



VILLAGE OF PALATINE

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

PLAN COMMISSION AGENDA • AUGUST 7, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jul 17, 2018 7:00 PM

III. PUBLIC HEARING

1. 892 E. Glencoe Street

Preliminary and Final Plat of Subdivision to permit a 2-lot single-family residential development

Rezoning from R-1 to R-2 Single Family Residential

Special Use for front and rear yard setbacks (Lot 2)

Variation for lot depth (Lot 1 and Lot 2)

2. 1775, 1791, 1801, & 1815 N. Rand Road

Preliminary and Final Planned Development

Preliminary and Final Plat of Subdivision

Special Use for a Electronic Message Board, with a Variation for being within 500 feet of another EMB sign

Special Use for a Car Wash

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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

PLAN COMMISSION MINUTES • JULY 17, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - May 15, 2018 7:00 PM - **Accepted**

Mr. Fedota made a motion to approve the minute of May 15, 2018; seconded by Mr. Noonan.

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

Minutes Acceptance: Minutes of Jul 17, 2018 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 345 N Quentin Road - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on June 28, 2018 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Application for Planned Development Amendment
3. Proof of Ownership
4. Plat of Survey/ Site Plan
5. Fence Elevation
6. Business Plan
7. Floor Plan
8. Ordinance # 0-13-95
9. Ordinance # 0-51-13

Sworn in petitioners: Oksana, Irena and Igor Klishch

Ms. Klishch gave a brief summary of the request. She explained they want to open a daycare at 345 N. Quentin Road. She stated they currently are open in Glenview. She stated they are Ukrainian and came to the United States 17 years ago and opened a home day care. Ms. Klishch stated the business was successful so they opened in a daycare center Glenview 2 years ago. She spoke to the large Ukrainian community in Palatine and the current and upcoming Ukrainian churches in Palatine. Ms. Klishch stated they have people driving to Glenview from Palatine and the surrounding towns because they want to be in a Ukrainian community. Ms. Klishch explained the proposed layout and business plan. She stated they are proposing 6 rooms with 5 child classes and 1 multipurpose room. She stated they will have children infant to 6 years old. Ms. Klishch stated there will be a playground in the back of the building, and a multipurpose room that will accommodate a music teacher. She spoke to the curriculum including different teachers such as a Spanish and Ukrainian teacher. Ms. Klishch stated the hours of operation will be 7am-6 pm Monday-Friday.

Mr. Hanson asked if they would be closing the Glenview location and moving. Ms. Klishch answered no they would like to keep it open as well.

Mr. Hanson asked about the management team and their fluency in Ukrainian and Spanish.

Ms. Klishch explained they currently have a teacher that is fluent in Spanish that comes in twice a week. She further explained twice a week they would also have a music and Ukrainian teacher. Ms. Klishch stated each - each room has one American and one Ukrainian teacher.

Mr. Hanson pointed out the business plan does not say anything about English. He asked if they would be teaching the children English as well.

Ms. Klishch answered yes.

Mr. Hanson spoke to District 15 curriculum and how at some schools it is 80% Spanish and 20% English.

Ms. Klishch explained currently it is 80% American and 20% Ukrainian families.

Mr. Hanson stated there is nothing wrong with learning the mother tongue but would like to see the children taught English as well so they can be prepared for school.

Irena Klishch spoke to her education background stating she graduated Denison University as an English major. She stated her parents put her in a program when she was little where she was taught both Ukrainian and English which allowed her to pursue something she loves but still have the mother tongue. She spoke to the struggles of identity children face having to choose between cultures and how allowing them to have both simultaneously it teaches children they don't have to be one thing and more doors will open.

Mr. Hanson referred to the parking information in the packet and asked about the conflicting comments about drop off.

Irena Klishch explained they would not allow parents to drive up to door but rather they will park their car and bring their child into the building.

Mr. Hanson clarified the curriculum will include both Spanish and English.
Irena Klishch answered yes.

Chairman Dwyer asked when they planned on opening in Palatine.

Ms. Klishch stated it depends on the Village since they will have to remodel the inside which will require building permits and inspections. She stated they think in a year.

Chairman Dwyer asked if there is much renovation required.

Ms. Klishch answered yes explaining they are currently small offices that need to be made in to 5 big rooms.

Mr. Bettenhausen asked if a food license is required.

Ms. Klishch answered yes and explained currently they have 3 people with food manager certification that is required by the Public Health Department. She further explained everyone else will have a food handler certificate.

Mr. Fedota clarified they will have a cook there or 3 people there who are certified.

Ms. Klishch explained they have 3 people right now with the certification but are required to have 1. She stated she likes having more than 1 staff member is certified not just 1.

Mr. Bettenhausen asked about the flexible hours and asked if they would stay within the 7am-6pm.

Ms. Klishch answered yes explaining parents can drop off anytime within that time.

Mr. Fedota asked about staffing and what is required at full capacity and the parking associated.

Ms. Klishch explained the Spanish teacher and cook are included in the staff count and the music teacher comes during hours that are not parent drop off times.

Mr. Fedota clarified according to the state licensing a minimum 10 teachers would be required

Irena Klishch stated the cook is also teacher certified

Ms. Klishch explained she is an assistant to allow for an extra person.

Mr. Fedota stated if they are at capacity the teacher would not be able to leave the classroom

Ms. Klishch stated she would be the cook.

Mr. Fedota asked about safety with the remodeling and how the floor plan provided show no front desk or stopping point of egress for anyone entering the building.

Ms. Klishch explained they will have a security door that requires a pass code. She further explained the daycare doors would be closed and locked and the reception area is on the right side of entrance.

Mr. Fedota referred to the men's rest room plans that show 2 urinals with one stall and asked if those are final plans pointing out they would be staffed by predominately female staff.

Ms. Klishch stated they are just preliminary drawings.

Mr. Fedota asked about the stockade style fence.

Ms. Bremanis stated the fence elevations shows a privacy style fence not stockade.

Mr. Fedota pointed out the existing ordinance outlaws stockade fences.

Ms. Robins asked if there will be other transportation like busses

Ms. Klishch stated they are currently no plan for school busses.

Sworn in staff: Ms. Lyn Bremanis

Chairman Dwyer asked if one accessible parking stall is up to code with state
Ms. Bremanis answered yes according to the building review.

Ms. Robins clarified they have no current plans for busses but possibly in the future.

Ms. Klishch explained they have been in the business for 17 years and have no plans to take on field trips. She explained her curriculum is to learn, have fun and stay in the facility.

Ms. Robins pointed out the day care to the north has busses blocking Quentin Ave. with kids getting off and on.

Ms. Bremanis explained the difference is that day care has school age children being transferred to and from school while this center is only up to 6 years of age.

Ms. Robins clarified that will not happen with this center.

Ms. Klishch answered no they do not have school aged kids.

Mr. Fedota asked if the front drive would be used for any type of parking or loading.

Ms. Bremanis stated it is a fire lane and the petitioner is aware of this. She explained this is where the drop off came into play in the business plan.

STAFF RECOMMENDATIONS:

The proposal is consistent with the Comprehensive Plan and with the mix of neighboring business and residential uses. Based upon the Petitioner's parking analysis and business plan, where the various ages of children are seeking either full-time or as needed childcare, Staff does not have an initial concern with the parking provided. Therefore, Staff recommends approval of the Planned Development Amendment subject to the following conditions:

1. The Planned Development Amendment shall significantly conform to the Business Plan submitted by the petitioner on 7/9/18, Site Plan submitted on 6/8/18 and the floor plan prepared by Leader Architects dated 06/04/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. Only Dreamer's Childcare shall be permitted to operate at this facility. Any future changes in the proposed user shall require the review and approval of the Village Council.
3. A landscape plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. Prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, the Petitioners shall provide the Department of Planning and Zoning, with a copy of the appropriate current DCFS license for the operation of a daycare at the Subject Property.

Mr. Hanson asked the petitioner if they can and will comply with all 4 conditions.

Ms. Klishch answered yes.

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

Mr. Hanson stated he had concerns but they answered them all.

Mr. Noonan stated it is straight forward

Chairman Dwyer stated it is an appropriate use

Mr. Fedota agreed it is an appropriate use of an existing building. He pointed out it is a nice site relative to the reservoir, and is set far enough back from the street.

Discussion on the parking situation associated with Barb's precious rescue next door.

Mr. Noonan made a motion to accept subject staff's conditions; seconded by Mr. Fedota.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on August 6, 2018.

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

IV. COMMUNICATIONS

V. ADJOURNMENT

1. Motion to adjourn - **Motion Carried by Voice Vote**

Mr. Noonan made a motion to adjourn; seconded by Mr. Fedota

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Stephen Fedota, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Noonan, Williams, Friedman, Bettenhausen, Fedota
ABSENT:	Kolososki

Minutes Acceptance: Minutes of Jul 17, 2018 7:00 PM (Approval of Minutes)

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 08/07/18 07:00 PM

CASE STAFF STATEMENT (ID # 4644)

892 E. Glencoe Street

CASE NUMBER: 18-59

PETITIONER: Tom Connelly

LOCATION: 892 E. Glencoe Street

PROPOSAL:

1. Preliminary and Final Plat of Subdivision to permit a 2-lot single family residential development
2. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential
3. Special Use to permit a front yard setback of 20 feet for Lot 2 instead of the minimum required 30 feet
4. Special Use to permit a rear yard setback of 10 feet for Lot 2 instead of the minimum required 40 feet
5. Variation to permit a lot depth of 100 feet for Lot 1 instead of the minimum required 110 feet
6. Variation to permit a lot depth of 105 feet for Lot 2 instead of the minimum required 110 feet.

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 Single-Family Residential
West:	R-1 Single-Family Residential

COMPREHENSIVE PLAN: Single-Family Residential (current and future)

BACKGROUND:

The Subject Property, approximately 0.46 acres, is an existing single-family home on 1 lot. The applicant and owner of the property is seeking to rezone the property from R-1

to R-2, subdivide the property into 2 lots, and construct 1 new single-family home on Lot 2 (corner lot). The request would also require Special Uses for setback reductions on Lot 2 and Variations for lot width on both lots. Therefore, the Petitioner is seeking approval of the following:

- 1. Preliminary and Final Plat of Subdivision to permit a 2-lot single family residential development**
- 2. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential**
- 3. Special Use to permit a front yard setback of 20 feet for Lot 2 instead of the minimum required 30 feet**
- 4. Special Use to permit a rear yard setback of 10 feet for Lot 2 instead of the minimum required 40 feet**
- 5. Variation to permit a lot depth of 100 feet for Lot 1 instead of the minimum required 110 feet**
- 6. Variation to permit a lot depth of 105 feet for Lot 2 instead of the minimum required 110 feet**

ANALYSIS:

Zoning and Site Design

- The property is currently zoned R-1 and contains 1 single-family lot.
- The proposal would allow for 2 new lots with the planned construction for a new residence on Lot 2. At this time, there are no plans to build on Lot 1. The applicant is not the proposed builder. A builder would need to be identified and would need to complete all of the conditions of the approval prior to the issuance of a building permit or site development permit.
- Lot 1 is an interior lot and would conform to the R-2 setback standards. However, Lot 1 does require a Variation for lot depth to have a lot depth of 100 feet instead of the required 110 feet.
- Lot 2 is a corner lot requiring a Variation for a lot depth of 105 feet instead of the minimum required 110 feet. Additionally, the orientation of the home is such that the functioning front yard would face Glencoe Street but the legal front yard is

Leonard Road. Therefore, setback relief for setback reduction is required for both front and rear yards.

- The following table provides an analysis of the proposed lots:

	Lot Size	Lot Width	Lot Depth	Front Yard Setback	Rear Yard Setback	Side Yard Setback
Lot 1 (interior)	9,511 sq. ft.	95'	100'	30'	40'	10'
Lot 2 (corner)	10,513 sq. ft.	100'	105'	20'	10'	40' (interior) 30' (corner)
R-2 Standards	9,000 sq. ft. (interior) 10,000 sq. ft. (corner)	75'	110'	30'	40'	10' (interior) 20' (corner)

- The Glencoe Corner 2-lot subdivision (904 E. Glencoe Street and 912 E. Glencoe Street) located at the northeast corner of Leonard Road and Glencoe Street received similar relief in 2006. The relief included a rezoning from R-1 to R-2, Variation for lot depth of 100' instead of the required 110', and Special Use for rear yard setback to be 30' instead of the required 40'.

Engineering

- New sewer and water service would be provided by connecting to existing services in the Glencoe Street right-of-ways.
- Engineering is requiring the regrading of the front and side swales to accommodate the drainage for the parkway and the 2 lots to the north.
- Sidewalks exist along Glencoe Street and a sidewalk is proposed along Leonard Road.
- Parkway trees shall be planted across the frontage at a spacing no greater than 40' on center. There are 2 existing parkway trees along Glencoe Street. An additional 3 parkway trees on Glencoe Street and 2 on Leonard Road shall be installed to meet Code.

RECOMMENDATIONS:

The proposal is consistent with the Glencoe Corner Subdivision located directly east of the subject property. Additionally, the orientation of the proposed home on Lot 2 is such that its functioning front yard is Glencoe Street but the legal front yard is Leonard Road; therefore, requiring a Special Use for front and rear yard setbacks. With that being said, Staff recommends approval of the proposal, subject to the following conditions:

1. The development shall substantially conform to the Subdivision Plan prepared by Lambert and Associates and Land Technology dated 05/19/2018 last revised 07/02/2018 and the Lot 2 Site Plan prepared by Lambert and Associates and Land Technology dated 05/19/2018, last revised 07/02/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by Lambert and Associates and Land Technology dated 07/03/2018 and attached hereto.
5. A Subdivision Improvement Agreement shall be submitted.
6. Recording fees in the amount of \$300 shall be submitted.
7. The Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.
8. Parkway trees shall be planted across the frontage at a spacing no greater than 40' on center in a manner acceptable to the Director of Planning and Zoning.
10. The Leonard Road parkway and culverts shall be graded and placed at an elevation that ensures drainage for the parkway and 2 lots to the north in a manner acceptable to the Village Engineer.

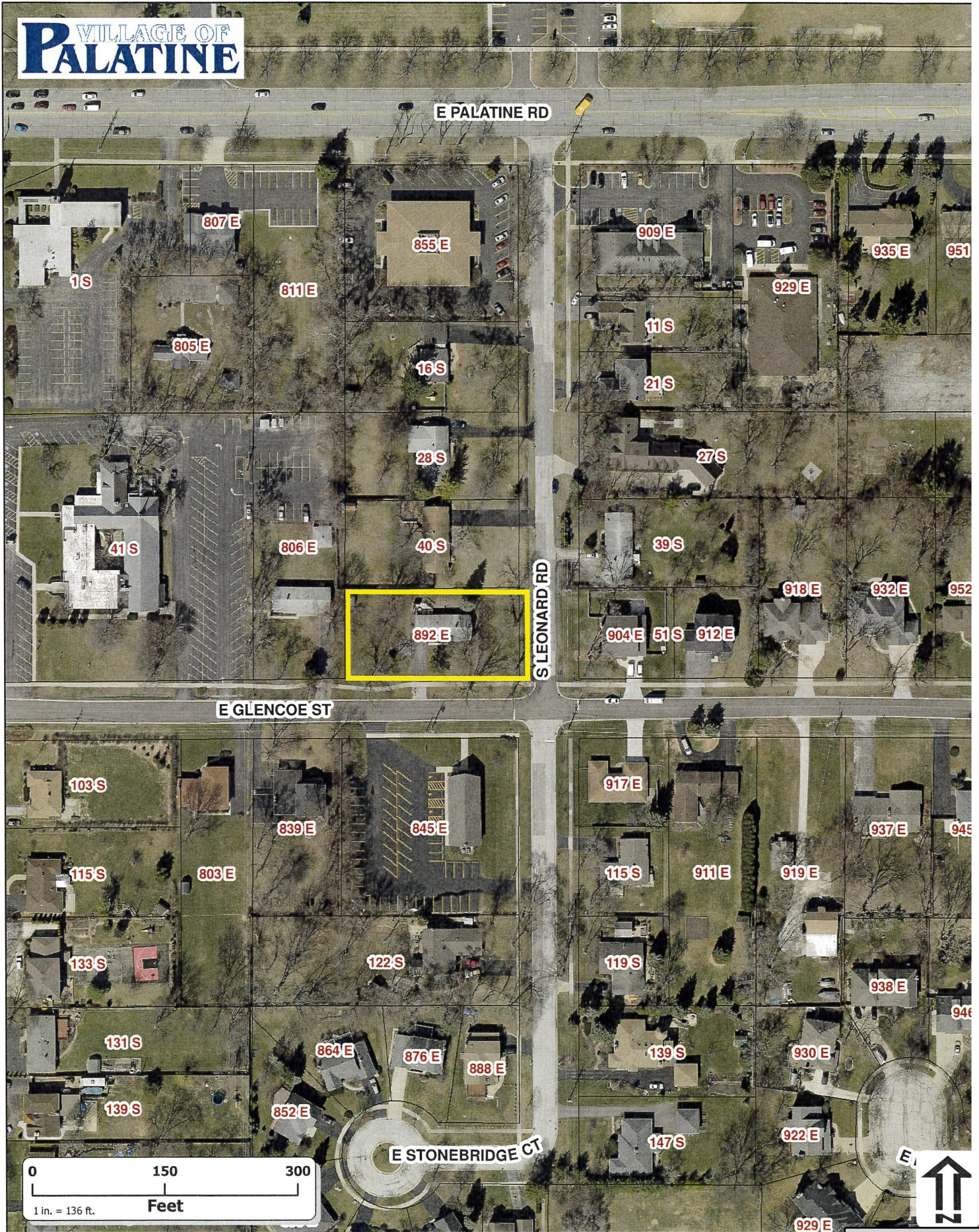
ATTACHMENTS:

- Aerial 892 E. Glencoe Street
- Applications

Case Staff Statement (ID # 4644)
Meeting of August 7, 2018

- Plat of Survey 892 E. Glencoe Street
- Site Plan 892 E. Glencoe Street
- Plat of Subdivision 7-2-18
- Engineering Plans
- Lot 2 Site Plan
- ARCH Plans 892 E. Glencoe Street
- Engineer's Cost Estimate 892 E. Glencoe Street
- Public Notice - 892 E Glencoe Street

892 E. Glencoe Street



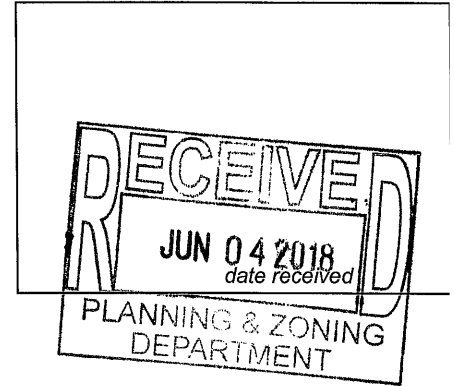
Attachment: Aerial 892 E. Glencoe Street (892 E. Glencoe Street - 2-lot Subdivision)

VILLAGE OF PALATINE

PRELIMINARY & FINAL PLAT OF SUBDIVISION

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

Office Use Only	Project Planner <i>KR</i>	Zoning Case # <i>18-59</i>
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date



PLEASE TYPE OR PRINT IN INK:

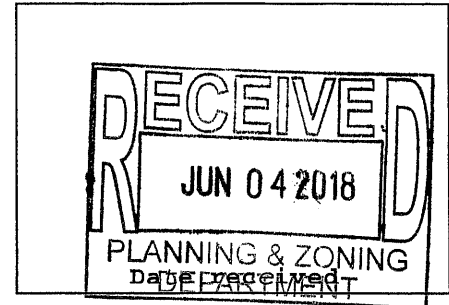
- Name of Petitioner(s): *Tom Connelley*
- Authorized Agent of Petitioner (if different):
Name: _____
Address: _____
Telephone No. _____ Business No. _____
Email: _____
Relationship to Petitioner: _____
- Property Interest of Petitioner(s): _____
Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
892 Glencoe St Palatine IL
- All existing land use(s) on the property are: *Single Family*
- The proposed use(s) on the property, if this petition is approved is (are):
(2) Single Family
- Current zoning of property: *R1* Size of the property: *6100x200* acres
- State the specific action requested:
Preliminary & Final Plat of Subdivision

VILLAGE OF PALATINE

REZONING

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 <u>KR</u>	Zoning Case # <u>18-59</u>
	Filing Fee	Notification Deadline



PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): TOM CONNELLY
- Authorized Agent of Petitioner (if different):
Name: N/A
Address: _____
Telephone No. _____ Business No. _____
Relationship to Petitioner: _____
- Property Interest of Petitioner(s): 892 E Glencoe St Palatine
Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
OWLER
- This petition is for: (check one)
☒ Rezoning of currently incorporated property (within Village limits)
☐ Rezoning of currently unincorporated property, in conjunction with annexation
- All existing land use(s) on the property are: single family
- The proposed use(s) on the property, if this petition is approved is (are):
- Current zoning of property: R1 Size of the Property: .5 acres
- Proposed new zoning classification: R2

Attachment: Applications (892 E. Glencoe Street - 2-lot Subdivision)

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 <i>KR</i>	Zoning Case # <i>18-59</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

RECEIVED
JUN 04 2018
PLANNING & ZONING DEPARTMENT
date received

Background Information	PETITIONER(S) <i>Tom Connelly</i>		Business Name (if applicable)	
	Subject Property Address <i>892 E GLENCOE ST</i>			
	AUTHORIZED AGENT (if applicable) <i>NA</i>		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☒ Variation			
	Existing Zoning District	Existing Land Use <i>S-F</i>	Proposed Land Use <i>S-F</i>	
	Generally describe your request:			
	<i>- Variation for Lot Depth</i> <i>- Special Use on Set Back for Front yard on Leland Rd.</i>			

Attachment: Applications (892 E. Glencoe Street - 2-lot Subdivision)



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

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

Built to Building Codes AND STD.

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

Replacing an older home with a new home.

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

VILLAGE OF PALATINE

VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

without the variation we would not
be able to place 2 homes on property

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

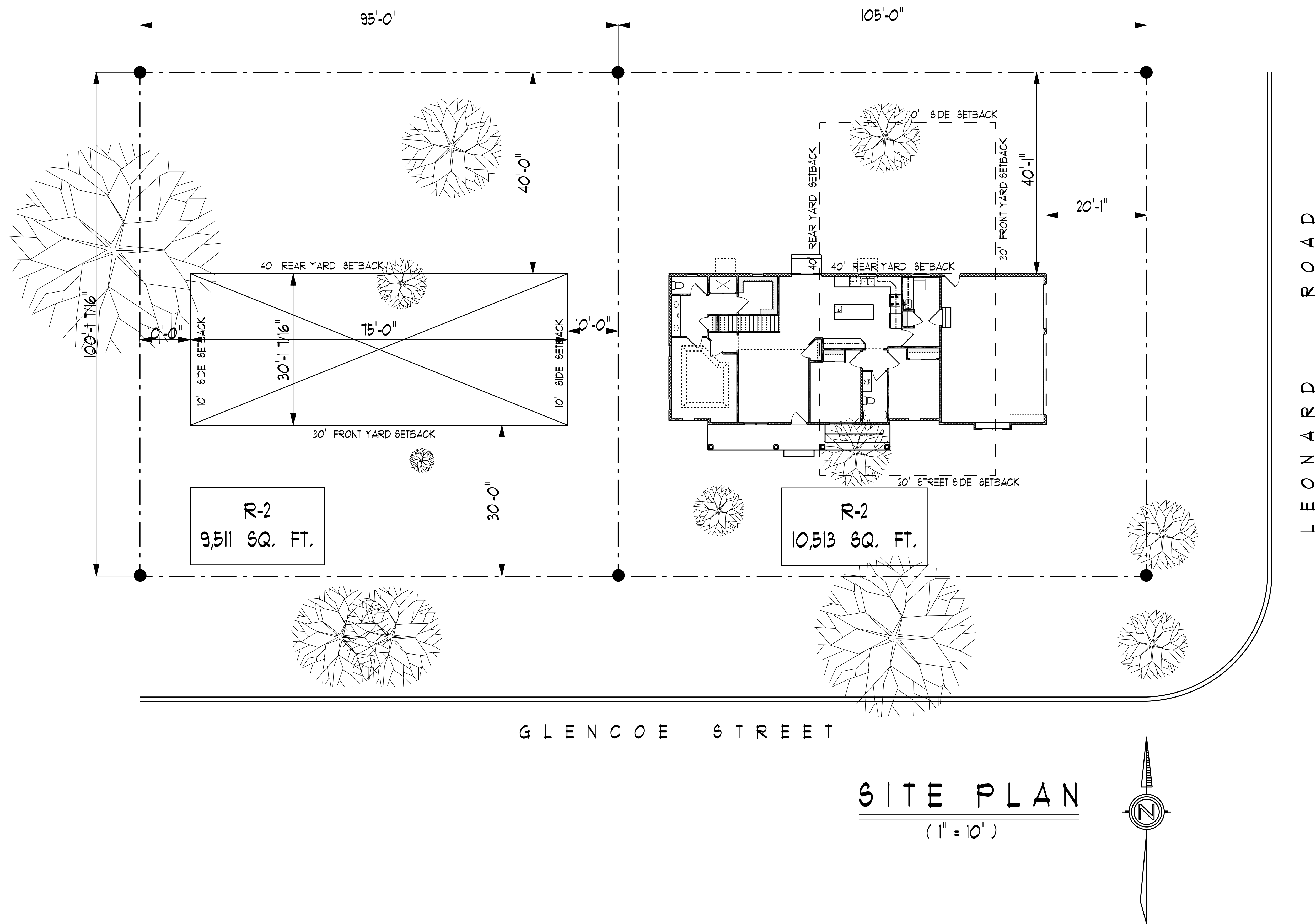
Need ~~variation~~ variation to place
2 homes on lot

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

We are looking to duplicate the
same type change on the NE glencoe & lca

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

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



SURVEYED PARCEL:

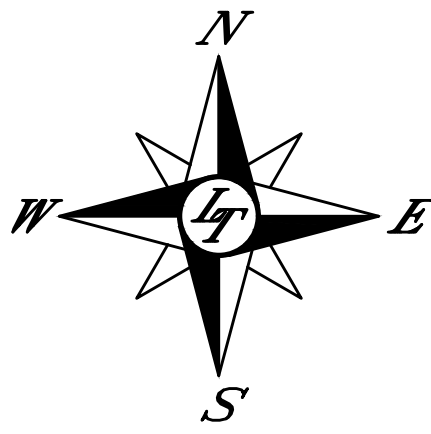
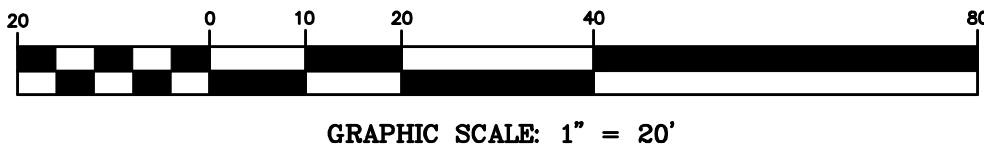
SOUTH 100.12' OF EAST 200' OF LOT 4 BLOCK 2
AT MCINTOSH & CO'S ROHLWING ROAD ACRES

ADDRESS: 892 E GLENCOE ST, PALATINE
PIN: 02-24-100-013
AREA: 0.46 ACRES

FINAL PLAT OF
CONNELLY SUBDIVISION

BEING A RESUBDIVISION OF THE SOUTH 100.12 FEET OF THE EAST 200 FEET OF LOT 4 BLOCK 2 IN ARTHUR T. MCINTOSH & COMPANY'S ROHLWING ROAD ACRES IN PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 1 AREA: 0.22 ACRES LOT 2 AREA: 0.24 ACRES
TOTAL AREA: 0.46 ACRES



BASIS FOR BEARINGS:
THE BASIS FOR BEARINGS
SHOWN HEREON IS ILLINOIS
STATE PLANE COORDINATES
EAST ZONE NAD83 AS
ACQUIRED BY GPS.

SCALE:

1" = 20'

NOTES:

1. THERE MAY BE UNDERGROUND UTILITIES THAT ARE NOT SHOWN HEREON.
2. UNLESS OTHERWISE NOTED, ONLY THOSE EASEMENTS AND SETBACK LINES THAT ARE INDICATED ON THE RECORDED SUBDIVISION PLAT AND THAT AFFECT THE SUBJECT PARCEL ARE SHOWN HEREON.
3. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE.
4. NO DIMENSIONS ARE TO BE ASSUMED BY SCALE MEASUREMENTS.
5. THIS PLAT OF SURVEY IS VOID WITHOUT THE SEAL AND SIGNATURE OF THE SURVEYOR.

LAMBERT & ASSOCIATES
955 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6331
F: (630)653-6396
E: INFO@LAMBERTSURVEY.COM

CIVIL ENGINEERING AND
LAND SURVEYING SERVICES

LAND TECHNOLOGY
3922 W. MAIN STREET
McHENRY, IL. 60050
P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM

ILLINOIS PROFESSIONAL DESIGN FIRM
No. 184-007260

LEGEND
(M) = MEASURED DIMENSION
(R) = RECORD DIMENSION
● = SET 1" IRON PIPE UNLESS OTHERWISE NOTED
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

CLIENT:

CONNELLY

DRAWN BY: JMJ

CHK'D BY: JMJ

DATE: 7/3/18

I:\2018\18150L\FINAL\PLAT-7-3-18.dwg

FINAL PLAT:
CONNELLY
SUBDIVISION

PAGE 1 OF 1

DRAWING NUMBER:

18-150L

OWNER'S CERTIFICATE

STATE OF ILLINOIS)

)S.S.

COUNTY OF COOK)

THIS IS TO CERTIFY THAT _____ IS/ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE OWNER(S) ALSO STATE(S) THE ACKNOWLEDGMENT THAT SAID PROPERTY IS WITHIN PALATINE COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15 AND TOWNSHIP HIGH SCHOOL DISTRICT 211 AND COMMUNITY COLLEGE DISTRICT 512.

DATED THIS ____ DAY OF _____, A.D. 2018.

OWNER(S)

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)

)S.S.

COUNTY OF _____)

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

_____ AND _____ PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SUBJECT PLAT AS HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

DATED THIS ____ DAY OF _____, A.D. 2018.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PLAT SUBMITTED BY CERTIFICATE

THE PERSON LISTED IN THE FOLLOWING NOTE IS HEREBY GRANTED PERMISSION TO RECORD THIS PLAT ON BEHALF OF JONATHAN M. JACOBS, PROFESSIONAL LAND SURVEYOR.

SIGNED: _____

THIS PLAT SUBMITTED FOR RECORDING BY:

NAME: VILLAGE OF PALATINE

BUSINESS: _____

ADDRESS: 200 E WOOD ST

CITY: PALATINE

STATE/ZIP: ILLINOIS, 60067

DATE: 7/3/2018

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

)S.S.

COUNTY OF DUPAGE)

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I, JONATHAN M. JACOBS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY AND PLAT OF SUBDIVISION HAS BEEN MADE UNDER MY DIRECTION AND SUPERVISION OF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY: THE SOUTH 100.12 FEET OF THE EAST 200 FEET OF LOT 4 BLOCK 2 IN ARTHUR T. MCINTOSH & COMPANY'S ROHLWING ROAD ACRES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT MONUMENTATION WILL BE SET ACCORDING TO ILCS 1270.56 D).

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY COVERED BY THIS SUBDIVISION IS DESIGNATED AS "ZONE X UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR COOK COUNTY, ILLINOIS, AND INCORPORATED AREAS AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE SUBDIVISION HEREON IS WITHIN THE COMMUNITY PANEL NUMBER 17031001824, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008.

DATED THIS 3RD DAY OF JULY, A.D., 2018.

JONATHAN M. JACOBS ILLINOIS PROFESSIONAL LAND SURVEYOR 35-4003
LAMBERT & ASSOCIATES, ILLINOIS PROFESSIONAL DESIGN FIRM

LICENSE EXPIRES 11/30/18

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)

)S.S.

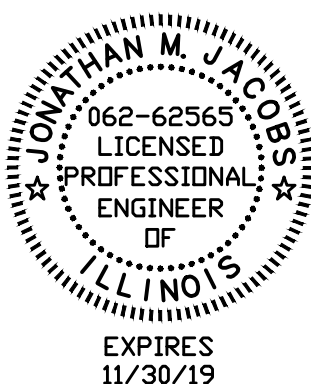
COUNTY OF MCHEERY)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SUCH SURFACE WATERS INTO PUBLIC OR PRIVATE AREA AND/OR DRAINS WHICH THE DEVELOPER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR SUBSTANTIAL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

THIS 3RD DAY OF JULY, A.D. 2018.

OWNER

JONATHAN JACOBS
ILLINOIS PROFESSIONAL ENGINEER 062-62565



VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)

)S.S.

COUNTY OF COOK)

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

DATED THIS ____ DAY OF _____, A.D. 2018.

VILLAGE ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

)S.S.

COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO NOT FIND ANY DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS, OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

DATED THIS ____ DAY OF _____, A.D. 2018.

COOK COUNTY CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)

)S.S.

COUNTY OF COOK)

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

DATED THIS ____ DAY OF _____, A.D. 2018.

VILLAGE COLLECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)

)S.S.

COUNTY OF COOK)

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

DATED THIS ____ DAY OF _____, A.D. 2018.

CHAIRMAN

ATTEST: SECRETARY

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICAL AND COMMUNICATIONS SERVICES, GAS, CABLE TELEVISION, STORM WATER DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND AMERITECH AND NORTHERN ILLINOIS GAS COMPANY AND ANY CABLE COMMUNICATIONS FIRM OR COMPANY GRANTED A CABLE COMMUNICATIONS FRANCHISE BY THE VILLAGE OF PALATINE AND THE VILLAGE OF PALATINE. GRANTEES THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE PLACEMENT, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, RELOCATION, REPLACEMENT AND REMOVAL OF WATERMAINS, STORM SEWERS, SANITARY SEWERS, DRAINAGE DITCHES AND SWALES, RETENTION PONDS, GAS MAINS, ELECTRICAL LINES, TELEPHONE LINES, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND RADIO SIGNALS, TOGETHER WITH ALL BRACES, GUYS, ANCHORS, MANHOLES, VALVES AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY IN CONNECTION UPON AND UNDER THE SUBDIVISION IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, EXCEPT GARDEN, SHRUBS AND LANDSCAPING MAY BE PLACED OVER ANY SUB SURFACE FACILITIES THAT DO NOT UNREASONABLY INTERFERE WITH THE SAFETY, USEFULNESS OF UNREASONABLY RESTRICT TO, OR PREVENT THE PROMPT MAINTENANCE OF REPAIR OF ANY SUCH SUB SURFACE FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)

)S.S.

COUNTY OF COOK)

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

THIS ____ DAY OF _____, A.D. 2018.

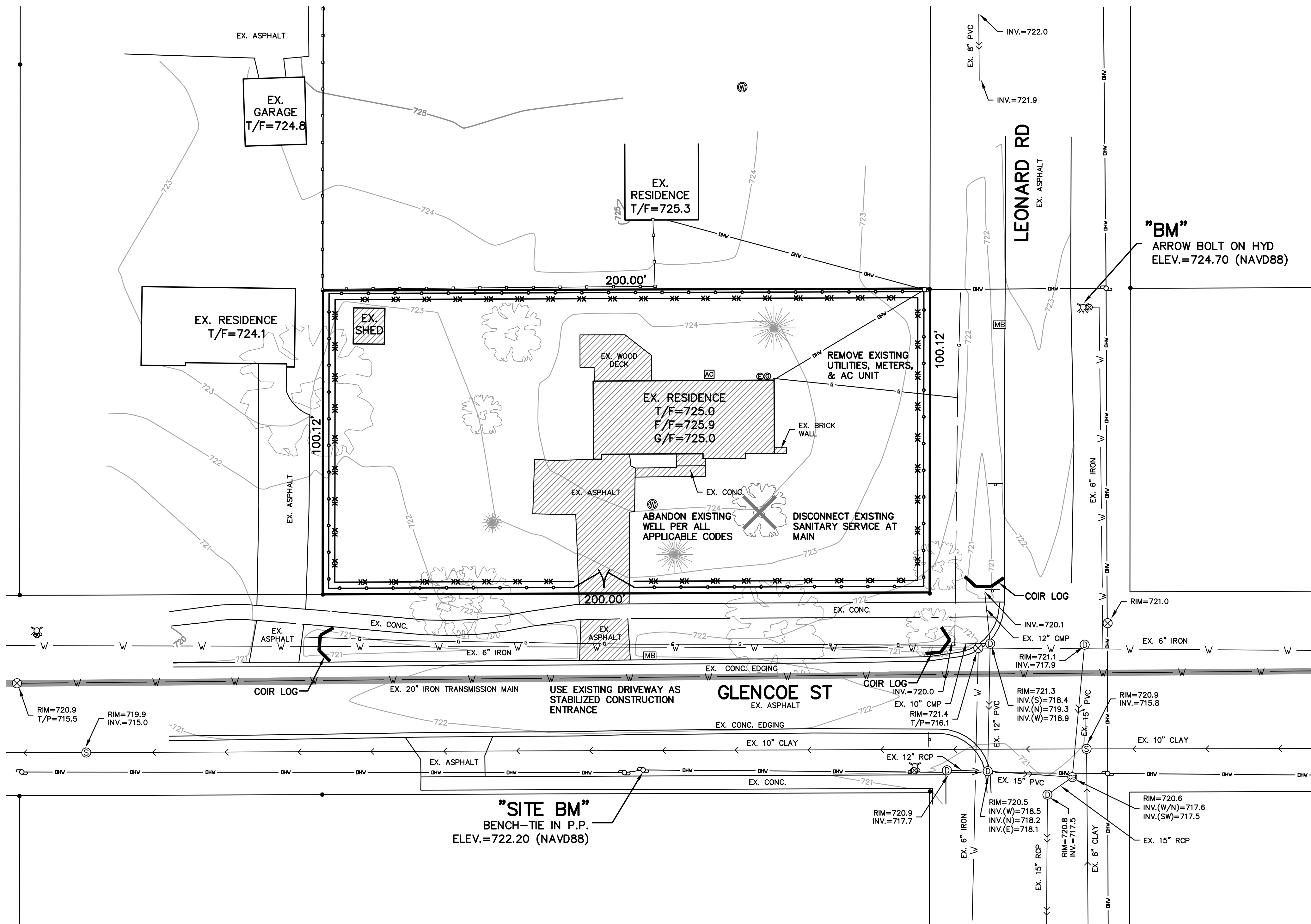
VILLAGE MAYOR

ATTEST: VILLAGE CLERK

SEND NEXT TAX BILL TO:
TOM CONNELLY
892 E GLENCOE STREET
PALATINE, IL 60074

RETURN THE RECORDED PLAT TO:
LAMBERT & ASSOCIATES
955 W LIBERTY DRIVE
WHEATON, IL 60187

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REPRODUCED WITHOUT THE WRITTEN CONSENT OF:
LAND TECHNOLOGY AND/ LAMBERT & ASSOCIATES
3922 W. MAIN STREET OR 955 W. LIBERTY DRIVE
MC HENRY, ILLINOIS, 60050 WHEATON, ILLINOIS, 60187
ALL LEGAL RIGHTS RESERVED.



SYMBOL LEGEND	
EX.	= EXISTING
⊙	STORM MANHOLE
⊕	CATCH BASIN
⊗	WATER VALVE VAULT
⊗	WATER VALVE
⊗	HYDRANT
⊙	SANITARY MANHOLE
⊙	WELL
⊙	AIR CONDITIONER
⊙	ELECTRIC METER
⊙	GAS METER
⊙	UTILITY POLE
⊙	SIGN
⊙	MAILBOX
•	MONUMENTATION

LEGEND

- = EXISTING CONTOURS
- ▨ = EXISTING IMPROVEMENT TO BE DEMOLISHED
- DECIDUOUS TREE CONIFEROUS TREE TREE TO BE REMOVED

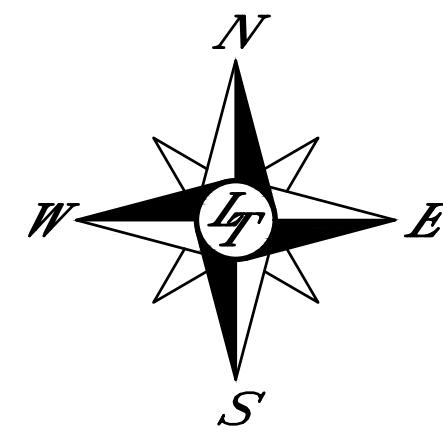
NOTE: THIS LOT IS ON CITY SEWER AND WELL.

GENERAL NOTES:

1. THIS DESIGN IS BASED UPON (1) THE FIELD CONDITIONS AS THEY WERE ON THE DAY THE FIELD DATA WAS OBTAINED, AND (2) DATA FURNISHED BY THE OWNER, OR GENERAL CONTRACTOR OR THEIR REPRESENTATIVE.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, AND HAVE ALL EXISTING UTILITIES STAKED PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO INITIATING ANY CONSTRUCTION.
4. ALL INSTALLATIONS SHALL CONFORM TO THE APPROPRIATE REGULATORY AGENCY REQUIREMENTS.
5. ERRORS IN TOPOGRAPHY AND/OR FAILURE TO NOTIFY ENGINEER OF DISCREPANCIES SHALL VOID THIS DESIGN.

LINE LEGEND

- = EX. WOOD FENCE
- = EX. BURIED GAS LINE
- = EX. OVERHEAD WIRES
- = EX. WATER MAIN
- = EX. SANITARY SEWER
- = EX. STORM SEWER
- = PROPOSED SILT FENCE
- = CONSTRUCTION FENCE



SCALE:

1"=20'



LAMBERT & ASSOCIATES
955 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6331
F: (630)653-6396
E: INFO@LAMBERTSURVEY.COM

CIVIL ENGINEERING AND
LAND SURVEYING SERVICES

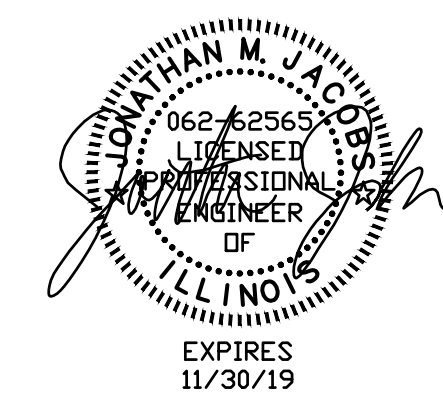
LAND TECHNOLOGY
3922 W. MAIN STREET
McHENRY, IL. 60050
P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM

ILLINOIS PROFESSIONAL DESIGN FIRM
No. 184-007260

SUBDIVISION PLAN (DEMO):

892 E GLENCOE ST, PALATINE
PART LT 4 BLK 2 A.T. MCINTOSH & CO ROHLING RD ACRES
PIN: 02-24-100-013
CLIENT: CONNELLY, TOM

REVISIONS:
REV 1 7/2/18 REVISED PER VILLAGE 6/21/18 REVIEW DRD



DRAWN BY: DRD

CHK'D BY: JMJ

I:\2018\18150L\SITE 7-2-18.dwg

DATE: 5/19/18

PAGE 1 OF 3

DRAWING NUMBER:

18-150L

SPECIAL NOTE:

"THIS DESIGN IS NOT FOR CONSTRUCTION UNLESS
APPROVAL STAMP FROM COUNTY, VILLAGE, OR CITY
REGULATORY DEPARTMENT IS AFFIXED HERETO"

OWNER
MR. TOM CONNELLY
892 EAST GLENCOE
PALATINE, ILLINOIS 60074
847-372-5001
tom@webpage.com

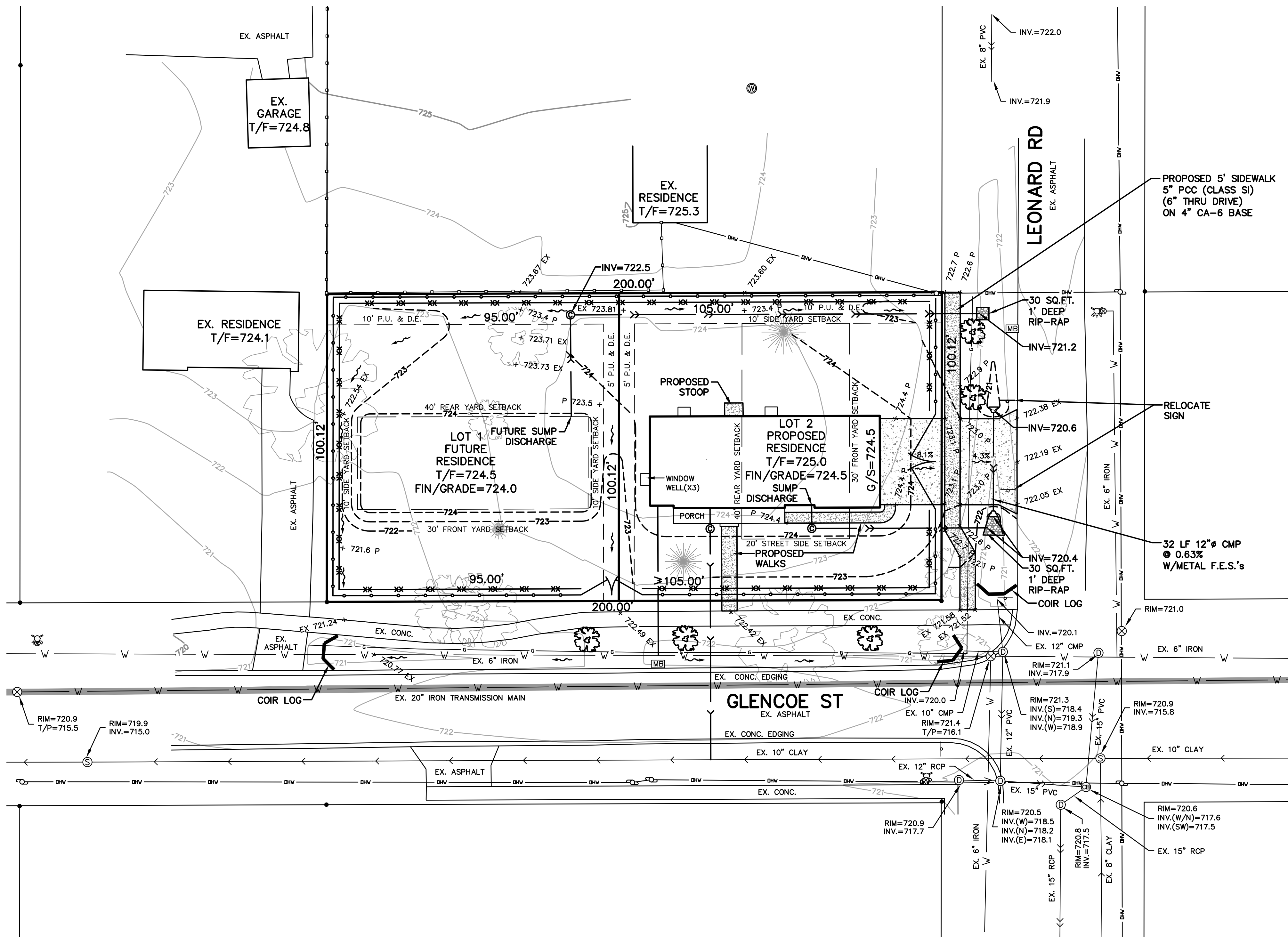
SITE DATA
TOTAL SITE AREA = 20,024 SQ.FT. = 0.46 ACRES
TOTAL REMOVED IMPERVIOUS = 3,070 SQ.FT. = 0.070 ACRES



NW QUARTER, SECTION 24, TOWNSHIP 42N, RANGE 10E

LOCATION MAP
COURTESY OF MAPQUEST

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LAND TECHNOLOGY AND/ LAMBERT & ASSOCIATES
3922 W. MAIN STREET OR 955 W. LIBERTY DRIVE
MC HENRY, ILLINOIS, 60050 WHEATON, ILLINOIS, 60187
ALL LEGAL RIGHTS RESERVED.



SYMBOL LEGEND	
PROP. = PROPOSED IMPROVEMENTS	EX. = EXISTING
	① STORM MANHOLE
	② CATCH BASIN
	⊗ WATER VALVE VAULT
	⊙ WATER VALVE
	⊕ HYDRANT
	③ SANITARY MANHOLE
	⊖ WELL
	Ⓐ AIR CONDITIONER
	Ⓜ ELECTRIC METER
	Ⓢ GAS METER
	Ⓣ UTILITY POLE
	Ⓢ SIGN
	Ⓜ MAILBOX
	• MONUMENTATION

LEGEND	
	= EXISTING CONTOURS
	= PROPOSED CONTOURS
+ 000.0 EX	= EXISTING GRADE
+ 000.0 P	= PROPOSED GRADE
	= PROPOSED TREE (X5) SPECIES & SIZE PER VILLAGE OF PALATINE
	DECIDUOUS TREE
	CONIFEROUS TREE

NOTE THESE LOTS ARE ON CITY SEWER
AND WATER

GENERAL NOTES:

1. THIS DESIGN IS BASED UPON (1) THE FIELD CONDITIONS
AS THEY WERE ON THE DAY THE THE FIELD DATA WAS
OBTAINED, AND (2) DATA FURNISHED BY THE OWNER, OR
GENERAL CONTRACTOR OR THEIR REPRESENTATIVE.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES,
AND HAVE ALL EXISTING UTILITIES STAKED PRIOR TO ANY
CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD
CONDITIONS PRIOR TO INITIATING ANY CONSTRUCTION.
4. ALL INSTALLATIONS SHALL CONFORM TO THE
APPROPRIATE REGULATORY AGENCY REQUIREMENTS.
5. ERRORS IN TOPOGRAPHY AND/OR FAILURE TO NOTIFY
ENGINEER OF DISCREPANCIES SHALL VOID THIS DESIGN.

LINE LEGEND	
	= EX. WOOD FENCE
	= EX. BURIED GAS LINE
	= EX. OVERHEAD WRES
	= EX. WATER MAIN
	= EX. SANITARY SEWER
	= EX. STORM SEWER
	= PROPOSED SILT FENCE
	= CONSTRUCTION FENCE
	= PROPOSED STORM SEWER
	= PROPOSED SANITARY SEWER
	= PROPOSED WATER SERVICE
	= PROPOSED BURIED UTILITIES

OVERALL SITE DATA

ZONED R2
TOTAL SITE AREA = 20,024 SQ.FT. = 0.459 ACRES
TOTAL REMOVED IMPERVIOUS = 3,070 SQ.FT. = 0.070 ACRES
TOTAL DISTURBED AREA = 0.42 ACRES

LOT 1 SITE DATA

ZONED R2
TOTAL SITE AREA = 9,511 SQ.FT. = 0.218 ACRES
TOTAL PROPOSED IMPERVIOUS = FUTURE RESIDENCE
TOTAL DISTURBED AREA = 0.19 ACRES

LOT 2 SITE DATA

ZONED R2
TOTAL SITE AREA = 10,513 SQ.FT. = 0.241 ACRES
TOTAL PROPOSED IMPERVIOUS = 3,244 SQ.FT. = 0.074 ACRES
TOTAL DISTURBED AREA = 0.23 ACRES

SPECIAL NOTE:

"THIS DESIGN IS NOT FOR CONSTRUCTION UNLESS
APPROVAL STAMP FROM COUNTY, VILLAGE, OR CITY
REGULATORY DEPARTMENT IS AFFIXED HERETO"

**LAMBERT &
ASSOCIATES**
955 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6331
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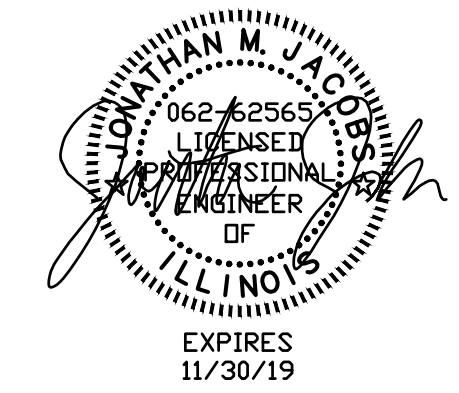
CIVIL ENGINEERING AND
LAND SURVEYING SERVICES

**LAND
TECHNOLOGY**
3922 W. MAIN STREET
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P: (815)363-9200
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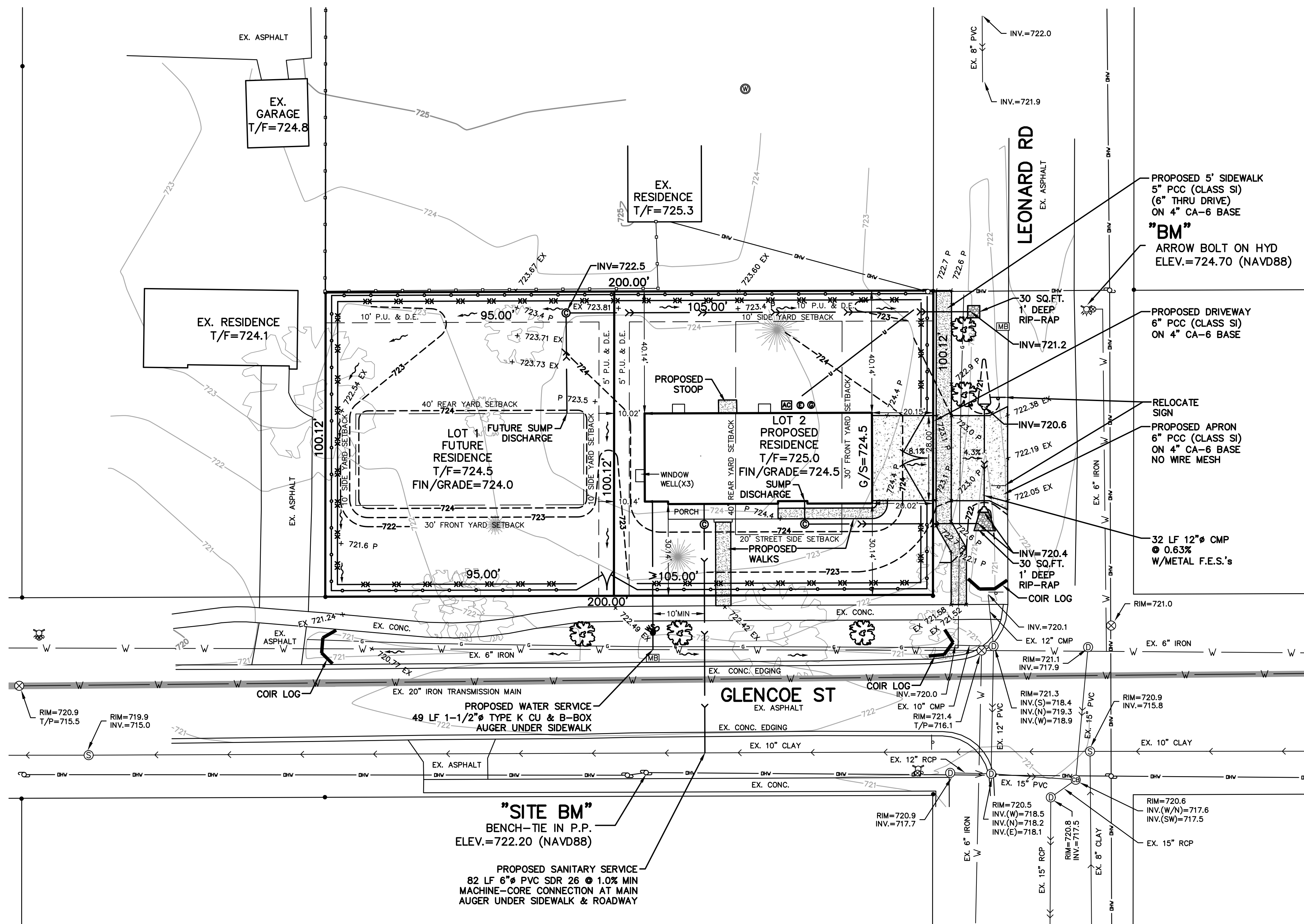
ILLINOIS PROFESSIONAL DESIGN FIRM
No. 184-007260

SUBDIVISION PLAN (SITE):

892 E GLENCOE ST, PALATINE
PART LT 4 BLK 2 A.T. MCINTOSH & CO ROHLING RD ACRES
PIN: 02-24-100-013
CLIENT: CONNELLY, TOM
REVISED PER VILLAGE 6/21/18 REVIEW

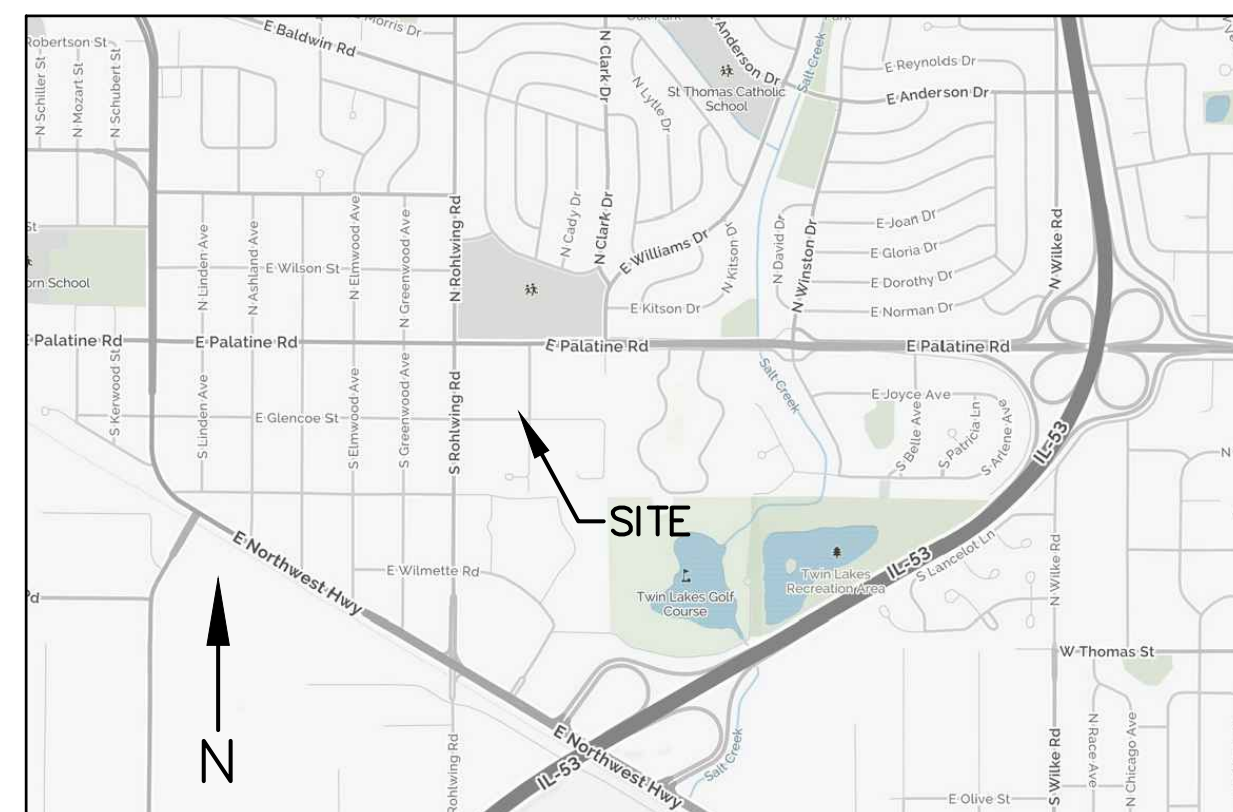


DRAWN BY: DRD
CHK'D BY: JMJ
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DATE: 5/19/18
PAGE 2 OF 3
DRAWING NUMBER: 18-150L



TOTAL SITE AREA = 10,513 SQ.FT. = 0.241 ACRES
TOTAL PROPOSED IMPERVIOUS = 3,244 SQ.FT. = 0.074 ACRES
TOTAL DISTURBED AREA = 0.23 ACRES

ALL DOWNSPOUTS DISCHARGE TO GRADE. DO NOT DISCHARGE DOWNSPOUTS TO DRIVEWAY, PORCH, STOOP OR WALKS. DO NOT DISCHARGE DOWNSPOUTS TOWARDS SIDE LOT LINES. INSTALL SPLASH BLOCK OR EQUAL AT ALL POINTS OF DOWNSPOUT DISCHARGE TO CONTROL EROSION AND AVOID NUISANCES TO ADJACENT LOTS.



LOCATION MAP
COURTESY OF MAPQUEST

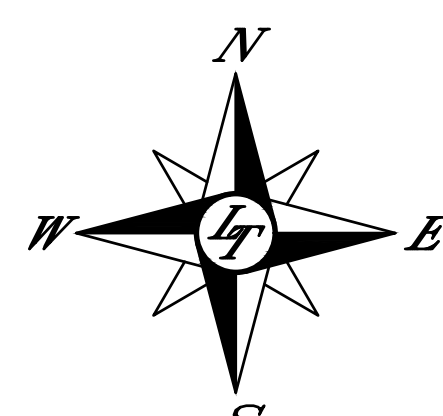
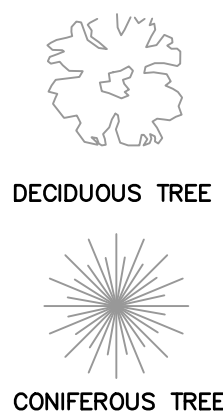
SYMBOL LEGEND			
PROP. = PROPOSED IMPROVEMENTS		EX. = EXISTING	
	B-BOX		STORM MANHOLE
	CLEAN-OUT		CATCH BASIN
	AIR CONDITIONER		WATER VALVE VAULT
	ELECTRIC METER		WATER VALVE
	GAS METER		HYDRANT
	SIGN		SANITARY MANHOLE
			WELL
			UTILITY POLE
			SIGN
			MAILBOX
		•	MONUMENTATION

 = EXISTING CONTOURS
 = PROPOSED CONTOURS
 + 000.0 EX = EXISTING GRADE
 + 000.0 P = PROPOSED GRADE
 = PROPOSED TREE (X5)
 SPECIES & SIZE PER
 VILLAGE OF PALATINE

NOTE THESE LOTS ARE ON CITY SEWER
AND WATER

1. THIS DESIGN IS BASED UPON (1) THE FIELD CONDITIONS AS THEY WERE ON THE DAY THE FIELD DATA WAS OBTAINED, AND (2) DATA FURNISHED BY THE OWNER, OR GENERAL CONTRACTOR OR THEIR REPRESENTATIVE.
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3. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO INITIATING ANY CONSTRUCTION.
4. ALL INSTALLATIONS SHALL CONFORM TO THE APPROPRIATE REGULATORY AGENCY REQUIREMENTS.
5. ERRORS IN TOPOGRAPHY AND/OR FAILURE TO NOTIFY ENGINEER OF DISCREPANCIES SHALL VOID THIS DESIGN.

LINE LEGEND	
	= EX. WOOD FENCE
	= EX. BURIED GAS LINE
	= EX. OVERHEAD WRES
	= EX. WATER MAIN
	= EX. SANITARY SEWER
	= EX. STORM SEWER
	= PROPOSED SILT FENCE
	= CONSTRUCTION FENCE
	= PROPOSED STORM SEWER
	= PROPOSED SANITARY SEWER
	= PROPOSED WATER SERVICE
	= PROPOSED BURIED UTILITIES



SCALE:

$$1'' = 20'$$


*LAMBERT &
ASSOCIATES*

955 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6331
F: (630)653-6396
E: INFO@LAMBERTSURVEY.COM

CIVIL ENGINEERING AND
LAND SURVEYING SERVICES

*LAND
TECHNOLOGY*

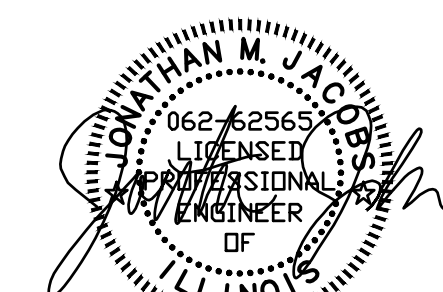
**3922 W. MAIN STREET
McHENRY, IL. 60050
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F: (815)363-9223
E: LANDTECH@LT-PE.COM**

ILLINOIS PROFESSIONAL DESIGN FIRM
No. 184-007260

LOT 2 SITE PLAN:

892 E GLENCOE ST, PALATINE
PART LT 4 BLK 2 A.T. MCINTOSH & CO ROHLWING RD ACRES
PIN: 02-24-100-013
CLIENT: CONNELLY, TOM

EMISONS:			CLIENT: CONNELLI, IOM	
REV 1	7/2/18		REVISED PER VILLAGE 6/21/18 REVIEW	DRD



EXPIRES
11/30/19

CHCK'D BY: JMJ

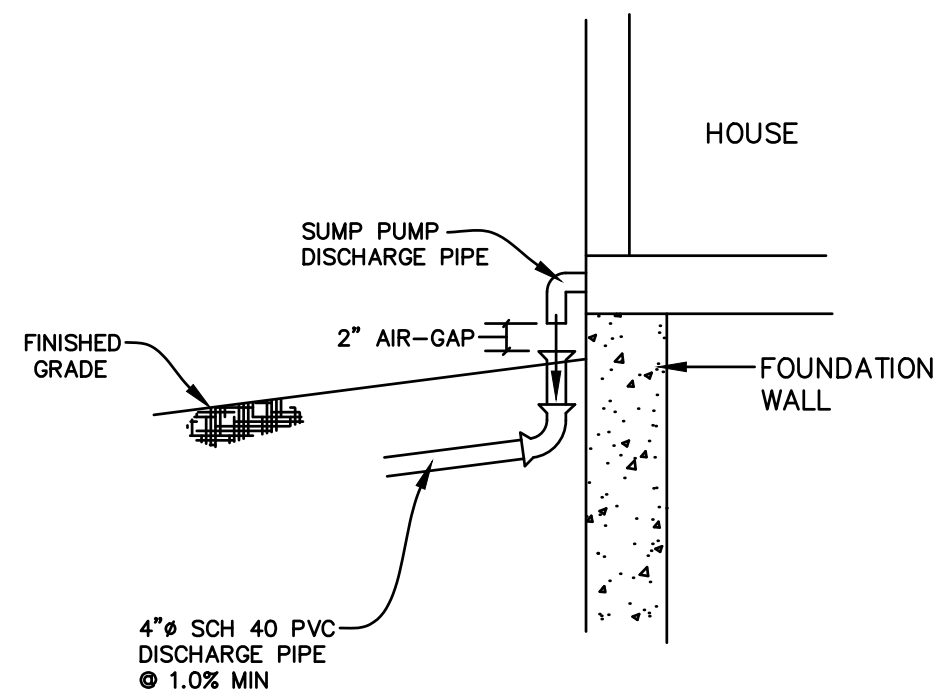
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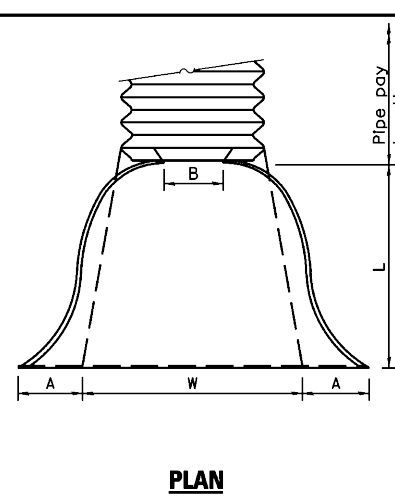
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MCHEENY, ILLINOIS, 60050 WHEATON, ILLINOIS, 60187
ALL LEGAL RIGHTS RESERVED.

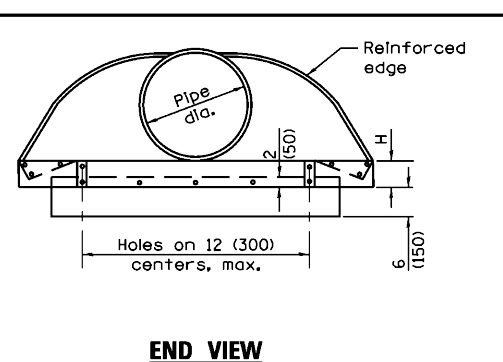


SUMP DISCHARGE DETAIL

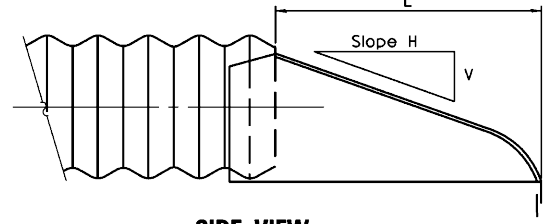
PIPE DIA.	THICK-NESS	DIMENSIONS				SLOPE APPROX. (VAR)	BODY
		A	B	H	W		
12	0.064	1	6	21	24	1/2"	1 Pc.
1500	(1.63)	(150)	(150)	(150)	(535)	(60)	
15	0.064	1	6	21	24	1/2"	1 Pc.
1375	(1.63)	(180)	(205)	(150)	(660)	(760)	
21	0.064	1	12	42	36	1/2"	1 Pc.
1450	(1.63)	(205)	(250)	(150)	(785)	(915)	
24	0.064	1	12	42	36	1/2"	1 Pc.
1525	(1.63)	(230)	(305)	(150)	(915)	(1,065)	
30	0.079	12	16	60	48	1/2"	1 Pc.
1600	(1.63)	(250)	(330)	(150)	(1,040)	(1,200)	
36	0.079	14	19	72	60	1/2"	2 Pc.
1900	(2.01)	(305)	(400)	(200)	(1,295)	(1,480)	
42	0.109	16	22	84	68	1/2"	2 Pc.
1950	(2.77)	(400)	(500)	(200)	(1,595)	(2,215)	
48	0.109	18	27	96	80	1/2"	2 Pc.
1950	(2.77)	(400)	(500)	(200)	(1,595)	(2,215)	
54	0.109	18	30	102	84	1/2"	2 Pc.
1350	(2.77)	(400)	(500)	(200)	(1,595)	(2,215)	
60	0.109	18	33	108	90	1/2"	3 Pc.
1500	(2.77)	(400)	(500)	(200)	(1,595)	(2,215)	
66	0.109	18	36	114	96	1/2"	3 Pc.
1650	(2.77)	(400)	(500)	(200)	(1,595)	(2,215)	
72	0.109	18	39	120	102	1/2"	3 Pc.
1800	(2.77)	(400)	(500)	(200)	(1,595)	(2,215)	
78	0.109	18	42	126	108	1/2"	3 Pc.
1950	(2.77)	(400)	(500)	(200)	(1,595)	(2,215)	
84	0.109	18	45	132	114	1/2"	3 Pc.
2250	(2.77)	(450)	(1,145)	(200)	(1,595)	(2,215)	



PLAN

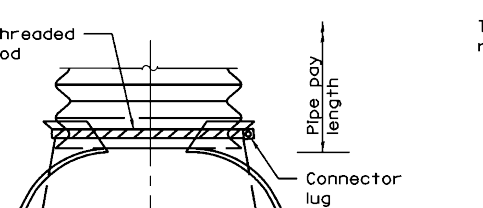


END VIEW

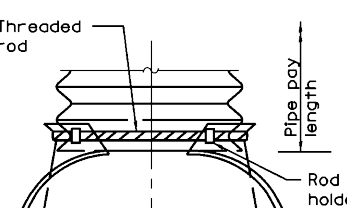


SIDE VIEW

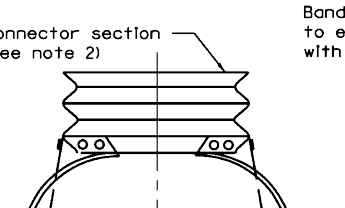
END SECTION



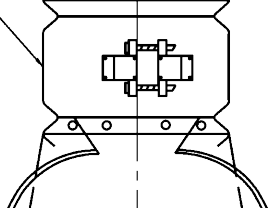
TYPE 1



TYPE 2



TYPE 3



TYPE 4

NOTES

- Types 1 and 2 for pipe with annular ends only.
- Type 3 connector may be used for all pipe sizes and includes 12 (300) of the pipe length. The connector section shall be attached to the end section by rivets or bolts and shall be the same metal thickness as the end section. Strip shall be either 2 1/2 (64) pin x 1/2 (13) depth or 3 (75) pin x 1 (25) depth annular corrugated pipe.
- Type 4 connection can be used for all pipe sizes. Coupler shall be 2 1/2 x 1/2 (64) pin x 1/2 (13) depth, or annular band of 3x1 (75x25). The dimple, nigger, or annular band may be used with corrugated metal pipe having annular ends. For corrugated metal pipe having annular ends, only the dimple band will be allowed.

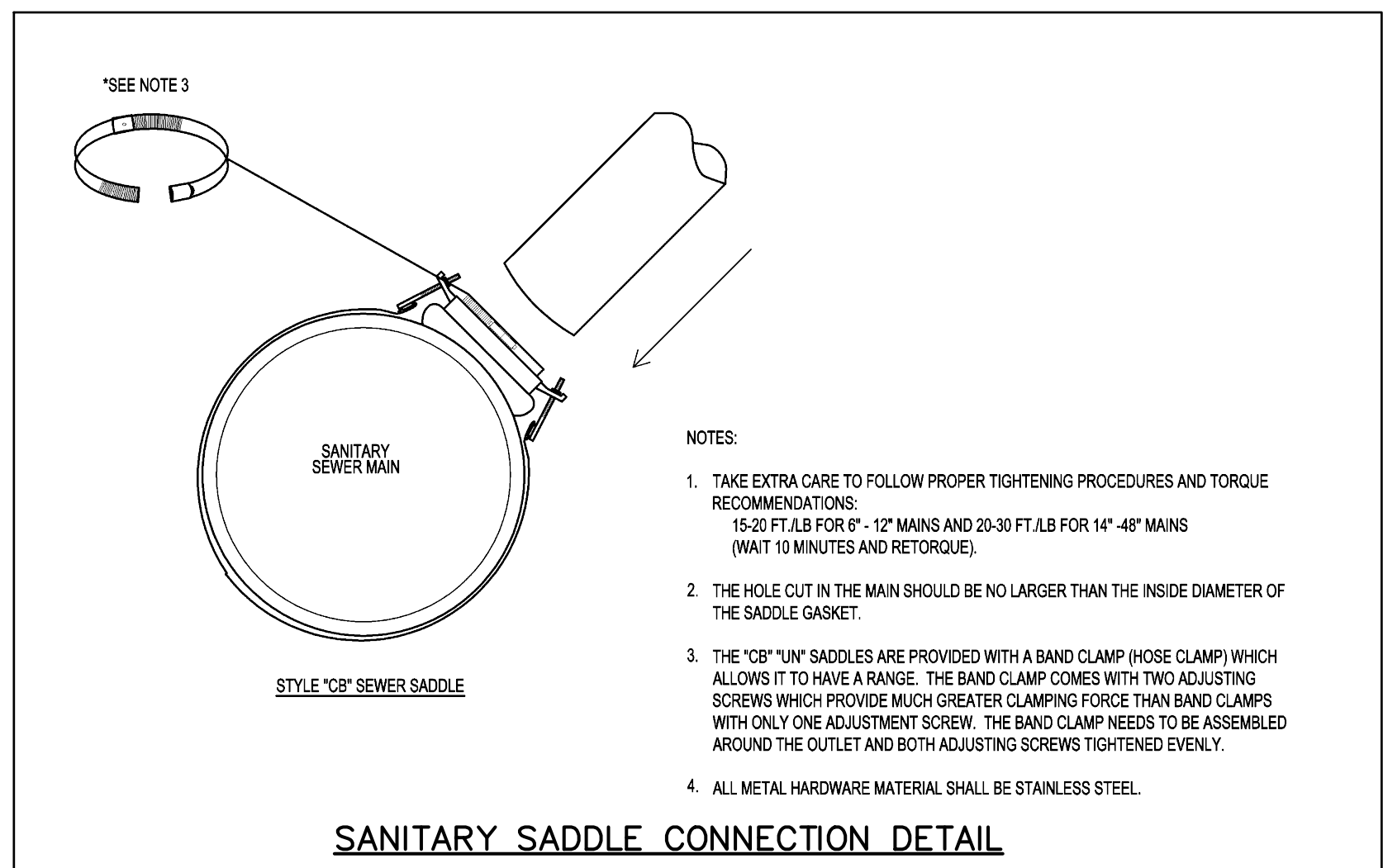
All dimensions are in inches (millimeters) unless otherwise shown.

METAL END SECTION FOR PIPE CULVERTS

STANDARD 542401-01

DATE	REVISIONS
1-1-09	Switched units to English metric.
1-1-97	Renum. Standard 2228-5.

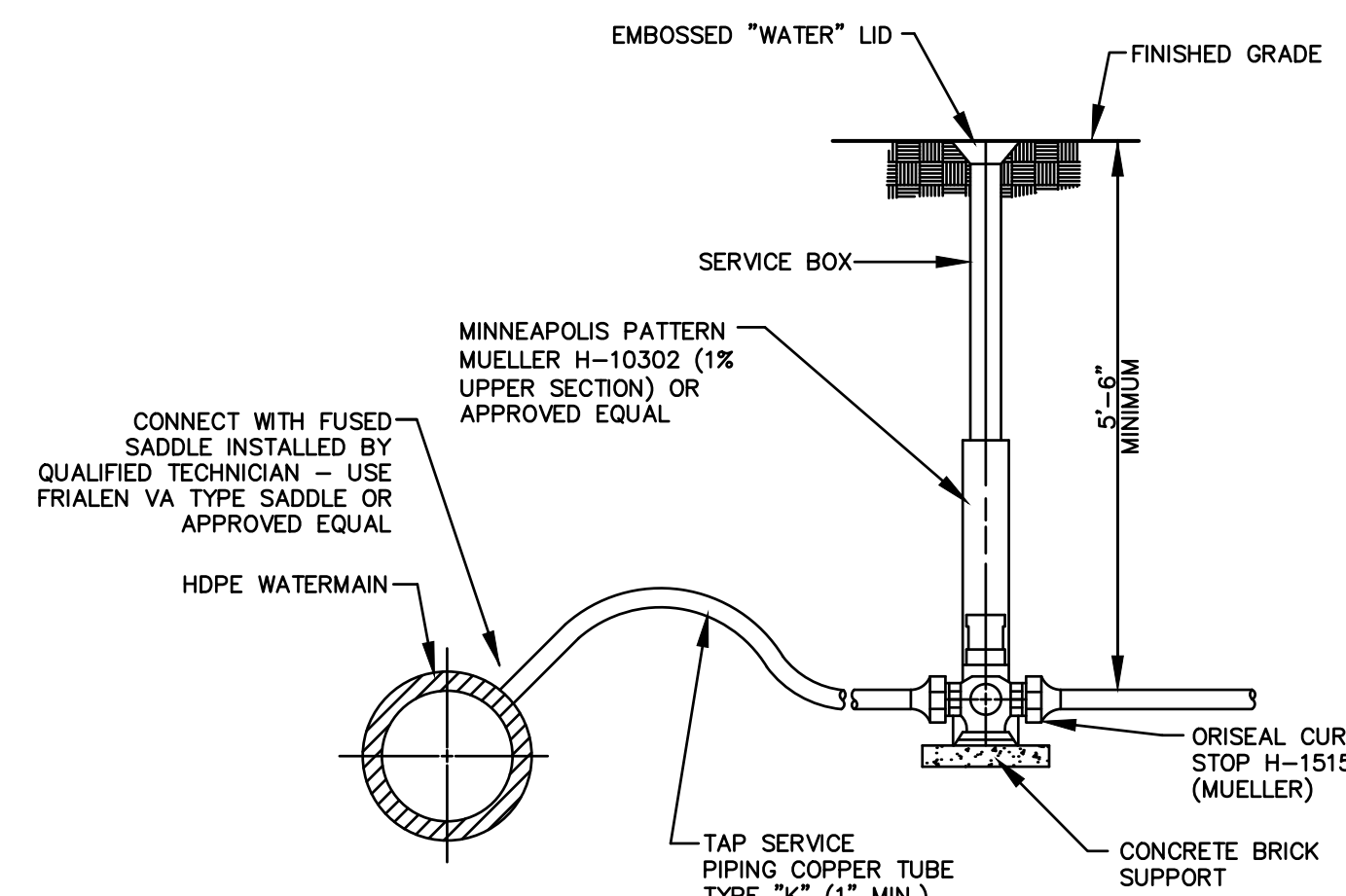
CONNECTIONS OF END SECTIONS



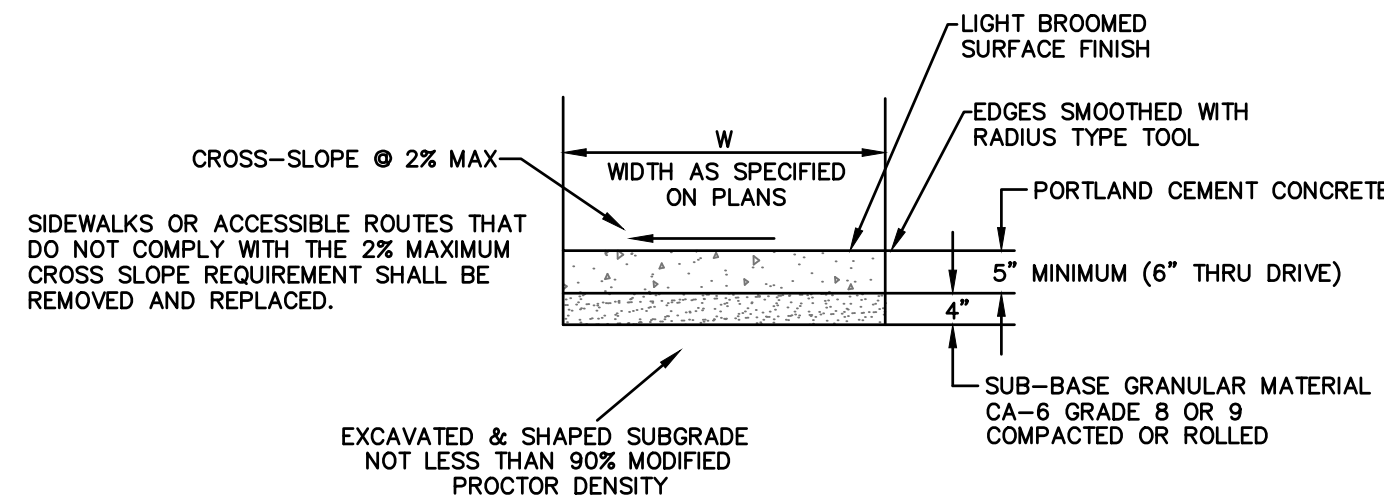
SANITARY SADDLE CONNECTION DETAIL

NOTES

- TAKA EXERCISE CARE TO FOLLOW PROPER TIGHTENING PROCEDURES AND TORQUE RECOMMENDATIONS:
15-20 FT.LB FOR 6" - 12" MAINS AND 20-30 FT.LB FOR 14" - 48" MAINS
(WAIT 10 MINUTES AND RETORQUE)
- THE HOLE CUT IN THE MAIN SHOULD BE NO LARGER THAN THE INSIDE DIAMETER OF THE SADDLE GASKET.
- THE "C" "UN" SADDLES ARE PROVIDED WITH A BAND CLAMP (HOSE CLAMP) WHICH ALLOWS IT TO HAVE A RANGE. THE BAND CLAMP COMES WITH TWO ADJUSTING SCREWS WHICH PROVIDE MUCH GREATER CLAMPING FORCE THAN BAND CLAMPS WITH ONLY ONE ADJUSTMENT SCREW. THE BAND CLAMP NEEDS TO BE ASSEMBLED AROUND THE OUTLET AND BOTH ADJUSTING SCREWS TIGHTENED EVENLY.
- ALL METAL HARDWARE MATERIAL SHALL BE STAINLESS STEEL.



WATER SERVICE DETAIL



GENERAL NOTES:

At locations where sidewalk is subjected to wheel traffic and/or constructed across access drive entrances, the new P.C.C. Sidewalk Section shall be thickened to 6" across the width of the driveway. This work shall be considered as incidental, and no additional compensation will be allowed.

Placing, finishing and curing of P.C.C. Sidewalk shall meet the requirements of Sections 424 of the Standard Specifications for Road and Bridge Construction. Use 6 1/2 bag mix with 4% air entrainment.

Slab or panel contradiction (control) joints shall be 1/4" deep and as follows:

- For 4' Sidewalk width = 5' O.C. Joint Spacing
- 5' Sidewalk width = 5' O.C. Joint Spacing
- 6' Sidewalk or greater width = 6' O.C. Joint Spacing

Transverse expansion joints shall consist of performed joint filler of thickness as follows:
1/2" between sidewalk and structures, standards, poles
3/4" at sidewalk intervals if no more than 50 feet & abutting concrete curbing or pavement.

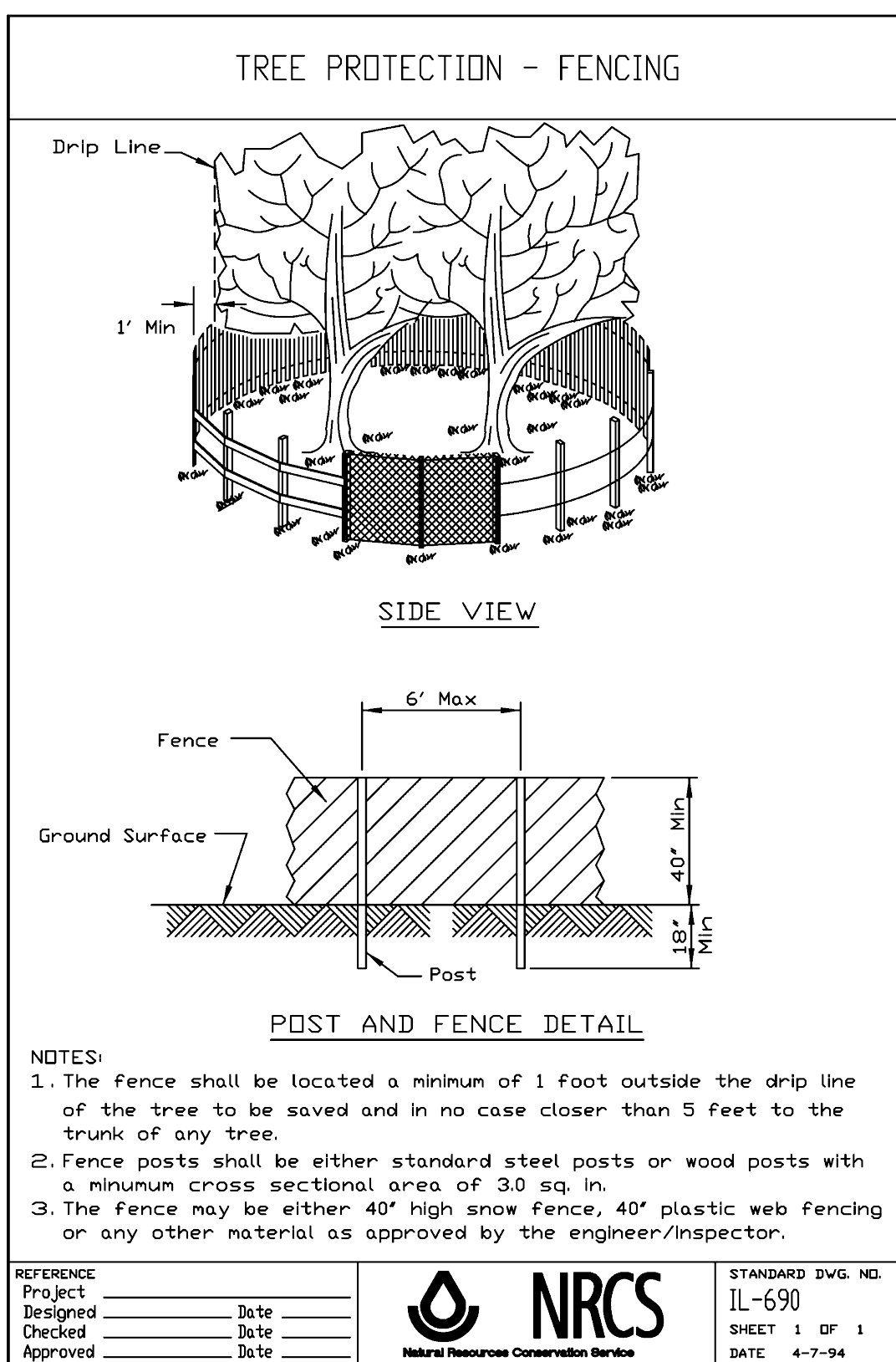
If excavation or undercutting of subgrade has been made deeper than necessary, the base shall be brought to proper grade by the addition of well compacted bedding material without any extra compensation due the Contractor.

Ends of public sidewalk shall be dovetailed into existing public sidewalk.

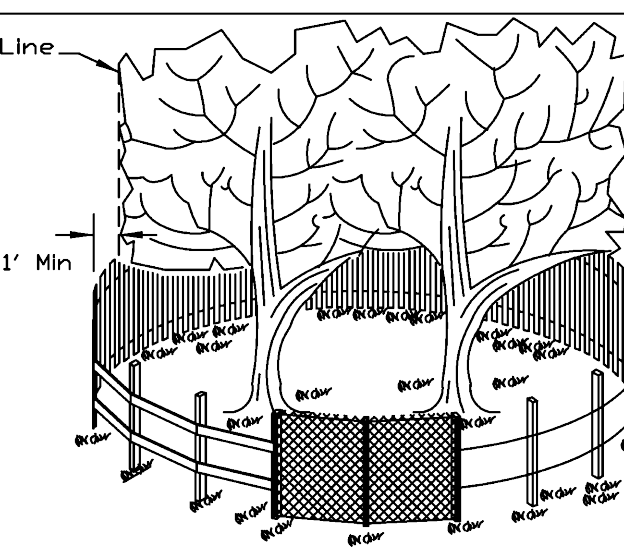
TYPICAL SECTION - P.C.C. SIDEWALK

SPECIAL NOTE:

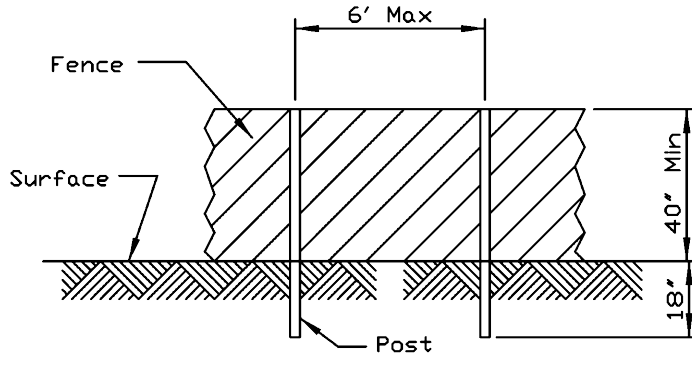
"THIS DESIGN IS NOT FOR CONSTRUCTION UNLESS APPROVAL STAMP FROM COUNTY, VILLAGE, OR CITY REGULATORY DEPARTMENT IS AFFIXED HERETO"



TREE PROTECTION - FENCING



SIDE VIEW



POST AND FENCE DETAIL

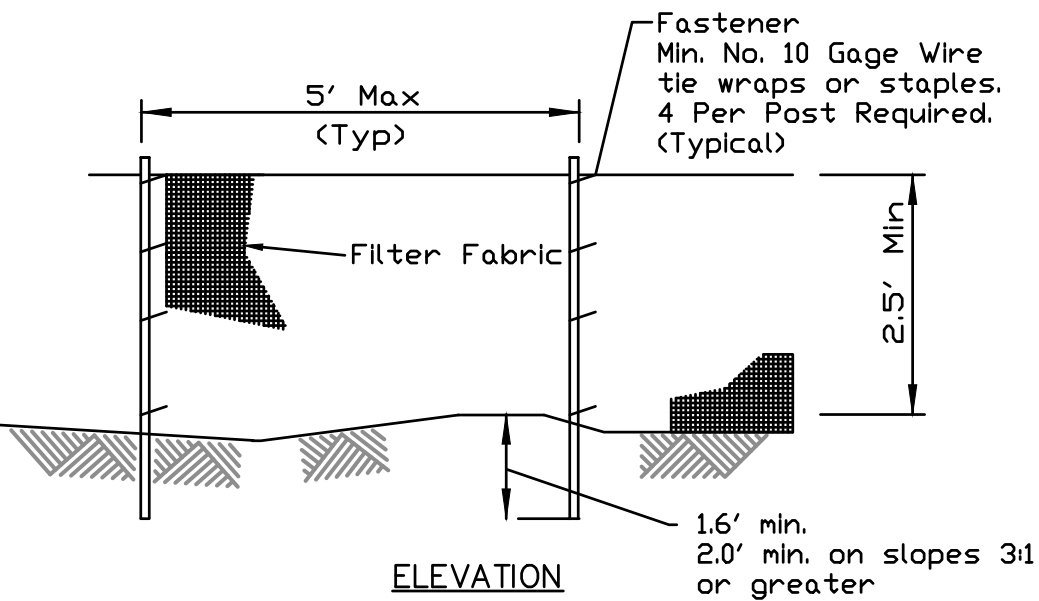
NOTES:

- The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
- Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
- The fence may be either 40' high snow fence, 40' plastic web fencing or any other material as approved by the engineer/inspector.

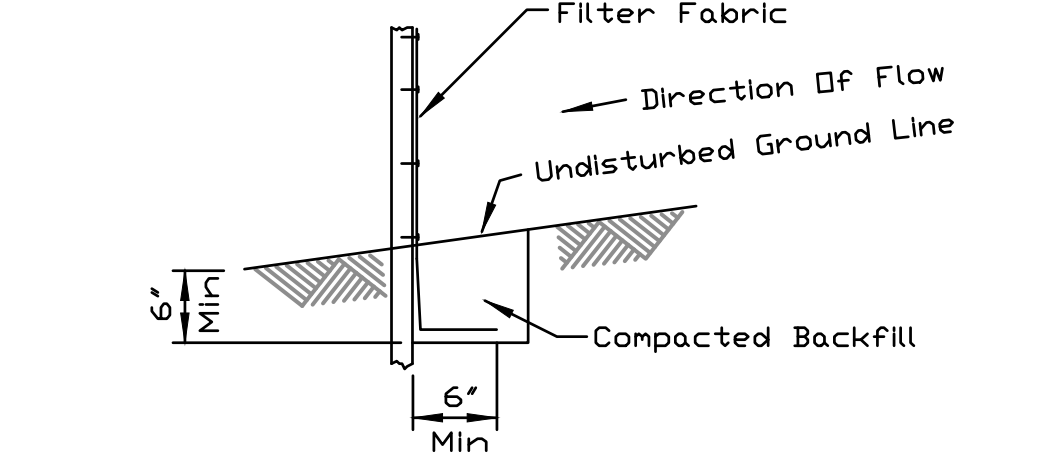
REFERENCE	Project	Date
Designed	Date	Date
Checked	Date	Date
Approved	Date	Date



STANDARD Dwg. No.	IL-690
SHEET	1 OF 1
DATE	4-7-94



ELEVATION

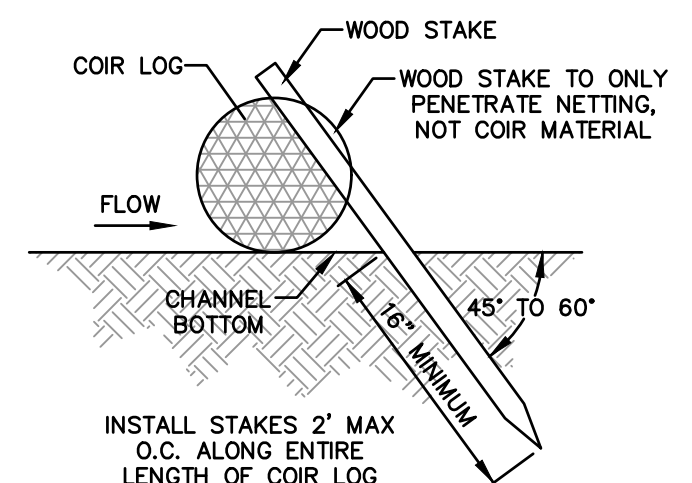


FABRIC ANCHOR DETAIL

Installation Requirements

- All materials and the installation process must conform with AASHTO - 288-00 standards
- Posts to be: Wood, steel or synthetic
- Minimum length of 3.2 ft. + burial depth
- Bury 1.6 ft. on slopes less than 3:1
- Bury 2.0 ft. on slopes 3:1 or greater
- Post dimensions: Hardwood = 1.2" x 1.2"
- Pine = 2.6" x 2.6"
- Steel = U.T.L. or C shape, weighing 1.3 lbs/ft
- Fabric buried in a "J" configuration to a minimum depth of 5.9' in a trench. Trench to be backfilled and compacted.

SILT FENCE DETAIL



COIR LOG DETAIL

STANDARD SPECIFICATIONS

ALL IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING MANUALS, DESIGN HANDBOOKS, STANDARD SPECIFICATIONS, AND ORDINANCES:

- ILLINOIS DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- STANDARD SPECIFICATIONS COMMITTEE, "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION.
- VILLAGE OF PALATINE CODES & SPECIFICATIONS.
- ILLINOIS URBAN MANUAL FOR SOIL EROSION & SEDIMENT CONTROL (LATEST REVISION).

IN THE EVENT OF CONFLICTS BETWEEN ORDINANCES THE MORE STRINGENT ORDINANCE SHALL BE USED.

PALATINE NOTES

- Compacted Granular Trench Backfill is Required where any Portion of Excavation Activity is Within Three (3) Feet Horizontally of Existing or Proposed Pavements, Driveways, or Sidewalks.
- Where Public Sidewalk is Present or Proposed, B-Box Shall Be Centered Between Walk and Curb
- When Water Services are Installed as Replacements for an Existing Service, Village Water Maintenance Personnel Shall Make the Tap for Services 1-1/2" in Diameter or Smaller.

SEDIMENTATION AND EROSION CONTROL NOTES

- Erosion control and construction shall conform with standards set forth by the "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control" manual, latest edition (rev. July, 1988).
- Dust & Traffic Control It shall be the responsibility of the developer to minimize dust blowing from the construction site. It must begin blowing from the site all roadways shall be treated with a dust control binder (Coursal Terratack or equal). Apply as needed according to manufacturer's directions.
- Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures. Areas of the development site that are not to be graded shall be protected from construction traffic or other disturbance until final seeding is performed.
- Properties and channels adjoining the development site shall be protected from erosion and sedimentation.
- Soil erosion and sediment control features shall be constructed prior to the commencement of hydrologic disturbance of upland areas.
- Disturbed areas shall be stabilized with temporary or permanent measures within 14 calendar days of the end of active hydrologic disturbance, or redisturbances. In areas where work is complete, permanent stabilization shall occur within 7 days of completion, and in areas where work has temporarily ceased for 21 days or more, temporary stabilization shall occur by the 14th day after work has ceased.
- Station sewers that are or will be functioning during construction shall be protected, by an appropriate sediment control measure.
- All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization is achieved or after the temporary measures are no longer needed.
- All temporary and permanent erosion control measures must be maintained and repaired as needed. The property owner shall be ultimately responsible for maintenance and repair.
- A stabilized mat of aggregate underlain with filter cloth (or other appropriate measure) shall be located at any point where traffic will be entering or leaving a construction site to or from a public right-of-way, street, alley or parking area. Any sediment or soil reaching an improved public right-of-way, street, alley or parking area shall be removed by scraping or street cleaning as accumulations warrant and transported to a controlled sediment disposal area.
- If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (e.g. sediment trap, sediment basin, or other appropriate measure).
- The contractor shall provide adequate receptacles for the deposition of all construction material debris generated during the development process. The contractor shall not cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of construction material debris upon or into any development site, channel, Waters of the U.S. or Isolated Waters of Cook County. The contractor shall maintain the development site free of construction material debris.
- All temporary and permanent erosion and sediment control measures shall be maintained in an effective working condition. The erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Governing Agency.

GENERAL SEEDING SPECIFICATIONS:

ALL DISTURBED AREAS SHALL BE GRADED & SEEDDED AS FOLLOWS:

- SCARIFY SUBSOIL TO A DEPTH OF 4"
- SPREAD TOPSOIL 4" THICK
- FERTILIZE WITH N9-P18-K9
- FINAL RAKING
- SEED APPLICATION
- APPLY STRAW @ 2 TONS/ACRE
- ALL SLOPES OVER 5:1
- PLACE 1" x 2" NYLON MESH OVER STRAW - STAPLE IN PLACE
- PERMANENT SEEDING
 - FERTILIZE @ 130#/ACRE
 - SEED WITH KENTUCKY BLUEGRASS @ 90#/ACRE & PERENNIAL RYE GRASS @ 40#/ACRE
- TEMPORARY SEEDING
 - FERTILIZE @ 60#/ACRE
 - SEED WITH CEREAL RYE @ 300#/ACRE, OATS @ 300#/ACRE & PERENNIAL RYE @ 30#/ACRE
- DORMANT SEEDING (NOVEMBER 1 through MARCH 15)
- INCREASE SEEDING APPLICATION BY 50%

NOTES:

- ALL DISTURBED AREAS (EXCEPT THOSE TO BE PAVED) SHALL HAVE TEMPORARY SEED & MULCH APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING.
- THE OWNER SHALL BE TOTALLY RESPONSIBLE FOR EROSION CONTROL & DETENTION MEASURES BEFORE, DURING & AFTER CONSTRUCTION.
- EROSION CONTROL & CONSTRUCTION SHALL CONFORM WITH STANDARDS SET FORTH BY THE "ILLINOIS PROCEDURES & STANDARDS FOR URBAN SOIL EROSION & SEDIMENT CONTROL" MANUAL, LATEST EDITION (JULY, 1988)
- DUST & TRAFFIC CONTROL
IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MINIMIZE DUST BLOWING FROM THE CONSTRUCTION SITE. IF DUST BEGINS BLOWING FROM THE SITE ALL ROADWAYS SHALL BE TREATED WITH A DUST CONTROL BINDER (COURSAL TERRATACK OR EQUAL). APPLY AS NEEDED ACCORDING TO MANUFACTURE DIRECTIONS.
- BARRIER FILTER PLACEMENT DETAIL:
A) MAINTAIN DETENTION BARRIER, SWALE & STRUCTURE FILTERS UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED UPSTREAM
B) AFTER REMOVAL OF FILTERS PLACE SOD AROUND STRUCTURES.

SOIL PROTECTION CHART

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING						*	*					
DORMANT SEEDING	B		A								B	
TEMPORARY SEEDING							D	*				
SODDING			E	*	*							
MULCHING	F											

- KENTUCKY BLUEGRASS 90LBS/AC. MIXED WITH PERENNIAL RYEGRASS 30LBS/AC.
- KENTUCKY BLUEGRASS 135LBS/AC. MIXED WITH PERENNIAL RYEGRASS 45LBS/AC. + 2 TONS STRAW MULCH PER AC.
- SPRING OATS 100LBS/AC.
- WHEAT OR CEREAL RYE 150LBS/AC.
- SOD
- STRAW MULCH 2 TONS/AC.

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

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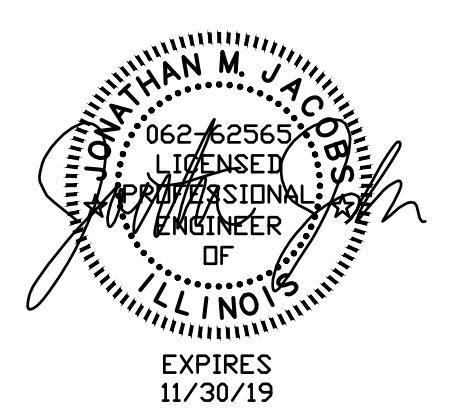
LAMBERT & ASSOCIATES
955 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6331
F: (630)653-6396
E: INFO@LAMBERTSURVEY.COM

CIVIL ENGINEERING AND
LAND SURVEYING SERVICES

LAND TECHNOLOGY
3922 W. MAIN STREET
McHENRY, IL. 60050
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F: (815)363-9223
E: LANDTECH@LT-PE.COM

ILLINOIS PROFESSIONAL DESIGN FIRM
No. 184-007260

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1	7/7/18				



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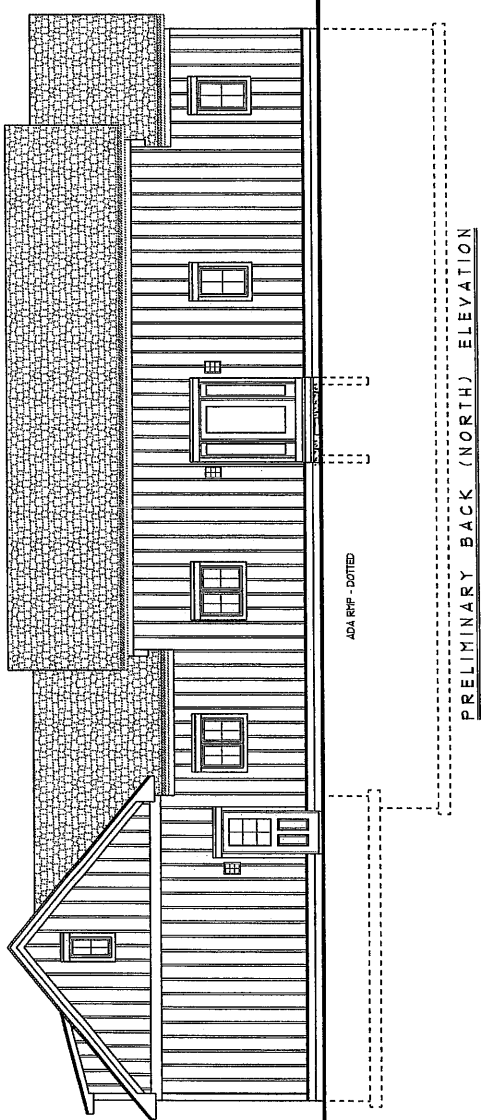
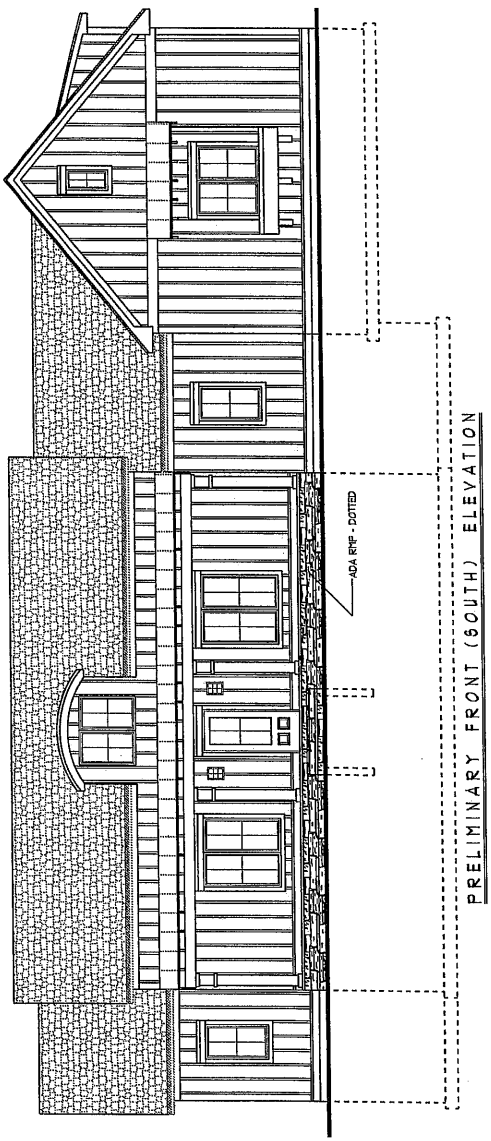
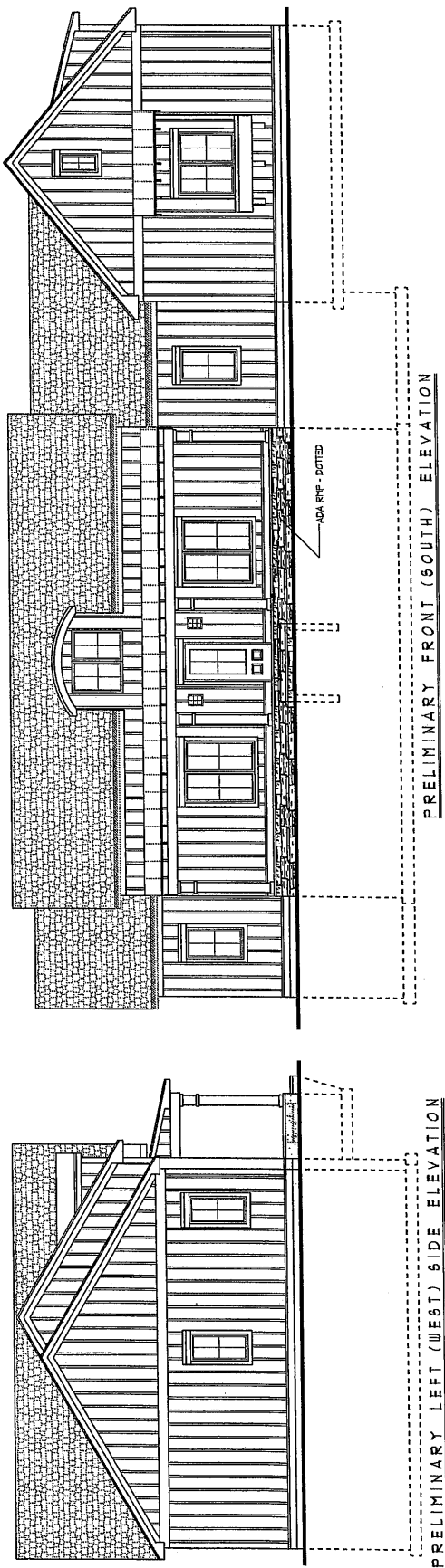
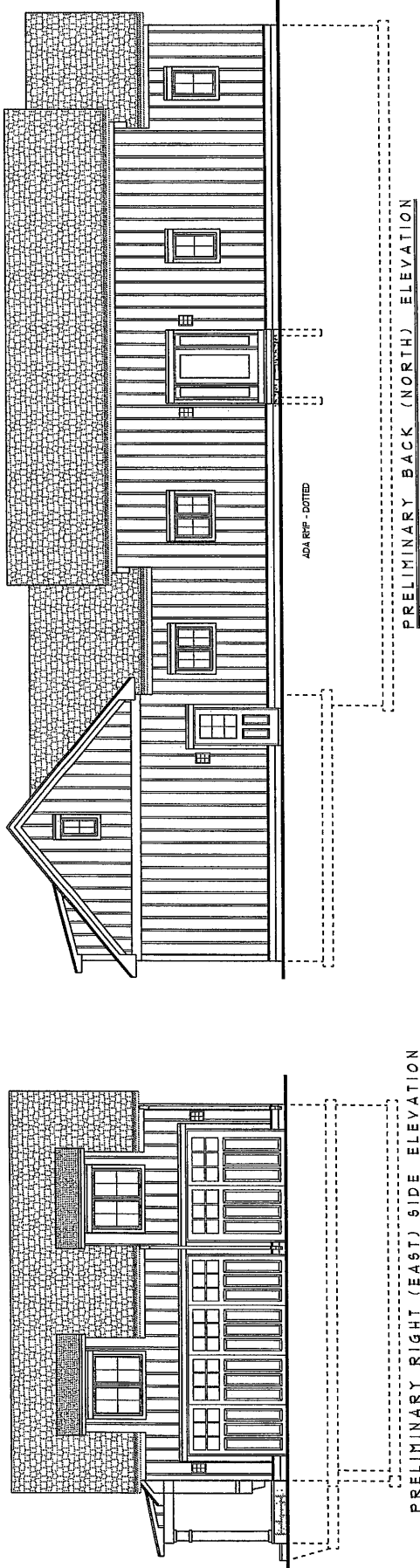
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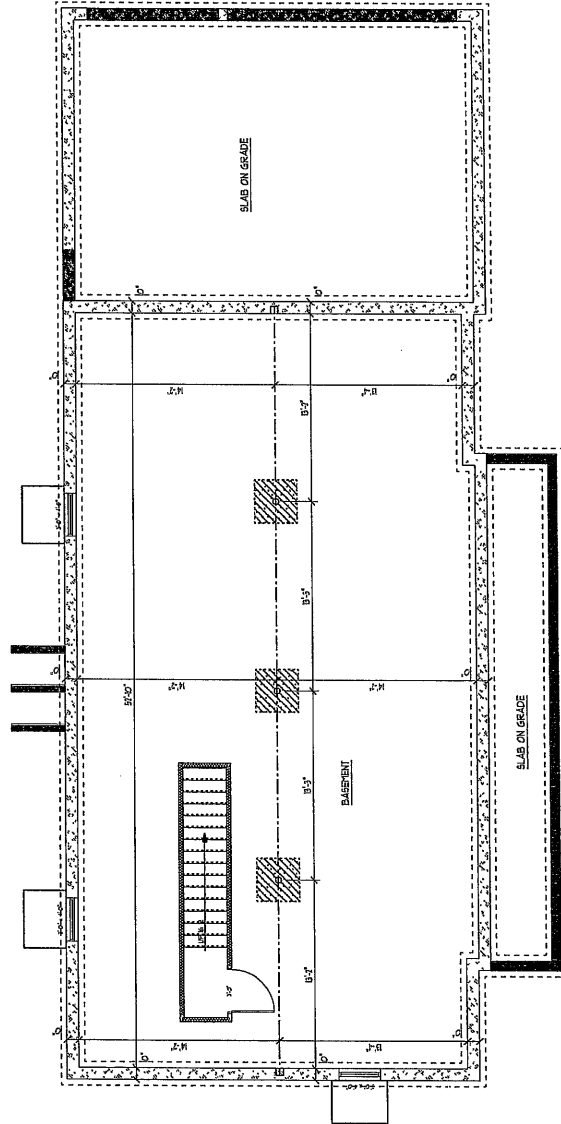
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18-150L



DATE	MARCH 11, 2009
DRAWN BY	J. F. HARRIS
REVISIONS	

NEW RESIDENCE FOR:
TOM AND MONA CONNELLY
892 E. GLENCOE
PALATINE, IL

MURAN ARCHITECTS
21720 W. LONG GROVE RD. - SUITE C-104, DEER PARK, IL 60010 847-955-9090
www.muran-architects.com

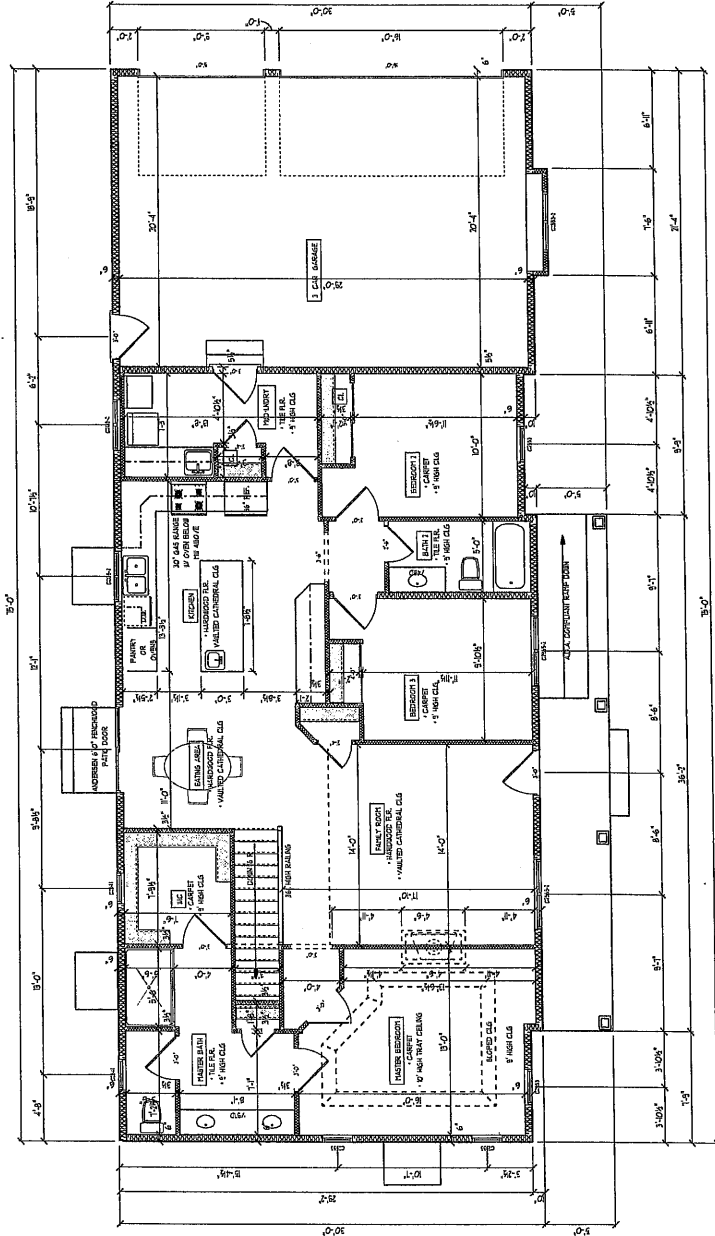


PRELIMINARY FOUNDATION PLAN
(1482 INTERIOR SQ. FT. BASEMENT)
3 EGRESS WINDOWS

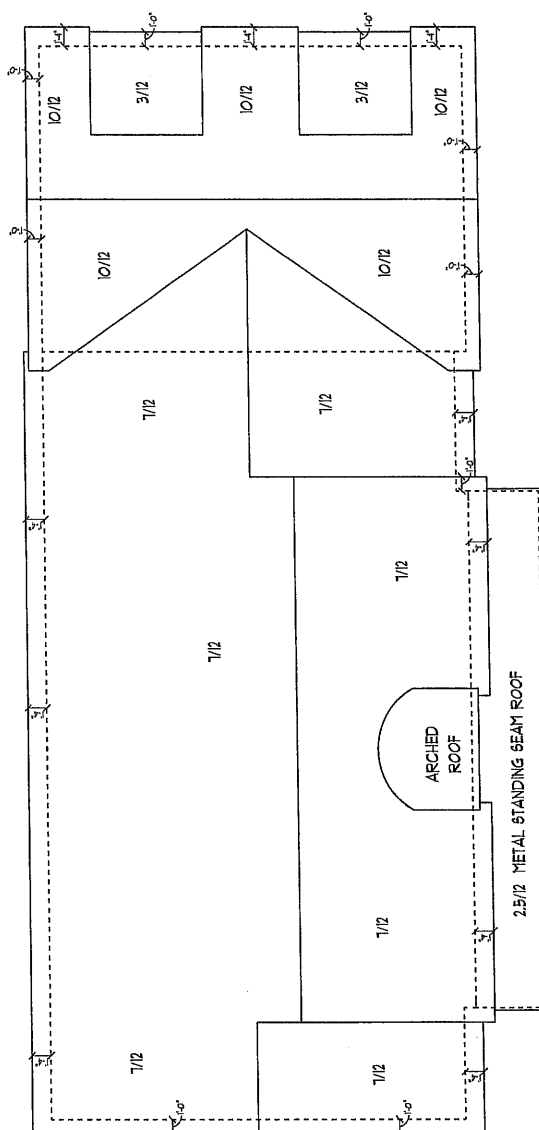
DATE:	10/21/2010
PROJECT:	NEW RESIDENCE FOR: TOM AND MONA CONNELLY
DESIGN BY:	ARCHITECTS
REVISIONS:	

NEW RESIDENCE FOR:
TOM AND MONA CONNELLY
892 E. GLENCOE
PALATINE, IL

MURAN
ARCHITECTS
C
21720 W. LONG GROVE RD. - SUITE C-104, GLENVIEW, IL 60040-955-9098
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PRELIMINARY FLOOR PLAN
(1620 SQ. FT.)



PRELIMINARY ROOF PLAN
(1620 SQ. FT.)

**ENGINEER OPINION OF PROBABLE COST
(UNIT QUANTITIES & PRICES)**

NOTE: DOES NOT INCLUDE COSTS ASSOCIATED WITH PROPOSED RESIDENCE

	<u>UNIT</u>	<u>QTY</u>		<u>UNIT COSTS</u>		<u>AMOUNT</u>
A. ROAD, DRIVE & WALK						
1. EARTH EXCAVATION & DEMO	CU YD	550	\$	15.00	\$	8,250.00
2. RELOCATE SIGN	EACH	1	\$	100.00	\$	100.00
3. DRIVEWAY - 6" PCC ON 4" CA-6	SQ FT	1125	\$	7.50	\$	8,437.50
4. SIDEWALK - 5" PCC ON 4" CA-6	SQ FT	792	\$	5.00	\$	3,960.00
ROAD, DRIVE, WALK & PARKING TOTAL					\$	20,747.50
B. STORM SEWER						
1. CULVERT - 12" CMP 14 GA	LIN FT	32	\$	11.00	\$	352.00
2. F.E.S. - 12" METAL (INCLUDES HARDWARE)	EACH	2	\$	25.00	\$	50.00
STORM SEWER CONSTRUCTION TOTAL					\$	402.00
C. WATER SERVICE CONSTRUCTION						
1. 2" CU TYPE K SERVICE	LIN FT	49	\$	30.00	\$	1,470.00
2. SERVICE CONNECTION	EACH	1	\$	1,500.00	\$	1,500.00
3. B-BOX	EACH	1	\$	2,000.00	\$	2,000.00
TOTAL WATER SERVICE CONSTRUCTION					\$	4,970.00
D. SANITARY SERVICE CONSTRUCTION						
1. SANITARY SEWER 6" PVC SDR 26	LIN FT	82	\$	50.00	\$	4,100.00
2. SEWER SADDLE CONNECTION	EACH	1	\$	150.00	\$	150.00
3. TRENCH BACKFILL	TON	6	\$	25.00	\$	150.00
4. AUGERING	LIN FT	50	\$	50.00	\$	2,500.00
COSTS INCLUDE BUT NOT LIMITED TO ALL JOINTS, CLEANOUTS, AND PLUGS						
TOTAL SANITARY SERVICE CONSTRUCTION					\$	6,900.00
E. EROSION CONTROL, FENCE & TREES						
1. TOPSOIL PLACEMENT	SQ YD	1325	\$	1.50	\$	1,987.50
2. SEEDING	ACRE	0.3	\$	2,500.00	\$	750.00
3. SODDING (PARKWAY SWALE)	SQ YD	75	\$	3.00	\$	225.00
4. SILT FENCE	LIN FT	516	\$	4.00	\$	2,064.00
5. COIR LOG	LIN FT	45	\$	18.50	\$	832.50
6. CONST FENCE RENT (60' PER MONTH)	EACH	10	\$	240.00	\$	2,400.00
7. TREE REMOVAL	EACH	1	\$	500.00	\$	500.00
8. TREE PROTECTION	EACH	5	\$	100.00	\$	500.00
EROSION CONTROL, FENCE & TREES TOTAL					\$	9,259.00
TOTAL COST OF PROJECT					\$	42,278.50
TOTAL COST OF PROJECT + 10% ERROR MARGIN (110%)					\$	46,506.35

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, August 7, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. Preliminary and Final Plat of Subdivision to permit a 2-lot single-family residential development
2. Rezoning from R-1 Single Family Residential to R-2 Single-Family Residential
3. Special Use to permit a front yard setback of 20 feet for Lot 2 instead of the minimum required 30 feet
4. Special Use to permit a rear yard setback of 10 feet for Lot 2 instead of the minimum required 40 feet
5. Variation to permit a lot depth of 100 feet for Lot 1 instead of the minimum required 110 feet
6. Variation to permit a lot depth of 105 feet for Lot 2 instead of the minimum required 110 feet

The property is commonly known as 892 E. Glencoe Street (PIN# 02-24-100-013). The subject property is a corner lot and the Petitioner is requesting to subdivide into 2 single-family residential lots.

The above petition has been filed by Tom Connolly and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-59
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 23rd day of July 2018.
Published in Daily Herald
July 23, 2018 (4505481)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 23, 2018 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 *Danula Baitz*
Authorized Agent

Control # 4505481

Attachment: Public Notice - 892 E Glencoe Street - 2-lot Subdivision

**VILLAGE OF PALATINE
Plan Commission**

SCHEDULED 08/07/18 07:00 PM

CASE STAFF STATEMENT (ID # 4650)

1775, 1791, 1801, & 1815 N. Rand Road

CASE NUMBER: 18-58

PETITIONER: ROTO Sales Inc. d/b/a Napleton Mazda and Subaru

LOCATION: 1775, 1791, 1801, and 1815 N. Rand Road

PROPOSAL:

1. Preliminary and Final Planned Development
2. Preliminary and Final Plat of Subdivision to allow a commercial subdivision
3. Special Use for a car wash
4. Special Use to allow an EMB sign, with a Variation for being located within 500 feet of another EMB sign (Culver's).

ZONING AND LAND USE:

The Subject Property is the location of the former Menard's and Knupper's properties and maintains a Planned Development zoning classification.

SURROUNDING ZONING AND LAND USES:

North:	Planned Development - commercial and multi-family residential
South:	B-2 and B-5 commercial properties - Rand Road corridor
East:	R-2 single-family residential properties
West:	Commercial uses along the Rand Road corridor

COMPREHENSIVE PLAN:

The Comprehensive Plan identifies this area as the Rand Road Sub Area. It recommends business and commercial uses, and specifically encourages property assembly into large parcel redevelopment sites and redevelopment in the Sub Area.

BACKGROUND:

The Subject Property was previously occupied by the former Menard's store and lumber yard and Knupper nursery. After Menard's vacated this store location, the Village subsequently acquired the property. The Petitioner, ROTO Sales Inc. d/b/a Napleton Mazda Subaru, entered into discussions with the Village to acquire the former Menard's site. Separate from that process, the Petitioner reached an agreement with the Knupper's property owner to also acquire that site. The Petitioner intends to construct 2 separate auto dealerships, and a car wash building.

ANALYSIS:*Zoning and Site Design*

The Subject property is approximately 15.25 acres and contains a vacant commercial building and an associated parking lots. The property is presently zoned Planned Development, which dates to its annexation in 1992, and is specific to the Menard's development and use. The Menard's buildings are approximately 103,000 square feet and the remainder of the property is improved with an existing parking lot.

The former Knupper property is located on the northwest side of the former Menard's property and consists of an approximately 15,100 square foot main building and a 9,000 square foot out-building.

The plans call for the demolition of the Menard's buildings and the main greenhouse building. Thereafter, the Petitioner is proposing to develop a Subaru dealership (24,900 square feet), a Mazda dealership (17,300 square feet), and a separate stand-alone car wash (5,200 square feet). Overall, there are 684 parking spaces provided for these uses. Collectively, the Zoning Ordinance requires 158 parking spaces for these uses (47,400 square feet @ 1 space/300 square feet). As is typically anticipated with this use, many of the parking spaces are for the storage of additional auto inventory for the dealerships.

The proposed car wash is located in the southeast corner of the property and directly across from the Culver's restaurant. Although the car wash does not have a separate dedicated escape lane, the queue is exposed to both the parking lot and access drive. As the final architectural plans and elevations are not presented, the final car wash plan will require a separate site plan review with the Village Council to ensure that there are not any noise issues for the surrounding properties with the operation of the car wash. Also, the landscaping plans call for the existing landscaping and screening along Old Hicks Road and adjacent to the car wash to be maintained, in addition to the new

landscaping and screening for the car wash property.

The proposed development would subdivide the property into separate commercial lots for each of the dealership properties and the car wash. While there is not a determined long range plan for the approximately 3.38 acres, representing a portion of the former Knupper property, Staff will recommend that any re-use of that property shall adhere to the B-5 (Rand Road corridor) use lists. Initially, the Petitioner intends to operate a limited season flower sales' business from approximately April through July.

Traffic and Access

There are three separate access points to the site, which consists of two full access areas (northernmost along Rand Road - approximately 940 feet from the intersection - and along Old Hicks Road - approximately 240 feet from the intersection) and a right-in/right-out (approximately 340 feet from the intersection), also along Rand Road. All of these access points are existing and will be maintained for the new development.

Rand Road is an IDOT jurisdiction. The intersection of Rand Road and Old Hicks Road is fully signalized. Once the site is accessed, there are a series of internal and shared drive aisles, which traverse the site. Although there is internal site access, each of the uses has an associated parking area, within the proposed lots.

The site previously functioned with two commercial uses occupying approximately 127,000 square feet of buildings. The proposed development will be three initial commercial buildings, occupying 47,400 square feet. Through use of the existing access points and the shared internal drive aisles, with cross access, the site will accommodate the anticipated traffic accordingly.

Truck and delivery traffic should primarily access the site using the Rand Road access areas.

Engineering

As a developed site, this property has access to all of the necessary utilities and the proposed development will receive utility service through connections to existing structures. There is an approximate 20-foot grade differential down moving north to south on this site, with the low point terminating at the Old Hicks Road intersection.

Stormwater will be managed through the 4 separate detention basins spaced throughout the site. As is required, the basins will provide the necessary volume control and ultimately connect to the existing storm sewer system. Additionally, the plans call for

the use of permeable pavers for several sections of the parking areas throughout the site.

The existing sidewalks will be maintained with this development. The Rand Road sidewalk is on private property and the plat will be revised to include an access easement for the sidewalk.

Architecture

The Napleton Mazda building will be 26 feet in height and the building materials consist of EIFS, metal panels, and a predominate window façade along Rand Road.

The Napleton Subaru building will be 28 feet in height and the building materials consist of a Subaru slate tower, metal panels, and concrete panels. There is also a substantial window façade along the Rand Road frontage.

Signage

The development is proposing 4 freestanding signs:

- A 98 square foot Subaru sign (20 feet tall);
- A 100 square foot Mazda sign (20 feet tall);
- A 125 square foot Napleton sign (with a 50 square foot EMB sign) (25 feet tall);
- A proposed freestanding sign for the car wash.

The B-5 District - appropriate Rand Road zoning district for comparison would allow one sign per lot, with a maximum height of 25 feet and maximum size of 125 square feet.

Per the Zoning Ordinance, electronic message boards require Special Use review. The EMB portion cannot exceed 40% of the total sign area. The proposed EMB is 50 square feet and complies with that requirement. In addition to the operational controls (video display and scrolling is prohibited and a minimum hold time of 15 seconds is required), there is also a spacing distance of 500 feet between EMB signs. As proposed, the Napleton EMB is approximately 90 feet from the existing Culver's EMB sign to the south across Old Hicks Road. It is also taller than the Culver's sign to offset the potential for line of sight conflicts.

Business Operations

Napleton Mazda Subaru will employ initially 57 employees, which is anticipated to increase per the business plan. The dealerships will be open from 9 AM to 9 PM; Monday through Friday; and 9 AM to 6:30 PM on Saturday; and is closed on Sunday. The service department is open from 7 AM to 6 PM; Monday through Friday; and 8 AM to 5 PM; Saturday. It is also closed on Sunday.

RECOMMENDATIONS:

The legislative intent for the B-5 district indicates that the use intention is to "...provide for intensive retail or wholesale sales with appeal on a regional basis." Auto-related uses are anticipated and typical uses along the Rand Road corridor. There have been several such new developments over the last 10 years. Also, the previous uses on the subject property were also larger commercial uses, with a regional draw.

The uses are appropriate for the Rand Road corridor. And, the proposed development plan integrates the uses into the existing property and provides shared access in the same manner as the previous commercial uses. Therefore, Staff recommends approval, subject to the following conditions:

1. An auto-turn plan exhibit shall be submitted in a manner acceptable to the Village of Palatine. This shall include both the Fire Department and truck delivery requirements for the site.
2. The Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer and Village Attorney to ensure that necessary watermain and sanitary sewer easements are appropriately dedicated to the Village. The storm sewers and detention basins should remain private and an association shall be created to ensure their maintenance and functionality.
3. The declarations shall be prepared in a manner acceptable to the Village Attorney to also include a cross access and shared parking easement a maintenance agreement.
4. An easement will be required for the public sidewalk and watermain along Rand Road. The public sidewalk at the entrances shall be upgraded to meet the ADA requirements.
5. The final signs plans shall be revised in a manner acceptable to the Village of Palatine. Any sign encroachment over the watermain or public walk shall be revised to avoid this conflict.

6. All future uses shall follow the B-5 district use lists. A separate business and maintenance plan for the 3.88 acre parcel on the northern edge of the property shall be revised in a manner acceptable to the Village of Palatine. This should include the interim maintenance of the property and future compliance with Village Codes, related to any reuse of the property.
7. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include additional parkway trees and parking lot landscaping.
8. The Village Council shall review final architectural and site plan for the car wash and the building materials shall coordinate with the dealership buildings.
9. The final engineering plans, prepared by SPACECO, initially dated 06/01/18, shall be revised in a manner acceptable to the Village Engineer. The revisions shall include the Engineers Estimate of Probable Cost. The revised engineering plans should also properly address any required abandonment of the utilities, resulting from the demolished buildings.
10. The final lighting and photometric plans shall be revised in a manner acceptable to the Village Engineer.
11. All outside permits, including MWRD, IDOT, NPDES, and IEPA will be required.
12. All rooftop equipment shall be 100% screened on all sides in a manner acceptable to the Village of Palatine.
13. The final refuse areas shall be submitted in a manner acceptable to the Director of Community Services.
14. A Public Improvement letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
15. A Planned Development letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
16. Plan review fees based upon 1.5% of the total improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village.
17. Recording fees shall be submitted in a manner acceptable to the Village.

ATTACHMENTS:

- Aerial Napleton
- PFPD PFPS applications
- Project Narrative (Petitioner)
- Knuppers - Petitioner Narrative
- Plat of Survey Napleton
- Final Plat of Subdivision Napleton
- Engineering Plans Napleton
- Landscaping Plans Napleton 07-10-18
- A00.50 Site Plan Napleton
- A00.52 Trash Enclosure Napleton
- A06.03 Mazda Ext Rendering Napleton
- A06.01 Mazda Ext Elevation Napleton
- A06.02 Mazda Ext Elevation (2) Napleton
- A06.03 Subaru Ext Rendering Napleton
- A06.01 Subaru Ext Elevation Napleton
- A02.01 Subaru Floor Plan Napleton
- A06.03 Carwash Ext Rendering Napleton
- A02.01 Carwash Floor Plan and Elevations Napleton
- SIGN EXHIBIT - Proposed elevations (including existing Culver's EMB sign)
- Petitioner Exhibit - Proposed Sign Location
- Public Notice - Napleton

1775, 1791, 1801, & 1815 N. Rand Road

3.2.a



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

CONTACT INFORMATION WORKSHEET

PETITIONER(S) ROTO SALES, INC., d/b/a Napleton's Arlington Heights Subaru ROTO SALES, INC., d/b/a Napleton's Arlington Heights Mazda		Business Name (If applicable)	
Address		City/State/Zip Code	
110 W. GOLF RD., SCHAUMBURG, ILLINOIS 60195			
Telephone		Fax	
(847) 882-9000			
Email			
srn@napletonmail.com			
Subject Property Address			
1775 – 1815 N. Rand Road, Palatine, Illinois 60074-1130			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Megan S. Roche C/o James J. Roche & Associates			
Address		City/State/Zip Code	
642 N. Dearborn Street, Chicago, Illinois 60654			
Telephone		Fax	
(312) 335-0044		(312) 335-9009	
Email			
mroche@jjroche.net			

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


Signature

5/31/18
Date

Attachment: PFPD PFPS applications (1775, 1791, 1801, & 1815 N. Rand Road - PFS, PFPD, SU car wash, SU EMB sign - Napleton)



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

PLEASE TYPE OR PRINT IN INK:

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

date received

1. Name of Petitioner(s): ROTO SALES, INC., d/b/a Napleton's Arlington Heights Subaru & ROTO SALES, INC.,
d/b/a Napleton's Arlington Heights Mazda

2. Authorized Agent of Petitioner (if different):

Name: Megan S. Roche C/o James J. Roche & Associates

Address: 642 N. Dearborn St., Chicago, Illinois 60654

Telephone No. (312) 335-0044 Business No. (312) 335-9009

Email: mroche@jjroche.net

Relationship to Petitioner: Legal counsel

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

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

1775 – 1815 N. Rand Road; attached are table of PIN #s and addresses

Attachment: PFPD PFPD applications (1775, 1791, 1801, & 1815 N. Rand Road - PFS, PFPD, SU car wash, SU EMB sign - Napleton)

5. All existing land use(s) on the property are: Commercial/vacant
6. The proposed use(s) on the property, if this petition is approved is (are): See attached Project Narrative; however, 2 automotive dealerships, a car wash, and the current garden center.
7. Current zoning of property: P/B-2 Size of the property: 14 total acres acres
8. State the specific action requested:
See attached Project Narrative.
9. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Signature: _____



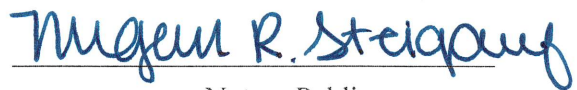
Date: _____

5/31/14

State of Illinois

County of

Cook

This instrument was acknowledged before me on MAY 31, 2018 bySTEPHEN R. NAPLETON

Notary Public

(Seal)

All Persons Deriving an Interest in Subject Property**1775 N. Rand Rd., Palatine, Illinois 60074
02-02-402-010-0000**

Village of Palatine, 200 E. Wood St., Palatine, Illinois 60067 – Current owner
100 West Golf Rd, LLC, 110 W. Golf Rd., Schaumburg, Illinois 60195 – Contract Purchaser

**1801 – 1815 N. Rand Rd., Palatine, Illinois 60074
02-02-402-011-0000**

Knupper Nursery and Garden Center Co.- 123 N. Ravine Lane, North Barrington, Illinois 60010
Current owner
100 West Golf Rd, LLC, 110 W. Golf Rd., Schaumburg, Illinois 60195 – Contract Purchaser



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

CONTACT INFORMATION WORKSHEET

Petitioner(s) ROTO SALES, INC., d/b/a Napleton's Arlington Heights Subaru ROTO SALES, INC., d/b/a Napleton's Arlington Heights Mazda		Business Name (if applicable)	
Address 110 W. GOLF RD., SCHAUMBURG, ILLINOIS 60195		City/State/Zip Code	
Telephone 847-882-9000 ext. 150	Fax	Email srn@napletonmail.com	
Subject Property Address 1775 – 1815 N. Rand Road, Palatine, Illinois 60074-1130			
Authorized Agent (if applicable) Megan S. Roche C/o James J. Roche & Associates		Business Name (if applicable)	
Address 642 N. Dearborn Street, Chicago, Illinois 60654		City/State/Zip Code	
Telephone (312) 335-0044	Fax (312) 335-9009	Email mroche@jjroche.net	

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


Signature

5/31/18
Date

Attachment: PFPD PFPD applications (1775, 1791, 1801, & 1815 N. Rand Road - PFS, PFPD, SU car wash, SU EMB sign - Napleton)



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

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): ROTO SALES, INC., d/b/a Napleton's Arlington Heights Subaru & ROTO SALES, INC d/b/a Napleton's Arlington Heights Mazda

2. Authorized Agent of Petitioner (if different):

Name: Megan S. Roche

Address: 642 N. Dearborn Street, Chicago, Illinois 60654

Telephone No. (312) 335-0044 Business No. (312) 335-0044

Email: mroche@jjroche.net

Relationship to Petitioner: Legal Counsel

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

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

1775 – 1815 N. Rand Road; attached are table of PIN #s and addresses

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

6. Current zoning of property: P/B-2 Size of the property: 14 total 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.:

Attachment: PFPD PFPD applications (1775, 1791, 1801, & 1815 N. Rand Road - PFS, PFPD, SU car wash, SU EMB sign - Napleton)

See attached project narrative.

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development ere to be developed as a traditionally zoned project (if any):

See attached Project Narrative and site, building and related plans submitted herewith.

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.
10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

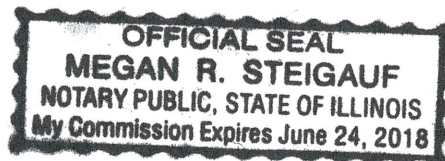
Signature: _____

Date: _____

State of Illinois County
of Cook

This instrument was acknowledged before me on MAY 31, 20 18 by

STEPHEN R. NAPLETON



Megan R. Steigauf
Notary Public

(Seal)

All Persons Deriving an Interest in Subject Property

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02-02-402-010-0000

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Knupper Nursery and Garden Center Co.- 123 N. Ravine Lane, North Barrington, Illinois 60010
Current owner
100 West Golf Rd, LLC, 110 W. Golf Rd., Schaumburg, Illinois 60195 – Contract Purchaser

PROJECT NARRATIVE

ROTO SALES, INC d/b/a Napleton's Arlington Heights Mazda Subaru
100 WEST GOLF LLC

Preliminary and Final Planned Development

Project Narrative. ROTO SALES, INC d/b/a Napleton's Arlington Heights Mazda and Subaru (Napleton's Mazda Subaru") and 100 WEST GOLF LLC ("100 West Golf") (Napleton's Mazda Subaru and 100 West Golf are sometimes referred to together as the "Developer") will soon enter into a redevelopment agreement with the Village of Palatine (the "RDA") pursuant to which the Developer will construct and operate two (2) state of the art automobile sales and service facilities, namely Mazda and Subaru; a car wash, and Developer will control and maintain an additional three (3) acres for continuation of a garden center with future development possibilities. Developer is seeking TIF assistance from the Village of Palatine, and is essential to making this project successful.

As part of the proposed Redevelopment Project, Developer will purchase from the Village of Palatine the old Menards property located at 1775 N. Rand Road, which consists of approximately 10 acres; and 1801 – 1815 N. Rand Road from Knupper Garden Center and Co., which consists of approximately 4 acres. The proposed development will utilize the entire 14 acres of property set forth in the RDA.

The Mazda facility will consist of a 17,000 square foot building, designed and constructed to be compliant with the Mazda Facility Standards facility guidelines, occupying four (4) acres of the Redevelopment Project. The Subaru facility will consist of a 25,000 square foot building, designed and constructed to be compliant with the Subaru Facility Standards facility guidelines, occupying five (5) acres of property. The car wash facility will consist of a 5,000 square foot property occupying one (1) acres of property; and the remaining acres will consist of the existing garden center with future development possibilities.

Stephen R. Napleton currently owns and operates six (6) automobile dealerships in the Chicagoland area; and has been in the automotive industry for over 40 years. In May, 2017 Stephen R. Napleton, Charles M. Weck, Daniel Napleton and Matthew Napleton purchased Roto Subaru Mazda in Arlington Heights, Illinois and now wish to move their operations and build two state of the art automobile dealerships in Palatine. The Corporate entity ownership group consists of Stephen R. Napleton, his two sons, Daniel Napleton and Matthew Napleton; and his long-time business partner, Charles M. Weck. The board of directors consists of the same group as ownership. 100 West Golf ownership consists of Stephen R. Napleton, his wife, and his eight children.

The financial, sales and other management positions at Napleton's Mazda Subaru are held by long time executives who are universally excited about the continued growth anticipated upon relocation to Palatine. Napleton Mazda Subaru generated revenue of approximately \$54,900,000.00 million annually in 2017. Revenue was generated from sales of approximately 873 new Subaru automobiles, approximately 564 new Mazda automobiles, and approximately 577 used Subaru and Mazda automobiles. Substantial additional revenue is generated by providing collision and other services, and by associated sale of parts. Napleton's Mazda Subaru currently has approximately 57 employees and will increase by moving the dealerships to the Village of Palatine.

Hours of operation for sales will be 9:00 am to 9:00 pm Monday through Friday; 9:00 am to 6:30 pm on Saturday, and closed on Sunday. Hours of operation for the service department will be 7:00 am to 6:00 pm Monday through Friday, 8:00 am to 5:00 pm Saturday, and closed on Sunday.

Revenue and employment is projected to increase significantly upon relocation to Palatine. The Rand Road Corridor location is well within reasonable proximity to retain loyal customers from the region including Arlington Heights and Buffalo Grove and will be even more convenient for business from the communities of Palatine, Deer Park, Long Grove, Inverness and the like.

Embarking on a relocation project of this scale is not undertaken lightly and the team tasked with purchasing, planning and constructing the new facility was chosen with great care. The Developer selected the relocation site in part due to the extremely qualified and diligent people working for the Village of Palatine. In addition to the Village of Palatine, all development details are overseen by Subaru of America, Inc. and Mazda North American Operations, Inc. In addition to Subaru of America, Inc. and Mazda North American Operation, Inc., the Developer will utilize Simon Design Group as their architectural local oversight consultant. Simon Yu has over 20 years of architectural design/construction and has worked with some of the largest automotive names in the industry. Engineering is being provided by Spaceco, Inc., universally recognized for its expertise in complex construction projects.

Both the Village of Palatine and the Developer are making an immense investment in the redevelopment of the Rand Road corridor. The Developer is extremely confident that this team, this location and this business will be extremely successful for the project and the community.

Memo to: Ben Vyverberg, Director of planning for Palatine

From: Steve Napleton

RE: Plans for 3.2 acres of former Knupper's Garden Center

Our contract to purchase Knupper's five-acre parcel include goodwill and fixed assets for a local business that has been in existence for over 80 years. Since we are demolishing the main showroom building to accommodate our Subaru franchise, my plan is to reopen Knupper's in spring of 2019 as a seasonal flower business.

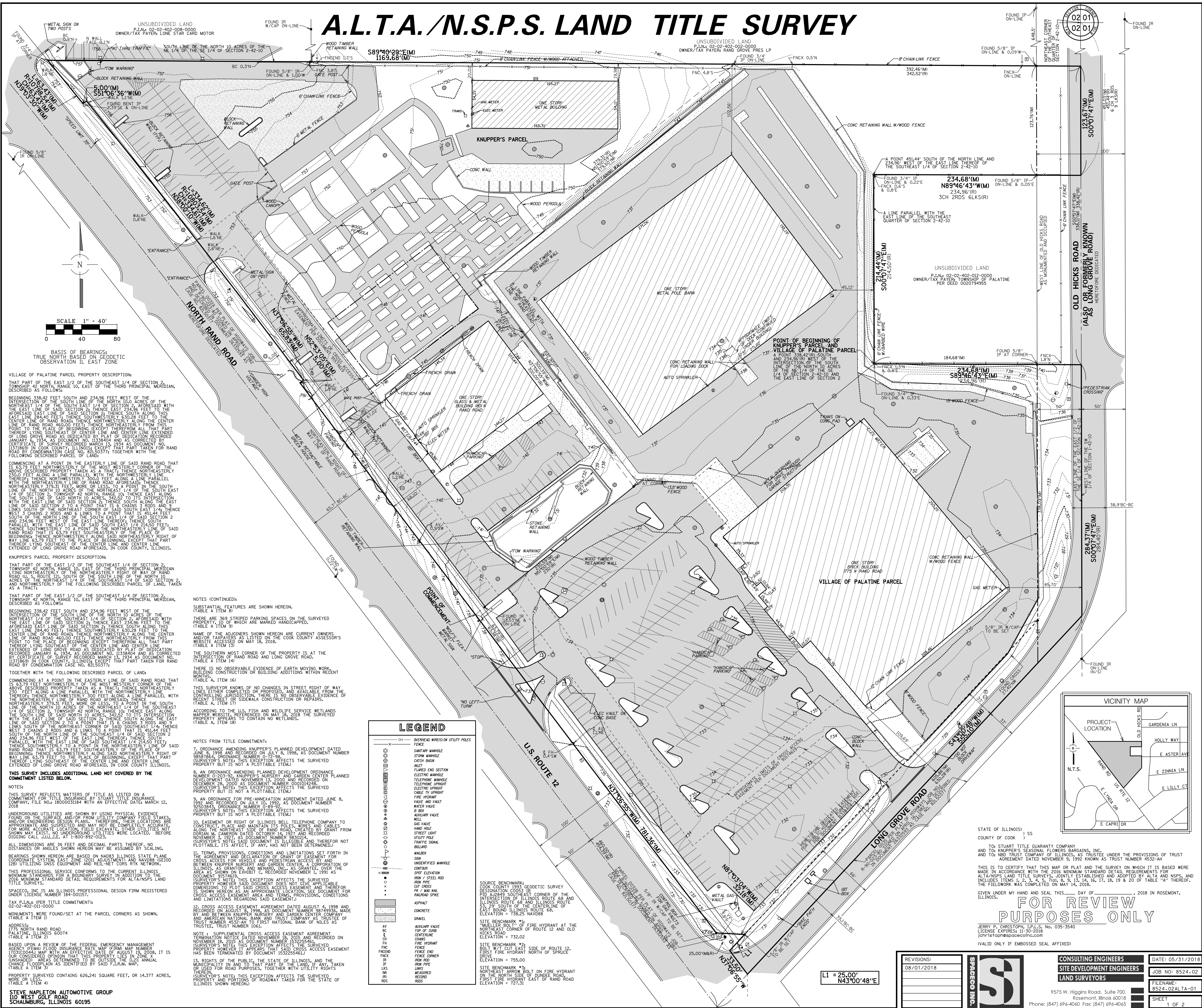
I have hired the former general manager, Alison Johnson to run the business which I recently incorporated as "Knupper's Seasonal Flower Bargains, Inc". She and I will hire supplemental staff in 2019, of approximately 30 cashiers and garden assistants to stock the benches of the retractable roof greenhouse that will be untouched by construction of dealerships. Our product offering will include all popular annuals, perennials, and garden related products. It our plan to construct an approximate 40 by 40 permanent tent for our cashiers and accessory products with concrete floor, electric, phone and internet service. The approximate 8000 sf building in rear will be available to store the tent when it is our off season. Our plan is to prepare the facility to open by April 1st and close July 1st.

After the results of 2019 season, we will evaluate the financial success of this new business model and determine if we will continue it in 2020 and beyond. It is my hope that this investment will provide enough rent and profit to justify the wages, real estate taxes for as many years as necessary to find the 'highest and best' long term use for that property.

Sincerely,

Steve Napleton

A.L.T.A./N.S.P.S. LAND TITLE SURVEY





FOR REVIEW
PURPOSES ONLY

REVISONS:	 SPACECO INC.	CONSULTING ENGINEERS	DATE: 05/31/2018
08/01/2018		SITE DEVELOPMENT ENGINEERS	JOB NO: 8524.02
		LAND SURVEYORS	FILENAME:
		9575 W. Higgins Road, Suite 700 Rosemont, Illinois 60018	8524.02ALTA-01
		Phone: (847) 696-4060 Fax: (847) 696-4065	SHEET
			2 OF 2





FINAL PLAT OF NAPLETON SUBDIVISION

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

OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF _____)

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

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

SCHOOL DISTRICTS

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

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

SIGNED: _____

PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF _____)

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

_____, TITLE _____ AND
_____, TITLE _____

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL

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

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

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

AS DOCUMENT NUMBER _____, HEREBY consents to the subdivision stated herein.

DATED THIS _____ DAY OF _____, 20 ____.

BY _____

PRINTED NAME AND TITLE

ATTEST

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF _____) SS

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

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

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

NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

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

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

BY: ILLINOIS PROFESSIONAL ENGINEER

BY: OWNER OR ATTORNEY

COOK COUNTY CLERK'S CERTIFICATE



PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

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

SIGNED: _____ CHAIRMAN

ATTEST: _____ SECRETARY

VILLAGE COUNCIL

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

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

SIGNED: _____ MAYOR

ATTEST: _____ VILLAGE CLERK

VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

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

SIGNED: _____ VILLAGE ENGINEER

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

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

SIGNED: _____ VILLAGE COLLECTOR

VILLAGE OF PALATINE EASEMENT:

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" SHALL APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT, INCLUDING BUT NOT LIMITED TO FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE MAIN AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTION SHALL NOT BE PLACED OVER THE 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 GRANTOR, THEIR SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE ANY SUCH OBSTRUCTIONS AT THEIR SOLE EXPENSE UPON THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ELECTRIC AND TELEPHONE:

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

GAS:

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

CABLE TELEVISION:

A PERMANENT, NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS AND/OR TO ANY CABLE TELEVISION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (THE "COMPANY") AND THEIR SUCCESSORS AND ASSIGNS IN, UNDER, ACROSS, ALONG, THROUGH AND UPON THE SURFACE OF THE PROPERTY 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 THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS ROUTED IN THE PLAT OF SUBDIVISION FOR GRANTED TO THE VILLAGE AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, BUSHES 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 RIGHTS, SUCH FACILITIES SHALL BE GENERALLY LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BY SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

SIDEWALK EASEMENT PROVISIONS

PLEASE PROVIDE

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

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

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

Date: _____, 20 ____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

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

BEGINNING 338.42 FEET SOUTH AND 234.96 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10.0 ACRES OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, AFORESAID WITH THE EAST LINE OF SAID SECTION 2; THENCE EAST 234.96 FEET TO THE AFORESAID EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THIS EAST LINE 284.40 FEET; THENCE SOUTHWESTERLY 630.28 FEET TO THE CENTER LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 460.00 FEET; THENCE NORTHEASTERLY FROM THIS POINT TO THE PLACE OF BEGINNING (EXCEPT THEREFROM ALL THAT PART THEREOF LYING SOUTHEAST OF CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AS DEDICATED BY PLAT OF DEDICATION RECORDED JANUARY 6, 1934, AS DOCUMENT NO. 11338404 AND AS CORRECTED BY CERTIFICATE OF SURVEY RECORDED MARCH 13, 1934 AS DOCUMENT NO. 11311869) IN COOK COUNTY, ILLINOIS; EXCEPT THAT PART TAKEN FOR RAND ROAD BY CONDEMNATION CASE NO. 82LS0377; TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET NORTHWESTERLY OF THE MOST WESTERLY CORNER OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT; THENCE NORTHWESTERLY 230.0 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE THEREOF; THENCE NORTHWESTERLY 300.0 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF RAND ROAD AFORESAID; THENCE NORTHWESTERLY 379.31 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 10 ACRES 342.52 TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 2 TO A POINT THAT IS 6 CHAINS 3 RODS AND 9 LINKS SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE WEST 3 CHAINS 2 RODS AND 6 LINKS TO A POINT THAT IS 451.44 FEET SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 2 AND 234.96 FEET WEST OF THE EAST LINE THEREOF; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4 214.60 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF SAID RAND ROAD THAT THAT IS 63.79 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 63.79 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AFORESAID, IN COOK COUNTY, ILLINOIS.

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

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

BEGINNING 338.42 FEET SOUTH AND 234.96 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, AFORESAID WITH THE EAST LINE OF SAID SECTION 2; THENCE EAST 234.96 FEET TO THE AFORESAID EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THIS EAST LINE 284.40 FEET; THENCE SOUTHWESTERLY 630.28 FEET TO THE CENTER LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 460.00 FEET; THENCE NORTHEASTERLY FROM THIS POINT TO THE PLACE OF BEGINNING (EXCEPT THEREFROM ALL THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AFORESAID, IN COOK COUNTY, ILLINOIS); EXCEPT THAT PART TAKEN FOR RAND ROAD BY CONDEMNATION CASE NO. 82LS0377.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET NORTHWESTERLY OF THE MOST WESTERLY CORNER OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT; THENCE NORTHWESTERLY 230 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE THEREOF; THENCE NORTHWESTERLY 300 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF RAND ROAD AFORESAID; THENCE NORTHWESTERLY 379.31 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 10 ACRES 342.52 TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 2 TO A POINT THAT IS 6 CHAINS 3 RODS AND 9 LINKS SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WEST 3 CHAINS 2 RODS AND 6 LINKS TO A POINT THAT IS 451.44 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2 AND 234.96 FEET WEST OF THE EAST LINE THEREOF; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 214.60 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 63.79 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AFORESAID, IN COOK COUNTY, ILLINOIS.

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

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

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

I FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 1703300044, MAP WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) AREAS DETERMINED TO BE SUBJECT TO THE 0.2% ANNUAL CHANCE FLOODING AS IDENTIFIED BY SAID FIRM. MAP.

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

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____, 20 ____ IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, I.P.L.S., No. 035-3540
LICENSE EXPIRES: 11-30-2018
jpc@jpcsurveying.com
(VALID ONLY IF EMBOSSED SEAL AFFIXED)
SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM,
NUMBER 184-00157

REVISIONS:
07/31/2018



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

DATE: 07/25/2018

JOB NO: 8524.02

FILENAME:
8524.02SUB-01

SHEET
3 OF 3

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

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

FOR REVIEW
PURPOSES ONLY

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

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

DESCRIPTION: SEE SHEET TS1 FOR BENCHMARK INFORMATION

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

[illegible][illegible]

Map of the Village of Palatine showing the proposed storm sewer route and sanitary sewer interceptors. The map includes major roads like W Lake Cook Rd, W Dundee Rd, and W Higgins Rd. Key locations marked include the Village of Palatine Sanitary Sewer Interceptor, the Storm Sewer Route, and the Village of Palatine Sanitary Sewer. A north arrow and the text "N.T.S." are also present.

ENGINEER	DATE
MICHAEL MONDUS, P.E.	
ILLINOIS REGISTRATION NO.: 062-052057	
EXPIRATION DATE: 11/30/2019	
PROFESSIONAL DESIGN FIRM NO.: 184-001157	
EXPIRATION DATE: 04/30/2019	
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER	

**STEVE NAPLETON AUTO
GROUP**



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

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



SHEET
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Packet Pg. 61

[illegible][illegible]

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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



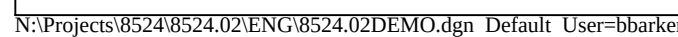
FILENAME:
8524.02E

DATE:
06/01/18

JOB NO.
8524.02

SHEET 57

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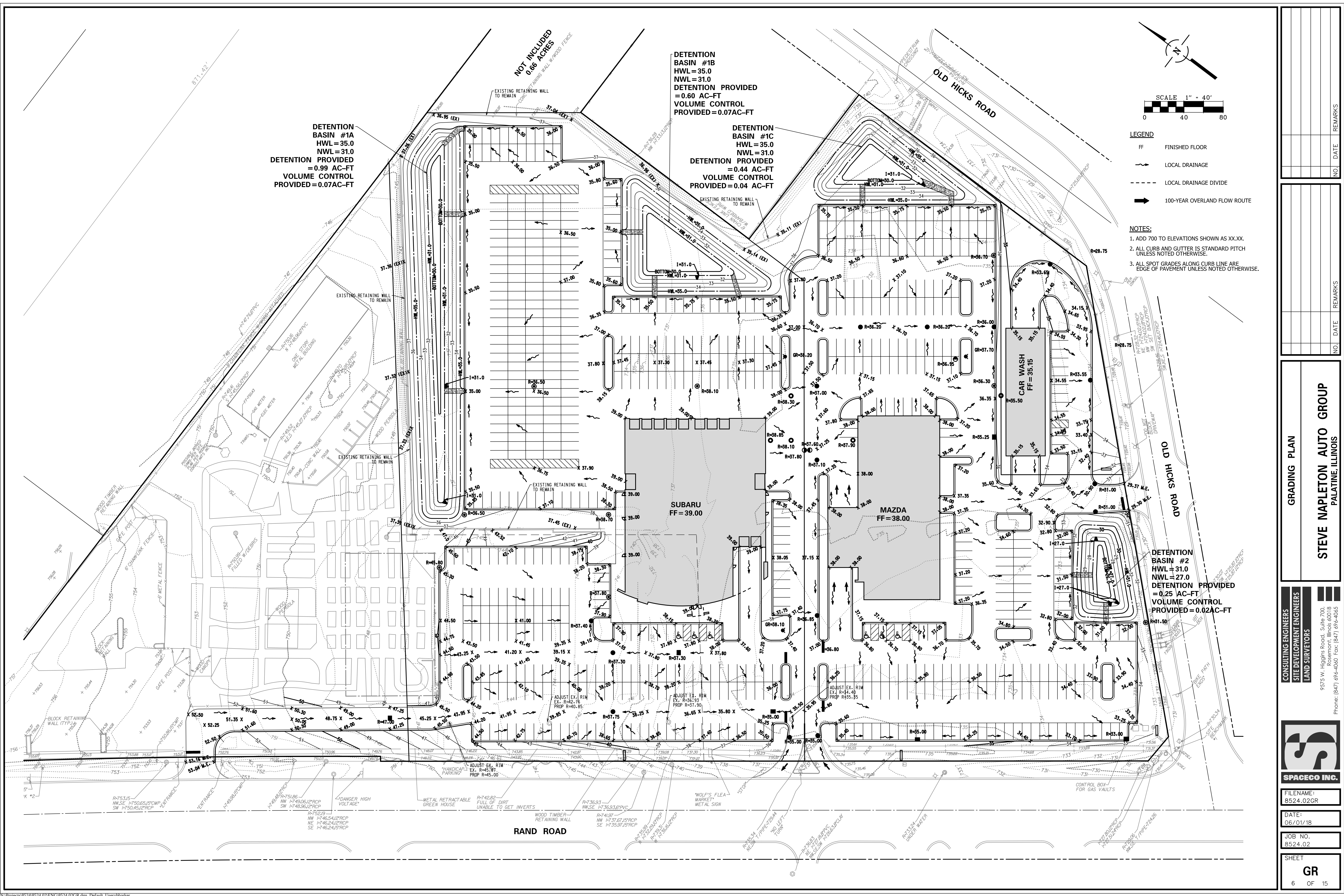
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4 OF 15

Attachment: Engineering Plans Napleton (1775, 1791, 1801, & 1815 N. Rand Road - PFS, PFPD, SU car wash, SU EMB sign - Napleton)





This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10. The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP should also be amended if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP should be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: Construction of a car dealership with a parking lot and utility improvements.

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

- 1) Install perimeter sediment control measures
 - a) Selective vegetation removal for silt fence installation
 - b) Silt fence installation
 - c) Construction fencing around areas not to be disturbed
 - d) Stabilized construction entrance
- 2) Complete site demolition and clear and grub site
- 3) Clear site
- 4) Install storm sewer, sanitary sewer, watermain and associated inlet & outlet protection
- 5) Temporarily stabilize all areas including lots that have reached mass grade
- 6) Install powerlines
- 7) Install buildings
- 8) Permanently stabilize lot
- 9) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 10.62 acres. Construction activity will disturb approximately 10.62 acres of the site.

- D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.30.
- 2) Existing data describing the soil or quality of any discharge from the site is included in _____

E. Refer to Sheets 03-SE1-3 for a site plan including:

- 1) drainage patterns;
 - 2) approximate slopes anticipated before and after major grading activities;
 - 3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
 - 4) areas of soil disturbance;
 - 5) the location of major structural and nonstructural controls;
 - 6) the location of areas where stabilization practices are expected to occur;
 - 7) surface waters (including wetlands) and
 - 8) locations where storm water is discharged to a surface water.
- F. 1) The name of the receiving water(s) is/are: Unadorn Creek.
- 2) The name of the ultimate receiving water is: Mississippi River.
- 3) The extent of wetland acreage at the site is: 0.00 acres.

G. Potential sources of pollution associated with this construction activity may include:

- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) and/or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G., -Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service (Illinois Urban Manual, 2012). Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit. Incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- Village of Palatine
- Cook County
- IEPA
- MWRD

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrances and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practices. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:

- permanent seeding

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and must be completed as soon as possible but not later than 14 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

- a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.
- b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in EPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- inlet protection
- storm sewers

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydropower and hydrodynamics present prior to the initiation of construction activities).

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the material being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb. If the washout area is adjacent to a paved road, a stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area.

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 60% capacity is reached. Hardened concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage areas from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve greases, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing cleanup procedures. Any release of chemical/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers if they are not re-sealable. The containers for portable sanitary stations located on the site should be returned on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and material should not leak, but should be kept in good condition. brooms, dust pans, mop, rags, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills. If they occur, Spills should be cleaned up immediately after discovery in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to lift the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and raking top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to construction operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP should also be amended if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP should be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppression controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

P. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fences: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrances: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and raking top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining grade and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5" or greater rain event, or a discharge due to snowmelt occurs.

Each inspection should include the following components:

A. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible, they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

B. Based on the results of the inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modifications, if any, shall provide for timely implementation of any changes to the SWPPP within 7 calendar days following the inspection.

C. A report summarizing the scope of the inspection, notes(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B, above should be made and retained as part of the SWPPP for at least three years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit.

D. The Permittee shall notify the appropriate agency field operations section office by e-mail at: egp.enrcomp@illinois.gov, telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted or for violation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (INCL) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission should be on forms provided by IEPA and include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

E. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements), of the ILR10 NPDES Permit.

F. After the Initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Portable water sources including uncontaminated water-line flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred
- Unless spilled materials have been removed and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

6. PROHIBITED NON-STORMWATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanup of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A				X	X				
DORMANT SEEDING	B										X	
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

- A KENTUCKY BLUEGRASS 90 LBS/ACRE
MIXED WITH PERENNIAL RYEGRASS
30 LBS/ACRE
- C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE
150 LBS/ACRE
- B KENTUCKY BLUEGRASS 135 LBS/ACRE
MIXED WITH PERENNIAL RYEGRASS
45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE
- E SOD
F STRAW MULCH 2 TONS/ACRE.

** IRRIGATION NEEDED DURING JUNE AND JULY.

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION PERMIT (ILR10) AND THAT I AM THE PERSON THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PROJECT: STEVE NAPLETON AUTO GROUP

PERMIT #: ILR10

CONTRACTOR SIGNATURE

PRINTED NAME & TITLE

NAME OF CONTRACTING FIRM

STREET ADDRESS

CITY, STATE, ZIP CODE

TRADE/ RESPONSIBILITIES:

NOTE: ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OWNER SWPPP CERTIFICATION

PROJECT: STEVE NAPLETON AUTO GROUP

PERMIT #: ILR10

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL, PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INDUSTRY OR THE INDUSTRY'S BEST PRACTICES, AND THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE OF OWNER

DATE

PRINTED NAME OF OWNER

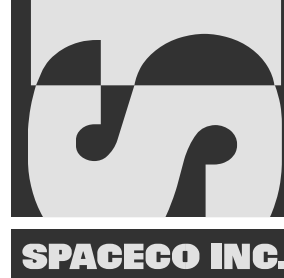
NOTE: THE CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF INTENT IN ACCORDANCE WITH PART VI.G. OF THE ILR10 NPDES PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN
STEVE NAPLETON AUTO GROUP PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME: 8524.02SE01.DGN

DATE:

06/01/18

EPA/600/R-93/010

Diagram illustrating the installation of erosion control blankets. The main diagram shows a cross-section of a slope with a blanket being secured by staples. Labels include:

- BURY UPSLOPE END OF BLANKET IN TRENCH 6" WIDE BY 4" DEEP
- OVERLAP BLANKETS SIDE BY SIDE BY AT LEAST 4"
- OVERLAP WITH UPSLOPE BLANKET TO COVER DOWNSLOPE BLANKET
- OVERLAP END OF UPSLOPE BLANKET AT OTHER DOWNSLOPE BLANKET AND SECURE WITH STAPLES
- BURY END OF BLANKET IN TRENCH 6" WIDE BY 4" DEEP

Three detail diagrams are provided:

- DETAIL 1:** Shows the connection between an Anchor Staple and a Temp. Soil firmly, with a Staple.
- DETAIL 2:** Shows a Staple being driven into a Slope.
- DETAIL 3:** Shows a Pin being driven into a Slope, with a Pinhead.

DETAIL 1

DETAIL 2

DETAIL 3

Diagram of a Staple Detail. It shows a cross-section of a slope with a staple being driven into the soil. The staple is labeled "Staple" and the soil is labeled "Soil". The distance from the staple to the edge of the blanket is labeled "1" Min".

STAPLE DETAIL

Diagram of a Push Pin Detail. It shows a cross-section of a slope with a push pin being driven into the soil. The push pin is labeled "Push Pin" and the soil is labeled "Soil". The distance from the push pin to the edge of the blanket is labeled "1.5" Min".

PUSH PIN DETAIL

NOTES

1. Staples must be placed in a diamond pattern at 2 per sq. ft. for sloped blankets. Non-staked soil over 1.5 ft. per sq. ft. of material. This requires 2000 staples with staked blanket and 400 staples with non-staked blanket per 100 sq. ft. of material.
2. Staple or push pin lengths must be selected based on soil type and conditions. (minimum staple length is 4")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. At anchor stakes shall be staked at approximately 12' intervals.

PLAN CODE: EB

EROSION CONTROL
BLANKET INSTALLATION DETAILS

Sheet	Number	1 of 10
Project	Number	1000

The image contains two technical drawings for a stabilized construction entrance.

PLAN VIEW: This top-down diagram shows the layout of the entrance. It includes labels for "Existing Ground", "Wash Rack (Optional)", "Coarse Aggregate", "Positive Drainage To Sediment Trapping Device.", "Existing Pavement", and dimensions such as "L = ", "B = ", "10' Min", "1'-4\"", and "10' Min".

SIDE ELEVATION: This side-view diagram illustrates the cross-section of the entrance. It features labels for "Existing pavement", "Mountable Berm (Optional)", "Filter Fabric", "Coarse Aggregate", "Silt Slope", and dimensions like "L = ", "A = ", "3'", "6\" Silt Slope", "10' Min", and "A = ". A note at the bottom states: "If wash racks are used they shall be installed according to the manufacturer's specifications."

NOTES:

1. Filter fabric shall meet the requirements of material specification 986 GEOTEXTILE, Table I or II or Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock on reclaimed concrete shall meet one of the following: IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCK/FILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE TABLE:

Project	Date
Designed	Date
Checked	Date
Approved	Date

Logos and Identifiers:

- NCRCS logo with the text "NATIONAL CONSTRUCTION RESOURCE CENTER"
- STANDARD DWG. NO. IL-600
- SHEET 1 OF 2
- DATE: 9-18-94
- PLAN CODE: SE

14' Min

3' Min

3' Max

Filter Fabric

SECTION A-A

6'-7'

Reinforced Concrete

Drain Space

SECTION B-B

PLAN CODE: (SE)

REFERENCE	
Project	
Designed	Date
Checked	Date
Approved	Date

 **NRCS**
Natural Resources Conservation Service

STANDARD SPEC. NO.
11L-630
SHEET 2 OF 2
DATE: 9-18-94

SILT FENCE PLAN
SPACECO, INC. PRIMARY DETAIL

ELEVATION

Filter Fabric
 5' Max (Typ)
 18" Min (Typ)
 Fastener - Min. No. 10 Gage Wire
 4 Per Post Required. (Typ.)
 8' Min

FABRIC ANCHOR DETAIL

Filter Fabric
 Direction Of Flow
 Undisturbed Ground Line
 Compacted Backfill
 6" Min
 6" Min

PLAN

PLAN CODE: **XX**

REFERENCE
 Project _____
 Designed _____
 Checked _____
 Approved _____

STANDARD SPEC. NO.
 TUN-GC04
 SHEET 1 OF 2
 DATE 3-16-12

[illegible]

Catch-A-III

• is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Devices are available for a custom fit in virtually any drainage structure casting.

Labels in diagram:

- Reusable Steel Frame
- Standard Overflow Feature
- Handle For Easy Removal
- Replaceable Reinforced Filter Bags
- Stainless Steel Band & Lock

Catch-A-III HR is available to provide the added benefit of hydrocarbon removal.

Design Benefits

1. Pollution Prevention
 - Sediment Control
2. Pollution Removal
 - Hydrocarbons (Catch-A-III HR)
 - Total Suspended Sediment
 - Phosphorus*
 - Nitrogen*
 - Heavy Metals*

* *By virtue of sediment control*

Applications

1. Site Development & Highway Construction
 - Inlet Protection / Sediment Control
2. Permanent BMP
 - Maintenance Yards
 - Wash Bays
 - Parking Lots & Garages
 - Airports – Terminals, Cab/Limo Stands, Rental Returns
 - Bulk/Fat Food Drive-Ups
 - Reduce Maintenance of Underground Detention Systems
 - Reduce Maintenance of Underground Oil/Water Separators

PLAN CODE: (F)

PLAN VIEW

Diagram showing the top view of the facility. It is a rectangular area with a width of 10' Min and a length of 10' Min. A 2" Max gap is indicated between the facility and the barrier wall. A sandbag is placed on top of the barrier every 2'.

ANCHOR SECTION

Diagram showing a cross-section of the facility. It includes a 30-Mil Polyethylene liner, a 5' Min height of the liner, a 3" Min gap between the liner and the barrier wall, and a Sandbag Anchor. The barrier wall is 10' Min high.

SIGN DETAIL

Diagram showing the sign for the facility. It is a rectangular sign with a height of 6' Min. The sign is supported by a 4"x4"x6' Wood Post or 6" Steel Post Min. The sign is placed on a concrete washout area.

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

Letters 6" Min. Height

3'0" Min.

2'0"

Concrete Washout Area

Plywood or Aluminum 48" x 24" Min.

4"x4"x6' Wood Post or 6" Steel Post Min.

Barrier Wall

10' Min

10' Min

2" Max

Sandbag

30-Mil Polyethylene

5' Min

3" Min

Native Soil

Sandbag Anchor

6' Min

48" x 24" Min

4"x4"x6' Wood Post or 6" Steel Post Min.

Concrete Washout Area

Barrier Wall

10' Min

10' Min

2" Max

Sandbag

30-Mil Polyethylene

5' Min

3" Min

Native Soil

Sandbag Anchor

6' Min

48" x 24" Min

4"x4"x6' Wood Post or 6" Steel Post Min.

Concrete Washout Area

Barrier Wall

10' Min

10' Min

2" Max

Sandbag

30-Mil Polyethylene

5' Min

3" Min

Native Soil

Sandbag Anchor

6' Min

48" x 24" Min

4"x4"x6' Wood Post or 6" Steel Post Min.

Concrete Washout Area

Barrier Wall

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2" Max

Sandbag

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Sandbag Anchor

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4"x4"x6' Wood Post or 6" Steel Post Min.

Concrete Washout Area

Barrier Wall

10' Min

10' Min

2" Max

Sandbag

30

The drawing consists of three main parts:

- PLAN VIEW:** A square layout with dimensions of 10' Min. by 10' Min. It features a 30-Mil Polyethylene liner and a 6" Wire Staple or Sandbag (Anchor Every 2' at Top of Slope). A 2' Max. dimension is shown for the inner square area.
- EARTHEN BERM ANCHOR SECTIONS:** Two cross-sectional views showing the 6" Wire Staple or Sandbag anchored into the 30-Mil Polyethylene liner, which is placed on Native Soil. The top section shows the 'Existing Ground Elevation' and the bottom section shows the 'Subgrade Anchor Sections'.
- SIGN DETAIL:** A rectangular sign with a height of 3.5' Min. and a width of 2.5'. It is supported by 4" x 4" x 8' Wood Posts or 6" Steel Post Min. The sign text reads: "CONCRETE WASHOUT AREA".

NOTES:

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

PLAN CODE: CW

TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE

Revised	By	Date

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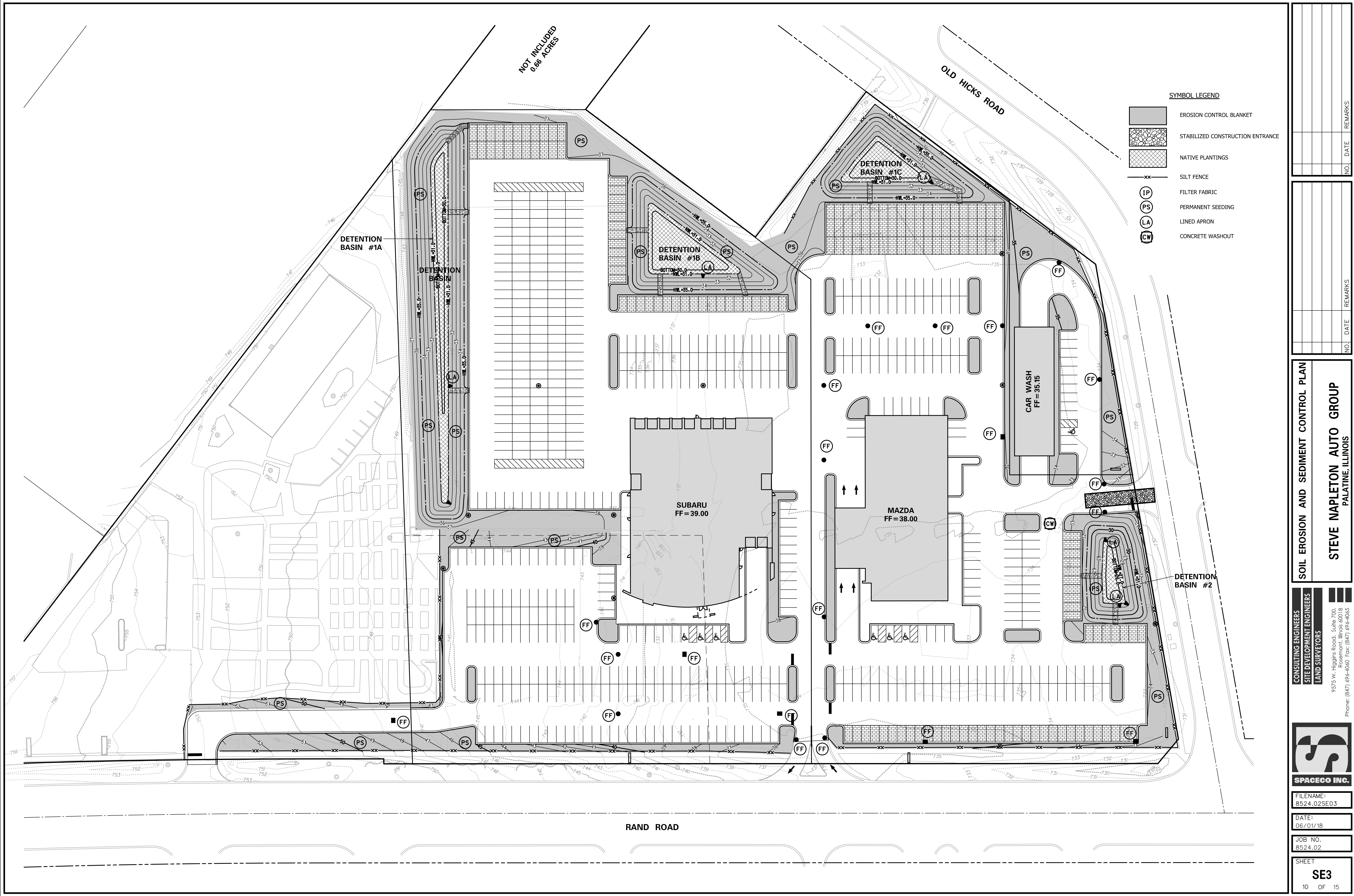
STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

The logo for Spaceco Inc. features a stylized 'S' and 'C' intertwined within a square frame. Below the logo, the text 'SPACECO INC.' is printed in a bold, sans-serif font. Underneath the company name is a rectangular box containing the following information:

FILENAME:	8524.02SE02.DGN
DATE:	06/01/18
JOB NO.	8524.02
SHEET	SE2
	9 OF 15

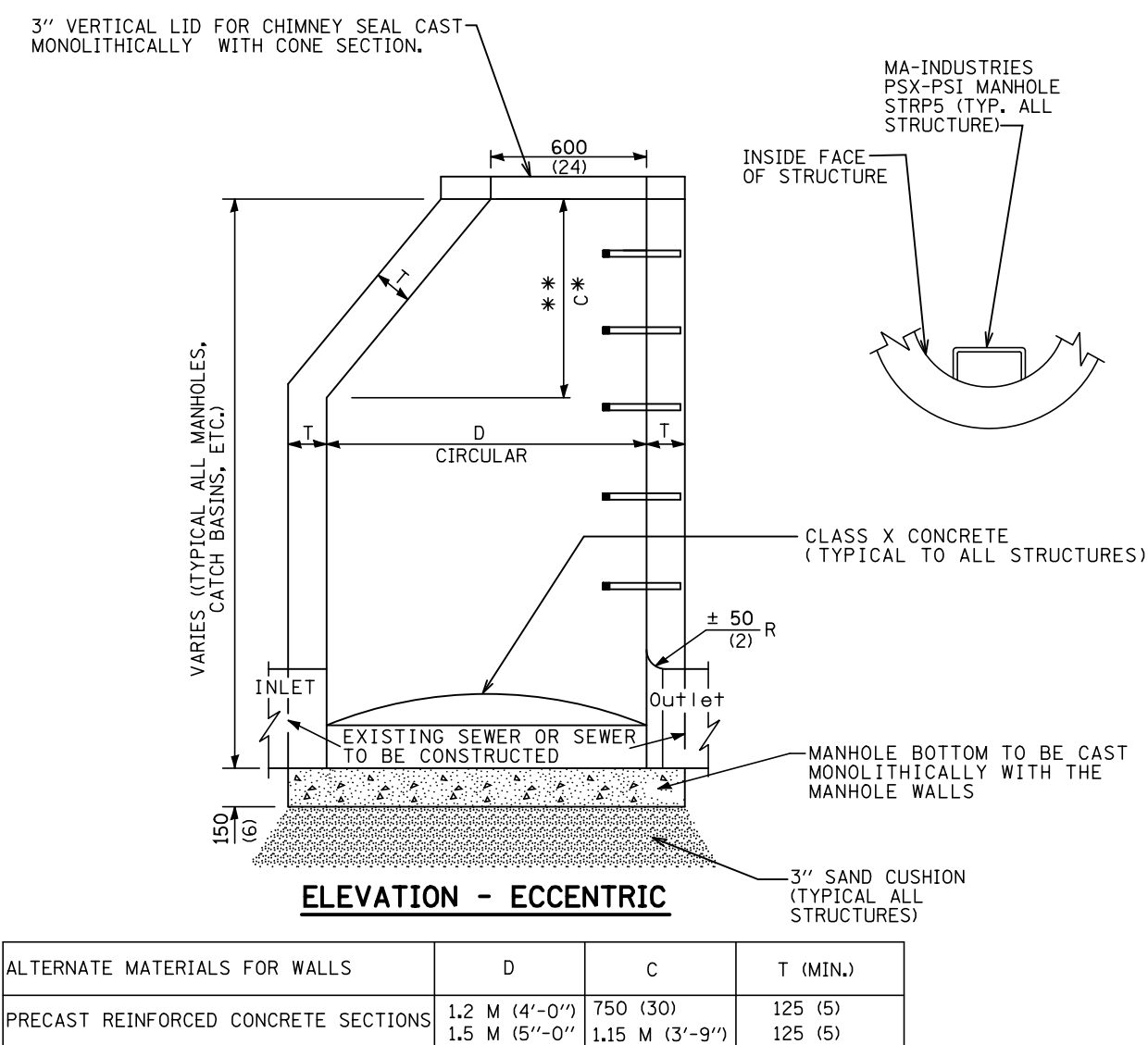
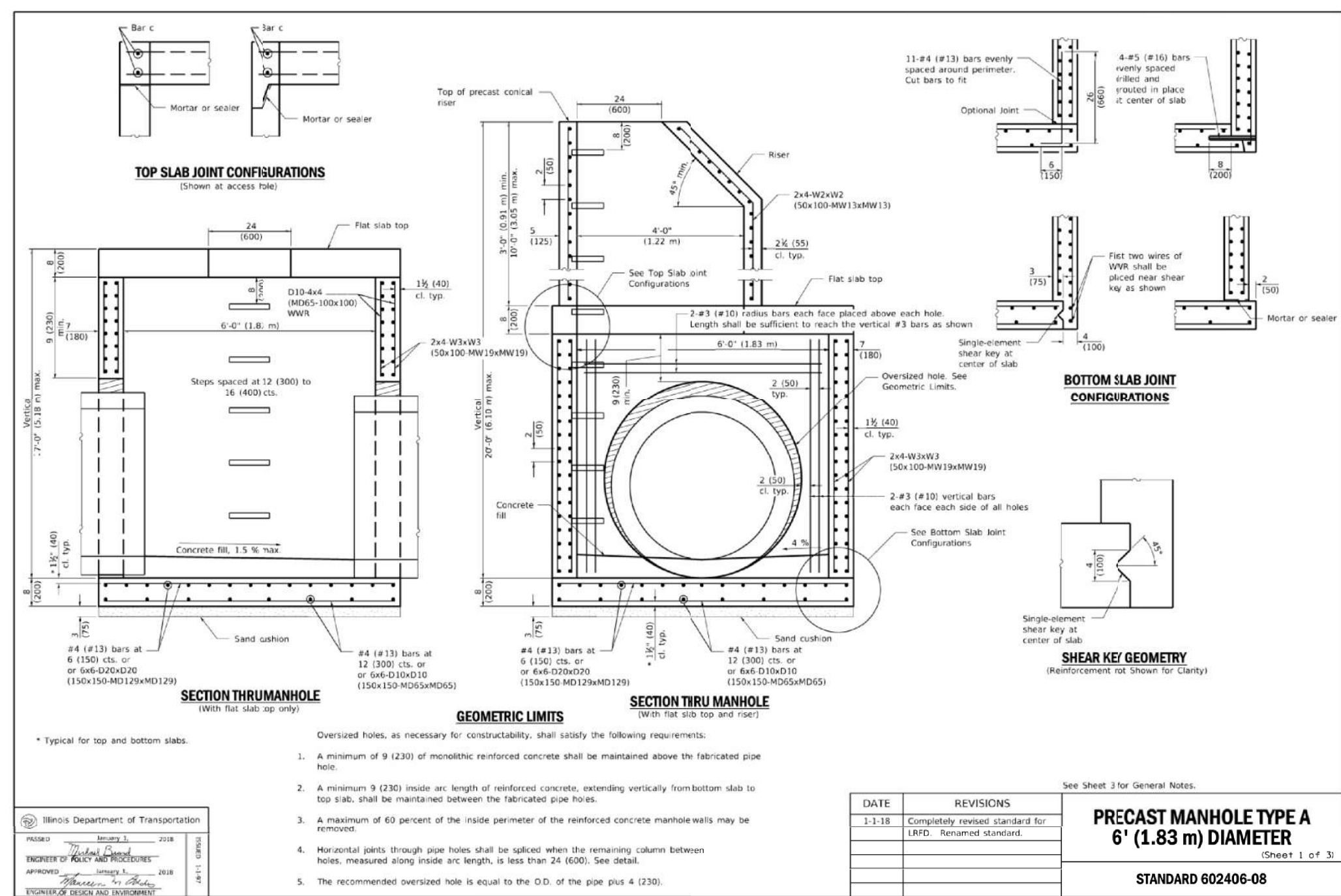
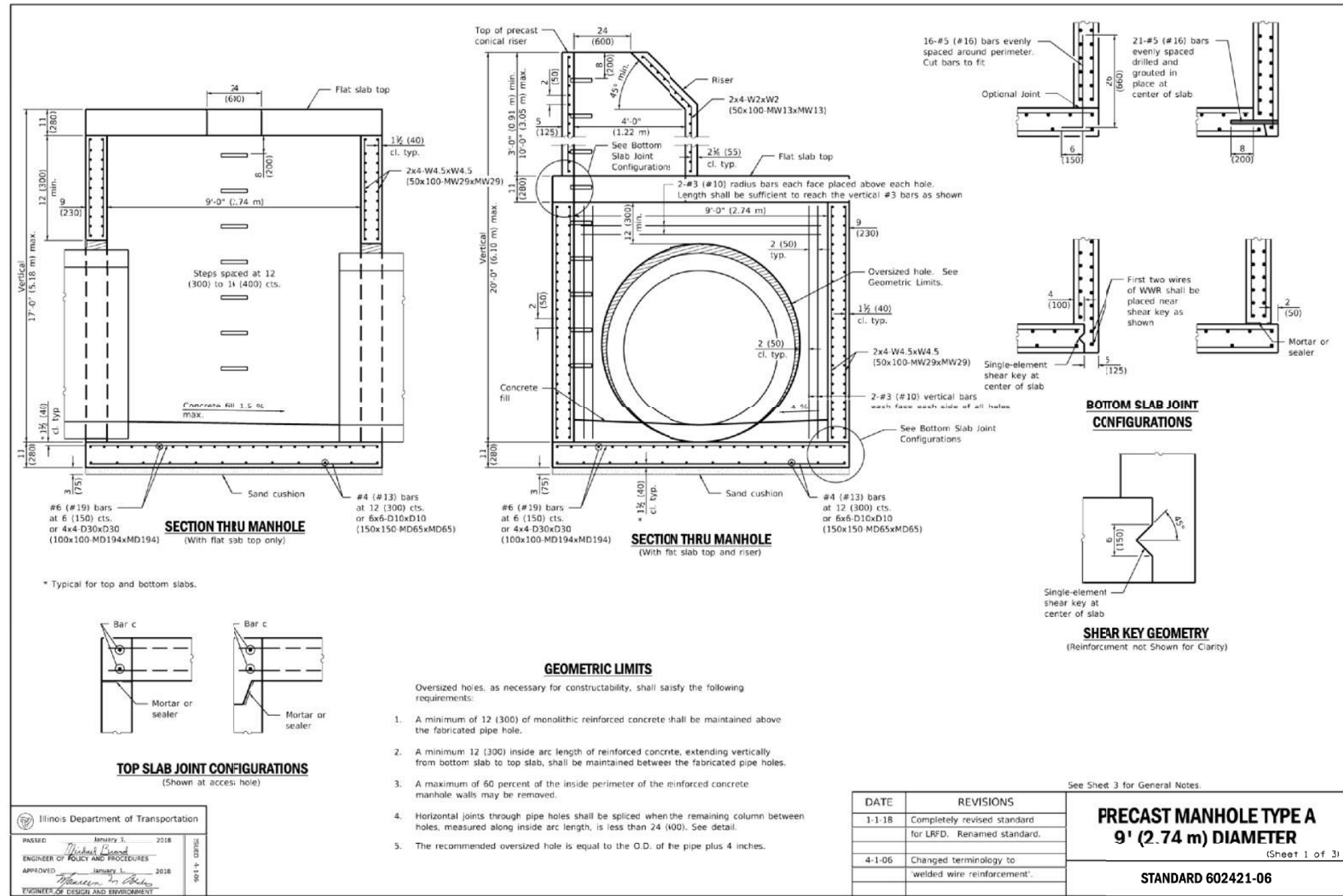


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 SPACECO INC.		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS		MWRD GENERAL NOTES	
STEVE NAPLETON AUTO GROUP PALATINE, ILLINOIS		9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4050 Fax: (847) 696-4045			
FILENAME: 8524.02MWRDGN.DGN		DATE: 06/03/08			
JOB NO. 8524.02					
SHEET SP2 12 OF 10					

100





ALTERNATE MATERIALS FOR WALLS	D	C	T (MIN.)
PRECAST REINFORCED CONCRETE SECTIONS	1.2 M (4'-0") 1.5 M (5'-0")	750 (30) 1.15 M (3'-9")	125 (5) 125 (5)

GENERAL NOTES

SEE STANDARD 602701 FOR DETAILS OF STEPS.

* DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTIONS MAY VARY FROM THE DIMENSION GIVEN TO PLUS 150 MM (6").

SEE STANDARD 602601 FOR OPTIONAL PRECAST
REINFORCED CONCRETE FLAT SLAB TOP.

ALL DIMENSIONS ARE IN MILLIMETERS (INCHES)
UNLESS OTHERWISE SHOWN.

SANITARY
MANHOLE TYPE A

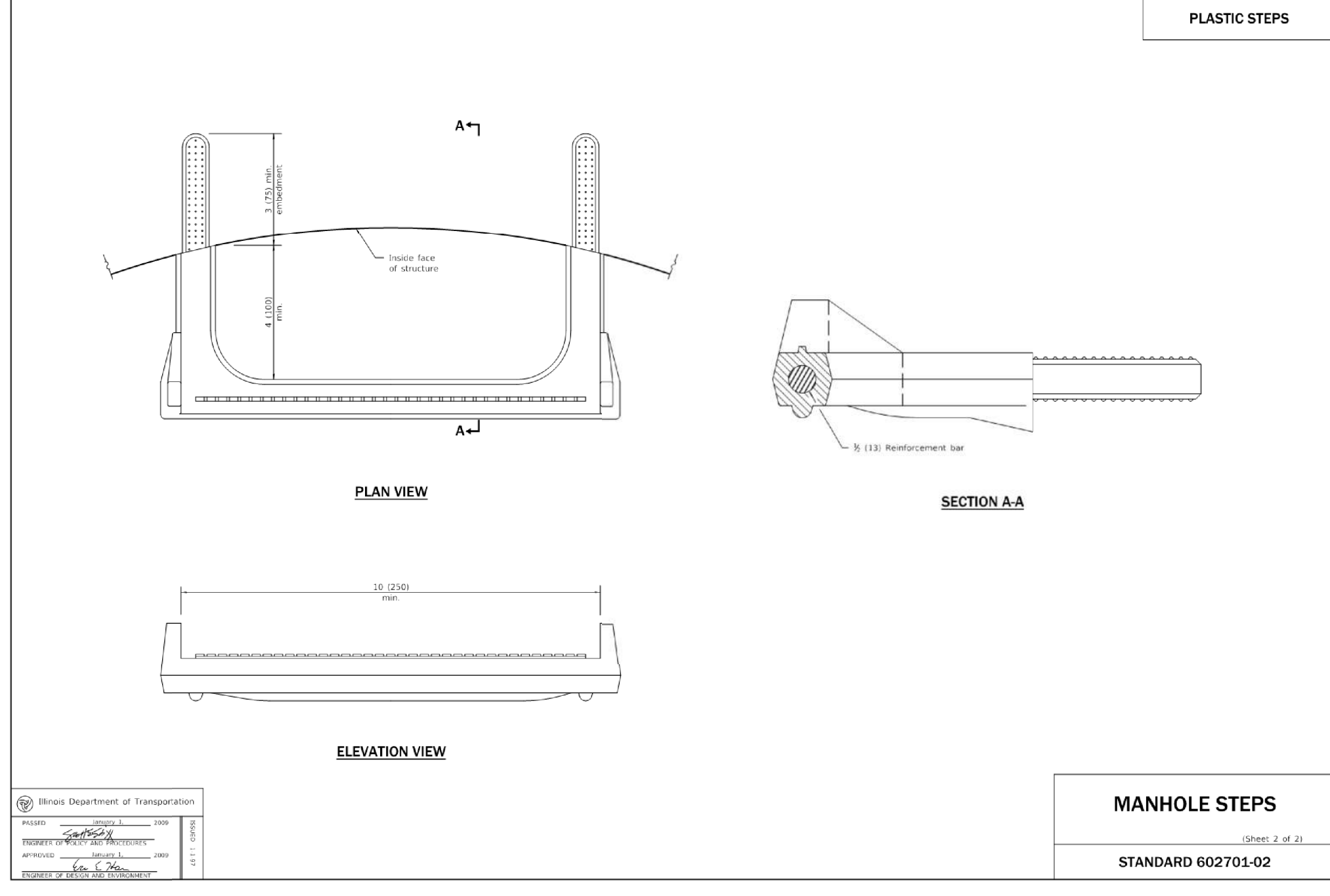
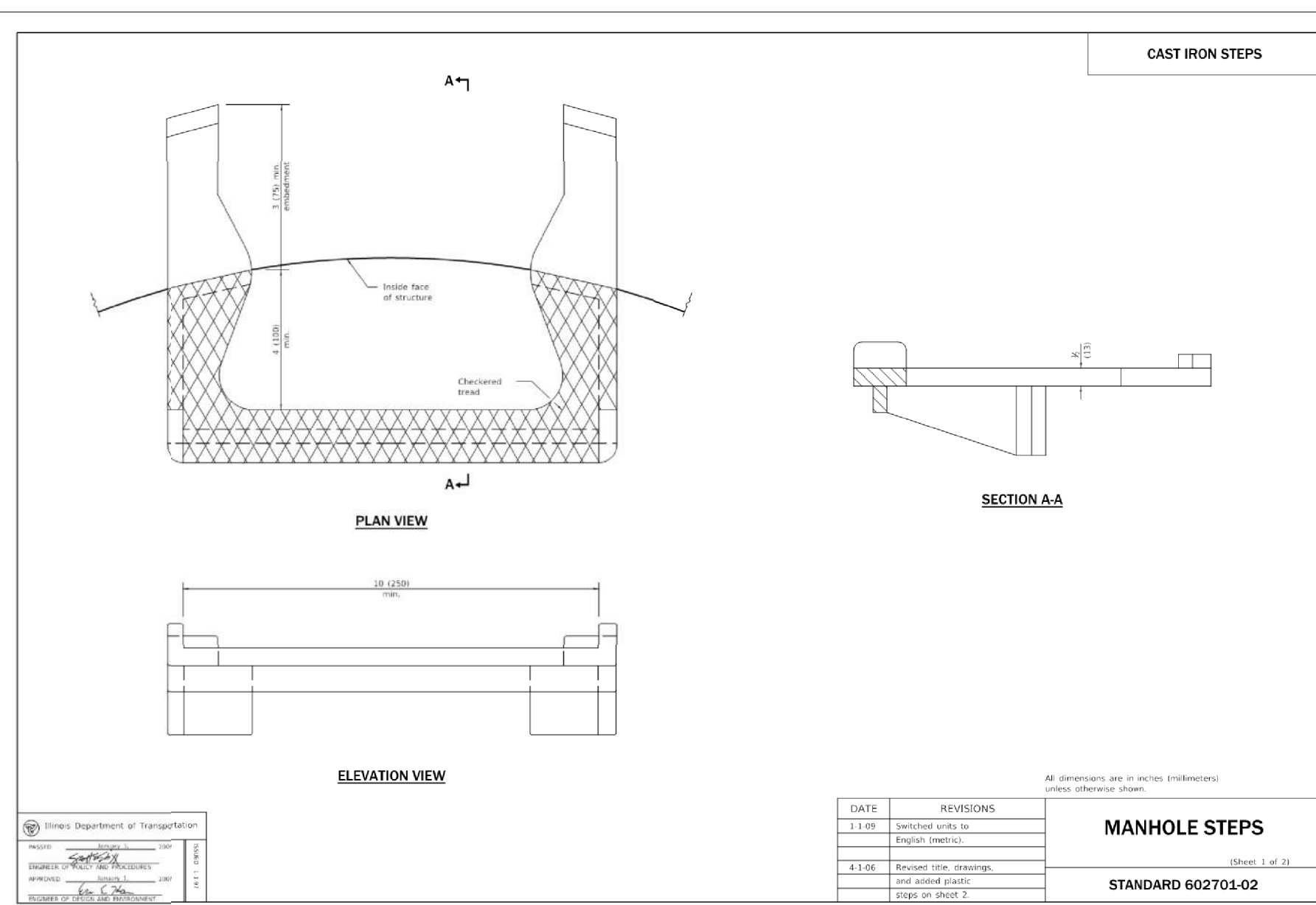
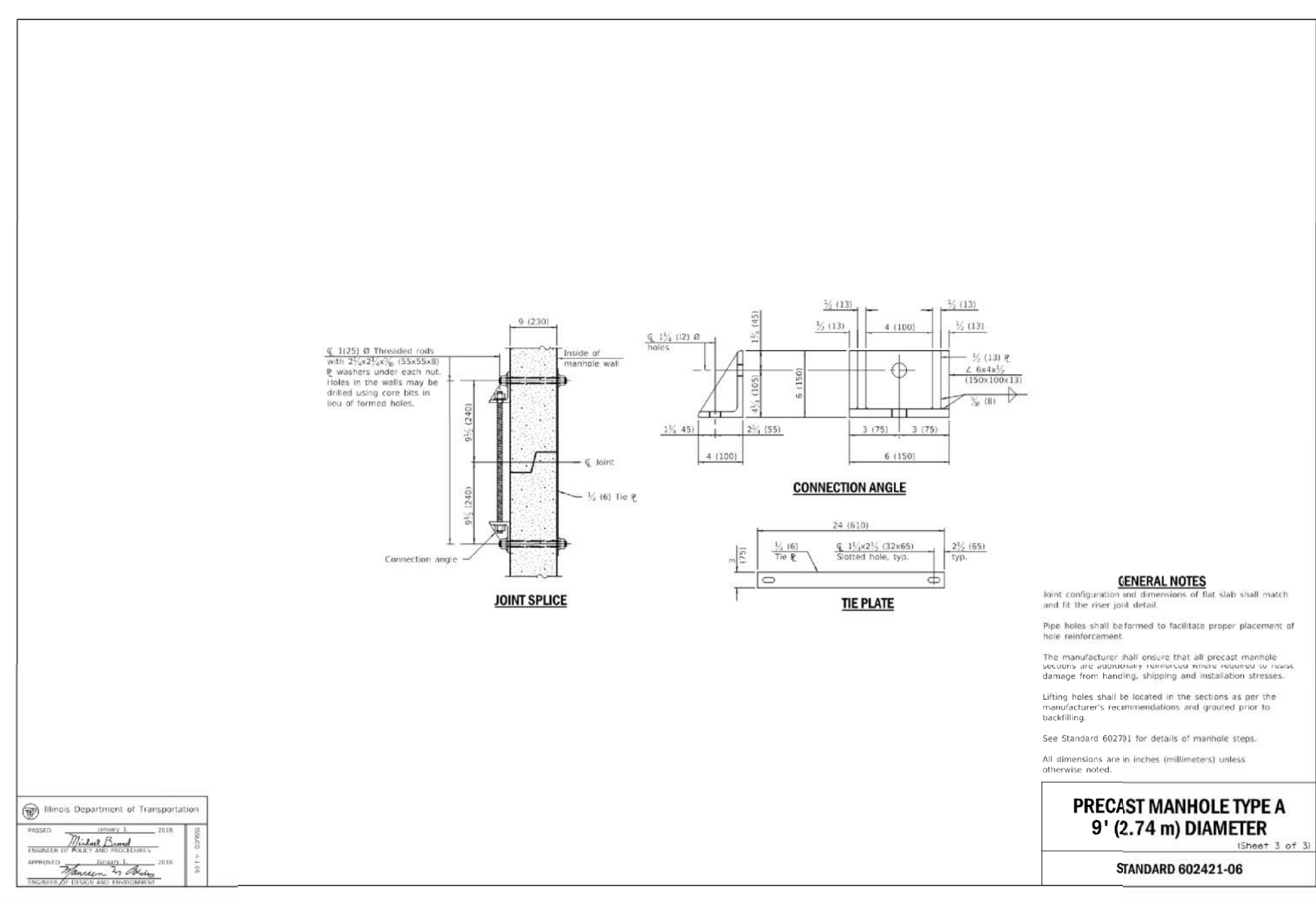
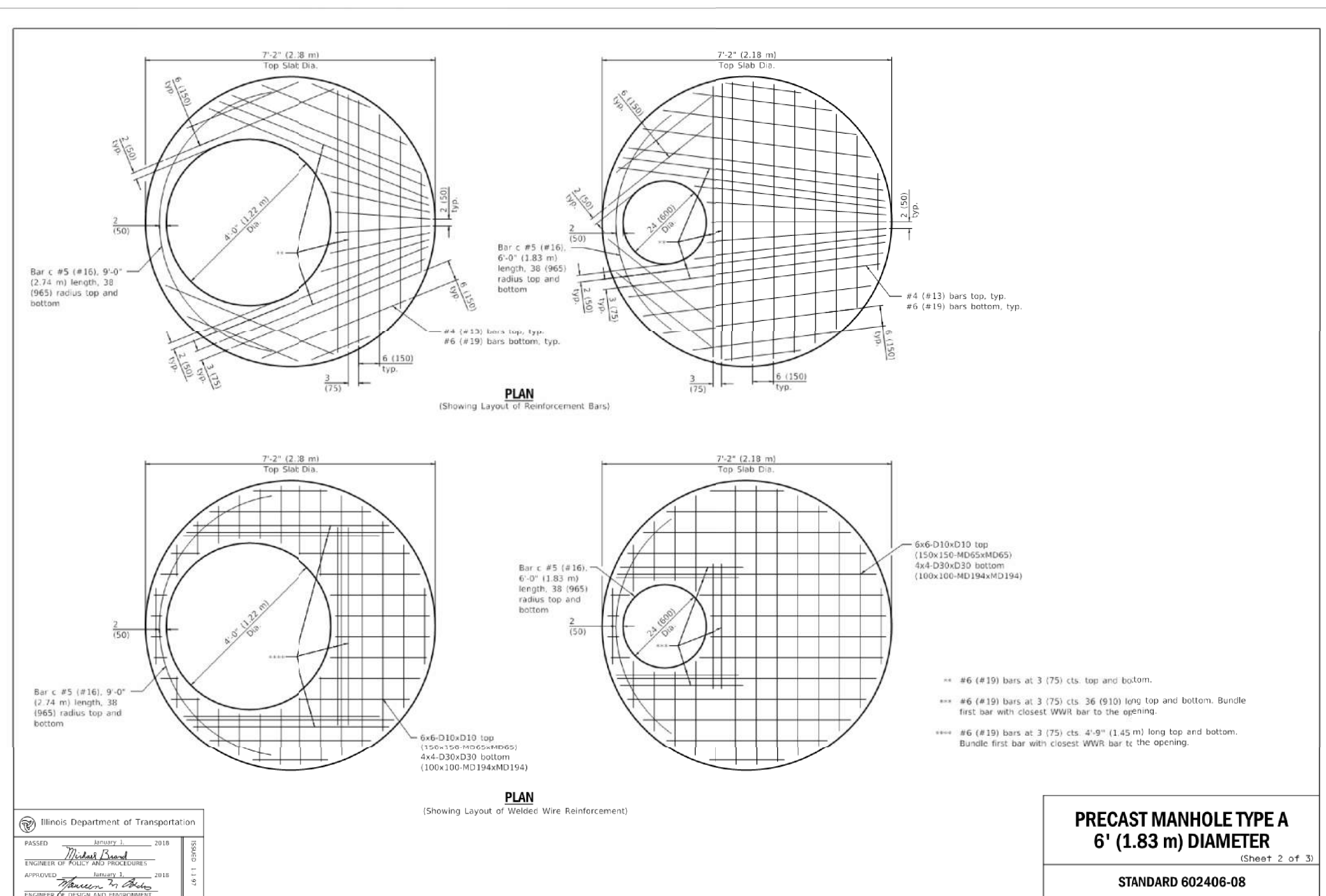
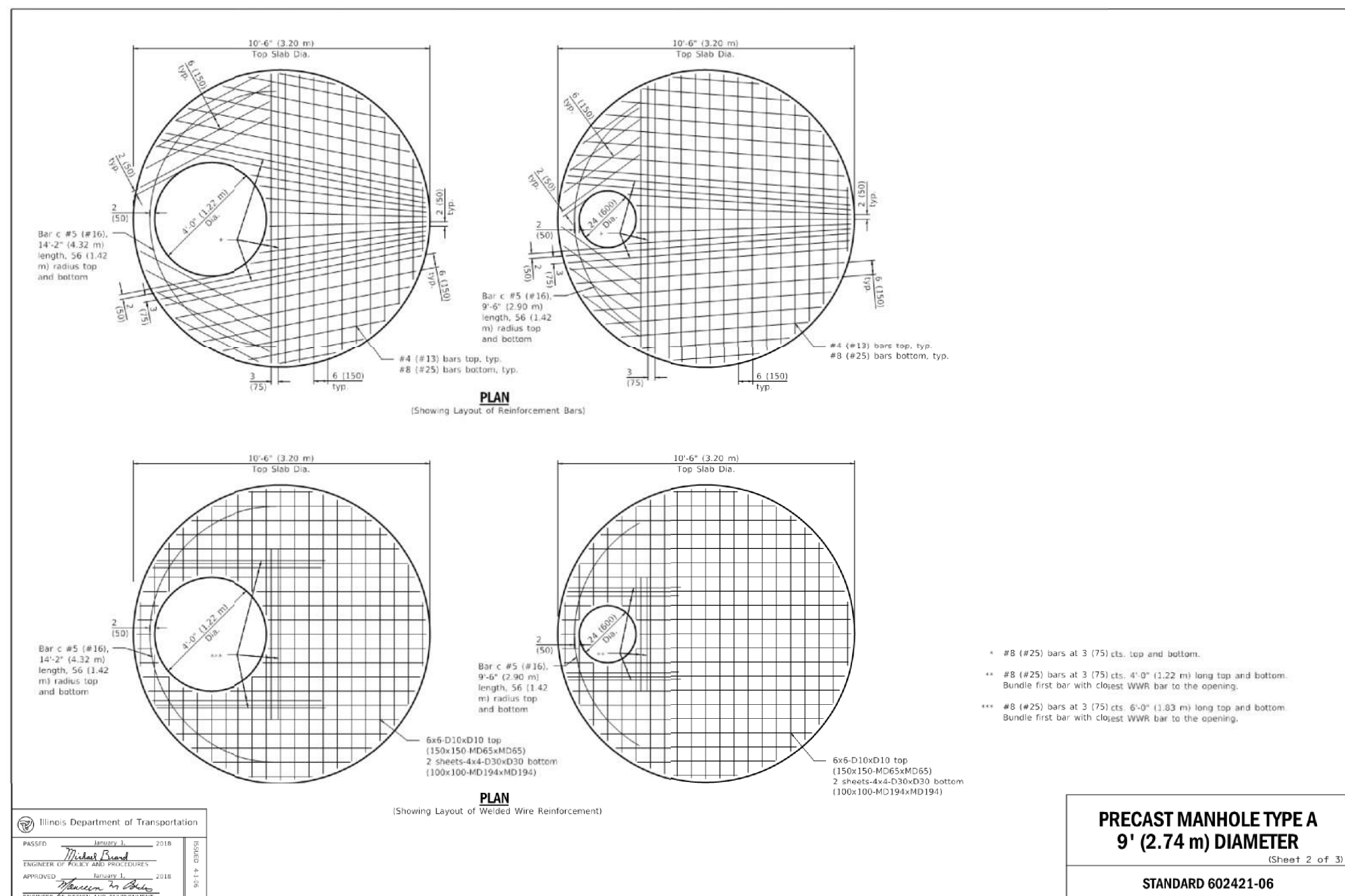
STANDARD 602401

NOTES:

1. SEWER PIPE TO BE CARRIED THROUGH MANHOLE TO 6" OUTSIDE FACE, FOLLOWED BY 2' LONG STUBS ON EITHER END (SANITARY MANHOLE PRECAST ONLY).
2. MANHOLES TO HAVE PRECAST "RUBBER BOOTS" AT ALL PIPE CONNECTIONS, CONFORMING TO ASTM C-923
3. MANHOLES TO HAVE "CRETEX" EXTERNAL MANHOLE CHIMNEY SEAL, OR "SURSEAL" EXTERNAL CHIMNEY SEAL AS MANUFACTURED BY MAR MAC CONSTRUCTION PRODUCTS, INC.
4. "MAC WRAP" EXTERNAL SEAL BANDS AS MANUFACTURED BY MAR MAC MANUFACTURING SHALL BE CENTERED OVER ALL PRECAST MANHOLE SECTION JOIN. THE MINIMUM WIDTH OF THE EXTERNAL SEAL BANDS SHALL BE (10) INCHES.

NOTE:

WATERTIGHT BOOTS CONFORMING TO ASTM C-923
AT PIPE-STRUCTURE CONNECTIONS SHALL BE USED.



DETAILS - 2

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

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REMARKS

DATE _____

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ent, Illinois
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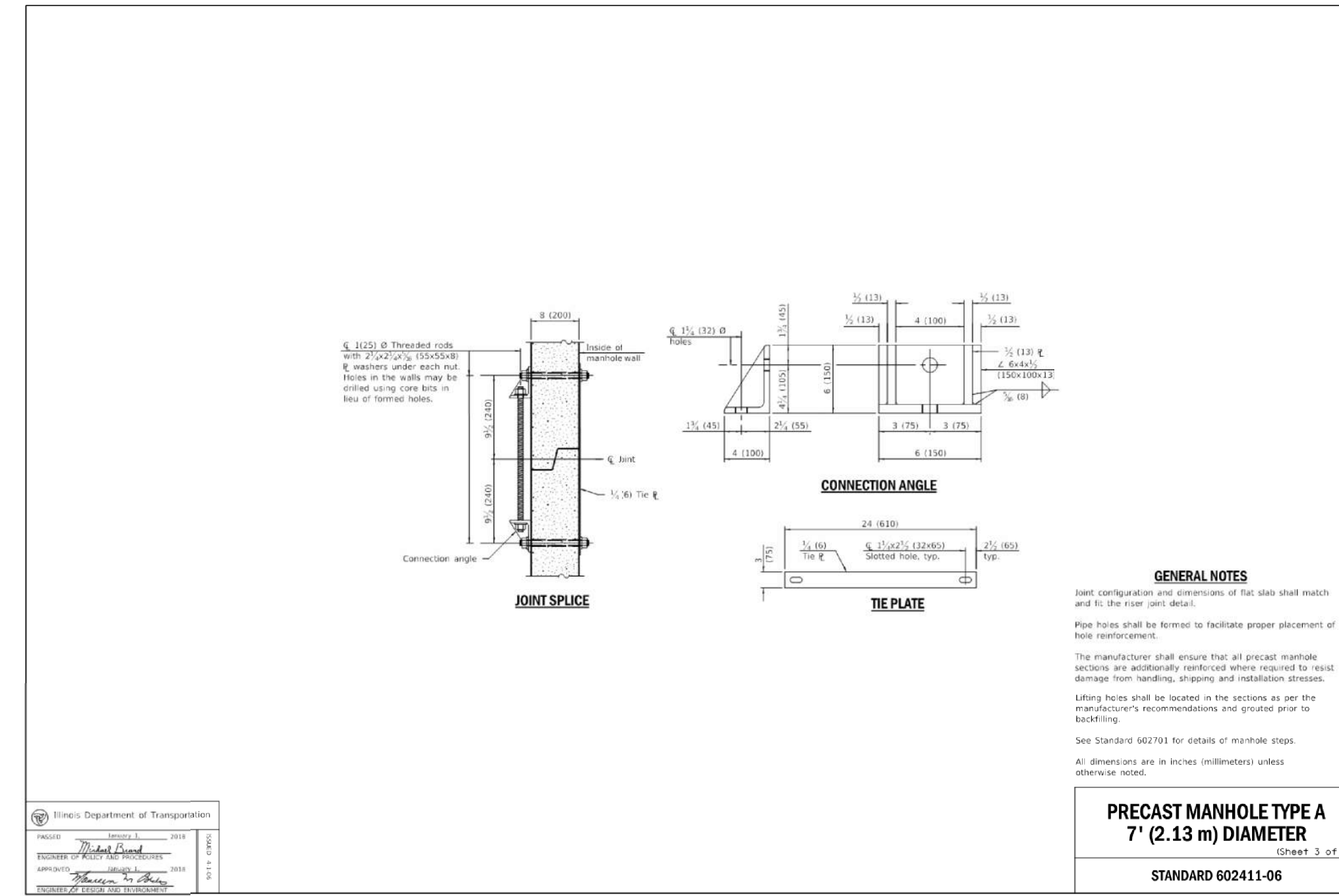
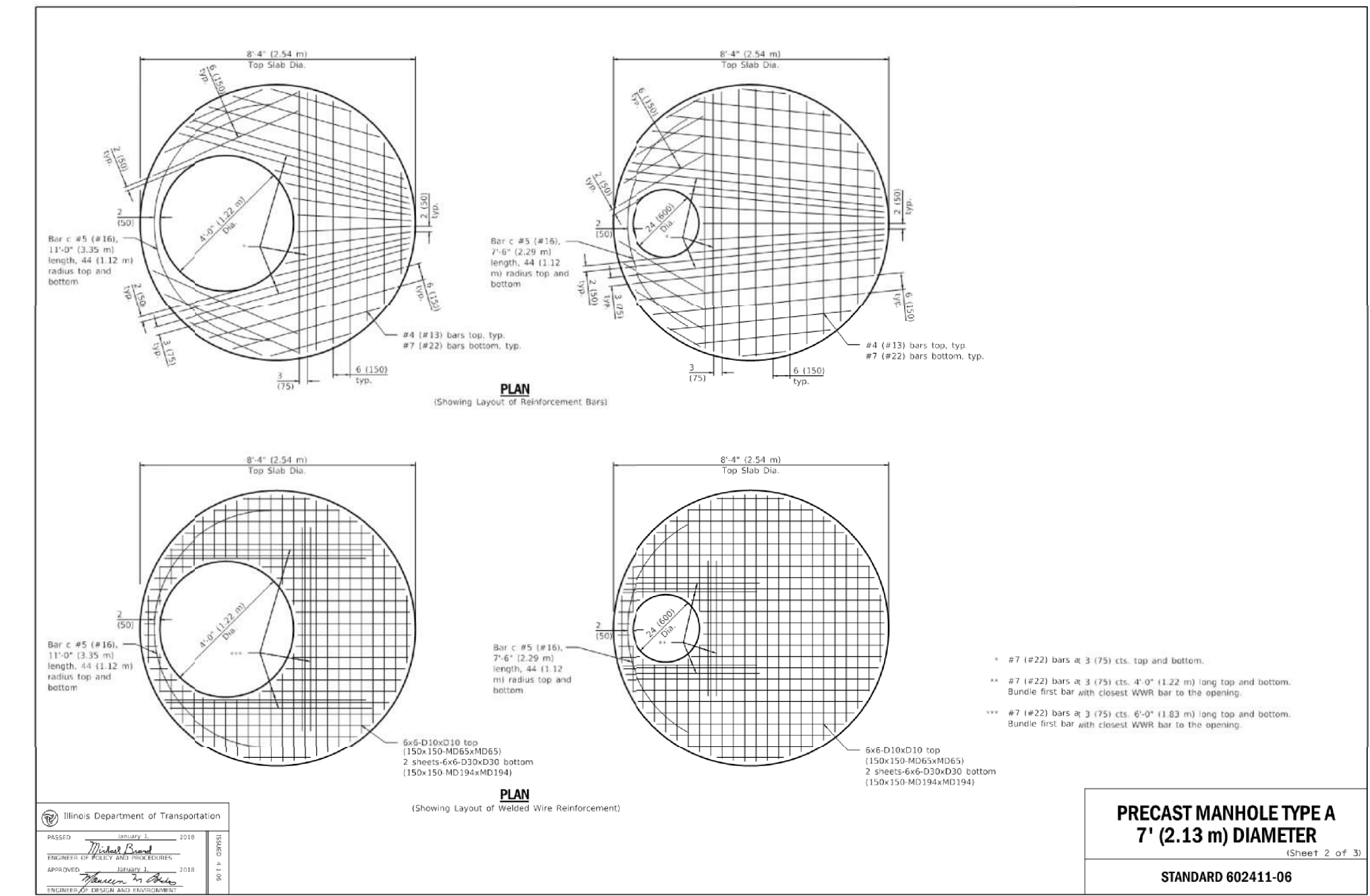
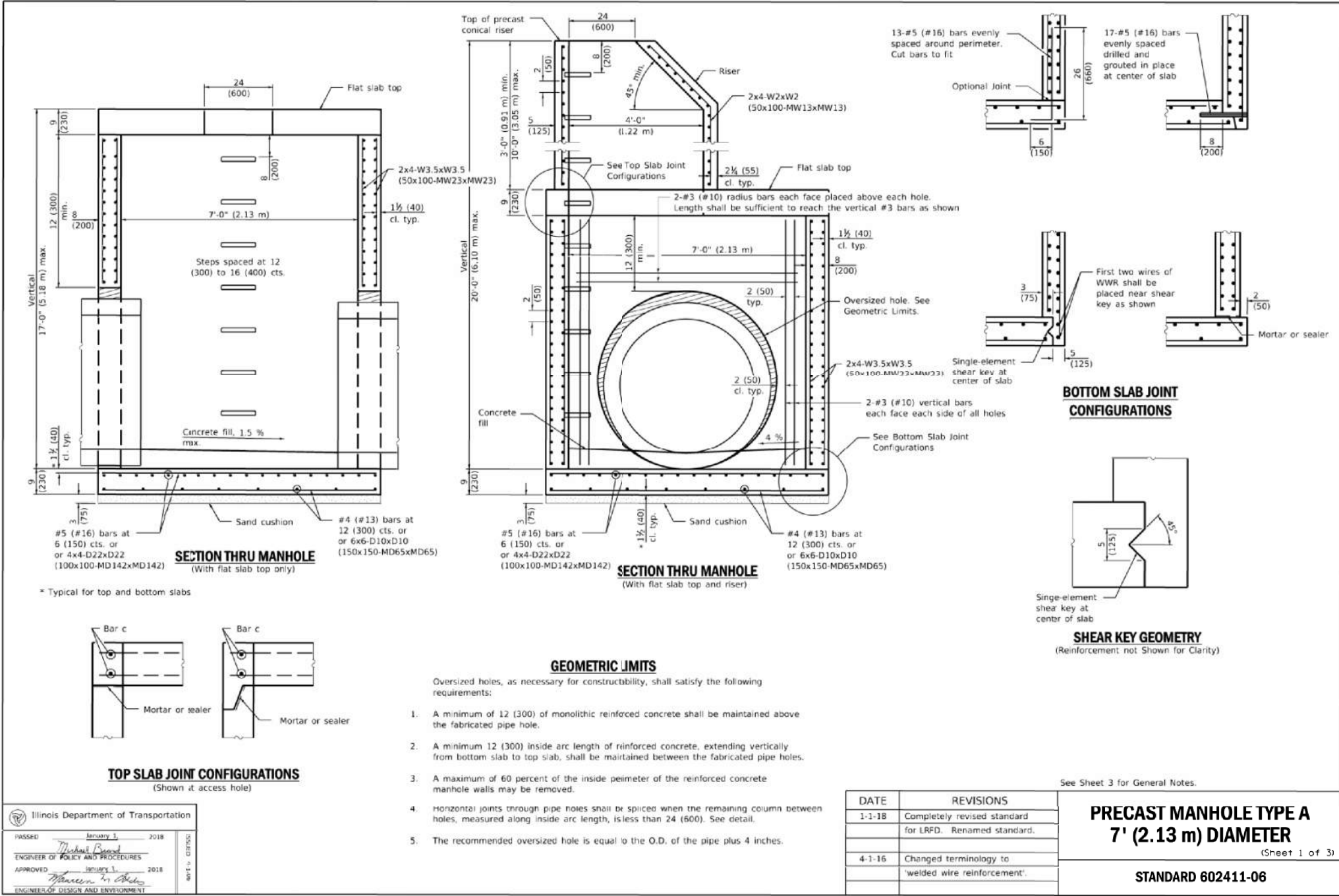
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DGN

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Packet Pg. 73



NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS - 3

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

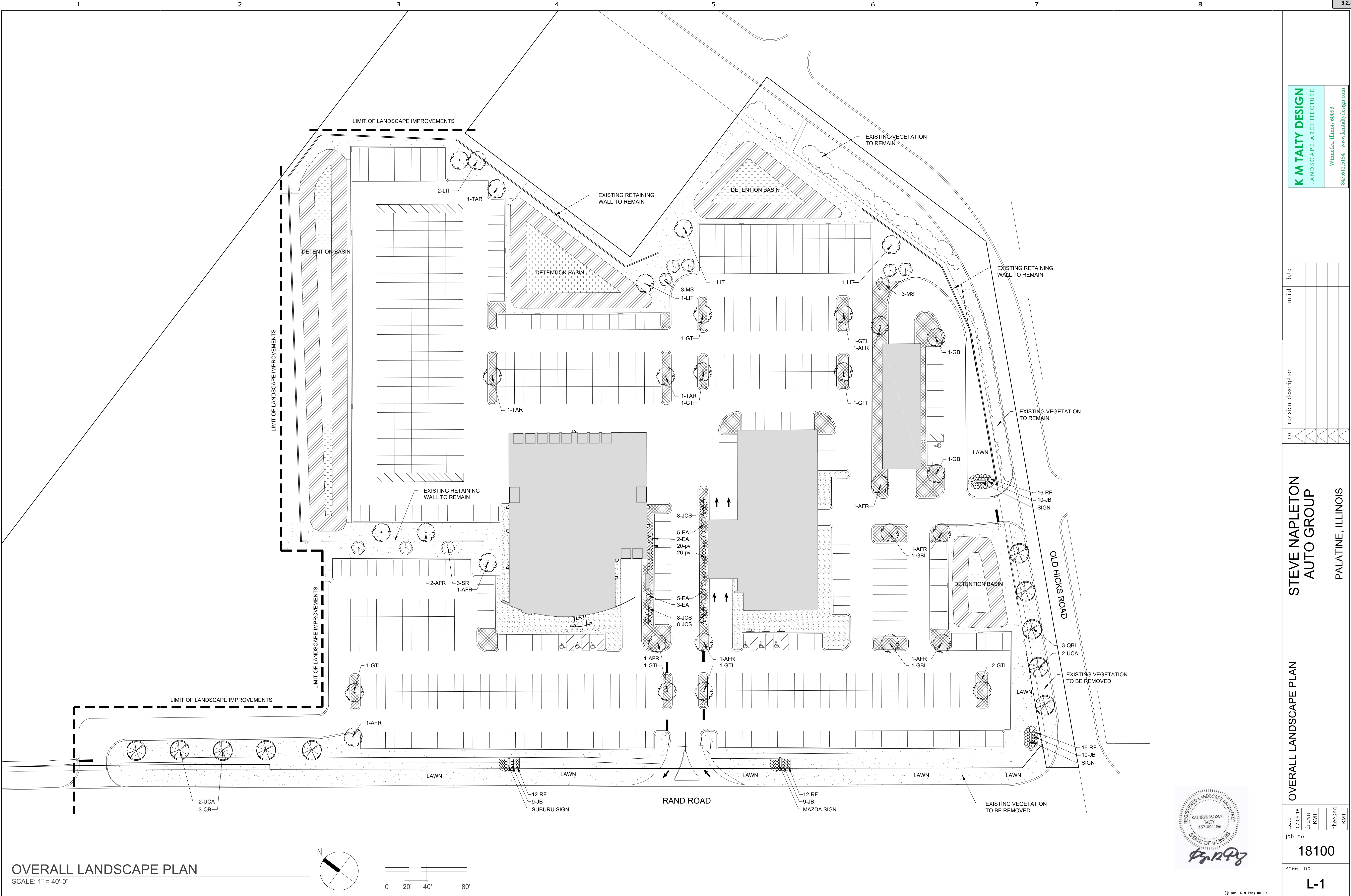
SPACECO INC.

FILENAME:
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06/01/18

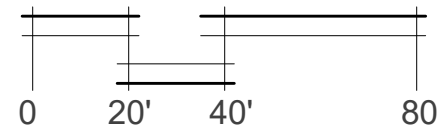
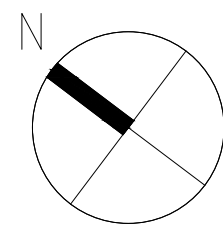
JOB NO.
8524.02

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D3
15 OF 15



OVERALL LANDSCAPE PLAN

SCALE: 1" = 40'-0"



K M TALTALY DESIGN

LANDSCAPE ARCHITECTURE

Winnetka, Illinois 60093

847.612.5154 www.kmtalalydesign.com

no.	revision	description	initial	date
1				
2				
3				
4				

STEVE NAPLETON
AUTO GROUP

PALATINE, ILLINOIS

OVERALL LANDSCAPE PLAN

date	07.09.18	drawn	KMT	checked	KMT
job no.	18100				
sheet no.	L-1				

Master Plant List					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
Shade Trees					
AFR	10	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	
GBI	4	GINKGO BILOBA	GINKGO	3" BB	MALE SPEC. ONLY
GTI	8	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	3" BB	
LIT	5	LIRIODENDRON TULIPIFERA	TULIP TREE	3" BB	
QBI	6	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	
TAR	3	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	
UCA	4	ULMUS CARPINIFOLIA 'ACCOLADE'	ACCOLADE SMOOTHLEAF ELM	3" BB	
Ornamental Trees					
MS	6	MALUS SARGENT	SARGENT CRABAPPLE	6" BB	8", GREEN, PINK
SR	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8" BB	
Evergreen Shrubs					
JCS	24	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN SPREADING JUNIPER	5GAL	4'H 6"W
JB	38	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR SPREADING JUNIPER	5GAL	2'H 6"W
Deciduous Shrubs					
EA	15	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB	
RF	46	ROSA 'FLOWER CARPET'	GROUNDCOVER SHRUB ROSE	2 GAL	DOUBLE PINK
Perennials & Grasses					
pv	46	PANICUM VIRGATUM 'NORTH WIND'	SWITCH GRASS	3 GAL	4'

SEED MIX & GROUND TREATMENT KEY

BASE OF DETENTION AREAS BELOW THE NWL

Areas below NWL to be seeded with "Stormwater Seed Mix" as supplied by Cardno Native Plant Nursery. See below for preferred installation method.

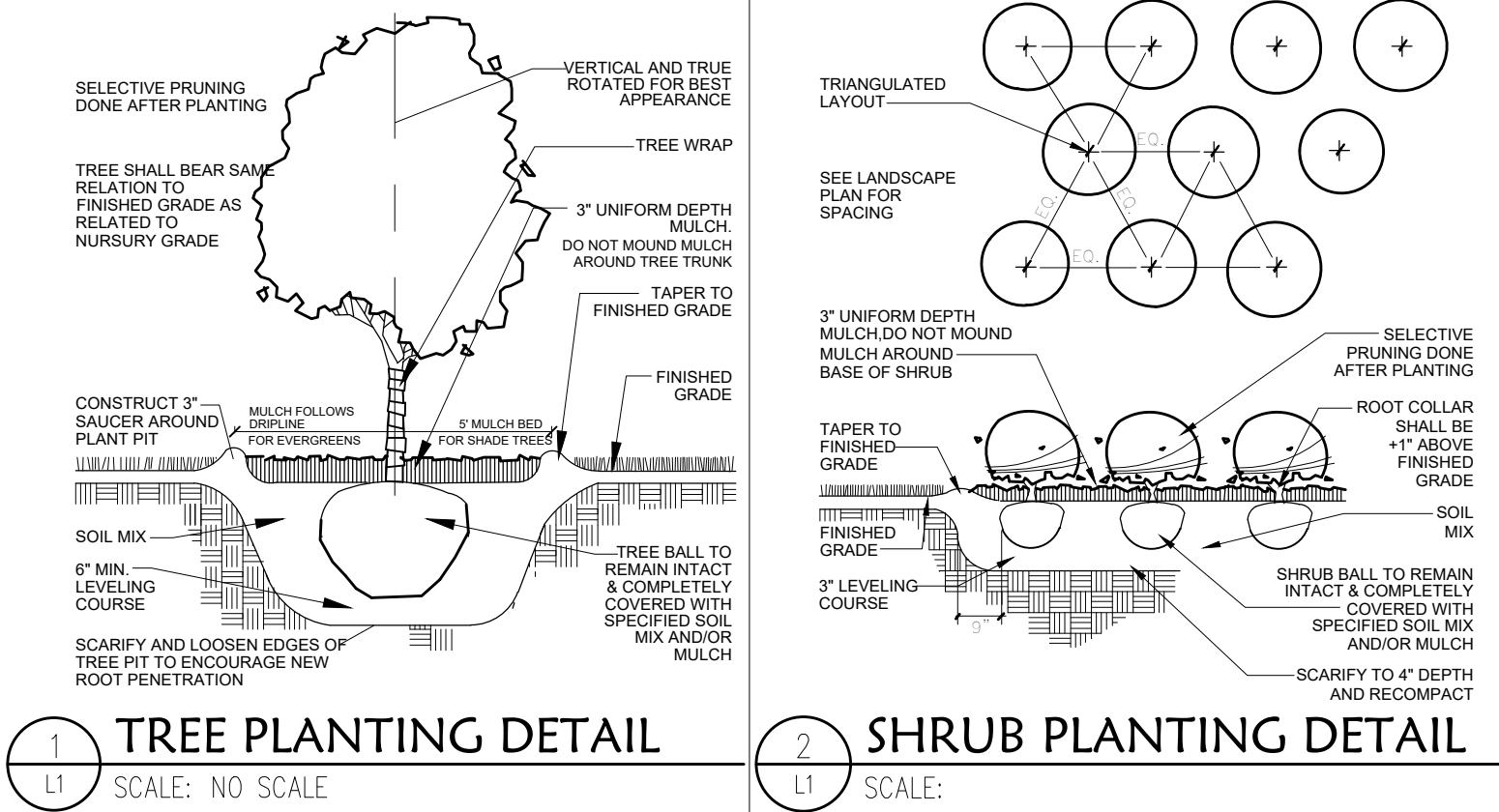
DETENTION AREAS BETWEEN THE NWL & HWL

Area of detention between the NWL & HWL to be seeded with "Eco-Prarie Seed Mix" as supplied by Cardno Native Plant Nursery. See below for preferred installation method.

TURF GRASS

All areas not designated to be planted or mulched are to be seeded with standard turf grass seed and covered with an erosion control blanket.

SHREDDED HARDWOOD MULCH



Stormwater Seed Mix				
Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Permanent Grasses/Sedges/Rushes:				
Carex crinitella	Crested Oval Sedge	1.00	59000	1.35
Carex lurida	Bottlebrush Sedge	2.00	12000	0.55
Carex vulpinoidea	Brown Fox Sedge	6.00	125000	17.22
Elymus virginicus	Virginia Wild Rye	12.00	4375	1.21
Glyceria striata	Fowl Manna Grass	1.25	125000	3.59
Juncus effusus	Common Rush	1.00	281000	6.45
Juncus torreyi	Torrey's Rush	0.25	1134000	6.51
Leersia oryzoides	Rice Cut Grass	1.00	94500	2.17
Panicum virgatum	Switch Grass	8.00	28356	5.21
Scirpus atrovirens	Dark Green Rush	1.00	187500	4.30
Scirpus cypripus	Wool Grass	0.50	562500	6.46
Scirpus fluviatilis	River Bulrush	0.25	27500	0.16
Scirpus validus	Great Bulrush	6.00	37813	5.21
Total		40.25		60.38
Temporary Cover:				
Avena sativa	Common Oat	360.00	8125	67.15
Lolium multiflorum	Annual Rye	100.00	14188	32.57
Total		460.00		99.72
Forbs & Shrubs:				
Alisma spp.	Water Plantain (Varic)	4.25	70175	6.85
Asclepias incarnata	Swamp Milkweed	1.50	4540	0.16
Bidens spp.	Bidens (Various Mix)	2.00	14175	0.65
Helenium autumnale	Sneezeweed	2.00	141750	6.51
Lycopus americanus	Common Water Hore	0.25	235000	1.35
Mimulus ringens	Monkey Flower	1.00	283500	6.51
Penthorum sedoides	Ditch Stonecrop	0.50	36063	0.41
Polygonum pennsylvanicu	Pinkweed	4.00	4063	0.37
Rudbeckia subtomentosa	Sweet Black-Eyed Su	1.00	46000	1.06
Sagittaria latifolia	Common Arrowhead	1.00	56700	1.30
Senna hebecarpa	Wild Senna	1.00	1400	0.03
Thalictrum dasycarpum	Purple Meadow Rue	2.00	13500	0.62
Total		20.50		25.82

Mix Statistics			
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.
Forbs	1.28	1,124,537	25.82
Grasses	2.52	2,630,101	60.38
Total Natives	3.80	3,754,638	86.19
Cover	28.75	4,343,800	99.72
Totals	32.55	8,098,438	185.91

Economy Prairie Seed Mix				
Botanical Name	Common Name	PLS Ounces/Acre	Seeds Oz	Seed SQ FT
Permanent Grasses:				
Andropogon gerardii	Big Bluestem	12.00	8188	2.26
Bouteloua curtipendula	Side Oats Grama	16.00	9375	3.44
Carex spp.	Prairie Sedge Mix	3.00	33422	2.30
Elymus canadensis	Canada Wild Rye	24.00	4258	2.35
Panicum virgatum	Switch Grass	2.50	28356	1.63
Schizachyrium scoparium	Little Bluestem	28.00	8800	5.66
Sorghastrum nutans	Indian Grass	12.00	8516	2.35
Total		97.50		19.98
Temporary Cover:				
Avena sativa	Common Oat	360.00	8125	67.15
Lolium multiflorum	Annual Rye	100.00	14188	32.57
Total		460.00		99.72
Forbs:				
Asclepias syriaca	Common Milkweed	1.00	4000	0.09
Asclepias tuberosa	Butterfly Weed	1.00	3500	0.08
Chamaecrista fasciculata	Partridge Pea	9.00	3800	0.79
Coreopsis lanceolata	Sand Coreopsis	5.00	12500	1.43
Echinacea purpurea	Broad-leaved Purple Coneflower	7.50	6600	1.14
Helioopsis helianthoides	False Sunflower	0.25	6500	0.04
Lupinus perennis	Wild Lupine	1.00	1000	0.02
Monarda fistulosa	Wild Bergamot	0.50	78000	0.90
Penstemon digitalis	Foxglove Beard Tongue	1.00	115000	2.64
Pycnanthemum virginianum	Common Mountain Mint	0.50	331250	3.80
Ratibida pinnata	Yellow Coneflower	3.50	25250	2.03
Rudbeckia hirta	Black-Eyed Susan	8.00	110000	20.20
Solidago speciosa	Showy Goldenrod	1.00	105000	2.41
Symphoricarum laeve	Smooth Blue Aster	0.50	48000	0.55
Symphoricarum novae-angliae	New England Aster	0.75	76000	1.31
Total		40.50		37.43

Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	2.53	1,630,325	37.43	65.20%
Grasses	6.09	870,196	19.98	34.80%
Total Natives	8.63	2,500,521	57.40	100.00%
Cover	28.75	4,343,800	99.72	
Totals	37.38	6,844,321	157.12	

CONSTRUCTION METHOD FOR DETENTION AREAS PLANTED WITH NATIVE SEED
REFER TO CARDNO NATIVE PLANT NURSERY FOR MORE INFORMATION

Broadcasting: For small (typically two acres or less) or irregularly shaped areas, seed can be planted by hand broadcasting.

- To aid seed distribution, combine the seed mix with filler materials, such as sawdust, peat moss, or vermiculite.
- Mix the material evenly into the filler material, which should be slightly damp so that the seed sticks to it.
- If not already included in the seed mix, plant a temporary cover crop along with the seed, to stabilize the soil while the permanent native species germinate and become established, especially in highly-erodible areas.
- Do not use a heavy amount of cover crop seed, which could smother the native seed and inhibit germination.
- Using a hand-crank or tow-behind broadcaster, start with half of the seed and try to cover the entire area with that amount of seed. Take the remaining half of the seed, go to the opposite end of the site and cover it again. This approach helps prevent running out of seed, a common occurrence.
- After broadcasting is complete, it is important to use a cultipacker or roller over the area to make good seed-to-soil contact. If a roller is not available, tractor tires can be used instead.
- Do not cover seed more than 1/4-inch deep.

K M Talty DESIGN

LANDSCAPE ARCHITECTURE

Winnetka, Illinois 60093
847.612.5154 www.kmtaltdesign.com

no.	revision	description	initial	date
1				
2				
3				
4				

STEVE NAPLETON
AUTO GROUP
PALATINE, ILLINOIS

PLANT SPECIFICATIONS
PLANTING DETAILS
NOTES

date	07/09/18	drawn	KMT	checked	KMT
job no.	18100				
sheet no.	L-2				

PROJECT:



Napleton Mazda of Arlington Hts
Rand + Old Hicks
Palatine, IL

ARCHITECT:

SIMON

DESIGN GROUP, LLC

ARCHITECTURE
DESIGN

Planning - design - architecture

500 Lake Cook Road, Suite 350
Deerfield, IL 60015
Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:

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Structural Engineers
24089 North Echo Lake Road
Lake Zurich, IL 60047
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Fax: 847-307-8324
www.virgilioassoc.com
Attn: Paul Virgilio

MECH/PLUMB:

Sherman Mechanical, Inc.
1075 Alexander Court
Cary, IL 60013
Tel: 847-462-1020
www.shermanmech.com
Attn: Alan Schultz

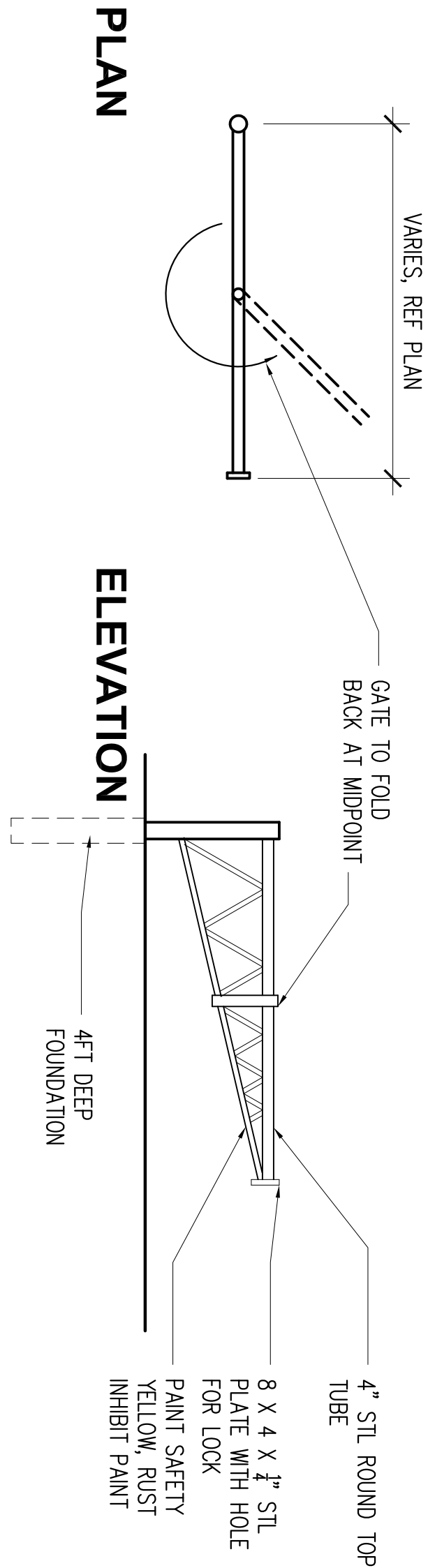
ELECTRICAL:

RTM Engineering
660 E. Algonquin, Ste 250
Schaumburg, IL 60173
Tel: 847-713-1023
Attn: Timothy J. Hedrick
email: tim.hedrick@rtmassociates.com

- June 06, 2018 – DESIGN REVIEW
- June 25, 2018 – DESIGN REVIEW
- July 09, 2018 – 30% DESIGN REVIEW
- JULY 31, 2018 – CDT REVIEW

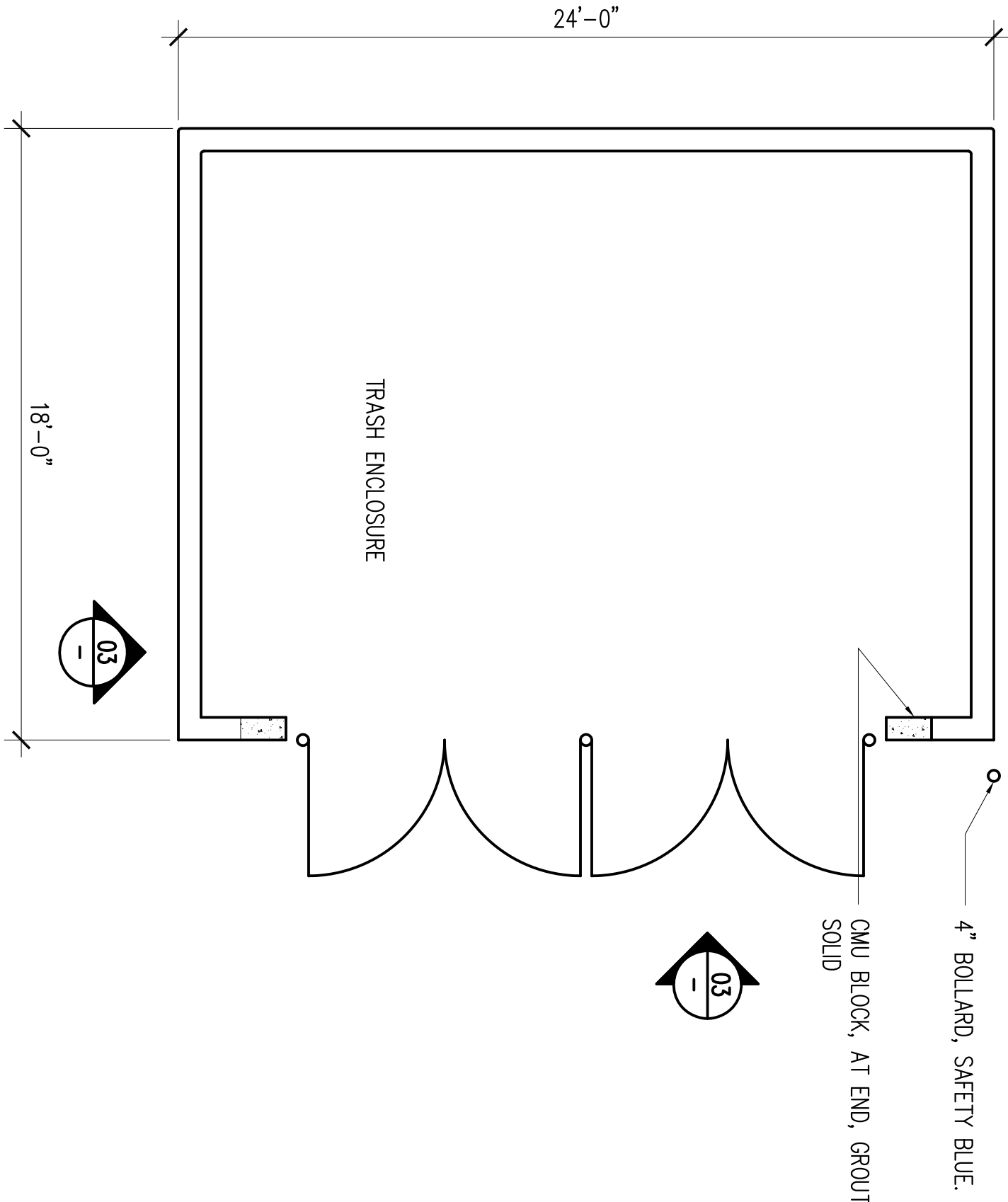
SITE PLAN

A00.50



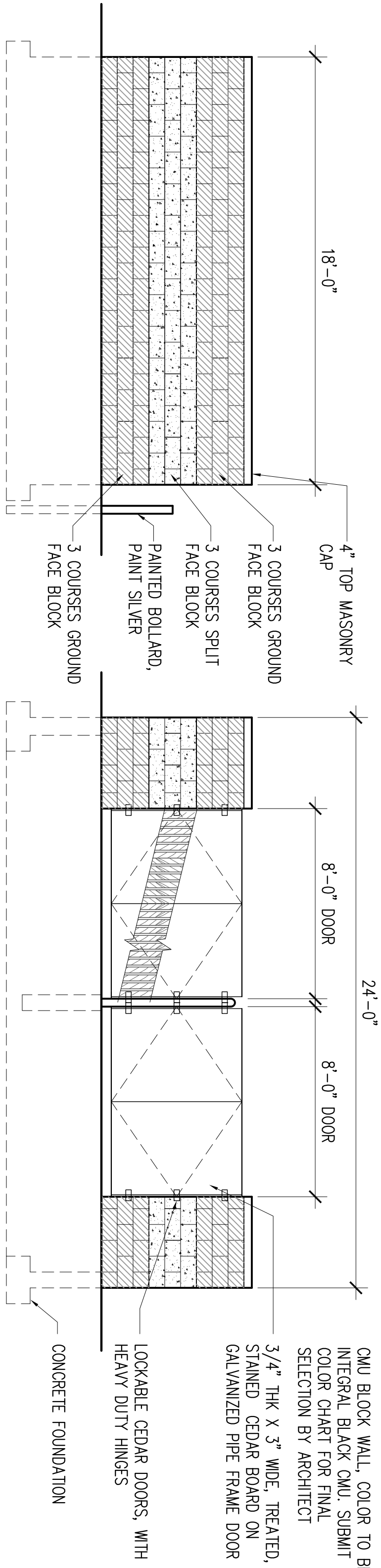
DETAIL AT SECURITY GATE

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



PLAN - TRASH ENCLOSURE

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



ELEVATION - TRASH ENCLOSURE

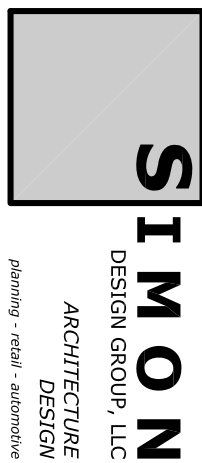
SCALE: 1/4" = 1'-0"

PROJECT:



Napleton Mazda of Arlington Hts
Rand + Old Hicks
Palatine, IL

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SITE - DETAILS

A00.51

PROJECT:



Napleton Mazda of Arlington Hts
Rand + Old Hicks
Palatine, IL

ARCHITECT:

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DESIGN

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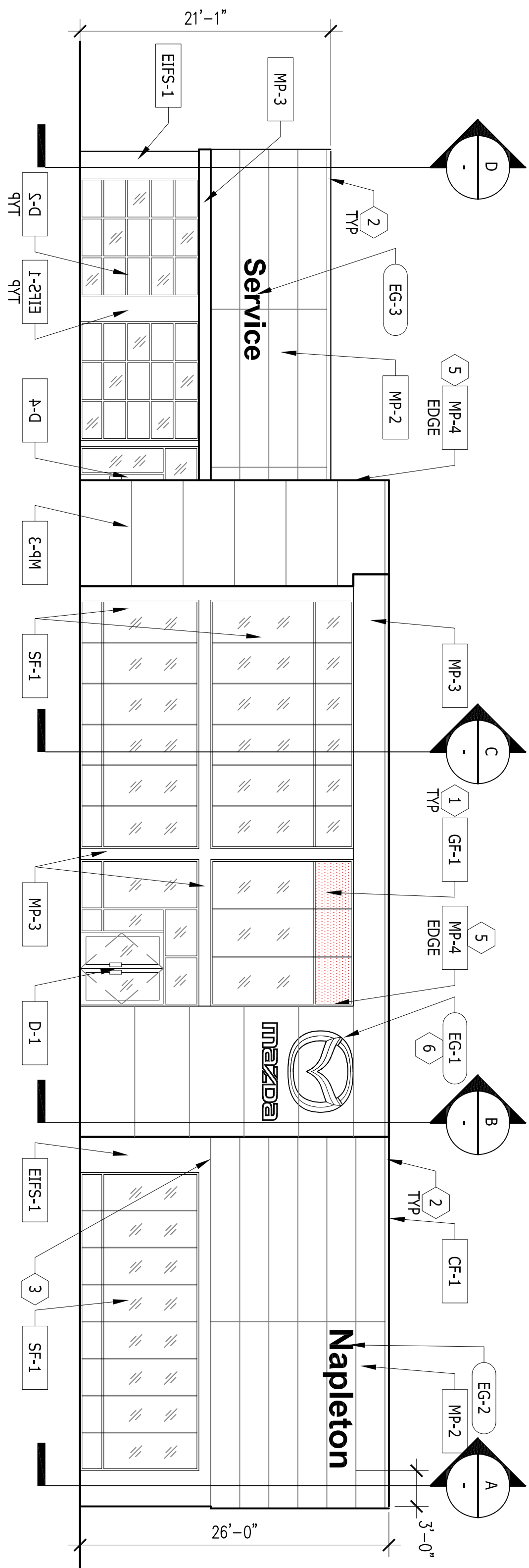
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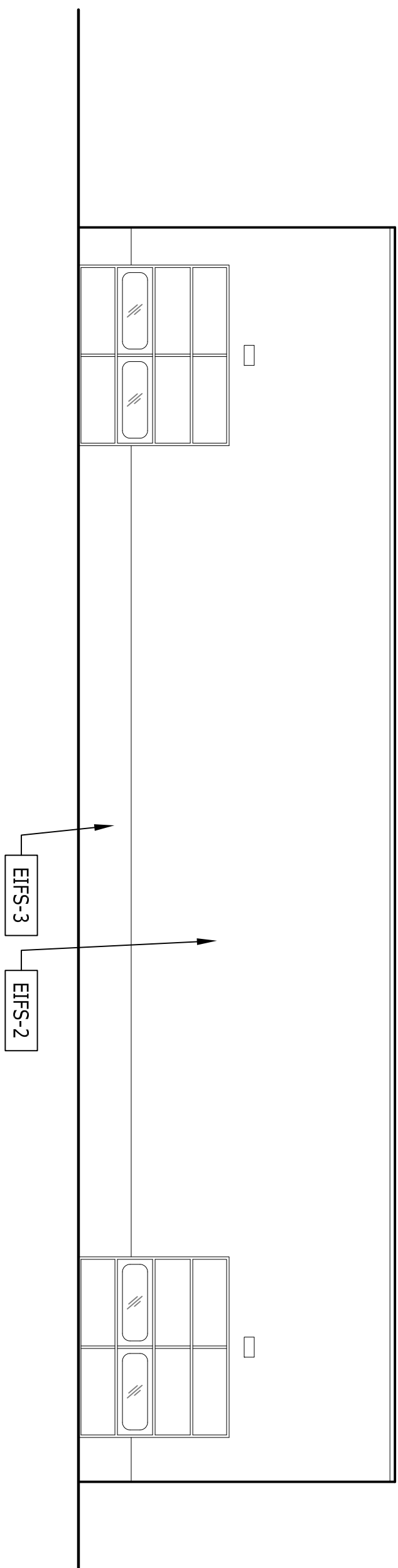
EXT. RENDERING

A06.03



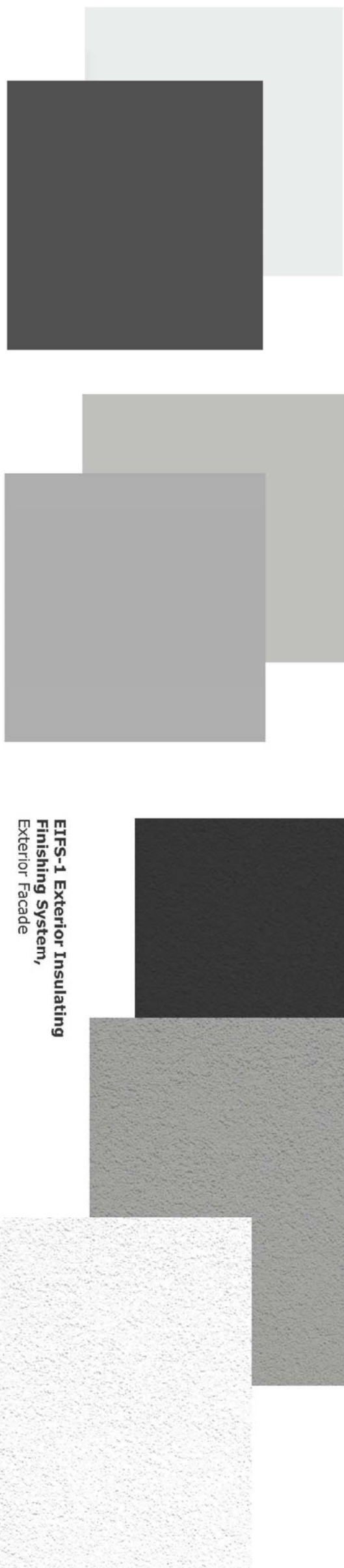
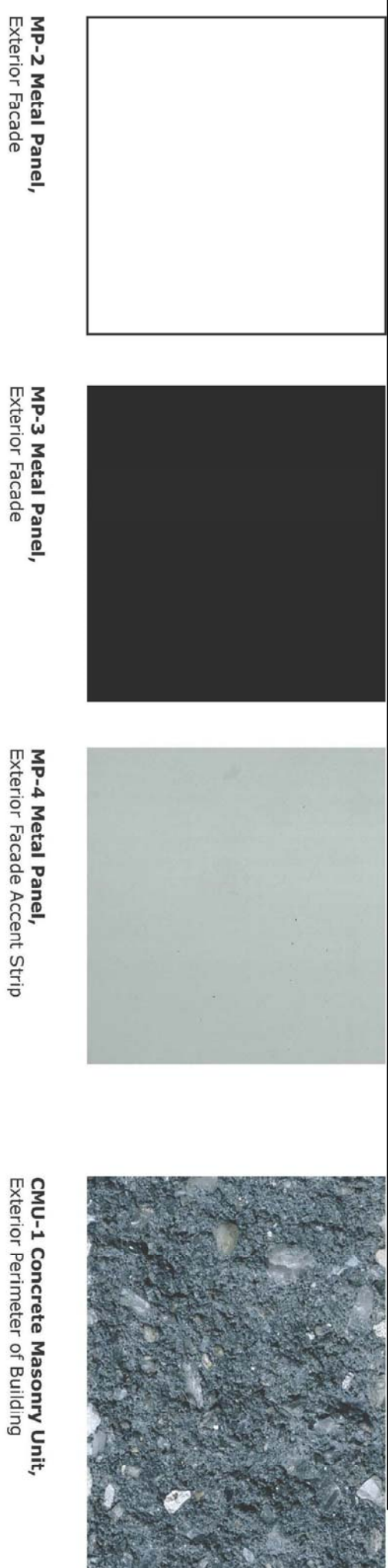
FRONT ELEVATION

SCALE: 1/8"



BACK ELEVATION

SCALE: 1/8"



EXTERIOR MATERIALS

SCALE: NTS

GENERAL NOTES

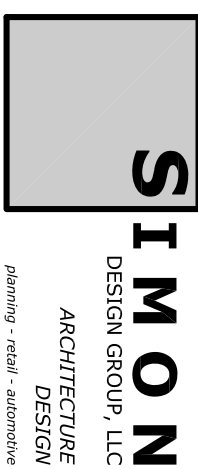
- A. REFER TO THIS PAGE FOR MATERIAL LEGEND
 - B. ALL SIGNAGE REQUIRES 20AMP DISCONNECT
 - C. ALL SIGNAGE REQUIRES ACCESS PANELS. CONTRACTOR TO COORD LOCATIONS WITH SIGNAGE VENDOR.
 - D. ALL GRAPHICS AND WALL PANELS MAY REQUIRE BLOCKING OR OTHER POSITIVE FORM OF ANCHORAGE. COORDINATE WITH THE GRAPHICS VENDOR PRIOR TO CLOSING ANY WALL CAVITIES. SELECT SIGNS ARE ELECTRIFIED. REVIEW GRAPHICS SECTION OF THIS BOOK TO IDENTIFY WHICH GRAPHICS REQUIRE POWER.
 - E. ELEVATIONS NOT SHOWN SHALL RECEIVE THE SAME OR COMPLEMENTARY FINISHES TO MATERIALS SHOWN.
 - F. REFER TO CEILING PLAN (A3.01 + 3.02) FOR LIGHTING DESIGN CRITERIA AND LIGHT FIXTURE SCHEDULE.
 - G. EFS SCORING AND JOINT LAYOUT PER MANUFACTURER REQUIREMENTS.
 - H. ALL GUTTERS AND DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT WALL SURFACE.
- SIGNAGE WILL REQUIRE A SEPARATE PERMIT APPLICATION BY SIGNAGE VENDOR

PROJECT:



**Napleton Mazda of Arlington Hts
Rand + Old Hicks
Palatine, IL**

ARCHITECT:



500 Lake Cook Road, Suite 350
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Fax: 847-307-8324
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Attn: Timothy J. Hedrick
email: tim.hedrick@rtmassociates.com

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EXT. ELEVATION

A06.01

GENERAL NOTES

A. REFER TO A6.01 FOR EXTERIOR ELEVATION NOTES



Napleton Mazda of Arlington Hts
Rand + Old Hicks
Palatine, IL

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EXTERIOR ELEVATIONS

A06.02

PROJECT:



Napleton Subaru of Arlington Hts
Rand + Old Hicks
Palatine, IL

ARCHITECT:

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DESIGN GROUP, LLC

ARCHITECTURE
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Planning - design - architecture

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Attn: Timothy J. Hedrick
email: tm.hedrick@tmassocllc.com

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EXT. RENDERING

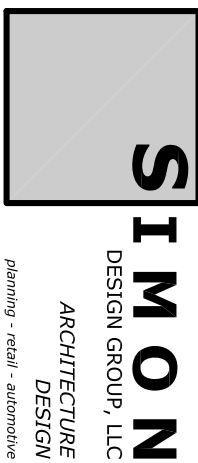
A06.03

PROJECT:



Napleton Subaru of Arlington Hills
Rand + Old Hicks
Palatine, IL

ARCHITECT:



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design@simon-arch.com

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Structural Engineers
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Fax: 847-307-8324
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Attn: Alan Schultz

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Tel: 847-713-1023
Attn: Timothy J. Hedrick
email: tim.hedrick@rtmassociates.com

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FLOOR PLAN

A02.01

PROJECT:



Napleton Carwash
Rand + Old Hicks
Palatine, IL

ARCHITECT:

SIMON

DESIGN GROUP, LLC

ARCHITECTURE
DESIGN

Planning • Design • Architecture

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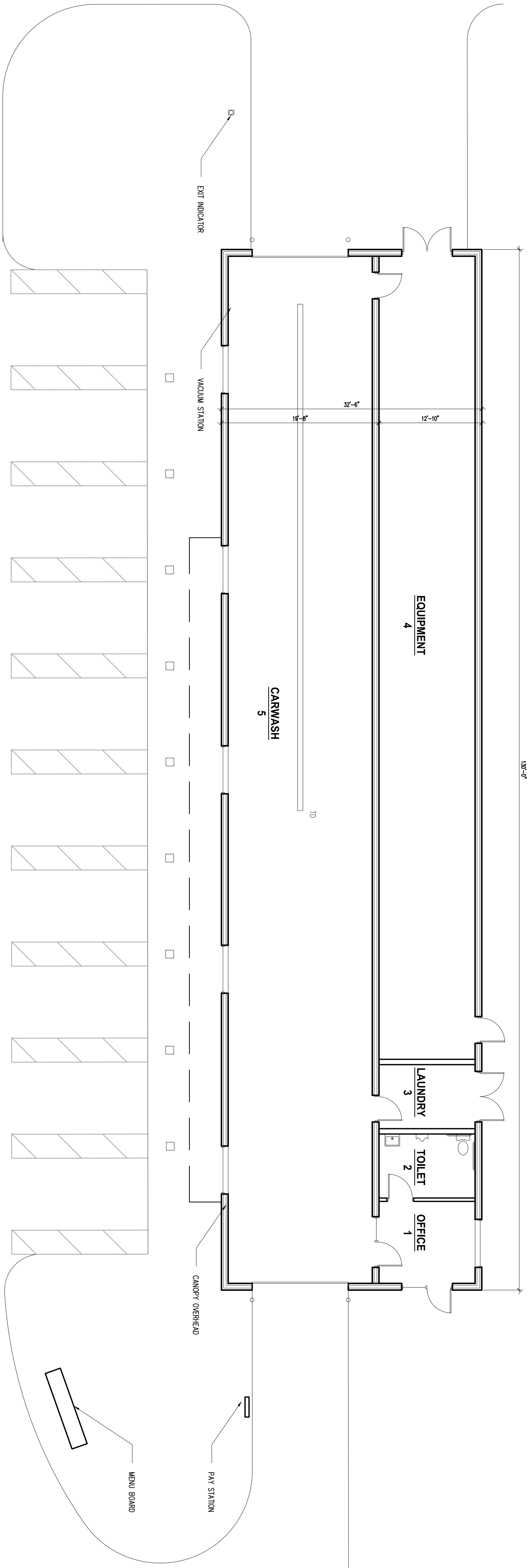
Tel: 847-713-1023

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email: tm.hedrick@tmassocllc.com

July 23, 2018 – DESIGN REVIEW
July 30 2018 – CITY REVIEW

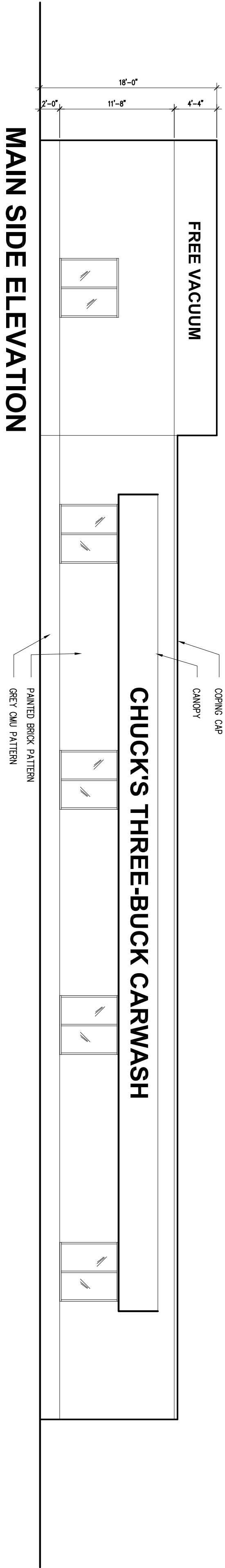
EXT. RENDERING

A06.03

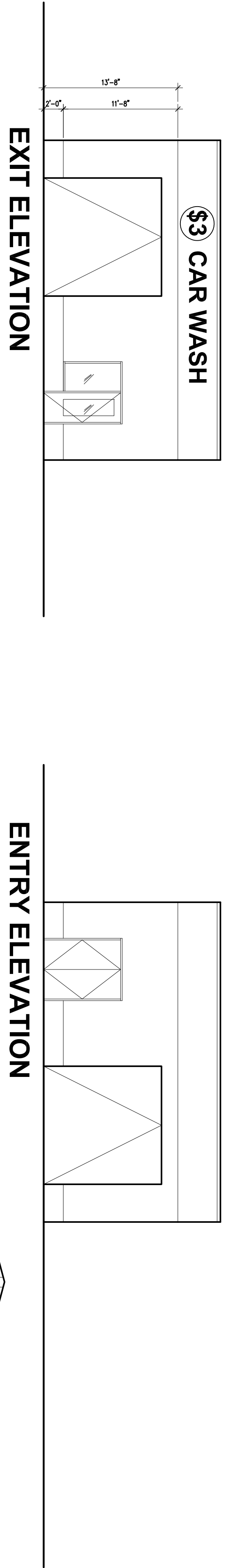


FLOOR PLAN

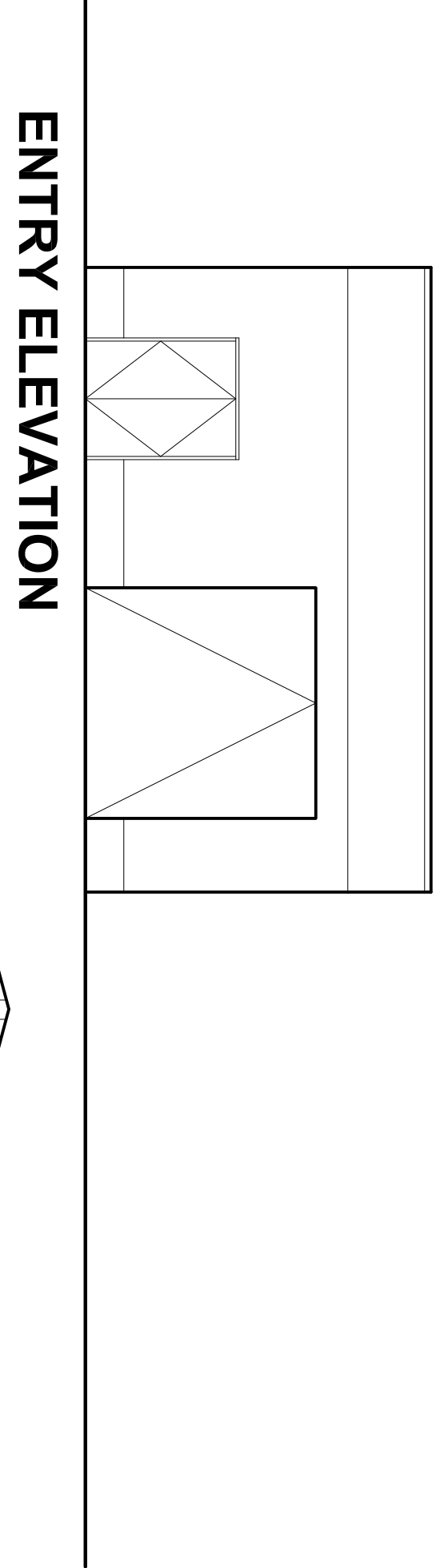
MAIN SIDE ELEVATION



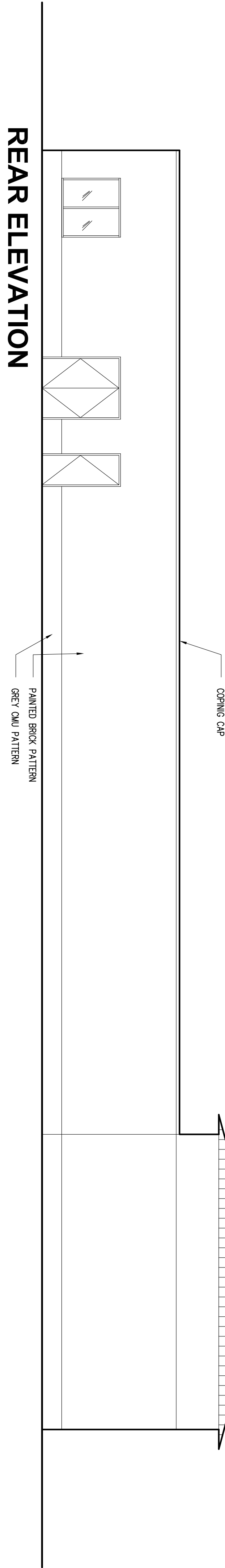
EXIT ELEVATION



ENTRY ELEVATION



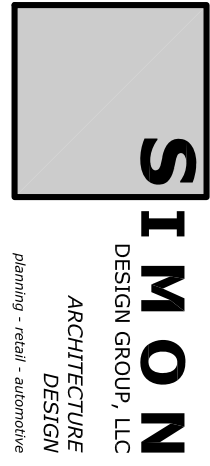
REAR ELEVATION



Napleton Carwash
Rand + Old Hicks
Palatine, IL

PROJECT:

ARCHITECT:



500 Lake Cook Road, Suite 350
Deerfield, IL 60015
Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:

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Structural Engineers
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Attn: Timothy J. Hedrick
email: tim.hedrick@tmassocllc.com

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July 30, 2018 – CITY REVIEW

schematic

A02.01

CHICAGO SIGN®

Chicago Sign and Light Company

26w 535 St Charles Road, Unit A

Carol Stream, IL 60188

630-407-0802 ChicagoSigns@aol.com

Napleton Mazda Subaru 07.31.2018 #3

Steve Napleton Automotive Group

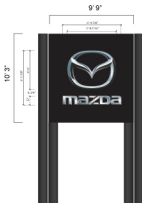
Rand and Old Hicks Road

Palatine, IL

Proposed Signs.

Napleton

3.2.s



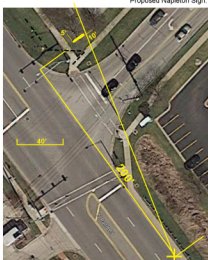
Packet Pg. 87

CHICAGO SIGN®

Chicago Sign and Light Company
26w 535 St Charles Road, Unit A
Carol Stream, IL 60188
630-407-0882 ChicagoSign@aol.com

Napleton Mazda Subaru Site 08.02.2018
Steve Napleton Automotive Group
Rand and Old Hicks Road
Palatine, IL

Proposed Napleton Sign.



Prime viewing distance & time: 200' at 35 MPH 4 seconds
15 degree cone of vision.

Napleton

3.2.t



Attachm

Packet Pg. 88

PUBLIC NOTICE
 A public hearing will be held before the Palatine Plan Commission on Tuesday, August 7, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 1. Preliminary and Final Plat of Subdivision to permit a 4-lot commercial development;
 2. Preliminary and Final Planned Development to permit 2 new car dealerships, with related vehicle parking;
 3. Special Use to permit a car wash; and
 4. Special Use to permit an EMB sign, and a Variation for being within 500 feet of an existing EMB sign.
 The property is commonly known as 1775, 1791, 1801, and 1815 N. Rand Road. (PIN #s 02-02-402-011 and 02-02-402-013).
 This proposal would allow for the construction of two new automobile dealerships, a separate car wash, and an electronic message board sign.
 The above petition has been filed by Megan Roche, representing ROTO Sales, Inc. (d/b/a Napleton Subaru and Mazda) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 18-58
 VILLAGE OF PALATINE
 Dennis Dwyer, Chair
 Palatine Plan Commission
 DATED: This 23rd day of July 2018.
 Published in Daily Herald
 July 23, 2018 (4505483)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 23, 2018 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 *Danula Baetz*
 Authorized Agent

Control # 4505483

Attachment: Public Notice - Napleton (1775, 1791, 1801, & 1815 N. Rand Road - PFS, PFPD, SU car wash, SU EMB sign - Napleton)