DRAWINGS	2-14-20
ENGINEER:	A. VEER P.E.	2	REVISED PER VILLAGE COMMENTS	12-4-20
ENGINEER:	W. HEPBURN	3	REVISED PER VILLAGE COMMENTS	4-8-21
TECHNICIAN:		4	REVISED PER VILLAGE COMMENTS	6-1-22

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bono@bonoconsulting.com

EXIST. TOPOGRAPHY, DEMOLITION & TREE PRESERVATION PLAN

PROPOSED SUBDIVISION OF EXISTING LOTS
1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

NOT FOR CONSTRUCTION

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THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 19459

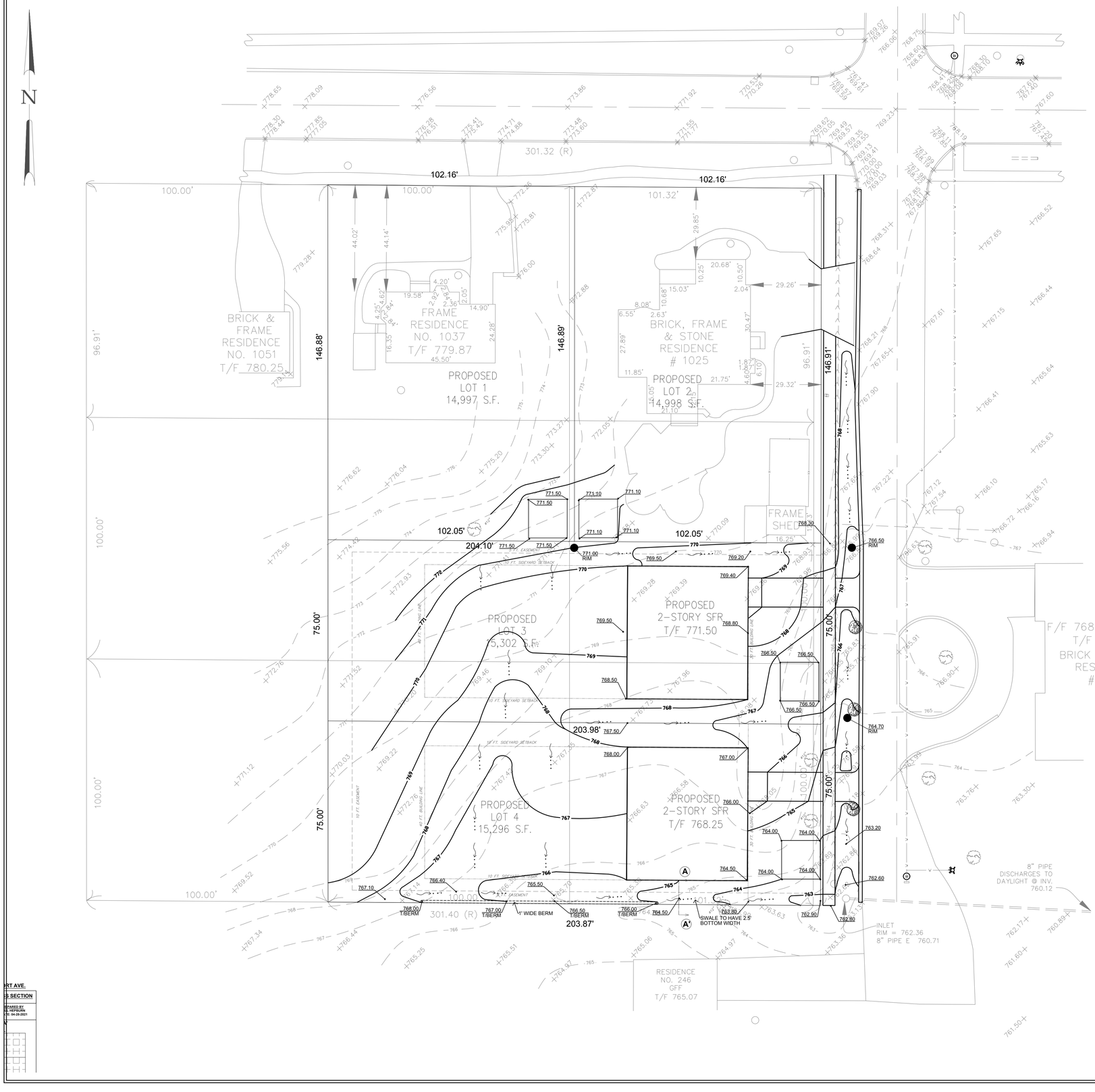
START DATE: NOV. 22, 2019

GRAPHIC SCALE
20 0 20

SCALE: 1"=20'-0

SHEET NUMBER
2 OF 7

Attachment: EXHIBIT - Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)



PROPOSED FLOW ANALYSIS OF BACKYARD SWALE		
TRIBUTARY AREA:	0.531	ACRES
IMPERVIOUS AREA:	0.000	ACRES
COMPOSITE C:	0.40	
RAINFALL INTENSITY (24 HR-100 YR)	12.34	IN./HR
RUNOFF VOLUME (Q)	2.62	CFS
CAPACITY ANALYSIS OF BACKYARD SWALE		
SLOPE	0.03	
MANNING'S n	0.03	
FLOW DEPTH d	0.25	FEET
BOTTOM WIDTH	2.5	FEET
FLOW AREA (Trapezoidal shaped)	1.29	SQ. FT.
WETTED PERIMETER	10.45	FEET
HYDRAULIC RADIUS	0.12	
SWALE CAPACITY	2.75	CFS

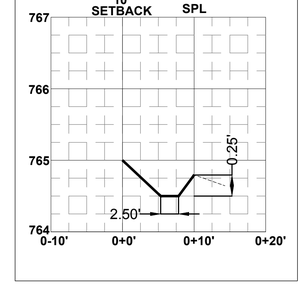
1025 & 1037 W. KENILWORT AVE.

SOUTH P.L. SWALE CROSS SECTION

SCALE:
HORIZONTAL: 1" = 10'
VERTICAL : 1" = 1'

PREPARED BY
WILL HEPBURN
DATE: 04-28-2021

SECTION A-A'



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bbono@bonoconsulting.com

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	PERMIT DRAWINGS	2-14-20
ENGINEER:	A. VEER P.E.	2	REVISED PER VILLAGE COMMENTS	12-4-20
ENGINEER:	W. HEPBURN	3	REVISED PER VILLAGE COMMENTS	4-8-21
TECHNICIAN:		4	REVISED PER VILLAGE COMMENTS	6-1-22

PROPOSED GRADING & DRAINAGE PLAN
NEW LOTS 3 & 4 IN SUBDIVISION
PROPOSED SUBDIVISION OF EXISTING LOTS 1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

NOT FOR CONSTRUCTION

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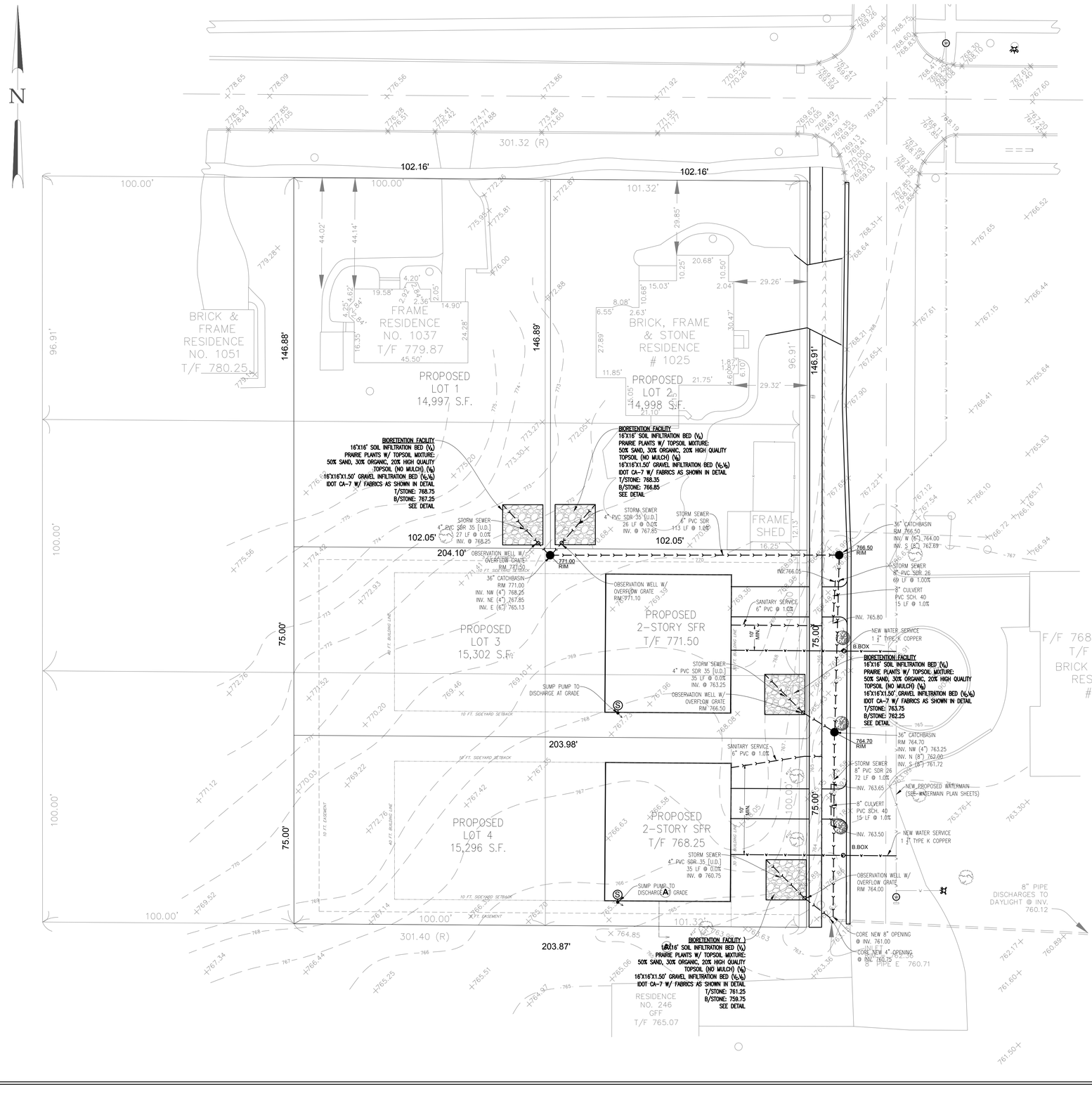
PROJECT NUMBER: 19459
START DATE: NOV. 22, 2019
GRAPHIC SCALE: 20 0 10
SCALE: 1"=10'-0

SHEET NUMBER
3 OF 7

Attachment: EXHIBIT - Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)



BEST MANAGEMENT PRACTICES

Impervious Area (Max Imperv. coverage for Lots 3&4 incl.) 19,130 s.f.

VOLUME CONTROL BEST MANAGEMENT PRACTICES

Volume Control Requirements 1" Rainfall
Volume Control Storage Required 1,594 Cu. Ft.

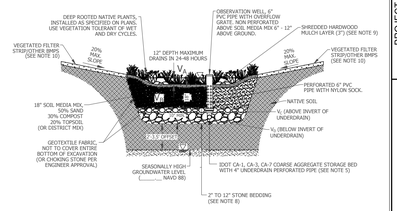
Bioretention Facility Size = *16' X 16'* = *256* SF

MWRD Infiltration Calculations

Bioretention Facility Area = 256.00 SF

VOLUME TYPE	POROSITY		DEPTH	MEDIA VOLUME	STORAGE VOLUME	
Surface Storage	1	VA	1.00	256	1 x VA	256
Soil Media Mix	0.25	VB	1.50	384	0.5 x 0.25 x VB	48
Course Agg. (Above Invert)	0.36	VC	0.50	128	0.5 x 0.36 x VC	23
Course Agg. (Below Invert)	0.36	VD	1.00	256	0.36 x VD	92
						419 Cu. Ft. Per Facility

Total Volume Control Provided (4 Facilities) = 1,677 > 1,594 Cu. Ft.
0.038 0.037 ac-ft



BOTTOM OF THE FACILITY:	ELEV. VARIES	
SEASONALLY HIGH GROUNDWATER SEPARATION:	ELEV. NOT FOUND IN SOIL BORINGS	
	FEET N/A	

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE	256 SF	1.0'	1.00	1.00 X V_A	256 CU. FT.
V_B : SOIL MEDIA MIX	256 SF	1.50'	0.25	0.50 X 0.25 X V_B	48 CU. FT.
V_C : COARSE AGGREGATE (ABOVE INVERT)	256 SF	0.50'	0.36	0.50 X 0.36 X V_C	23 CU. FT.
V_D : COARSE AGGREGATE (BELOW INVERT)	256 SF	1.00'	0.36	0.36 X V_D	92 CU. FT.
				TOTAL	419 CU. FT.
					4 FACILITIES = 1,676 CU. FT.

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY - WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVER/SOCK.
8. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	10/11/18
	BIORETENTION FACILITY DETAIL	STD. DWG. NO.1
		PAGE NO.1

ISSUE		DATE
1	PERMIT DRAWINGS	2-14-20
2	REVISED PER VILLAGE COMMENTS	12-4-20
3	REVISED PER VILLAGE COMMENTS	4-8-21
4	REVISED PER VILLAGE COMMENTS	6-1-22

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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PROPOSED UTILITY PLAN
NEW LOTS 3 & 4 IN SUBDIVISION
PROPOSED SUBDIVISION OF EXISTING LOTS 1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

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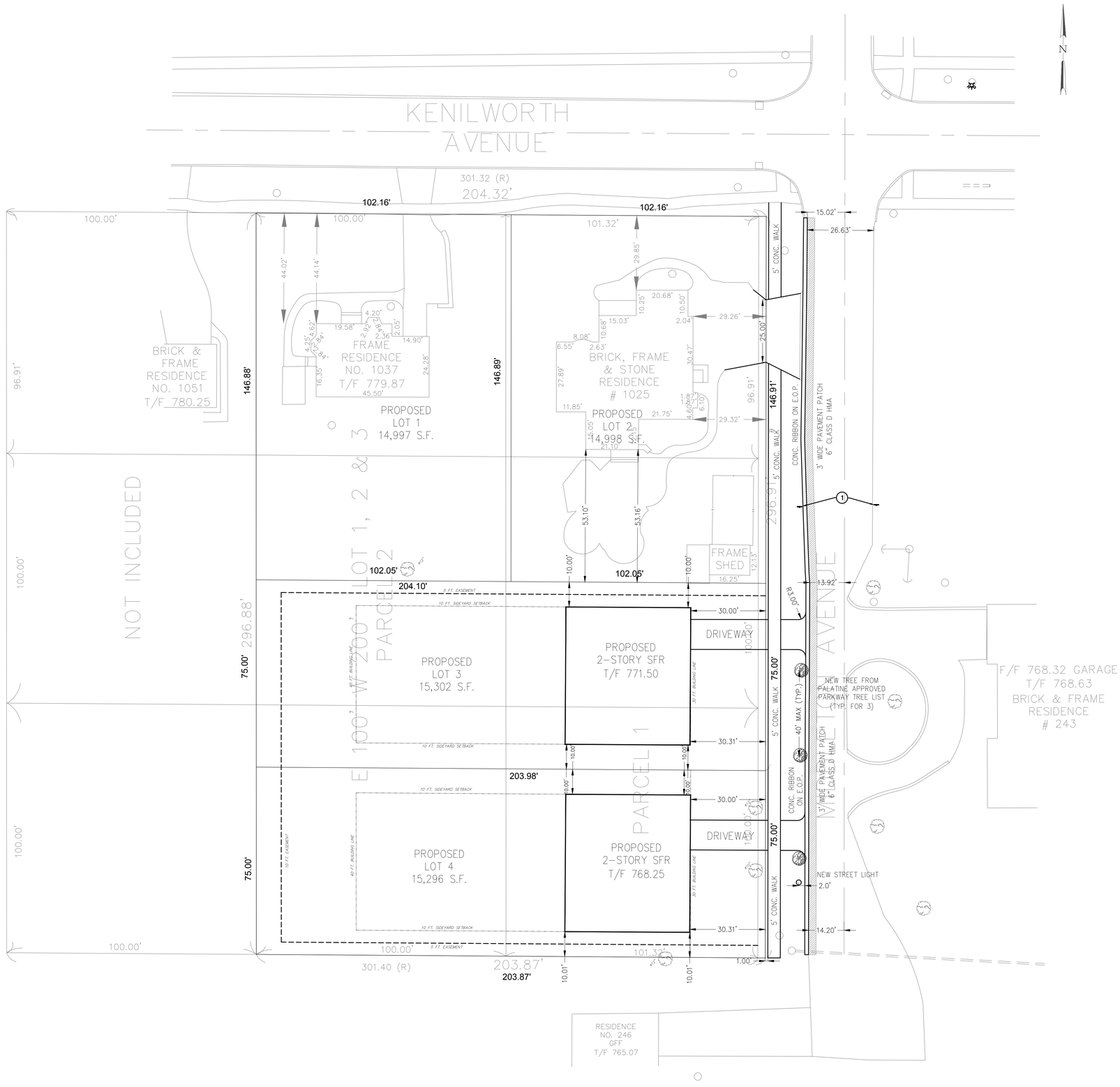
PROJECT NUMBER: 19459
START DATE: NOV. 22, 2019
GRAPHIC SCALE
20 0 10
SCALE: 1"=10'-0

SHEET NUMBER
4 OF 7

Attachment: EXHIBIT - Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)



1025 Kenilworth, Palatine

Date: 9.25.20

	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Lot Area	30906	0.709	14998	0.344
Building	2737	0.063	2737	0.063
Driveway, Walks, Stoops, Patio, etc.	3295	0.076	3156	0.072
Impervious Area	6031	0.138	5893	0.135
Pervious Area	24874	0.571	788	0.018
Percantage Impervious Area (%)	19.51%		39.29%	
Increase in Impervious Area	-138 SF			

1037 Kenilworth, Palatine

Date: 9.25.20

	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Lot Area	29688	0.682	14977	0.344
Building	1280	0.029	1280	0.029
Driveway, Walks, Stoops, Patio, etc.	1248	0.029	1248	0.029
Impervious Area	2528	0.058	2528	0.058
Pervious Area	27160	0.623	788	0.018
Percantage Impervious Area (%)	8.52%		16.88%	
Increase in Impervious Area	0 SF			

	SIGNAGE LEGEND
①	NO PARKING THIS SIDE OF STREET (R7-13)

DATE	REVISIONS	ISSUE
2-14-20	PERMIT DRAWINGS	1
13-4-20	REVISED PER VILLAGE COMMENTS	2
4-8-21	REVISED PER VILLAGE COMMENTS	3
6-1-22	REVISED PER VILLAGE COMMENTS	4

PROJECT STAFF

PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
ENGINEER: W. HEPBURN
TECHNICIAN:

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SITE PLAN & GEOMETRIC PLAN
ENTIRE SUBDIVISION
PROPOSED SUBDIVISION OF EXISTING LOTS
1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

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PROJECT NUMBER: 19459
START DATE: NOV. 22, 2019
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0

SHEET NUMBER
5 OF 7

Attachment: EXHIBIT - Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

GENERAL CONSTRUCTION NOTES

1. The construction shall be under the general inspection of the Village engineer and the owner's engineer.
2. All work shall be in accordance with the applicable sections of the following specifications:
   a. Illinois Department of Transportation (I.D.O.T.) "Standard Specifications for Road and Bridge Construction" April 1, latest edition.
   b. "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.
   c. "Illinois Recommended Standards for Sewage Works" as published by the I.E.P.A.
   d. "Manual on Uniform Traffic Control Devices" (M.U.T.C.D.) latest edition.
   e. The Subdivision and Development Codes and Standards of the local authority.
   f. "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" published by the Association of Illinois Soil and Water Conservation Districts.

   Where a contradiction occurs with any part of the standard specifications, the most stringent requirement shall take precedence, as determined by the engineer.

   The contract documents (Plans and Specifications/General Notes) shall supersede the standard specifications. If there is a conflict between the plans and specifications, the most stringent requirement shall take precedence, as determined by the engineer.

   The contractor shall have at least one copy of all applicable specifications as well as one copy of the contract documents (Plans and Specifications) available at the job site at all times that work is in progress.
3. Should any discrepancies or conflicts on the plans, quantities or specifications be discovered by the contractor, whether prior to awarding or after the award of the contract, the engineer's attention shall be called to the same before work is begun thereon and so that proper corrections can be made.
4. Contract Documents and Drawings:
   A. The engineer's drawings (The Plans) shall be included as part of the contract documents.
   B. The contractor is required to review the soils report for the site.
   C. All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.
   D. Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, an RFI form shall be submitted to the engineer for further drawings or explanations as may be necessary to clarify the point in question prior to the contract award. It is the intention of the contract documents to provide a job complete in every respect. The contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
5. The Local Department of Public Works and Community Development shall be notified 24 hours in advance to schedule inspections for sidewalk, curb and gutter driveways, aprons, paving, grading, watermain, sewer main and utility services.
6. Work shall not take place without required traffic control devices and barricades in place per the M.U.T.C.D. Any deficiency of safety or traffic control devices shall be just cause to stop the project until such time as the deficiency is corrected.
7. Village streets shall not be closed without the written permission of the Local Department of Engineering and Community Development and then only after proper notification has been given to the Police and Fire Departments.
8. The contractor shall immediately remove mud, soil or debris deposited on public streets and alleys. Failure to keep streets & alleys clean shall be just-cause for issuance of a Stop Work Order or citation.
9. Signs located in the public right-of-way must not be removed or damaged. If a sign needs to be moved, notify the Public Works Department.
10. Construction materials shall not be stored within the Village Right-Of-Way.
11. The owner/contractor shall be responsible for obtaining all required Federal, State, County, I.E.P.A. permits.

    The contractor shall, at his own expense, obtain all other permits, licenses, etc., as may be required for the execution of this work, give all necessary notices, pay all fees required, post all bonds, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of public health and safety.

    All required insurance and/or bonds shall be provided by the contractor as may be required by the permitting agency.

    The contractor shall meet all of the requirements of any permits as might be issued for this work by other agencies, and shall pay for at their sole expense any surety or bonds as may be required by the permitting agency.

12. The contractor is responsible for having a set of approved engineering plans with the latest revision date on the job site at all times during the construction period.
13. The contractor shall indemnify and save harmless the owner, Bono Consulting Inc., and their officers and employees; the Village and their officers, employees, agents, and engineers, and from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act or omission of said contractor, their agents, subcontractors or employees, in the execution of the work or in the guarding of it.
14. The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the plans. The contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to same. The contractor shall call J.U.L.I.E. 1-800-892-0123 and the Village public works department for utility locates before excavating.
15. Existing utilities are shown on the plans according to information obtained from utility companies and surveys. The owner and engineer do not guarantee the accuracy or completeness of this information. The contractor shall make their own investigation to determine the existence, nature and location of all utility lines and appurtenances within the limits of the improvement. The contractor shall locate all utilities far enough in advance to avoid all conflicts in grade separation between existing utilities and proposed improvements. If the contractor encounters a conflict between the proposed improvement and existing utility that was not located in advance by the contractor, then the contractor shall at no cost to owner, relocate the proposed improvements and/or utility to avoid the conflict.

    The contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limit of this improvement.

    Before doing any work which will damage, disturb or leave unsupported or unprotected any utility lines or appurtenances encountered, the contractor shall notify the respective owner thereof, who will make all arrangements for relocating, adjusting, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the contractor, including the removal of all cables, manhole covers and other appurtenances which the owner desires to salvage. After such arrangements have been made, the contractor will proceed with the work as directed by the engineer. All utility lines and appurtenances which are abandoned shall be removed and legally disposed of by the contractor.

    No extra compensation will be allowed by the contractor for any expense incurred by complying with these requirements or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the contractor.

16. The flow from any field tiles draining off-site properties shall be maintained. The contractor shall notify the engineer if any such field tiles are encountered and shall show them on a set of as-built plans.
17. All existing utilities or improvements, including walks, curbs, pavements and parkways damaged or removed during construction shall be promptly restored to their respective original condition.
18. All existing pavement or concrete to be removed shall be saw cut along the limits of the proposed removal. Payment for sawing shall be included in the cost of the removal of each item.
19. The contractor is to verify all critical elevations prior to commencing work and if there are any discrepancies, is to notify the engineer immediately. The contractor shall call to the attention of the engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the surveyor, and shall not proceed with the work until any lines and grades which are to believed to be in error have been verified or corrected by the engineer.
20. No holes are to be left open in the pavement or the parkway over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
21. Any bracing, sheeting or special construction methods deemed necessary by the contractor in order to install the proposed improvements shall be considered incidental to the cost of the project. Any additional soils data needed to confirm the contractor's opinions of the subsoil conditions shall be done at the contractor's expense. The contractor shall obtain the owner's written authorization to access the site to conduct a supplemental soils investigation.
22. Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract and no additional compensation will be allowed.
23. All items shown to be removed, shall be legally disposed of off-site.
24. All work performed under this contract shall be guaranteed against all defects in materials and workmanship of whatever nature by the contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village, other applicable governmental agencies, and the owner.
25. No work shall be performed on adjacent private property without the written permission of the property owner.
26. During construction the contractor and their subcontractors shall remove from the premises, rubbish, waste material and accumulations, and shall keep the premises clean. The contractor shall clean the premises to the satisfaction of the owner, engineer, and Village.
27. The contractor shall have appropriate equipment, including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private pavement. The contractor shall immediately remove any dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant matter, debris, refuse, garbage, etc. deposited on any street, sidewalk or alley by any equipment, vehicles or people associated with this project. The contractor is responsible for complying with all Village ordinances including any and all assessments of cost that may result. This work shall not be paid for separately, but shall be included in the cost of the work.
28. All trenching, shoring, and construction work performed shall be in accordance with O.S.H.A. Standards. The contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. Contractor is solely responsible for maintaining stability of adjacent building foundations during excavation/construction.
29. The contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the owner or engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered in accordance with Village requirements. The cost to furnish dust control shall be incidental to the cost of construction.
30. The contractor must follow the requirements of the Village Specification for all pavement openings and repairs.
31. Tree removal permit is required for removal of all trees 10" diameter or greater.
32. An inspection of the top of foundation will be required prior to pouring.
33. A final inspection of grading will be required before placement of any sod.
34. All street openings shall be in accordance with IDOT standards for work within an IDOT R.O.W.
35. All retaining walls greater than 36" high need to be approved by a licensed structural engineer. Retaining wall shop drawings to be submitted by contractor for approval.
36. Construction staking shall be provided by the contractor and shall be included in the contract price. A licensed surveyor must stake all grading, utility and paving work.
37. Upon completion of the project, the contractor or engineer shall submit a sets of as-built engineering plan and a grading certificate. These documents shall be submitted within thirty (30) days of final approval to the Village. The price per this work shall be included in contractors fee.

IEPA NOTES:

Sewers crossing water mains shall be laid to meet the following specifications:

1. Horizontal Separation:
   A. Whenever possible, a water main must be laid at least ten feet horizontally from any existing or proposed drain or sewer line.
   B. Should local conditions exist which would prevent a lateral separation of ten feet, a water main may be laid closer than ten feet to a storm or sanitary sewer provided that the water main invert is at least eighteen inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   C. If it is impossible to obtain proper horizontal and vertical separation as described in 1 and 2 above, both the water main and sewer must be constructed of pipe material which would conform to water main standards and be pressure tested to assure water tightness before backfilling.
2. Vertical Separation:
   - Whenever water mains cross house sewers, storm drains or sanitary sewers, the water main shall be laid at such an elevation that the invert of the water main is eighteen inches above the crown of the drain or sewer. This vertical separation must be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed. This must be measured as the normal distance from the water main to the drain or sewer.
   - Where conditions exist that the minimum vertical separation set forth in 1 above cannot be maintained, or it is necessary for the water main to pass under a sewer or drain, one of the following two measures must be taken:
     - A. The water main shall be installed within a PVC carrier pipe and the carrier pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten (10) feet.
     - B. The involved sewer or drain shall be constructed of pipe material which would conform to water main standards until the normal distance from the water main to the sewer is at least ten (10) feet.
3. In making such crossings, center a length of water main pipe over the sewer to be crossed so that the joints will be equidistant from the sewer and as remote there from as possible. Where a water main must cross under a sewer, a vertical separation of eighteen inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the larger sized sewer lines to prevent their settling and breaking the water main. The horizontal and vertical separation between water service lines and all sanitary sewers, storm sewers, or any drain should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water pipe as described under Vertical Separation above, may be used for sewer service lines.

EARTHWORK AND GRADING

1. All earthwork shall be done in accordance with the state of Illinois, "Standard Specifications for Road and Bridge Construction," latest edition and "Supplemental Specifications and Recurring Special Provisions," latest edition. Included in this work, but not necessarily limited to the following are: clearing, stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and excavation of detention ponds, landscape mound construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork summaries provided by the engineer are intended to be used as a guide for the contractor in determining the scope of the completed project. It is the responsibility of the contractor to determine all material quantities and appraise themselves of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. **No claims for extra work will be recognized unless ordered in writing by the owner.**
3. The initial establishment of erosion control procedures and the placement of erosion control fence, etc. shall be installed by the contractor prior to the start of mass grading.
4. All grading operations are to be supervised and inspected by the owner's engineer or their representative. All testing, inspection, and supervision of soil quality, unsuitable soil removal and its replacement, and other soils related operations shall be entirely the responsibility of the soils engineer. No undercut shall be performed or claims for extra work without authorization by the owner and documentation by the soils engineer.
5. Clearing shall consist of the removal and disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be performed whenever they occur within the street right of ways, and within the limits of construction. Trees to be saved shall be identified by the Engineer on the construction plans. All trees, except those designated to be saved, and all stumps shall be cut and legally disposed of. Trees, stumps, and hedges within the limits of construction shall be removed completely. Trees designated to be saved as indicated on the plans, or as directed by the engineer, shall be protected in accordance with the procedures outlined in Article 201.05 of the "Standard Specifications for Road and Bridge Construction."
6. Strip topsoil down to firm subbase. stockpile quantity necessary for landscaping, and remove other materials from the site.
7. Excavation shall consist of the excavation, removal, and satisfactorily disposal or placement and compaction of all materials taken from within the site for the construction of embankments, subgrade, subbase, shoulders, intersections, ditches, waterways, entrances, approaches and incidental work, and the removal and satisfactory disposal of unstable and unsuitable materials and their replacement with satisfactory materials where required.
8. After stripping and excavating to the proposed subgrade level, as required, the building and parking areas should be proof-rolled with a loaded, tandem-axle dump truck or similar rubber tired vehicle, loaded with at least 9 tons per axle. Proof-rolling aids in providing a firm base for compaction of fills, and help to delineate soft, loose, or disturbed areas that may exist below subgrade level. Proof-rolling is especially important to help evaluate the surficial stability of existing fill soils that may be left in place below floor slabs and pavements. Soils which are observed to rut or deflect excessively (more than 1 inch) under the moving load should either be scarified and re-compacted with a smooth drum vibratory roller for granular soils, a sheeps foot roller for cohesive soils, or undercut and replaced with properly compacted and documented structural fill. The proof-rolling and undercutting activities should be observed and documented by a representative of the geotechnical engineer and should be performed during a period of dry weather. In addition to proof-rolling, the subgrade soils should be scarified and compacted to at least 90 percent of the Modified Proctor maximum dry density ASTM D 698 for a depth of at least 8 inches below the surface.
9. Where encountered, loose sands and asphalt grindings should be re-compacted with a vibratory roller. Clay subgrade soils can be easily disturbed by construction activities and are sensitive to moisture. Therefore, extra care should be used to avoid disturbing these soils during construction activities. If the soils become unstable during construction, or if near surface soft subgrade soils are encountered, it is recommended that coarse aggregate be placed on the subgrade until a stable base for compaction of fill is achieved. Typically, 12 to 24 inches of course aggregate are required, depending in the consistency of the subgrade. the course aggregate should consists of clean, crushed stone gravel between 1/4 and 3 inches in size. The course aggregate should be spread in a max. of 12-inch layers and consolidated with compaction equipment until it is "locked" in place.
10. Topsoil excavation shall consist of the removal and stockpiling, or placing on fill slopes or placing in mounds, of the uppermost layers of organic soil. Topsoil shall be stockpiled on the areas as shown on the plans or as directed by the engineer.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil over the unpaved areas within the construction limits.
12. 4" topsoil & sod shall be placed on all disturbed areas within the right of way.
13. Refer to the landscape plans for additional information on ground cover & planting requirements.
14. Embankment shall be placed in accordance with Section 205 of the "Standard Specifications for Road and Bridge Construction." All embankments located within structural fill areas shall be constructed to a minimum 95% of the modified proctor density (ASTM D1557). Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density (ASTM D1557).
15. Completed grading (finished fine grade) for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) feet of design subgrade elevations.
16. The subgrade for the proposed streets and pavement areas shall be proof-rolled by the contractor in the presence of the Village engineer and soils engineer. Any unstable areas encountered shall be removed and replaced as directed by the Village engineer and soils engineer. Any unstable areas shall be documented by the soils engineer.
17. It shall be the responsibility of the contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the owner.
18. When in the opinion of the soils engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the contractor shall obtain approval by the owner and the owner's engineer prior to removing the unsuitable soils and replace the material with granular compacted bedding material as directed by the soils engineer and the Village. The depth of the removal and replacement shall be documented by the owner's engineer and witnessed by the contractor.

    This work, when approved by the owner and owner's engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
19. The contractor shall be responsible for hiring and scheduling a qualified testing firm for all soil testing including CCDD testing.This shall be included in the cost of work.
20. Contractor to install salt-tolerant grass in areas shown to be used for snow stockpiles.
21. Pavement areas to be compacted to 95% mod. proctor and 90% mod. proctor for non-pavement areas.

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	PERMIT DRAWINGS	2-14-20
ENGINEER:	A. VEER P.E.	2	REVISED PER VILLAGE COMMENTS	12-4-20
ENGINEER:		3	REVISED PER VILLAGE COMMENTS	4-9-21
ENGINEER:	W. HERBURN	4	REVISED PER VILLAGE COMMENTS	6-1-22
TECHNICIAN:				

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

CONSTRUCTION NOTES

PROPOSED SUBDIVISION OF EXISTING LOTS
1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

NOT FOR CONSTRUCTION

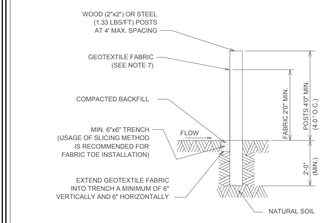
COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 19459
START DATE: NOV. 22, 2019
GRAPHIC SCALE
0
SCALE: NTS

SHEET NUMBER
6 OF 7

Attachment: EXHIBIT - Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

ER-3



NOTES:

1. SILT FENCE SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND WHERE INDICATED BY VILLAGE ENGINEERING.
2. ATTACH GEOTEXTILE FABRIC TO WIRE MESH WITH HOG RINGS, TO WOOD POSTS WITH NAILS, AND TO STEEL POSTS WITH TIE-WIRES AT TOP AND MID-SECTION.
3. OVERLAP GEOTEXTILE FABRIC BY 6" AND FOLD WHERE 2 SECTIONS ADJOIN.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (½") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE SILT FENCE SHALL BE REMOVED (AND PROMPTLY DISPOSED OF) WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES (ONE-HALF OF SILT FENCE HEIGHT).
6. MATERIAL (GEOTEXTILE & POST) INSTALLATION, MAINTENANCE, AND SILT FENCE REMOVAL SHALL COMPLY WITH AASHTO, M 288 REQUIREMENTS.
7. THE FABRIC FOR SILT FENCE SHALL BE A WOVEN FABRIC MEETING THE REQUIREMENTS OF AASHTO M 288 (TABLE 7) FOR UNSUPPORTED SILT FENCE WITH LESS THAN 50 PERCENT GEOTEXTILE ELONGATION.
8. SILT FENCE SHALL BE MAINTAINED IN PLACE UNTIL COMPLETION OF CONSTRUCTION AND THE UPSLOPE AREA HAS BEEN STABILIZED, AND SHALL BE REMOVED ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

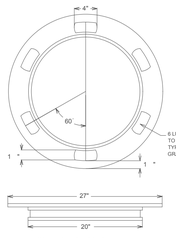
NOT TO SCALE

SILT FENCE DETAIL

REVISED:1-1-20

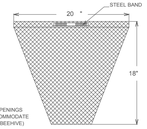
ER-8

FRAME - PLAN VIEW



FRAME - SECTION

SEDIMENT BAG - SECTION



GENERAL NOTES:

FRAME: TOP FLANGE FABRICATED FROM ⅛" FLAT STOCK. BASE RIM FABRICATED FROM 1½"X1½"X1/8" CHANNEL. 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.

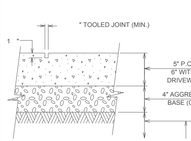
NOT TO SCALE

FILTER FOR BEEHIVE GRATE (TYPE 8) DETAIL

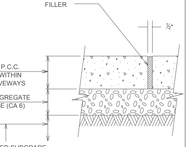
REVISED:1-1-20

P-6

CONTRACTION JOINT DETAIL



EXPANSION JOINT DETAIL



NOTES:

1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI. MIN. 3,500 PSI AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT.

NOT TO SCALE

CONCRETE WALK JOINT DETAIL

REVISED:1-1-20

CURB BOXES - EXTENSION TYPE WITH MINNEAPOLIS PATTERN BASE

Mueller Co. **7.27**

Rev. 8-04

Dimensions and Optional Stationary Rod

H-10300, H-10302 and H-10304 Curb boxes

Curb box catalog number	Box length extended		Box length fully retracted		Weight		Optional stationary rod	
	Inch	mm	Inch	mm	lbs.	kg.	Part No.	L'gth Inches
H-10300	24	610	18.00	457.0	12.0	5.4	84774	12.75
	30	762	18.00	457.0	14.0	6.4	84346	15.0
	36	914	24.00	610.0	15.0	6.8	84275	21.0
	42	1067	30.00	762.0	16.0	7.3	84233	27.0
1-1/4" upper section	48	1219	36.00	914.0	17.0	7.7	84245	33.0
	54	1372	42.00	1067.0	18.0	8.2	84247	39.0
	60	1524	48.00	1219.0	19.0	8.6	84154	45.0
	66	1676	54.00	1372.0	20.0	9.1	84261	51.0
	72	1829	60.00	1524.0	22.0	10.0	84341	57.0
	78	1981	66.00	1676.0	23.0	10.4	84297	63.0
	84	2134	72.00	1829.0	24.0	10.9	84152	69.0
	90	2286	78.00	1981.0	25.0	11.3	88703	75.0
	96	2438	84.00	2134.0	26.0	11.8	84274	81.0
H-10302	24	610	21.44	544.5	13.0	5.9	-	-
	30	762	21.44	544.5	15.0	6.8	84742	15.0
	36	914	24.00	610.0	16.0	7.3	84256	21.0
	42	1067	30.00	762.0	17.0	7.7	84326	27.0
1-1/2" upper section	48	1219	36.00	914.0	18.0	8.2	84305	33.0
	54	1372	42.00	1067.0	20.0	9.1	84338	39.0
	60	1524	48.00	1219.0	21.0	9.5	84353	45.0
	66	1676	54.00	1372.0	22.0	10.0	88702	51.0
	72	1829	60.00	1524.0	23.0	10.4	84255	57.0
	78	1981	66.00	1676.0	25.0	11.3	83299	63.0
	84	2134	72.00	1829.0	25.5	11.8	80643	69.0
	90	2286	78.00	1981.0	26.3	12.2	84832	75.0
	96	2438	84.00	2134.0	27.0	12.7	88139	81.0
H-10304	24	610	21.44	544.5	21.0	9.5	-	-
	30	762	21.44	544.5	23.0	10.4	84146	15.0
	36	914	24.00	610.0	25.0	11.3	84162	21.0
	42	1067	30.00	762.0	27.0	12.2	84147	27.0
	48	1219	36.00	914.0	28.0	12.7	84176	33.0
2" upper section	54	1372	42.00	1067.0	30.0	13.6	84139	39.0
	60	1524	48.00	1219.0	32.0	14.5	84140	45.0
	66	1676	54.00	1372.0	34.0	15.4	84128	51.0
	72	1829	60.00	1524.0	35.0	15.9	84143	57.0
	78	1981	66.00	1676.0	37.0	16.8	84222	63.0
	84	2134	72.00	1829.0	39.0	17.7	84169	69.0
	90	2286	78.00	1981.0	41.0	18.6	-	-
	96	2438	84.00	2134.0	43.0	19.5	-	-

H-10312, H-10332, and H-10388 Curb

Curb box catalog number	Box length extended		Box length fully retracted		Weight		Optional stationary rod*	
	Inch	mm	Inch	mm	lbs.	kg.	Part Number	Length inches
H-10312** H-10332**	24	610	18.00	320.0	9.5	4.3	84525	11.25
	30	762	18.00	457.0	10.0	4.5	82892	16.75
	36	914	24.00	610.0	11.0	5.0	82862	21.00
	42	1067	30.00	762.0	12.0	5.4	82863	27.00
1" upper section	48	1219	36.00	914.0	14.0	6.4	82864	33.00
	54	1372	42.00	1067.0	15.0	6.8	82865	39.00
	60	1524	48.00	1219.0	16.0	7.3	82866	45.00
	66	1676	54.00	1372.0	17.0	7.7	82867	51.00
	72	1829	60.00	1524.0	18.0	8.2	82868	57.00
	78	1981	66.00	1676.0	19.0	8.6	82869	63.00
	84	2134	72.00	1829.0	20.0	9.1	82870	69.00
	90	2286	78.00	1981.0	21.0	9.5	82871	75.00
	96	2438	84.00	2134.0	22.0	10.0	82872	81.00
H-10388	24	610	18.00	305.0	9.5	4.3	84525	11.25
	30	762	18.00	457.0	10.0	4.5	82892	16.75
	36	914	26.50	673.1	14.5	6.6	84275	21.00
	42	1067	32.50	825.5	15.5	7.0	84233	27.00
1-1/4" upper section	48	1219	38.50	977.9	16.5	7.5	84245	33.00
	54	1372	44.50	1130.3	17.5	7.9	84247	39.00
	60	1524	50.50	1282.7	18.5	8.4	84154	45.00
	66	1676	56.50	1435.1	19.5	8.8	84261	51.00
	72	1829	62.50	1587.5	21.5	9.8	84341	57.00
	78	1981	68.50	1739.9	22.5	10.2	84297	63.00
	84	2134	74.50	1892.3	23.5	10.7	84152	69.00
	90	2286	80.50	2044.7	24.5	11.1	88703	75.00

Extra lids and plug

Lid with Plug | Plug only | One piece lid

Curb box catalog number	One piece lid part number	Quantity per carton	Lid with plug part number	Quantity per carton	Plug part number only
H-10300	-	-	89375	10	58039
H-10302	-	-	89980	10	58116
H-10304	-	-	89981	10	59478
H-10312	89982	10	-	-	-
H-10332	-	-	89376	10	36571

Optional reducing

Bushing part number	Bushing size	Minneapolis thread size
H-10343	2"x1-1/2"	2"
	2-1/2"x1-1/2"	2-1/2"
	2-1/2"x2"	2-1/2"
	3-1/2"x3"	3-1/2"

*Stationary rods are supplied with H-10312 and H-10332 only. Stationary rods are optional with all other boxes within these pages and must be ordered separately.

** The H-10312 and H-10332 are the same except that the H-10312 has a one piece lid and the H-10332 has a combination lid and pentagon plug.

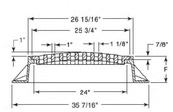
TO ORDER BOXES SPECIFY EXTENDED LENGTH, SIZE OF MINNEAPOLIS THREAD AND CATALOG NUMBER

R-2577 Series
Inlet Frame, Convex Grate

Heavy Duty

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-2577-Series	S	1.0	8.7
R-2577-Series	C	1.6	8.7

Alternate Grate(s):



Illustrating R-2577-B with Type B Concave Grate

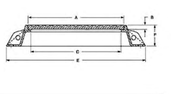
TYPE C IN PAVEMENT AREAS

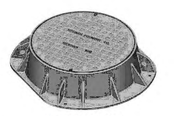
TYPE B IN GRASS AREAS

Catalog No.	F	Frame/Lid
R-2577	7	R-1735
R-2577-1	4	R-1735-1
R-2577-A	8	R-1733-A
R-2577-B	9	R-1733-B
R-2577-C	10	R-1733-C

R-1740 Series
Manhole Frame, Solid Lid

Heavy Duty





Illustrating R-1740-B

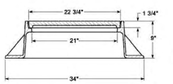
Dimensions in inches

Catalog No.	A	B	C	E	F	Anchor Bolt Circle *	Grate Alt.
R-1740-B	32	1 1/2	30	46	7	43	R-2580-A
R-1740-D	38	1 1/2	36	49	10	46	R-2580-C

* Four 1" diameter anchor holes.

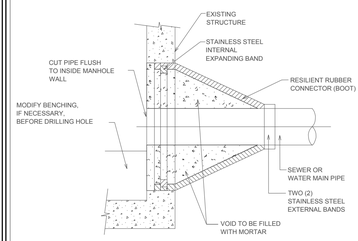
R-1713
Manhole Frame, Solid Lid

Heavy Duty



Available Grate: **R-2504**

U-5



SECTION

NOTES:

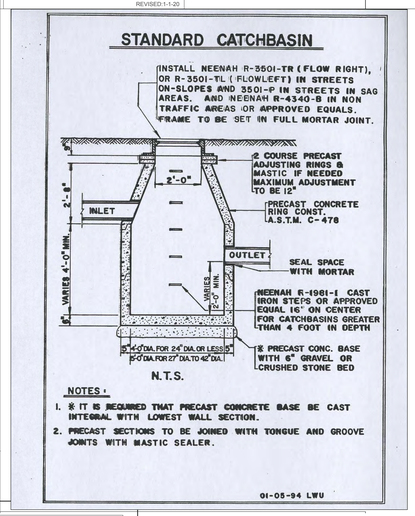
1. RESILIENT RUBBER CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. CORE-DRILL CIRCULAR OPENING IN STRUCTURE WALL OF DIAMETER NECESSARY TO FIT THE REQUIRED BOOT SIZE.
3. KOR-N-SEAL FLEXIBLE RUBBER BOOT (MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC.) MAY BE USED IF APPROVED BY VILLAGE ENGINEERING.
4. CUT, SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW CONNECTION.
5. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.

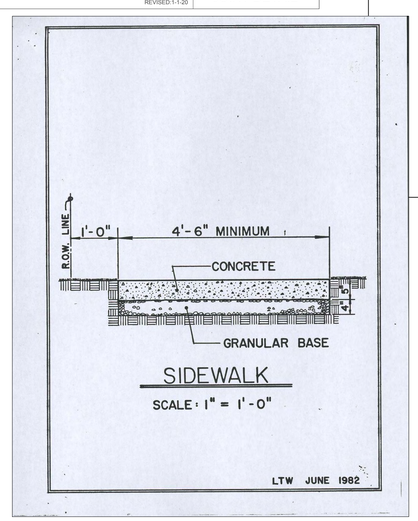
NOT TO SCALE

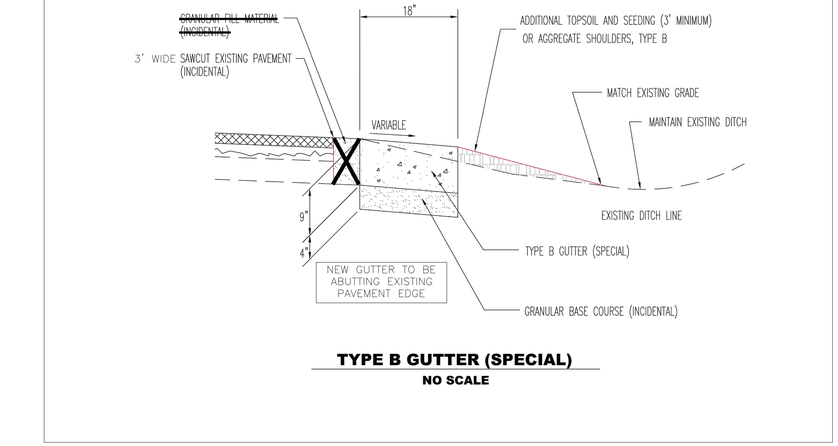
PIPE CONNECTION TO STRUCTURE DETAIL

REVISED:1-1-20

STANDARD CATCHBASIN

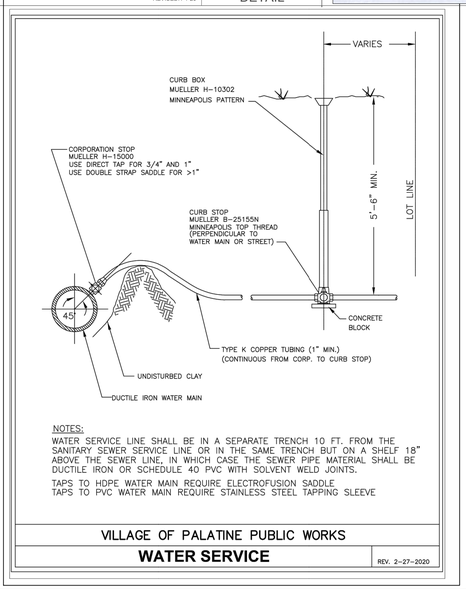






TYPE B GUTTER (SPECIAL)

NO SCALE



NOTES:

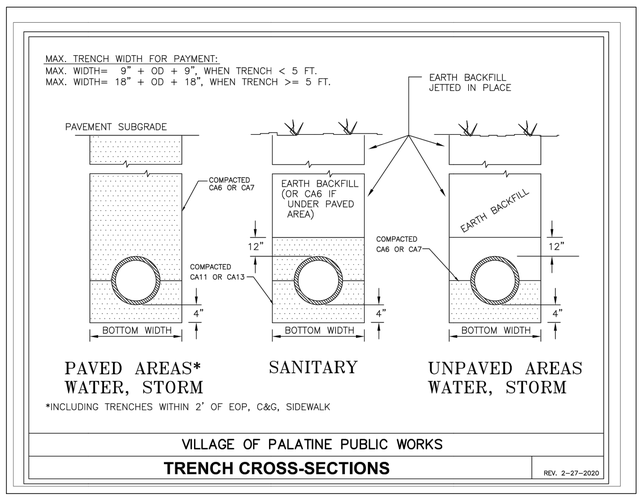
WATER SERVICE LINE SHALL BE IN A SEPARATE TRENCH 10 FT. FROM THE SANITARY SEWER SERVICE LINE OR IN THE SAME TRENCH BUT ON A SHELF 18" ABOVE THE SEWER LINE, IN WHICH CASE THE SEWER PIPE MATERIAL SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.

TAPS TO HDPE WATER MAIN REQUIRE ELECTROFUSION SADDLE
TAPS TO PVC WATER MAIN REQUIRE STAINLESS STEEL TAPPING SLEEVE

VILLAGE OF PALATINE PUBLIC WORKS

WATER SERVICE

REV. 2-27-2020



VILLAGE OF PALATINE PUBLIC WORKS

TRENCH CROSS-SECTIONS

REV. 2-27-2020

DATE	REVISIONS	ISSUE	PROJECT STAFF
2-14-20	PERMIT DRAWINGS	1	PROJECT MANAGER: B. BONO P.E.
10-4-20	REVISED PER VILLAGE COMMENTS	2	ENGINEER: A. VEERA P.E.
4-8-21	REVISED PER VILLAGE COMMENTS	3	ENGINEER: W. HOFBAUER
6-1-22	REVISED PER VILLAGE COMMENTS	4	TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

STANDARD DETAILS

PROPOSED SUBDIVISION OF EXISTING LOTS 1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

NOT FOR CONSTRUCTION

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PROJECT NUMBER: 19459

START DATE: NOV. 22, 2019

GRAPHIC SCALE 0

SCALE: NTS

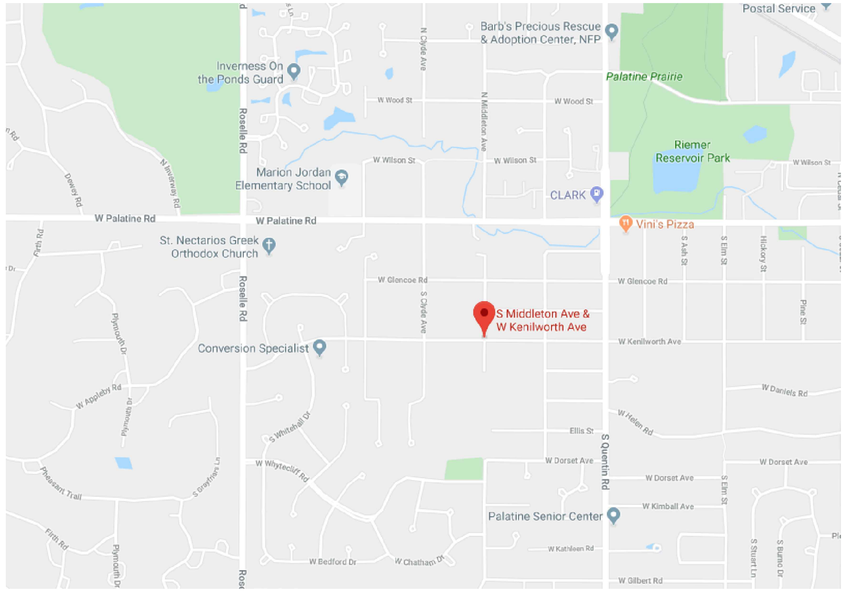
SHEET NUMBER 7 OF 7

Attachment: EXHIBIT - Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

BENCHMARK INFO
JOB BENCH MARK: CROSS CUT AT NE MIDDLETON AVENUE & KENILWORTH AVENUE, ELEV= 768.35
TRANSFERRED FROM VALVE VAULT RIM BENCHMARK AT SE CROSS GLENCOE ROAD & MIDDLETON AVENUE, ELEV = 778.78. FROM SPACE CO JOB 7583

NEW WATERMAIN EXTENSION PLAN KENILWORTH AVE. & MIDDLETON AVE., PALATINE, COOK COUNTY, IL

SITE LOCATION MAP



MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

TOPOGRAPHICAL SURVEY

OF

PARCEL 1: LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 100 FEET OF THE WEST 200 FEET OF LOTS 1, 2 AND 3 IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 29994.82± S.F. / 0.689 ACRES

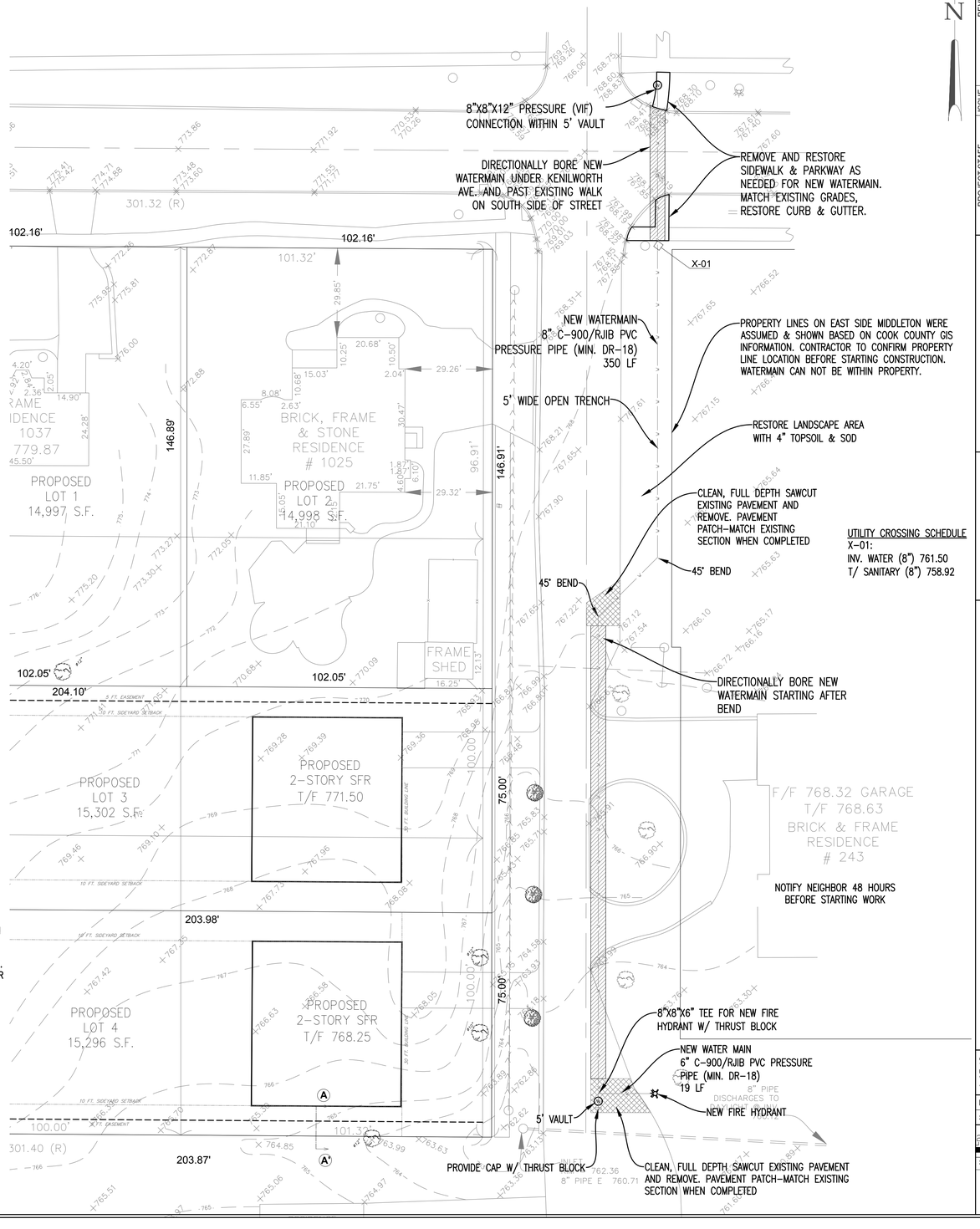
NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:



N

NOTES TO CONTRACTOR

- ALL TRENCHES OR OTHER EXCAVATIONS IN ANY PARKWAY SHALL BE REFILLED AND THE SOD REMOVED IN MAKING SUCH TRENCHES AND EXCAVATIONS SHALL BE REPLACED OR, AFTER REFILLING THE SAME, THE SURFACE SHALL BE SOWED WITH GRASS SEED OR RE-SODDED AS DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE CARED FOR UNTIL THE SAME IS RESTORED TO AS GOOD CONDITION IN EVERY WAY AS BEFORE THE EXCAVATIONS WERE MADE
- IT SHALL BE THE DUTY OF EVERY PERSON ENGAGED IN DIGGING INTO ANY STREET, IN PAVING ANY STREET, BUILDING ANY SEWER OR DRAIN OR TRENCH FOR WATER PIPES IN ANY OF THE PUBLIC STREETS OR AVENUES UNDER CONTRACT WITH THE VILLAGE, OR BY VIRTUE OF ANY PERMISSION WHICH MAY HAVE BEEN GRANTED TO THEM BY THE BOARD OF TRUSTEES, OR ANY VILLAGE DEPARTMENT, WHERE SUCH WORK, IF LEFT EXPOSED, WOULD BE DANGEROUS, TO ERECT A FENCE, RAILING OR BARRICADE, AND TO PLACE A SUITABLE COVERING WHERE NECESSARY AS DETERMINED BY THE DIRECTOR OF PUBLIC WORKS, AROUND SUCH EXCAVATIONS OR WORK IN SUCH A MANNER AS TO PREVENT DANGER TO PERSONS WHO MAY BE TRAVELING SUCH STREETS, ROADS OR AVENUES AND TO CONTINUE AND UPHOLD SUCH FENCE, RAILING OR BARRICADE UNTIL THE WORK SHALL BE COMPLETED OR THE OBSTRUCTION OR DANGER REMOVED. IT SHALL ALSO BE THE DUTY OF SUCH PERSONS TO PLACE UPON SUCH FENCE, RAILING OR BARRICADE AT TWILIGHT IN THE EVENING SUITABLE AND SUFFICIENT WARNING LIGHTS AND KEEP THEM BURNING THROUGH THE NIGHT DURING THE PERFORMANCE OF SUCH WORK, UNDER THE PENALTY AS PROVIDED IN SECTION 1-1-5 OF THE CODE FOR EVERY NEGLECT. FLARES, LANTERNS, "BOMBS" OR OTHER DEVICES USING A FLAME SHALL NOT BE PERMITTED AS SUITABLE LIGHTS

NOTES ON LANE CLOSURE & WORK WITHIN RIGHT-OF-WAY

- ALL LANE CLOSURE AND WORK WITHIN KENILWORTH AVE. & MIDDLETON AVE. TO FOLLOW IDOT AND MUTCD TRAFFIC CONTROL REQUIREMENTS.
- CONSTRUCTION ACTIVITY TO BE BETWEEN 7 AM TO 6 PM.
- STREETS TO BE OPENED COMPLETELY TO TRAFFIC AFTER WORK HOURS. USE STEEL PLATES AND ASPHALT COLD PATCHING OVER TRENCHES FOR ANY WORK THAT NEEDS TO BE CONTINUED TO THE NEXT DAY.

LICENSED PROFESSIONAL ENGINEER
WILLIAM A. HEPBURN
062-073376
OF ILLINOIS

6-2-22 EXP. 11-30-23

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HEPBURN, P.E.	1	PERMIT DRAWINGS	2-14-20
ENGINEER:	A. WEER P.E.	2	REVISED PER VILLAGE COMMENTS	6-2-22
ENGINEER:				
TECHNICIAN:				

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1918 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bbono@bonoconsulting.com

PROPOSED WATERMAIN PLAN
NEW WATERMAIN EXTENSION
KENILWORTH AVE. & MIDDLETON AVE., PALATINE, ILLINOIS

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PROJECT NUMBER: 19459
START DATE: DEC. 16, 2019
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0

SHEET NUMBER
1 OF 5

Attachment: EXHIBIT - Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

IEPA NOTES:
Sewers crossing water mains shall be laid to meet the following specifications:

1. Horizontal Separation:
   A. Whenever possible, a water main must be laid at least ten feet horizontally from any existing or proposed drain or sewer line.
   B. Should local conditions exist which would prevent a lateral separation of ten feet, a water main may be laid closer than ten feet to a storm or sanitary sewer provided that the water main invert is at least eighteen inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   C. If it is impossible to obtain proper horizontal and vertical separation as described in 1 and 2 above, both the water main and sewer must be constructed of pipe material which would conform to water main standards and be pressure tested to assure water tightness before backfilling.
2. Vertical Separation:

- Whenever water mains cross house sewers, storm drains or sanitary sewers, the water main shall be laid at such an elevation that the invert of the water main is eighteen inches above the crown of the drain or sewer. This vertical separation must be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed. This must be measured as the normal distance from the water main to the drain or sewer.
- Where conditions exist that the minimum vertical separation set forth in 1 above cannot be maintained, or it is necessary for the water main to pass under a sewer or drain, one of the following two measures must be taken:

•A. The water main shall be installed within a PVC carrier pipe and the carrier pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten (10) feet.
•B. The involved sewer or drain shall be constructed of pipe material which would conform to water main standards until the normal distance from the water main to the sewer is at least ten (10) feet.

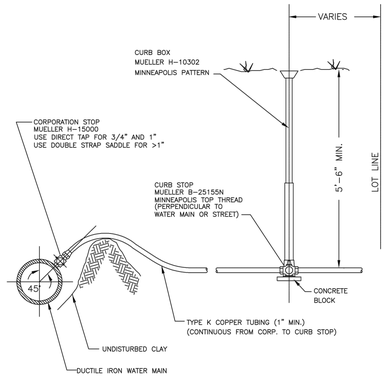
3. In making such crossings, center a length of water main pipe over the sewer to be crossed so that the joints will be equidistant from the sewer and as remote there from as possible. Where a water main must cross under a sewer, a vertical separation of eighteen inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the larger sized sewer lines to prevent their settling and breaking the water main. The horizontal and vertical separation between water service lines and all sanitary sewers, storm sewers, or any drain should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water pipe as described under Vertical Separation above, may be used for sewer service lines.

DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work.
2. Protect trenches during excavation or Install temporary 6' high chain link fence around the proposed work area as shown on the drawing.
3. Contractor to call JULIE at 1-800-892-0123. minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans. any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. Bono Consulting Inc is not liable for any construction site safety. Contractor to take all OSHA regulated and applicable local safety precautions to safe guard all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
10. Topographic survey by Murry & Moody, Ltd.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved

WATER SYSTEM NOTES

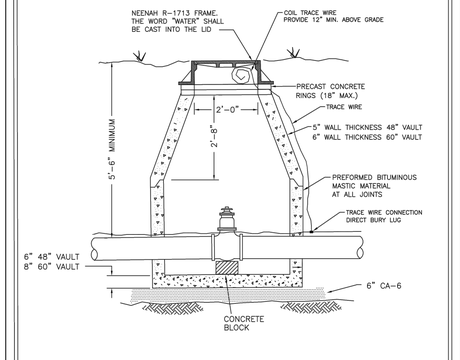
1. All watermains/services and water services shall have a minimum cover of 5 1/2 feet.
2. ~~Watermains shall be Ductile Iron Pipe, Class 52 conforming to ANSI A21.51 or AWWA C151. Gaskets and cast iron fittings shall conform to ANSI A21.11 or AWWA C-110 or C-111. Watermain shall be cement lined in accordance with ANSI A21.4 or AWWA C-104.~~
3. Water services 2 1/2 inch diameter or smaller shall be Type "K" copper. Compression fittings shall be used to connect new copper pipe to existing service pipe. ~~Water services 3 inch diameter or larger shall be Class 52, Ductile Iron Pipe.~~
4. All new watermain and services 3 inches or larger shall be pressure tested (2 hours - 150 psi) and chlorinated per Village and IEPA requirements. The installation, testing, chlorination and sterilization of all water mains and services shall be performed in accordance with the 'Standard Specifications for Water and Sewer Main Construction" and Village standards. **A Village inspector MUST be present for testing and chlorination**. AWWA Sections C-600-77 and C-601 shall apply.
5. All watermain shall be bedded with compacted granular CA-6 material with minimum thickness equal to 1/4 the outside diameter of the pipe, but not less than 4 inches.
6. **Existing water valves shall not be opened/closed without permission of the Village.**
7. Joints between precast elements, adjusting rings and frames shall be sealed with Butyl Rubber Joint Sealer.
8. Thrust blocking shall be installed on watermains at all bends, tees, elbows, offsets, etc.
9. The Village Water Department should be contacted for installation questions and/or final inspection of the watermain.
10. The contractor is responsible for verifying the location of all existing utilities prior to the start of work and will be responsible for any damage to same.
11. Damaged parkway or lawn areas shall be restored with 4 inches of topsoil and sod.
12. No "hot taping" is allowed to PVC water main.
13. All service taps are required to have a full stainless steel taping clamp (Ford Stainless Steel Saddles Style FS300 or an approved equal).
14. No plastic, PVC ABS bends, T's, crosses or valves are allowed in system.
15. 12 AWG Tracer Wire is required for watermain installation.



NOTES:
WATER SERVICE LINE SHALL BE IN A SEPARATE TRENCH 10 FT. FROM THE SANITARY SEWER SERVICE LINE OR IN THE SAME TRENCH BUT ON A SHELF 18" ABOVE THE SEWER LINE, IN WHICH CASE THE SEWER PIPE MATERIAL SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.

TAPS TO HDPE WATER MAIN REQUIRE ELECTROFUSION SADDLE
TAPS TO PVC WATER MAIN REQUIRE STAINLESS STEEL TAPPING SLEEVE

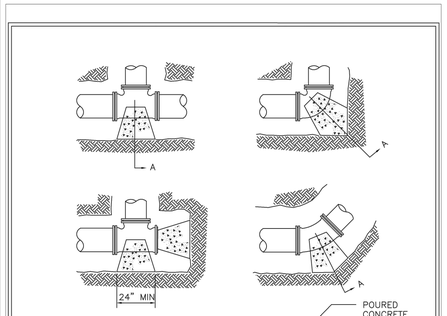
VILLAGE OF PALATINE PUBLIC WORKS
WATER SERVICE REV. 2-27-2020



INSIDE DIAMETER SHALL BE 48" FOR WATER MAIN 8" AND SMALLER
AND 60" FOR WATER MAIN 10" AND LARGER AND FOR PRESSURE CONNECTIONS

VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING
TO AWWA C509 AND SHALL BE MUELLER OR EJ

VILLAGE OF PALATINE PUBLIC WORKS
WATER VALVE VAULT REV. 2-27-2020

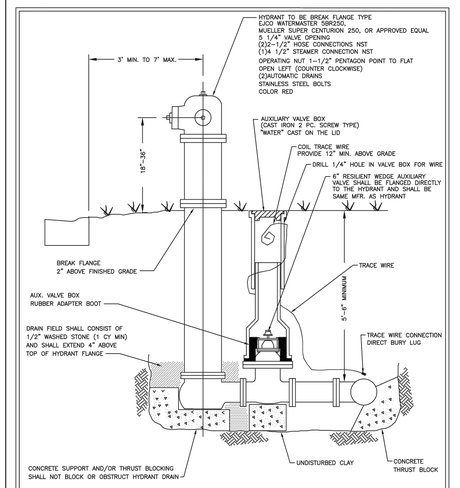


MINIMUM SQ. FT. AREA OF VERTICAL CROSS SECTION AGAINST 2000 PSF UNDISTURBED EARTH

	6"	8"	10"	12"
90° BEND	5.5	9.4	15.4	21.8
45° BEND	3.0	5.1	8.4	11.9
22.5° BEND	1.5	2.6	4.3	6.1
11.25° BEND	1.5	2.6	4.3	6.1
TEE	3.9	6.7	10.9	15.5

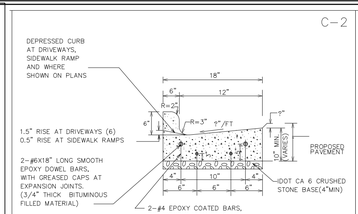
THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS AND AT POINTS SPECIFIED BY THE ENGINEER SHALL BE CLASS "X" CONCRETE, A MINIMUM OF 12" THICK, PLACED BETWEEN SOLID GROUND AND FITTING, AND SHALL BE ANCHORED IN SUCH A MANNER THAT PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRS. THRUST BLOCKS SHALL BE PLACED AT BENDS OF 11-1/4 DEGREES OR MORE. RETAINER GLANDS MAY BE USED IN PLACE OF THRUST BLOCKS. THE COST OF THRUST BLOCKS OR RETAINER GLANDS SHALL BE INCLUDED IN THE COST OF THE FITTING.

VILLAGE OF PALATINE PUBLIC WORKS
THRUST BLOCK INSTALLATION REV. 2-27-2020



VILLAGE OF PALATINE PUBLIC WORKS
FIRE HYDRANT REV. 2-27-2020

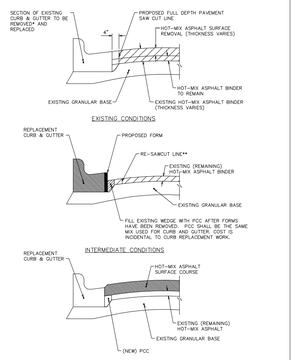
C-2



NOTE:
1. 2" DEEP CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLES 420.05 AND 606 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR.
3. P.C.C. SHALL CONSIST OF IDOT CLASS 'S' CONCRETE MIX, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.
4. PROVIDE 2 #4X18" EPOXY COATED TIE BARS AT CONNECTIONS BETWEEN EXISTING AND NEW CURB & GUTTER.
5. CURBS, SPANNING UTILITY TRENCHES, SHALL BE CONSTRUCTED WITH TWO #4 REINFORCEMENT BARS,WHICH EXTEND FIVE (5) FEET BEYOND THE TRENCH WALLS.
6. WHERE DRIVEWAYS ARE INTENDED FOR PEDESTRIAN ACCESS, RISE SHALL BE 0.5"

NOT TO SCALE
B-6.12
CURB & GUTTER
DETAIL
REVISED: 01-01-19

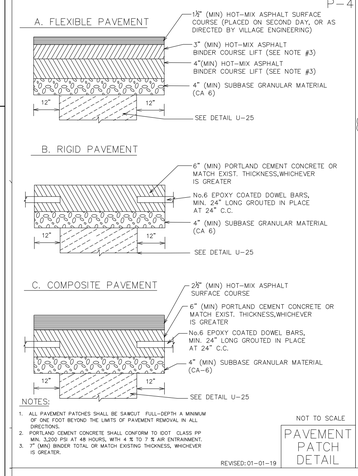
C-5



* CURB & GUTTER SHALL BE SAWCUT (FULL DEPTH) PRIOR TO CURB & GUTTER SECTION REMOVAL FOR REPLACEMENT.
** RE-SAWCUT ANY DAMAGED PAVEMENT EDGE TO PROVIDE A CLEAN STRAIGHT EDGE FOR PCC.

NOT TO SCALE
CURB & GUTTER
REMOVAL AND
REPLACEMENT
DETAIL
REVISED: 01-01-19

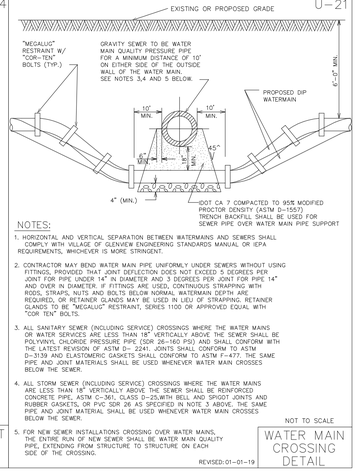
P-4



NOTES:
1. ALL PAVEMENT PATCHES SHALL BE SAWCUT FULL-DEPTH A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF PAVEMENT REMOVAL IN ALL DIRECTIONS.
2. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS PP MIN. 3,200 PSI AT 48 HOURS, WITH 4 % TO 7 % AIR ENTRAINMENT.
3. 7" (MIN) BINDER TOTAL OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.

NOT TO SCALE
PAVEMENT
PATCH
DETAIL
REVISED: 01-01-19

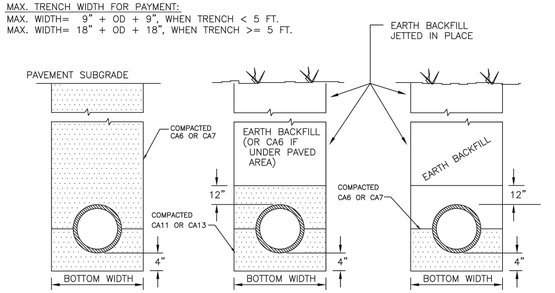
U-21



NOTES:
1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH VILLAGE OF GLENVIEW ENGINEERING STANDARDS MANUAL OR IEPA REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN DIAMETER AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN DIAMETER. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATERMAIN DEPTH ARE REQUIRED, OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE "MEGALUG" RESTRAINT, SERIES 1100 OR APPROVED EQUAL WITH "COR TEN" BOLTS.
3. ALL SANITARY SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS OR WATER SERVICES ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE (SDR 26-160 PSI) AND SHALL CONFORM WITH THE LATEST REVISION OF ASTM D- 2241. JOINTS SHALL CONFORM TO ASTM D-3139 AND ELASTOMERIC GASKETS SHALL CONFORM TO ASTM F-477. THE SAME PIPE AND JOINT MATERIALS SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
4. ALL STORM SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE REINFORCED CONCRETE PIPE, ASTM C-361, CLASS D-25,WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS, OR PVC SDR 26 AS SPECIFIED IN NOTE 3 ABOVE. THE SAME PIPE AND JOINT MATERIAL SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
5. FOR NEW SEWER INSTALLATIONS CROSSING OVER WATER MAINS, THE ENTIRE RUN OF NEW SEWER SHALL BE WATER MAIN QUALITY PIPE, EXTENDING FROM STRUCTURE TO STRUCTURE ON EACH SIDE OF THE CROSSING.

NOT TO SCALE
WATER MAIN
CROSSING
DETAIL
REVISED: 01-01-19

MAX. TRENCH WIDTH FOR PAYMENT:
MAX. WIDTH= 9" + OD + 9", WHEN TRENCH < 5 FT.
MAX. WIDTH= 18" + OD + 18", WHEN TRENCH >= 5 FT.



PAVED AREAS* WATER, STORM | SANITARY | UNPAVED AREAS WATER, STORM

*INCLUDING TRENCHES WITHIN 2' OF EOP, C&G, SIDEWALK

VILLAGE OF PALATINE PUBLIC WORKS
TRENCH CROSS-SECTIONS REV. 2-27-2020

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HEFFERN P.E.	1	PERMIT DRAWINGS	2-14-20
ENGINEER:	A. VEER P.E.	2	REVISED PER VILLAGE COMMENTS	6-2-20
ENGINEER:				
TECHNICIAN:				

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PARK RIDGE, IL 60068 FAX: (847) 823-3003
bono@bonoconsulting.com

STANDARD NOTES & DETAILS

NEW WATERMAIN EXTENSION
KENILWORTH AVE. & MIDDLETON AVE., PALATINE, ILLINOIS

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PROJECT NUMBER: 19459
START DATE: DEC. 16, 2019
GRAPHIC SCALE
10 0 10
SCALE: 1"=10'-0

SHEET NUMBER
2 OF 5

Attachment: EXHIBIT - Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

North American Pipe Corporation.

MUNICIPAL

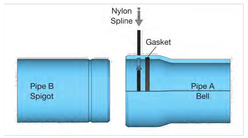
PRODUCT SPECIFICATION

C900/RJIB Certa-Lok® with Fluid-Tite® Gasket PVC Pressure Pipe
RESTRAINED JOINT INTEGRAL BELL

North American Pipe Corporation's C900/RJIB Certa-Lok® PVC Pressure Pipe is manufactured to meet the demands of today's municipal needs for water and wastewater pressure applications. This unique integral bell restrained joint pipe system is designed for trenchless applications with robust tensile strength for pulling multiple segments underground. The smooth curve at the bell specifically reduces friction and allows for quick and easy assembly without interrupting the pulling process.

A segmented PVC pipe solution, this product reduces the jobsite footprint and minimizes community disruption with a reduced need for jobsite staging area and traffic control. The Fluid-Tite® gasket offered in sizes 6" through 12" has a superior sealing surface for a leak-free joint and greater deflection capability.

INSTALLATION METHODS
- Horizontal directional drilling (HDD)
- Static pipe-bursting
- Open-cut
- Carrier pipe inside casing



Applications	Potable Water	Waste-water	Reclaimed Water
Color:	Blue	Green	Purple
Certifications**:	NSF 14 NSF 61 FM 1612† UL 1285	None	None

NSF *Only products bearing the NSF Mark are Certified* UL FM APPROVED

Short Form Specification

Pipe Standard:	C900
Diameter Std.:	Cast Iron Outside Diameter (CIOD)
Nominal Sizes:	6", 8", 10", 12"
Dimension Ratios & Pressure Ratings:	DR 18 – 235 psi (185 psi)† DR 14 – 305 psi (250 psi)†
Standard Lay Length:	10'* & 20'
Pipe Compound:	ASTM D1784 Cell Class 12454
Pipe Joint Std.:	ASTM D3139
Max. Angular Joint Deflection:‡	0.5°
Gasket Standard:	ASTM F477, UL 157
Gasket Material Offering:	IR/SBR
Installation Std.:	AWWA C605

** 10' Lengths are not hydrotested.*
***See Certification Letter for full explanation and list of exceptions.*
†FM 1612 calculates pressure ratings differently than AWWA with DR 18 as 185 psi and DR 14 as 250 psi.
‡See Installation Guide for more information.

Certa-Lok

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MUNICIPAL

PRODUCT SPECIFICATION

C900/RJIB Certa-Lok® with Fluid-Tite® Gasket PVC Pressure Pipe
RESTRAINED JOINT INTEGRAL BELL

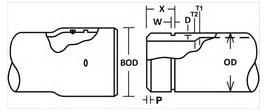
C900/RJIB CERTA-LOK® PIPE DIMENSIONS

Nom. Size	Outside Diameter (OD)	DR	Pipe: Min. Wall Thickness (T1)	Pipe: Flow Internal Diameter (ID)	X	W	D	P	BOD	Weight (lb/ft)
6"	6.900	18	0.383	6.134	3.000	0.500	0.145	0.271	7.816	5.3
		14	0.493	5.914					8.030	6.6
8"	9.050	18	0.503	8.044	3.163	0.500	0.145	0.634	10.262	9.1
		14	0.646	7.758					10.542	11.5
10"	11.100	18	0.617	9.866	3.625	0.750	0.215	0.634	12.781	13.7
		14	0.793	9.514					13.177	17.3
12"	13.200	18	0.733	11.734	3.625	0.750	0.215	0.634	15.247	19.4
		14	0.943	11.314					15.681	24.5

Notes:
1. These dimensions are for estimating purposes only. All dimensions are in inches unless otherwise specified.
2. DR = Dimension Ratio
3. AWWA Pressure Class @ 73°F and includes 2:1 safety factor.
4. Maximum Pull Force based on actual testing and includes 2:1 safety factor.
5. Internal diameter calculated using nominal outside diameter and minimum wall thickness.
6. Pipe spigot has thickened wall to provide additional joint strength. Ask us for assistance with mandrel sizing if needed.

JOINT PERFORMANCE DATA

Nom. Size	DR	Pressure Class (psi)	Min. Bend Radius (ft)	Max. Pull Force (lbf)
6"	18	235	144	20,100
	14	305		22,300
8"	18	235	188	27,500
	14	305		31,000
10"	18	235	232	49,500
	14	305		52,600
12"	18	235	275	60,000
	14	305		60,000



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MUNICIPAL

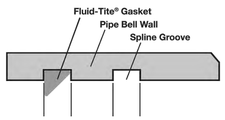
PRODUCT SPECIFICATION

C900/RJIB Certa-Lok® with Fluid-Tite® Gasket PVC Pressure Pipe
RESTRAINED JOINT INTEGRAL BELL

C900/RJIB CERTA-LOK® ACCESSORIES

Application	Nom. Size	Splines: Material	Splines: Size	Splines: Length	Splines: Part Number	Gaskets: Material	Gaskets: Shape	Gaskets: Size	Gaskets: Part Number
Standard	6"	Nylon	0.250x0.375	24	S0624TN0	IR/SBR	Profile	N/A	GSPR000600
	8"	Nylon	0.250x0.375	32	S0832TN0	IR/SBR	Profile	N/A	GSPR000800
	10"	Nylon	0.375x0.625	39	S1039TN0	IR/SBR	Profile	N/A	GSPR001000
	12"	Nylon	0.375x0.625	46	S1246TN0	IR/SBR	Profile	N/A	GSPR001200

6" THROUGH 12" C900/RJIB BELL DETAIL:



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N

ISSUE	REVISIONS	DATE
1	PERMIT DRAWINGS	2-14-20
2	REVISED PER VILLAGE COMMENTS	6-2-22

PROJECT STAFF
PROJECT MANAGER: W. HEFFERN, P.E.
ENGINEER: A. VEER P.E.
ENGINEER:
TECHNICIAN:

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1018 BUSSE HIGHWAY PH.: (847) 823-3300
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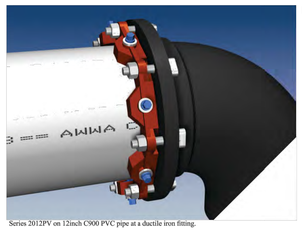
Series 2000PV
Mechanical Joint Restraint for PVC Pipe



Series 2012PV on 12inch C900 PVC pipe at a ductile iron fitting.

Nominal Pipe Size	Series Number	Shipping Weight
3	2003PV	7.0
4	2004PV	8.8
6	2006PV	12.1
8	2008PV	16.3
10	2010PV	26.0
12	2012PV	31.4
14	2014PV	47.6
16	2016PV	52.8
18	2018PV	61.8
20	2020PV	70.9
24	2024PV	92.9
30	2030PV	128.5
36	2036PV	161.3
42	2242*	652.0
48	2248*	711.1
54	2254*	1,085.6

*Restraint for pipe size 42 inch and greater, please refer to Series 2200 Brochure found at www.ebaa.com.

U.S. Patent No.
4627775 4896903 5071175

Features and Applications:
- For restraining plain end PVC pipe at mechanical joint fittings and appurtenances
- Sizes 3 inch through 36 inch
  Sizes 42 inch through 54 inch accommodated by Series 2200
- MEGA-BOND® Restraint Coating System
  For more information on MEGA-BOND, refer to www.ebaa.com
- Constructed of ASTM A536 Ductile Iron
- The mechanical joint follower gland is incorporated into the restraint
- Accommodates full deflection of the mechanical joint on which it is used
- Heavy duty thick wall design
- Support Products Available:
  - Split mechanical Joint style available for 3 inch through 12 inch
    EBAA Series 2000SV
  - Solid restraint ring harness available for C900-16 PVC pipe bells
    EBAA Series 2800
  - Split restraint ring harness available for C900-16 PVC pipe bells and PVC fittings
    EBAA Series 1500, 1600 and 2500
- All 2000PV and related restraint products can be furnished as packaged accessories complete with appropriate restraint, gasket, lubrication and bolting hardware

For use on water or wastewater pipelines subject to hydrostatic pressure and tested in accordance with either AWWA C600 or ASTM D2774.

0218 - 2.5 - W

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Mechanical Joint Restraint for AWWA PVC Pipe Sample Specification
(The text of the specification below can be downloaded as a Microsoft® Word Doc from our website www.ebaa.com)

Restraint devices for mechanical joint fittings and appurtenances conforming to either ANSI/AWWA C111/A21.11 or ANSI/AWWA C153/A2153, shall conform to the follow:

Design
Restraint devices for nominal pipe sizes 3 inch through 36 inch shall consist of multiple gripping wedges incorporated into a follower gland meeting the applicable requirements of ANSI/AWWA C110/A21.10.
The devices shall have a working pressure rating equal to that found in the most current product brochure. Ratings are for water pressure and must include a minimum safety factor of 2:1 in all sizes.

Material
Gland body, wedges and wedge actuating components shall be cast from grade 65-45-12 ductile iron material in accordance with ASTM A536. Gland body in sizes 30 inch anr larger shall be cast from grade 70-50-05.

Three (3) test bars shall be incrementally poured per production shift as per Underwriters Laboratory (U.L.) Specifications and ASTM A536. Testing for tensile, yield and elongation shall be done in accordance with ASTM E8. Chemical and nodularity tests shall be performed as recommended by the Ductile Iron Society, on a per ladle basis.

Traceability
An identification number consisting of year, day, plant and shift (YYDDD) (plant designation) (Shift number), shall be cast into each gland body.
All physical and chemical test results shall be recorded such that they can be accessed via the identification number on the casting. These Material Traceability Records (MTR's) are to be made available, in hard copy, to the purchaser that requests such documentation and submits his gland body identification number.
Production pieces that are too small to accommodate individual numbering, such as fasteners and wedges, shall be controlled in segregate inventory until such time as all quality control tests are passed. These component parts may then be released to a general inventory for final assembly and packaging.
All components shall be manufactured and assembled in the United States. The purchaser shall, with reasonable notice, have the right to plant visitation at his/her expense.

Installation
Mechanical joint restraint shall require conventional tools and installation procedures per AWWA C600, while retaining full mechanical joint deflection during assembly.
Proper actuation of the gripping wedges shall be ensured with torque limiting twist off nuts.

Approvals
Mechanical Joint Restraints shall be Listed by Underwriters Laboratories in the 4 inch through 12 inch sizes.
Mechanical Joint Restraints shall be Factory Mutual Approved in the 4 inch through 12 inch sizes.
Mechanical Joint Restraints, 4 inch through 24 inch, shall meet or exceed the requirements of ASTM F1674 of the latest revision.
Mechanical joint restraint shall be Series 2000PV produced by EBAA Iron Inc. or approved equal.

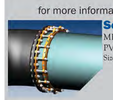
MEGA-BOND® Restraint Coating System
All wedge assemblies and related parts shall be processed through a phosphate wash, rinse and drying operation prior to coating application. The coating shall consist of a minimum of two coats of liquid thermoset epoxy coating with heat cure to follow each coat.

All casting bodies shall be surface pretreated with a phosphate wash, rinse and sealer before drying. The coating shall be electrostatically applied and heat cured. The coating shall be a polyester based powder to provide corrosion, impact and UV resistance.

The coating system shall be MEGA-BOND by EBAA Iron, Inc. or approved equal. Requests for approved equal must submit coating material and process details for review prior to bid.

For more information regarding MEGA-BOND, refer to the MEGA-BOND brochure or visit www.ebaa.com.

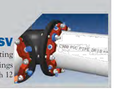
Support Products
for more information concerning these products, please consult the catalog or www.ebaa.com



Series 2200
MEGALUG® Restraint for C900-16 PVC Pipe at Mechanical Joint Fittings
Sizes 30 and 48 inch

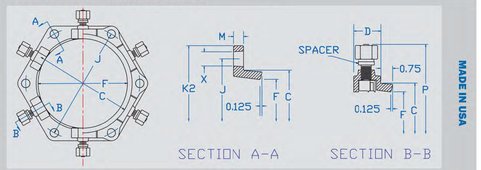
Series 2500
MEGALUG® Restraint for C900-16 PVC Pipe at PVC Fittings
Sizes 4 inch through 48

Series 2800
MEGALUG® Restraint Harness for C900-16 PVC Pipe
Sizes 14 inch through 48
Sizes 4 through 12 accommodated by either Series 1500 or 1600



Series 2000SV
Split MEGALUG® Restraint for existing C900 PVC Pipe at Ductile Iron Fittings
Sizes 4 inch through 12

Series 2000PV Submittal Reference Drawing



Submittal Reference Drawing Dimensions (in.)

Nominal Pipe Size	Series Number	C	D	F	M	P	P1	X	J	K2	Wedge Qty	Bolt Qty	Weight (lbs.)
3	2003PV	4.84	1.55	3.60	0.50	9.8	8.6	¾	6.19	7.69	4	4	7.0
4	2004PV	5.92	1.68	4.90	0.50	10.5	9.5	⅞	7.50	9.13	4	4	8.8
6	2006PV	8.02	1.68	7.00	0.50	13.0	12.1	⅞	9.50	11.13	6	6	12.1
8	2008PV	10.17	1.68	9.15	0.62	14.5	13.6	⅞	11.75	13.38	6	6	16.3
10	2010PV	12.22	2.10	11.20	0.62	17.0	16.0	⅞	14.00	15.63	8	8	26.0
12	2012PV	14.32	2.10	13.30	0.75	19.0	18.1	⅞	16.25	17.88	8	8	31.4
14	2014PV	16.40	2.25	15.49	0.88	21.7	20.9	⅞	18.75	20.38	10	10	47.6
16	2016PV	18.50	2.25	17.58	0.88	23.8	23.0	⅞	21.00	22.63	12	12	52.8
18	2018PV	20.60	2.25	19.68	1.13	25.9	25.1	⅞	23.25	24.88	12	12	61.8
20	2020PV	22.70	2.25	21.79	1.25	28.0	27.2	⅞	25.50	27.13	14	14	70.9
24	2024PV	26.90	2.75	25.99	1.42	32.3	31.5	⅞	30.00	31.63	16	16	92.9
30	2030PV	33.29	2.70	32.22	1.50	38.5	37.7	1⅛	36.88	39.12	20	20	128.5
36	2036PV	39.59	2.70	38.52	1.50	44.8	44.0	1⅛	43.75	46.00	24	24	161.3
42	2242	Submittal information for pipe sizes 42 inch and greater can be found in the Series 2200 Brochure.											
48	2248	Submittal information for pipe sizes 42 inch and greater can be found in the Series 2200 Brochure.											
54	2254	Submittal information for pipe sizes 42 inch and greater can be found in the Series 2200 Brochure.											

NOTE: Dimensions are in inches (±1⁄8) and are subject to change without notice.
P1: Outside Diameter with "Twist-Off" nuts twisted off.

Pressure Ratings (PSI)

Nominal Pipe Size	Series Number	Ratings for Ordinary Water Works w/o Transient surges only: DR14	DR18	DR21	DR25	DR32.5	DR41	DR51	Ratings for Peak Pressures used in Sewage Force Mains and other installations designed for Cyclic Surges of 1,000 Cycles: SDR17	SDR21	SDR26	DR14	DR18	DR25	SDR17	SDR21	SDR26
3	2003PV	305	235	-	165	-	-	-	250	200	160	244	188	132	200	160	120
4	2004PV	305	235	-	165	-	-	-	250	200	160	244	188	132	200	160	120
6	2006PV	305	235	-	165	-	-	-	250	200	160	244	188	132	200	160	120
8	2008PV	305	235	-	165	-	-	-	250	200	160	244	188	132	200	160	120
10	2010PV	305	235	-	165	-	-	-	250	200	160	244	188	132	200	160	120
12	2012PV	305	235	-	165	-	-	-	250	200	160	244	188	132	200	160	120
14	2014PV	305	235	-	165	125	100	-	-	-	-	-	-	-	-	-	-
16	2016PV	235	235	-	165	125	100	-	-	-	-	-	-	-	-	-	-
18	2018PV	-	200	165	165	125	100	-	-	-	-	-	-	-	-	-	-
20	2020PV	-	200	-	165	125	100	-	-	-	-	-	-	-	-	-	-
24	2024PV	-	235	-	165	125	100	-	-	-	-	-	-	-	-	-	-
30	2030PV	*	-	165	165	125	*	*	-	-	-	-	-	-	-	-	-
36	2036PV	-	-	125	125	125	*	*	-	-	-	-	-	-	-	-	-

* Refer to Series 2200 Product Brochure found either in our Catalog or at www.ebaa.com

For applications or pressures other than those shown, please contact EBAA for assistance.

Spacer Instructions

Ductile Iron or C900 PVC Pipe Sizes
For installation on **C900 PVC** pipe, use as received and install per instructions.

ASTM 2241 PVC Pipe Sizes (IPS O.D.)
For installation on **ASTM 2241** sized pipe, remove spacers and replace screws. Install per instructions.

1. Identify the pipe. The 2000PV is for use with PVC and HDPE pipe. The 4 inch through 12 inch size may be used on C900, and IPS PVC pipe as well as C906 HDPE pipe. Check to see if the spacers under the screws are in place. If the pipe is C900 or is ductile iron O.D., proceed with spacers in place. If the pipe is IPS O.D., remove the spacers. Since 3 inch and 14 inch through 24 inch restraints are only used with one pipe diameter, no spacers are used.

2. * Clean the socket and the plain end. Lubrication and additional cleaning should be provided by brushing both the gasket and plain end with soapy water or an approved pipe lubricate meeting the requirements of ANSI/AWWA C111/A21.11 just prior to slipping the gasket onto the plain end for joint assembly. Place the gland on the plain end with the lip extension toward the plain end; follow by the gasket with the narrow edge of the gasket toward the plain end (The gasket provided may be the EBAA Sealᵀᴹ Improved Mechanical Joint Gasket for C900 PVC Pipe. This gasket is bi-directional having no front or back. For ASTM 2241 PVC Pipe Sizes (IPS O.D.) a Transition Gasket must be used. The use of a pipe wall stiffening insert is required on High Density Polyethylene pipe.).

3. * Insert the pipe into the socket and press the gasket firmly and evenly into the gasket recess. Keep the joint straight during assembly.
4. * Push the gland toward the socket and center it around the pipe with the gland lip against the gasket. Insert bolts and hand-tighten nuts. Make deflection after joint assembly but before tightening bolts.

NOTE: In cold weather it is preferable to warm the gasket to facilitate assembly of the joint.

5. * Tighten the bolts to the normal range of bolt torque (45-60 ft-lbs for 3 inch, 75-90 ft-lbs for 4 inch through 24 inch, 100-120 ft-lbs for 30 inch and 36 inch, and 120-150 ft-lbs for 42 inch and 48 inch.) while at all times maintaining approximately the same distance between the gland and the face of the flange at all points around the socket. This can be accomplished by partially tightening the bottom bolt first, then the top bolt, next the bolts at either side, finally the remaining bolts. Repeat the process until all bolts are within the appropriate range of torque. In large sizes (30-48 inch), five or more repetitions may be required. The use of a torque-indicating wrench will facilitate the procedure.

6. Tighten the torque limiting twist-off nuts in a clockwise direction (direction indicated by arrow on top of nut) until all wedges are in firm contact with the pipe surface. Continue tightening in an alternating manner until all of the nuts have been twisted off.

7. If removal is necessary, utilize the ⅜ inch hex heads provided. If reassembly is required, assemble the joint in the same manner as above; tighten the screws to 60 to 80 ft-lbs. If the Series 2000PV restraint is removed from the pipe, be sure that all of the screws, spacers (if required), and wedges are in place before the restraint is reassembled.

*These steps are requirements of AWWA C600.

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www.ebaa.com

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DETAILS

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PROJECT NUMBER: 19459
START DATE: DEC. 16, 2019
GRAPHIC SCALE 10 0 10
SCALE: 1"=10'-0"
SHEET NUMBER 3 OF 5

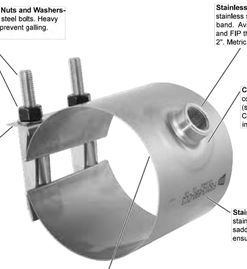
Attachment: EXHIBIT - Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

Ford Stainless Steel Saddles Style FS300

For 1/2" through 2" Taps

Ford Stainless Steel Saddles are designed for use where corrosive conditions exist. Designed for all pipe types, the stainless steel construction allows the saddle to conform, reducing stress on the pipe.

Specifications



For use on HDPE pipe, use prefixes FSP313, FSP323, FSP333 & FSP343.

Ford Stainless Steel Saddles Style FS300

For 1/2" through 2" Taps

Nom. Pipe Size	O.D. Range	Catalog Number	Bolt Size	Bolt Qty.	Band Width 1/2" - 1"	Band Width 1-1/4" - 2"	No. Of Sections	Approx. Wt. Lbs. By Tap Size 1/2" - 1"	Approx. Wt. Lbs. By Tap Size 1-1/4" - 2"
FS313 SINGLE BAND									
2"	2.38 2.50-2.70	FS313-238-Tap FS313-270-Tap	1/2"	1	4"	-	1	1.9	-
2-1/2"	2.88	FS313-288-Tap	1/2"	1	4"	-	1	1.9	-
3"	3.50	FS313-350-Tap	1/2"	1	4"	-	1	2.2	-
4"	3.90-4.10 4.50-4.80	FS313-410-Tap FS313-480-Tap	1/2"	2	6"	7-1/2"	1	3.3	3.9
5"	4.80-5.20 5.56	FS313-520-Tap FS313-556-Tap	5/8"	2	6"	7-1/2"	1	4.4	4.8
6"	6.00-6.40 6.40-6.80 6.63-6.90 6.80-7.20	FS313-640-Tap FS313-680-Tap FS313-690-Tap FS313-720-Tap	5/8"	2	6"	7-1/2"	1	4.7	5.1
8"	8.00-8.40 8.40-8.80 8.63-9.05 9.00-9.40	FS313-840-Tap FS313-880-Tap FS313-905-Tap FS313-940-Tap	5/8"	2	6"	7-1/2"	1	5.2	5.8
10"	10.00-10.40 10.75-11.10	FS313-1040-Tap FS313-1110-Tap	5/8"	2	6"	7-1/2"	1	5.8	8.7
12"	11.10-11.50 12.00-12.40 12.75-13.20 13.10-13.50	FS313-1150-Tap FS313-1240-Tap FS313-1320-Tap FS313-1350-Tap	5/8"	2	6"	7-1/2"	1	6.4	9.3
FS323 DOUBLE BAND									
4"	4.74-5.54	FS323-554-Tap	5/8"	4	6"	7-1/2"	2	5.2	5.7
6"	6.40-7.20	FS323-720-Tap	5/8"	4	6"	7-1/2"	2	5.1	5.8
8"	8.40-9.20	FS323-920-Tap	5/8"	4	6"	7-1/2"	2	6.3	7.8
10"	10.70-11.50	FS323-1150-Tap	5/8"	4	6"	7-1/2"	2	7.0	9.0
12"	12.70-13.50	FS323-1350-Tap	5/8"	4	6"	7-1/2"	2	9.0	11.0
14"	14.00-14.80 14.95-15.75	FS323-1480-Tap FS323-1575-Tap	5/8"	4	6"	7-1/2"	2	10.0	12.0
16"	15.60-16.40 15.75-16.55 16.40-17.20	FS323-1640-Tap FS323-1655-Tap FS323-1720-Tap	5/8"	4	6"	7-1/2"	2	10.0	12.0
18"	17.25-18.00 17.60-18.40 18.00-18.80 18.40-19.20	FS323-1800-Tap FS323-1840-Tap FS323-1880-Tap FS323-1920-Tap	5/8"	4	6"	7-1/2"	2	10.5	12.5
20"	18.80-19.60 19.20-20.00	FS323-1960-Tap FS323-2000-Tap	5/8"	4	6"	7-1/2"	2	10.5	12.5
FS333 TRIPLE BAND									
20"	21.40-22.60 22.80-24.00	FS333-2260-Tap FS333-2400-Tap	5/8"	6	6"	7-1/2"	3	14.5	17.0
24"	23.45-24.65 24.45-25.65 25.50-26.70	FS333-2465-Tap FS333-2565-Tap FS333-2670-Tap	5/8"	6	6"	7-1/2"	3	14.5	17.0
30"	28.25-29.45 29.40-30.60 29.85-31.05 30.85-32.05	FS333-2945-Tap FS333-3060-Tap FS333-3105-Tap FS333-3205-Tap	5/8"	6	6"	7-1/2"	3	15.5	17.5
36"	35.80-37.00 37.50-38.70	FS343-3700-Tap FS343-3870-Tap	5/8"	8	6"	7-1/2"	4	21.0	24.0

Other sizes and ranges available. Contact factory for details.

OUTLET THREAD TAP CODE

CC (AWWA) Thread		FIP Thread	
Thread	Code	Thread	Code
-	-	1/2" IP	IP1
3/4" CC	CC3	3/4" IP	IP3
1" CC	CC4	1" IP	IP4
1-1/4" CC	*CC5	1-1/4" IP	*IP5
1-1/2" CC	CC6	1-1/2" IP	IP6
2" CC	CC7	2" IP	IP7

*Contact factory for availability

For use on HDPE pipe, use prefixes FSP313, FSP323, FSP333 & FSP343.

7.26 Mueller Co.

Rev. 8-04

CURB BOXES - EXTENSION TYPE WITH MINNEAPOLIS PATTERN BASE

Extension type curb box with Minneapolis pattern base - for 1/2" through 2" curb valves

The base is tapped to attach to the threaded top of the Minneapolis pattern curb valves. This arrangement helps to prevent frost heave from separating the box from the valve, and excludes dirt and debris. The box is cast iron and is furnished with a cast iron lid and brass pentagon plug (the H-10312 is furnished with a one piece lid that requires a spanner wrench to remove –wrench ordered separately). The upper part of the box is spring loaded and telescopes into the base to allow for grade adjustments within the range given in the dimension charts. Stationary rods, shut-off rods, and pentagon keys are optional and are ordered separately.

Box Selection

Curb Valve & Size	Box Catalog Number	Inside Diameter	Base Tapping
300™ Ball			
3/4"	H-10300	1-1/4"	1-1/2"
	H-10302	1-1/2"	2-1/2" (1-1/2" bushing)
	H-10312**	1"	1-1/2"
	H-10332**	1"	1-1/2"
	H-10300-99008	1-1/4"	2" (1-1/2" bushing)
	H-10302-99004	1-1/2"	2" (1-1/2" bushing)
1"	H-10300	1-1/4"	1-1/2"
	H-10302	1-1/2"	2-1/2" (1-1/2" bushing)
	H-10312**	1"	1-1/2"
	H-10332**	1"	1-1/2"
	H-10300-99008	1-1/4"	2" (1-1/2" bushing)
	H-10302-99004	1-1/2"	2" (1-1/2" bushing)
1-1/2"	H-10300-99002	1-1/4"	2"
	H-10302-99005	1-1/2"	2"
	H-10302-99007	1-1/2"	2-1/2 (2" bushing)
	H-10312-99000	1"	2"
	H-10332-99000	1"	2"
2"	H-10300-99002	1-1/4"	2"
	H-10302-99005	1-1/2"	2"
	H-10302-99007	1-1/2"	2-1/2 (2" bushing)
	H-10312-99000	1"	2"
	H-10332-99000	1"	2"
MARK II®			
3/4"	H-10300	1-1/4"	1-1/2"
	H-10302	1-1/2"	2-1/2" (1-1/2" bushing)
	H-10312**	1"	1-1/2"
	H-10332**	1"	1-1/2"
	H-10300-99008	1-1/4"	2" (1-1/2" bushing)
	H-10302-99004	1-1/2"	2" (1-1/2" bushing)
1"	H-10300-99002	1-1/4"	2"
	H-10302-99005	1-1/2"	2"
	H-10312-99000	1"	2"
	H-10332-99000	1"	2"
1-1/4"	H-10302-99006	1-1/2"	2-1/2"
	H-10304	2"	2-1/2"
	H-10388	1-1/4"	2-1/2"
1-1/2"	H-10304-99000	2"	3"
	H-10304-99007	2"	3-1/2" (3" bushing)
2"	H-10304-99002	2"	3-1/2"
ORISEAL®			
3/4"	H-10300-99002	1-1/4"	2"
	H-10302-99005	1-1/2"	2"
	H-10312-99000	1"	2"
1"	H-10332-99000	1"	2"
	H-10302-99006	1-1/2"	2-1/2"
	H-10304	2"	2-1/2"
	H-10388	1-1/4"	2-1/2"

** The H-10312 and H-10332 are the same except that the H-10312 has a one piece lid and the H-10332 has a combination lid and pentagon plug.

TO ORDER BOXES SPECIFY EXTENDED LENGTH, SIZE OF MINNEAPOLIS THREAD AND CATALOG NUMBER

7.27 Mueller Co.

Rev. 8-04

CURB BOXES - EXTENSION TYPE WITH MINNEAPOLIS PATTERN BASE

Dimensions and Optional Stationary Rod

H-10300, H-10302 and H-10304 Curb boxes

Curb box catalog number	Box length extended inch	Box length extended mm	Box length fully retracted inch	Box length fully retracted mm	Weight lbs.	Weight kg.	Optional stationary rod* Part No.	Optional stationary rod* L'gth inches
H-10300	24	610	18.00	457.0	12.0	5.4	84774	12.75
	30	762	18.00	457.0	14.0	6.4	84346	15.0
1-1/4" upper section	36	914	24.00	610.0	15.0	6.8	84275	21.0
	42	1067	30.00	762.0	16.0	7.3	84233	27.0
	48	1219	36.00	914.0	17.0	7.7	84245	33.0
	54	1372	42.00	1067.0	18.0	8.2	84247	39.0
	60	1524	48.00	1219.0	19.0	8.6	84154	45.0
	66	1676	54.00	1372.0	20.0	9.1	84261	51.0
	72	1829	60.00	1524.0	21.0	9.5	84167	57.0
	78	1981	66.00	1676.0	22.0	10.0	84297	63.0
	84	2134	72.00	1829.0	24.0	10.9	84152	69.0
	90	2286	78.00	1981.0	25.0	11.3	88703	75.0
	96	2438	84.00	2134.0	26.0	11.8	84278	81.0
H-10302	24	610	21.44	544.5	13.0	5.9	-	-
	30	762	21.44	544.5	15.0	6.8	84742	15.0
1-1/2" upper section	36	914	24.00	610.0	16.0	7.3	84256	21.0
	42	1067	30.00	762.0	17.0	7.7	84326	27.0
	48	1219	36.00	914.0	18.0	8.2	84305	33.0
	54	1372	42.00	1067.0	20.0	9.1	84338	39.0
	60	1524	48.00	1219.0	21.0	9.5	84353	45.0
	66	1676	54.00	1372.0	22.0	10.0	88702	51.0
	72	1829	60.00	1524.0	23.0	10.4	84255	57.0
	78	1981	66.00	1676.0	25.0	11.3	83299	63.0
	84	2134	72.00	1829.0	25.5	11.8	80643	69.0
	90	2286	78.00	1981.0	26.3	12.2	84832	75.0
	96	2438	84.00	2134.0	27.0	12.7	88139	81.0
H-10304	24	610	21.44	544.5	21.0	9.5	-	-
	30	762	21.44	544.5	23.0	10.4	84146	15.0
	36	914	24.00	610.0	25.0	11.3	84162	21.0
2" upper section	42	1067	30.00	762.0	27.0	12.2	84147	27.0
	48	1219	36.00	914.0	28.0	12.7	84176	33.0
	54	1372	42.00	1067.0	30.0	13.6	84139	39.0
	60	1524	48.00	1219.0	32.0	14.5	84140	45.0
	66	1676	54.00	1372.0	34.0	15.4	84128	51.0
	72	1829	60.00	1524.0	35.0	15.9	84143	57.0
	78	1981	66.00	1676.0	37.0	16.8	84222	63.0
	84	2134	72.00	1829.0	39.0	17.7	84169	69.0
	90	2286	78.00	1981.0	41.0	18.6	-	-
	96	2438	84.00	2134.0	43.0	19.5	-	-

H-10312, H-10332, and H-10388 Curb

Curb box catalog number	Box length extended inch	Box length extended mm	Box length fully retracted inch	Box length fully retracted mm	Weight lbs.	Weight kg.	Optional stationary rod* Part Number	Optional stationary rod* Length inches
H-10312** **H-10332****	24	610	18.00	305.0	9.5	4.3	84525	11.25
	30	762	18.00	457.0	10.0	4.5	82892	16.75
1" upper section	36	914	24.00	610.0	11.0	5.0	82862	21.00
	42	1067	30.00	762.0	12.0	5.4	82863	27.00
	48	1219	36.00	914.0	14.0	6.4	82864	33.00
	54	1372	42.00	1067.0	15.0	6.8	82865	39.00
	60	1524	48.00	1219.0	16.0	7.3	82866	45.00
	66	1676	54.00	1372.0	17.0	7.7	82867	51.00
	72	1829	60.00	1524.0	18.0	8.2	82868	57.00
	78	1981	66.00	1676.0	19.0	8.6	82869	63.00
	84	2134	72.00	1829.0	20.0	9.1	82870	69.00
	90	2286	78.00	1981.0	21.0	9.5	82871	75.00
	96	2438	84.00	2134.0	22.0	10.0	82872	81.00
H-10388	24	610	18.00	305.0	9.5	4.3	84525	11.25
	30	762	18.00	457.0	10.0	4.5	82892	16.75
	36	914	26.50	673.1	14.5	6.6	84275	21.00
1-1/4" upper section	42	1067	32.50	825.5	15.5	7.0	84233	27.00
	48	1219	38.50	977.9	16.5	7.5	84245	33.00
	54	1372	44.50	1130.3	17.5	7.9	84247	39.00
	60	1524	50.50	1282.7	18.5	8.4	84154	45.00
	66	1676	56.50	1435.1	19.5	8.8	84261	51.00
	72	1829	62.50	1587.5	21.5	9.8	84341	57.00
	78	1981	68.50	1739.9	22.5	10.2	84297	63.00
	84	2134	74.50	1892.3	23.5	10.7	84152	69.00
	90	2286	80.50	2044.7	24.5	11.1	88703	75.00

Extra lids and plug

Lid with Plug

Plug only

One piece lid

Curb box catalog number	One piece lid part number	Quantity per carton	Lid with plug part number	Quantity per carton	Plug part number only
H-10300	-	-	89375	10	58039
H-10302	-	-	89980	10	58116
H-10304	-	-	89981	10	59478
H-10312	89982	10			
H-10332	-	-	89376	10	36571

*Stationary rods are supplied with H-10312 and H-10332 only. Stationary rods are optional with all other boxes within these pages and must be ordered separately.

** The H-10312 and H-10332 are the same except that the H-10312 has a one piece lid and the H-10332 has a combination lid and pentagon plug.

TO ORDER BOXES SPECIFY EXTENDED LENGTH, SIZE OF MINNEAPOLIS THREAD AND CATALOG NUMBER

Optional reducing

Bushing part number	Bushing size	Minneapolis thread size
H-10343	3"x1-1/2"	2"
	2-1/2"x1-1/2"	2-1/2"
	2-1/2"x2"	2-1/2"
	3-1/2"x3"	3-1/2"

5.8 Mueller Co.

Rev. 4-01

1/2" - 1" GROUND KEY DESIGN CORPORATION VALVES

H-15008

Ground Key Corporation Valve
Inlet: AWWA taper (MUELLER "CC") thread
Outlet: MUELLER® 110® Conductive Compression Connection for CTS O.D.* tubing

1/2" ‡	3/4"	3/4"x1"	1"

H-15028

Ground Key Corporation Valve
Inlet: AWWA I.P. thread
Outlet: MUELLER 110 Conductive Compression Connection for CTS O.D.* tubing

1/2"	3/4"	1"

H-15031

Ground Key Corporation Valve
Inlet: AWWA taper (MUELLER "CC") thread
Outlet: MUELLER 110 Conductive Compression Connection for CTS O.D. tubing eighth bend connection

3/4"	1"

H-15030

Ground Key Corporation Valve
Inlet: AWWA taper (MUELLER "CC") thread
Outlet: MUELLER 110 Conductive Compression Connection for CTS O.D. tubing quarter bend connection

3/4"	1"

H-15009

Ground Key Corporation Valve
Inlet: AWWA taper (MUELLER "CC") thread
Outlet: MUELLER 110 Compression Connection for IPS PE* pipe

3/4"	1"

H-15029

Ground Key Corporation Valve
Inlet: AWWA I.P. thread
Outlet: MUELLER 110 Compression Connection for IPS PE* pipe

3/4"	1"

P-15008

Inlet: AWWA taper (MUELLER "CC") thread
Outlet: MUELLER® Pack Joint Connection for CTS O.D.* tubing

3/4"	1"

P-15028

Ground Key Corporation Valve
Inlet: AWWA I.P. thread
Outlet: MUELLER Pack Joint Connection for CTS O.D.* tubing

3/4"	1"

*See charts on pages 5.10-5.13 for tubing and pipe that may be used on these connections.
‡ Requires minimum ordering quantity. Contact MUELLER Customer Service Center for minimum order requirements and availability.
NOTE: Sizes shown above represent nominal size of inlet and outlet connections. When two sizes are given, the first is size of inlet and the second is size of outlet.
MUELLER® Corporation Valves are manufactured and tested in accordance with ANSI/AWWA C800.

5.9 Mueller Co.

Rev. 4-01

1/2" - 2" GROUND KEY DESIGN CORPORATION VALVES

H-15006

Ground Key Corporation Valve
Inlet: AWWA taper (MUELLER "CC") thread
Outlet: MUELLER® INSTA-TITE® Connection for CTS PE tubing*

3/4"	3/4" x1" ‡	1"

H-15024

Ground Key Corporation Valve
Inlet: AWWA I.P. thread
Outlet: MUELLER® INSTA-TITE ® Connection for CTS PE tubing*

3/4"	1"

H-15005

Ground Key Corporation Valve
Inlet: AWWA taper (MUELLER "CC") thread
Outlet: MUELLER INSTA-TITE Connection for IPS PE pipe*

3/4"	3/4" x1" ‡	1"

H-15026

Ground Key Corporation Valve
Inlet: AWWA I.P. thread
Outlet: MUELLER INSTA-TITE Connection for IPS PE pipe*

3/4"	1"

H-15000

Ground Key Corporation Valve
Inlet: AWWA taper (MUELLER "CC") thread
Outlet: Copper flare straight connection

1/2"‡	1/2" x 3/4"‡	5/8" x 3/4"	3/4"	3/4" x 1"
1"	1" x 1-1/4"‡	1-1/4"	1-1/2"	2"

H-15025

Ground Key Corporation Valve
Inlet: AWWA I.P. thread
Outlet: Copper flare straight connection

1/2"	3/4"	1"	1-1/4"	1-1/2"	2"

H-15010

Ground Key Corporation Valve
Inlet: AWWA taper (MUELLER "CC") thread
Outlet: Copper flare eighth bend connection

3/4"	1"	1-1/2"	2"

H-15035

Ground Key Corporation Valve
Inlet: AWWA I.P. thread
Outlet: Copper flare eighth bend connection

3/4"‡	1"‡	1-1/2"	2"

H-15020

Ground Key Corporation Valve
Inlet: AWWA taper (MUELLER "CC") thread
Outlet: Copper flare quarter bend connection

5/8" x 3/4"	3/4"	1"	1-1/2"	2"

H-15045

Ground Key Corporation Valve
Inlet: AWWA I.P. thread
Outlet: Copper flare quarter bend connection

3/4"‡	1"	1-1/2"	2"

*See charts on pages 5.10-5.13 for tubing and pipe that may be used on these connections.
‡ Requires minimum ordering quantity. Contact MUELLER Customer Service Center for minimum order requirements and availability.
NOTE: Sizes shown above represent nominal size of inlet and outlet connections. When two sizes are given, the first is size of inlet and the second is size of outlet.

7.11 Mueller Co.

Rev. 6-04

MUELLER® MARK II ORISEAL® CURB VALVES WITH COPPER FLARE CONNECTION

H-15204

MUELLER MARK II ORISEAL Curb Valve
Copper flare nut - **both ends**
Quarter turn check

3/4"	1"	1-1/4"	1-1/2"	2"

NOTE: 3/4" and 1" sizes are bi-directional and can be installed with flow from either direction. Sizes larger than 1" are one way flow and must be installed with flow as indicated by arrow and in/out lettering cast on valve body.

H-15214

MUELLER MARK II ORISEAL Curb Valve
Copper flare nut - **both ends**
Quarter turn check and drain

3/4"	1"	1-1/4"	1-1/2"	2"

H-15154

MUELLER MARK II ORISEAL Curb Valve Copper flare nut - **both ends**
Quarter turn check and Minneapolis thread top

3/4"	1"	1-1/4"	1-1/2"	2"

NOTE: 3/4" and 1" sizes are bi-directional and can be installed with flow from either direction. Sizes larger than 1" are one way flow and must be installed with flow as indicated by arrow and in/out lettering cast on valve body.

H-15164

MUELLER MARK II ORISEAL Curb Valve
Copper flare nut - **both ends**
Quarter turn check, Minneapolis thread top and drain

3/4"	1"	1-1/4"	1-1/2"	2"

H-15174

MUELLER MARK II ORISEAL Curb Valve
Inlet: Copper flare nut
Outlet: F.I.P. thread
Quarter turn check

3/4"	1"	1-1/4"	1-1/2"	2"

NOTE: 3/4" and 1" sizes are bi-directional and can be installed with flow from either direction. Sizes larger than 1" are one way flow and must be installed with flow as indicated by arrow and in/out lettering cast on valve body.

H-15184

MUELLER MARK II ORISEAL Curb Valve
Inlet: Copper flare nut
Outlet: F.I.P. thread
Quarter turn check with drain

3/4"	1"	1-1/2" ‡	2" ‡

H-15124

MUELLER MARK II ORISEAL Curb Valve
Inlet: Copper flare nut
Outlet: F.I.P. thread
Quarter turn check and Minneapolis top thread

3/4"	1" ‡

NOTE: Sizes shown above represent nominal size of valve.
‡Requires minimum ordering quantity. Contact MUELLER Customer Service Center for minimum ordering requirements and availability.
MUELLER Curb Valves are manufactured and tested in accordance with ANSI/AWWA C800.

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REVISIONS

ISSUE	DATE
1 PERMIT DRAWINGS	2-14-20
2 REVISED PER VILLAGE COMMENTS	6-2-22

PROJECT STAFF

PROJECT MANAGER:	W. HEFBURN, P.E.
ENGINEER:	A. VEERP.E.
ENGINEER:	
TECHNICIAN:	

DETAILS

NEW WATERMAIN EXTENSION
KENILWORTH AVE. & MIDDLETON AVE., PALATINE, ILLINOIS

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PROJECT NUMBER: 19459
START DATE: DEC. 16, 2019
GRAPHIC SCALE 10 0 10
SCALE: 1"=10'-0
SHEET NUMBER 4 OF 5

Attachment: EXHIBIT - Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

METROPOLITAN UTILITIES DISTRICT	Construction Standard	No: 1.14.1
Prepared by: Bill Travnicek	Installation of Trace Wire on Water Mains	Page: 1 of 5
Approved by: Jeff Loll		Supersedes: 1-22-08
		Effective: 10-19-11

GENERAL

* This Construction Standard governs trace wire installation on water mains. A 14 gauge or larger trace wire shall be installed on all water mains. **Exception:** Water mains as part of a relocation project shall have trace wire installed:

- If the length of the relocated section is 600' or greater
- The length of the relocated section is between 200' and 600' and includes a valve (including hydrant branch valves)
- The main being relocated currently has trace wire on it
- All relocated PVC and HDPE water mains
- Where called for on project drawings

Typical hydrant branches, that are perpendicular to the water main, do not require trace wire. Trace wire shall be installed on non-typical hydrant branches (i.e. dog-legged hydrant branch).

* Take care to protect the wire insulation and repair it with electrical tape if the coating is damaged. Always attach the wire to the lead end of the pipe when boring or plowing and avoid kinking or tangling the wire during installation. Because of the tremendous strain on trace wire when using directional boring equipment, three 10 or 12 gauge wires should be pulled with the main in case one or two wires break.

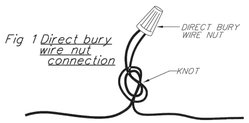
* **APPROVED TRACE WIRE MATERIAL**

- Trace wire for direct bury installations shall be #14 AWG Copper Clad Steel wire as manufactured by Copperhead Industries, LLC #14 AWG solid Copper wire with 30 mil high molecular weight polyethylene insulation as manufactured by Agave Wire LTD, or approved equal.
- * Trace wire for water mains installed by directional boring shall be #12 or #10 AWG copper clad steel wire as manufactured by Copperhead Industries, or approved equal.
- Blue tri-view plastic markers by Rhino w/Test Screws
- 4 ft U-channel posts
- Valve Box Top Sections
- Direct Bury Wire Nuts (Dryconn Direct Bury Wire Nut (10444) manufactured by King Innovation, DBY-6 or DBR-6 as manufactured by 3M or approved equal).
- Direct Bury Lug (Dryconn Direct Bury Lug as manufactured by King Innovation or approved equal).

TRACE WIRE CONNECTIONS

Joining Ends of Trace Wire: Connections into existing trace wire, connections into trace wire used during water main bores, connections between one spool of trace wire to another, and other similar connections shall be made using a direct bury wire nut.

Fig 1 Direct bury wire nut connection



* Revised Text

METROPOLITAN UTILITIES DISTRICT	Construction Standard	No: 1.14.1
Prepared by: Bill Travnicek	Installation of Trace Wire on Water Mains	Page: 2 of 5
Approved by: Jeff Loll		Supersedes: 1-22-08
		Effective: 10-19-11

When connecting trace wire ends together, strip 5/8" of insulation from the end of each wire. Insert the two ends firmly into the direct bury wire nut. Twist the wire nut clockwise while pushing the wires firmly into the nut. Do not over torque. Tie the wires in a knot as shown in Fig 1.

Joining Trace Wire - Branch to Main: Connections of trace wire at tees, crosses, and at locations where the trace wire will be brought to the surface shall be conducted using a direct bury lug. Refer to Fig 2 for this connection style.

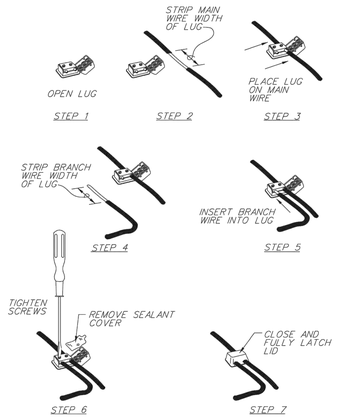


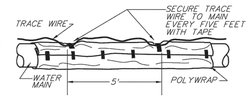
Fig 2 Direct bury lug connection

METROPOLITAN UTILITIES DISTRICT	Construction Standard	No: 1.14.1
Prepared by: Bill Travnicek	Installation of Trace Wire on Water Mains	Page: 3 of 5
Approved by: Jeff Loll		Supersedes: 1-22-08
		Effective: 10-19-11

INSTALLATION

Trace wire shall be installed in a continuous fashion. Install trace wire on top of water main and secure to main every five (5) feet with tape as shown in Fig 3.

Fig 3 Trace wire installation



Bring trace wire to surface at every cc box, vault, blue plastic marker with trace wire connectors, dead end hydrants, and as called out in the drawings. Trace wire shall be brought to the surface at least every one thousand (1,000) feet. Take care not to damage the wire coating. Repair damaged coating with electrical tape.

Trace Wire in a Vault

Trace wire shall be brought up in all vaults. Trace wire shall be brought to the surface according to Fig 4. Do not wrap the trace wire around the steps or any other place where a person entering the vault could trip on the wire.

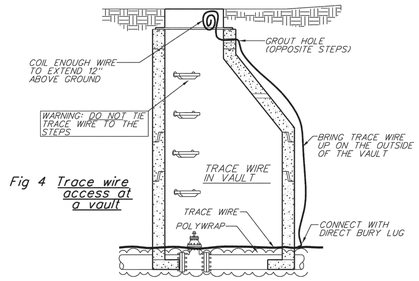


Fig 4 Trace wire access at a vault

METROPOLITAN UTILITIES DISTRICT	Construction Standard	No: 1.14.1
Prepared by: Bill Travnicek	Installation of Trace Wire on Water Mains	Page: 4 of 5
Approved by: Jeff Loll		Supersedes: 1-22-08
		Effective: 10-19-11

Trace Wire in Blue Plastic Pipe Line Marker

When bringing the trace wire up in a blue plastic pipe line marker, install the trace wire according to Fig 5. Bury a four foot u-channel post two feet in the ground. Run the trace wire up through the marker and slide the blue plastic marker over the post. Bury the bottom six inches of the marker. Connect the trace wire to the brass connecting screws and label the screws with a permanent marker as shown in Fig 5. Note location of trace wire pipeline marker on as-built drawings.

Note: *If a marker is used only to mark the main location and not bring up the trace wire, use the blue markers without the trace wire connectors.*

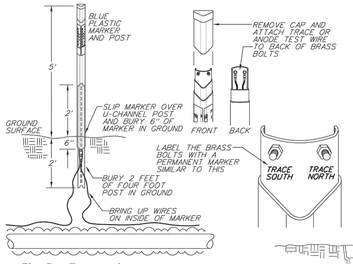


Fig 5 Trace wire access at a pipeline marker

Trace Wire in a CC Valve Box

Trace wire shall be brought up in all cc valve boxes. The trace wire shall be brought to the surface according to Fig 6.

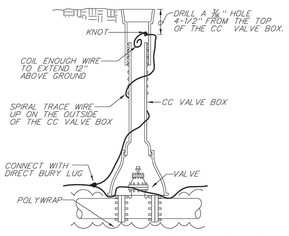


Fig 6 Trace wire access at a CC vlave box

METROPOLITAN UTILITIES DISTRICT	Construction Standard	No: 1.14.1
Prepared by: Bill Travnicek	Installation of Trace Wire on Water Mains	Page: 5 of 5
Approved by: Jeff Loll		Supersedes: 1-22-08
		Effective: 10-19-11

Trace Wire in PVC Conduit at Hydrant

Trace wire shall be brought up in a PVC conduit at all dead end/end of main fire hydrants without a valve and at hydrants of a non-typical hydrant branch (i.e. dog-legged hydrant branch). Trace wire shall be brought to the surface according to Fig 7. Note location of PVC conduit in relation to the hydrant (i.e. north, east, south or west) on as-built drawings.

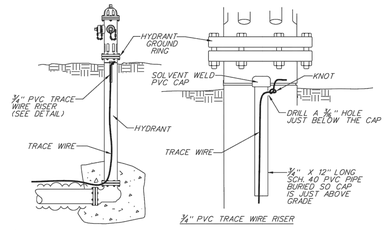


Fig 7 Trace wire access at a hydrant

N

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HEFFRUN, P.E.	1	PERMIT DRAWINGS	2-14-20
ENGINEER:	A. VEERP.E.	2	REVISED PER VILLAGE COMMENTS	6-2-22
ENGINEER:				
TECHNICIAN:				

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH. : (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bono@bonoconsulting.com

DETAILS

NEW WATERMAIN EXTENSION
KENILWORTH AVE. & MIDDLETON AVE., PALATINE, ILLINOIS

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 19459
START DATE: DEC. 16, 2019
GRAPHIC SCALE
10 0 10
SCALE: 1"=10'-0

SHEET NUMBER
5 OF 5

Attachment: EXHIBIT - Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

B C I

B O N O C O N S U L T I N G, I N C.

June 2, 2022

Village of Palatine
Planning and Zoning Department

RE: Project Narrative
Proposed 4-Lot Subdivision
1025 & 1037 W. Kenilworth Ave.
Palatine, IL 60067

To Whom It May Concern,

The owner of this properties wishes to subdivide the existing two lots into 4 new lots. The two existing houses at 1025 & 1037 Kenilworth would remain, while the two, new lots will be available for development of new single family homes.

The vacant lots resulting from the subdivision will provide the opportunity for a builder or user to purchase the vacant lots and construct new homes. This would add quality new construction to the neighborhood, evincing confidence in the area and supporting investment in existing homes.

There is no immediate plan to develop the vacant lots. The site plan included in the submittal is not specific to particular proposed structures, but the structures shown were sized to be about the maximum building size for the lots so that the subdivision engineering design would be for the maximum. When the lots are proposed for development, the site plan and landscaping proposed in conjunction with the construction of the single family homes would have to comply with the Village of Palatine ordinances.

The owner, George Borawski, will also be the petitioner.

If you have any questions regarding the drawings, please contact me at (847) 823-3300 or whepburn@bonoconsulting.com.

Sincerely,

Will Hepburn, P.E.
Engineer III

Civil Engineers Specializing In Drainage & Grading Plans
1018 Busse Highway • Park Ridge, Illinois 60068 • Phone (847) 823-3300 • Fax (847) 823-3303

Attachment: EXHIBIT - Project Narrative (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

Conceptual Elevations

Attachment: EXHIBIT - Conceptual Elevations (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

Attachment: EXHIBIT - Conceptual Elevations (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL
1025 AND 1037 W. KENILWORTH AVENUE

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

WHEREAS, 1025 and 1037 W. Kenilworth Avenue has complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine at the June 21, 2022 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute a Preliminary and Final Plat of Subdivision "Garden Gate Subdivision" pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following condition(s):

1. **The development shall substantially conform to the Plat of Subdivision prepared by Murry and Moody, LTD. and the Engineering Plans prepared by Bono Consulting Civil Engineers., dated 11/22/2019 last revised 06/01/2022, except as such plans may be revised to conform to Village Codes and Ordinances.**
2. **A Public Improvement letter of credit or appropriate security deposit shall be submitted in a manner acceptable to the Village Engineer.**
3. **Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.**
4. **The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Murry and Moody, LTD.**
5. **A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.**
6. **Recording fees in the amount of $300 shall be submitted.**

Attachment: RES - PFSUB Garden Gate Subdivision (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

7. **The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.**
8. **Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.**
9. **A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted in a manner acceptable to the Village Engineer.**
10. **A MWRD permit shall be submitted.**

DATED: This _____day of _____, 2022

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

APPROVED by me this _____day of _____, 2022

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2022

_____
Village Clerk

Attachment: RES - PFSUB Garden Gate Subdivision (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

MURRY AND MOODY, LTD.
Land Surveyors

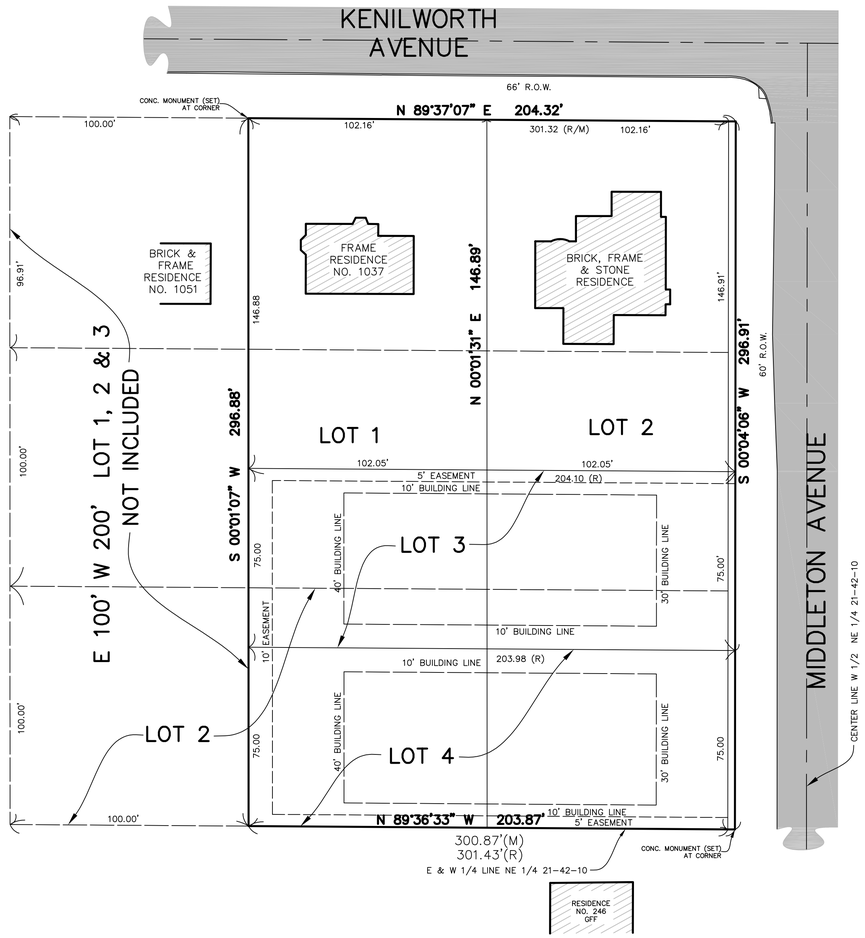
Illinois Professional Land Surveying Firm Corporation License No. 184–002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358–5960

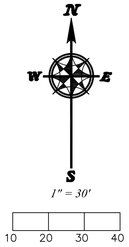
GARDEN GATE RESUBDIVISION

OF

LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, AND THE EAST 100 FEET OF THE WEST 200 FEET OF LOTS 1, 2 AND 3 IN BLOCK 5 ALL IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 29994.82± S.F. / 0.689 ACRES





LOT 1	14,997.33 SQ. FT / 0.3343 ACRE
LOT 2	14,999.18 SQ. FT / 0.3443 ACRE
LOT 3	15,302.73 SQ. FT / 0.3513 ACRE
LOT 4	15,294.18 SQ. FT / 0.3511 ACRE
GROSS AREA	60,593.42 SQ. FT./ 1.3910 ACRES

NOTE:
1" IRON PIPE SET AT ALL LOT CORNERS, ETC.

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THIS IS TO CERTIFY THAT I, BARBARA C. MURRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, IN COOK COUNTY, ILLINOIS.
PARCEL 2: THE EAST 100 FEET OF THE WEST 200 FEET OF LOTS 1, 2 AND 3 IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN THE FLOOD PLAIN, AS PER COMMUNITY PANEL NO. 17031C0177J EFFECTIVE DATE AUGUST 8, 2008

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF THE SURVEY AND RESUBDIVISION.

GIVEN UNDER MY HAND AND SEAL, AT PALATINE, ILLINOIS THIS 30th DAY OF JULY, 2019.

_____
BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2020

Order Number: 19-1232
Survey Made For: George M. Borawski
SHEET 1 OF 2

Project Number: 19123200
Field Book: 324L-39-44
Drawing File: 19123200.dwg

Attachment: EXHIBIT - Plat of Subdivision (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184–002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358–5960

GARDEN GATE RESUBDIVISION

SURFACE WATER DRAINAGE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT THE SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS' PROPERTY IN SUCH CONCEN– TRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

DATED: _____

SIGNED: _____
OWNER

DATED: _____

SIGNED: _____
ILLINOIS PROFESSIONAL ENGINEER

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

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

DATED THIS _____DAY OF _____, A.D., 2019.

SIGNED: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER

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

DATED: _____

SIGNED: _____
VILLAGE ENGINEER

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" SHALL APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE MAIN AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED 'EASEMENT ' WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER, THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE ANY SUCH OBSTRUCTIONS AT THEIR SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS (HEREIN AFTER "GRANTEE") JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED A "UTILITY EASEMENT," "UTILITY AND DRAINAGE," OR "UTILITY AND LANDSCAPING EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREET AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEE'S FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF GRANTEES.

GAS

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

EASEMENTS APPROVED AND ACCEPTED BY:

Commonwealth Edison Company

By: _____

Date: _____

Title: _____

Ameritech Illinois

By: _____

Date: _____

Title: _____

AT&T Comcast

By: _____

Date: _____

Title: _____

Northern Illinois Gas Company (NICOR)

By: _____

Date: _____

Title: _____

CABLE TELEVISION

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

PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

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

COUNTY, ILLINOIS, AT A MEETING HELD THIS _____DAY OF

_____, A.D., 2019.

SIGNED _____
CHAIRMAN

SIGNED _____
SECRETARY

VILLAGE COUNCIL

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

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

ILLINOIS, THIS _____ DAY OF _____, A.D., 2019.

SIGNED _____
MAYOR

SIGNED _____
VILLAGE CLERK

SURVEYOR'S DESIGNATION OF RECORDING

I, BARBARA C. MURRY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, TO RECORD A CERTAIN PLAT OF RESUBDIVISION KNOWN AS GROVE AVENUE RESUBDIVISION WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES.

DATE: _____

_____
BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2020.

BARBARA C. MURRY 3529 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALATINE, IL

PLAT RECORDED BY: NAME: _____

FIRM/ENTITY: _____

ADDRESS: _____

_____

PHONE: _____

SEND NEXT TAX BILL TO: _____

_____

_____

PERMANENT INDEX NUMBER: 02–24–101–007–0000

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THE UNDERSIGNED, AS TRUSTEE UNDER THE PROVISIONS OF GEORGE M. BORAWSKI DECLARATION OF TRUST, THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SUCH OWNER, HAVE CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED, AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

AND FURTHER CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREON, THAT TO THE BEST OF OUR KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH LOT LIES:

LOTS 1, 2, 4 AND 4, INCLUSIVE:
SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT: COMMUNITY CONSOLIDATED #15
HIGH SCHOOL DISTRICT: PALATINE TOWNSHIP #211
COLLEGE DISTRICT: HARPER COMMUNITY #512

THIS_____DAY OF_____, 2020.

SIGNED_____
GEORGE M. BORAWSKI TRUSTEE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID

COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND AT THE SAME TIME OF SAID APPEARANCE ACKNOWLEDGED THAT HE, AS SAID OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, THAT HE SIGNED AND SEALED THE FOREGOING INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREON SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS_____DAY

OF_____, 2020.

_____
Notary Public Signature and Seal

Order Number: 19-1232
Survey Made For: George M. Borawski
SHEET 2 OF 2

Project Number: 19123200
Field Book: 324L-39-44
Drawing File: 19123200.dwg

Attachment: EXHIBIT - Plat of Subdivision (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTIES FROM "R-1" SINGLE FAMILY RESIDENTIAL TO PLANNED DEVELOPMENT 1025 AND 1037 W. KENILWORTH AVENUE

WHEREAS, pursuant to a public hearing held on June 21, 2022 before the Plan Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described property from "R-1" Single Family Residential to Planned Development.

PARCEL 1:
LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EAST 100 FEET OF THE WEST 200 FEET OF LOTS 1, 2 AND 3 IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 1025 & 1037 W. Kenilworth Avenue (PIN #: 02-21-213-014-0000 & 02-21-213-015-0000).

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

SECTION 1: That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying the property described above as Planned Development.

Attachment: ORD - Rezone (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

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

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

PASSED: This ____day of _____, 2022

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

APPROVED by me this ____day of _____, 2022

_____
Mayor of the Village of Palatine

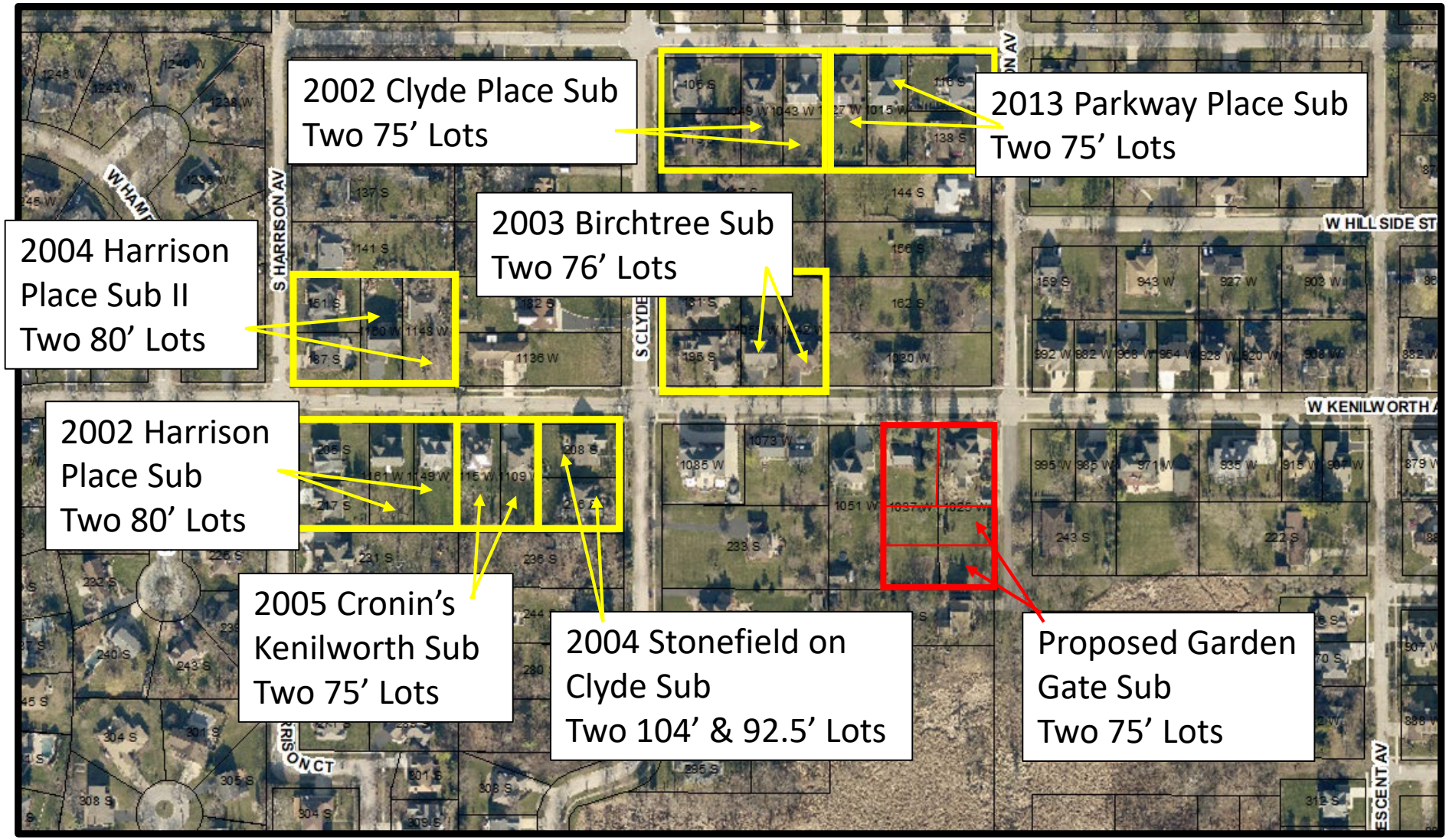
ATTESTED and FILED in the office of the Village Clerk this

____ day of _____, 2022

_____
Village Clerk

Attachment: ORD - Rezone (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

Similar Surrounding Subdivisions (2002- Present)



Attachment: Similar Subdivision Examples (1025 and 1037 W Kenilworth Ave - 4 Lot Sub

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 06/21/22 07:00 PM

CASE STAFF STATEMENT (ID # 7553)

1025 and 1037 W. Kenilworth Avenue

CASE NUMBER: 2020-10

PETITIONER: George Borawski

LOCATION: 1025 & 1037 W. Kenilworth Avenue

PROPOSAL: Preliminary and Final Planned Development
Preliminary and Final Plat of Subdivision to permit a 4-lot single-family residential development; and,
Rezoning from R-1 Single-Family Residential to P Planned Development.

ZONING AND LAND USE: R-1 Single-Family Residential

SURROUNDING CONDITIONS:

North:	R-1 Single-Family Residential
South:	R-1 Single-Family Residential
East:	R-2 and R-1 Single-Family Residential
West:	R-1 Single-Family Residential

COMPREHENSIVE PLAN: Single-Family Residential

BACKGROUND:
This project contains two single family residential lots that are a combined total of 1.39 acres. The Petitioner, owner, is seeking to rezone the Subject Property from R-1 to Planned Development and subdivide the lots into four separate lots. Therefore, the Petitioner is seeking approval of the following:

1. **Preliminary and Final Planned Development**
2. **Preliminary and Final Plat of Subdivision to permit a 4-lot single-family residential development**
3. **Rezoning from R-1 Single-Family Residential to Planned Development Single-Family Residential**

ANALYSIS:

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

Zoning and Site Design

- The Subject Properties are currently zoned R-1 Single-Family Residential. The combine lot are 60,593 square feet or 1.39 acres.
- The proposed lots meet all of the bulk and setback requirements for the R-2 district. The following table provides an analysis of the proposed lots:

	Proposed Lot Size (9,000 sq. ft. for interior lots; 10,000 sq. ft. for corner lots)	**Lot Width** (75' for interior lots; 85' for corner lots)	**Lot Depth** (110' required)
Lot 1 - Currently 1037	14,997	102.16'	146.89'
Lot 2 - Currently 1025	14,999	102.16'	148.89'
Lot 3	15,303	75'	203.98'
Lot 4	15,294	75'	203.98

- Properties directly north, west, south and southeast of the subject site remain mostly R-1 zoning with larger lots (approximately 15,000 square feet or more). Recent surrounding developments to the northwest, northeast and east have been rezoned to Planned Development that generally conform to the R-2 residential requirements with regards to setbacks and bulk restrictions or have been rezoned R-2.
- Recent Developments in the surrounding area, include the following:
    - 2002 - Clyde Place Subdivision located at northeast corner of Kenilworth Avenue and Clyde Avenue, received approval for a 4-lot subdivision, and Planned Development.
    - 2013 - Parkway Subdivision located at southwest corner of Glencoe and Middleton, received approval for a 4-lot subdivision, and rezoning from R-1 to R-2.
    - 2003 - Birchtree Subdivision located at northeast corner of Kenilworth Avenue and Clyde Avenue, received approval for a 4-lot subdivision, and Planned Development.
    - 2002 - Harrison Place Subdivision located at southeast corner of S. Harrison Court and Kenilworth Avenue, received approval for a 4-lot subdivision, and

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

Planned Development.

- The subject properties are located within Sub-Area "A". This section of Sub-Area "A" still maintains the large lots from the 1994 plan, however there have been multiple Planned Development approvals in the area consistent with the proposed subdivision and aligned with the current R-2 standards.
- Middleton Avenue running south from Kenilworth Avenue narrows to a substandard width at approximately 10 feet wide and services two single-family residences. The street terminates at the 10-acre detention basin would, therefore,not be further extended.

Engineering

- Sanitary sewer would be provided through connecting to the existing services in the S. Middleton Avenue right-of-way.
- Water service would connect to the new water main, which will be installed along Middleton Avenue right-a-way, per engineering plans.
- Storm water generally drains to the south and east currently and the proposed plan would not significantly alter the drainage pattern. Storm water will be conveyed through biodetention facilities. These facilities will satisfy MWRD's required volume control measures. Cash in lieu of detention will be required.
- Sidewalks shall be constructed along the frontage of each new lot, along Middleton Avenue. Parkway trees would be planted in accordance with Code.

RECOMMENDATIONS:

While some of the immediately adjacent properties remain R-1 zoning with larger lots, the proposal is consistent with recent developments immediately northwest, northeast and east of the Subject Property. Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision prepared by Murry and Moody, LTD. and the Engineering Plans prepared by Bono Consulting Civil Engineers., dated 11/22/2019 last revised 06/01/2022, except as such plans may be revised to conform to Village Codes and Ordinances.
2. All future residences shall follow the Village's R-2 Standards.
3. A Public Improvement letter of credit or appropriate security deposit shall be

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

submitted in a manner acceptable to the Village Engineer.

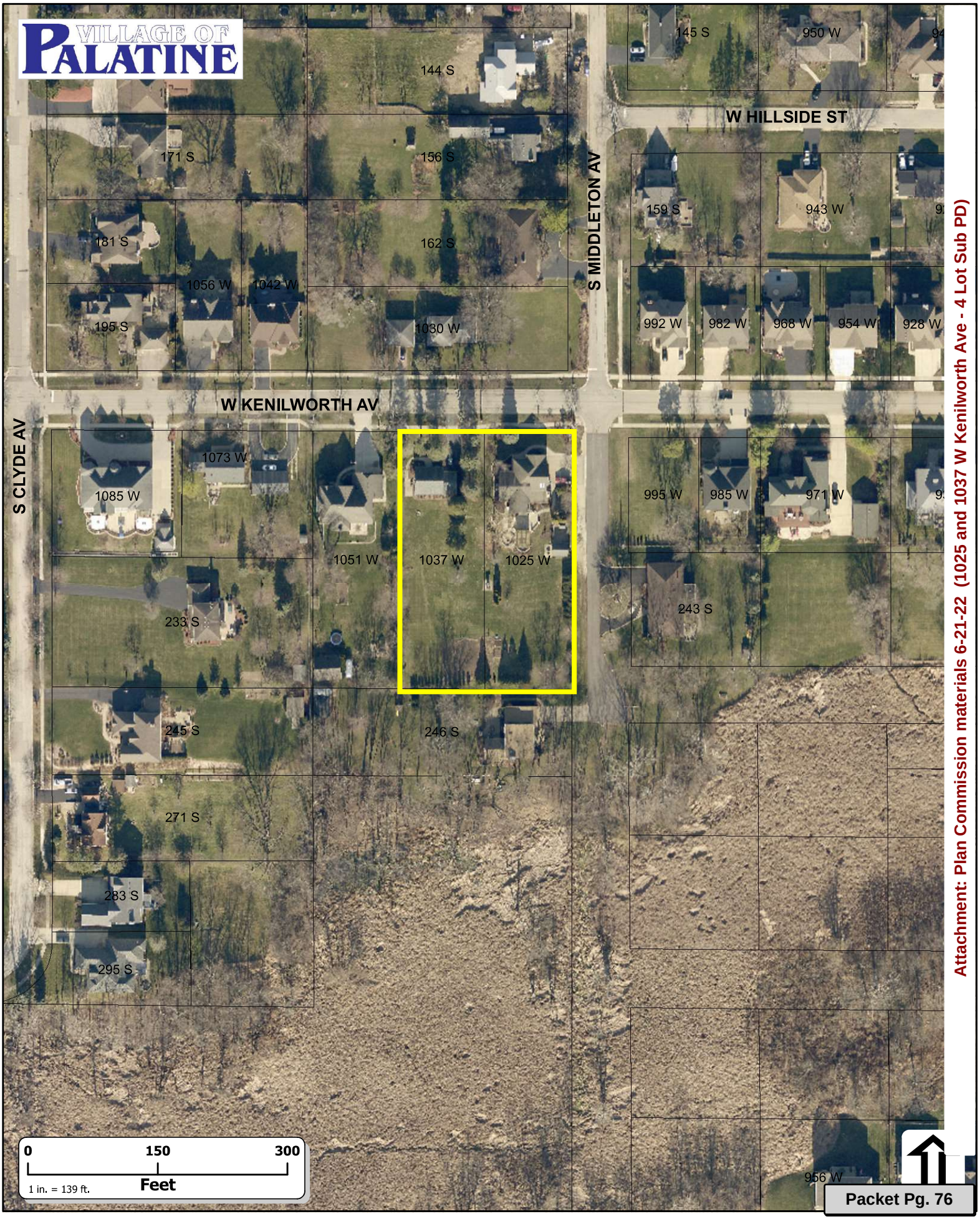
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
5. A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Murry and Moody, LTD.
7. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
8. Recording fees in the amount of $300 shall be submitted.
9. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.
10. Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.
11. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.
12. A MWRD permit shall be submitted.

ATTACHMENTS:

- Aerial Map
- Applications
- Project Narrative
- Plat of Survey
- Plat of Subdivision
- 1025 & 1037 Kenilworth Engineering Plans
- Letter of Objection
- Public Notice

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

1025 and 1037 W Kenilworth Ave.



Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

VILLAGE OF PALATINE

PRELIMINARY & FINAL PLAT OF SUBDIVISION

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

Office Use Only		
	Project Planner: KR	Zoning Case #: 20-10
	Filing Fee: $510	Notification Deadline:
	PC Public Hearing Date:	Village Council Date:

RECEIVED
FEB 18 2020
PLANNING & ZONING DEPARTMENT
date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): George Borawski

2. Authorized Agent of Petitioner (if different):

   Name: N/A

   Address: N/A

   Telephone No. N/A Business No. N/A

   Email: N/A

   Relationship to Petitioner: N/A

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

4. Address of the property for which this application is being filed:

   1025 W. Kenilworth Ave. Palatine, IL 60067

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

   vacant land

6. The proposed use(s) on the property, if this petition is approved is (are):
   subdivide property into two separate lots and build two new homes

7. Current zoning of property: R-1 Size of the property: .70 acres

8. State the specific action requested:
   we are requesting to subdivide an existing piece of property into two lots per submitted engineering. The desired use of these two lots is to construct a new custom home on each of the lots.

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

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

Signature: George M Borawski Date: 2-14-20

State of Illinois

County of Cook

This instrument was acknowledged before me on February 14th, 20 20 by George Borawski

ALEXANDRO MONTIEL
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 14, 2023

(Seal)

Notary Public

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

VILLAGE OF PALATINE

PRELIMINARY & FINAL PLANNED DEVELOPMENT

Department of Planning & Zoning

200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247
www.palatine.il.us

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

date received

PLEASE TYPE OR PRINT IN INK

1. Name of Petitioner(s): George M Borawski

2. Authorized Agent of Petitioner (if different)

Name

Address

Telephone No. Business No.

Email

Relationship to Petitioner

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

4. Address of the property for which this application is being filed:
1025 W Kenilworth Palatine 60067

5. All existing land use(s) on the property are

6. Current zoning of property: R1 Size of the property: 1.5 acres

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.

2 ADDITIONAL LOTS ADDED

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

VILLAGE OF PALATINE

REZONING

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

Office Use Only		
	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline

RECEIVED
SEP 01 2021
Date received
VILLAGE OF PALATINE

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): George M Borawski

2. Authorized Agent of Petitioner (if different):

   Name: _____

   Address: _____

   Telephone No. _____ Business No. _____

   Relationship to Petitioner: _____

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

4. Address of the property for which this application is being filed:
   1025 W Kenilworth / 1037 W Kenilworth

5. This petition is for: (check one)

   X Rezoning of currently incorporated property (within Village limits)

   _____ Rezoning of currently unincorporated property, in conjunction with annexation

6. All existing land use(s) on the property are:

7. The proposed use(s) on the property, if this petition is approved is (are):

8. Current zoning of property: R1 Size of the Property: 1.50 acres

9. Proposed new zoning classification: ?

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

10. Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification.

ADDing TWO ADDitionaL LOT'S

11. Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain.

yes Single Family Homes

12. Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain.

NO Fits into Existing Plan!

13. Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

NO - IMPROVE Values of Existing Property Surrounding.

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

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

Signature: George M Borowski Date: 8/26/21

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

B C I

B O N O C O N S U L T I N G, I N C.

June 2, 2022

Village of Palatine
Planning and Zoning Department

RE: Project Narrative
Proposed 4-Lot Subdivision
1025 & 1037 W. Kenilworth Ave.
Palatine, IL 60067

To Whom It May Concern,

The owner of this properties wishes to subdivide the existing two lots into 4 new lots. The two existing houses at 1025 & 1037 Kenilworth would remain, while the two, new lots will be available for development of new single family homes.

The vacant lots resulting from the subdivision will provide the opportunity for a builder or user to purchase the vacant lots and construct new homes. This would add quality new construction to the neighborhood, evincing confidence in the area and supporting investment in existing homes.

There is no immediate plan to develop the vacant lots. The site plan included in the submittal is not specific to particular proposed structures, but the structures shown were sized to be about the maximum building size for the lots so that the subdivision engineering design would be for the maximum. When the lots are proposed for development, the site plan and landscaping proposed in conjunction with the construction of the single family homes would have to comply with the Village of Palatine ordinances.

The owner, George Borawski, will also be the petitioner.

If you have any questions regarding the drawings, please contact me at (847) 823-3300 or whepburn@bonoconsulting.com.

Sincerely,

Will Hepburn, P.E.
Engineer III

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

TOPOGRAPHICAL SURVEY

OF

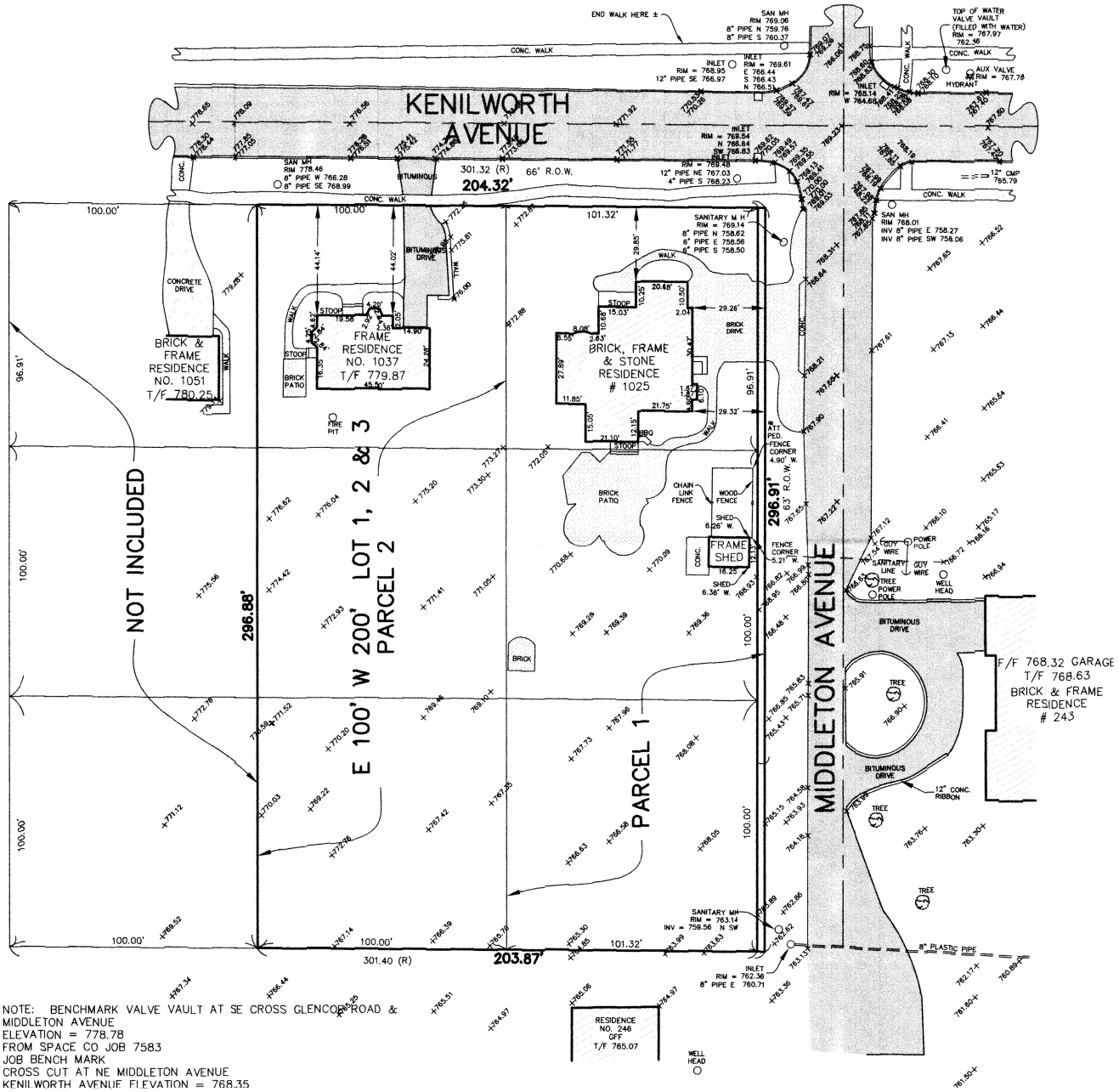
PARCEL 1: LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 100 FEET OF THE WEST 200 FEET OF LOTS 1, 2 AND 3 IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 29994.82± S.F. / 0.689 ACRES

W E S

1" = 30'



NOTE: BENCHMARK VALVE VAULT AT SE CROSS GLENCOE ROAD & MIDDLETON AVENUE
ELEVATION = 778.78
FROM SPACE CO JOB 7583
JOB BENCH MARK
CROSS CUT AT NE MIDDLETON AVENUE
KENILWORTH AVENUE ELEVATION = 768.35

LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00" indicate degrees, minutes and seconds.

50.25 / N 90°00'00" E indicates measure dimension / bearing.
(50.25) / (N 90°00'00" E) indicates record dimension / bearing.
[50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

Order Number: 19-1232
Survey Made For: George Borawski

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

I, BARBARA C. MURRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

Date of completion of field work: November 22, 2019

Palatine, Illinois: January 29, 2020

BARBARA C. MURRY 3529 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALATINE, IL

Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
License Renewal date: November 30, 2020

FEB 18 2020

Project Number: 19123200
Field Book: 324L-39-44
Drawing File: 19123200.dwg

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

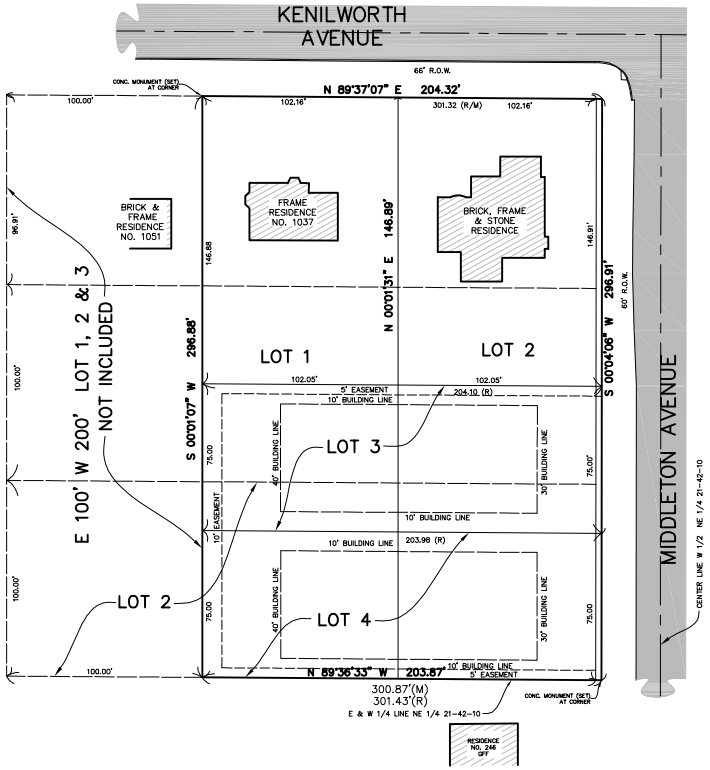
MURRY AND MOODY, LTD.
Land Surveyors
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

GARDEN GATE RESUBDIVISION

OF

LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, AND THE EAST 100 FEET OF THE WEST 200 FEET OF LOTS 1, 2 AND 3 IN BLOCK 5 ALL IN WILLIAM M. ANDERSON AND COMPANYS PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 29994.82± S.F. / 0.689 ACRES



LOT 1	14,997.33 SQ. FT / 0.3343 ACRE
LOT 2	14,999.18 SQ. FT / 0.3443 ACRE
LOT 3	15,302.73 SQ. FT / 0.3513 ACRE
LOT 4	15,294.18 SQ. FT / 0.3511 ACRE
GROSS AREA	60,593.42 SQ. FT./ 1.3910 ACRES

NOTE:
1" IRON PIPE SET AT ALL LOT CORNERS, ETC.

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THIS IS TO CERTIFY THAT I, BARBARA C. MURRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, IN COOK COUNTY, ILLINOIS.
PARCEL 2: THE EAST 100 FEET OF THE WEST 200 FEET OF LOTS 1, 2 AND 3 IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN THE FLOOD PLAIN, AS PER COMMUNITY PANEL NO. 17031C0177J EFFECTIVE DATE AUGUST 8, 2008

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF THE SURVEY AND RESUBDIVISION.

GIVEN UNDER MY HAND AND SEAL, AT PALATINE, ILLINOIS THIS 30th DAY OF JULY, 2019.

BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2020

BARBARA C. MURRY 3529 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALATINE, IL

Project Number: 19123200
Field Book: 324L-39-44
Drawing File: 19123200.dwg

Order Number: 19-1232
Survey Made For: George M. Borawski
SHEET 1 OF 2

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

Attachment: Plat of Subdivision (1025 and 1037 W Kenilworth Ave - 4 lot Sub_ PFPD, Rezoning)

MURRY AND MOODY, LTD.
Land Surveyors
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

GARDEN GATE RESUBDIVISION

SURFACE WATER DRAINAGE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT THE SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS' PROPERTY IN SUCH CONCEN- TRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

DATED: _____

SIGNED: _____
OWNER

DATED: _____

SIGNED: _____
ILLINOIS PROFESSIONAL ENGINEER

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

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

DATED THIS _____DAY OF _____, A.D., 2019.

SIGNED: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER

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

DATED: _____

SIGNED: _____
VILLAGE ENGINEER

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS 'PUBLIC UTILITIES' OR 'PUBLIC UTILITIES EASEMENT' SHALL APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE MAIN AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED 'EASEMENT' WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER, THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE ANY SUCH OBSTRUCTIONS AT THEIR SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS (HEREIN AFTER 'GRANTEE') JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED A UTILITY EASEMENT,' 'UTILITY AND DRAINAGE,' OR 'UTILITY AND LANDSCAPING EASEMENT,' WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREET AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEE'S FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF GRANTEES.

GAS

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

EASEMENTS APPROVED AND ACCEPTED BY:

Commonwealth Edison Company

By: _____

Date: _____

Title: _____

Ameritech Illinois

By: _____

Date: _____

Title: _____

AT&T Comcast

By: _____

Date: _____

Title: _____

Northern Illinois Gas Company (NICOR)

By: _____

Date: _____

Title: _____

CABLE TELEVISION

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

PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS _____DAY OF _____, A.D., 2019.

SIGNED _____
CHAIRMAN

SIGNED _____
SECRETARY

VILLAGE COUNCIL

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 2019.

SIGNED _____
MAYOR

SIGNED _____
VILLAGE CLERK

SURVEYOR'S DESIGNATION OF RECORDING

I, BARBARA C. MURRY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, TO RECORD A CERTAIN PLAT OF RESUBDIVISION KNOWN AS GROVE AVENUE RESUBDIVISION WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES.

DATE: _____

_____
BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2020.

BARBARA C. MURRY 3529 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALATINE

PLAT RECORDED BY: NAME: _____

FIRM/ENTITY: _____

ADDRESS: _____

_____

PHONE: _____

SEND NEXT TAX BILL TO: _____

_____

_____

PERMANENT INDEX NUMBER: 02-24-101-007-0000

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THE UNDERSIGNED, AS TRUSTEE UNDER THE PROVISIONS OF GEORGE M. BORAWSKI DECLARATION OF TRUST, THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SUCH OWNER, HAVE CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED, AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

AND FURTHER CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREON, THAT TO THE BEST OF OUR KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH LOT LIES:

LOTS 1, 2, 4 AND 4, INCLUSIVE:
SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT: COMMUNITY CONSOLIDATED #15
HIGH SCHOOL DISTRICT: PALATINE TOWNSHIP #211
COLLEGE DISTRICT: HARPER COMMUNITY #512

THIS_____DAY OF_____, 2020.

SIGNED_____
GEORGE M. BORAWSKI TRUSTEE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND AT THE SAME TIME OF SAID APPEARANCE ACKNOWLEDGED THAT HE, AS SAID OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, THAT HE SIGNED AND SEALED THE FOREGOING INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREON SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS_____DAY OF_____, 2020.

_____
Notary Public Signature and Seal

Order Number: 19-1232
Survey Made For: George M. Borawski
SHEET 2 OF 2

Project Number: 19123200
Field Book: 324L-39-44
Drawing File: 19123200.dwg

3.1.a
Attachment: Plat of Subdivision (1025 and 1037 W Kenilworth Ave - 4 lot Su_ PFPD. Rezoning)
Packet Pg. 86
6.B.1.k
Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

PROPOSED SUBDIVISION OF EXISTING RESIDENTIAL LOTS
SITE DEVELOPMENT PLAN
1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

SECTION: 21
TOWNSHIP: 42N
RANGE: 10E

PIN(S):
02-21-213-014,
02-21-213-015

BENCHMARK INFO
JOB BENCH MARK: CROSS CUT AT NE MIDDLETON AVENUE & KENILWORTH AVENUE, ELEV= 768.35
TRANSFERRED FROM VALVE VAULT RIM BENCHMARK AT SE CROSS GLENCOE ROAD & MIDDLETON AVENUE, ELEV = 778.78, FROM SPACE CO JOB 7583

DRAWING INDEX:

SUBDIVISION PLANS:
1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY, DEMOLITION & TREE PRESERVATION PLAN
3. PROPOSED GRADING & DRAINAGE PLAN
4. PROPOSED UTILITY PLAN
5. SITE PLAN & GEOMETRIC PLAN
6. CONSTRUCTION NOTES
7. STANDARD DETAILS

WATERMAIN PLANS:
1. PROPOSED WATERMAIN PLAN
2. STANDARD NOTES & DETAILS
3. DETAILS
4. DETAILS (CONT.)
5. DETAILS (CONT.)

AERIAL MAP

LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE		
SANITARY SEWER LINE		
WATER LINE		
STORM SEWER LINE		
STORM MANHOLE		
SANITARY MANHOLE		
COMBINED SEWER		
COMBINED MANHOLE		
CATCH BASIN		
INLET		
WATER VALVE VAULT		
WATER VALVE		
GRADE		
DRAINAGE DIVIDE		
CURB & GUTTER		
CLEANOUT		
DOWNSPOUT (ROOF DRAINS)		
WATER B. BOX		
TREE PROTECTION FENCE		
CONSTRUCTION FENCE		
INLET FILTER BASKET		
TRAFFIC DIRECTION PAVEMENT MARKING		
FIRE HYDRANT		
RETAINING WALL W/RAILING		
TOP OF CURB BOTTOM OF CURB		T/C XXX.XX B/C XXX.XX
TOP OF CURB BOTTOM OF GUTTER		T/C XXX.XX B/G XXX.XX
WALK BOTTOM OF WALK		W XXX.XX B/W XXX.XX
DEPRESSED CURB BOTTOM OF GUTTER		D/C XXX.XX B/G XXX.XX
MOUNTABLE CURB BOTTOM OF GUTTER		M/C XXX.XX B/C XXX.XX

PUBLIC IMPROVEMENTS REQUIRED AT TIME OF SUBDIVISION APPROVAL

1. WATER SERVICES
 1.1. MAIN TAP WITH CORP. STOP
 1.2. 1.5" COPPER PIPE
 1.3. B-BOX
2. SANITARY SERVICES
 2.1. NEW WYE CONNECTIONS
 2.2. CAPPED 6" PVC SERVICES
3. ROADWAY IMPROVEMENTS
 3.1. RIBBON CURB
 3.2. ROAD PATCHING ALONG CURB
 3.3. SIDEWALK
4. STORM SEWER
 4.1. NEW STRUCTURES AND 8" MAIN
 4.2. SERVICE STUBS FOR ALL LOTS
5. BIORETENTION FACILITIES
6. MAIN GRADING ELEMENTS:
 6.1. SOUTH SIDEYARD SWALE AND MIDLOT SWALE

PROJECT DESCRIPTION

THE REAR YARDS OF 1025 & 1037 W. KENILWORTH AVENUE WILL BE SPLIT OFF TO CREATE TWO NEW LOTS ON S. MIDDLETON AVENUE.

PROPOSED LOT SIZES:

1025 W. KENILWORTH – 14,998 S.F.
1037 W. KENILWORTH – 14,997 S.F.
LOT 3 S. MIDDLETON – 15,302 S.F.
LOT 4 S. MIDDLETON – 15,296 S.F.

TOTAL DISTURBED AREA FOR PROJECT = 30,598 S.F. (LOTS 3 & 4)

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.
2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

ENGINEER

6-2-2022
DATE

LICENSED PROFESSIONAL ENGINEER
WILLIAM A. HEMMRIN
062-073376
OF ILLINOIS
EXP. 11-30-23

REVISIONS

ISSUE	DATE	ITEMS REVISED
1	2-2-22	PER 1ST PLAN REVIEW COMMENTS
2	3-4-22	PER REVISED PLAN REVIEW COMMENTS
3	4-4-22	PER 3RD PLAN REVIEW COMMENTS
4	5-4-22	PER REVISED 3RD PLAN REVIEW COMMENTS

PROJECT STAFF
PROJECT MANAGER: A. BONO, P.E.
DRAWN BY: A. BONO, E.I.T.
CHECKED: W. HEMMRIN, P.E.
TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH.: (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bono@bonoconsulting.com

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP

PROPOSED SUBDIVISION OF EXISTING LOTS
1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

NOT FOR CONSTRUCTION

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THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEERS.

PROJECT NUMBER: 19459
START DATE: NOV. 22, 2019
GRAPHIC SCALE
0
SCALE: NTS

SHEET NUMBER
1 OF

TOPOGRAPHICAL SURVEY

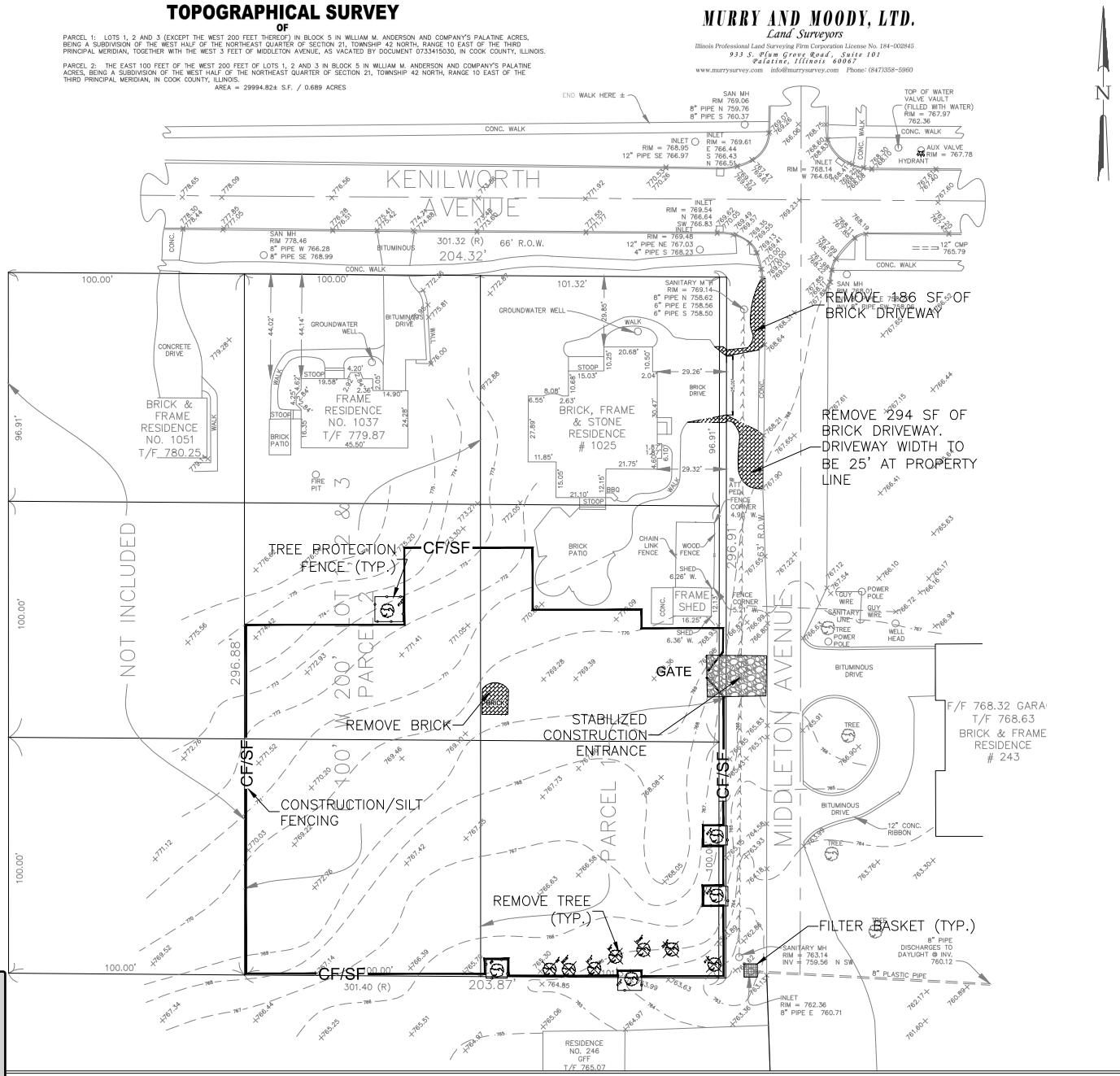
OF

PARCEL 1: LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 100 FEET OF THE WEST 200 FEET OF LOTS 1, 2 AND 3 IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 29994.82± S.F. / 0.689 ACRES

MURRY AND MOODY, LTD.
Land Surveyors
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960



BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DONOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

PHASE I
1. INSTALL TREE PROTECTION FENCING AND EROSION CONTROL SILT FENCE, INLET FILTER BASKETS, MAINTAIN THROUGH OUT PROJECT.
2. USE MIDDLETON AVE. FOR CONSTRUCTION ACCESS, USE DRIVEWAY FOR CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE. CONCRETE ALL APPROPRIATE MUTCD/IDOT TRAFFIC CONTROL MEASURES SHALL BE IMPLEMENTED FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CONSTRUCTION MUD DEBRIS.
3. PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
4. CLEAR AND REMOVE BRUSH AND TREES.
5. CONSTRUCT DETENTION FACILITY WITHIN BERMS OF TREE REMOVAL/BRUSH CLEARING.
6. INSTALL UTILITIES AND PERFORM MASS GRADING.

HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCY(IES) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMPs CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24-HOURS TO RESOLVE.

DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

7. CONSTRUCT AND STABILIZE SEDIMENT BASIN(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).
8. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).
9. BEGIN CLEARING/DEMO AND GRUBBING THE SITE.
10. BEGIN FINAL GRADING THE SITE.

PHASE II
1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. IF ACTIVITY WILL RESUME WITHIN 14 DAYS, TEMPORARY SEEDING IS NOT REQUIRED.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURE AS EACH OUTLET STRUCTURE IS INSTALLED.
4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
5. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
6. PREPARE SITE FOR HOUSE CONSTRUCTION.
7. PAVE STREETS.
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
10. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED "READY TO TERMINATE PERMIT", IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGEMENT TOOL.
11. STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED.

EARTHWORK / EROSION & SEDIMENTATION CONTROL

1) All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
   a) Submittal of a Notice of Intent (NOI) to IEPA.
   b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
   c) Implementation of the SWPPP.
   d) Submittal of an Incidence of Noncompliance (ION) if an event occurs.
   e) Weekly reports after ½" rainfall or 5" snowfall.
   f) Documentation of changes to ESC plan.
   g) Submittal of a Notice of Termination (NOT) when final stabilization is achieved.
   h) Follow Illinois Urban Manual (IUM) for sediment and erosion control guidelines.
2) Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
3) In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1') foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
4) The contractor shall maintain existing positive drainage from off-site at all times during construction.
5) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
   a) Under structures, Building slabs, steps and pavements, Compact six (6") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
   b) Under walkways, Compact six (6") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
   c) Under lawn or unpaved areas, Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.
6) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control."
7) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
8) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
9) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
10) Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all regraded areas or as required to prevent sediment from entering and/or leaving the site.
11) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
12) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
13) Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
14) Silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
15) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
16) ~~Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Any sod of other size seeding may be used, in some instance particularly for the back yard, only with prior approval by the Village Engineer.~~
17) The contractor shall install all erosion control items prior to commencement of any work.
18) The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work..
2. Install temporary 6' high chain link fence with fabric around the proposed work area as shown on the drawing.
3. Contractor to call JULIE at 1-800-892-0123. minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans, any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. **Bono Consulting Inc is not liable for any construction site safety.** Contractor to take all OSHA regulated and applicable local safety precautions to safe guard all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
10. Topographic survey by Murry and Moody, LTD.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved
14. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be locked at all times, other than permitted hours of construction.

DATE	REVISIONS	ISSUE
3-14-22	REVISED PER PLAN COMMENTS	1
5-24-22	RE-SUBMITTED PER PLAN COMMENTS	2
6-14-22	RE-SUBMITTED PER PLAN COMMENTS	3
6-21-22	RE-SUBMITTED PER PLAN COMMENTS	4

PROJECT STAFF
PROJECT MANAGER: R. BOSKOVITZ
ENGINEER: A. LUSSOW
ENGINEER: W. ARTHURS
TECHNICIAN:

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EXIST. TOPOGRAPHY, DEMOLITION & TREE PRESERVATION PLAN

PROPOSED SUBDIVISION OF EXISTING LOTS
1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

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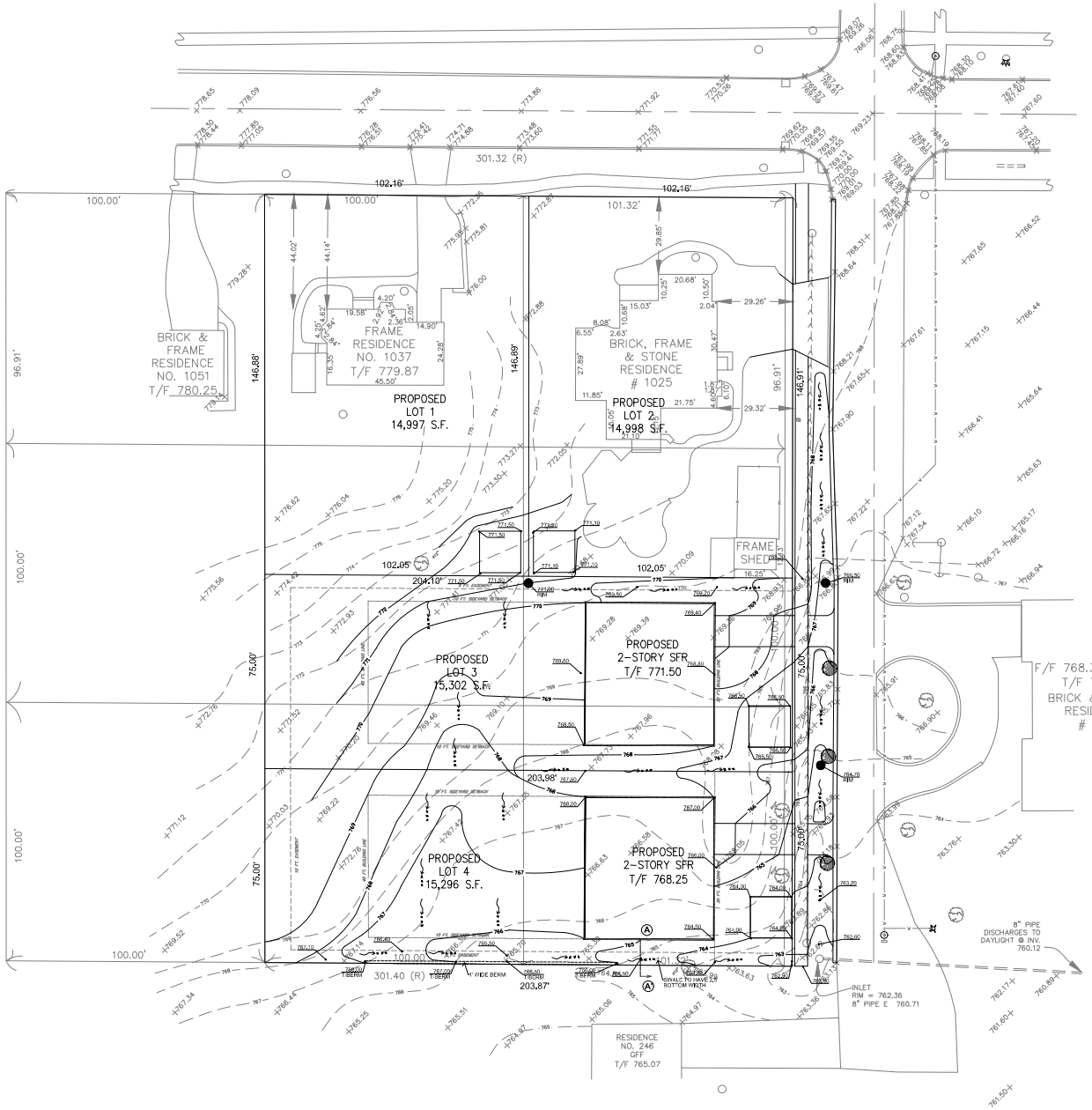
PROJECT NUMBER: 19459
START DATE: NOV. 22, 2019
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0"
SHEET NUMBER 2 OF

Attachment: 1025 & 1037 Kenilworth Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 lot Sub, PPPD, Rezoning)



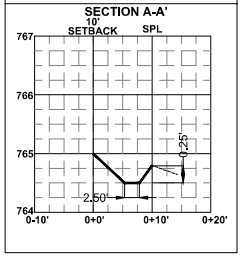
PROPOSED FLOW ANALYSIS OF BACKYARD SWALE	
TRIBUTARY AREA:	0.531 ACRES
IMPERVIOUS AREA:	0.000 ACRES
COMPOSITE C:	0.40
RAINFALL INTENSITY (24 HR-100 YR)	12.34 IN./HR
RUNOFF VOLUME (Q)	2.62 CFS
CAPACITY ANALYSIS OF BACKYARD SWALE	
SLOPE	0.03
MANNING'S n	0.03
FLOW DEPTH d	0.25 FEET
BOTTOM WIDTH	2.5 FEET
FLOW AREA (Trapezoidal shaped)	1.29 SQ. FT.
WETTED PERIMETER	10.45 FEET
HYDRAULIC RADIUS	0.12
SWALE CAPACITY	2.75 CFS

1025 & 1037 W. KENILWORT AVE.

SOUTH P.L. SWALE CROSS SECTION

SCALE:
HORIZONTAL: 1" = 10'
VERTICAL : 1" = 1'

PREPARED BY
WILL HEPBURN
DATE: 04-28-2021



PROJECT STAFF
PROJECT MANAGER: S.SHAYYA
DRAWN BY: A.ARTIFADA
TOPOGRAPHY: ALHOBAIDI

ISSUE
1 PERMIT DRAWINGS
2 REVISED PER VILLAGE COMMENTS
3 REVISED PER VILLAGE COMMENTS
4 REVISED PER VILLAGE COMMENTS

REVISIONS / DATE / CHK'R

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PROPOSED GRADING & DRAINAGE PLAN
NEW LOTS 3 & 4 IN SUBDIVISION
PROPOSED SUBDIVISION OF EXISTING LOTS
1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

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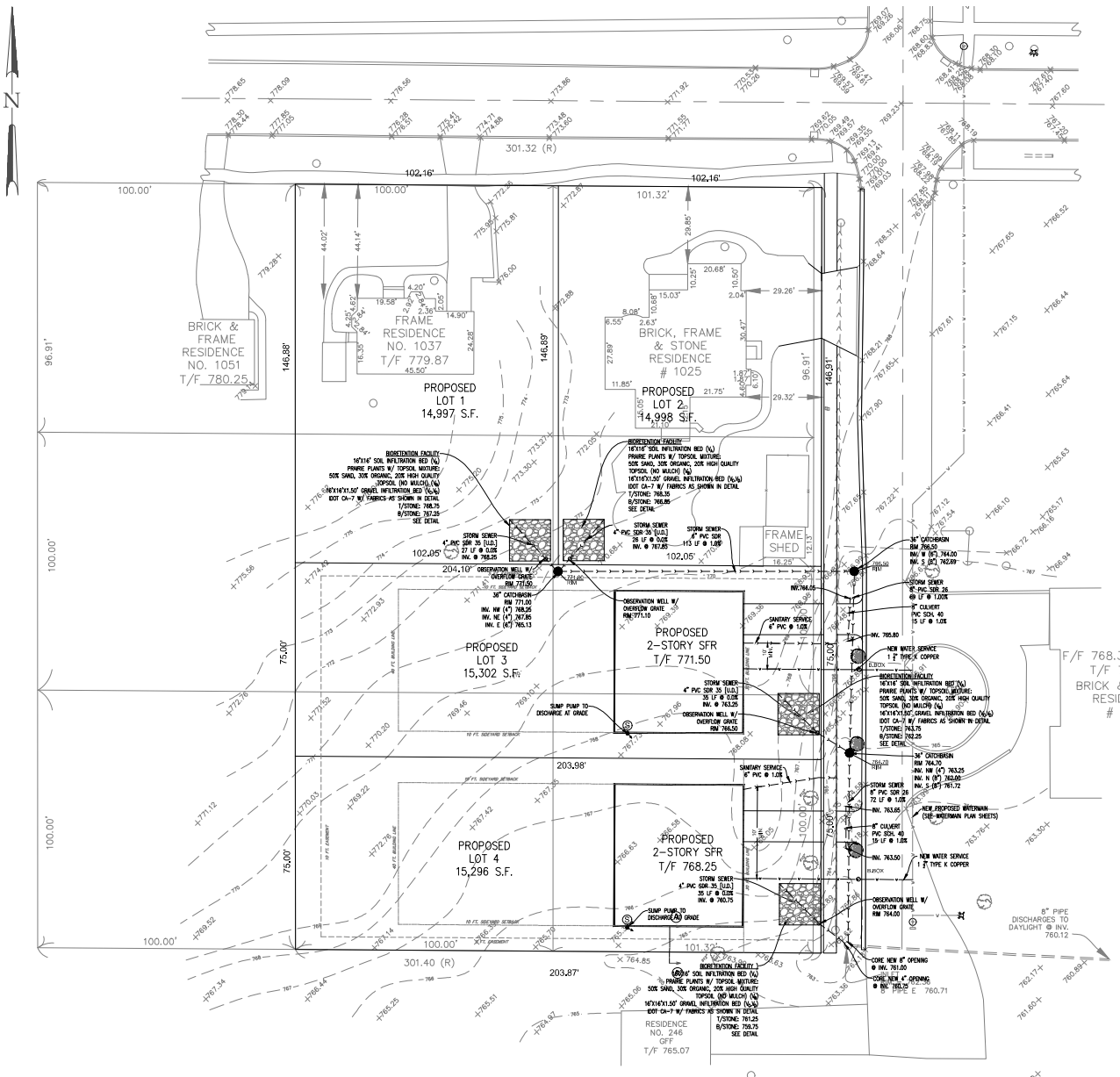
PROJECT NUMBER: 19459
START DATE: NOV. 22, 2019
GRAPHIC SCALE 20 0 10
SCALE: 1"=10'-0"
SHEET NUMBER 3 OF

Attachment: 1025 & 1037 Kenilworth Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 lot Sub, PPPD, Rezoning)



BEST MANAGEMENT PRACTICES

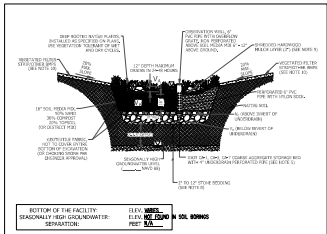
Impervious Area (Max Imperv. coverage for Lots 3&4 incl.) 19,130 s.f.

VOLUME CONTROL BEST MANAGEMENT PRACTICES

Volume Control Requirements		1"	Rainfall
Volume Control Storage Required		1,594	Cu. Ft.
Bioretention Facility Size =	16' X 16' = 256 SF	MWRD Infiltration Calculations	
Bioretention Facility Area =	256.00 SF		

VOLUME TYPE	POROSITY		DEPTH	MEDIA VOLUME	STORAGE VOLUME
Surface Storage	1	VA	1.00	256	1 x VA 256
Soil Media Mix	0.25	VB	1.50	384	0.5 x 0.25 x VB 48
Course Agg. (Above Invert)	0.36	VC	0.50	128	0.5 x 0.36 x VC 23
Course Agg. (Below Invert)	0.36	VD	1.00	256	0.36 x VD 92
					419 Cu. Ft. Per Facility

Total Volume Control Provided (4 Facilities) =	1,677	>	1,594 Cu. Ft.
	0.038		0.037 ac-ft



BOTTOM OF THE FACILITY: ELEV. VARIES.
SEASONALLY HIGH GROUNDWATER: ELEV. NOT FOUND IN SOIL BORINGS
SEPARATION: FEET N/A

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A SURFACE STORAGE	256 SF	1.0'	1.00	$1.00 \times V_A$	256 CU. FT.
V_B SOIL MEDIA MIX	256 SF	1.50'	0.25	$0.50 \times 0.25 \times V_B$	48 CU. FT.
V_C COARSE AGGREGATE (ABOVE INVERT)	256 SF	0.50'	0.36	$0.50 \times 0.36 \times V_C$	23 CU. FT.
V_D COARSE AGGREGATE (BELOW INVERT)	256 SF	1.00'	0.36	$0.36 \times V_D$	92 CU. FT.
				TOTAL	419 CU. FT.

8 FACILITY = 1,676 CU. FT.

NOTES:
1. THE BOTTOM TIER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE DEFINED IN THE MWRD STORMWATER ORDINANCE FROM BASEMENTS, CRAWL SPACES, BASEMENT WINDOWS, AND EXEMPTED FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY, THE SEWER SHALL BE CONSTRUCTED WITH MATERIALS MEETING MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF SW-MATERIAL SPECIFICATION 592, FOR WOVEN, APPARENT OPENING SIZE OF 0.20 MM (TABLE 1, CLASS 1), OR NON WOVEN, APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS 1).
5. ALL STONE AGGREGATE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT #1 CLEAN STONE, OR APPROVED ALTERNATES, NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 3 FEET CLS FEET (N COMBINED SEWER AREAS) BETWEEN BOTTOM OF SHIP AND SEASONALLY HIGH GROUNDWATER ELEVATION.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. WHERE TYPES 1 UNDERDRAIN EVERY 20 FEET ON CENTERS. PROVIDE A SOIL REPORT DOCUMENTING IN SITU INFILTRATION RATE TO WAIVE UNDERDRAINS. NO FILTER FABRIC OVER STONE.
8. MINIMUM UNDERDRAIN BEDDING OF 3 INCHES, MAXIMUM OF 12 INCHES.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NONFLOATING GROUND COVER.
10. FOLLOW TI-E REQUIRED PRETREATMENT MEASURES LISTED ON TI-E VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/11/18
BIORETENTION FACILITY DETAIL	ENG. ERIC WOLF PARE WAY

NO.	REVISIONS	DATE	CHKD
1	PERMIT DRAWINGS	12/20/19	CHKD
2	REVISED PER VILLAGE COMMENTS	4/17/20	CHKD
3	REVISED PER VILLAGE COMMENTS	5/4/20	CHKD
4	REVISED PER VILLAGE COMMENTS	6/1/20	CHKD

ISSUE: 1 5.30.19 PLAN COMMISSION

PROJECT STAFF
PROJECT MANAGER: S.SOKN, P.E.
DESIGNER: A. KWIATKOWSKI
TECHNICIAN: M.ANTONIOU
TOPOGRAPHY:

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PROPOSED UTILITY PLAN
NEW LOTS 3 & 4 IN SUBDIVISION
PROPOSED SUBDIVISION OF EXISTING LOTS 1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

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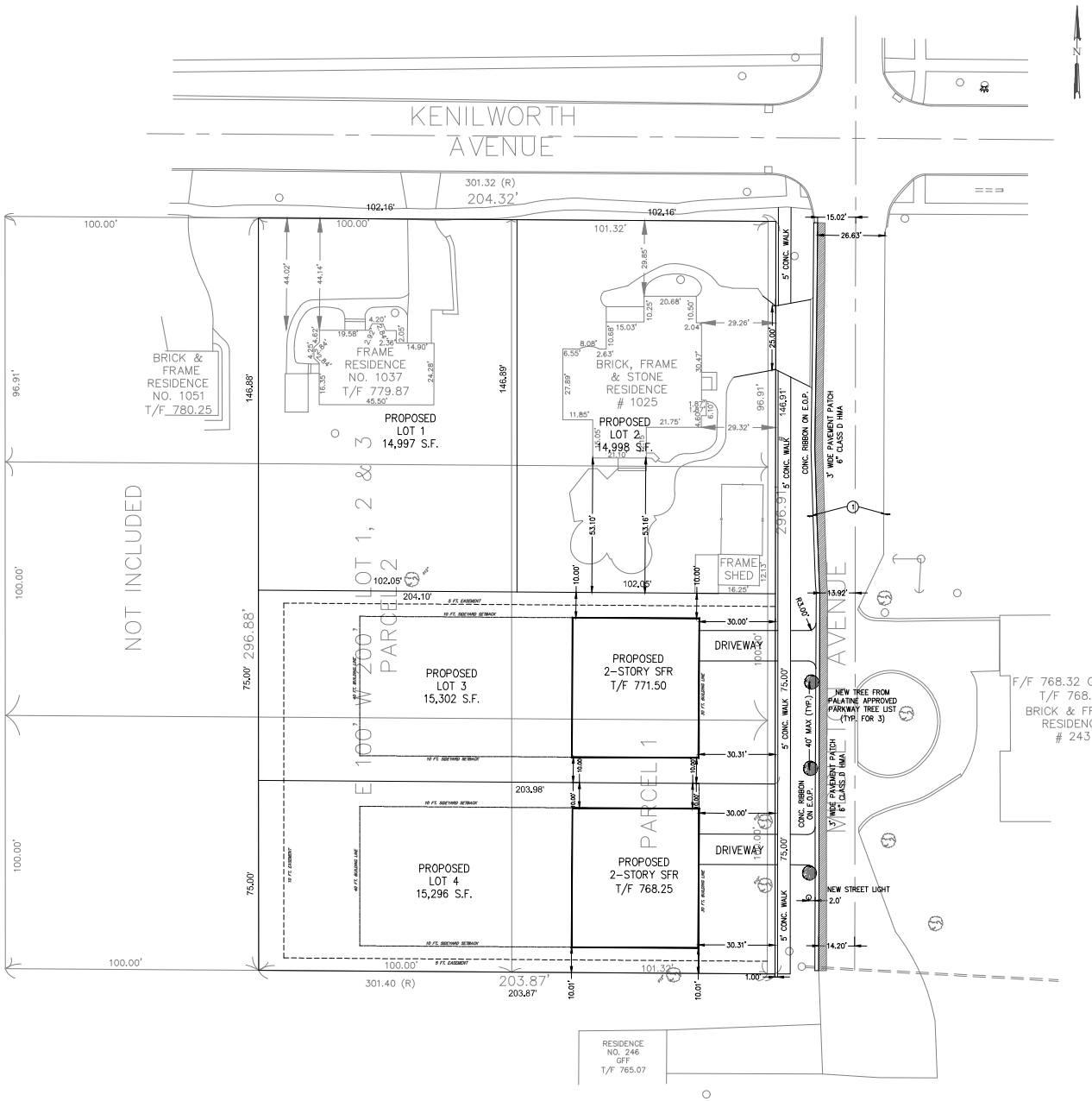
PROJECT NUMBER: 19459
START DATE: NOV. 22, 2019
GRAPHIC SCALE 20 0 10
SCALE: 1"=10'-0"
SHEET NUMBER 4 OF

Attachment: 1025 & 1037 Kenilworth Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 lot Sub, PPPD, Rezoning)



1025 Kenilwort, Palatine

Date: 9.25.20

	Existing Sq. Ft.	Existing Acres	Proposed Sq. Ft.	Proposed Acres
Lot Area	30906	0.709	14998	0.344
Building	2737	0.063	2737	0.063
Driveway, Walks, Stoops, Patio, etc.	3295	0.076	3156	0.072
Impervious Area	6031	0.138	5893	0.135
Pervious Area	24874	0.571	788	0.018
Percantage Impervious Area (%)	19.51%		39.29%	
Increase in Impervious Area	-138 SF			

1037 Kenilworth, Palatine

Date: 9.25.20

	Existing Sq. Ft.	Existing Acres	Proposed Sq. Ft.	Proposed Acres
Lot Area	29688	0.682	14977	0.344
Building	1280	0.029	1280	0.029
Driveway, Walks, Stoops, Patio, etc.	1248	0.029	1248	0.029
Impervious Area	2528	0.058	2528	0.058
Pervious Area	27160	0.623	788	0.018
Percantage Impervious Area (%)	8.52%		16.88%	
Increase in Impervious Area	0 SF			

	SIGNAGE LEGEND
①	NO PARKING THIS SIDE OF STREET (R7-13)

ISSUE	DATE
1 STAFF COMMENTS	5-14-20
2 RESUBMITTAL COMMENTS	7-24-20
3 RESUBMITTAL COMMENTS	8-14-20
4 PC/ZBA SUBMITTAL COMMENTS	9-4-20

PROJECT STAFF
PROJECT MANAGER: B.BONOMO
ENGINEER: A.KRAMER
DRAFTSMAN: M.MARKOS
TECHNICIAN:

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bono@bonoconsulting.com

SITE PLAN & GEOMETRIC PLAN
ENTIRE SUBDIVISION
PROPOSED SUBDIVISION OF EXISTING LOTS
1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

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PROJECT NUMBER: 19459
START DATE: NOV. 22, 2019
GRAPHIC SCALE 20 0 20
SCALE: 1"=20'-0"
SHEET NUMBER 5 OF

Attachment: 1025 & 1037 Kenilworth Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 lot Sub, PPPD, Rezoning)

GENERAL CONSTRUCTION NOTES
1. The construction shall be under the general inspection of the Village engineer and the owner's engineer.
2. All work shall be in accordance with the applicable sections of the following specifications:
   a. Illinois Department of Transportation (I.D.O.T.) "Standard Specifications for Road and Bridge Construction" April 1, latest edition.
   b. "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.
   c. "Illinois Recommended Standards for Sewage Works" as published by the I.E.P.A.
   d. "Manual on Uniform Traffic Control Devices" (M.U.T.C.D.) latest edition.
   e. The Subdivision and Development Codes and Standards of the local authority.
   f. "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" published by the Association of Illinois Soil and Water Conservation Districts.

Where a contradiction occurs with any part of the standard specifications, the most stringent requirement shall take precedence, as determined by the engineer.

The contract documents (Plans and Specifications/General Notes) shall supersede the standard specifications. If there is a conflict between the plans and specifications, the most stringent requirement shall take precedence, as determined by the engineer.

The contractor shall have at least one copy of all applicable specifications as well as one copy of the contract documents (Plans and Specifications) available at the job site at all times that work is in progress.

3. Should any discrepancies or conflicts on the plans, quantities or specifications be discovered by the contractor, whether prior to awarding or after the award of the contract, the engineer's attention shall be called to the same before work is begun thereon and so that proper corrections can be made.
4. Contract Documents and Drawings:
   A. The engineer's drawings (The Plans) shall be included as part of the contract documents.
   B. The contractor is required to review the soils report for the site.
   C. All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.
   D. Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, an RFI form shall be submitted to the engineer for further drawings or explanations as may be necessary to clarify the point in question prior to the contract award. It is the intention of the contract documents to provide a job complete in every respect. The contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
5. The Local Department of Public Works and Community Development shall be notified 24 hours in advance to schedule inspections for sidewalk, curb and gutter driveways, aprons, paving, grading, watermain, sewer main and utility services.
6. Work shall not take place without required traffic control devices and barricades in place per the M.U.T.C.D. Any deficiency of safety or traffic control devices shall be just cause to stop the project until such time as the deficiency is corrected.
7. Village streets shall not be closed without the written permission of the Local Department of Engineering and Community Development and then only after proper notification has been given to the Police and Fire Departments.
8. The contractor shall immediately remove mud, soil or debris deposited on public streets and alleys. Failure to keep streets & alleys clean shall be just-cause for issuance of a Stop Work Order or citation.
9. Signs located in the public right-of-way must not be removed or damaged. If a sign needs to be moved, notify the Public Works Department.
10. Construction materials shall not be stored within the Village Right-Of-Way.
11. The owner/contractor shall be responsible for obtaining all required Federal, State, County, I.E.P.A. permits.

The contractor shall, at his own expense, obtain all other permits, licenses, etc., as may be required for the execution of this work, give all necessary notices, pay all fees required, post all bonds, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of public health and safety.

All required insurance and/or bonds shall be provided by the contractor as may be required by the permitting agency.

The contractor shall meet all of the requirements of any permits as might be issued for this work by other agencies, and shall pay for at their sole expense any surety or bonds as may be required by the permitting agency.

12. The contractor is responsible for having a set of approved engineering plans with the latest revision date on the job site at all times during the construction period.
13. The contractor shall indemnify and save harmless the owner, Bono Consulting Inc., and their officers and employees; the Village and their officers, employees, agents, and engineers, and from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act or omission of said contractor, their agents, subcontractors or employees, in the execution of the work or in the guarding of it.
14. The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the plans. The contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to same. The contractor shall call J.U.L.I.E. 1-800-892-0123 and the Village public works department for utility locates before excavating.
15. Existing utilities are shown on the plans according to information obtained from utility companies and surveys. The owner and engineer do not guarantee the accuracy or completeness of this information. The contractor shall make their own investigation to determine the existence, nature and location of all utility lines and appurtenances within the limits of the improvement. The contractor shall locate all utilities far enough in advance to avoid all conflicts in grade separation between existing utilities and proposed improvements. If the contractor encounters a conflict between the proposed improvement and existing utility that was not located in advance by the contractor, then the contractor shall at no cost to owner, relocate the proposed improvements and/or utility to avoid the conflict.

The contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limit of this improvement.

Before doing any work which will damage, disturb or leave unsupported or unprotected any utility lines or appurtenances encountered, the contractor shall notify the respective owner thereof, who will make all arrangements for relocating, adjusting, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the contractor, including the removal of all cables, manhole covers and other appurtenances which the owner desires to salvage. After such arrangements have been made, the contractor will proceed with the work as directed by the engineer. All utility lines and appurtenances which are abandoned shall be removed and legally disposed of by the contractor.

No extra compensation will be allowed by the contractor for any expense incurred by complying with these requirements or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the contractor.

16. The flow from any field tiles draining off-site properties shall be maintained. The contractor shall notify the engineer if any such field tiles are encountered and shall show them on a set of as-built plans.
17. All existing utilities or improvements, including walks, curbs, pavements and parkways damaged or removed during construction shall be promptly restored to their respective original condition.
18. All existing pavement or concrete to be removed shall be saw cut along the limits of the proposed removal. Payment for sawing shall be included in the cost of the removal of each item.
19. The contractor is to verify all critical elevations prior to commencing work and if there are any discrepancies, is to notify the engineer immediately. The contractor shall call to the attention of the engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the surveyor, and shall not proceed with the work until any lines and grades which are to be believed to be in error have been verified or corrected by the engineer.
20. No holes are to be left open in the pavement or the parkway over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
21. Any bracing, sheeting or special construction methods deemed necessary by the contractor in order to install the proposed improvements shall be considered incidental to the cost of the project. Any additional soils data needed to confirm the contractor's opinions of the subsoil conditions shall be done at the contractor's expense. The contractor shall obtain the owner's written authorization to access the site to conduct a supplemental soils investigation.
22. Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract and no additional compensation will be allowed.
23. All items shown to be removed, shall be legally disposed of off-site.
24. All work performed under this contract shall be guaranteed against all defects in materials and workmanship of whatever nature by the contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village, other applicable governmental agencies, and the owner.
25. No work shall be performed on adjacent private property without the written permission of the property owner.
26. During construction the contractor and their subcontractors shall remove from the premises, rubbish, waste material and accumulations, and shall keep the premises clean. The contractor shall clean the premises to the satisfaction of the owner, engineer, and Village.
27. The contractor shall have appropriate equipment, including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private pavement. The contractor shall immediately remove any dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant matter, debris, refuse, garbage, etc. deposited on any street, sidewalk or alley by any equipment, vehicles or people associated with this project. The contractor is responsible for complying with all Village ordinances including any and all assessments of cost that may result. This work shall not be paid for separately, but shall be included in the cost of the work.
28. All trenching, shoring, and construction work performed shall be in accordance with O.S.H.A. Standards. The contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. Contractor is solely responsible for maintaining stability of adjacent building foundations during excavation/construction.
29. The contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the owner or engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered in accordance with Village requirements. The cost to furnish dust control shall be incidental to the cost of construction.
30. The contractor must follow the requirements of the Village Specification for all pavement openings and repairs.
31. Tree removal permit is required for removal of all trees 10" diameter or greater.
32. An inspection of the top of foundation will be required prior to pouring.
33. A final inspection of grading will be required before placement of any sod.
34. All street openings shall be in accordance with IDOT standards for work within an IDOT R.O.W.
35. All retaining walls greater than 36" high need to be approved by a licensed structural engineer. Retaining wall shop drawings to be submitted by contractor for approval.
36. Construction staking shall be provided by the contractor and shall be included in the contract price. A licensed surveyor must stake all grading, utility and paving work.
37. Upon completion of the project, the contractor or engineer shall submit a sets of as-built engineering plan and a grading certificate. These documents shall be submitted within thirty (30) days of final approval to the Village. The price per this work shall be included in contractors fee.

IEPA NOTES:
Sewers crossing water mains shall be laid to meet the following specifications:
1. Horizontal Separation:
   A. Whenever possible, a water main must be laid at least ten feet horizontally from any existing or proposed drain or sewer line.
   B. Should local conditions exist which would prevent a lateral separation of ten feet, a water main may be laid closer than ten feet to a storm or sanitary sewer provided that the water main invert is at least eighteen inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   C. If it is impossible to obtain proper horizontal and vertical separation as described in 1 and 2 above, both the water main and sewer must be constructed of pipe material which would conform to water main standards and be pressure tested to assure water tightness before backfilling.
2. Vertical Separation:
   - Whenever water mains cross house sewers, storm drains or sanitary sewers, the water main shall be laid at such an elevation that the invert of the water main is eighteen inches above the crown of the drain or sewer. This vertical separation must be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed. This must be measured as the normal distance from the water main to the drain or sewer.
   - Where conditions exist that the minimum vertical separation set forth in 1 above cannot be maintained, or it is necessary for the water main to pass under a sewer or drain, one of the following two measures must be taken:

   •A. The water main shall be installed within a PVC carrier pipe and the carrier pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten (10) feet.
   •B. The involved sewer or drain shall be constructed of pipe material which would conform to water main standards until the normal distance from the water main to the sewer is at least ten (10) feet.
3. In making such crossings, center a length of water main pipe over the sewer to be crossed so that the joints will be equidistant from the sewer and as remote there from as possible. Where a water main must cross under a sewer, a vertical separation of eighteen inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the larger sized sewer lines to prevent their settling and breaking the water main. The horizontal and vertical separation between water service lines and all sanitary sewers, storm sewers, or any drain should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water pipe as described under Vertical Separation above, may be used for sewer service lines.

EARTHWORK AND GRADING
1. All earthwork shall be done in accordance with the state of Illinois, "Standard Specifications for Road and Bridge Construction," latest edition and "Supplemental Specifications and Recurring Special Provisions," latest edition. Included in this work, but not necessarily limited to the following are: clearing, stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and excavation of detention ponds, landscape mound construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork summaries provided by the engineer are intended to be used as a guide for the contractor in determining the scope of the completed project. It is the responsibility of the contractor to determine all material quantities and appraise themselves of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. **No claims for extra work will be recognized unless ordered in writing by the owner.**
3. The initial establishment of erosion control procedures and the placement of erosion control fence, etc. shall be installed by the contractor prior to the start of mass grading.
4. All grading operations are to be supervised and inspected by the owner's engineer or their representative. All testing, inspection, and supervision of soil quality, unsuitable soil removal and its replacement, and other soils related operations shall be entirely the responsibility of the soils engineer. No undercut shall be performed or claims for extra work without authorization by the owner and documentation by the soils engineer.
5. Clearing shall consist of the removal and disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be performed whenever they occur within the street right of ways, and within the limits of construction. Trees to be saved shall be identified by the Engineer on the construction plans. All trees, except those designated to be saved, and all stumps shall be cut and legally disposed of. Trees, stumps, and hedges within the limits of construction shall be removed completely. Trees designated to be saved as indicated on the plans, or as directed by the engineer, shall be protected in accordance with the procedures outlined in Article 201.05 of the "Standard Specifications for Road and Bridge Construction."
6. Strip topsoil down to firm subbase. stockpile quantity necessary for landscaping, and remove other materials from the site.

7. Excavation shall consist of the excavation, removal, and satisfactorily disposal or placement and compaction of all materials taken from within the site for the construction of embankments, subgrade, subbase, shoulders, intersections, ditches, waterways, entrances, approaches and incidental work, and the removal and satisfactory disposal of unstable and unsuitable materials and their replacement with satisfactory materials where required.
8. After stripping and excavating to the proposed subgrade level, as required, the building and parking areas should be proof-rolled with a loaded, tandem-axle dump truck or similar rubber tired vehicle, loaded with at least 9 tons per axle. Proof-rolling aids in providing a firm base for compaction of fills, and help to delineate soft, loose, or disturbed areas that may exist below subgrade level. Proof-rolling is especially important to help evaluate the surficial stability of existing fill soils that may be left in place below floor slabs and pavements. Soils which are observed to rut or deflect excessively (more than 1 inch) under the moving load should either be scarified and re-compacted with a smooth drum vibratory roller for granular soils, a sheeps foot roller for cohesive soils, or undercut and replaced with properly compacted and documented structural fill. The proof-rolling and undercutting activities should be observed and documented by a representative of the geotechnical engineer and should be performed during a period of dry weather. In addition to proof-rolling, the subgrade soils should be scarified and compacted to at least 90 percent of the Modified Proctor maximum dry density ASTM D 698 for a depth of at least 8 inches below the surface.
9. Where encountered, loose sands and asphalt grindings should be re-compacted with a vibratory roller. Clay subgrade soils can be easily disturbed by construction activities and are sensitive to moisture. Therefore, extra care should be used to avoid disturbing these soils during construction activities. If the soils become unstable during construction, or if near surface soft subgrade soils are encountered, it is recommended that coarse aggregate be placed on the subgrade until a stable base for compaction of fill is achieved. Typically, 12 to 24 inches of course aggregate are required, depending in the consistency of the subgrade. the course aggregate should consists of clean, crushed stone gravel between 1/4 and 3 inches in size. The course aggregate should be spread in a max. of 12-inch layers and consolidated with compaction equipment until it is "locked" in place.
10. Topsoil excavation shall consist of the removal and stockpiling, or placing on fill slopes or placing in mounds, of the uppermost layers of organic soil. Topsoil shall be stockpiled on the areas as shown on the plans or as directed by the engineer.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil over the unpaved areas within the construction limits.
12. 4" topsoil & sod shall be placed on all disturbed areas within the right of way.
13. Refer to the landscape plans for additional information on ground cover & planting requirements.
14. Embankment shall be placed in accordance with Section 205 of the "Standard Specifications for Road and Bridge Construction." All embankments located within structural fill areas shall be constructed to a minimum 95% of the modified proctor density (ASTM D1557). Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density (ASTM D1557).
15. Completed grading (finished fine grade) for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) feet of design subgrade elevations.
16. The subgrade for the proposed streets and pavement areas shall be proof-rolled by the contractor in the presence of the Village engineer and soils engineer. Any unstable areas encountered shall be removed and replaced as directed by the Village engineer and soils engineer. Any unstable areas shall be documented by the soils engineer.
17. It shall be the responsibility of the contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the owner.
18. When in the opinion of the soils engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the contractor shall obtain approval by the owner and the owner's engineer prior to removing the unsuitable soils and replace the material with granular compacted bedding material as directed by the soils engineer and the Village. The depth of the removal and replacement shall be documented by the owner's engineer and witnessed by the contractor.

This work, when approved by the owner and owner's engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
19. The contractor shall be responsible for hiring and scheduling a qualified testing firm for all soil testing including CCDD testing.This shall be included in the cost of work.
20. Contractor to install salt-tolerant grass in areas shown to be used for snow stockpiles.
21. Pavement areas to be compacted to 95% mod. proctor and 90% mod. proctor for non-pavement areas.

DATE	REVISIONS	ISSUE	PROJECT STAFF	
2-14-20	PERMIT DRAWINGS	1	PROJECT MANAGER:	B. BONO P.E.
12-4-20	REVISED PER VILLAGE COMMENTS	2	ENGINEER:	A. VEER P.E.
4-8-21	REVISED PER VILLAGE COMMENTS	3	ENGINEER:	W. HEPBURN
6-1-22	REVISED PER VILLAGE COMMENTS	4	TECHNICIAN:	

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CONSTRUCTION NOTES

PROPOSED SUBDIVISION OF EXISTING LOTS
1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

NOT FOR CONSTRUCTION

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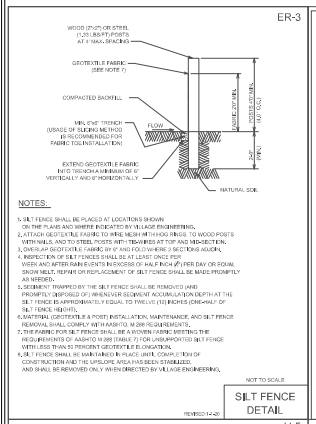
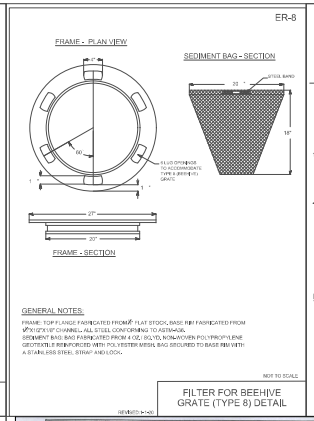
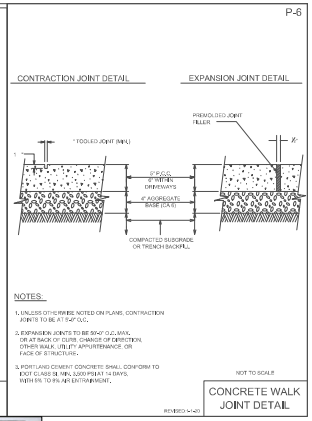
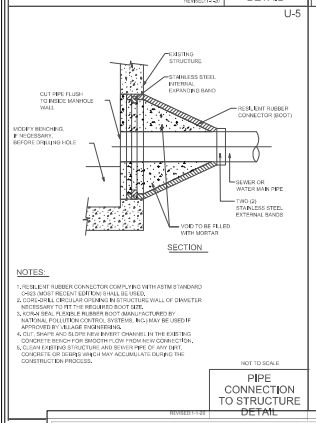
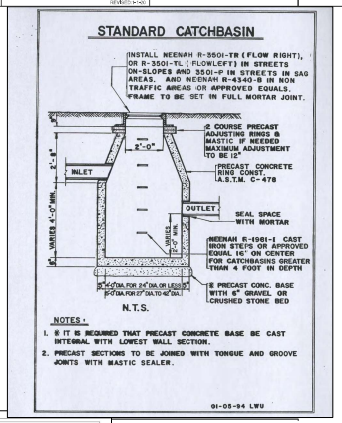
PROJECT NUMBER: 19459
START DATE: NOV. 22, 2019
GRAPHIC SCALE
0
SCALE: NTS
SHEET NUMBER
6 OF

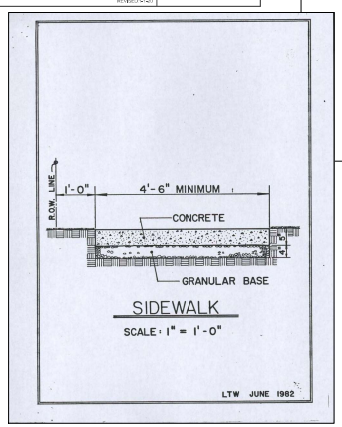


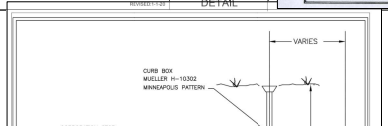


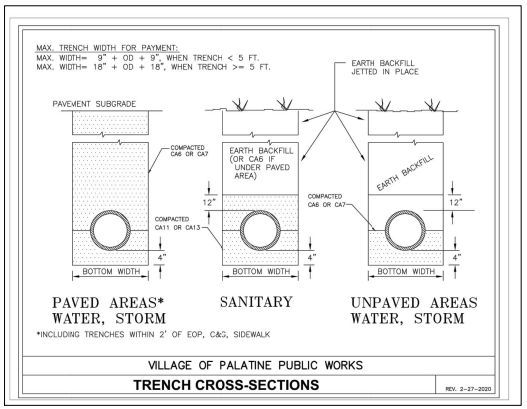


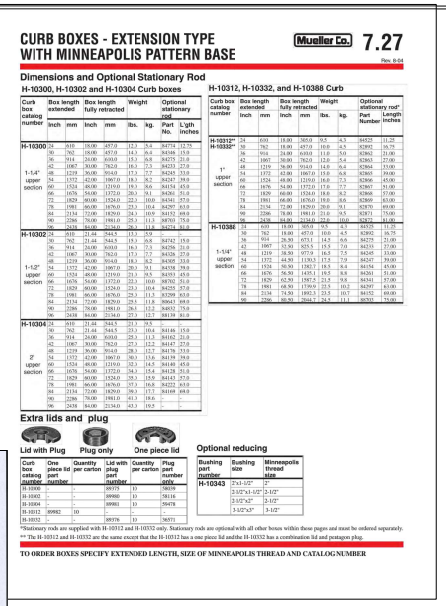


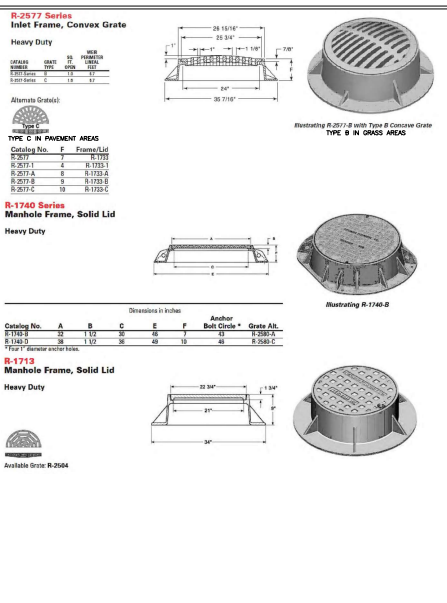


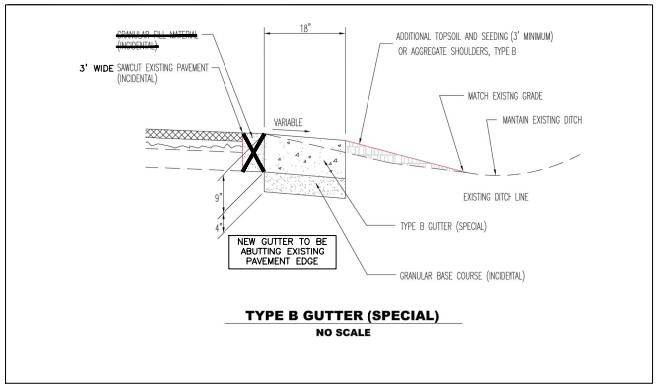












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REVISIONS

ISSUE	DESCRIPTION	DATE
1	PERMIT REVIEWED	3-4-20
2	REVISED PER VILLAGE COMMENTS	4-24-20
3	REVISED PER VILLAGE COMMENTS	5-4-21
4	REVISED PER VILLAGE COMMENTS	5-4-21

PROJECT STAFF
PROJECT MANAGER: B. BONO, P.E.
ENGINEER: A. DEMETZ
ENGINEER: A. MUTHUSAMY
TECHNICIAN:

STANDARD DETAILS

PROPOSED SUBDIVISION OF EXISTING LOTS
1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

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PROJECT NUMBER: 19459
START DATE: NOV. 22, 2019
GRAPHIC SCALE
0
SCALE: NTS
SHEET NUMBER
7 OF

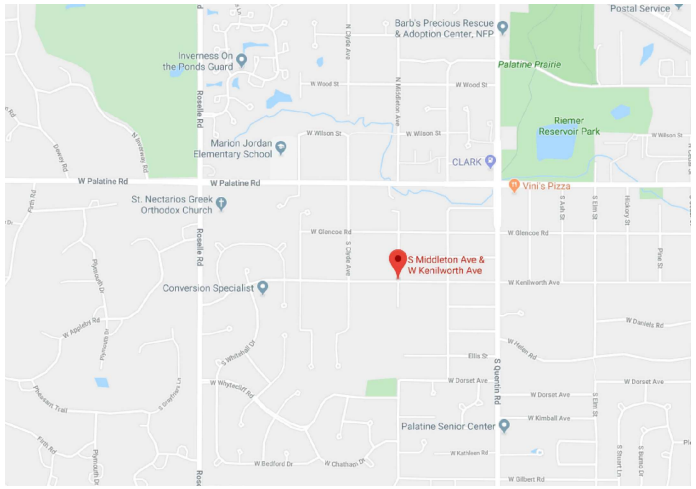
Attachment: 1025 & 1037 Kenilworth Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 lot Sub, PPPD, Rezoning)

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

BENCHMARK INFO
JOB BENCH MARK: CROSS CUT AT NE MIDDLETON AVENUE & KENILWORTH AVENUE, ELEV= 768.35
TRANSFERRED FROM VALVE VAULT RIM BENCHMARK AT SE CROSS GLENCOE ROAD & MIDDLETON AVENUE, ELEV = 778.78, FROM SPACE CO JOB 7583

NEW WATERMAIN EXTENSION PLAN
KENILWORTH AVE. & MIDDLETON AVE., PALATINE, COOK COUNTY, IL

SITE LOCATION MAP



MURRY AND MOODY, LTD.
Land Surveyors
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

TOPOGRAPHICAL SURVEY
OF

PARCEL 1: LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 100 FEET OF THE WEST 200 FEET OF LOTS 1, 2 AND 3 IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
AREA = 29994.82± S.F. / 0.689 ACRES

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:

NOTES TO CONTRACTOR

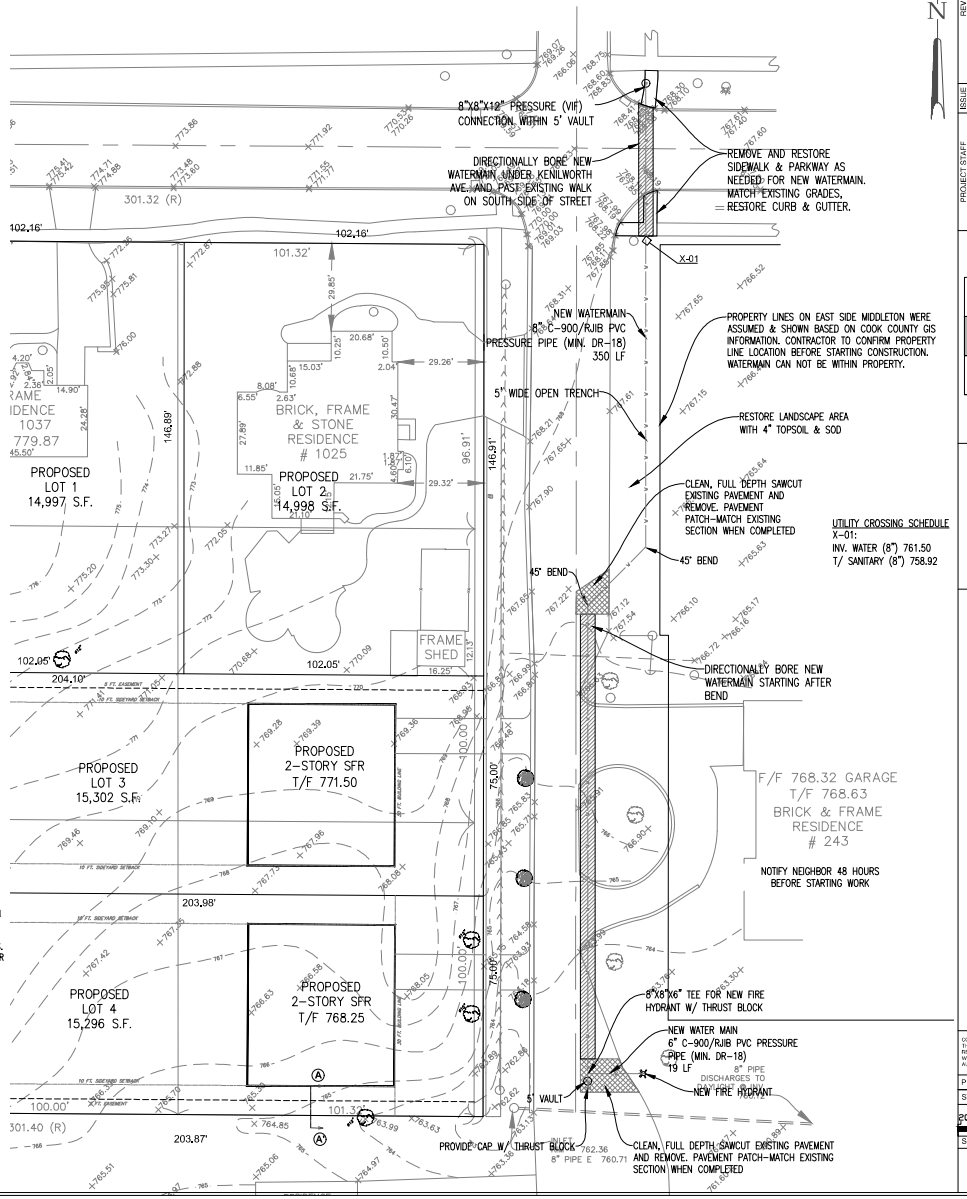
- ALL TRENCHES OR OTHER EXCAVATIONS IN ANY PARKWAY SHALL BE REFILLED AND THE SOD REMOVED IN MAKING SUCH TRENCHES AND EXCAVATIONS SHALL BE REPLACED OR, AFTER REFILLING THE SAME, THE SURFACE SHALL BE SOWED WITH GRASS SEED OR RE-SODDED AS DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE CARED FOR UNTIL THE SAME IS RESTORED TO AS GOOD CONDITION IN EVERY WAY AS BEFORE THE EXCAVATIONS WERE MADE
- IT SHALL BE THE DUTY OF EVERY PERSON ENGAGED IN DIGGING INTO ANY STREET, IN PAVING ANY STREET, BUILDING ANY SEWER OR DRAIN OR TRENCH FOR WATER PIPES IN ANY OF THE PUBLIC STREETS OR AVENUES UNDER CONTRACT WITH THE VILLAGE, OR BY VIRTUE OF ANY PERMISSION WHICH MAY HAVE BEEN GRANTED TO THEM BY THE BOARD OF TRUSTEES, OR ANY VILLAGE DEPARTMENT, WHERE SUCH WORK, IF LEFT EXPOSED, WOULD BE DANGEROUS, TO ERECT A FENCE, RAILING OR BARRICADE, AND TO PLACE A SUITABLE COVERING WHERE NECESSARY AS DETERMINED BY THE DIRECTOR OF PUBLIC WORKS, AROUND SUCH EXCAVATIONS OR WORK IN SUCH A MANNER AS TO PREVENT DANGER TO PERSONS WHO MAY BE TRAVELING SUCH STREETS, ROADS OR AVENUES AND TO CONTINUE AND UPHOLD SUCH FENCE, RAILING OR BARRICADE UNTIL THE WORK SHALL BE COMPLETED OR THE OBSTRUCTION OR DANGER REMOVED. IT SHALL ALSO BE THE DUTY OF SUCH PERSONS TO PLACE UPON SUCH FENCE, RAILING OR BARRICADE AT TWILIGHT IN THE EVENING SUITABLE AND SUFFICIENT WARNING LIGHTS AND KEEP THEM BURNING THROUGH THE NIGHT DURING THE PERFORMANCE OF SUCH WORK, UNDER THE PENALTY AS PROVIDED IN SECTION 1-1-5 OF THE CODE FOR EVERY NEGLECT. FLARES, LANTERNS, "BOMBS" OR OTHER DEVICES USING A FLAME SHALL NOT BE PERMITTED AS SUITABLE LIGHTS

NOTES ON LANE CLOSURE & WORK WITHIN RIGHT-OF-WAY

- ALL LANE CLOSURE AND WORK WITHIN KENILWORTH AVE. & MIDDLETON AVE. TO FOLLOW IDOT AND MUTCD TRAFFIC CONTROL REQUIREMENTS.
- CONSTRUCTION ACTIVITY TO BE BETWEEN 7 AM TO 6 PM.
- STREETS TO BE OPENED COMPLETELY TO TRAFFIC AFTER WORK HOURS. USE STEEL PLATES AND ASPHALT COLD PATCHING OVER TRENCHES FOR ANY WORK THAT NEEDS TO BE CONTINUED TO THE NEXT DAY.

LICENSED PROFESSIONAL ENGINEER
WILLIAM A. HEPBURN
062-073376
ILLINOIS

6-2-22 EXP. 11-30-23



DATE | ISSUE | REVISIONS
1 PERMIT DRAWINGS
2 ADDRESS PER ISSUES COMMENTS

PROJECT STAFF
PROJECT MANAGER: W. HEPBURN, P.E.
DRAWN BY: A. KENTY, E.I.T.
CHECKED BY:
TOPO BY:

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PROPOSED WATERMAIN PLAN
NEW WATERMAIN EXTENSION
KENILWORTH AVE. & MIDDLETON AVE., PALATINE, ILLINOIS

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PROJECT NUMBER: 19459
START DATE: DEC. 16, 2019
GRAPHIC SCALE
SCALE: 1"=20'-0"
SHEET NUMBER 1 OF

Attachment: 1025 & 1037 Kenilworth Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 lot Sub, PPPD, Rezoning)

IEPA NOTES:
Sewers crossing water mains shall be laid to meet the following specifications:

1. Horizontal Separation:
   A. Whenever possible, a water main must be laid at least ten feet horizontally from any existing or proposed drain or sewer line,
   B. Should local conditions exist which would prevent a lateral separation of ten feet, a water main may be laid closer than ten feet to a storm or sanitary sewer provided that the water main invert is at least eighteen inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   C. If it is impossible to obtain proper horizontal and vertical separation as described in 1 and 2 above, both the water main and sewer must be constructed of pipe material which would conform to water main standards and be pressure tested to assure water tightness before backfilling.
2. Vertical Separation:

   - Whenever water mains cross house sewers, storm drains or sanitary sewers, the water main shall be laid at such an elevation that the invert of the water main is eighteen inches above the crown of the drain or sewer. This vertical separation must be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed. This must be measured as the normal distance from the water main to the drain or sewer.
   - Where conditions exist that the minimum vertical separation set forth in 1 above cannot be maintained, or it is necessary for the water main to pass under a sewer or drain, one of the following two measures must be taken:

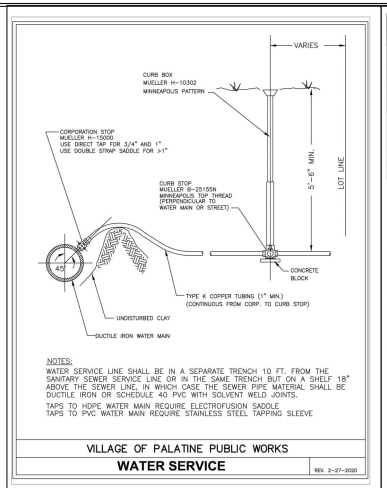
   •A. The water main shall be installed within a PVC carrier pipe and the carrier pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten (10) feet.
   •B. The involved sewer or drain shall be constructed of pipe material which would conform to water main standards until the normal distance from the water main to the sewer is at least ten (10) feet.
3. In making such crossings, center a length of water main pipe over the sewer to be crossed so that the joints will be equidistant from the sewer and as remote there from as possible. Where a water main must cross under a sewer, a vertical separation of eighteen inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the larger sized sewer lines to prevent their settling and breaking the water main. The horizontal and vertical separation between water service lines and all sanitary sewers, storm sewers, or any drain should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water pipe as described under Vertical Separation above, may be used for sewer service lines.

DEMOLITION NOTES

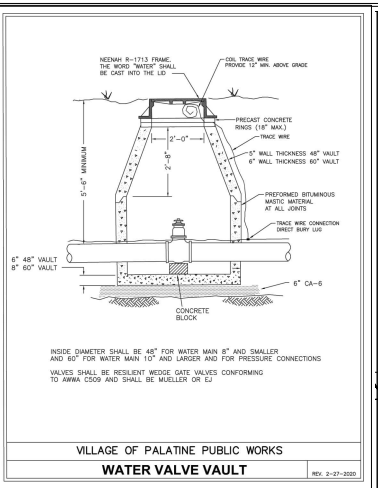
1. Install temporary tree protection fencing prior to any demolition work.
2. Protect trenches during excavation or Install temporary 6' high chain link fence around the proposed work area as shown on the drawing.
3. Contractor to call JULIE at 1-800-892-0123. minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans. any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. Bono Consulting Inc is not liable for any construction site safety. Contractor to take all OSHA regulated and applicable local safety precautions to safe guard all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
10. Topographic survey by Murry & Moody, Ltd..
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No Trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved

WATER SYSTEM NOTES

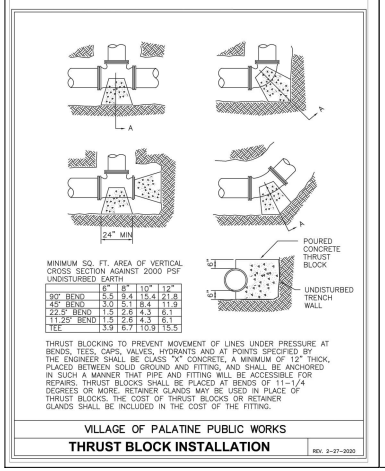
1. All watermains/services and water services shall have a minimum cover of 5 1/2 feet.
2. ~~Watermains shall be Ductile Iron Pipe, Class 52 conforming to ANSI A21.51 or AWWA C151. Gaskets and cast iron fittings shall conform to ANSI A21.11 or AWWA C-110 or C-111. Watermain shall be cement lined in accordance with ANSI A21.4 or AWWA C-104.~~
3. Water services 2 1/2 inch diameter or smaller shall be Type "K" copper. Compression fittings shall be used to connect new copper pipe to existing service pipe. ~~Water services 3 inch diameter or larger shall be Class 52 Ductile Iron Pipe.~~
4. All new watermain and services 3 inches or larger shall be pressure tested (2 hours - 150 psi) and chlorinated per Village and IEPA requirements. The installation, testing, chlorination and sterilization of all water mains and services shall be performed in accordance with the 'Standard Specifications for Water and Sewer Main Construction" and Village standards. **A Village Inspector MUST be present for testing and chlorination.**
5. All watermain shall be bedded with compacted granular CA-6 material with minimum thickness equal to 1/4 the outside diameter of the pipe, but not less than 4 inches.
6. **Existing water valves shall not be opened/closed without permission of the Village.**
7. Joints between precast elements, adjusting rings and frames shall be sealed with Butyl Rubber Joint Sealer.
8. Thrust blocking shall be installed on watermains at all bends, tees, elbows, offsets, etc.
9. The Village Water Department should be contacted for installation questions and/or final inspection of the watermain.
10. The contractor is responsible for verifying the location of all existing utilities prior to the start of work and will be responsible for any damage to same.
11. Damaged parkway or lawn areas shall be restored with 4 inches of topsoil and sod.
12. No "hot taping" is allowed to PVC water main.
13. All service taps are required to have a full stainless steel taping clamp (Ford Stainless Steel Saddles Style FS3OO or an approved equal).
14. No plastic, PVC ABS bends, T's, crosses or valves are allowed in system.
15. 12 AWG Tracer Wire is required for watermain installation.



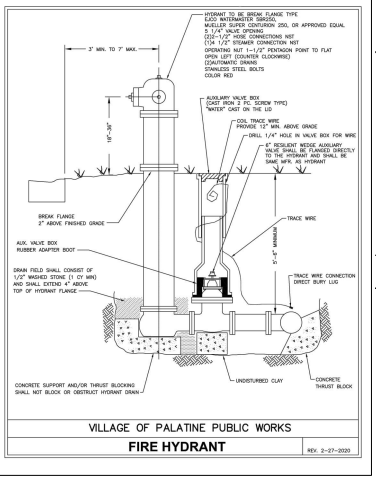
VILLAGE OF PALATINE PUBLIC WORKS
WATER SERVICE
REV. 2-27-2020



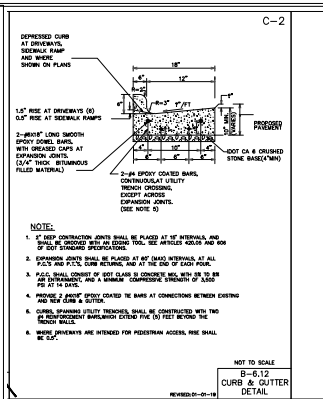
VILLAGE OF PALATINE PUBLIC WORKS
WATER VALVE VAULT
REV. 2-27-2020

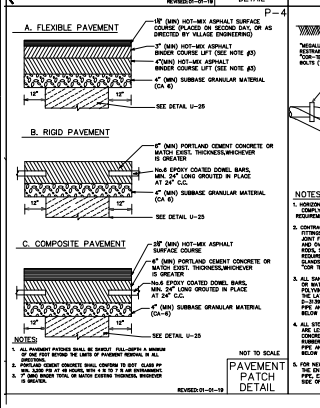


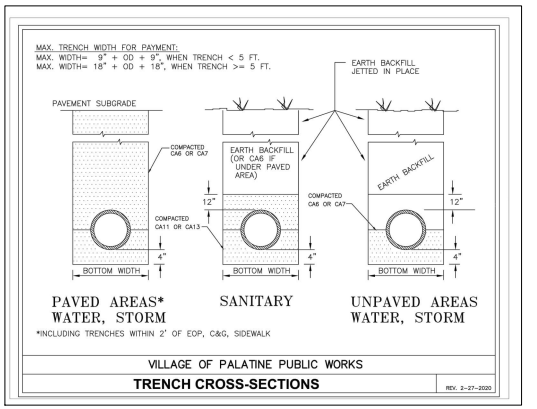
VILLAGE OF PALATINE PUBLIC WORKS
THRUST BLOCK INSTALLATION
REV. 2-27-2020



VILLAGE OF PALATINE PUBLIC WORKS
FIRE HYDRANT
REV. 2-27-2020







VILLAGE OF PALATINE PUBLIC WORKS
TRENCH CROSS-SECTIONS
REV. 2-27-2020

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH. (847) 823-3300
PARK RIDGE, IL 60068 FAX (847) 823-3310
bbono@bonoconsulting.com

DATE	REVISIONS	ISSUE
CHKD	FIRST DRAWINGS	1
CHKD	REVISED PER VILL. REV. COMMENTS	2

PROJECT STAFF
PROJECT MANAGER: N. KERLIN, P.E.
DESIGNED: A. LUSH, E.I.T.
DRAWN:
CHECKED:

STANDARD NOTES & DETAILS
NEW WATERMAIN EXTENSION
KENILWORTH AVE. & MIDDLETON AVE., PALATINE, ILLINOIS

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PROJECT NUMBER: 19459
START DATE: DEC. 16, 2019
GRAPHIC SCALE
10 0 10
SCALE: 1"=10'-0"
SHEET NUMBER
2 OF

Attachment: 1025 & 1037 Kenilworth Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 lot Sub, PPRD, Rezoning)

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

North American Pipe Corporation.

MUNICIPAL

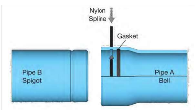
PRODUCT SPECIFICATION

C900/RJIB Certa-Lok® with Fluid-Tite® Gasket PVC Pressure Pipe
RESTRAINED JOINT INTEGRAL BELL

North American Pipe Corporation's C900/RJIB Certa-Lok® PVC Pressure Pipe is manufactured to meet the demands of today's municipal needs for water and wastewater pressure applications. This unique integral bell restrained joint pipe system is designed for trenchless applications with robust tensile strength for pulling multiple segments underground. The smooth curve at the bell specifically reduces friction and allows for quick and easy assembly without interrupting the pulling process.

A segmented PVC pipe solution, this product reduces the jobsite footprint and minimizes community disruption with a reduced need for jobsite staging area and traffic control. The Fluid-Tite® gasket offered in sizes 6" through 12" has a superior sealing surface for a leak-free joint and greater deflection capability.

INSTALLATION METHODS
- Horizontal directional drilling (HDD)
- Static pipe-bursting
- Open-cut
- Carrier pipe inside casing



Short Form Specification	
Pipe Standard:	C900
Diameter Std.:	Cast Iron Outside Diameter (CIOD)
Nominal Sizes:	6", 8", 10", 12"
Dimension Ratios & Pressure Ratings:	DR 18 – 235 psi (185 psi)† DR 14 – 305 psi (250 psi)†
Standard Lay Length:	10'* & 20'
Pipe Compound:	ASTM D1784 Cell Class 12454
Pipe Joint Std.:	ASTM D3139
Max. Angular Joint Deflection:‡	0.5°
Gasket Standard:	ASTM F477, UL 157
Gasket Material Offering:	IR/SBR
Installation Std.:	AWWA C605

Applications	Potable Water	Waste-water	Reclaimed Water
Color:	Blue	Green	Purple
Certifications**:	NSF 14 NSF 61 FM 1612† UL 1285	None	None

Only products bearing the NSF Mark are Certified

* 10' Lengths are not hydrotested.
**See Certification Letter for full explanation and list of exceptions.
† FM 1612 calculates pressure ratings differently than AWWA with DR 18 as 185 psi and DR 14 as 250 psi.
‡ See Installation Guide for more information.

Certa-Lok

make the connection™

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MUNICIPAL

PRODUCT SPECIFICATION

C900/RJIB Certa-Lok® with Fluid-Tite® Gasket PVC Pressure Pipe
RESTRAINED JOINT INTEGRAL BELL

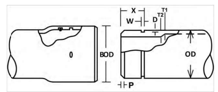
C900/RJIB CERTA-LOK® PIPE DIMENSIONS

Nom. Size	Outside Diameter (OD)	DR	Min. Wall Thickness (T1)	Flow Internal Diameter (ID)	X	W	D	P	BOD	Weight (lb/ft)
6"	6.900	18	0.383	6.134	3.000	0.500	0.145	0.271	7.816	5.3
		14	0.493	5.914					8.030	6.6
8"	9.050	18	0.503	8.044	3.163	0.500	0.145	0.634	10.262	9.1
		14	0.646	7.758					10.542	11.5
10"	11.100	18	0.617	9.866	3.625	0.750	0.215	0.634	12.781	13.7
		14	0.793	9.514					13.177	17.3
12"	13.200	18	0.733	11.734	3.625	0.750	0.215	0.634	15.247	19.4
		14	0.943	11.314					15.681	24.5

Notes:
1. These dimensions are for estimating purposes only. Al dimensions are in inches unless otherwise specified.
2. DR = Dimension Ratio
3. AWWA Pressure Class @ 73°F and includes 2:1 safety factor.
4. Maximum Pull Force based on actual testing and includes 2:1 safety factor.
5. Internal diameter calculated using nominal outside diameter and minimum wall thickness.
6. Pipe spigot has thickened wall to provide additional joint strength. Ask us for assistance with mandrel sizing if needed.

JOINT PERFORMANCE DATA

Nom. Size	DR	Pressure Class (psi)	Min. Bend Radius (ft)	Max. Pull Force (lbf)
6"	18	235	144	20,100
	14	305		22,300
8"	18	235	188	27,500
	14	305		31,000
10"	18	235	232	49,500
	14	305		52,600
12"	18	235	275	60,000
	14	305		60,000



Certa-Lok

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MUNICIPAL

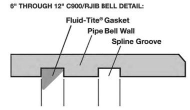
PRODUCT SPECIFICATION

C900/RJIB Certa-Lok® with Fluid-Tite® Gasket PVC Pressure Pipe
RESTRAINED JOINT INTEGRAL BELL

C900/RJIB CERTA-LOK® ACCESSORIES

Application	Nom. Size	Splines Material	Splines Size	Splines Length	Splines Part Number	Gaskets Material	Gaskets Shape	Gaskets Size	Gaskets Part Number
Standard	6"	Nylon	0.250x0.375	24	S0624TN0	IR/SBR	Profile	N/A	GSPR000600
	8"	Nylon	0.250x0.375	32	S0832TN0	IR/SBR	Profile	N/A	GSPR000800
	10"	Nylon	0.375x0.625	39	S1039TN0	IR/SBR	Profile	N/A	GSPR001000
	12"	Nylon	0.375x0.625	46	S1246TN0	IR/SBR	Profile	N/A	GSPR001200

6" THROUGH 12" C900/RJIB BELL DETAIL:



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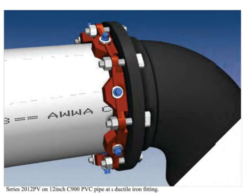
EBAA IRON INC

Series 2000PV
Mechanical Joint Restraint for PVC Pipe


Series 2012PV on 12inch C900 PVC pipe at a ductile iron fitting.

Nominal Pipe Size	Series Number	Shipping Weight
3	2003PV	7.0
4	2004PV	8.8
6	2006PV	12.1
8	2008PV	16.3
10	2010PV	26.0
12	2012PV	31.4
14	2014PV	47.6
16	2016PV	52.8
18	2018PV	61.8
20	2020PV	70.9
24	2024PV	92.9
30	2030PV	128.5
36	2036PV	161.3
42	2242*	652.0
48	2248*	711.1
54	2254*	1,085.6

*Restraint for pipe size 42 inch and greater, please refer to Series 2200 Brochure found at www.ebaa.com.

U.S. Patent No.
4627775 4896903 5071175

Features and Applications:
- For restraining plain end PVC pipe at mechanical joint fittings and appurtenances
- Sizes 3 inch through 36 inch
  Sizes 42 inch through 54 inch accommodated by Series 2200
- MEGA-BOND® Restraint Coating System
  For more information on MEGA-BOND, refer to www.ebaa.com
- Constructed of ASTM A536 Ductile Iron
- The mechanical joint follower gland is incorporated into the restraint
- Accommodates full deflection of the mechanical joint on which it is used
- Heavy duty thick wall design
- Support Products Available:
  - Split mechanical Joint style available for 3 inch through 12 inch
    EBAA Series 2000SV
  - Solid restraint ring harness available for C900-16 PVC pipe bells
    EBAA Series 2800
  - Split restraint ring harness available for C900-16 PVC pipe bells and PVC fittings
    EBAA Series 1500, 1600 and 2500
- All 2000PV and related restraint products can be furnished as packaged accessories complete with appropriate restraint, gasket, lubrication and bolting hardware

For use on water or wastewater pipelines subject to hydrostatic pressure and tested in accordance with either AWWA C600 or ASTM D2774.

0218 - 2.5 - W
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Mechanical Joint Restraint for AWWA PVC Pipe Sample Specification
(The text of the specification below can be downloaded as a Microsoft® Word Doc from our website www.ebaa.com)

Restraint devices for mechanical joint fittings and appurtenances conforming to either ANSI/AWWA C111/A21.11 or ANSI/AWWA C153/A2153, shall conform to the follow:

Design
Restraint devices for nominal pipe sizes 3 inch through 36 inch shall consist of multiple gripping wedges incorporated into a follower gland meeting the applicable requirements of ANSI/AWWA C110/A21.10.
The devices shall have a working pressure rating equal to that found in the most current product brochure. Ratings are for water pressure and must include a minimum safety factor of 2:1 in all sizes.

Material
Gland body, wedges and wedge actuating components shall be cast from grade 65-45-12 ductile iron material in accordance with ASTM A536. Gland body in sizes 30 inch anr larger shall be cast from grade 70-50-05.

Three (3) test bars shall be incrementally poured per production shift as per Underwriter's Laboratory (U.L.) Specifications and ASTM A536. Testing for tensile, yield and elongation shall be done in accordance with ASTM E8. Chemical and nodularity tests shall be performed as recommended by the Ductile Iron Society, on a per ladle basis.

Traceability
An identification number consisting of year, day, plant and shift (YYDDD) (plant designation) (Shift number), shall be cast into each gland body.
All physical and chemical test results shall be recorded such that they can be accessed via the identification number on the casting. These Material Traceability Records (MTR's) are to be made available, in hard copy, to the purchaser that requests such documentation and submits his gland body identification number.
Production pieces that are too small to accommodate individual numbering, such as fasteners and wedges, shall be controlled in segregate inventory until such time as all quality control tests are passed. These component parts may then be released to a general inventory for final assembly and packaging.
All components shall be manufactured and assembled in the United States. The purchaser shall, with reasonable notice, have the right to plant visitation at his/her expense.

Installation
Mechanical joint restraint shall require conventional tools and installation procedures per AWWA C600, while retaining full mechanical joint deflection during assembly.
Proper actuation of the gripping wedges shall be ensured with torque limiting twist off nuts.

Approvals
Mechanical Joint Restraints shall be Listed by Underwriters Laboratories in the 4 inch through 12 inch sizes
Mechanical Joint Restraints shall be Factory Mutual Approved in the 4 inch through 12 inch sizes.
Mechanical Joint Restraints, 4 inch through 24 inch, shall meet or exceed the requirements of ASTM F1674 of the latest revision.
Mechanical joint restraint shall be Series 2000PV produced by EBAA Iron Inc. or approved equal.

MEGA-BOND® Restraint Coating System
All wedge assemblies and related parts shall be processed through a phosphate wash, rinse and drying operation prior to coating application. The coating shall consist of a minimum of two coats of liquid thermoset epoxy coating with heat cure to follow each coat.

All casting bodies shall be surface pretreated with a phosphate wash, rinse and sealer before drying. The coating shall be electrostatically applied and heat cured. The coating shall be a polyester based powder to provide corrosion, impact and UV resistance.

The coating system shall be MEGA-BOND by EBAA Iron, Inc. or approved equal. Requests for approved equal must submit coating material and process details for review prior to bid.

For more information regarding MEGA-BOND, refer to the MEGA-BOND brochure or visit www.ebaa.com.

Support Products
for more information concerning these products, please consult the catalog or www.ebaa.com

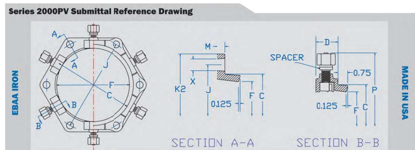
Series 2200
MEGALUG® Restraint for C900-16 PVC Pipe at Mechanical Joint Fittings
Sizes 30 and 48 inch

Series 2500
MEGALUG® Restraint for C900-16 PVC Pipe at PVC Fittings
Sizes 4 inch through 48

Series 2800
MEGALUG® Restraint Harness for C900-16 PVC Pipe
Sizes 14 inch through 48
Sizes 4 through 12 accommodated by either Series 1500 or 1600

Series 2000SV
Split MEGALUG® Restraint for existing C900 PVC Pipe at Ductile Iron Fittings
Sizes 4 inch through 12

Series 2000PV Submittal Reference Drawing



Submittal Reference Drawing Dimensions (in.)

Nominal Pipe Size	Series Number	C	D	F	M	P	P†	X	J	K2	Wedge Qty	Bolt Qty	Weight (lbs.)
3	2003PV	4.84	1.55	3.60	0.50	9.8	8.6	¾	6.19	7.69	4	4	7.0
4	2004PV	5.92	1.68	4.90	0.50	10.5	9.5	⅞	7.50	9.13	4	4	8.8
6	2006PV	8.02	1.68	7.00	0.50	13.0	12.1	⅞	9.50	11.13	6	6	12.1
8	2008PV	10.17	1.68	9.15	0.62	14.5	13.6	⅞	11.75	13.38	6	6	16.3
10	2010PV	12.22	2.10	11.20	0.62	17.0	16.0	⅞	14.00	15.63	8	8	26.0
12	2012PV	14.32	2.10	13.30	0.75	19.0	18.1	⅞	16.25	17.88	8	8	31.4
14	2014PV	16.40	2.25	15.49	0.88	21.7	20.9	⅞	18.75	20.38	10	10	47.6
16	2016PV	18.50	2.25	17.58	0.88	23.8	23.0	⅞	21.00	22.63	12	12	52.8
18	2018PV	20.60	2.25	19.68	1.13	25.9	25.1	⅞	23.25	24.88	12	12	61.8
20	2020PV	22.70	2.25	21.79	1.25	28.0	27.2	⅞	25.50	27.13	14	14	70.9
24	2024PV	26.90	2.75	25.99	1.42	32.3	31.5	⅞	30.00	31.63	16	16	92.9
30	2030PV	33.29	2.70	32.22	1.50	38.5	37.7	1⅛	36.88	39.12	20	20	128.5
36	2036PV	39.59	2.70	38.52	1.50	44.8	44.0	1⅛	43.75	46.00	24	24	161.3
42	2242	Submittal information for pipe sizes 42 inch and greater can be found in the Series 2200 Brochure.											
48	2248	Submittal information for pipe sizes 42 inch and greater can be found in the Series 2200 Brochure.											
54	2254	Submittal information for pipe sizes 42 inch and greater can be found in the Series 2200 Brochure.											

NOTE: Dimensions are in inches (±1%) and are subject to change without notice.
P†: Outside Diameter with "Twist-Off" nuts twisted off.

Pressure Ratings (PSI)

Nominal Pipe Size	Series Number	Ratings for Ordinary Water Works w/Transient surges only DR14	DR18	DR21	DR25	DR32.5	DR41	DR51	SDR17	SDR21	SDR26	Ratings for Peak Pressures used in Sewage Force Mains and other installations designed for Cyclic Surges of 1-Mill. Cycles DR14	DR18	DR25	SDR17	SDR21	SDR26
3	2003PV	305	235	·	165	-	-		250	200	160	244	188	132	200	160	120
4	2004PV	305	235	·	165	-	-	-	250	200	160	244	188	132	200	160	120
6	2006PV	305	235	·	165	-	-	-	250	200	160	244	188	132	200	160	120
8	2008PV	305	235	·	165	-	-	-	250	200	160	244	188	132	200	160	120
10	2010PV	305	235	·	165	-	-	-	250	200	160	244	188	132	200	160	120
12	2012PV	305	235	·	165	-	-	-	250	200	160	244	188	132	200	160	120
14	2014PV	305	235	·	165	125	100	-	-	-	-	-	-	-	-	-	-
16	2016PV	235	235	·	165	125	100	-	-	-	-	-	-	-	-	-	-
18	2018PV	-	200	165	165	125	100	-	-	-	-	-	-	-	-	-	-
20	2020PV	-	200	·	165	125	100	-	-	-	-	-	-	-	-	-	-
24	2024PV	-	235	·	165	125	100		-	-	-	-	-	-	-	-	-
30	2030PV	*	-	165	165	125	*	*	-	-	-	-	-	-	-	-	-
36	2036PV	-	-	125	125	125	*	*	-	-	-	-	-	-	-	-	-

* Refer to Series 2200 Product Brochure found either in our Catalog or at www.ebaa.com
For applications or pressures other than those shown, please contact EBAA for assistance.

Spacer Instructions

Ductile Iron or C900 PVC Pipe Sizes
For installation on **C900 PVC** pipe, use as received and install per instructions.

ASTM 2241 PVC Pipe Sizes (IPS O.D.)
For installation on **ASTM 2241** sized pipe, remove spacers and replace screws. Install per instructions.

1. Identify the pipe. The 2000PV is for use with PVC and HDPE pipe. The 4 inch through 12 inch size may be used on C900, and IPS PVC pipe as well as C906 HDPE pipe. Check to see if the spacers under the screws are in place. If the pipe is C900 or is ductile iron O.D., proceed with spacers in place. If the pipe is IPS O.D., remove the spacers. Since 3 inch and 14 inch through 24 inch restraints are only used with one pipe diameter, no spacers are used.
2. * Clean the socket and the plain end. Lubrication and additional cleaning should be provided by brushing both the gasket and plain end with soapy water or an approved pipe lubricate meeting the requirements of ANSI/AWWA C111/A21.11 just prior to slipping the gasket onto the plain end for joint assembly. Place the gland on the plain end with the lip extension toward the plain end; follow by the gasket with the narrow edge of the gasket toward the plain end (The gasket provided may be the EBAA-Seal™ Improved Mechanical Joint Gasket for C900 PVC Pipe. This gasket is bi-directional having no front or back. For ASTM 2241 PVC Pipe Sizes (IPS O.D.) a Transition Gasket must be used. The use of a pipe wall stiffening insert is required on High Density Polyethylene pipe.).
   NOTE: In cold weather it is preferable to warm the gasket to facilitate assembly of the joint.
3. * Insert the pipe into the socket and press the gasket firmly and evenly into the gasket recess. Keep the joint straight during assembly.
4. * Push the gland toward the socket and center it around the pipe with the gland lip against the gasket. Insert bolts and hand-tighten nuts. Make deflection after joint assembly but before tightening bolts.

5. * Tighten the bolts to the normal range of bolt torque (45-60 ft-lbs for 3 inch, 75-90 ft-lbs for 4 inch through 24 inch, 100-120 ft-lbs for 30 inch and 36 inch, and 120-150 ft-lbs for 42 inch and 48 inch,) while at all times maintaining approximately the same distance between the gland and the face of the flange at all points around the socket. This can be accomplished by partially tightening the bottom bolt first, then the top bolt, next the bolts at either side, finally the remaining bolts. Repeat the process until all bolts are within the appropriate range of torque. In large sizes (30-48 inch), five or more repetitions may be required. The use of a torque-indicating wrench will facilitate the procedure.
6. Tighten the torque limiting twist-of nuts in a clockwise direction (direction indicated by arrow on top of nut) until all wedges are in firm contact with the pipe surface Continue tightening in an alternating manner until all of the nuts have been twisted off.
7. If removal is necessary, utilize the ⅝ inch hex heads provided. If reassembly is required, assemble the joint in the same manner as above; tighten the screws to 60 to 80 ft-lbs. If the Series 2000PV restraint is removed from the pipe, be sure that all of the screws, spacers (if required), and wedges are in place before the restraint is reassembled.

*These steps are requirements of AWWA C600.

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Fax: (254) 629-8931
(800) 433-1716 within US and Canada
contact@ebaa.com
www.ebaa.com

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PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HEPBURN, P.E.	1	PERMIT DRAWINGS	2-14-20
ENGINEER:	A. VEER P.E.	2	REVISED PER VILLAGE COMMENTS	6-2-22
ENGINEER:				
TECHNICIAN:				

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DETAILS

NEW WATERMAIN EXTENSION
KENILWORTH AVE. & MIDDLETON AVE., PALATINE, ILLINOIS

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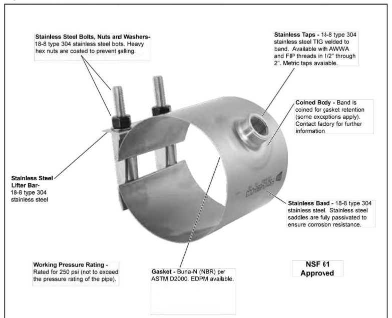
PROJECT NUMBER: 19459
START DATE: DEC. 16, 2019
GRAPHIC SCALE
10 0 10
SCALE: 1"=10'-0
SHEET NUMBER
3 OF

Ford Stainless Steel Saddles Style FS300

For 1/2" through 2" Taps

Ford Stainless Steel Saddles are designed for use where corrosive conditions exist. Designed for all pipe types, the stainless steel construction allows the saddle to conform, reducing stress on the pipe.

Specifications



For use on HDPE pipe, use prefixes FSP313, FSP323, FSP333 & FSP343.

Ford Stainless Steel Saddles Style FS300

For 1/2" through 2" Taps

Nom. Pipe Size	O.D. Range	Catalog Number	Bolt Size	Bolt Qty.	Band Width 1/2" - 1"	Band Width 1-1/4" - 2"	No. Of Sections	Approx. Wt. Lbs. By Tap Size 1/2" - 1"	Approx. Wt. Lbs. By Tap Size 1-1/4" - 2"
FS313 SINGLE BAND									
2"	2.38	FS313-238-Tap	1/2"	1	4"	-	1	1.9	-
	2.50-2.70	FS313-270-Tap							
2-1/2"	2.88	FS313-288-Tap	1/2"	1	4"	-	1	1.9	-
3"	3.50	FS313-350-Tap	1/2"	1	4"	-	1	2.2	-
	3.90-4.10	FS313-410-Tap							
4"	4.50-4.80	FS313-480-Tap	1/2"	2	6"	7-1/2"	1	3.3	3.9
	4.80-5.20	FS313-520-Tap							
5"	5.56	FS313-556-Tap	5/8"	2	6"	7-1/2"	1	4.4	4.8
6"	6.00-6.40	FS313-640-Tap	5/8"	2	6"	7-1/2"	1	4.7	5.1
	6.40-6.80	FS313-680-Tap							
	6.63-6.90	FS313-690-Tap							
	6.80-7.20	FS313-720-Tap							
8"	8.00-8.40	FS313-840-Tap	5/8"	2	6"	7-1/2"	1	5.2	5.8
	8.40-8.80	FS313-880-Tap							
	8.63-9.05	FS313-905-Tap							
	9.00-9.40	FS313-940-Tap							
10"	10.00-10.40	FS313-1040-Tap	5/8"	2	6"	7-1/2"	1	5.8	8.7
	10.75-11.10	FS313-1110-Tap							
	11.10-11.50	FS313-1150-Tap							
12"	12.00-12.40	FS313-1240-Tap	5/8"	2	6"	7-1/2"	1	6.4	9.3
	12.75-13.20	FS313-1320-Tap							
	13.10-13.50	FS313-1350-Tap							
FS323 DOUBLE BAND									
4"	4.74-5.54	FS323-554-Tap	5/8"	4	6"	7-1/2"	2	5.2	5.7
6"	6.40-7.20	FS323-720-Tap	5/8"	4	6"	7-1/2"	2	5.1	5.8
8"	8.40-9.20	FS323-920-Tap	5/8"	4	6"	7-1/2"	2	6.3	7.8
10"	10.70-11.50	FS323-1150-Tap	5/8"	4	6"	7-1/2"	2	7.0	9.0
12"	12.70-13.50	FS323-1350-Tap	5/8"	4	6"	7-1/2"	2	9.0	11.0
14"	14.00-14.80	FS323-1480-Tap	5/8"	4	6"	7-1/2"	2	10.0	12.0
	14.95-15.75	FS323-1575-Tap	5/8"	4	6"	7-1/2"	2	10.0	12.0
	15.60-16.40	FS323-1640-Tap	5/8"	4	6"	7-1/2"	2	10.0	12.0
16"	15.75-16.55	FS323-1655-Tap	5/8"	4	6"	7-1/2"	2	10.5	12.5
	16.40-17.20	FS323-1720-Tap	5/8"	4	6"	7-1/2"	2	10.5	12.5
	17.20-18.00	FS323-1800-Tap	5/8"	4	6"	7-1/2"	2	10.5	12.5
18"	17.60-18.40	FS323-1840-Tap	5/8"	4	6"	7-1/2"	2	10.5	12.5
	18.00-18.80	FS323-1880-Tap	5/8"	4	6"	7-1/2"	2	10.5	12.5
	18.40-19.20	FS323-1920-Tap	5/8"	4	6"	7-1/2"	2	10.5	12.5
	18.80-19.60	FS323-1960-Tap	5/8"	4	6"	7-1/2"	2	10.5	12.5
	19.20-20.00	FS323-2000-Tap	5/8"	4	6"	7-1/2"	2	10.5	12.5
FS333 TRIPLE BAND									
20"	21.40-22.60	FS333-2260-Tap	5/8"	6	6"	7-1/2"	3	14.5	17.0
	22.80-24.00	FS333-2400-Tap	5/8"	6	6"	7-1/2"	3	14.5	17.0
	23.45-24.65	FS333-2465-Tap	5/8"	6	6"	7-1/2"	3	14.5	17.0
24"	24.45-25.65	FS333-2565-Tap	5/8"	6	6"	7-1/2"	3	15.5	17.5
	25.50-26.70	FS333-2670-Tap	5/8"	6	6"	7-1/2"	3	15.5	17.5
	28.25-29.45	FS333-2945-Tap	5/8"	6	6"	7-1/2"	3	15.5	17.5
30"	29.40-30.60	FS333-3060-Tap	5/8"	6	6"	7-1/2"	3	17.0	19.5
	29.85-31.05	FS333-3105-Tap	5/8"	6	6"	7-1/2"	3	17.0	19.5
	30.85-32.05	FS333-3205-Tap	5/8"	6	6"	7-1/2"	3	17.0	19.5
FS343 QUAD BAND									
36"	35.80-37.00	FS343-3700-Tap	5/8"	8	6"	7-1/2"	4	21.0	24.0
	37.50-38.70	FS343-3870-Tap	5/8"	8	6"	7-1/2"	4	21.0	24.0

Other sizes and ranges available. Contact factory for details.

OUTLET THREAD TAP CODE

CC (AWWA) Thread: Thread	CC (AWWA) Thread: Code	FIP Thread: Thread	FIP Thread: Code
-	-	1/2" IP	IP1
3/4" CC	CC3	3/4" IP	IP3
1" CC	CC4	1" IP	IP4
1-1/4" CC	*CC5	1-1/4" IP	*IP5
1-1/2" CC	CC6	1-1/2" IP	IP6
2" CC	CC7	2" IP	IP7

*Contact factory for availability

For use on HDPE pipe, use prefixes FSP313, FSP323, FSP333 & FSP343.

7.26 Mueller Co. CURB BOXES - EXTENSION TYPE WITH MINNEAPOLIS PATTERN BASE

Rev. 8-04

Extension type curb box with Minneapolis pattern base - for 1/2" through 2" curb valves

The base is tapped to attach to the threaded top of the Minneapolis pattern curb valves. This arrangement helps to prevent frost heave from separating the box from the valve, and excludes dirt and debris. The box is cast iron and is furnished with a cast iron lid and brass pentagon plug (the H-10312 is furnished with a one piece lid that requires a spanner wrench to remove –wrench ordered separately). The upper part of the box is spring loaded and telescopes into the base to allow for grade adjustments within the range given in the dimension charts. Stationary rods, shut-off rods, and pentagon keys are optional and are ordered separately.

Box Selection

Curb Valve & Size	Box Catalog Number	Inside Diameter	Base Tapping
300" Ball			
3/4"	H-10300	1-1/4"	1-1/2"
	H-10302	1-1/2"	2-1/2" (1-1/2" bushing)
	H-10312**	1"	1-1/2"
	H-10332**	1"	1-1/2"
	H-10300-99008	1-1/4"	2" (1-1/2" bushing)
	H-10302-99004	1-1/2"	2" (1-1/2" bushing)
1"	H-10300	1-1/4"	1-1/2"
	H-10302	1-1/2"	2-1/2" (1-1/2" bushing)
	H-10312**	1"	1-1/2"
	H-10332**	1"	1-1/2"
	H-10300-99008	1-1/4"	2" (1-1/2" bushing)
	H-10302-99004	1-1/2"	2" (1-1/2" bushing)
1-1/2"	H-10300-99002	1-1/4"	2"
	H-10302-99005	1-1/2"	2"
	H-10302-99007	1-1/2"	2-1/2 (2" bushing)
	H-10312-99000	1"	2"
	H-10332-99000	1"	2"
2"	H-10300-99002	1-1/4"	2"
	H-10302-99005	1-1/2"	2"
	H-10302-99007	1-1/2"	2-1/2 (2" bushing)
	H-10312-99000	1"	2"
	H-10332-99000	1"	2"
MARK II®			
3/4"	H-10300	1-1/4"	1-1/2"
	H-10302	1-1/2"	2-1/2" (1-1/2" bushing)
	H-10312**	1"	1-1/2"
	H-10332**	1"	1-1/2"
	H-10300-99008	1-1/4"	2" (1-1/2" bushing)
	H-10302-99004	1-1/2"	2" (1-1/2" bushing)
1"	H-10300-99002	1-1/4"	2"
	H-10302-99005	1-1/2"	2"
	H-10312-99000	1"	2"
	H-10332-99000	1"	2"
1-1/4"	H-10302-99006	1-1/2"	2-1/2"
	H-10304	2"	2-1/2"
	H-10388	1-1/4"	2-1/2"
1-1/2"	H-10304-99000	2"	3"
	H-10304-99007	2"	3-1/2" (3" bushing)
2"	H-10304-99002	2"	3-1/2"
ORISEAL®			
3/4"	H-10300-99002	1-1/4"	2"
	H-10302-99005	1-1/2"	2"
	H-10312-99000	1"	2"
1"	H-10332-99000	1"	2"
	H-10302-99006	1-1/2"	2-1/2"
	H-10304	2"	2-1/2"
	H-10388	1-1/4"	2-1/2"

** The H-10312 and H-10332 are the same except that the H-10312 has a one piece lid and the H-10332 has a combination lid and pentagon plug.

TO ORDER BOXES SPECIFY EXTENDED LENGTH, SIZE OF MINNEAPOLIS THREAD AND CATALOG NUMBER

CURB BOXES - EXTENSION TYPE WITH MINNEAPOLIS PATTERN BASE Mueller Co. 7.27

Rev. 8-04

Dimensions and Optional Stationary Rod

H-10300, H-10302 and H-10304 Curb boxes

Curb box catalog number	Box length extended Inch	Box length extended mm	Box length fully retracted Inch	Box length fully retracted mm	Weight lbs.	Weight kg.	Optional stationary rod Part No.	Optional stationary rod L'gth inches
H-10300	24	610	18.00	457.0	12.0	5.4	84774	12.75
1-1/4" upper section	30	762	18.00	457.0	14.0	6.4	84346	15.0
	36	914	24.00	610.0	15.0	6.8	84275	21.0
	42	1067	30.00	762.0	16.0	7.3	84233	27.0
	48	1219	36.00	914.0	17.0	7.7	84245	33.0
	54	1372	42.00	1067.0	18.0	8.2	84247	39.0
	60	1524	48.00	1219.0	19.0	8.6	84154	45.0
	66	1676	54.00	1372.0	20.0	9.1	84261	51.0
	72	1829	60.00	1524.0	22.0	10.0	84341	57.0
	78	1981	66.00	1676.0	23.0	10.4	84297	63.0
	84	2134	72.00	1829.0	24.0	10.9	84152	69.0
	90	2286	78.00	1981.0	25.0	11.3	88703	75.0
	96	2438	84.00	2134.0	26.0	11.8	84274	81.0
H-10302	24	610	21.44	544.5	13.0	5.9	-	-
1-1/2" upper section	30	762	21.44	544.5	15.0	6.8	84742	15.0
	36	914	24.00	610.0	16.0	7.3	84256	21.0
	42	1067	30.00	762.0	17.0	7.7	84326	27.0
	48	1219	36.00	914.0	18.0	8.2	84305	33.0
	54	1372	42.00	1067.0	20.0	9.1	84338	39.0
	60	1524	48.00	1219.0	21.0	9.5	84353	45.0
	66	1676	54.00	1372.0	22.0	10.0	88702	51.0
	72	1829	60.00	1524.0	23.0	10.4	84255	57.0
	78	1981	66.00	1676.0	25.0	11.3	83299	63.0
	84	2134	72.00	1829.0	26.0	11.8	80643	69.0
	90	2286	78.00	1981.0	26.3	12.2	84832	75.0
	96	2438	84.00	2134.0	27.0	12.7	88139	81.0
H-10304	24	610	21.44	544.5	21.0	9.5	-	-
2" upper section	30	762	21.44	544.5	23.0	10.4	84146	15.0
	36	914	24.00	610.0	25.0	11.3	84162	21.0
	42	1067	30.00	762.0	27.0	12.2	84147	27.0
	48	1219	36.00	914.0	28.0	12.7	84176	33.0
	54	1372	42.00	1067.0	30.0	13.6	84139	39.0
	60	1524	48.00	1219.0	32.0	14.5	84140	45.0
	66	1676	54.00	1372.0	34.0	15.4	84128	51.0
	72	1829	60.00	1524.0	35.0	15.9	84143	57.0
	78	1981	66.00	1676.0	37.0	16.8	84222	63.0
	84	2134	72.00	1829.0	39.0	17.7	84169	69.0
	90	2286	78.00	1981.0	41.0	18.6	-	-
	96	2438	84.00	2134.0	43.0	19.5	-	-

H-10312, H-10332, and H-10388 Curb

Curb box catalog number	Box length extended Inch	Box length extended mm	Box length fully retracted Inch	Box length fully retracted mm	Weight lbs.	Weight kg.	Optional stationary rod* Part Number	Optional stationary rod* Length inches
H-10312** H-10332**	24	610	18.00	305.0	9.5	4.3	84525	11.25
1" upper section	30	762	18.00	457.0	10.0	4.5	82892	16.75
	36	914	24.00	610.0	11.0	5.0	82862	21.00
	42	1067	30.00	762.0	12.0	5.4	82863	27.00
	48	1219	36.00	914.0	14.0	6.4	82864	33.00
	54	1372	42.00	1067.0	15.0	6.8	82865	39.00
	60	1524	48.00	1219.0	16.0	7.3	82866	45.00
	66	1676	54.00	1372.0	17.0	7.7	82867	51.00
	72	1829	60.00	1524.0	18.0	8.2	82868	57.00
	78	1981	66.00	1676.0	19.0	8.6	82869	63.00
	84	2134	72.00	1829.0	20.0	9.1	82870	69.00
	90	2286	78.00	1981.0	21.0	9.5	82871	75.00
	96	2438	84.00	2134.0	22.0	10.0	82872	81.00
H-10388	24	610	18.00	305.0	9.5	4.3	84525	11.25
1-1/4" upper section	30	762	18.00	457.0	10.0	4.5	82892	16.75
	36	914	26.50	673.1	14.5	6.6	84275	21.00
	42	1067	32.50	825.5	15.5	7.0	84233	27.00
	48	1219	38.50	977.9	16.5	7.5	84245	33.00
	54	1372	44.50	1130.3	17.5	7.9	84247	39.00
	60	1524	50.50	1282.7	18.5	8.4	84154	45.00
	66	1676	56.50	1435.1	19.5	8.8	84261	51.00
	72	1829	62.50	1587.5	21.5	9.8	84341	57.00
	78	1981	68.50	1739.9	22.5	10.2	84297	63.00
	84	2134	74.50	1892.3	23.5	10.7	84152	69.00
	90	2286	80.50	2044.7	24.5	11.1	88703	75.00

Extra lids and plug

Lid with Plug | Plug only | One piece lid

Curb box catalog number	One piece lid part number	Quantity per carton	Lid with plug part number	Quantity per carton	Plug part number only
H-10300	-	-	89375	10	58039
H-10302	-	-	89980	10	58116
H-10304	-	-	89981	10	59478
H-10312	89982	10	-	-	-
H-10332	-	-	89376	10	36571

Optional reducing

Bushing part number	Bushing size	Minneapolis thread size
H-10343	2"x1-1/2"	2"
	2-1/2"x1-1/2"	2-1/2"
	2-1/2"x2"	2-1/2"
	3-1/2"x3"	3-1/2"

*Stationary rods are supplied with H-10312 and H-10332 only. Stationary rods are optional with all other boxes within these pages and must be ordered separately.

** The H-10312 and H-10332 are the same except that the H-10312 has a one piece lid and the H-10332 has a combination lid and pentagon plug.

TO ORDER BOXES SPECIFY EXTENDED LENGTH, SIZE OF MINNEAPOLIS THREAD AND CATALOG NUMBER

5.8 Mueller Co. 1/2" - 1" GROUND KEY DESIGN CORPORATION VALVES

Rev. 4-01

H-15008 — Ground Key Corporation Valve **Inlet:** AWWA taper (MUELLER "CC") thread **Outlet:** MUELLER® 110® Conductive Compression Connection for CTS O.D.* tubing

Sizes: 1/2" ‡ | 3/4" | 3/4"x1" | 1"

H-15028 — Ground Key Corporation Valve **Inlet:** AWWA I.P. thread **Outlet:** MUELLER 110 Conductive Compression Connection for CTS O.D.* tubing

Sizes: 1/2" | 3/4" | 1"

H-15031 — Ground Key Corporation Valve **Inlet:** AWWA taper (MUELLER "CC") thread **Outlet:** MUELLER 110 Conductive Compression Connection for CTS O.D. tubing eighth bend connection

Sizes: 3/4" | 1"

H-15030 — Ground Key Corporation Valve **Inlet:** AWWA taper (MUELLER "CC") thread **Outlet:** MUELLER 110 Conductive Compression Connection for CTS O.D. tubing quarter bend connection

Sizes: 3/4" | 1"

H-15009 — Ground Key Corporation Valve **Inlet:** AWWA taper (MUELLER "CC") thread **Outlet:** MUELLER 110 Compression Connection for IPS PE* pipe

Sizes: 3/4" | 1"

H-15029 — Ground Key Corporation Valve **Inlet:** AWWA I.P. thread **Outlet:** MUELLER 110 Compression Connection for IPS PE* pipe

Sizes: 3/4" | 1"

P-15008 — **Inlet:** AWWA taper (MUELLER "CC") thread **Outlet:** MUELLER® Pack Joint Connection for CTS O.D.* tubing

Sizes: 3/4" | 1"

P-15028 — Ground Key Corporation Valve **Inlet:** AWWA I.P. thread **Outlet:** MUELLER Pack Joint Connection for CTS O.D.* tubing

Sizes: 3/4" | 1"

*See charts on pages 5.10-5.13 for tubing and pipe that may be used on these connections.
‡ Requires minimum ordering quantity. Contact MUELLER Customer Service Center for minimum order requirements and availability.
NOTE: Sizes shown above represent nominal size of inlet and outlet connections. When two sizes are given, the first is size of inlet and the second is size of outlet.
MUELLER® Corporation Valves are manufactured and tested in accordance with ANSI/AWWA C800.

1/2" - 2" GROUND KEY DESIGN CORPORATION VALVES Mueller Co. 5.9

Rev. 4-01

H-15006 — Ground Key Corporation Valve **Inlet:** AWWA taper (MUELLER "CC") thread **Outlet:** MUELLER® INSTA-TITE® Connection for CTS PE tubing*

Sizes: 3/4" | 3/4" x1" ‡ | 1"

H-15024 — Ground Key Corporation Valve **Inlet:** AWWA I.P. thread **Outlet:** MUELLER® INSTA-TITE ® Connection for CTS PE tubing*

Sizes: 3/4" | 1"

H-15005 — Ground Key Corporation Valve **Inlet:** AWWA taper (MUELLER "CC") thread **Outlet:** MUELLER INSTA-TITE Connection for IPS PE pipe*

Sizes: 3/4" | 3/4" x1" ‡ | 1"

H-15026 — Ground Key Corporation Valve **Inlet:** AWWA I.P. thread **Outlet:** MUELLER INSTA-TITE Connection for IPS PE pipe*

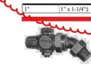
Sizes: 3/4" | 1"

H-15000 — Ground Key Corporation Valve **Inlet:** AWWA taper (MUELLER "CC") thread **Outlet:** Copper flare straight connection

Sizes: 1/2"‡ | 1/2" x 3/4"‡ | 5/8" x 3/4" | 3/4" | 3/4" x 1" | 1" | 1" x 1-1/4"‡ | 1-1/4" | 1-1/2" | 2"

H-15025 — Ground Key Corporation Valve **Inlet:** AWWA I.P. thread **Outlet:** Copper flare straight connection

Sizes: 1/2" | 3/4" | 1" | 1-1/4" | 1-1/2" | 2"



H-15010 — Ground Key Corporation Valve **Inlet:** AWWA taper (MUELLER "CC") thread **Outlet:** Copper flare eighth bend connection

Sizes: 3/4" | 1" | 1-1/2" | 2"

H-15035 — Ground Key Corporation Valve **Inlet:** AWWA I.P. thread **Outlet:** Copper flare eighth bend connection

Sizes: 3/4"‡ | 1"‡ | 1-1/2" | 2"

H-15020 — Ground Key Corporation Valve **Inlet:** AWWA taper (MUELLER "CC") thread **Outlet:** Copper flare quarter bend connection

Sizes: 5/8" x 3/4" | 3/4" | 1" | 1-1/2" | 2"

H-15045 — Ground Key Corporation Valve **Inlet:** AWWA I.P. thread **Outlet:** Copper flare quarter bend connection

Sizes: 3/4"‡ | 1" | 1-1/2" | 2"

*See charts on pages 5.10-5.13 for tubing and pipe that may be used on these connections.
‡ Requires minimum ordering quantity. Contact MUELLER Customer Service Center for minimum order requirements and availability.
NOTE: Sizes shown above represent nominal size of inlet and outlet connections. When two sizes are given, the first is size of inlet and the second is size of outlet

MUELLER® MARK II ORISEAL® CURB VALVES WITH COPPER FLARE CONNECTION Mueller Co. 7.11

Rev. 8-04

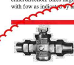
H-15204 — MUELLER MARK II ORISEAL Curb Valve Copper flare nut - **both ends** Quarter turn check

Sizes: 3/4" | 1" | 1-1/4" | 1-1/2" | 2"

H-15214 — MUELLER MARK II ORISEAL Curb Valve Copper flare nut - **both ends** Quarter turn check and drain

Sizes: 3/4" | 1" | 1-1/4" | 1-1/2" | 2"

NOTE: 3/4" and 1" sizes are bi-directional and can be installed with flow from eitherdirection. Sizes larger than 1" are one way flow and must be installed with fow as indicated by arrow and in/out lettering cast on valve body.



H-15154 — MUELLER MARK II ORISEAL Curb Valve Copper flare nut - **both ends** Quarter turn check and Minneapolis thread top

Sizes: 3/4" | 1" | 1-1/4" | 1-1/2" | 2"

H-15164 — MUELLER MARK II ORISEAL Curb Valve Copper flare nut - **both ends** Quarter turn check, Minneapolis thread top and drain

Sizes: 3/4" | 1" | 1-1/4" | 1-1/2" | 2"

NOTE: 3/4" and 1" sizes are bi-directional and can be installed with flow from eitherdirection. Sizes larger than 1" are one way flow and must be installed with fow as indicated by arrow and in/out lettering cast on valve body.

H-15174 — MUELLER MARK II ORISEAL Curb Valve **Inlet:** Copper flare nut **Outlet:** F.I.P. thread Quarter turn check

Sizes: 3/4" | 1" | 1-1/4" | 1-1/2" | 2"

H-15184 — MUELLER MARK II ORISEAL Curb Valve **Inlet:** Copper flare nut **Outlet:** F.I.P. thread Quarter turn check with drain

Sizes: 3/4" | 1" | 1-1/2" ‡ | 2" ‡

NOTE: 3/4" and 1" sizes are bi-directional and can be installed with flow from eitherdirection. Sizes larger than 1" are one way flow and must be installed with fow as indicated by arrow and in/out lettering cast on valve body.

H-15124 — MUELLER MARK II ORISEAL Curb Valve **Inlet:** Copper flare nut **Outlet:** F.I.P. thread Quarter turn check and Minneapolis top thread

Sizes: 3/4" | 1" ‡

NOTE: Sizes shown above represent nominal size of valve.
‡Requires minimum ordering quantity. Contact MUELLER Customer Service Center for minimum ordering requirements and availability.
MUELLER Curb Valves are manufactured and tested in accordance with ANSI/AWWA C800.

N

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HEPBURN, P.E.	1	PERMIT DRAWINGS	2-14-20
ENGINEER:	A. VEER P.E.	2	REVISED PER VILLAGE COMMENTS	6-2-22
ENGINEER:				
TECHNICIAN:				

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

DETAILS

NEW WATERMAIN EXTENSION
KENILWORTH AVE. & MIDDLETON AVE., PALATINE, ILLINOIS

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PROJECT NUMBER: 19459
START DATE: DEC. 16, 2019
GRAPHIC SCALE 10 0 10
SCALE: 1"=10'-0
SHEET NUMBER 4 OF

Attachment: 1025 & 1037 Kenilworth Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 lot Su., PFPD, Rezoning)

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

METROPOLITAN UTILITIES DISTRICT	Construction Standard	No:	1.14.1
	Installation of Trace Wire on Water Mains	Page:	1 of 5
Prepared by: Bill Travnicek		Supersedes:	1-22-08
Approved by: Jeff Loll		Effective:	10-19-11

GENERAL

* This Construction Standard governs trace wire installation on water mains. A 14 gauge or larger trace wire shall be installed on all water mains. **Exception:** Water mains as part of a relocation project shall have trace wire installed:

- If the length of the relocated section is 600' or greater
- The length of the relocated section is between 200' and 600' and includes a valve (inclucing hydrant branch valves)
- The main being relocated currently has trace wire on it
- All relocated PVC and HDPE water mains
- Where called for on project drawings

Typical hydrant branches, that are perpendicular to the water main, do not require trace wire. Trace wire shall be installed on non-typical hydrant branches (i.e. dog-legged hydrant branch).

* Take care to protect the wire insulation and repair it with electrical tape if the coating is damaged. Always attach the wire to the lead end of the pipe when boring or plowing and avoid kinking or tangling the wire during installation. Because of the tremendous strain on trace wire when using directional boring equipment, three 10 or 12 gauge wires should be pulled with the main in case one or two wires break.

* **APPROVED TRACE WIRE MATERIAL** 12

- Trace wire for direct bury installations shall be #14 AWG Copper Clad Steel wire as manufactured by Copperhead Industries, LLC #14 AWG solid Copper wire with 30 mil high molecular weight polyethylene insulation as manufactured by Agave Wire LTD, or approved equal.
- * Trace wire for water mains installed by directional boring shall be #12 or #10 AWG copper clad steel wire as manufactured by Copperhead Industries, or approved equal.
- Blue tri-view plastic markers by Rhino w/Test Screws
- 4 ft U-channel posts
- Valve box Top Sections
- Direct Bury Wire Nuts (Dryconn Direct Bury Wire Nut (10444) manufactured by King Innovation, DBY-6 or DBR-6 as manufactured by 3M or approved equal).
- Direct Bury Lug (Dryconn Direct Bury Lug as manufactured by King Innovation or approved equal).

TRACE WIRE CONNECTIONS

Joining Ends of Trace Wire: Connections into existing trace wire, connections into trace wire used during water main bores, connections between one spool of trace wire to another, and other similar connections shall be made using a direct bury wire nut.

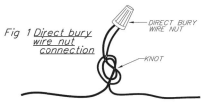

Fig 1 Direct bury wire nut connection

* Revised Text

METROPOLITAN UTILITIES DISTRICT	Construction Standard	No:	1.14.1
	Installation of Trace Wire on Water Mains	Page:	2 of 5
Prepared by: Bill Travnicek		Supersedes:	1-22-08
Approved by: Jeff Loll		Effective:	10-19-11

When connecting trace wire ends together, strip 5/8" of insultion from the end of each wire. Insert the two ends firmly into the direct bury wire nut. Twist the wire nut clockwise while pushing the wires firmly into the nut. Do not over torque. Tie the wires in a knot as shown in Fig 1.

Joining Trace Wire - Branch to Main: Connections of trace wire at tees, crosses, and at locations where the trace wire will be brought to the surface shall be conducted using a direct bury lug. Refer to Fig 2 for this connection style.

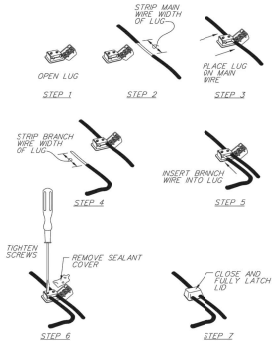

Fig 2 Direct bury lug connection

METROPOLITAN UTILITIES DISTRICT	Construction Standard	No:	1.14.1
	Installation of Trace Wire on Water Mains	Page:	3 of 5
Prepared by: Bill Travnicek		Supersedes:	1-22-08
Approved by: Jeff Loll		Effective:	10-19-11

INSTALLATION

Trace wire shall be installed in a continuous fashion. Install trace wire on top of water main and secure to main every five (5) feet with tape as shown in Fig 3.

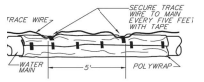

Fig 3 Trace wire installation

Bring trace wire to surface at every ce box, vault, blue plastic marker with trace wire connectors, dead end hydrants, and as called out in the drawings. Trace wire shall be brought to the surface at least every one thousand (1,000) feet. Take care not to damage the wire coating. Repair damaged coating with electrical tape.

Trace Wire is a Vault

Trace wire shall be brought up in all vaults. Trace wire shall be brought to the surface according to Fig 4. Do not wrap the trace wire around the steps or any other place where a person entering the vault could trip on the wire.

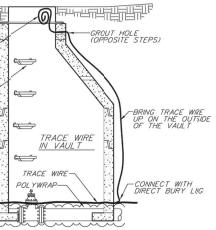

Fig 4 Trace wire access at a vault

METROPOLITAN UTILITIES DISTRICT	Construction Standard	No:	1.14.1
	Installation of Trace Wire on Water Mains	Page:	4 of 5
Prepared by: Bill Travnicek		Supersedes:	1-22-08
Approved by: Jeff Loll		Effective:	10-19-11

Trace Wire is Blue Plastic Pipe Line Marker

When bringing the trace wire up in a blue plastic pipe line marker, install the trace wire according to Fig 5. Bury a four foot u-channel post two feet in the ground. Run the trace wire up through the marker and slide the blue plastic marker over the post. Bury the bottom six inches of the marker. Connect the trace wire to the brass connecting screws and label the screws with a permanent marker as shown in Fig 5. Note location of trace wire pipeline marker on as-built drawings.

Note: *If a marker is used only to mark the main location and not bring up the trace wire, use the blue markers without the trace wire connectors.*

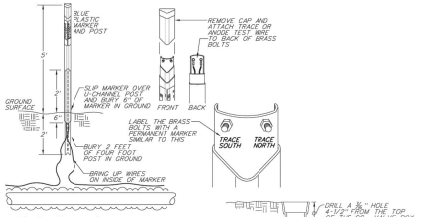

Fig 5 Trace wire access at a pipeline marker

Trace Wire is a CC Valve Box

Trace wire shall be brought up in all cc valve boxes. The trace wire shall be brought to the surface according to Fig 6.

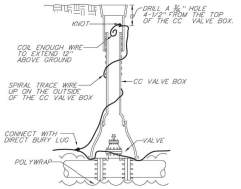

Fig 6 Trace wire access at a CC vlave box

METROPOLITAN UTILITIES DISTRICT	Construction Standard	No:	1.14.1
	Installation of Trace Wire on Water Mains	Page:	5 of 5
Prepared by: Bill Travnicek		Supersedes:	1-22-08
Approved by: Jeff Loll		Effective:	10-19-11

Trace Wire is PVC Conduit at Hydrant

Trace wire shall be brought up in a PVC conduit at all dead end/end of main fire hydrants without a valve and at hydrants of a non-typical hydrant branch (i.e. dog-legged hydrant branch). Trace wire shall be brought to the surface according to Fig 7. Note location of PVC conduit in relation to the hydrant (i.e. north, east, south or west) on as-built drawings.

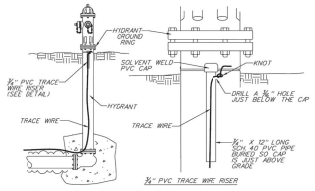

Fig 7 Trace wire access at a hydrant

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PROJECT NUMBER: 19459
START DATE: DEC. 16, 2019
GRAPHIC SCALE 10 0 10
SCALE: 1"=10'-0"
SHEET NUMBER 5 OF

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH. (847) 823-3300
PARK RIDGE, IL 60068 FAX (847) 823-3399
bbono@bonoconsulting.com

REVISIONS

DATE	REVISIONS	ISSUE
2-7-20	PER PLAN COMMENTS	1
3-4-20	REVISED PER VIL. STAFF COMMENTS	2

PROJECT STAFF
PROJECT MANAGER: N. ARTHURS, P.E.
DESIGNER: A. VISSER, P.E.
DRAFTSMEN:
TECHNICIAN:

DETAILS

NEW WATERMAIN EXTENSION
KENILWORTH AVE. & MIDDLETON AVE., PALATINE, ILLINOIS

Attachment: 1025 & 1037 Kenilworth Engineering Plans (1025 and 1037 W Kenilworth Ave - 4 lot Sub, PPPD, Rezoning)

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

Kenilworth Ave Resident (next door to Petitioner)

Edward & Terri DiPaolo, 1051 W Kenilworth Ave., Palatine, IL

Letter of Objection

To: Elected Palatine Committee/ Village Council, Zoning Board of Appeals, Planning Commission and Planning and Zoning Department.

Reference: **1025 & 1037 W Kenilworth Ave., File No 20-10**

Preliminary and Final Plat of Subdivision to allow for a four-lot subdivision.

Preliminary and Final Planned Development for Single Family Residential Lots

Rezoning to Planned Development

We all moved into this neighborhood with the understanding that we are moving into large lots with big open spaces. Some 18 years ago, we dragged sewer and water from the middle of Clyde Av., over 600 feet to 1051 W Kenilworth Ave. Once sewer and water were "on the street" all the one acre lots began to fall prey to subdivision of half acre. Now the Petitioner is requesting special zoning allowing for 2 lot sizes as narrow as 75 feet? Lots like mine and the Petitioners, once numerous, now account for a small percentage of the village lots. In hindsight, the village should have done more to protect these lots, moving forward the village should do more to protect the remaining property owners. I do not want 2 extra sets of next-door neighbors to my East.– Most neighbors feel the same and I pray that they are brave enough to face the Petitioner/Committee and voice their concerns.

While progress and development are inevitable, our second objection stems from the opportunity lost for the rest of the neighbors (myself) from developing our lots. Approving the proposal as filed causes all other developing opportunities from several lot owners to be lost. Costing each of us over $200,000 and causing us to simply hold to much land that can never be developed, leaving us stuck to pay property taxes on a half-acre that will forever remain dormant land. While the petitioner collected his. His development should only be approved if done in a manner that will allows us all to subdivide.

I request that the petitioner be denied his proposal as filed.

Middleton Ave. south of Kenilworth is an uncurbed, soft shouldered road that becomes further restricted to about 15 feet, 150 feet south of the Kenilworth. (in front of the petitioners "lots for sale")

Respectfully submitted,

Edward & Terri DiPaolo,

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, June 21, 2022 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
1. Preliminary and Final Plat of Subdivision to allow for a four lot subdivision.
2. Preliminary and Final Planned Development.
3. Rezoning from R-1 single-family residential to Planned Development.
The property is commonly known as 1025 & 1037 W. Kenilworth Avenue (PIN #: 02-21-213-014-0000 & 02-21-213-015-0000).
The Petitioner is requesting a Preliminary and Final Plat of Subdivision to subdivide the existing two lots into four lots and a Preliminary and Final Planned Development to allow for two additional single-family residential lots, fronting on Middleton Avenue. The property would also be Rezoned to Planned Development.
The above petition has been filed by George Borawski, property owner and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 20-10
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 6th day of June 2022
Published in Daily Herald
June 6, 2022 (4583652)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/06/2022 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

Control # 4583652

Attachment: Plan Commission materials 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

III. PUBLIC HEARING

1. 1025 and 1037 W. Kenilworth Avenue

Case 20-10
Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on June 6, 2022 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Application
2. Project Narrative
3. Plat of Survey
4. Plat of Subdivision
5. 1025 & 1037 Engineering Plans
6. Letter of Objection
7. Public Notice
8. Letter of Objection #2
9. Letter of Objection #3

Sworn in Petitioners:
Mr. George Borawski
Will Hepburn, P.E., Civil Engineer III - Bono Consulting Civil Engineers

Mr. Borawski states his request is to subdivide 2 lots off of Middleton Avenue. Lots are currently 60,000 sq. ft. and he is requesting to divide into (4) 15,000 sq. ft. lots.
Mr. Hepburn states that they plan to provide public improvements along Middleton Ave by extending the sanitary and watermains and adding sidewalk, new pavement and curb and gutter where required.

Ms. Bremanis explains that the 2 current lots are zoned R1. The petitioner is seeking to rezone the Subject Property from R-1 to Planned Development and to subdivide the lots into four separate lots. An illustration of the existing property is presented. She explains that subdividing the property would add 2 lots to the south, both 75 feet in width and 204 linear feet long. She provides comparison information for surrounding properties with similar conditions. She states that the new proposed lots meet the R2 standards and provides lot measurements. She gives information on the existing utility and storm line locations and explains that they are proposing to extend the water line to the south down Middleton Avenue. Photos of the existing lots are presented and she provides illustrations to explain the area. She states that sidewalks would be installed along Middleton and trees planted in the parkway as part of the proposed plan.

Mr. Friedman questions if we have records of areas that have been annexed into Palatine prior to subdivision or similar plan development agreements with the

Attachment: PC Meeting Minutes 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

county.
Ms. Bremanis states there may have been lots subdivided prior to being annexed into Palatine and there would not be record on file with the Village.

Mr. Dwyer states it could be confusing that the zoning is for Planned Development opposed to R1 or R2 since this is a residential area.
Ms. Bremanis states it is for consistency on how we process subdivisions and maintaining the large size lots and setbacks.
Mr. Vyverberg restated that this is consistent to how these subdivisions had been processed in the past. He also states that the architect code has to meet the monotony code that didn't exist in 2002/2003. In addition the maintenance of the bioswales.

Mr. Dwyer asked about one of the objector letters being that the interior lots would not have access if subdivided. Mr. Dwyer stated he did not see how they could create access for these interior lots.
Ms. Bremanis stated that is correct.

Mr. Dwyer refers to the letters of opposition that have been received from residents. He states that they oppose the request and ask that the large lots remain as is.

Resident: Mr. Jim Hall - 245 S Clyde is sworn in.
Mr. Hall refers to Current Zoning Map and states that he and his wife are opposed to this subdivision request. He provides background on the purchase of his property and states that the large lots were appealing to him which led him to the purchase of his property. States that he has invested an enormous amount of money to bring water and sewer to the area that he will never recoup. He states that Mr. Borawoski's request is an opportunity for him to make a profit and states that this opportunity is not available to the owners of the middle properties as only the corner lots can be subdivided. He is completely opposed and requests the area remain as is.

Mr. Friedman comments that the subdivision does not impact the lots in the area. He asks how this will impact him specifically.

Mr. Hall states that the privacy and distance from neighbors along with the large lot size was the reason he purchased his property. It will also add population to the small subdivision and feels the request will change the character of the neighborhood.

Resident - Ed DiPaolo - 1051 W Kenilworth was sworn in.
Mr. De Pala stated he is opposed to the subdivision request and submitted a letter of objection. His main objection is changing the lot sizes of the properties, the large property lots are the appeal of the neighborhood. His second objection is that he would not be able to subdivide his lot since it is interior. In addition, Middleton is a substandard street.

Attachment: PC Meeting Minutes 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

Mr. Friedman asks if the redevelopment would include improving Middleton Dr.
Ms. Bremanis states that it is.

Resident - Arturo Santano - 247 S Middleton -
He states he is friendly with Mr. Borawski and has no personal conflict with him but has concerns with this petition. He states that subdividing the property would potentially have a house next to his which changes the appeal of his property and way of life. He also is concerned that the construction traffic using the existing narrow road into the subdivision would be a hazard. The road barely allows 2 passing cars currently and construction traffic would only create further complications.
Mr. Friedman asked about the existing tree line that appears to buffer the yard.
Mr. Santano stated those are right on the lot line.

Mr. Dwyer asks Mr. Hepburn if the timing and changes to Middleton will be improved to meet the village standards for a residential street.
Mr. Hepburn states it would meet the standards but are limited to right of way with the circle drive.
Mr. Dwyer asks how it would meet standards without encroaching on the circle driveway in the right of way.
Ms. Bremanis provides measurements and states it will be improved but will not meet village standards. In regards to the narrow road concern during construction, she states that a Construction Management Plan is part of the conditions.

Discussion ensues regarding water conditions.
Ms. Bremanis states that sanitary sewer would connect to the existing services in the S. Middleton Avenue right-of-way. Water service would connect to the new water main. She explains how the storm water drains currently and states the proposed plan would not significantly alter the drain pattern.

Resident - Mr. Hall states the water flow is a concern.
Resident - Mr. Arturo states there is a high water table next to the wetlands. Currently, the water ponds at his driveway during heavy rains.

Petitioner - Mr. Borawski states that the detention area existed when the Clyde extension was built.

STAFF RECOMMENDATION:

While some of the immediately adjacent properties remain R-1 zoning with larger lots, the proposal is consistent with recent developments immediately northwest, northeast and east of the Subject Property. Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision prepared by Murry and Moody, LTD. and the Engineering Plans prepared by Bono

Attachment: PC Meeting Minutes 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

Consulting Civil Engineers., dated 11/22/2019 last revised 06/01/2022, except as such plans may be revised to conform to Village Codes and Ordinances.

2. All future residences shall follow the Village's R-2 Standards.
3. A Public Improvement letter of credit or appropriate security deposit shall be submitted in a manner acceptable to the Village Engineer.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
5. A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Murry and Moody, LTD.
7. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
8. Recording fees in the amount of $300 shall be submitted.
9. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.
10. Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.
11. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.
12. A MWRD permit shall be submitted.

Mr. Noonan made a motion to close the public hearing.

DISCUSSION:

Mr. Kolososki is not opposed to the petitioner's request and states that the area invites subdivision.
Mr. Noonan asks when the Sub lot at Clyde and Kenilworth was completed and the zoning map is referenced showing dates of previous sub divisions.
Mr. Dwyer states that request for sub dividing of lots that have been requested in the past did not have the same level of objection and states that he is not in favor of the subdivision.
Mr. Noonan has concerns regarding the street not meeting the village standards.
Mr. Friedman states individual homeowners in the neighborhood that enjoy their large property would still have their large property. He states that the proposed subdivision of these properties are in line with what is in the area.
Mr. Dwyer states that it would change the character of the adjoining properties.

Mr. Friedman made a motion to approve subject staff's conditions; 2nd by Mr. Kolososki
Commissioner Dwyer summarized the request was accepted by a vote of 3-2. This will tentatively go to Village council on Monday August 8th, 2022.

Attachment: PC Meeting Minutes 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

RESULT:	**RECOMMENDED TO APPROVE [3 TO 2]**
MOVER:	Eric Friedman, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Williams, Friedman, Kolososki
NAYS:	Dwyer, Noonan
ABSENT:	Bettenhausen, Fedota

Attachment: PC Meeting Minutes 6-21-22 (1025 and 1037 W Kenilworth Ave - 4 Lot Sub PD)

Approval of a Resolution Directing the Mayor to Execute an Amended and Restated Intergovernmental Agreement between the Village of Palatine and Village of Deer Park for the Provision of Water

BACKGROUND:
In 1999, the Village of Palatine and Village of Deer Park entered into an Intergovernmental Agreement for the provision of water by Palatine to the portion of Deer Park bounded by Lake Cook Road to the south, Quentin Road to the west and Rand Road. That agreement was amended in 2013 to provide for an expanded area for the water service within the service area and in exchange, there was to be a sharing of 20% of sales tax dollars for new developments.

KEY ISSUES:
The agreement is nearing the end of its initial term and a renegotiation commenced. As part of this process, Deer Park is seeking an increased allocation of water to service the existing area as well as some new properties along the Rand Road frontage. Through the negotiations, a proposed IGA has been reached that provides for the following key items:

- Increase allocation from 345,000 gallons to 450,000 gallons per day.
- Provide sales tax sharing for the new properties as well as any property that was not subject to the sharing that had not received a water allocation.
- Increase the sales tax sharing from a fixed 20% of the State sales tax to a moving scale of 20% for the first six years to 25% in years 7-10 and 40% following year 10.
- The IGA would have a term of the shorter of 25 years or the term of our agreement with the Northwest Water Commission.

ALTERNATIVES:
1. Approve the Intergovernmental Agreement subject to final review and approval by the Village Attorney.
2. Do not approve the Intergovernmental Agreement.

RECOMMENDATION:
Staff recommends approval of a resolution directing the Mayor to execute an Amended and Restated Intergovernmental Agreement between the Village of Palatine and Village of Deer Park.

ACTION REQUIRED:
Approval of Resolution directing the Mayor to execute an Amended and Restated Intergovernmental Agreement between the Village of Palatine and Village of Deer Park.

ATTACHMENTS:

- revised IGA.clean draft 8 3 22.will need updated exhibits
- Resolution IGA Water Agr. Deer Park

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Patrick T. Brankin
Schain, Banks, Kenny & Schwartz, Ltd.
70 W. Madison, Suite 2300
Chicago, IL 60602

THE ABOVE SPACE FOR RECORDER'S USE

AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF PALATINE AND THE VILLAGE OF DEER PARK RELATIVE TO WATER SUPPLY FOR CERTAIN PROPERTY WITHIN THE VILLAGE OF DEER PARK

THIS AGREEMENT is entered into this _____ day of _____, 2022, by and among the Village of Palatine, located in Cook County, State of Illinois, and the Village of Deer Park, located in Lake County and Cook County, State of Illinois.

W I T N E S S E T H:

WHEREAS, the Villages of Palatine and Deer Park wish to engage jointly in a plan for providing a water supply to certain property situated in the Village of Deer Park, Lake County and Cook County, Illinois; and

WHEREAS, the Village of Palatine ("Palatine") is a municipality as provided in the Illinois Municipal Code, 65 ILCS 5/1-1-1, et seq. and is a home rule unit as provided in the 1970 Illinois Constitution (Article VII, Sec. 6) and the Village of Deer Park ("Deer Park") is a municipality as provided in the Illinois Municipal Code, 65 ILCS 5/1-1-1, et seq.; and

WHEREAS, the 1970 Illinois Constitution (Article VII, Sec. 6) and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220-1, et seq., authorize intergovernmental cooperation; and

WHEREAS, pursuant to 65 ILCS 5/11-124-1 the corporate authorities of each municipality

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are authorized to contract with any person, corporation, municipal corporation, political subdivision, public water district or any other agency for a supply of water; and

WHEREAS, pursuant to 65 ILCS 5/11-126-1, the corporate authorities of each municipality may provide for a water supply for fire protection and for the use of the inhabitants of such municipality by procuring such a water supply from any adjacent municipality; and

WHEREAS, water supply for the Service Area as hereinafter described is a problem which can be approached more effectively and economically through a joint undertaking; and

WHEREAS, Deer Park has requested that Palatine provide the owners of those portions of the Service Area which now are, or through annexation come within Deer Park's corporate limits, with an adequate supply of Lake Michigan water through Palatine's water transmission system from its source of supply from the Northwest Water Commission, said water to be withdrawn at various locations acceptable to Palatine which are convenient and available points for procuring water from said system by Deer Park; and

WHEREAS, it is more economical for Deer Park to secure a Lake Michigan source of water supply through Palatine's Water System than for Deer Park to secure water from any other Lake Michigan water source; and

WHEREAS, Palatine secures its water from the Northwest Water Commission pursuant to an Agreement dated April 4, 1983, which Agreement imposes certain limitations including limits on Palatine's right to resell water to only retail customers. That agreement will expire in 2035; and

WHEREAS, Palatine and Deer Park previously entered into an Intergovernmental Agreement for water supply dated August 9, 1999; and

WHEREAS, Palatine and Deer Park previously entered into a First Amended Intergovernmental Agreement for water supply dated November 18, 2013; and

WHEREAS, Palatine and Deer Park enter this agreement to partially reaffirm, to amend, and to expand upon their prior agreements; and

WHEREAS, this Agreement is not intended to provide for the sale of water by Palatine to

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Deer Park, but rather is expressly limited to providing for the sale of water to retail customers who are owners/occupants/water customers located within the Service Area and to set minimum standards to protect the public health, safety and welfare of both Villages with respect to the particular property which is the subject of this Agreement.

NOW, THEREFORE, in consideration of the mutual agreements contained in this Agreement, Palatine and Deer Park agree as follows:

1. **Definitions.**

"Service Area" means the property presently located within the corporate limits of Deer Park, Lake County, Illinois or subsequently annexed to Deer Park, and depicted on the map of the Service Area in Exhibit 9.

"Customer" means the person responsible for the usage of the water and the payment of the bill. There shall be only one customer for each building developed within the Service Area.

"Deer Park Water Rate" means the rate applicable to property in Deer Park as set forth in Palatine's Fee Schedule Supplement to the Palatine Code of Ordinances.

"Developer" means any person, firm, partnership, limited liability company or corporation which proposes to develop and/or does develop within the Service Area as hereinafter described, the owners of record of the Service Area, their successors and assigns; and/or retail water customers located within the Service Area who are supplied with water from Palatine.

"Development" means the approved plans of new development or redevelopment for any part of the Service Area as approved by Deer Park . Deer Park shall supply all such development plans to Palatine for information purposes only at the time of submittal by the Developer.

"Development Water System" means the Off-Site Dedicated Water System, the On-Site Dedicated Water System, and the On-Site Privately Maintained Service

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Connections, all defined herein.

"Emergency" means a fire or a natural disaster that requires the use of water for fire suppression purposes.

"Illinois Retailers' Occupation Tax and Service Occupation Tax" or "Illinois Sales Tax" means any retailers' occupation tax and/or any service occupation tax directly imposed by any Illinois statute, a share or portion of which, is shared with municipalities.

"Deer Park Municipal Sales Tax" means any home rule or non-home rule retailers' occupation tax and/or service occupation tax Deer Park imposed by municipal action(s), including but not limited to by a Deer Park municipal resolution, ordinance, and/or referendum, although authorized, in whole or in part, by Illinois statute.

"Off-Site Dedicated Water System" means all necessary water pipes, mains, pumps, and related equipment and appurtenances located off of the Service Area which has been constructed and installed by Deer Park or Developer and dedicated to and accepted by Palatine as part of its Water System as depicted in Exhibit 5.

"On-Site Dedicated Water System" means all necessary water pipes, mains and related equipment and appurtenances excluding service connections located within the Service Area which have been or will be constructed or installed by Deer Park or Developer which have been or will be dedicated to and accepted by Palatine as provided herein. The location of the On-Site Dedicated Water System is identified on Exhibit 6, attached hereto and made a part hereof, all of which have been reviewed and approved by the Palatine Village Engineer. For other lands within the Service Area where the preliminary and final plans for the On-Site Dedicated Water System have not been prepared, Deer Park agrees to provide Palatine with the plans for the On-Site Dedicated Water System for those properties and agrees to obtain approval of the Palatine's Village Engineer of those plans with respect only to issues relevant to the On-Site Dedicated Water System; provided that such plans shall be deemed approved in accordance with

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Deer Park's review and comments if Palatine's Village Engineer has not provided written comments within ten (10) working days after said plans are personally delivered to Palatine's Village Engineer by Deer Park's Village Engineer. The comments of Palatine's Village Engineer shall be deemed conditions of approval and the changes recommended in such comments shall be made to the plans. "On-site Privately Maintained Service Connections" means all necessary water pipes, mains, pumps and related equipment and appurtenances located on the Service Area, which have been or will be constructed and installed by Developer. Any easements necessary to provide Palatine with access to this part of the system, as determined by Palatine's Village Engineer, will be provided. This part of the system shall not be dedicated to, or accepted by Palatine, and shall be maintained by the Developer. Generally, this part of the system shall include all necessary facilities which are not part of the On-Site Dedicated Water System or Off-Site Dedicated Water System. A final determination on what constitutes the "on-site privately maintained service connections" shall be determined by mutual agreement of Deer Park's and Palatine's Village Engineers.

"Palatine Water System" means the Village of Palatine water system and includes, but is not limited to all necessary water pipes, mains, pumps and related equipment and appurtenances. Upon dedication to and acceptance by Palatine, the On-Site Dedicated Water System shall become part of the Palatine Water System.

"Publicly Dedicated Water System" means the Off-Site Dedicated Water System and the On-Site Dedicated Water System.

"Village Standards" means Village of Palatine standards as set forth in the Village of Palatine Code and associated ordinances as interpreted by the Palatine Village Engineer and shall be the same as apply within Palatine's corporate limits.

2. **Palatine to Supply Water to the Service Area**.

a. Palatine agrees to provide and Developer or Customer agree to purchase at

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retail from Palatine a public water supply for potable use and for fire protection to service the Service Area to be used by Deer Park or Developer, pursuant to the following terms and subject to the conditions set forth in this Agreement.

b. Palatine shall have an obligation to supply, and the Service Area shall have a right to receive water flow as needed, up to but not more than 450,000 gallons per day, as set forth on the Average Daily Water Allocation exhibit attached hereto as a part of Exhibit 9, subject to any and all regulations, requirements and laws present and future of the Northwest Water Commission (or any successor agency thereof) and any federal or state regulatory agencies.

c. , Deer Park shall have the authority to unilaterally amend the allocations described in Exhibit 9 to reallocate the water allocations within the Service Area, as described on Exhibit 9 if it does not increase allocations in excess of the 450,000 gpd authorized by this Agreement. Deer Park shall notify Palatine of any re-allocations within the Service Area by providing an updated Exhibit 9 to Palatine before such time as a Developer with a new allocation may obtain new or additional water service from Palatine.

d. Except during an emergency, Deer Park agrees that the maximum daily use shall not exceed the annual water allocation of 450,000 gallons per day. Palatine may, at its option, provide water to the Service Area in excess of that volume on the terms and conditions set forth below, but shall be under no obligation to do so, and the provision of water beyond 450,000 gallons per day at any time or for any length of time shall not vest rights in either Deer Park or Developer to such increased amounts of water. In furtherance hereof, Deer Park and Developer acknowledge Palatine's right to restrict the flow beyond 450,000 gpd by whatever means and methods Palatine deems appropriate.

e. Palatine reserves the exclusive right to determine what means, methods,

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procedures, and/or facilities (including Palatine's wells, pumps, storage facilities and pressure zones) will be utilized in providing water to Deer Park in order to comply with the terms of this Agreement or the water allocated to Deer Park.

f. Tap On Procedures: Developer shall initiate the process for a water connection by applying for a tap-on. Said application shall be filed by each separate customer, shall meet Palatine's requirements including the payment of all usual and customary fees due and owing in connection with the request for the tap-on in the same amount Palatine charges for tap-ons within its corporate limits, shall provide Palatine with an executed Water Service Agreement substantially consistent with the terms and conditions, which are set forth in Exhibit 7 (which Palatine may amend from time to time, but only with changes of general applicability to all Palatine water users); and shall provide Palatine with a statement of allocation certified by Deer Park pertaining to the Developer's average daily allotment of water usage, consistent with Exhibit 9, as may be updated, which average, daily allotment shall be used by Palatine in enforcing allotments on water, in computing the monthly water bill, and in allocating a penalty for overuse. It is further agreed that only one tap-on connection and meter shall be permitted for each building to be developed within the Service Area. Palatine shall use its best efforts to require all applicants for water connection for the Service Area to present written evidence issued by Deer Park that applicant has paid any and all applicable tap-on fees required by Deer Park for such connection. Palatine's failure to do so shall not be grounds for termination of this Agreement. Palatine shall maintain suitable records of the consumption of water by the customers and these records shall be available to Deer Park upon request at reasonable

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times.

g. Palatine shall supply Deer Park or Developer with water of a quality commensurate with that furnished to Palatine's customers. Deer Park shall require the Developer to bear the responsibility for maintaining the water quality at any point beyond Palatine's watermain and within the On-Site Privately Maintained Service Connections.

h. Deer Park or Developer shall notify and keep Palatine informed of the responsible individual(s) in charge of water operations for the Service Area. Initially, Deer Park designates its Village Engineer, which currently is the firm of Christopher Burke Engineering, Inc.

i. Palatine's obligation to provide water shall be conditioned on Deer Park or Developer granting it easements (in a form and with supporting title insurance reasonably satisfactory to Palatine) providing Palatine with sufficient rights of access to any and all of the Development Water System including the publicly and privately maintained water system.

3. **Conditions to Palatine's Obligation to Supply Water to the Service Area**.

a. For any future Water System construction, Deer Park or Developer, solely at their own expense, will construct and install all necessary water pipes, water mains, pumps and related equipment and appurtenances on and off of the Service Area. Such construction shall be done in accordance with good engineering practices utilized by Palatine and pursuant to plans reviewed and approved by Palatine's Village Engineer. Any material changes in the approved plans will require written approval of Palatine's Village Engineer.

b. Upon completion of any On-Site Dedicated Water Systems, Deer Park or Developer shall be required to convey title to the On-Site and Off-Site Dedicated Water System to Palatine. The systems subject to such conveyance to Palatine shall include all

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water pipes, water mains, pumps and related equipment and appurtenances and any extension in and upon the Service Area (only those designated as On-Site Dedicated Water System improvements). As a condition to the acceptance of such dedication(s), Deer Park shall provide Palatine with a certificate from the project engineer that the Publicly Dedicated Water System has been completed in accordance with the approved plans, as-built drawings, a bill of sale and lien waivers from the general contractor and all sub-contractors and material suppliers, all of the necessary easements to permit Palatine to gain access to the Development Water System and any other documents reasonably required by Palatine.

c. Deer Park or Developer shall grant platted and recorded maintenance easements to Palatine to be located on the Service Area to permit Palatine's access to such lines. Such easements shall be in a form reasonably acceptable to Palatine and shall be insured by a title company, which title evidence shall be supplied to Palatine prior to its obligation to service that portion of the Service Area. Deer Park or Developer shall be required to take such steps as are reasonably necessary to secure a written easement for said water system improvements (constructed or to be constructed) which will serve the Service Area. Deer Park and Palatine shall each be a party to and beneficiary to any such easement agreement.

d. Except for salaried Palatine staff, Deer Park or Developer shall pay Palatine's expenses in connection with the provision of water to the Service Area including, but not limited to its attorneys' fees in drafting and negotiating this Agreement and additional customer water service agreements and any other attorneys' fees related to this transaction; for plan review; preparing and letting bids; and contract construction and inspection at the rates ordinarily charged to Palatine. Deer Park shall pay, or pay under protest, such fees within thirty (30) days of invoice. Any fees paid under protest shall be subject to the parties' best efforts to resolve by negotiation. In the event of litigation

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over any fees paid under protest, the prevailing party shall be entitled to recover, as part of the judgment, its reasonable costs of litigation, including but not limited to attorneys' fees. Palatine shall have all remedies available to it including, after written notice and a thirty (30) day period to cure, declaring its obligations under this Agreement void and refusing to supply water to any Developer who has not paid such fees in the Service Area in the event Deer Park or Developer fails to pay said invoices in a timely manner.

e. Palatine, upon approving the condition of the Publicly Dedicated Water System, and its acceptance of the dedication of said system, shall assume title to and accept responsibility for said system.

f. Palatine reserves the right to inspect, test, repair and replace the water meters on the On-Site Privately Maintained Service Connections as required by Palatine. Such replacements or repairs shall be performed by and shall be paid for by Palatine.

4. **SALES TAX SHARING**

a. Existing Service Area: As additional consideration for the provision of water by Palatine to the Deer Park Service Area, the Parties further agree as follows:

(1) Illinois Sales Tax Sharing for Existing Service Area: Deer Park shall pay to Palatine, twenty percent (20%) of all Illinois Retailers' Occupation Tax and Service Occupation Tax ("Illinois Sales Tax") received by Deer Park from the properties in the Service Area depicted on Exhibit 9 that already are receiving water service from Palatine as of the effective date of this Agreement (hereinafter referred to as the "Sales Tax Property"). This amount does not include any Deer Park Municipal Sales Tax.

(2) Illinois Sales Tax Sharing for Certain Previously Undeveloped Parcels: For the properties identified in Exhibit 9 as "Undeveloped Sales Tax Share Parcels" (highlighted in red cross-hatches within

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Exhibit 9) which are those properties in the Service Area that have not been developed as of the Effective Date of this Agreement and are not yet receiving water service from Palatine, Deer Park and Palatine agree to share Illinois Sales Tax (but not Deer Park Municipal Sales Tax) in the following manner:

(i) For the first six full years following the earlier of either (i) the issuance of the first building permit on any Undeveloped Sales Tax Share Parcel (excluding the Dunkin' Donuts Parcel described below) or (ii) January 1, 2026 (the earliest of which shall be referred to as the "Trigger Date"), Deer Park shall pay 20% of the Illinois Sales Tax it receives from the State of Illinois to Palatine for any and all such parcels once developed and generating Illinois Sales Tax.

(ii) For the next seven through ten years following the Trigger Date, Deer Park shall pay 25% of the Illinois Sales Tax it receives from the State of Illinois to Palatine for any and all such parcels once developed and generating Illinois Sales Tax.

(iii) Commencing on the eleventh year following the Trigger Date, and for the remaining duration of this Agreement, Deer Park shall pay 40% of the Illinois Sales Tax it receives from the State of Illinois to Palatine for any and all such parcels once developed and generating Illinois Sales Tax.

(3) Dunkin' Donuts Property: As consideration for Palatine's agreement to extend the Service Area to include the property known as the Dunkin' Donut's Property (depicted in Exhibit 9 and identified by Lake County PIN No. 1434100033), Deer Park shall require the owner

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of the Dunkin' Donut's Property to pay the Deer Park Water Rate. Deer Park also shall include the Dunkin' Donuts Property in the calculation of any Illinois Sales Tax due to Palatine for the Undeveloped Sales Tax Share Parcels described immediately above at such time as that provision applies.

b. Deer Park shall make said Illinois Sales Tax payments to Palatine within sixty (60) days of receipt by Deer Park of any Illinois Sales Tax generated from the Sales Tax Property. In order for Palatine to verify the receipt by Deer Park of Illinois Sales Tax generated from the Sales Tax Property, Deer Park agrees to provide Palatine with all legally permissible necessary information including but not limited to the Illinois Business Tax ("IBT") number for all Illinois Sales Tax generating uses on the Sales Tax Property. Payment shall be accompanied by a copy of Sales Tax Report and a statement executed by an officer of Deer Park setting forth the calculation for said payment.

c. The parties acknowledge and agree that this Agreement is predicated on existing law in the State of Illinois. The General Assembly from time to time has considered eliminating or modifying the distribution of Illinois Sales Tax revenues to Illinois municipalities. The parties agree to amend this Agreement in the event of such a legislative change so that Palatine will continue to receive revenues generated by the Sales Tax Property.

d. The parties agree that as a condition precedent for the provision of water to the Sales Tax Property, all Illinois Sales Tax generating users on the Sales Tax Property shall be required to execute an Illinois Department of Revenue form entitled "Authorization to Release Sales Tax Information to Local Governments" (or comparable successor form, if any) to permit the Illinois Department of Revenue to disclose to Palatine and Deer Park, Deer Park's

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share of Illinois Sales Tax received from the Illinois Sales Tax generating users signing said form and to furnish such other consents or waivers as may be required by the Illinois Department of Revenue to allow the Illinois Department of Revenue to furnish the sales tax information from the sales tax generating users. These requirements shall also apply to any future increases in Illinois Sales Tax adopted by the State of Illinois after the effective date of this Agreement, but the aforesaid requirement for sharing by Deer Park with Palatine of Illinois Sales Taxes generated by the Sales Tax Property shall not be applicable to Deer Park Municipal Sales Taxes generated from the Sales Tax Property.

5. **Palatine to Operate the System/Mutual Cooperation**.

a. After approval and acceptance thereof, Palatine shall operate, maintain and repair the Off-Site Dedicated Water System and the On-Site Dedicated Water System (but not the On-Site Privately Maintained Service Connections). Palatine shall thereafter provide a public water supply for potable uses and for fire protection purposes subject to the terms and conditions contained in this Agreement. The maintenance and operation of such water system shall be consistent with Palatine's maintenance standards for the water system within its corporate limits, shall be in compliance with applicable federal, state, and other government regulations (including regulations of the Northwest Water Commission or any successor agency), and shall thereafter be the responsibility of Palatine.

b. Palatine and Deer Park each agree to cooperate fully with the other municipality when executing each party's respective responsibilities pursuant to this Agreement and in furtherance thereof, Deer Park hereby transfers to

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Palatine its statutory powers pursuant to the Illinois Municipal Code relative to making all necessary rules and regulations concerning the use of said System, and to do all acts and to make such rules and regulations for the construction, completion, management, or control of said System, and for the fixing and collection of water rates or rents. Deer Park agrees that when it has made an independent determination that Developer or Customer is not in compliance with the terms of this Agreement, and Palatine has made reasonable efforts to compel performance and has requested Deer Park's assistance and cooperation, to the extent legally permissible, Deer Park shall use its municipal authority to attempt to compel performance of this Agreement by Developer or Customer as herein defined.

c. In the event this Agreement is terminated by Palatine for any reason or if Palatine elects not to renew this Agreement upon its termination, then Palatine agrees to reasonably cooperate with Deer Park, at Deer Park's expense for the associated costs, to transfer title to Deer Park of those parts of the Off-Site Dedicated Water System and the On-Site Dedicated Water System deeded to and controlled by Palatine that are determined, by a mutually agreed upon engineer, to be necessary to provide for the service of water to properties in the Service Area by a new water supplier. Deer Park agrees to assume any costs associated with removing any Off-Site or On-Site Water Systems from Palatine's system so that Palatine can continue to operate the remainder of its water system in a safe and appropriate manner after such removal.

6. **Limitations to Connection to the Development Water Supply System**.

The Service Area shall not exceed the area depicted on Exhibit 9. Deer Park and Developer shall not permit property outside of the geographical limits of the Service Area to be connected to or serviced with water from the Development Water System without

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the written consent of Palatine. It is expressly understood that this Agreement is limited by its terms to water service by Palatine's water system to only the Service Area.

Any water conservation measures imposed by Palatine shall apply to the Service Area.

Nothing herein shall prohibit the construction of water wells for irrigation purposes only provided that those water wells are not connected or interconnected in any way with Palatine's Water System. Any plans for such water wells shall be submitted to, reviewed and approved by Palatine, which shall not unreasonably withhold approval, provided the terms and conditions of this subparagraph are satisfied. Nothing herein shall prohibit the continued use and maintenance of existing or replacement wells for existing uses currently being serviced by wells and which are not connected or interconnected to the Palatine Water System in any way.

No other water wells shall be constructed, installed or maintained on the Service Area without Palatine's consent except under the following conditions:

(1) Developer requires additional water capacity in excess of the allocation granted to it by Deer Park pursuant to Exhibit 9 and all of the following conditions are met:

(i) Developer has submitted, in writing (with a copy to Deer Park), a request for an additional supply of water specifying the amount required to be supplied in excess of the amount allocated to it pursuant to Exhibit 9 and a written undertaking by Developer to pay Palatine’s Deer Park Water Rates in effect at the time of the request) for Developer's property for said additional allocation and Palatine has refused to provide Developer with said additional water supply at said rate;

(ii) Developer agrees to the metering of the proposed well pursuant to Palatine's requirements and to grant necessary and

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appropriate easements to Palatine in connection with the use, maintenance and access to the wells and meter;

(iii) The proposed well is not and shall not be connected to the Palatine Water System as herein defined;

(iv) Developer shall pay Palatine the Deer ParkWater Rate, as herein defined, for the amount of well water utilized to the extent and for those billing periods that the average daily water usage for the Service Area is less than 450,000 gallons per day, but shall not be required to pay Palatine for well water utilized to the extent and for those billing periods that the average daily water usage for the Service Area is more than 450,000 gallons per day; and

(v) The plans for the well and meter(s) are submitted to, reviewed and approved by Palatine, which shall not unreasonably withhold approval, provided the terms and conditions of this subparagraph are satisfied; or

(2) Palatine consents to the construction, installation or maintenance of a well upon such terms and conditions as it deems acceptable in its sole discretion.

7. **Water Rates**.

a. Deer Park Water Rate: In addition to the consideration previously set forth herein, Palatine shall charge all users of water located on the Service Area and served by the Development Water System the Deer Park Water Rate. The Deer Park Water Rate shall increase or decrease from time to time in a rational manner under the Code of Ordinances of the Village of Palatine, and Deer Park waives any and all claims challenging the rates in any way or requiring Palatine to conduct new studies to defend such rate changes.

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b. Palatine may also impose a maintenance/replacement surcharge on Deer Park users in addition to the Deer Park Water Rate. The maintenance/replacement surcharge for water furnished to Deer Park shall cover Palatine's maintenance related expenses for the dedicated parts of the water distribution system for the Service Area including the pump station and all associated labor to maintain the system ("Maintenance/Replacement Surcharge"). The maintenance/replacement surcharge under this Agreement shall be adjusted by no more than 3% annually.

c. All users shall be subject to the minimum billing requirements of Palatine. Palatine shall be responsible for all water service billing and collection for users within the Service Area.

8. **Covenant Running with the Land**. This Agreement shall constitute a covenant running with the land and shall bind Palatine, Deer Park and all persons now and hereinafter owning any interest in the Service Area or any part thereof. Deer Park shall by appropriate ordinance or agreement require each Owner/Developer to whom it grants a water allotment, to record this Agreement in the Offices of the Recorder of Deeds of Lake County, Illinois.

9. **Indemnity**. Deer Park (as to its claims only) and Developer (as to its claims only) holds harmless and waives any claims against Palatine and its Corporate Authorities including its respective officers, agents, and employees from all liabilities, costs, judgments, expert witness expenses and fees, attorneys' fees and any and all other costs, expenses, and fees of any kind or nature whatsoever resulting from any act or failure to act under this Agreement, unless Palatine or its officials have engaged in fraudulent or intentional misconduct material to such claims. Palatine will not be responsible in damages for any interruption or failure to supply water and shall be saved and held harmless by Deer Park and Developer, each as to its own claims only, from all damage of any kind, nature and description which may arise as a result of making this Agreement, and the operation of the water facilities furnishing water hereunder including the quality of the water unless Palatine or its officials have engaged in fraudulent or intentional misconduct.

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10. **Force Majeure**. In case by reason of Force Majeure any party hereto shall be rendered unable wholly or in part to carry out any of its obligations under this Agreement, then if such party shall give notice and full particulars of such Force Majeure in writing to the other parties within a reasonable time after occurrence of the event or cause relied on, the obligation of the party giving such notice, so far as it is affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, but for no longer period, and any such party shall endeavor to remove or overcome such inability with ail reasonable dispatch. The term "Force Majeure" as employed herein shall mean acts of God. strikes, lockouts or other industrial disturbances, acts of public enemy, orders of any kind of the Government of the United States, of the State of Illinois, or of any civil or military authority, insurrections, riots, pandemics or epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines, canals, or tunnels, partial or entire failure of water supply, and inability on the part of Palatine to deliver water hereunder or of Deer Park to receive water hereunder, on account of any other causes not reasonably within the control of the party claiming such inability. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable to it in the judgment of the party having the difficulty.

11. **Limits on Palatine's Right to Supply Water**. Deer Park expressly acknowledges that Palatine's authority to resell water is limited by its agreements with the Northwest Water Commission, Palatine represents and warrants that it has provided Deer Park with complete, true and accurate copies of all such agreements and that to Palatine's knowledge, information and belief, nothing in these agreements limits its authority to perform pursuant to this Agreement. Deer Park represents and warrants that it has reviewed such agreements consisting of: (a) First

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement Between Palatine and Deer Park for

Amended Water Supply Contract; (b) Amendment to First Amended Water Supply Contract; and (c) Second Amendment to First Amended Water Supply Contract and that it and Deer Park is held to actual and constructive notice of those agreements and the limits, if any, on Palatine's authority contained therein. In the event of curtailments by the Northwest Water Commission or reallocation of Lake Michigan water by the State Department of Water Resources which imposes limits on the supply of water to the Palatine Water System, Deer Park agrees to accept a proportionate decrease in the maximum water supply Palatine has obligated itself to supply under this Agreement subject to the availability on a proportionate basis over the pressure zones of any other water sources referred to in paragraph 2(e). Palatine shall use its best efforts to give Deer Park prior written notice of any proposed regulation, proceeding or contractual amendment or other matter which may result in a reduction or elimination of Palatine's allocation.

12. **Non-Assignability**. No Party shall assign or transfer this Agreement or any rights or interests herein without the written consent of the other party.

13. **Regulatory Bodies**. This Agreement shall be subject to all valid rules, regulations, and laws applicable hereto passed or promulgated by the United States of America, the State of Illinois, or any governmental body or agency having lawful jurisdiction, or. any authorized representative or agency of any of them; provided, however, that this Paragraph shall not be construed as waiving the right of any party to challenge such jurisdiction or the validity of any such rule, regulation, or law on any basis, including the impairment of this Agreement.

14. **Notices**. Except in cases of emergency, all notices or communications provided for herein shall be in writing and shall be delivered to Palatine or Deer Park either in person, via email (with confirmation of receipt), or by United States mail, via registered mail, return receipt requested, postage prepaid, or with a national overnight courier service, addressed to the parties as follows:

Village Manager
Village of Palatine
200 East Wood Street
Palatine, Illinois 60067

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement Between Palatine and Deer Park for

Village Administrator
Village of Deer Park
23680 W Cuba Road
Deer Park, IL 60010

until and unless other addresses are specified by notice given in accordance herewith. Notices and communications shall be deemed to be given or delivered on the date of delivery, if in person or by email (with confirmation of receipt) or on the next business day after being deposited with a national overnight courier service, or two days (excluding Saturdays, Sundays and holidays) after deposit in the mail, if by United States mail. Notice, which is reasonable in view of the circumstances, shall be given in cases of emergency.

15. **Effective Date and Term**. This Agreement shall become effective at such time as both of the corporate authorities of the respective Municipalities have authorized its Mayor/Village President to execute the Agreement and shall continue in force and effect for a period that is coterminous with Palatine's agreement with the Northwest Water Commission or 25 years (whichever is lesser). The parties agree to begin negotiation of a succeeding agreement not later than five (5) years prior to the termination of this Agreement.

16. **Default, Cure and Remedies**.

(a) Except for exigent circumstances representing a material threat to public health or safety ("Exigencies"), whenever a party has failed to perform in accordance with the requirements of any provision of this Agreement, the aggrieved party shall provide specific written notice of such failure to the non- performing party detailing the non-performance and allowing the non-performing party no less than thirty (30) days to cure the non-performance. For Exigencies, the notice and cure period shall be the greatest period reasonable in view of the exigent circumstances. If a cure is not effected (or commenced with reasonable diligence toward such cure) within the specified period, the non-performing party shall be in default and the aggrieved party may pursue any remedy available to it at law or in equity, without waiver of any other rights or remedies that may

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement Between Palatine and Deer Park for

be available to it. For Exigencies, however, a default shall not be a basis for termination of this Agreement if the non-performing party has taken any necessary corrective action or has fully reimbursed the aggrieved party within thirty (30) days of being notified in writing of the necessary corrective or costs incurred as a result of the default.

(b) Palatine and Deer Park shall each have the right to compel each other's specific performance of this Agreement.

(c) Subject to the notice and opportunity to cure provisions in subparagraph (a) above, in the event of a default by Palatine of its maintenance of the On-Site Dedicated Water System in accordance with the standards set forth in this Agreement, Deer Park, after consultation with its Village Engineer, to the extent deemed reasonably necessary to protect the public health and safety, may effect required repairs or maintenance of the Publicly Dedicated Water System and obtain reimbursement from Palatine.

(d) In the event of any litigation over the meaning, legality, or performance of this Agreement, the prevailing party shall be entitled to recover, as part of the judgment, its reasonable costs of litigation, including but not limited to its reasonable attorneys' fees.

17. **Jurisdiction; Venue**. By execution of this Agreement, the parties' consent to the exclusive jurisdiction and venue of the Circuit Court of Cook County with respect to any legal action, proceeding, or controversy between them. The parties hereto acknowledge that Palatine's principal office is located in Cook County, Illinois, and that Palatine may be irreparably harmed if required to institute or defend any action in any jurisdiction or venue other than Cook County, Illinois. Deer Park further acknowledges and agrees that its consent to such jurisdiction and venue as set forth in this Paragraph is additional consideration for Palatine's willingness to enter into this Agreement and that, therefore, adequate and sufficient consideration exists for the consent to jurisdiction and venue set forth herein. Therefore, Deer Park irrevocably (a) agrees that any suit, action or other legal proceeding relating to this Agreement may be brought only in the Circuit Court of Cook County; (b) consents to the jurisdiction of such court in any such suit, action or

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement Between Palatine and Deer Park for

proceeding; (c) waives any objection which any party may have to the laying of venue in any such suit, action or proceeding in such court; and (d) agrees to join Palatine in opposition to any petition for removal from such court.

18. **Severability; Conflicts**. Should any part, term or provision of this Agreement be determined by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining portions or provisions shall not be affected thereby. In any such legal proceeding, Deer Park shall bear the expenses of defending the validity of this Agreement. Palatine, after consulting with Deer Park, shall have the right to select and direct legal counsel for the purposes of defending any such legal proceeding. The parties agree to cooperate and take any actions or make such amendments of this Agreement which effectuate the intent of the parties and may be necessary to maintain or preserve the legality of this Agreement. This Agreement will be subject to cancellation after thirty (30) days written notice by either party:

(a) In the event a court of competent jurisdiction, after exhaustion of all available rights of appeal, restricts or limits, directly or indirectly, any of the Northwest Water Commission's rights to obtain, sell, contract for or distribute Lake Michigan water to Palatine, or to the Service Area and further provided that the performance of this Agreement would then become impracticable.

In the event that either Deer Park or Palatine cancels this Agreement on the grounds set forth in subparagraph 17(a) above, Palatine shall transfer and convey to Deer Park all Off-Site and On-Site Dedicated Water System improvements made pursuant to this Agreement dedicated to and accepted by Palatine.

19. **Applicable Law**. This Agreement shall be construed in accordance with the laws and Constitution of the State of Illinois.

20. **Counterparts**. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

21. **Construction**. This Agreement, except where the context by clear implication

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement Between Palatine and Deer Park for

shall otherwise require, shall be construed and applied as follows:

(a) Definitions include both singular and plural.

(b) Pronouns include both singular and plural and cover all genders.

(c) Headings of sections herein are solely for convenience of reference and do not constitute a part hereof and shall not affect the meaning, construction or effect hereof.

(d) All exhibits attached to this Agreement shall be and are operative provisions of this Agreement and shall be and are incorporated by reference in the context of use where mentioned and referenced in this Agreement. In the event of a conflict between any exhibit and the terms of this Agreement, the exhibit shall control, except as regards any language relating to taxation of the Undeveloped Sales Tax Share parcels for which the language of this Agreement shall govern.

(e) Any certificate, letter or opinion required to be given pursuant to this Agreement means a signed document attesting to or acknowledging the circumstances, representations, opinions of law or other matters therein stated or set forth. Reference herein to supplemental agreements, certificates, demands, requests, approvals, consents, notices and the like means that such shall be only written whether or not a writing is specifically mentioned in the context of use.

22. **Pending Lawsuits**. There are no lawsuits pending or, to the best of either Village's knowledge, threatened, that would materially and adversely affect the ability of either Village or the Developer to proceed with the fulfillment of the terms of this Agreement.

23. **Entire Agreement/Modifications**. It is further agreed that this instrument contains the entire agreement between Palatine and Deer Park, and the parties acknowledge that all provisions contained herein may only be amended in writing, with the consent of the corporate authorities of Palatine and Deer Park, their successors and assigns. No officer, official or agent of Palatine or Deer Park has the power to amend, modify or alter this Agreement, or waive any of its conditions as to bind Palatine or Deer Park by making a promise or representation not

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement Between Palatine and Deer Park for

contained herein.

[SIGNATURES ON FOLLOWING PAGE]

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement Between Palatine and Deer Park for

IN WITNESS WHEREOF, the parties hereto, acting under authority of their respective governing bodies have cause this Agreement to be duly executed, in counterparts, each of which shall constitute an original, all as of the day and year first written above.

VILLAGE OF PALATINE

By:_____
Mayor

ATTEST:

By:_____
Village Clerk

[SEAL]

VILLAGE OF DEER PARK

By:_____
Village President

ATTEST:

By:_____
Village Clerk

[SEAL]

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement Between Palatine and Deer Park for

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jim Schwantz**, Mayor and **Margaret R. Duer**, Village Clerk of the Village of Palatine, personally known to me to be the same persons whose names are subscribed to the foregoing **Amended** and Restated **Intergovernmental Agreement Between The Village of Palatine and The Village of Deer Park Relative to Water Supply for Certain Property within the Village of Deer Park**, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, on behalf of the Palatine and as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this _____ day of _____, 20120.

_____
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Greg Rusteberg**, Village President and **Kimberly Kelly**, Village Clerk of the Village of Deer Park, personally known to me to be the same persons whose names are subscribed to the foregoing **Amended and Restated Intergovernmental Agreement Between The Village of Palatine and The Village of Deer Park Relative to Water Supply for Certain Property within the Village of Deer Park**, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument, on behalf of said limited liability company and as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this _____ day of _____, 2022.

_____
Notary Public

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement Between Palatine and Deer Park for

LIST OF EXHIBITS

EXHIBIT	DESCRIPTION OF EXHIBIT
Exhibit 2	Map of the Service Area and Sales Tax Property
Exhibit 5	List of Final Approved Off-Site Dedicated Water System Improvements
Exhibit 6	List of Final Approved On-Site Dedicated Water System Improvements
Exhibit 7	Terms and Conditions of Water Service Agreement with Customers
Exhibit 9	Average Daily Water Allocation and Map of Service Area

*Full size copies of exhibits are available at the Village of Palatine Village Hall.

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement Between Palatine and Deer Park for

EXHIBIT 1

LEGAL DESCRIPTION
(including PIN Numbers)

SERVICE AREA DESCRIPTION

PERMANENT INDEX NUMBERS:

LEGAL DESCRIPTION OF SALES TAX PROPERTY

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement

EXHIBIT 2

MAP OF THE SERVICE AREA AND SALES TAX PROPERTY

EXHIBIT 2

MAP OF THE SUBJECT PROPERTY
AND SALES TAX PROPERTY

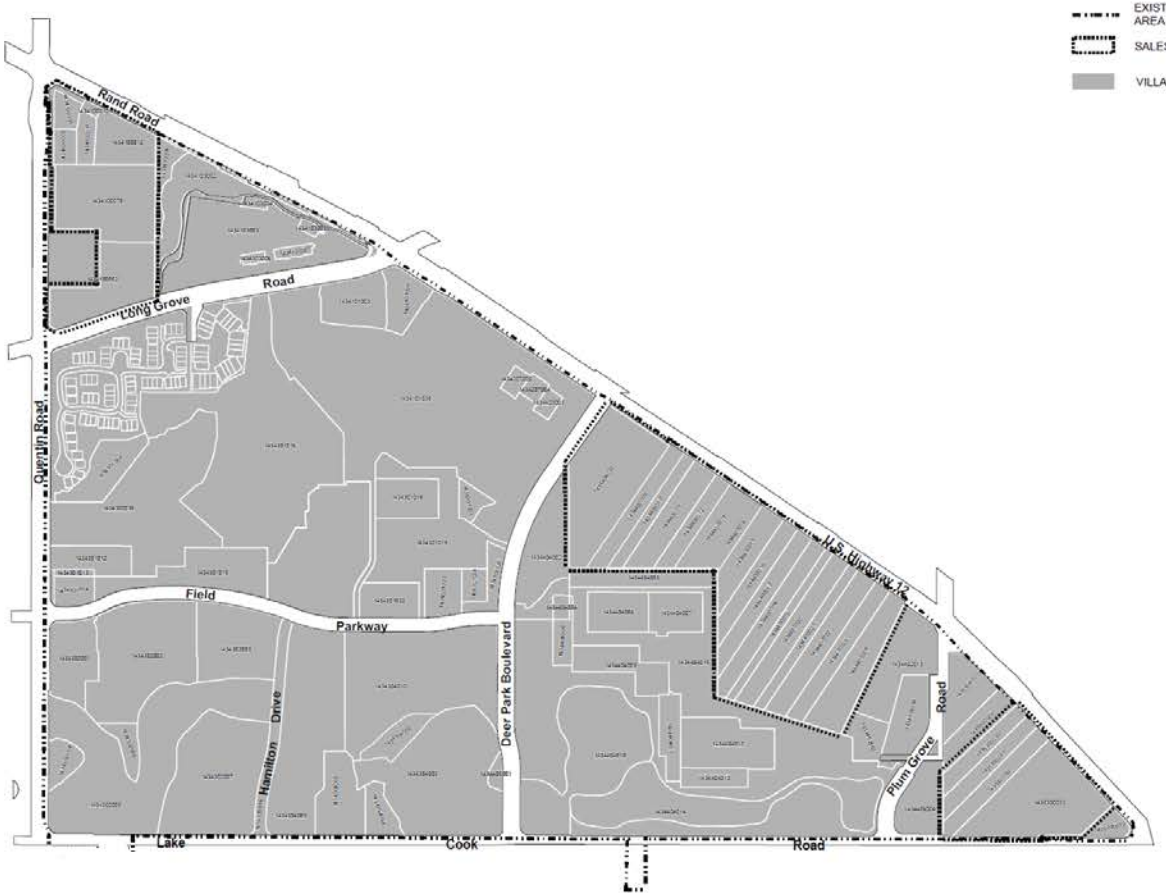


EXHIBIT: 2	
MAP OF THE SUBJECT PROPERTY AND SALES TAX PROPERTY	
DRAWN BY: GMA Date: 11/13/2013	PROJ.#
UPDATED BY: CBBEL Date: 7/19/2022	SCALE: 1"=300'
	SHEET NUMBER: 1 OF 1 SHEETS

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement

EXHIBIT 5

LIST OF FINAL APPROVED OFF-SITE DEDICATED WATER SYSTEM IMPROVEMENTS

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement

EXHIBIT 6

LIST OF FINAL APPROVED ON-SITE DEDICATED WATER SYSTEM IMPROVEMENTS

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement

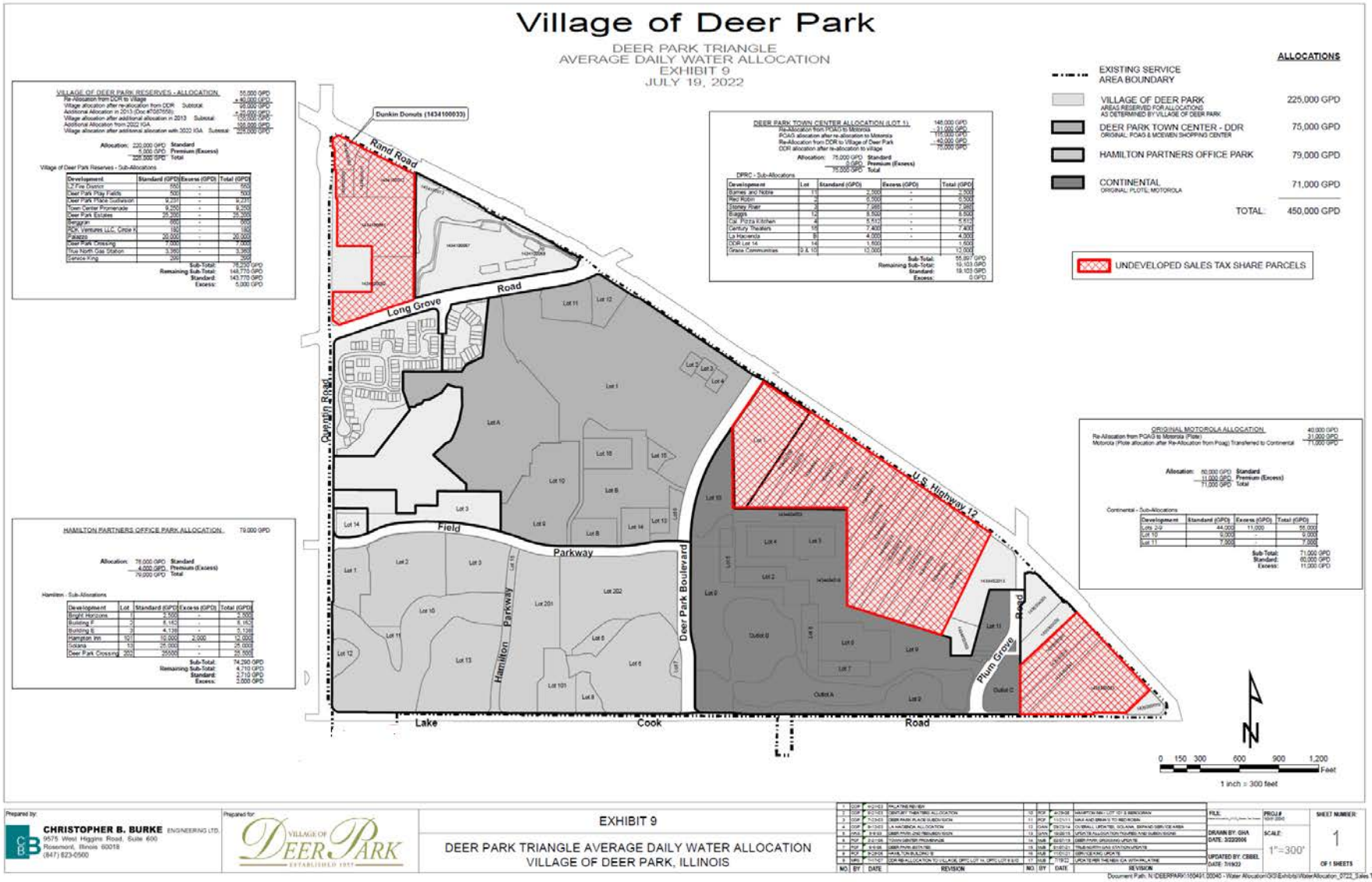
EXHIBIT 7

TERMS AND CONDITIONS OF WATER SERVICE AGREEMENT WITH CUSTOMERS

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement

EXHIBIT 9

SERVICE AREA/AVERAGE DAILY WATER ALLOCATION/UNDEVELOPED SALES TAX SHARE PARCELS



Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement

Attachment: revised IGA.clean draft 8 3 22.will need updated exhibits (Intergovernmental Agreement

RESOLUTION NO. _____

RESOLUTION AUTHORIZING AN AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF PALATINE AND THE VILLAGE OF DEER PARK RELATIVE FOR THE SUPPLY OF WATER FOR PROPERTY WITHIN DEER PARK

WHEREAS, the Villages of Palatine and Deer Park wish to engage jointly in a plan for providing a water supply to certain property situated in the Village of Deer Park, Lake County and Cook County, Illinois; and

WHEREAS, the Village of Palatine ("Palatine") is a municipality as provided in the Illinois Municipal Code, 65 ILCS 5/1-1-1, et seq. and is a home rule unit as provided in the 1970 Illinois Constitution (Article VII, Sec. 6) and the Village of Deer Park ("Deer Park") is a municipality as provided in the Illinois Municipal Code, 65 ILCS 5/1-1-1, et seq.; and

WHEREAS, the 1970 Illinois Constitution (Article VII, Sec. 6) and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220-1, et seq., authorize intergovernmental cooperation; and

WHEREAS, pursuant to 65 ILCS 5/11-124-1 the corporate authorities of each municipality are authorized to contract with any person, corporation, municipal corporation, political subdivision, public water district or any other agency for a supply of water; and

WHEREAS, pursuant to 65 ILCS 5/11-126-1, the corporate authorities of each municipality may provide for a water supply for fire protection and for the use of the inhabitants of such municipality by procuring such a water supply from any adjacent municipality; and

WHEREAS, water supply for the Service Area as hereinafter described is a problem which can be approached more effectively and economically through a joint undertaking; and

WHEREAS, Deer Park has requested that Palatine provide the owners of those portions of the Service Area which are within Deer Park's corporate limits, with an adequate supply of Lake Michigan water through Palatine's water transmission system; and

Attachment: Resolution IGA Water Agr. Deer Park (Intergovernmental Agreement Between Palatine and Deer Park for Provision of Water)

WHEREAS, Palatine and Deer Park previously entered into an Intergovernmental Agreement for water supply dated August 9, 1999; and

WHEREAS, Palatine and Deer Park previously entered into a First Amended Intergovernmental Agreement for water supply dated November 18, 2013; and

WHEREAS, Palatine and Deer Park enter this agreement to partially reaffirm, to amend, and to expand upon their prior agreements.

NOW, THEREFORE BE IT RESOLEVED THAT

1. The Mayor is hereby directed to execute an Amended and Restated Intergovernmental Agreement between the Village of Palatine and Village of Deer Park relative to the supply of water for property within Deer Park.

2. The Amended and Restated Intergovernmental Agreement shall be subject to final review and approval of the Village Attorney for the Village of Palatine.

ADOPTED: This _____ day of _____, 2022

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

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this_day of_____, 2022

_____

Village Clerk

Attachment: Resolution IGA Water Agr. Deer Park (Intergovernmental Agreement Between Palatine and Deer Park for Provision of Water)

Consider a Supplemental Resolution Appropriating $46,458.11 of Rebuild Illinois Funds for the Rehabilitation of Rohlwing Road

BACKGROUND:
Rohlwing Road, from Palatine Road to Northwest Highway, was rehabilitated in 2021. The scope of rehabilitation work included pavement resurfacing, patching, curb and gutter reconstruction, sidewalk replacement, and ramp upgrades to meet ADA requirements.

The Illinois Department of Transportation notified the Village they are implementing a grant program using proceeds from a general obligation bond in the Rebuild Illinois capital program to provide Local Public Agencies with funds for capital projects. The Village was awarded a second allotment of $753,029.34 for a capital improvement. $57,500 of the grant was previously appropriated for design engineering services and $695,529.34 was appropriated for construction.

In order to secure and expend these funds, the State requires that resolutions be passed by the Village indicating their intended use, similar to the use of Motor Fuel Tax proceeds. The State then reviews these resolutions, granting or denying their approval.

KEY ISSUES:
- Reconstruction activities included: removal of all the asphalt pavement, base and sub-base repair and/or replacement, spot curb and gutter replacement, spot sidewalk replacement and drainage improvements. The pavement was replaced with 4” of asphalt.
- In this program, 50/50 apron and curb replacement was also provided.
- This supplemental resolution appropriates an additional $46,458.11 due to an expansion of the amount of repairs beyond the initial estimate of quantities associated with actual construction. Notably, an increased amount of sidewalk was found to qualify for replacement.
- $659,870 of Rebuild Illinois funds remain available at this time which are targeted for the improvement of Crescent and Ellis in 2023.

ALTERNATIVES:

1. Approve the Resolution appropriating Rebuild Illinois funds in the amount of $46,458.11 for the reconstruction of Rohlwing Road.

2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Resolution appropriating $46,458.11 of Rebuild Illinois funds for the rehabilitation/reconstruction of Rohlwing Road, from Palatine Road to Northwest Highway, be approved.

ACTION REQUIRED:
Motion to approve the Resolution appropriating $46,458.11 of Rebuild Illinois funds for the reconstruction of Rohlwing Road, from Palatine Road to Northwest Highway.

ATTACHMENTS:

- Supplemental Resolution
- IDOT CL 2020-12 Bonds
- Rebuild Illinois Bond Palatine

Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?
☒ Yes ☐ No

Resolution Type	Resolution Number	Section Number
Supplemental		21-00109-00-RS

BE IT RESOLVED, by the Council (Governing Body Type) of the Village (Local Public Agency Type)
of Palatine (Name of Local Public Agency) Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract (Contract or Day Labor).

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Rohlwing Road	0.51	N/A	Palatine Road	US-14

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Roadway rehabilitation including drainage improvements, curb and gutter removal ad replacemen, base repairs and installation of new bituminous pavement.

2. That there is hereby appropriated the sum of Forty-six thousand, four hundred fifty-eight dollars and eleven cents---------- Dollars ($46,458.11) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Margaret R. Duer (Name of Clerk) Village (Local Public Agency Type) Clerk in and for said Village (Local Public Agency Type)
of Palatine (Name of Local Public Agency) in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council (Governing Body Type) of Palatine (Name of Local Public Agency) at a meeting held on August 08, 2022 (Date)

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ (Day) day of _____ (Month, Year).

(SEAL)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

Attachment: Supplemental Resolution (Supplemental Resolution Appropriating Funds for Rohlwing Road Reconstruction)

Illinois Department of Transportation
2300 South Dirksen Parkway / Springfield, Illinois 62764

July 20, 2020

CIRCULAR LETTER 2020-12

REBUILD ILLINOIS BOND GRANTS SECOND INSTALLMENT

COUNTY ENGINEERS / SUPERINTENDENTS OF HIGHWAYS / MUNICIPAL ENGINEERS / DIRECTORS OF PUBLIC WORKS / MAYORS / METROPOLITAN PLANNING ORGANIZATIONS – DIRECTORS / TOWNSHIP HGIHWAY COMMISSIONERS / CONSULTING ENGINEERS

The Illinois Department of Transportation (IDOT) will provide local public agencies with the second installment of the $1.5 billion grant program from the local government component of the REBUILD ILLINOIS capital bill program. This second installment consists of $250 million that will be distributed based on the regular Motor Fuel Tax (MFT) formula. These $250 million are not MFT distributions, rather, they are grants made from bond sale proceeds that must be deposited into the local public agencies' MFT account and expended as directed in CL 2020-11. Distribution allotments may be viewed on-line at http://www.idot.illinois.gov/transportation-system/local-transportation-partners/county-engineers-and-local-public-agencies/mft-distribution/ under "REBUILD ILLINOIS".

This installment will be disbursed primarily through mailed checks from the Illinois Comptroller's Office and local public agencies can anticipate receiving this funding by the end of July.

Sincerely,

Stephane B. Seck-Birhame, P.E., PTOE
Acting Engineer of Local Roads and Streets

Attachment: IDOT CL 2020-12 Bonds (Supplemental Resolution Appropriating Funds for Rohlwing Road Reconstruction)

FY 2021 Distribution

Rebuild Illinois: Bond Grant Installment #2

Type: 1 = County, 2 = Township, and 3 = Municipality

Agency Name	Agency Type	Allotment
Palatine	3	$753,029.34
Palos Heights	3	$137,464.62
Palos Hills	3	$192,044.07
Palos Park	3	$53,239.40
Park Forest	3	$241,373.16
Park Ridge	3	$411,679.91
Phoenix	3	$21,572.55
Posen	3	$65,761.14
Prospect Heights	3	$178,555.73
Richton Park	3	$149,887.52
River Forest	3	$122,713.13
River Grove	3	$112,333.26
Riverdale	3	$148,822.07
Riverside	3	$97,482.90
Robbins	3	$58,621.55
Rolling Meadows	3	$264,703.15
Rosemont	3	$46,154.72
Sauk Village	3	$115,397.79
Schaumburg	3	$815,308.56
Schiller Park	3	$129,534.18
Skokie	3	$711,586.75
South Barrington	3	$50,141.91
South Chicago Heights	3	$45,462.73
South Holland	3	$241,977.28
Steger	3	$105,116.78
Stickney	3	$74,537.35
Stone Park	3	$54,326.81
Streamwood	3	$437,799.84
Summit	3	$121,417.02
Thornton	3	$25,680.57
Tinley Park	3	$622,825.14
Westchester	3	$183,630.33
Western Springs	3	$142,517.26
Wheeling	3	$413,525.22
Willow Springs	3	$60,675.56

Attachment: Rebuild Illinois Bond Palatine (Supplemental Resolution Appropriating Funds for Rohlwing Road Reconstruction)

Consider a Motion Authorizing the Village Manager to Execute an Agreement for Use of Public Rights-of-Way with Everstream GLC Holdings, LLC

BACKGROUND:
Everstream GLC Holdings, LLC, has been certified by the Illinois Commerce Commission (ICC) to provide and resell intrastate and interstate telecommunication services within Illinois. In their operations as a telecommunications retailer, they propose to use select Village of Palatine rights-of-way to install and maintain fiber optic cable.

KEY ISSUES:

- All installations would require a permit review process much like other utility companies certified by the ICC and governed by the Public Utilities Act.
- The agreement would grant Everstream the ability to install, operate, repair, and replace equipment within the Village's rights-of-way only at the specified locations.
- All installations are to be underground.
- As provided by State law, the Village shall not require any fees for obtaining such permits.
- Everstream shall maintain its status as a Telecommunications Retailer under the Telecommunications Infrastructure Maintenance Fee Act and shall timely pay the taxes imposed by the Simplified Municipal Telecommunications Tax Act to the State of Illinois.
- The initial term of the agreement is for 20 years and includes a renewal for one additional 10-year period.
- As a company without a franchise agreement with the Village, a license agreement is required. The Public Utilities Act requires the Village to cooperate with this request.

ALTERNATIVES:

1. Authorize the Village Manager to execute an Agreement with Everstream GLC Holdings.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute an Agreement with Everstream GLC Holdings, LLC as the Public Utilities Act requires the Village to cooperate with this request.

ACTION REQUIRED:
Motion to authorize the Village Manger to execute an Agreement with Everstream GLC Holdings, LLC.

ATTACHMENTS:

- Everstream Agreement for Use of Right-of-Way

- IL ICC Order 16-0275
- Exhibit A-Everstream Proposed Fiber Network

AGREEMENT FOR USE OF RIGHT-OF-WAY
BETWEEN THE VILLAGE OF PALATINE AND EVERSTREAM GLC HOLDINGS LLC, AN OHIO LIMITED LIABILTY COMPANY ON BEHALF OF ITSELF AND ITS AFFILIATES.

THIS AGREEMENT is made this _____ day of _____ 2022, by and between the Village of Palatine, Illinois, an Illinois municipal corporation ("Village"), and Everstream GLC Holdings, LLC, an Ohio limited liability company on behalf of itself and its affiliates ("Company").

RECITALS

1. Company has been certified by the Illinois Commerce Commission pursuant to Section 13-404 to provide and resell, intrastate and interstate telecommunication services within the State of Illinois and pursuant to Section 13-405 of the Public Utilities Act authorized to provide facilities -based local exchange telecommunications services within the State of Illinois, pursuant to Illinois Commerce Commission Order entered on November 22, 2005.

2. Company operates as a Telecommunications Retailer under the Telecommunications Infrastructure Maintenance Fee Act (TIMFA) (35 ILCS 635/10).

3. Company desires to place fiber optic cable within the Village limits as depicted on the map of Planned Fiber Routes ("Proposed Network") attached hereto as "Exhibit A."

4. Company agrees to apply for and abide by all appropriate permits to install fiber optic cable, facilities and equipment within public rights of way in the Village.

5. Village desires to grant Company the right to install a communications network in public rights -of -way under the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the promises of each of the parties to the other and the covenants contained herein, it is agreed as follows:

6. Recitals. The recitals are a material part of this Agreement and are incorporated herein by reference.

7. Right to Install. Provided that Company complies with all Federal, State and Village statues, codes, rules and regulations, Village grants to the Company it successors and assigns the non-exclusive right to own, install, maintain, and operate a fiber optic communications network within, under the public rights -of -way of the Village, including in the areas depicted under Exhibit A.

8. Construction and Maintenance.
   a. Prior to the placement of a fiber optic cable in the public rights -of -way, Company shall provide plans and specifications for the placement to the Village. If the Village is satisfied with Company's detailed written application it shall issue a permit therefor as soon as practicable.

Attachment: Everstream Agreement for Use of Right-of-Way (Everstream GLC Holdings Right-of-Way License Agreement)

b. Company agrees to obtain all applicable permits for work in the Village rights -of -way prior to commencing any work. As provided under State law, Village shall not require any fees for obtaining such permits. Company shall provide any necessary or required traffic control at its expense consistent with Village requirements, the Manual on Uniform Traffic Control Devices published by the Federal Highway Administration, and subject to permits from the Illinois Department of Transportation and the Cook County Highway Department when work is proposed in rights of way under their respective jurisdiction.

c. Company agrees to comply with appropriate requirements to install JULIE locates on its fiber optic cable including maintaining a five foot separation from water mains other than when perpendicularly crossing an existing water main.

d. Company will make reasonable commercial efforts not to interfere with pre-existing, marked or located uses of the public rights of way.

e. Subject to appropriate weather conditions, within thirty (30) calendar days after completing placement or repairs to Company's fiber optic cable, facilities and equipment, Company, at its sole cost and expense, shall return the right of way to a condition reasonable equivalent to that which existed prior to commencing the placement or repairs.

9. Fees. Company shall not be required to pay any fees to the Village under this Agreement, including for site specific permits. Company shall maintain its status as a Telecommunications Retailer under the Telecommunications Infrastructure Maintenance Fee Act (TIMFA) (35 ILCS 635) and shall timely pay the taxes Imposed by the Simplified Municipal Telecommunications Tax Act (SMTT) (35 ILCS 636/5) to the State of Illinois.

10. Term. The initial term of this Agreement shall be for a period of twenty (20) years. This agreement may be renewed by mutual agreement of the parties for one successive ten (10) year term, provided the Licensee is in full compliance with the terms and conditions of this agreement at the time of renewal.

11. Representations and Warranties by the Company. The Company represents and warrants to the Village that:

a. Company has and will maintain all approvals, authorizations, certifications, licenses, and franchises required by the State of Illinois, the FCC and/or any other agency to provide the communications service; and

b. Work to be performed by the Company pursuant to this Agreement will be performed in a good and workmanlike manner, consistent with any Permit specifications and Village standards, and applicable regulations.

Attachment: Everstream Agreement for Use of Right-of-Way (Everstream GLC Holdings Right-of-Way License Agreement)

12. No Lease or Easement. Company agrees that this Agreement will not grant to Company any real property interest in Village's public rights-of-way.

13 Relocation. From time to time, Village may request Company to relocate its fiber optic cable and associated equipment and facilities to accommodate Village projects for the benefit of the public good or emergencies. In such instances, Company shall promptly relocate its fiber optic cable, equipment and facilities at its sole cost and expense. However, if a relocation is requested or required due to the needs or actions of a third party or non -governmental use, the third party shall reimburse Company for all of its incurred costs and expenses for the relocation. Nothing in this Agreement is intended to abrogate or waive any right to reimbursement that Company may have under applicable law or the terms of and public project funding grant.

14. Abandonment of Facilities. Upon abandonment of a facility within the public rights -of -way of the Village, the Company shall notify the Village within 90 days. Following receipt of such notice the Village may direct the Company to remove all or any portion of the facility if the Village determines that such removal will be in the best interest of the public health, safety and welfare. In the event that the Village does not direct the Company that abandoned the facility to remove it, the abandoning Company shall be deemed to consent to the alteration or removal of all or any portion of the facility by another utility or person. Company shall be liable for and pay any costs and expenses of removal following abandonment.

15. Interruptions. Village shall not be liable to the Company or its customers for any interruption of service to the Company or interference with the facilities arising in any manner relating to the Village's lawful operations within the right-of-way.

16. Indemnification. Company agrees to defend Village against all third party claims arising from Company's negligent acts or omissions related to its construction, operation, or maintenance of its fiber optic cable and related facilities and equipment located in the right of way and indemnify and hold Village, its officers, boards and employees harmless from all damages awarded by a court of competent jurisdiction or agreed to as part of a settlement for such claims. Notwithstanding any provision of this section to the contrary, Company shall not be obligated to indemnify, defend or hold the Village harmless to the extent any claim arises out of or in connection with the gross negligence or intentional misconduct of the Village, its officers, boards or employees.

17. Assignment. Except to an affiliate of Company, Company shall not assign any rights or obligation contained in this Agreement or the Agreement itself without the prior written consent of Village, which shall not be unreasonably withheld or delayed.

18. Termination. Village may terminate this agreement and all rights granted herein if Company materially breaches any of the terms of this agreement and fails to cure the breach within forty five (45) calendar days after receiving a detailed notice of the breach from Village. Provided however, Village reserves right to provide notice as it deems appropriate or no notice at all in the event of an emergency situation.

Attachment: Everstream Agreement for Use of Right-of-Way (Everstream GLC Holdings Right-of-Way License Agreement)

19. Insurance. The Company shall maintain Commercial General Liability insurance for bodily injury (including death) and for property damage in the amount of $2 million per occurrence and $4 million in the aggregate; in full force and effect, at its own cost and expense, during the term of this Agreement. Village shall be designated as an additional insured under this policy. Upon request, Company will provide a Certificate of Insurance and endorsements showing evidence of the coverage listed above. Upon receipt of notice from its insurer(s), Company shall provide thirty (30) days prior notice of cancellation to the Village.

20. Notices. All notices herein provided for shall be sent prepaid registered mail addressed to the parties as follows:

To the Village:

Village of Palatine
Attn: Village Manager
200 E. Wood Street
Palatine, IL60067

with copy (except for invoices) to:

Everstream GLC Holdings, LLC
Attn: General Counsel
1225 Euclid Ave, Suite 250
Cleveland, OH 44115

To the Company:

Everstream GLC Holdings, LLC
Attn: Local Office
1225 W. 22nd Street, Suite 105
Oak Brook, IL 60523

Invoices:

Everstream GLC Holdings, LLC
Attn.: Accounts Payable
1225 Euclid Ave, Suite
Cleveland, OH 44115

Company Emergency Phone Number:
(866) 221-2741

Attachment: Everstream Agreement for Use of Right-of-Way (Everstream GLC Holdings Right-of-Way License Agreement)

21. Severability. If any provision of this Agreement is held invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given effect without the invalid provisions; and, to this end, the provisions of this Agreement are to be severable.

22. Amendment and Waiver. This Agreement may not be amended except pursuant to a written instrument signed by the Parties. Either party's failure to enforce any provision of this Agreement shall not be deemed a waiver of its right to enforce the provision in the future.

23. Reservation of Rights. There is hereby reserved to COMPANY every right and privilege available to COMPANY under applicable law, and COMPANY by its execution of this Agreement, shall not be deemed in any way to waive, relinquish, release or abrogate any of its lawful rights and privileges.

24. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois without regard to its conflict of laws provisions. Venue and jurisdiction for any and all disputes related in any manner to this Agreement shall be in the federal and state courts with jurisdiction over Village in the State of Illinois.

25. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be original, but all of which together shall constitute one and the same instrument.

26. No Waiver of Immunity. Nothing contained in this Agreement shall constitute a waiver by the Village of any right, privilege or defense available to the Village under statutory or common law, including, but not limited to, the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq., as amended.

27. Entire Agreement. This Agreement contains the entire agreement for the use of Village rights -of -way by Company for the Acquired Assets and the Proposed Network only and supersedes and replaces all prior negotiations, discussions, agreements, or statements whether written or oral.

[Signature Page Follows]

Attachment: Everstream Agreement for Use of Right-of-Way (Everstream GLC Holdings Right-of-Way License Agreement)

VILLAGE OF PALATINE, an Illinois Municipal Corporation

BY: _____
Reid T. Ottesen / Village Manager

ATTEST: _____
Deputy Village Clerk

EVERSTREAM GLC HOLDINGS, LLC, an Ohio limited liability company on behalf of itself and its affiliates

BY: _____

Name: _____

Title: _____

Attachment: Everstream Agreement for Use of Right-of-Way (Everstream GLC Holdings Right-of-Way License Agreement)

EXHIBIT A

(See attached Plans)

Attachment: Everstream Agreement for Use of Right-of-Way (Everstream GLC Holdings Right-of-Way License Agreement)

STATE OF ILLINOIS

ILLINOIS COMMERCE COMMISSION

Everstream GLC Holding Company LLC	:	
	:	
Application for a Certificate of Authority to operate as a reseller and facilities-based carrier of telecommunications services in the State of Illinois.	:	**16-0275**

ORDER

By the Commission:

On April 26, 2016, Everstream GLC Holding Company LLC ("Applicant") filed a verified application with the Illinois Commerce Commission ("Commission") for a Certificate of Interexchange Service Authority to provide facilities-based interexchange telecommunications services pursuant to Section 13-403 of the Illinois Public Utilities Act (the "Act"), for a Certificate Service Authority to provide resold local and interexchange telecommunications services pursuant to Section 13-404 of the Act, and for a Certificate of Exchange Service Authority to provide facilities-based local telecommunications services pursuant to Section 13-405 of the Act. (220 ILCS 5/13-403, 5/13-404 and 5/13-405).

Pursuant to notice given in accordance with the rules and regulations of the Commission, this matter was set for hearing on May 24, 2016, before a duly authorized Administrative Law Judge of the Commission at its offices in Chicago, Illinois. Applicant appeared by counsel and presented the testimony of Marlene Piatak, Applicant's Vice President of Finance and Administration. At the conclusion of the hearing on May 24, 2016, the record was marked "Heard and Taken."

I. Applicant's Position

Applicant, a Delaware limited liability corporation authorized to transact business in Illinois, seeks to provide facilities-based interexchange, resold local and interexchange, and facilities-based local telecommunications services in Illinois. Applicant submitted evidence that it has the requisite technical, financial and managerial resources and abilities to provide the services set forth in its application.

Applicant attached to the application its Consolidated Balance Sheet and Income Statement, as evidence of its financial ability to support the services it will offer. Applicant is a wholly owned subsidiary of Everstream Solutions, LLC.

Attachment: IL ICC Order 16-0275 (Everstream GLC Holdings Right-of-Way License Agreement)

Applicant also submitted the management profiles of its key personnel to show that they have the necessary business and telecommunications experience to support the services Applicant will offer. Applicant will provide its own technical support and will have personnel available at all times to assist customers with service problems.

Ms. Piatak testified that Applicant will adhere to all statutes, rules and regulations pertaining to slamming and cramming. Applicant also represents that it will comply with all current and future applicable Illinois and Federal laws, rules and regulations.

Applicant has not been denied a Certificate of Service or had its certification revoked or suspended in any jurisdiction in this or any other name. Applicant has not had any complaints or judgments levied against it in any other jurisdiction in this or any other name.

Applicant requests waivers of Part 710 and Section 735.180 of Part 735 in relation to local exchange service and waivers of Part 710 and Part 735, in its entirety, in relation to interexchange service. Part 710 is entitled "Uniform System of Accounts for Telecommunications Carriers" ("USOA") and Part 735 is entitled "Procedures Governing the Establishment of Credit, Billing Deposits, Termination of Service and Issuance of Telephone Directories for Local Exchange Telecommunications Carriers in the State of Illinois." Section 735.180 concerns the provisioning of telephone directories by local exchange carriers.

In seeking a waiver of Part 710, Applicant asserts that it would be unduly burdensome for it to report financial results using the USOA for its Illinois operations. Applicant commits to maintain its accounting records in accordance with generally accepted accounting principles ("GAAP").

In seeking a variance from Section 735.180 of Part 735, Applicant indicates that it will meet its obligation to list its local exchange customers in a directory by making arrangements to list such customers in directories published by the incumbent local exchange carriers (“ILECs”) or competitive local exchange carriers (“CLECs”).

Applicant also requested Commission approval pursuant to 83 Ill. Adm. Code 250 to maintain its books and records at its principal place of business in Ohio.

II. Staff’s Position

Staff reviewed the application and supporting documentation and based on that review, it had no objection to granting the requested certificates. Staff’s Answer was admitted into the record as Staff Ex. 1.0.

III. Commission Analysis and Conclusion

The Commission has reviewed the application and supporting documents and finds that the Applicant has the requisite technical, financial and managerial resources

Attachment: IL ICC Order 16-0275 (Everstream GLC Holdings Right-of-Way License Agreement)

and abilities to provide resold local and interexchange, and facilities-based local telecommunications services in Illinois.

The Commission determines that for local and interexchange service, Applicant should be granted pursuant to Section 13-402 of the Act, a waiver of 83 Ill. Adm. Code, Part 710, the requirement to keep books and records in accordance with the Uniform System of Accounts, in order to reduce the economic burdens of regulation on a telecommunications carrier which provides only competitive services. For local service, Applicant should also be granted a variance from Part 735.180. Applicant will contract with underlying carriers to include Applicant's customer listings in their directories. For interexchange service, Applicant should further be granted a waiver of Part 735, governing credit, billing deposits, and termination of service, for the reasons stated hereinabove. Applicant also requested Commission approval pursuant to 83 Ill. Adm. Code 250 to maintain its books and records at its principal place of business in Ohio. Applicant's request should be granted in accordance with Section 5-106 of the Act.

The Commission further finds that the financial statements filed by Applicant as Attachment D should be afforded confidential treatment and should be exempt from public disclosure and be accessible only by the Commission and Commission Staff for a period of two years from the date this Order is entered.

Based on the foregoing, the Commission concludes that Applicant should be granted the requested certificates under Sections 13-403, 13-404 and 13-405 of the Act, as well as the requested waivers and variances.

IV. Findings and Ordering Paragraphs

The Commission, having considered the entire record herein and being fully advised in the premises, is of the opinion and finds that:

(1) Everstream GLC Holding Company LLC, a Delaware limited liability corporation authorized to transact business in Illinois, seeks a Certificate of Interexchange Service Authority pursuant to Section 13-403 of the Act to provide facilities-based interexchange telecommunications services; a Certificate Service Authority pursuant to Section 13-404 of the Act to provide resold local and interexchange telecommunications services; and pursuant to Section 13-405 of the Act for a Certificate of Exchange Service Authority to provide facilities-based local telecommunications services;

(2) the Commission has jurisdiction over the parties and over the subject matter of this proceeding;

(3) as required by Sections 13-403, 13-404 and 13-405 of the Act, Applicant possesses sufficient technical, financial and managerial resources to provide facilities-based interexchange, resold local and interexchange, and facilities-based local exchange telecommunications services in Illinois;

Attachment: IL ICC Order 16-0275 (Everstream GLC Holdings Right-of-Way License Agreement)

(4) Applicant should file with the Commission a tariff consisting of its rates, rules and regulations in accordance with Sections 13-501 and 13-502 of the Act, to be effective upon proper filing before commencing service;

(5) with regard to Applicant's provision of local exchange service, Applicant should be granted a variance from the requirements of 83 Ill. Adm. Code 735, Section 735.180, regarding publication of local directories, as it will contract with the incumbent local exchange carrier to include Applicant's customer listings within those directories;

(6) with regard to Applicant's provision of local and interexchange service, Applicant should be granted a waiver from 83 Ill. Adm. Code 710, the Uniform System of Accounts for Telecommunications Carriers, as long as Applicant maintains its accounting records in accordance with Generally Accepted Accounting Principles and at a level of detail substantially similar to the accounting system which it currently uses pursuant to its Chart of Accounts, and in sufficient detail to comply with all applicable tax laws;

(7) with regard to Applicant's provision of interexchange services, Applicant should further be granted a waiver of Part 735, governing credit, billing deposits, and termination of service;

(8) Applicant should establish books of account such that revenues from its telecommunications services, subject to the public utility revenue tax, are segregated from the revenues derived from other business activities not regulated by the Commission;

(9) pursuant to 83 Ill. Adm. Code 250, Applicant should be allowed to maintain its books and records at its principal place of business in Ohio in accordance with Section 5-106 of the Act; and

(10) the financial statements filed by Applicant as Attachment D should be afforded confidential treatment and should be exempt from public disclosure and be accessible only by the Commission and Commission Staff for a period of two years from the date this Order is entered.

IT IS THEREFORE ORDERED by the Illinois Commerce Commission that Everstream GLC Holding Company LLC be, and is hereby, granted a Certificate of Interexchange Service Authority pursuant to Section 13-403 to provide facilities-based interexchange telecommunications services in Illinois.

IT IS FURTHER ORDERED that the Certificate of Interexchange Service Authority hereinabove granted shall be the following:

CERTIFICATE OF INTEREXCHANGE SERVICE AUTHORITY

IT IS HEREBY CERTIFIED that Everstream GLC Holding Company LLC is authorized, pursuant to Section 13-403 of the

Attachment: IL ICC Order 16-0275 (Everstream GLC Holdings Right-of-Way License Agreement)

Public Utilities Act, to provide facilities-based interexchange telecommunications services within the State of Illinois.

IT IS FURTHER ORDERED that Everstream GLC Holding Company LLC be, and is hereby, granted a Certificate of Service Authority pursuant to Section 13-404 to provide resold local and facilities-based telecommunications services in Illinois.

IT IS FURTHER ORDERED that the Certificate of Service Authority hereinabove granted shall be the following:

CERTIFICATE OF SERVICE AUTHORITY

IT IS HEREBY CERTIFIED that Everstream GLC Holding Company LLC is authorized, pursuant to Section 13-404 of the Public Utilities Act, to provide resold local and interexchange telecommunications services within the State of Illinois.

IT IS FURTHER ORDERED that Everstream GLC Holding Company LLC be, and is hereby, granted a Certificate of Exchange Service Authority pursuant to Section 13-405 to provide facilities-based local telecommunications services in Illinois.

IT IS FURTHER ORDERED that the Certificate of Exchange Service Authority hereinabove granted shall be the following:

CERTIFICATE OF EXCHANGE SERVICE AUTHORITY

IT IS HEREBY CERTIFIED that Everstream GLC Holding Company LLC is authorized, pursuant to Section 13-405 of the Public Utilities Act, to provide facilities-based local exchange telecommunications services within the State of Illinois.

IT IS FURTHER ORDERED that Everstream GLC Holding Company LLC file with this Commission a tariff consisting of its rates, rules and regulations, to be effective upon proper filing before commencing service.

IT IS FURTHER ORDERED that 83 Ill. Adm. Code 710, 735, and 735.180 be, and are hereby, waived as set forth in Findings (5), (6), and (7) hereinabove.

IT IS FURTHER ORDERED that as a condition of these Certificates, Everstream GLC Holding Company LLC be, and is hereby, directed to establish books of account such that revenues from its telecommunications services, subject to the public utility revenue tax, are segregated from the revenues derived from other business activities not regulated by the Commission.

IT IS FURTHER ORDERED that pursuant to 83 Ill. Adm. Code 250, Everstream GLC Holding Company LLC is authorized to maintain its books and records at its principal place of business in Ohio.

Attachment: IL ICC Order 16-0275 (Everstream GLC Holdings Right-of-Way License Agreement)

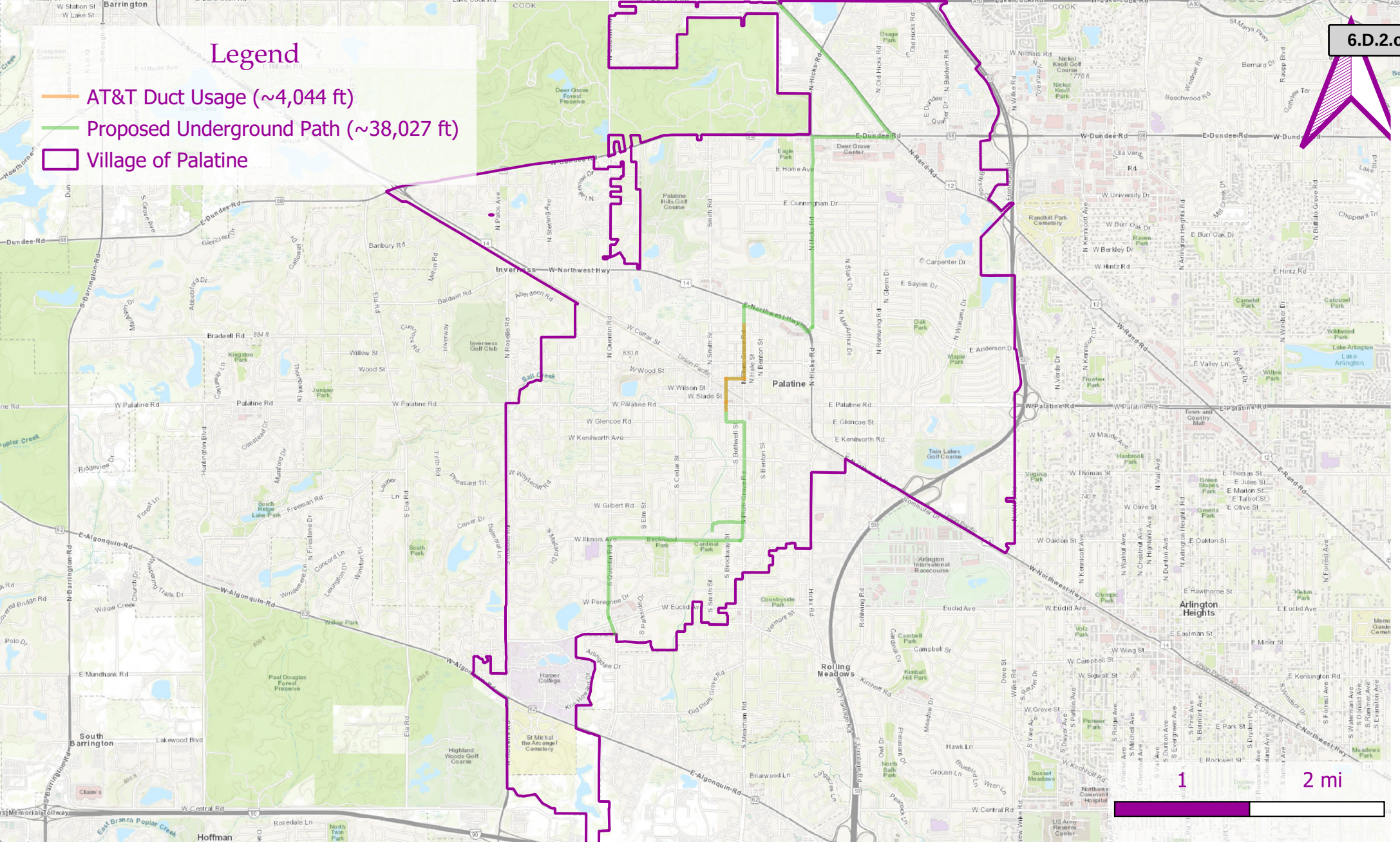
IT IS FURTHER ORDERED that subject to the provisions of Section 10-113 of the Public Utilities Act and 83 Ill. Adm. Code 200.880, this Order is final; it is not subject to the Administrative Review Law.

By Order of the Commission this 21st day of June, 2016.

(SIGNED) BRIEN SHEAHAN

Chairman

Attachment: IL ICC Order 16-0275 (Everstream GLC Holdings Right-of-Way License Agreement)



Proposed Village of Palatine Network

everstream®
FASTER FIBER. BETTER BUSINESS.®

Map & GIS Data Provided By:
Amanda Vander Kelen, GIS Specialist

Everstream GLC Holdings, LLC
1225 22nd St Suite 105, Oak Brook, IL 60523

VILLAGE OF PALATINE Est. 186

Attachment: Exhibit A-Everstream Proposed Fiber Network (Everstream GLC Holdings Right-of-Way

Consider an Ordinance Granting a Special Use for a Rear Yard Setback Reduction for an Addition at 936 S. Mallard Court

BACKGROUND:
The Petitioners are proposing to construct a 205 square foot sunroom addition, which would encroach approximately 24 feet into the minimum required rear yard setback of 45 feet. The proposed addition replaces an existing deck off the rear of the home. Therefore, the Petitioners are requesting approval of the following:

> **Special Use to permit an addition to be set back 21 feet from the rear lot line, instead of the minimum required 45 feet.**

KEY ISSUES:

- The Subject Property is approximately 14,500 square feet and consists of a two-story home that is existing non-conforming to the current required rear yard setback for an R-1B zoned property.

- The Subject Property's pie shape and the positioning of the existing home create some unique circumstances. The proposed addition will replace an existing deck that has a setback of 14 feet from the rear lot line.

- The Subject Property received an Administrative Variation for the rear yard setback for the existing deck (#O-94-92). The Administrative Variation granted a “Variation of eleven (11) feet to permit a deck to be fourteen (14) feet from the rear lot line…” and encroaches an additional 7 feet when compared to the current proposal for a setback reduction.

- Staff notes there are two adjacent homes on Mallard Court with similar rear yard setbacks to the proposed. The Petitioners also obtained consent signatures from the immediately adjacent property owners.

ALTERNATIVES:

1. Approve the Special Use for a rear yard setback reduction for a sunroom addition.
2. Do not approve the Special Use for a rear yard setback reduction for a sunroom addition.

RECOMMENDATION:

Public Hearing:	ZBA meeting on July 26, 2022.
Residents testifying:	None.
Vote:	The ZBA voted unanimously to recommend approval of the Special Use for a rear yard setback reduction and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use for a rear yard setback reduction to permit a sunroom addition at 936 S. Mallard Court.

Consider an Ordinance Granting a Preliminary & Final Plat of Subdivision, Preliminary & Final Planned Development, and Rezoning from R-1 to Planned Development at 1025 & 1037 W. Kenilworth Avenue

BACKGROUND:
This project contains two single-family residential lots with a combined area of 1.39 acres. The Petitioner, owner, is seeking Planned Development approval to subdivide and rezone the property from R-1 to Planned Development. Therefore, the Petitioner is seeking approval of the following:

1. **Preliminary and Final Planned Development;**
2. **Preliminary and Final Plat of Subdivision to permit a 4-lot single-family residential development; and**
3. **Rezoning from R-1 Single-Family Residential to Planned Development Single-Family Residential.**

KEY ISSUES:

Zoning and Site Design

- The Subject Properties are currently zoned R-1 Single-Family Residential. The proposed lots meet all of the R-2 bulk and setback requirements. The following table provides summarizes the proposed lots:

	Proposed Lot Size (9,000 sq. ft. for interior lots; 10,000 sq. ft. for corner lots)	**Lot Width** (75' for interior lots; 85' for corner lots)	**Lot Depth** (110' required)
Lot 1 - Currently 1037	14,997	102.16'	146.89'
Lot 2 - Currently 1025	14,999	102.16'	148.89'
Lot 3	15,303	75'	203.98'
Lot 4	15,294	75'	203.98

- Properties directly north, west, south and southeast of the subject site remain mostly R-1 zoning with larger lots (approximately 15,000 square feet or more). Recent surrounding developments to the northwest, northeast and east have been rezoned to Planned Development and generally conform to the R-2 residential requirements or were rezoned R-2.
- Recent comparable developments in the surrounding area, include the following (see attached exhibit):
  - 2002: Clyde Place Subdivision, located at northeast corner of Kenilworth Avenue and Clyde Avenue, received approval for a 4-lot subdivision (Planned Development).

- 2003: Birchtree Subdivision, located at northeast corner of Kenilworth Avenue and Clyde Avenue, received approval for a 4-lot subdivision (Planned Development).
- 2002: Harrison Place Subdivision, located at southeast corner of Harrison Court and Kenilworth Avenue, received approval for a 4-lot subdivision (Planned Development).
- 2013: Parkway Subdivision, located at southwest corner of Glencoe and Middleton, received approval for a 4-lot subdivision (rezoning from R-1 to R-2).

- The subject properties are located within Sub-Area "A". This section of Sub-Area "A" still maintains the large lots from the 1994 plan; however, there have been multiple Planned Development approvals in the area consistent with the proposed subdivision and aligned with the R-2 standards.
- Middleton Avenue, running south from Kenilworth Avenue, narrows to a substandard width at approximately 10 feet wide and services two single-family residences. The street terminates at the 10-acre detention basin, therefore, would not be further extended.

Engineering

- Sanitary sewer would be provided through connecting to the existing services in the Middleton Avenue right-of-way.
- Water service would connect to the new water main, which will be installed along the eastern side of the Middleton Avenue right-a-way.
- Storm water generally drains to the south and east currently and the proposed plan does not significantly alter the drainage pattern. Storm water will be conveyed through biodetention facilities. These facilities satisfy MWRD's required volume control measures. Cash in lieu of detention will be required.
- Sidewalks shall be constructed along the frontage of each new lot along Middleton Avenue. Parkway trees would be planted in accordance with Code.

RECOMMENDATIONS:

Public Hearing:	Plan Commission - June 21, 2022.
Residents testifying:	3 - questions and concerns about subdividing larger lots, the inability to subdivide surrounding lots, and substandard width of Middleton Ave.
Vote:	The Plan Commission voted 3-2 to approve the requested residential subdivision subject to Staff's conditions and Staff concurs.

ALTERNATIVES:

1. Approve the Preliminary and Final Subdivision, Preliminary and Final Planned Development, and Rezoning to Planned Development for the proposed residential 4-lot subdivision.

2. Do not the Preliminary and Final Subdivision, Preliminary and Final Planned Development, and Rezoning to Planned Development for the proposed residential 4-lot subdivision.

ACTION REQUIRED:
A motion to approve the Preliminary and Final Subdivision, Preliminary and Final Planned Development, and Rezoning to Planned Development for the proposed residential 4-lot subdivision 1025 and 1037 W. Kenilworth Avenue.

Approval of a Resolution Directing the Mayor to Execute an Amended and Restated Intergovernmental Agreement between the Village of Palatine and Village of Deer Park for the Provision of Water

BACKGROUND:
In 1999, the Village of Palatine and Village of Deer Park entered into an Intergovernmental Agreement for the provision of water by Palatine to the portion of Deer Park bounded by Lake Cook Road to the south, Quentin Road to the west and Rand Road. That agreement was amended in 2013 to provide for an expanded area for the water service within the service area and in exchange, there was to be a sharing of 20% of sales tax dollars for new developments.

KEY ISSUES:
The agreement is nearing the end of its initial term and a renegotiation commenced. As part of this process, Deer Park is seeking an increased allocation of water to service the existing area as well as some new properties along the Rand Road frontage. Through the negotiations, a proposed IGA has been reached that provides for the following key items:

- Increase allocation from 345,000 gallons to 450,000 gallons per day.
- Provide sales tax sharing for the new properties as well as any property that was not subject to the sharing that had not received a water allocation.
- Increase the sales tax sharing from a fixed 20% of the State sales tax to a moving scale of 20% for the first six years to 25% in years 7-10 and 40% following year 10.
- The IGA would have a term of the shorter of 25 years or the term of our agreement with the Northwest Water Commission.

ALTERNATIVES:
1. Approve the Intergovernmental Agreement subject to final review and approval by the Village Attorney.
2. Do not approve the Intergovernmental Agreement.

RECOMMENDATION:
Staff recommends approval of a resolution directing the Mayor to execute an Amended and Restated Intergovernmental Agreement between the Village of Palatine and Village of Deer Park.

ACTION REQUIRED:
Approval of Resolution directing the Mayor to execute an Amended and Restated Intergovernmental Agreement between the Village of Palatine and Village of Deer Park.

Consider a Supplemental Resolution Appropriating $46,458.11 of Rebuild Illinois Funds for the Rehabilitation of Rohlwing Road

BACKGROUND:
Rohlwing Road, from Palatine Road to Northwest Highway, was rehabilitated in 2021. The scope of rehabilitation work included pavement resurfacing, patching, curb and gutter reconstruction, sidewalk replacement, and ramp upgrades to meet ADA requirements.

The Illinois Department of Transportation notified the Village they are implementing a grant program using proceeds from a general obligation bond in the Rebuild Illinois capital program to provide Local Public Agencies with funds for capital projects. The Village was awarded a second allotment of $753,029.34 for a capital improvement. $57,500 of the grant was previously appropriated for design engineering services and $695,529.34 was appropriated for construction.

In order to secure and expend these funds, the State requires that resolutions be passed by the Village indicating their intended use, similar to the use of Motor Fuel Tax proceeds. The State then reviews these resolutions, granting or denying their approval.

KEY ISSUES:
- Reconstruction activities included: removal of all the asphalt pavement, base and sub-base repair and/or replacement, spot curb and gutter replacement, spot sidewalk replacement and drainage improvements. The pavement was replaced with 4” of asphalt.
- In this program, 50/50 apron and curb replacement was also provided.
- This supplemental resolution appropriates an additional $46,458.11 due to an expansion of the amount of repairs beyond the initial estimate of quantities associated with actual construction. Notably, an increased amount of sidewalk was found to qualify for replacement.
- $659,870 of Rebuild Illinois funds remain available at this time which are targeted for the improvement of Crescent and Ellis in 2023.

ALTERNATIVES:

1. Approve the Resolution appropriating Rebuild Illinois funds in the amount of $46,458.11 for the reconstruction of Rohlwing Road.

2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Resolution appropriating $46,458.11 of Rebuild Illinois funds for the rehabilitation/reconstruction of Rohlwing Road, from Palatine Road to Northwest Highway, be approved.

ACTION REQUIRED:
Motion to approve the Resolution appropriating $46,458.11 of Rebuild Illinois funds for the reconstruction of Rohlwing Road, from Palatine Road to Northwest Highway.

Consider a Motion Authorizing the Village Manager to Execute an Agreement for Use of Public Rights-of-Way with Everstream GLC Holdings, LLC

BACKGROUND:
Everstream GLC Holdings, LLC, has been certified by the Illinois Commerce Commission (ICC) to provide and resell intrastate and interstate telecommunication services within Illinois. In their operations as a telecommunications retailer, they propose to use select Village of Palatine rights-of-way to install and maintain fiber optic cable.

KEY ISSUES:

- All installations would require a permit review process much like other utility companies certified by the ICC and governed by the Public Utilities Act.
- The agreement would grant Everstream the ability to install, operate, repair, and replace equipment within the Village's rights-of-way only at the specified locations.
- All installations are to be underground.
- As provided by State law, the Village shall not require any fees for obtaining such permits.
- Everstream shall maintain its status as a Telecommunications Retailer under the Telecommunications Infrastructure Maintenance Fee Act and shall timely pay the taxes imposed by the Simplified Municipal Telecommunications Tax Act to the State of Illinois.
- The initial term of the agreement is for 20 years and includes a renewal for one additional 10-year period.
- As a company without a franchise agreement with the Village, a license agreement is required. The Public Utilities Act requires the Village to cooperate with this request.

ALTERNATIVES:

1. Authorize the Village Manager to execute an Agreement with Everstream GLC Holdings.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute an Agreement with Everstream GLC Holdings, LLC as the Public Utilities Act requires the Village to cooperate with this request.

ACTION REQUIRED:
Motion to authorize the Village Manger to execute an Agreement with Everstream GLC Holdings, LLC.