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 ● JULY 20, 2021

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jul 6, 2021 7:00 PM

III. PUBLIC HEARING

1. 1133 N. Grove Avenue

   Preliminary and Final Plat of Subdivision to permit a 3-lot single-family residential development

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

   Vacation of the approximately 40 feet of Coolidge Avenue right-of-way, located directly east of 1133 N. Grove Avenue

2. 874-920 N. Quentin Road

   Preliminary Planned Development to permit a 3-story, 58-unit apartment building

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLAN COMMISSION

MINUTES ● JULY 6, 2021

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

I. CALL TO ORDER

ne	Title	Status	A	ed
en	Plan Commissioner	Present		
	Chairman	Present		
	Plan Commissioner	Absent		
n	Plan Commissioner	Present		
	Plan Commissioner	Present		
	Plan Commissioner	Absent		
nhausen	Plan Commissioner	Present		
oski	Plan Commissioner	Present		
ota	Plan Commissioner	Absent		

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jun 15, 2021 7:00 PM **- Accepted**

   Accepted with suggested changes as noted by Chairman Dwyer

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

Minutes Acceptance: Minutes of Jul 6, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1311-1329 N. Rand Road **- Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on June 18, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Application
2. Plat of Survey
3. Site Plan and Elevations
4. Elevation 1
5. Elevation 2
6. Elevation 3
7. Sample Unit Layout
8. Sample Unit Layout
9. Public Notice

Sworn in Petitioner Mr. Greg Orput of Orput Companies and Savas Er, Principal with the shopping center owner - North America Real Estate

Mr. Er states that North American Real Estate has been in business since 1988. They have completed over 80 projects and owns 25 shopping centers. The property was purchased in 2018. He noted that since the past tenants, TJ Maxx and Whole Foods moved out, the shopping center has been in distress. Mr. Er discusses the challenges in finding occupants for the vacant spaces. He also points out traffic patterns near the shopping center that hinder prospective tenants from leasing the spaces. Mr. Er points out that the retail industry is not as viable as it once was, and the new trend is for out parcels. Mr. Er states that Mr. Orput filed a petition to allow a self-storage company at the south side of Park Place Shopping Center. He also talked about adding out parcels in the center that would create new interests for the shopping center.

Mr. Orput discussed the petition and the layout. They are looking to construct an 80,000 square foot facility. He presents the site plan of the proposed self-storage facility and explains several features such as parking, the small lot parking lot expansion behind the facility that would be used for rental truck parking, additional landscaping and an 8' fence around the parking lot expansion and on the eastern property line. He explains that there would be a leasing office with 2-3 employees. There would be interior loading and unloading. The units would be climate controlled and have security cameras with a key code access. Mr. Orput states that the self-storage facility solidifies the center and fulfills a public need.

Mr. Kolososki asks how other locations that have this type of facility are fairing.

Mr. Orput introduces Mr. Mike Siurek, his partner, to answer this question. Mr. Sieruk is sworn in.

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Mr. Siurek states that the self-storage facility is a healthy opportunity and averages a 90% occupancy. He explains that most customers come from a 5-mile radius and usually stay. It is a very good, repetitive income stream and fulfills a public need. All of their centers are doing well.

Mr. Noonan asks about the loading and unloading areas, and asks to clarify if the rear dock that is used for semi-trailer unloads would also have access for smaller box trucks and vans.
Mr. Siurek states that there would be plenty of room in the back area to park and unload.

Mr. Bettenhausen asks if the general access would be through the loading area.
Mr. Siurek explains that the office area is to sign contracts and get their access codes and access to the storage lockers is through the dock areas.

Sworn in staff - Ms. Katie Rivard

Ms. Rivard reviews the business operations. She confirms that the end user has not been finalized/identified at this time. Based on a storage facility tenant, the hours of operations would be Monday-Friday 9:00am - 6:00pm and 9:30am - 5:00 pm Saturday and Sunday. The access limit is 10pm. There would be 2-3 employees. The units would be climate controlled and the building will have interior loading and unloading with security cameras and key code access. She states that signage for the use would follow the Cook County C-4 sign code.

STAFF RECOMMENDATION:
In addition to the Village's B-2 use list, Park Place follows the Cook County Zoning Ordinance C-4 - General Commercial District use list. With that being said, self-storage uses are not contemplated in either use lists. The intent of Cook County's C-4 district is to provide sites to be used as primary shopping centers; and, the intent of the Village's B-2 district is to provide areas for business establishments, which offer retail convenience goods and services to residents located in the general vicinity of the district. While the proposed use does not directly align with the intentions of the districts, the shopping center owner has identified the proposed use as a potential alternative. In addition to the proposed use, there are also specific façade improvements planned for the center to more closely align the proposed elevations and transition to the existing varying elevations of the center. Additionally, Staff has concerns with the proposed signage, as it may be excessive and exceed the allowable signage per Cook County's sign code.
The owner identifies the shopping center layout, existing vacancies, and changing national retail market as factor directly impacting the center's occupancy. In addition, the owner also indicates that this section of the center

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has been marketed for many years without success in refilling the former TJ Maxx and associated retail spaces. At one point, the school district was evaluating this portion of the center for a new school use. Furthermore, the owner indicates that proposed occupancy will not only generate foot traffic within the center, but also provide for the ability to create several smaller outparcels, which would align with the current retail demographics and needs. The proximity and access to surrounding multi-family uses is also seen as factors driving U-Haul's interest in this center.

Ultimately, the proposed self-storage use within the Park Place Shopping Center will remain a policy question for the Village Council. Therefore, Staff recommends action at the discretion of the Plan Commission, subject to the following conditions,

1. The Planned Development Amendment and Special Use shall substantially conform to the site plan and elevations prepared by JTS Architects, dated 06/04/2021, except as such plans may be changed to conform to Village Codes and Ordinances and appropriately transition to the existing elevations, as determined by the Director of Community Services.
2. The Park Place Planned Development use list shall be amended to add self-storage use, as a Special Use.
3. Any other self-storage use proposed instead of U-Haul shall require Village Council review and approval.
4. All commercial rental vehicles shall be stored in the proposed northeast parking lot.
5. The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.
6. Parking lot lighting will be required in a manner acceptable to the Village of Palatine.
7. The final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. Additional plantings shall be provided in the parking lot islands.
8. An 8' tall solid fence shall be installed around the parking lot expansion and along the eastern property line, in a manner acceptable to the Director of Planning and Zoning.

Mr. Hansen asked for clarification about Condition #7.
Mr. Hansen asks the Petitioner is he can and will meet all requirements.

Chairman Dwyer clarifies Condition #5 and states that based on the site plan submitted the signage would have to be reduced.

Mr. Orput agrees and states that they would comply or request a variance if needed.

Minutes Acceptance: Minutes of Jul 6, 2021 7:00 PM (Approval of Minutes)

Mr. Orput would also like clarification if the process would have to start over if the tenant is anyone other than U-Haul.
Ms. Rivard states he would not have to go before the Plan Commission again but would have to be reviewed by Village Council.

Commissioner Dwyer made a motion to close the public hearing.

DISCUSSION:

Mr. Kolososki states that he likes the concept and believes it would work well in this shopping center. He also states it would be fulfilling a need.

Mr. Noonan states that the Village would love to add retail to the shopping center but a self-storage would fulfill the public need and the Village's need for revenue.

Commissioner Dwyer states that the retail needs have changed and consumers have turned to online shopping versus the once popular in-person shopping.

Mr. Noonan made a motion to accept case # 21-45 with the (8) Conditions - 2nd by Mr. Hansen; Unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Village Council on Monday, August 2, 2021.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS] Next: 7/20/2021 7:00 PM**
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Conrad Hansen, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Bettenhausen, Kolososki
ABSENT:	Robins, Friedman, Fedota

Minutes Acceptance: Minutes of Jul 6, 2021 7:00 PM (Approval of Minutes)

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Jul 6, 2021 7:00 PM (Approval of Minutes)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 07/20/21 07:00 PM

CASE STAFF STATEMENT (ID # 6944)

1133 N. Grove Avenue

CASE NUMBER: 2021-46

PETITIONER: Thomas Herzeau

LOCATION: 1133 N. Grove Avenue

PROPOSAL: Preliminary and Final Plat of Subdivision to permit a 3-lot single-family residential development; and,

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

Vacation of the approximately 40 feet of Coolidge Avenue right-of-way, located directly east of 1133 N. Grove Avenue (Village of Palatine, Petitioner)

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

SURROUNDING CONDITIONS:

North:	R-1 Single-Family Residential; Planned Development (Eagle Point Estates)
South:	R-1 Single-Family Residential
East:	Planned Development
West:	R-1 Single-Family Residential

COMPREHENSIVE PLAN: Single-Family Residential

BACKGROUND:

The Subject Property, approximately 0.89 acres, is one single-family vacant residential

lot. The Petitioner, owner, is seeking to rezone the Subject Property from R-1 to R-2 and subdivide the lot into three separate lots. Therefore, the Petitioner is seeking approval of the following:

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

ANALYSIS:

Zoning and Site Design

- The Subject Property is currently zoned R-1 Single-Family Residential and is one vacant single-family residential lot. The lot size is 38,574 square feet.
- The proposed lots meet all of the bulk and setback requirements for the R-2 district. The following table provides an analysis of the proposed lots:

	Proposed Lot Size (9,000 sq. ft. for interior lots; 10,000 sq. ft. for corner lots)	**Lot Width** (75' for interior lots; 85' for corner lots)	**Lot Depth** (110' required)
Lot 1	13,722	91.52'	149.75'
Lot 2	11,988	80'	149.85'
Lot 3	12,814	85.45'	149.95'

- Properties northwest, west, and southwest of the subject site remain mostly R-1 zoning with larger lots (approximately 15,000 square feet or more). Recent developments to the north and south have been rezoned to Planned Development that generally conform to the R-2 residential requirements with regards to setbacks and bulk restrictions.
- The Subject Property is located within the Northwest Sub-Area. This Sub-Area recommended R-2 zoning for this property.
- As the Subject Property is east and adjacent to the unimproved, Coolidge Avenue right-of-way, the Village is recommending this area is vacated to the Petitioner as condition of the Subdivision and Rezoning. If approved by Village Council, the

Village would retain easement rights.

- The unimproved, Coolidge Avenue right-of-way is 40' x 150' for a total of 0.14 acres (6,000 sq. ft.) With the additional right-of-way, the Subject Property would go from 0.89 acres (38,574 sq. ft.) to 1.04 acres (44,547 sq. ft.). This would push the Subject Property past the 1 acre limit and site runoff and volume control requirements apply for the WMO requirements.
- The Petitioner has indicated he is not interested in the right-of-way. Per the Public Works Department, the Village has no intentions to utilize this corridor and it is not continuous to the north or south.

Engineering

- The storm sewer will be installed to complete the necessary connections for services.
- Sanitary will connect to the existing sanitary on the south side of Autumn Road and the west side of Grove Avenue.
- Water service will connect to existing water service on the north side of Autumn Road.
- Sidewalks shall be constructed along the frontage of each lot. Parkway trees would be planted in accordance with Code.

RECOMMENDATIONS:

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

1. The development shall substantially conform to the Plat of Subdivision and the Engineering Plans prepared by Haeger Engineering, dated 04/21/2021 last revised 06/09/2021, except as such plans may be revised to conform to Village Codes and Ordinances.

2. A Public Improvement letter of credit or appropriate security deposit shall be

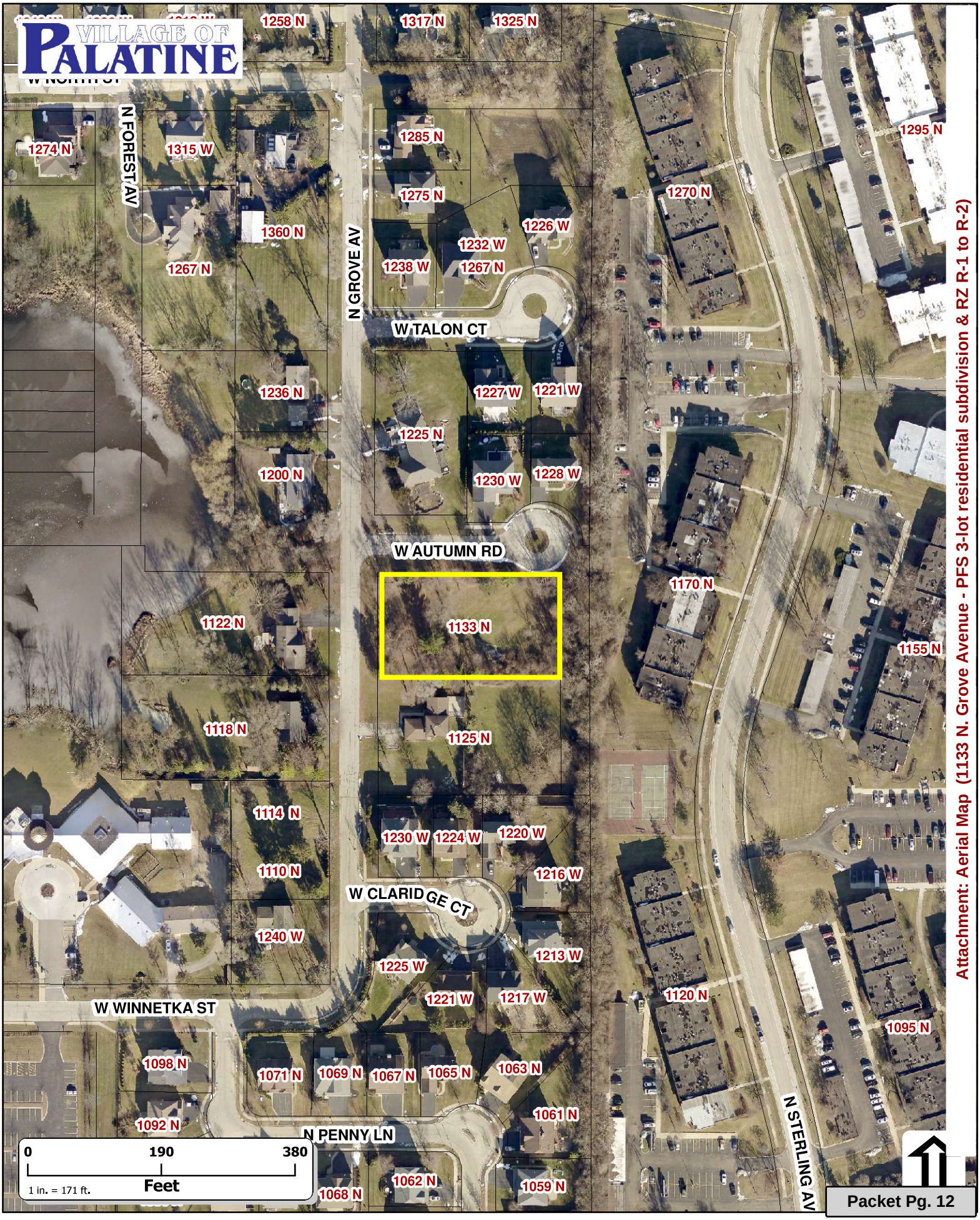
submitted in a manner acceptable to the Village Engineer.

3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC.
5. A Plat of Vacation shall be submitted on Mylar with the required signatures in a manner acceptable to the Village Engineer.
6. A Subdivision Improvement Agreement shall be submitted.
7. Recording fees in the amount of $300 shall be submitted.
8. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.
9. Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.
10. Water recapture fees shall be paid in a manner acceptable to the Village Engineer. This amount is subject to change up to the date of the Village Council approval.
11. Sanitary recapture fees shall be paid in a manner acceptable to the Village Engineer. This amount is subject to change up to the date of the Village Council approval.

ATTACHMENTS:

- Aerial Map
- Application
- Topographic Survey
- Plat of Subdivision
- Engineering Plans
- Public Notice Subdivision
- Public Notice Vacation

1133 N. Grove Avenue



Attachment: Aerial Map (1133 N. Grove Avenue - PFS 3-lot residential subdivision & RZ R-1 to R-2)

VILLAGE OF PALATINE

Preliminary & FINAL PLAT OF SUBDIVISION

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

Office Use Only		
	Project Planner: KR	Zoning Case #: 21-46
	Filing Fee	Notification Deadline
	PC Public Hearing Date: 7/20/21	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Thomas Herzau

2. Authorized Agent of Petitioner (if different):

   Name: _____

   Address: _____

   Telephone No. _____ Business No. _____

   Email: _____

   Relationship to Petitioner: _____

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

4. Address of the property for which this application is being filed:
   1133 N Grove Ave, Palatine, IL 60067

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

6. Current zoning of property: R-1 Size of the property: 0.8855 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.:
   Lot subdivision with R-1 to R-2 zoning change to construct 3 single-family homes with related improvements such as utility connections and mass grading.

Attachment: Application (1133 N. Grove Avenue - PFS 3-lot residential subdivision & RZ R-1 to R-2)

VILLAGE OF PALATINE

REZONING

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

Office Use Only	Project Planner	Zoning Case #
	KR	21-46
	Filing Fee	Notification Deadline

RECEIVED
APR 23 2021
PLANNING & ZONING DEPARTMENT
Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Thomas Herzau

2. Authorized Agent of Petitioner (if different):

   Name: _____

   Address: _____

   Telephone No._____ Business No. _____

   Relationship to Petitioner: _____

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

4. Address of the property for which this application is being filed:
   1133 N Grove Ave, Palatine, IL 60067

5. This petition is for: (check one)

   X Rezoning of currently incorporated property (within Village limits)

   _____ Rezoning of currently unincorporated property, in conjunction with annexation

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

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

8. Current zoning of property: R-1 Size of the Property: 0.8855 acres

9. Proposed new zoning classification: R-2

Attachment: Application (1133 N. Grove Avenue - PFS 3-lot residential subdivision & RZ R-1 to R-2)

PETITIONER JUSTIFICATION:

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

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

The existing lot is only 150' deep which makes the R-1 zoning setbacks (Front & side 40' and rear 50') too restrictive. Subdivision into 2 lots would also not be economically feasible for the project.

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

Yes - lots along the south part of Grove Avenue are already zoned R-2, there is other R-2 zoning in the area such as along North Street and Palos Ave. Properties across Autumn Ln are zoned Planned Unit Development with R-2 type lots.

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

No. This area is indicated as single family which is the intended use.

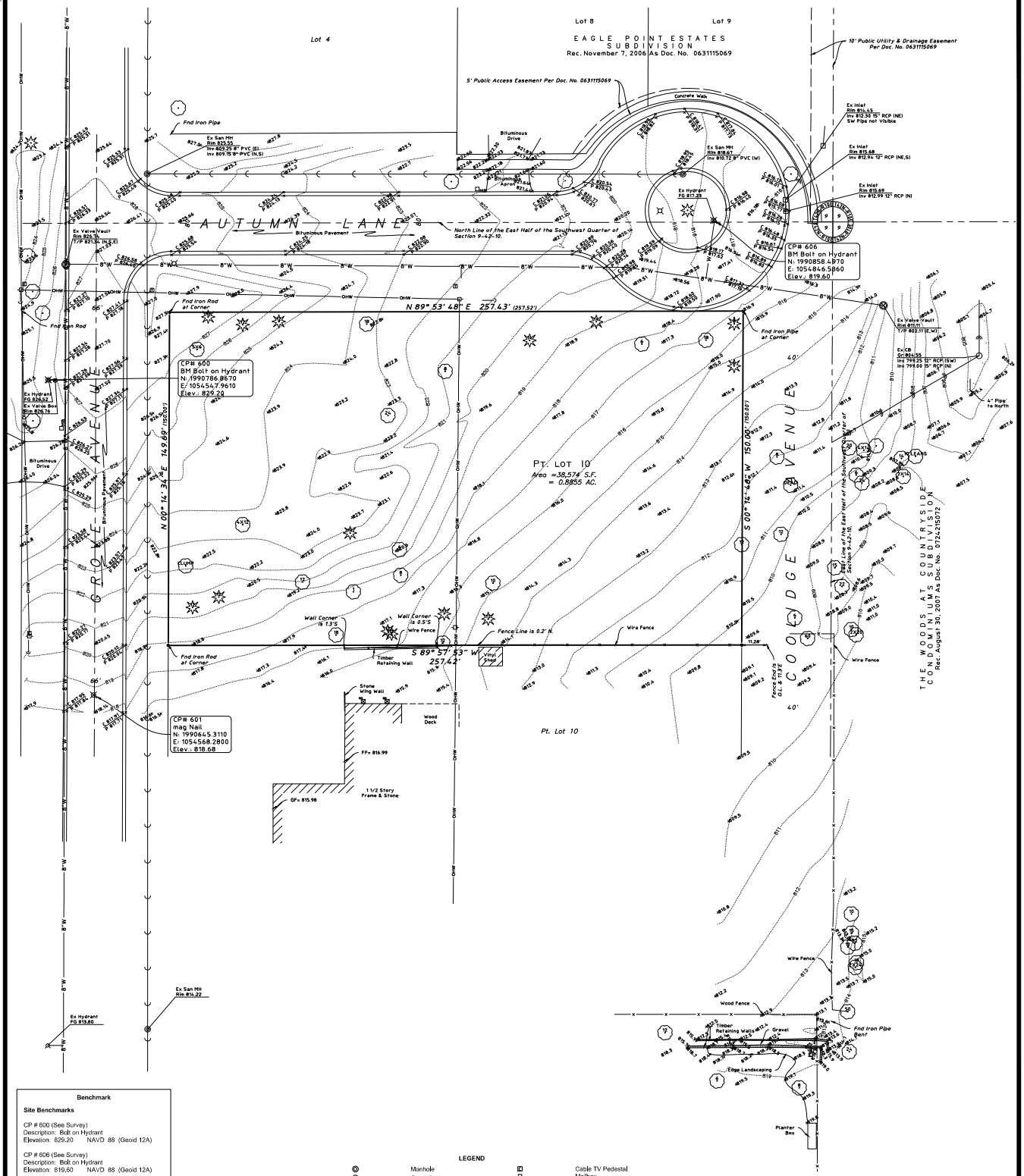
13. Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

No.

Attachment: Application (1133 N. Grove Avenue - PFS 3-lot residential subdivision & RZ R-1 to R-2)

LEGAL DESCRIPTION

THE NORTHERLY 150 FEET OF BLOCK 10 IN PERCY WILSON'S FOREST VIEW HIGHLAND, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED JULY 23, 1926 AS DOCUMENT 9349772, IN COOK COUNTY, ILLINOIS.


Lot 4
Lot 8
Lot 9
EAGLE POINT ESTATES SUBDIVISION
Rec. November 7, 2006 As Doc. No. 0631115069
10' Public Utility & Drainage Easement Per Doc. No. 0631115069
5' Public Access Easement Per Doc. No. 0631115069
AUTUMN LANE
GROVE AVENUE
COOLIDGE AVENUE
North Line of the East Half of the Southwest Quarter of Section 9-42-10.
CP# 606
BM Bolt on Hydrant
N: 1990858.4970
E: 1054846.5860
Elev.: 819.60
CP# 600
BM Bolt on Hydrant
N: 1990786.8670
E: 1054547.9610
Elev.: 829.20
CP# 601
mag Nail
N: 1990645.3110
E: 1054568.2800
Elev.: 818.68
PT. LOT 10
Area =38,574 S.F.
= 0.8855 AC.
Pt. Lot 10
N 89° 53' 48" E 257.43' (257.52')
S 89° 57' 53" W 257.42'
N 00° 14' 34" E 149.69' (150.00')
S 00° 14' 46" W 150.00' (150.00')
THE WOODS AT COUNTRYSIDE CONDOMINIUMS SUBDIVISION
Rec. August 30, 2007 As Doc. No. 0724215072
Ex San MH Rim 825.55 Inv 809.75 8" PVC (E) Inv 809.15 8" PVC (N,S)
Ex San MH Rim 818.67 Inv 810.72 8" PVC (W)
Ex Inlet Rim 811.65 Inv 812.35 12" RCP (NE) Sw Pipe not Visible
Ex Inlet Rim 815.68 Inv 812.94 12" RCP (NE,S)
Ex Inlet Rim 815.68 Inv 812.99 12" RCP (N)
Ex Hydrant FG 817.29
Ex Valve Vault Rim 826.76 T/P 821.34 (N,E,S)
Ex Valve Vault Rim 811.11 T/P 802.11 (E, W)
Ex Hydrant FG 826.52
Ex Valve Box Rim 826.76
Ex CB Gr 805.55 Inv 799.25 12" RCP (Sw) Inv 799.05 15" RCP (N)
4" Pipe to North
Ex San MH Rim 814.22
Ex Hydrant FG 813.80
Fnd Iron Pipe
Fnd Iron Rod at Corner
Fnd Iron Pipe at Corner
Bituminous Pavement
Bituminous Drive
Concrete Walk
Wall Corner is 1.3'S
Wall Corner is 0.8'S
Fence Line is 0.2' N.
Wire Fence
Timber Retaining Wall
Vinyl Shed
Stone Wing Wall
Wood Deck
FF= 816.99
GF= 815.98
1 1/2 Story Frame & Stone
Fence Line is 11.3'E of P.L.
Wood Fence
Gravel
Edge Landscaping
Planter Box
Fnd Iron Pipe Bent
Ex Inlet Rim 819.44 Inv 810.94 12" RCP (N)
Ex Inlet Rim 819.44 Inv 810.94 12" RCP (S)
Ex Inlet Rim 819.44 Inv 810.94 12" RCP (W)
Ex Inlet Rim 819.44 Inv 810.94 12" RCP (E)
Ex Inlet Rim 819.44 Inv 810.94 12" RCP (S)
Ex Inlet Rim 819.44 Inv 810.94 12" RCP (W)
Ex Inlet Rim 819.44 Inv 810.94 12" RCP (E)
Ex Inlet Rim 819.44 Inv 810.94 12" RCP (N

P.I.N. No. 02-09-306-002-0000

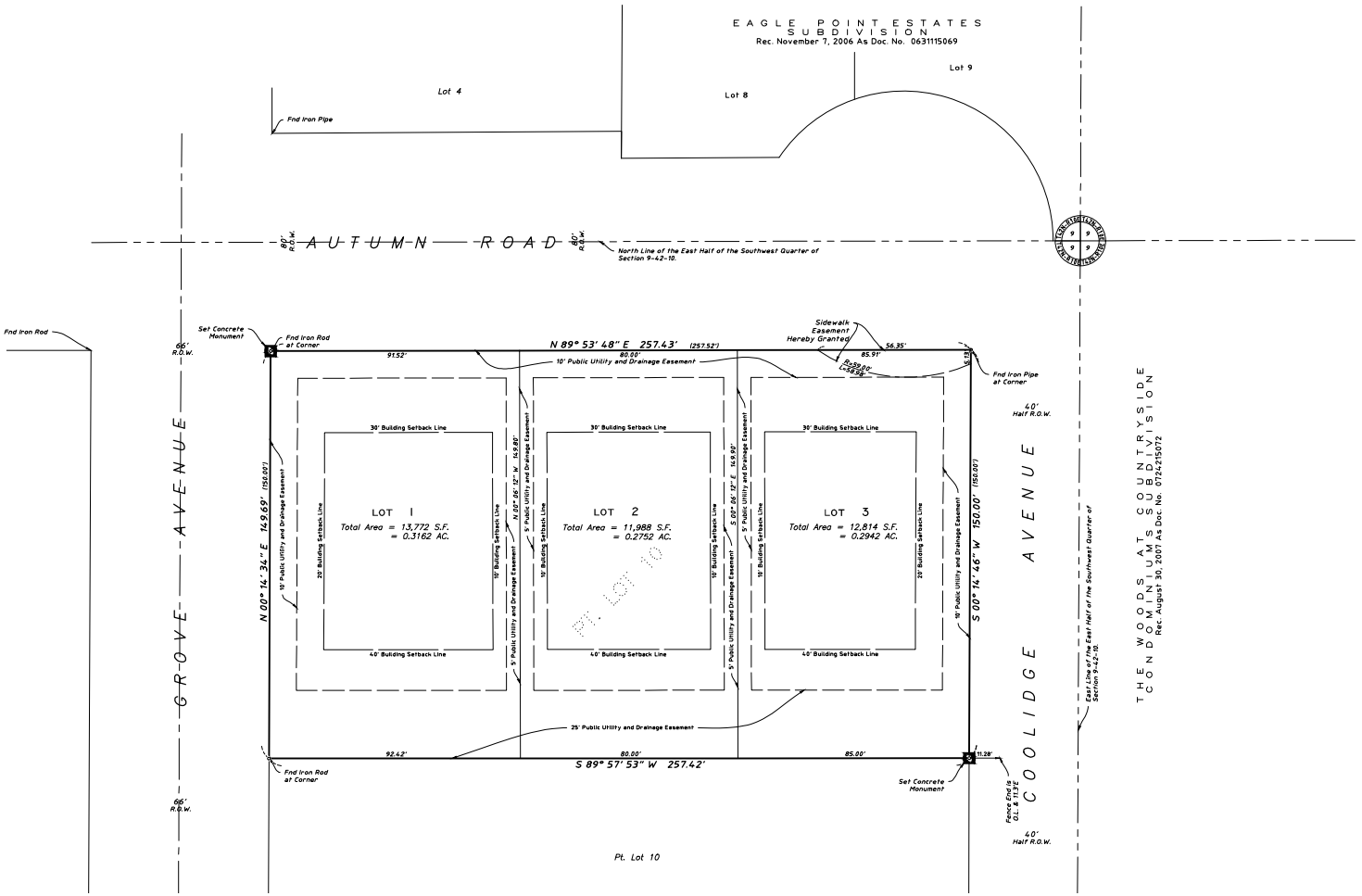
MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

SHEET 1 OF 2

FINAL PLAT
OF
AUTUMN ROAD SUBDIVISION

BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



20 10 0 20
SCALE: 1" = 20'

LEGEND

- SET CONCRETE MONUMENT
- SET 1/2" PIPE UNLESS OTHERWISE NOTED
- SUBDIVISION BOUNDARY LINE
- ROADWAY CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- UNDERLYING LOT LINES
- LOT 1 — NEW LOT NO.
- UNDERLYING PARCEL NO.
- (400.00') — RECORD DATA

SURVEYOR'S NOTES:

1. THE COMPLETION DATE OF THE FIELD WORK FOR THIS SURVEY IS MARCH 15, 2021.
2. THE BASIS OF BEARING SHOWN HEREON BASED ON NAD 83(2011) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARA COMPANY'S RTK NETWORK.
3. UNLESS OTHERWISE NOTED, 3/4" DIAMETER IRON PIPES WILL BE SET AT ALL LOT CORNERS IN ACCORDANCE TO THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.).
4. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

AREA SUMMARY

LOT 1	13,772 S.F.	0.3162 AC.
LOT 2	11,988 S.F.	0.2752 AC.
LOT 3	12,814 S.F.	0.2942 AC.
SUBDIVISION TOTAL	38,574 S.F.	0.8855 Ac.

Originally Prepared: 4/20/21 Project No. 20-229

No.	Date	Revision
1	06/09/2021	Per Village Comments

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel. 847.394.6600 Fax. 847.394.6608
Illinois Professional Design Firm License No. 184-003
www.haegerengineering.com

© 2021 Haeger Engineering, LLC

Attachment: Plat of Subdivision (1133 N. Grove Avenue - PFS 3-lot residential subdivision & RZ R-1 to R-2)

P.I.N. No. 02-09-306-002-0000

MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

FINAL PLAT
OF
AUTUMN ROAD SUBDIVISION

BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER
OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF
THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THOMAS GEORGE HERZAU AND IRENE PAULINE HERZAU, TRUSTEES OF THE THOMAS GEORGE HERZAU 2005 TRUST, U/D/T DATED NOVEMBER 1, 2005, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST AND IRENE PAULINE HERZAU AND THOMAS GEORGE HERZAU, TRUSTEES OF THE IRENE PAULINE HERZAU 2005 TRUST, U/D/T DATED NOVEMBER 1, 2005, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST IS HOLDER OF RECORD TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT HE HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. THEY FURTHER CERTIFIES TO THE BEST OF THEIR KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN:
GRADE SCHOOL DISTRICT 15,
HIGH SCHOOL DISTRICT 211,
AND JUNIOR COLLEGE DISTRICT 512.

DATED THIS _____ DAY OF _____, A.D., 2021.

BY:_____,_____ (TITLE)

THOMAS GEORGE HERZAU, AS TRUSTEE OF THE THOMAS GEORGE HERZAU 2005 TRUST

BY:_____,_____ (TITLE)

IRENE PAULINE HERZAU, AS TRUSTEE OF THE THOMAS GEORGE HERZAU 2005 TRUST

BY:_____,_____ (TITLE)

THOMAS GEORGE HERZAU, AS TRUSTEE OF THE IRENE PAULINE HERZAU 2005 TRUST

BY:_____,_____ (TITLE)

IRENE PAULINE HERZAU, AS TRUSTEE OF THE IRENE PAULINE HERZAU 2005 TRUST

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT THOMAS GEORGE HERZAU AND IRENE PAULINE HERZAU, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUST FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF_____ , 2021.

_____
PRINT NAME

_____
NOTARY PUBLIC

COMMISSION EXPIRES:_____ (SEAL)

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

BY: _____ DATED: _____
OWNER

BY: _____ DATED: _____
ILLINOIS PROFESSIONAL ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2021.

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE VILLAGE COUNCIL OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2021.

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____, A.D., 2021.

SIGNED: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____, A.D., 2021.

BY: _____
VILLAGE COLLECTOR

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, AT&T, NICOR, COMMONWEALTH EDISON COMPANY, COMCAST AND HOLDERS OF FRANCHISES GRANTED BY THE VILLAGE OF PALATINE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS DESIGNATED ON THE PLAT AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" (PUDE) TO CONSTRUCT, INSTALL, LAY, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT INCLUDING WITHOUT LIMITATION WATER MAINS, STORM SEWER, STORMWATER DRAINAGE, SANITARY SEWERS, FORCE MAINS, GAS MAINS, TELECOMMUNICATION CABLES, ELECTRIC CABLES, CABLE TELEVISION LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD. ABOVEGROUND FACILITIES ARE RESTRICTED FROM BEING PLACED ON VILLAGE OF PALATINE PROPERTY OR AT LOCATIONS WHERE AND WHEN THE VILLAGE OF PALATINE HAS JURISDICTION. EACH FACILITY TO BE PLACED UPON AND/OR ON THE GROUND IS SUBJECT TO THE PERMIT REQUIREMENTS OF THE VILLAGE OF PALATINE WHERE AND WHEN THE VILLAGE OF PALATINE HAS JURISDICTION. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES SUCH AS THE INSTALLATION OF SHEDS OR OTHER BUILDINGS. FENCES WHICH DO NOT OBSTRUCT SURFACE WATER DRAINAGE ARE ALLOWABLE IN SAID PUDE BUT WILL NOT BE RESTORED BY GRANTEE IN THE EVENT THEY ARE REMOVED FOR CONSTRUCTION ACCESS. ANY FENCE MUST NOT CONFLICT WITH ANY EXISTING USE OF THE PUDE. SAID PUDE MAY BE USED FOR LANDSCAPING. NO MODIFICATION SHALL BE MADE TO THE EXISTING CONTOURS OR GRADES OR THE EASEMENT SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF OVERLAND DRAINAGE AS DESIGNED WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE VILLAGE OF PALATINE.

PLAT PREPARED FOR:

THOMAS HERZAU
3920 WHISPERING TRAILS DR
HOFFMAN ESTATES, IL 60192

SEND NEW TAX BILL TO:

THOMAS HERZAU
3920 WHISPERING TRAILS DR
HOFFMAN ESTATES, IL 60192

THIS PLAT SUBMITTED FOR RECORDING BY:

_____
_____
_____

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, LEENDERT A KLEINJAN, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3760, DO HEREBY AUTHORIZE AGENT OF THE OWNER, VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS_____

_____
LEENDERT A. KLEINJAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3760
MY LICENSE EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, LEENDERT A. KLEINJAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3760, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHERLY 150 FEET OF BLOCK 10 IN PERCY WILSON'S FOREST VIEW HIGHLAND, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED JULY 23, 1926 AS DOCUMENT 9349772, IN COOK COUNTY, ILLINOIS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION BUT NOT LONGER THAN ONE YEAR FROM THE RECORDING OF THIS PLAT, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.).

THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NO. 17031 C0039 J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS _____ FOR REVIEW_____

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3760

STATE OF ILLINOIS
LEENDERT KLEINJAN
035-3760
SCHAUMBURG ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-22

Originally Prepared: 4/20/21 Project No. 20-229

No.	Date	Revision
1	06/09/2021	Per Village Comments

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003
www.haegerengineering.com

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Attachment: Plat of Subdivision (1133 N. Grove Avenue - PFS 3-lot residential subdivision & RZ R-1 to R-2)

AUTUMN ROAD SUBDIVISION
SITE IMPROVEMENT PLANS

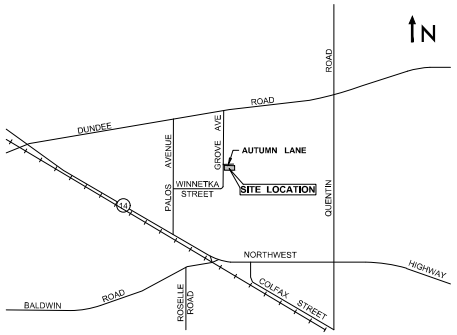
SECTION 9 TOWNSHIP 42 NORTH RANGE 10 EAST

PALATINE, ILLINOIS
COOK COUNTY

OWNER / SUBDIVIDER:
Thomas Herzau
3920 Whispering Trails Drive
Hoffman Estates, IL 60192
Tel: (847) 624-0046

ENGINEER / SURVEYOR:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: (847) 394-6600
Fax: (847) 394-6608
www.haegerengineering.com

VILLAGE OF PALATINE:
200 E. Wood Street
Palatine IL 60067
Tel: (847) 359-9045



LOCATION MAP
Not To Scale

Benchmark

Site Benchmarks

CP # 600 (See Survey)
Description: Bolt on Hydrant
Elevation: 829.20 NAVD 88 (Geoid 12A)

CP # 606 (See Survey)
Description: Bolt on Hydrant
Elevation: 819.60 NAVD 88 (Geoid 12A)

INDEX TO SHEETS

NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	ENGINEERING PLAN
C6.0	EROSION CONTROL PLAN
C7.0	TYPICAL DETAILS

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
FM	Force Main	FM
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
FO	Fiber Optic Line	FO
	Electrical Pedestal	
E	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	T
T	Telephone Line	T
CATV	Cable TV Line	CATV
	Cable TV Pedestal	
	Flagpole	
M	Mailbox	MX
	Handicapped Parking Stall	
X	Number of Parking Stalls	X
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
C XXX.XX	Curb Elevation and	C XXX.XX
G/P XXX.XX	Gutter/Pavement Elevation	G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
T/W XXX.XX	Top of Wall Elevation	TW XXX.XX
B/W XXX.XX	Bottom of Wall Elevation	BW XXX.XX
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	B-1
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	X.X%

Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

062-072032
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES 11-30-21

No.	Date	Revision
1	06/09/2021	Per Village Comments

HAEGER ENGINEERING
land surveyors
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100 East State Parkway, Schaumburg, IL 60173 • tel 847.394.6600 • fax 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

TITLE SHEET

AUTUMN ROAD SUBDIVISION
SITE IMPROVEMENT PLANS
PALATINE, ILLINOIS

Project Manager: D J V
Engineer: D J V
Date: 04/21/2021
Project No. 20-220
Sheet C1

Jun 09, 2021 - 4:34pm Plotted By: dsmalko
File: P:\2020\2022\Drawings\Final Engineering\2022\Autumn Rd Subdivision Engr.dwg

GENERAL NOTES

1. Definition of Terms:
   a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
   b. "Engineer" shall mean Haeger Engineering, LLC.
   c. "Village" shall mean the Village of Lake Zurich.
   d. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
   e. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
   f. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
   a. All applicable Village and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
   b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
   c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
   d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
   e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
   f. All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
   g. General Notes and Specifications contained herein or elsewhere as a separate document.

   If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
   a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
   b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
   c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:

   Haeger Engineering, LLC
   100 East State Parkway
   Schaumburg, IL 60173
   (847) 394-6600
   Project No.: 20-229
   Dated: March 17, 2021
7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
   a. Village of Palatine
   b. IHPA (Illinois Historic Preservation Agency)
   c. IDNR EcoCAT (Illinois Department of Natural Recourses Ecological Assessment Tool)
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village or other applicable Jurisdictional Agencies. The Village, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. (800-892-0123) and the Village Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
16. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to believed to be in error have been verified or corrected by the Engineer.
18. The Contactor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
19. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contactor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
20. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage us a result of Contractor action, or lack thereof.
21. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
22. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner.
23. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
24. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
25. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
26. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
27. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
28. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
29. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village and Owner.
30. The Contractor shall have appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, day, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
31. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
32. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or trees in accordance with Village requirements. If the Village does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
33. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
34. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
35. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
36. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
37. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
38. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.
39. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction..
40. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
41. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and apprise themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.
12. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
13. Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
14. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
15. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
16. The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
   a. Circular saw-cut of sewer main by proper tools ("shewer-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
   b. Remove the entire Section of pipe breaking only the top of one bell and replace with a wye or tee branch Section.
   c. With pipe cutter, neatly and accurately cut out the desired length of pipe for insertion of proper fittings, using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
   d. Other method approved by Jurisdictional Agency.
9. "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted green for sanitary, white for storm, and blue for water. The Contractor shall keep accurate records of all service connection locations.
11. All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
12. All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdiction Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

1. Horizontal Separation:
   a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
   b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   c. If it is impossible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
2. Vertical Separation:
   a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
   b. Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
   i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
   ii. The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
   c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements. The carrier pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

MWRD GENERAL NOTES

A. Referenced Specifications
1. All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the Plans:
   - Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
   - Standard Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
   - Village of Palatine Municipal Code.
   - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
   - In case of a conflict between the applicable Ordinances noted, the more stringent shall take precedence and shall control all construction.

B. Notifications
1. The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-4055)
2. The Village of Palatine Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine items requiring inspection prior to start of construction or each phase of work
3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in location with new construction, immediately notify the engineer so that the conflict can be resolved. Call J.U.L.I.E. at 1-800-892-0123.

C. General Notes
1. All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88). Conversion factor is ZERO ft.
2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
3. The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
4. The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
5. The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
8. The underground contractor shall make all necessary arrangements to notify all inspection agencies.
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B-boxes, tees or bends shall be tied to a fire hydrant.

D. Sanitary Sewer
1. The contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
2. A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. The plug shall remain in place until removal is authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
3. Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the municipality or MWRD.
4. All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
5. All floor drains shall discharge to the sanitary sewer system.
6. All downspouts and footing drains shall discharge to the storm sewer system.
7. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

Pipe Material	Pipe Specifications	Joint Specifications
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe		
6-inch to 15-inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-inch to 27-inch Diameter F/DY=46	ASTM F-679	ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3261, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC SDR 26		
4-inch to 36-inch	ASTM D-2241	ASTM D-3139
4-inch to 12-inch	AWWA C900	ASTM D-3139
14-inch to 48-inch	AWWA C905	ASTM D-3139

The following materials are allowed on a qualified basis subject to district review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material is used for sewer construction or a connection is made.

Pipe Material	Pipe Specifications	Joint Specifications
Polypropylene (PP) Pipe		
12-inch to 24-inch Double Wall	ASTM F-2736	ASTM D-3212, F-477
30-inch to 60-inch Triple Wall	ASTM F-2764	ASTM D-3212, F-477

8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be CA-7, CA-11 or CA-13 and shall be extended at least 12" above the top of the pipe when using PVC.
9. Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.
10. All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "SANITARY" cast into the lid.
11. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
    a. A circular saw-cut of sewer main by proper tools ("Sewer-tap" machine or similar) and proper installation of hubwye saddle or hub-tee saddle.
    b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
    c. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band Seal" or similar couplings to hold it firmly in place.
12. Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and watermains shall be maintained unless: the sewer is laid in a separate trench, keeping a minimum 18" vertical separation; or the sewer is laid in the same trench with the watermain located at the opposite side on a bench of undisturbed earth, keeping a minimum 18" vertical separation. If either the vertical or horizontal distances described cannot be maintained, or the sewer crosses above the water main, the sewer shall be constructed to water main standards or it shall be encased with a water main quality carrier pipe with the ends sealed.
13. All existing septic systems shall be abandoned. Abandoned tanks shall be filled with granular material or removed.
14. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or pre-cast reinforced concrete.
15. All sanitary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber boots" that conform to ASTM C-923 for all pipe connections. Precast sections shall consist of modified groove tongue and rubber gasket type joints.
16. All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink concreted or mortar plug.
17. Except for foundation/footing drains proved to protect buildings, or perforated pipes associated with volume control facilities, drain tiles/field tiles/underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers in combined sewer areas. Construction of new facilities of this type is prohibited; and all existing drain tiles and perforated pipes encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers.
18. A backflow preventer is required for all detention basins tributary to combined sewers. Required backflow preventers shall be inspected and exercised annually by the property owner to ensure proper operation, and any necessary maintenances shall be performed to ensure functionality. In the event of a sewer surcharge into an open detention basin tributary to combined sewers, the permittee shall ensure that clean up and wash out of sewage takes place within 48 hours of the storm event.

E. Erosion and Sediment Control
1. The contractor shall install the erosion and sediment control devices as shown on the approved erosion and sediment control plan.
2. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.
3. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois Urban Manual.
4. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
5. Inspections and documentation shall be performed, at a minimum:
   a. Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
   b. Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 inch of rainfall or liquid equivalent precipitation.
6. Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the co-permittee shall plan for appropriate soil erosion and sediment control measures.
7. A stabilized mat of crushed stone meeting the standards of the Illinois Urban Manual shall be installed at any point where traffic will be entering or leaving a construction site. 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.
8. Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any on site construction activities involving concrete.
9. Mortar washout facilities shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin.
10. Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin. Volume control facilities shall not be used as temporary sediment basins.
11. Disturbed areas of the site where construction activities have temporarily or permanently ceased shall be stabilized with temporary or permanent measures within seven (7) days.
12. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent).
13. Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.
14. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall not be placed in flood protection areas or their buffers.
15. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.
16. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.
17. The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development. Drain tiles cannot be tributary to a sanitary or combined sewer. Drain tiles allowed in combined sewer area for green infrastructure practices.
18. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. Dewatering systems should be inspected daily during operational periods. The site inspector must be present at the commencement of dewatering activities.
19. The contractor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other appurtenances. Any trench dewatering, which contains sediment shall pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit, filter bag or existing vegetated upslope area. Sediment laden waters shall not be discharged to waterways, flood protection areas or the combined sewer system.
20. All permanent erosion control practices shall be initiated within seven (7) days following the completion of soil disturbing activities.
21. All erosion and sediment control measures shall be maintained and repaired as needed on a year-round basis during construction and any periods of construction shutdown until permanent stabilization is achieved.
22. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization.
23. The erosion and sediment control measures shown on the plans are the minimum requirements. Additional measures may be required, as directed by the engineer, site inspector, or MWRD.

Contractor shall review Palatine Village Code for Village specific requirements. Village Code and MWRD notes shall supersede the notes and specifications shown on this plan if a conflict occurs.

No.	Date	Revision
1	06/09/2021	Per Village Comments

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100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
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GENERAL NOTES & SPECIFICATIONS

AUTUMN ROAD SUBDIVISION
SITE IMPROVEMENT PLANS
PALATINE, ILLINOIS

Project Manager: D J V
Engineer: D J V
Date: 04/21/2021
Project No. 20-229
Sheet C2

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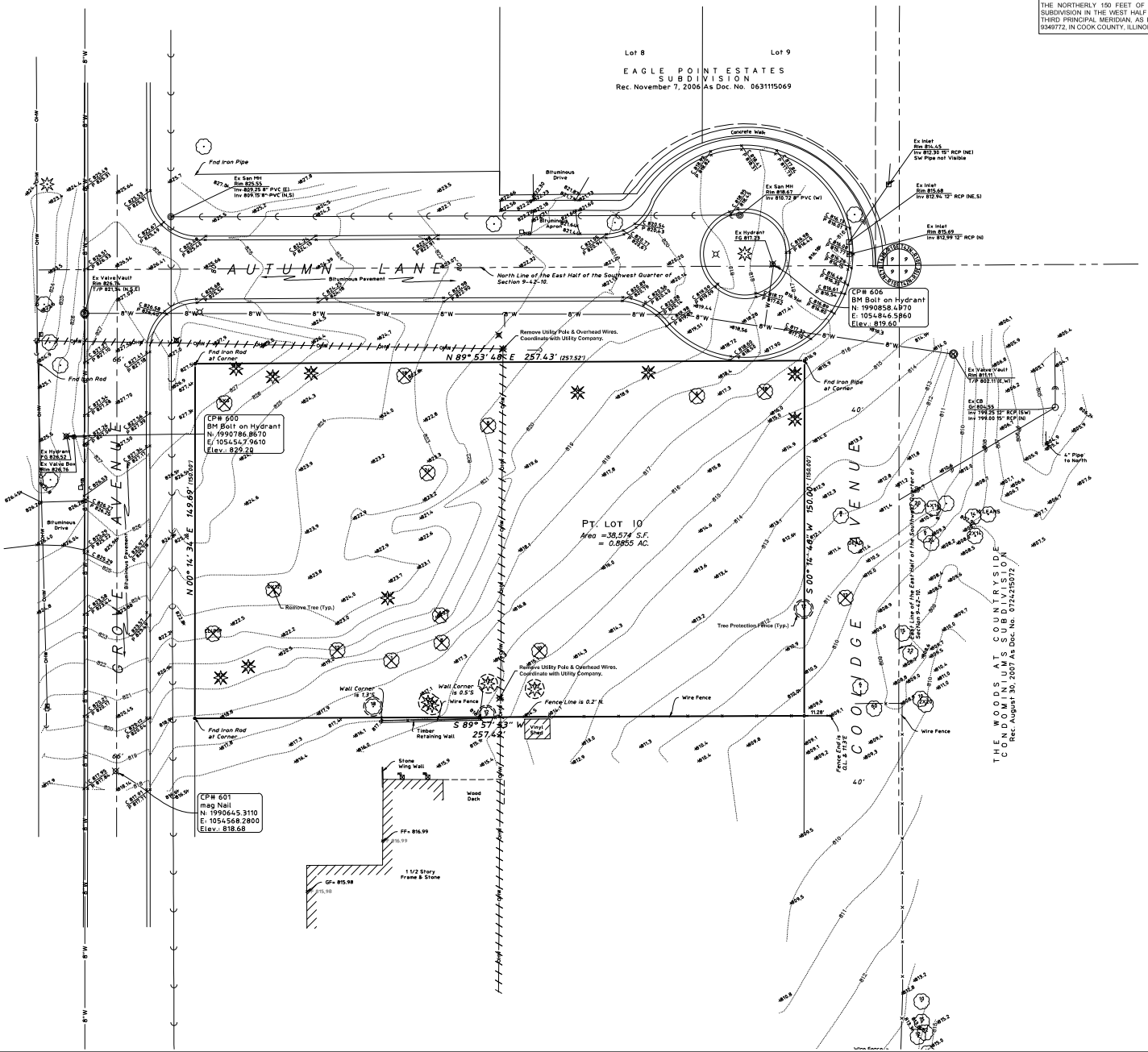
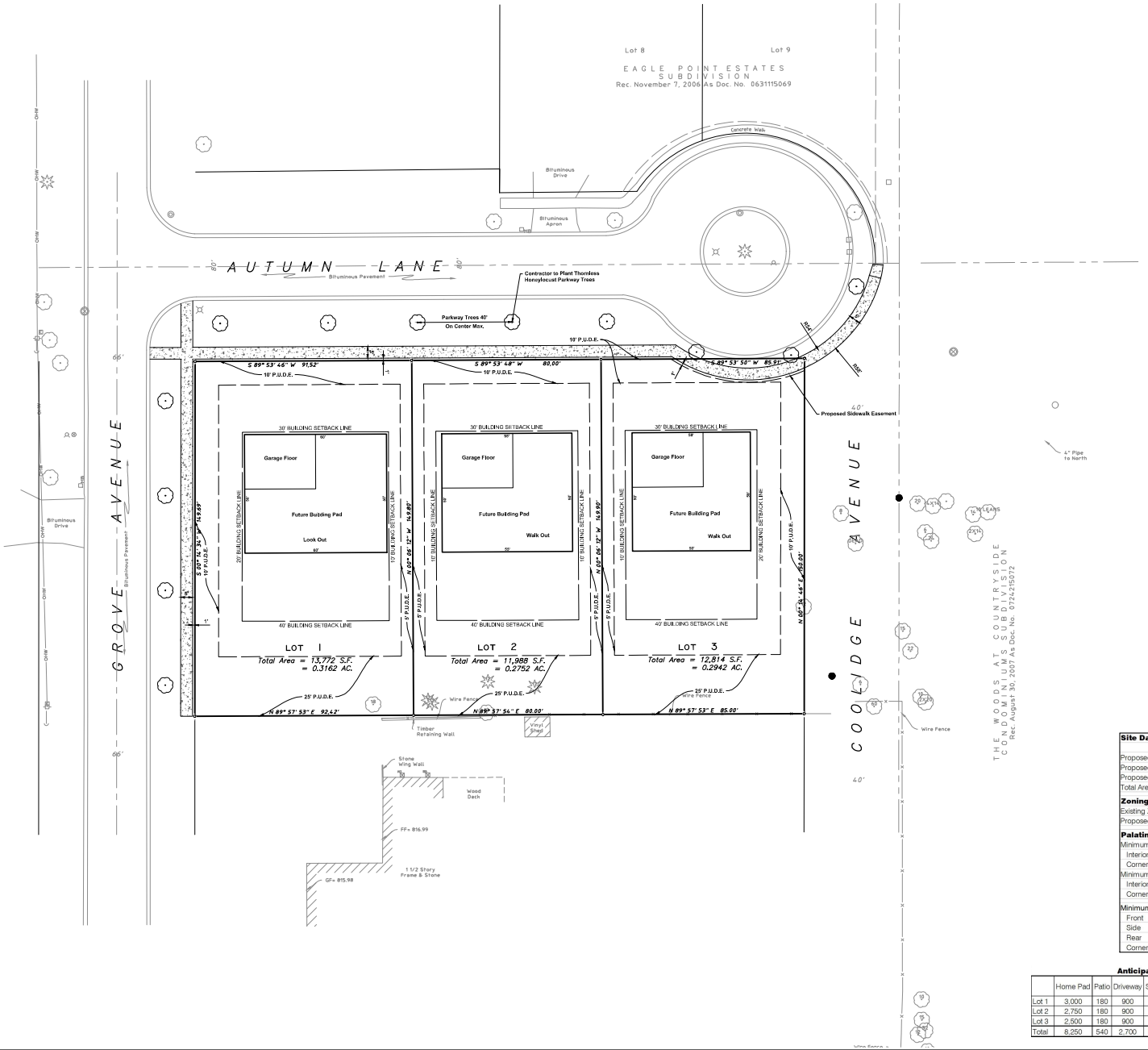
Date: Jun 09, 2021 • 4:34pm Plotted By: daniel-v
Name: P:\2020\20229\Drawings Final Engineering\20229-Autumn Rd Subdivision Eng.dwg



Attachment: Engineering Plans (1133 N. Grove Avenue - PFS 3-lot residential subdivision & RZ R-1 to R-2)



NORTH
Scale: 1" = 20'

No.	Revision	Date
1.	Per Village Comments	10/09/2021

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SITE PLAN

AUTUMN ROAD SUBDIVISION
SITE IMPROVEMENT PLANS
PALATINE, ILLINOIS

Site Data

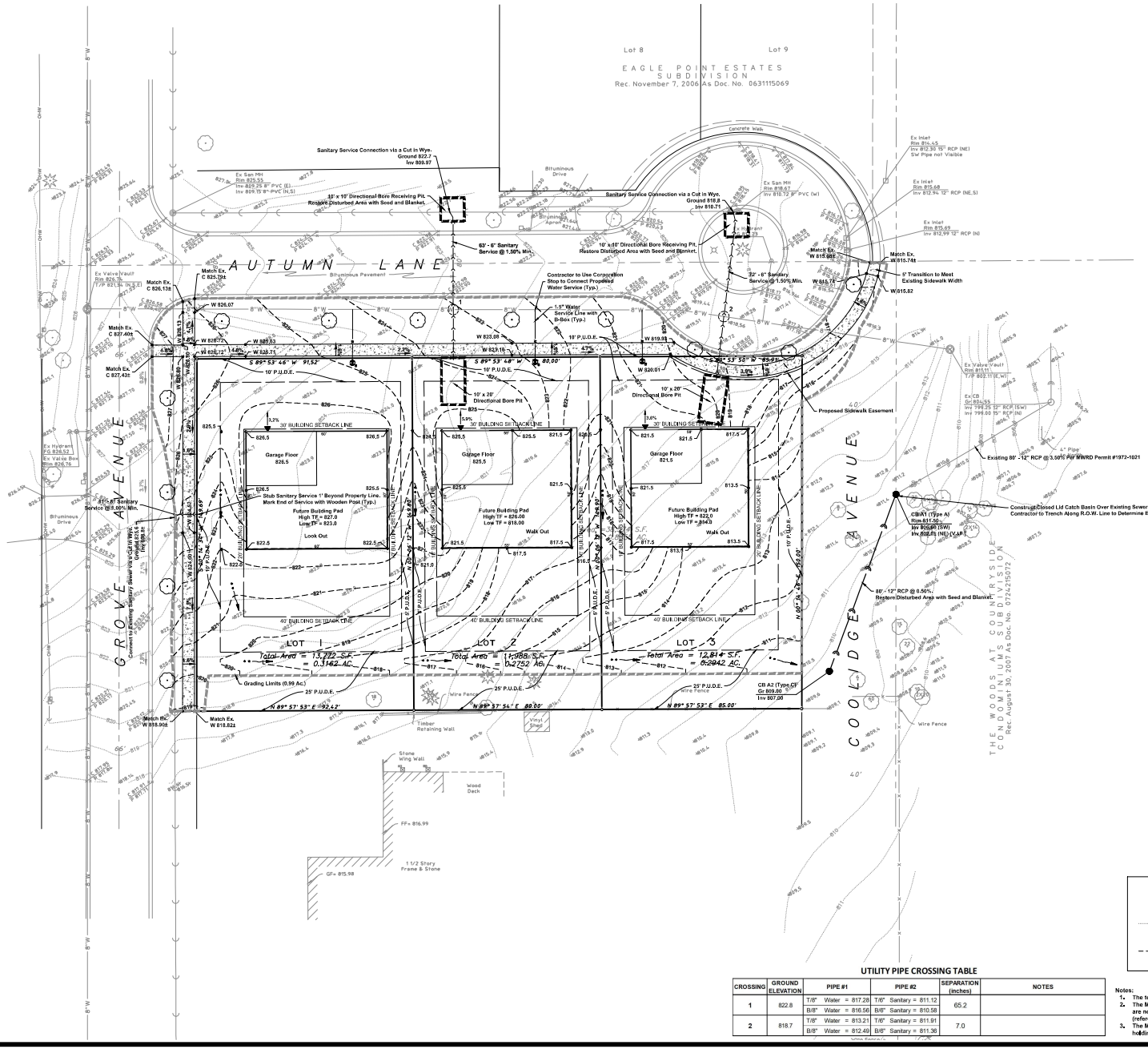
	s.f.	acres	
Proposed Lot 1	13,772	0.32	36%
Proposed Lot 2	11,988	0.28	31%
Proposed Lot 3	12,814	0.29	33%
Total Area	38,574	0.89	100%
Zoning			
Existing Zoning	R-1		
Proposed Zoning	R-2		
Palatine R-2 Lot Requirements			
Minimum Lot Area			
Interior	9,000 s.f.		
Corner	10,000 s.f.		
Minimum Lot Width			
Interior	75 ft.		
Corner	85 ft.		
Minimum Yards			
Front	30 ft.		
Side	10 ft.		
Rear	40 ft.		
Corner	20 ft.		

Anticipated Impervious Areas (SF)

	Home Pad	Patio	Driveway	Shed	Total Imp.	Lot Area	Imp. %	Allowable Imp. %	Additional Allowable Imp.
Lot 1	3,000	180	900	180	4,260	13,772	31%	45%	1,937
Lot 2	2,750	180	900	180	4,010	11,988	33%	45%	1,385
Lot 3	2,500	180	900	180	3,760	12,814	29%	45%	2,006
Total	8,250	540	2,700	540	12,030	38,574	31%	45%	5,328

Project Manager:	D J V
Engineer:	D J V
Date:	04/21/2021
Project No.	20-220
Sheet	C

Attachment: Engineering Plans (1133 N. Grove Avenue - PFS 3-lot residential subdivision & RZ R-1 to R-2)



UTILITY PIPE CROSSING TABLE

CROSSING	GROUND ELEVATION	PIPE #1	PIPE #2	SEPARATION (inches)	NOTES
1	822.8	T/6" Water = 817.28	T/6" Sanitary = 811.12	65.2	
		B/8" Water = 816.56	B/8" Sanitary = 810.58		
2	818.7	T/6" Water = 813.21	T/6" Sanitary = 811.91	7.0	
		B/8" Water = 812.49	B/8" Sanitary = 811.36		

Notes:
1. The total property holdings are 0.8855 acres.
2. The MWRD WMO Runoff Requirements & Volume Control Requirements are not required since the property holdings are less than 1 acre (reference - MWRD WMO §502.1.A & §504.1.A).
3. The MWRD WMO detention storage is not required since the property holdings are less than 5 acres (reference - MWRD WMO §504.1.A).

NORTH
Scale: 1" = 20'

No.	Revision	Date
1.	Per Village Comments	10/09/2021

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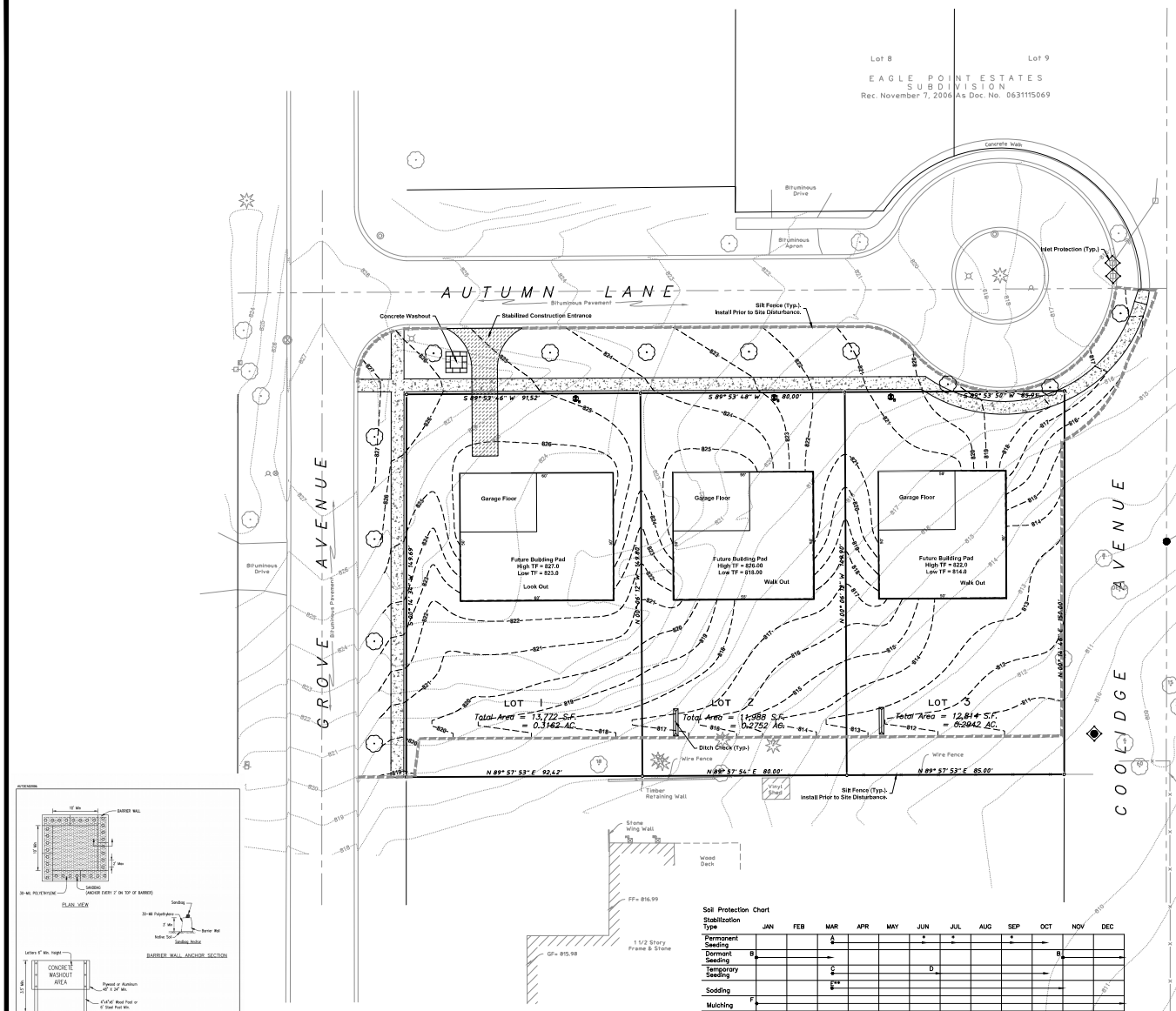
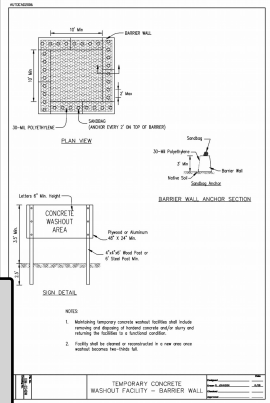
ENGINEERING PLAN
AUTUMN ROAD SUBDIVISION
SITE IMPROVEMENT PLANS
PALATINE, ILLINOIS

Project Manager: D J V
Engineer: D J V
Date: 04/21/2021
Project No. 20-220
Sheet C

Packet Pg. 23

3.1.e





Soil Protection Chart

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A *			*	*		*			
Dormant Seeding	B										B	
Temporary Seeding			C *			D						
Sodding			E**									
Mulching	F											

A KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYE GRASS 30 LBS/AC

B KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENNIAL RYE GRASS 45 LBS/AC + 2 TONS STRAW MULCH PER AC

C SPRING OATS 100 LBS/AC

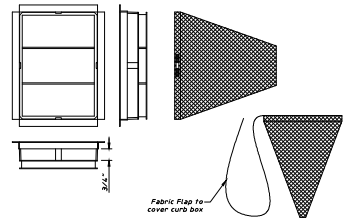
D WHEAT OR CEREAL RYE 150 LBS/AC

E SOD

F STRAW MULCH 2 TONS/AC

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

SOIL PROTECTION CHART

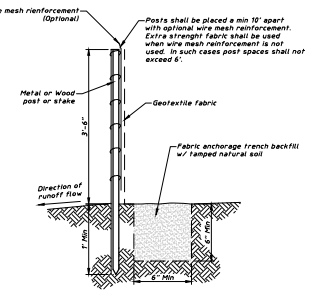


GENERAL NOTES:

FRAME: Top flange fabricated from 1-1/4"x1-1/4"x1/8" angle. Base rim fabricated from 1-1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1-1/4"x1/4" flat stock. All domestic steel conforming to ASTM-A36.

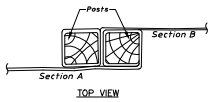
SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock. All storm structures must have either a curb silt basket catch-all or an inlet silt basket catch-all inserted prior to construction.

CURB SILT BASKET CATCH-ALL

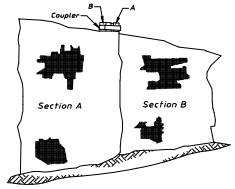


NOTES: Depending upon configuration, attach fabric to wire mesh w/ hog rings, steel posts w/ tie wires, wood posts w/ nails.

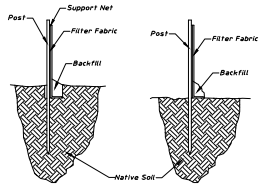
SILT FENCE



TOP VIEW



JOINING SECTIONS OF EROSION CONTROL FENCE



TOE – IN METHODS

EROSION CONTROL FENCE INSTALLATION

NORTH
Scale: 1" = 20'

No.	Revision	Date
1.	Per Village Comments	10/09/2021

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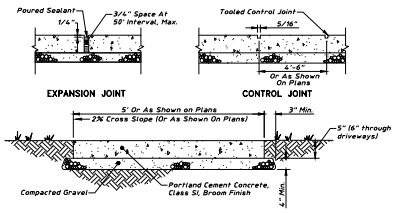
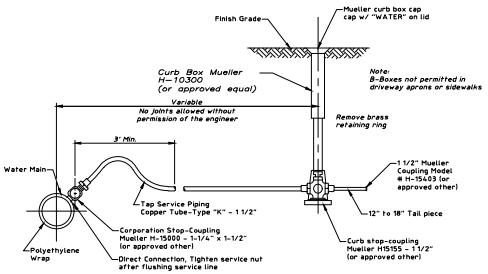
EROSION CONTROL PLAN
AUTUMN ROAD SUBDIVISION
SITE IMPROVEMENT PLANS
PALATINE, ILLINOIS

Project Manager: D J V
Engineer: D J V
Date: 04/21/2021
Project No. 20-229
Sheet C

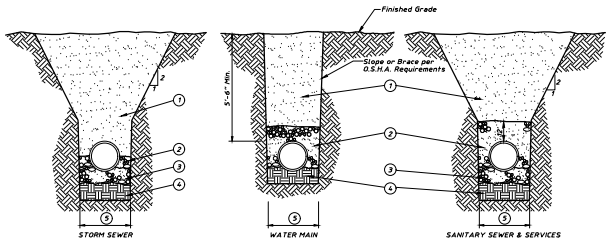
Packet Pg. 24
3.1.e
Attachment: Engineering Plans (1133 N. Grove Avenue - PFS 3-lot residential subdivision & RZ R-1 to R-2)



PORTLAND CEMENT CONC. SIDEWALK



WATER SERVICE DETAIL



(1) CA-6 trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.

(2) STORM SEWER Compacted granular material CA 11 or CA 13 to springline of pipe (Granular Material = 1/4" to 1"). Compact to 95% (ASTM D-1557) 8" lifts max.

WATER MAIN Compacted granular material CA 6 to 12" above top of of pipe Compact to 95% (ASTM D-1557) 8" lifts max.

SANITARY SEWER (PVC, DUCTILE IRON) Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Granular Material = 1/4" to 1") (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.

(3) 4" Compacted granular bedding material. CA 11 or CA 13 gradation. 8" Lifts max. (Loose measure). Compact to 95% (ASTM D-1557). Bedding Material to be 1/4" to 1"

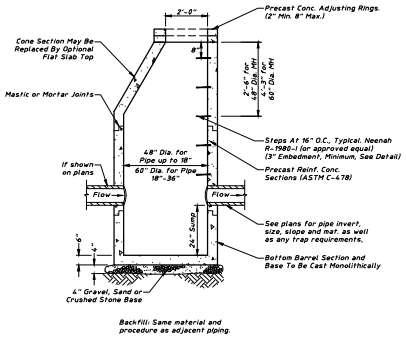
(4) Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4") and replaced with suitable material and compacted.

(5) Trench Width - Pipe O.D. + 24" Minimum Refer to Standard Specifications for Water and Sewer Main Construction in Illinois, Current Edition, for Trench Widths.

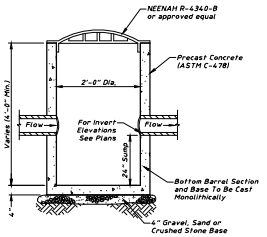
Notes:

1. PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2321 using either compacted granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support fot the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
2. All CA 6, CA 11 and CA 13 to be IDOT approved.
3. Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum, (Loose measure).

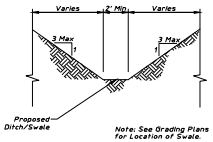
TYPICAL TRENCH CROSS SECTION - MWRD COMPLIANT



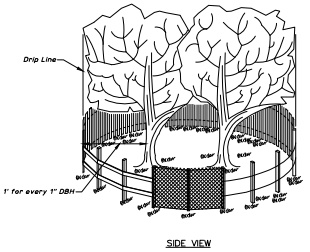
CATCH BASIN - TYPE A



CATCH BASIN - TYPE C



TYPICAL MINIMUM SWALE SECTION

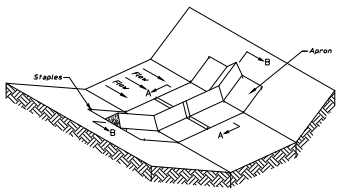


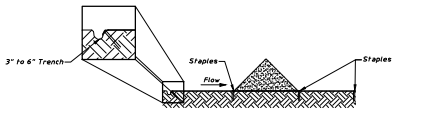
POST AND FENCE DETAIL

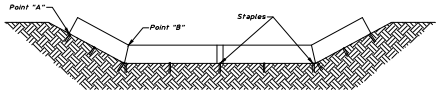
NOTES:

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

TREE PROTECTION - FENCING



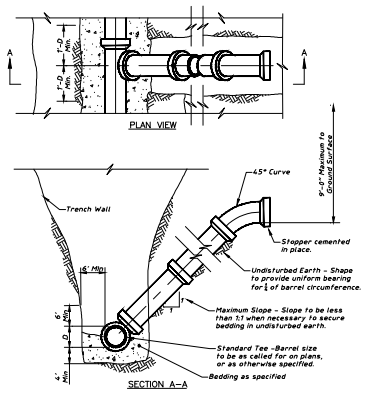




NOTE:

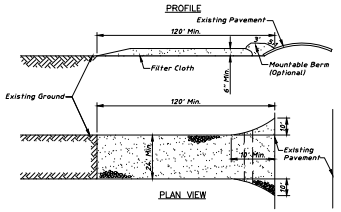
Point "A" must be higher than point "B" to ensure that water flows over the dike and not around the ends.

TRIANGULAR SILT DIKE INSTALLATION FOR ROADWAY DITCH OR DRAINAGE DITCH



Note:
Riser to be constructed in lieu of wyes where sewer depth exceeds 12'-0". For pipe material and concrete see specifications.

SANITARY SERVICE TYPICAL RISER DETAIL



CONSTRUCTION SPECIFICATIONS:

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 120 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Twenty-four (24) feet minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of- way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE

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No.	Revision	Date
1	Per Village Comments	10/09/2021

TYPICAL DETAILS

AUTUMN ROAD SUBDIVISION
SITE IMPROVEMENT PLANS
PALATINE, ILLINOIS

Project Manager: D J V
Engineer: D J V
Date: 04/21/2021
Project No. 20-220
Sheet C

Jan 09, 2021 - 4:34pm Plotted By: dbrooks
File: P:\2020\20029\Drawings\Final Engineering\20029-Autumn Rd Subdivision Eng.dwg

Packet Pg. 25

3.1.e

Attachment: Engineering Plans (1133 N. Grove Avenue - PFS 3-lot residential subdivision & RZ R-1 to R-2)

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, July 20, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

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

The property is commonly known as 1133 N. Grove Avenue (PIN #: 02-09-306-002-0000)
The Petitioner is requesting to subdivide the property into three single-family residential lots.
The above petition has been filed by Thomas Herzau available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-46
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 5th day of July of 2021
Published in Daily Herald July 5, 2021 (4566402)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/05/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Designee of the Publisher and Officer of the Daily Herald

Control # 4566402

Attachment: Public Notice Subdivision (1133 N. Grove Avenue - PFS 3-lot residential subdivision & RZ R-1 to R-2)

PUBLIC NOTICE
A Public Hearing for a 3-lot Subdivision will be held before the Village of Palatine Plan Commission on Tuesday, July 20, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street. In conjunction with the Subdivision, the Village of Palatine is requesting the following:

• Vacation of the approximately 40 feet of Coolidge Avenue right-of-way, located directly east of 1133 N. Grove Avenue

The Village of Palatine is requesting the Vacation of the approximately 40 feet of Coolidge Avenue right of way, directly east of the Subject Property located at 1133 N. Grove Avenue (PIN #: 02-09-306-002-0000), in conjunction with the proposed 3-lot subdivision.

The Subdivision petition has been filed by Thomas Herzau available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-46
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 5th day of July of 2021
Published in Daily Herald July 5, 2021 (4566415)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/05/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Designee of the Publisher and Officer of the Daily Herald

Control # 4566415

Attachment: Public Notice Vacation (1133 N. Grove Avenue - PFS 3-lot residential subdivision & RZ R-1 to R-2)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 07/20/21 07:00 PM

CASE STAFF STATEMENT (ID # 6883)

874-920 N. Quentin Road

BACKGROUND:

The Petitioner, contact purchaser, is proposing a 3-story, 58-unit apartment building with underground and an above-ground surface parking lot. Therefore, the Petitioner is requesting:

- **Preliminary Planned Development to permit a 3-story, 58-unit apartment building**

Historical Land Uses, Including Previous Development approvals

- With the exception of the 920 N. Quentin Road property *(existing building on the NE corner of the property),* which was annexed into the Village in 1994, the 874-896 N. Quentin Road properties were annexed into the Village in 2002. Collectively, these properties historically functioned as a single-family home, commercial nursery, and a legal/real estate office. It was previously zoned R-1, due to annexation into the Village and subsequently rezoned to Planned Development in 2002.

- In 2002, the initial commercial Planned Development (Ordinance #O-43-02) memorialized the commercial uses on the property, which included the following:

    - Landscaping contractor's yard;
    - Retail landscaping facility; and
    - Professional offices.

- The 920 N. Quentin Road property was historically a single-family home and served as a contractor's office during the construction of the Willow Glen Planned Development (1996). It later transitioned into a professional office and later was unoccupied and listed for sale, since the last office use vacated the building.

- In 2009, the Planned Development was rezoned to B-2 General Business district, subject to the removal of all of the previous buildings and improvements associated with the previous uses, which was also not implemented.

- In 2011, the Subject Property (not including the 920 N. Quentin Road property) petitioned for another Planned Development (Ordinance #O-136-11) for an institutional use for a 75-unit Alzheimer's/memory care use and an associated parking lot. In 2012, the plan was amended to reduce the unit count to 69. Similar to the proposed development, the proposed facility was 3 stories and had 58 parking spaces. Ultimately, the project was not implemented.

- The subject site is surrounded by single-family residential properties to the east and west and multi-family properties to the north, across Poplar Street. The property to the south is zoned B-2 General Business and functions as a real estate office. With the exception of the homes at 897 and 907 N Quentin Road, the properties east of Quentin Road are in unincorporated Cook County.

Comprehensive Plan Recommendation

- The Future Land Use map identifies business uses for 920 N. Quentin Road and multi-family for 896 N. Quentin Road and the adjacent properties were approved for the memory care use through Planned Development in 2011. As previously noted, it was ultimately never initiated or implemented. As the future land use categories do not include a listing for senior housing or memory care uses, the designation was a reflection of the approved memory care use. This designation is consistent with the other similar uses in the Village including Greencastle of Palatine, Grand at Twin Lakes, and Solstice Senior Living at Palatine.

Site Plan

- The subject site is approximately 2.53 acres (110,333 sq. ft.).

- The proposed building will contain 58 units - 24 1-bedroom units (725 sq. ft.), 19 2-bedroom units (1,060 sq. ft.), and 15 3-bedroom units (1,326 sq. ft.). Per the Petitioner's development narrative, the development would be a Section 42 Low

Income Housing Tax Credit ("LIHTC") multi-family rental housing development.

- The Petitioner has referenced the R-3 (multi-family) setbacks on the site plan. The proposed setbacks are (with the minimum R-3 setbacks noted):
    - Front Yard (Poplar Street) = ~64' (min. 30')
    - Rear Yard = ~216' (min. 20' - corner)
    - Side Yard Abutting a Street (Quentin Road) = ~25'-48' (min. 25')
    - Side Yard = ~75' (min. 25')

- The proposed height is approximately 35' tall (3 stories with a "basement"). The R-3 district permits 4 stories not to exceed 50 feet. It will be 36 feet to the top of the parapet wall. No information on type and placement of the roof top HVAC units was provided as part of Preliminary Planned Development.

- The proposed FAR is .62. Maximum FAR permitted in the R-3 district is .50. Per the Zoning Ordinance requirements, floor area ratios are indicative of bulk control. Also, the R-3 district requires a minimum lot area per dwelling unit required for multi-family developments, determined by the number of bedrooms per unit. This is intended to provide enough land for the development, infrastructure, and amenities. Based upon the proposed apartment-bedroom profiles, the proposed development would require 3.92-acres. At 2.53-acres, this requirement is not met and the land area for the proposed development is smaller than the minimum required lot area *per* dwelling unit.

- On-site amenities for the proposed apartment building include a playground area, outdoor patio with tables and a grill station, community room, exercise room and storage rooms (2 storage rooms and storage in the basement). The outdoor patio area will face Quentin Road. The proposed location for the outdoor area is located on the east side of the development, likely in deference to the single-family residential properties to the west. Staff also notes that the outdoor patio is in the side yard abutting a street and is not considered to be a permitted obstructions. Per the site plan, at its closest point, the outdoor patio is within 5 feet of the Quentin Road property line.

- While there is a similar patio and outdoor area at the Clayson apartment complex to the north, it is located approximately 28 feet from the front property line and within an interior side yard.

- A freestanding sign is proposed at the corner of Quentin and Poplar. No details about this sign were provided as part of Preliminary Planned Development.

Proposed and Surrounding Density

- The Subject Property is 2.53 acres. With 58 proposed units, the overall gross density is 22.9 units per acre. With the exception of the downtown developments, within the TOD area and Spruce Village along the Rand Road corridor, the typical multi-family and townhouse densities in the Village range between 7-8 units per acre.

- Within the immediate area of the proposed development, there are other multi-family developments, located north of Poplar Street and south of Dundee Road, as follows:

    - The Clayson development (north of Poplar Street) was annexed from unincorporated Cook County, with the apartment complex already completed. It is 448-units located on 28.4 acres and provides an overall density of 15.7 units/acre.

    - The Willow Glen townhouse development is northwest of the Subject Property along Poplar Street. It contains 40 units and is located on 10.56 acres. This provides an overall density of 3.78 units/acre.

    - Finally, to the west of Willow Glen, there is another multi-family development, known as Knollwood. Access to Knollwood is from Dundee Road. It contains 236 units on 24.281 acres, for an overall density of 9.791 units/acre.

Required Parking and Traffic considerations

- The proposed project will have 121 parking spaces total - 64 underground parking spaces and 57 surface parking spaces. The parking ratio is 2.1 stall/unit or 116 spaces. Multi-family requires 2 space per unit without garages, and 2.25 spaces with garages. A trash enclosure in the parking garage is also included in the plan.

- The Petitioner has submitted a Parking and Traffic Narrative (*Prepared by Northpoint Development)* for the proposed development. Per the Petitioner's narrative, the development will need only 80 parking spaces (not including guest spaces). The Traffic Narrative indicated that this is calculated based on unit size and tenant income. Per the Zoning Code, only 5 spaces are provided for guest parking or .086 guest parking spaces/unit. With minimum compliance for required parking, Staff also notes that the proposed parking makes no accommodation for visitor or guest parking, excepting the reliance upon the developer's experience elsewhere.

- The development is accessed at two separate full-access points, with the first located at the northwest corner of the development, with access to Poplar Street. The second full access is south of the proposed apartment building, with direct access to Quentin Road. Quentin Road is controlled by the Cook County Highway Department. This section of Quentin Road is under 40 miles per hour speed limit control. Staff is also concerned about the access to Quentin Road for 58 units and the lack of deceleration lane, as part of the proposed development.

- While it did not include the 920 N. Quentin Road property, the previous memory care Planned Development derived its access solely through two curb cuts from Quentin Road. This included a full access on the northern end the development and a one-way exit only on the southern side. The anticipated traffic associated with the memory care use would have been low volume, consisting of employees, service vehicles, and visitors. None of the residents would have had vehicles.

- Staff is also concerned about the proposed traffic generation onto Poplar Street

and the added vehicle trips associated with the 58-units, using Poplar Street. Also, the stacking dimension from Poplar Street to access the underground parking is approximately 24 feet and would allow one vehicle to queue prior to turning east to access the underground garage. This has the potential to lead to vehicle safety concerns, with turning and access conflicts between the garage and cars entering or exiting to Poplar Street. The two-way access to the garage is only 20 feet wide.

- Staff also notes the absence of any public transportation in proximity to the development. There are no existing or proposed PACE bus service lines anywhere proximate to the development. Also, the Metra Station is not within proximity of the proposed development, as it is approximately 1.5 miles from the Subject Property.

Landscaping/Screening

- Plantings, such as trees and/or arborvitaes, and fencing along the western property line are shown on the proposed landscape plan.

- 7 over-story trees are provided throughout the parking lot (6 are required).

- As an existing condition, there is an approximately ten *(10)* foot grade differential down from the proposed location of the apartment building to the single-family residential properties to the west. This will further exacerbate the proposed height of the apartment building and impact to the surround residential properties.

Engineering

- Storm sewer will connect to existing manholes on the west side of Quentin Road and the southern side of Poplar Street. A Cook County permit would be required.
- Sanitary will connect to existing services on the south side of Poplar Street.
- Water service will connect to existing services on the south side of Poplar Street.
- The Site Plan contemplates a 1,200 square-foot fenced play area, within one foot

of the proposed stormwater detention area. While the site dimensions, stormwater detention requirements, and required parking significantly limiting the location of a fenced play area, Staff is concerned about the direct adjacency to the detention area and 5.5 foot grade difference from the play area to the detention pond.

RECOMMENDATION

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

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

car queuing area from Poplar Street to the underground parking area, has the potential to create access and turning conflicts.

Therefore, Staff recommends denial of the Preliminary Planned Development. If the Plan Commission recommends approval, Staff would recommend the following conditions:

1. The Preliminary Planned Development shall substantially conform to the Engineering Plans prepared by Vierbicher dated 04/08/2021, and the Architectural Plans prepared by Knothe Bruce Architects dated 01/20/2021 last revised 04/13/2021, except as such plans may be revised to conform to Village Codes and Ordinances.

2. A Plat of Consolidation/Subdivision shall be submitted in a manner acceptable to the Village Engineer.

3. The Engineer's of Probable Cost shall be submitted in a manner acceptable to the Village Engineer.

4. The Final Landscape Plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. Additional plantings, such as trees, evergreens and/or arborvitaes shall be installed along the western property line.

5. An Auto-Turn Exhibit shall be submitted in a manner acceptable to the Fire Marshal.

6. The required Letters of Credit and other all fees shall be submitted in a manner acceptable to the Director of Planning and Zoning.

7. MWRD, Cook County, and NCCSWC permits are required.

8. In conjunction with the Final Planned Development application process, the Petitioner shall submit a construction management plan and schedule in a manner acceptable to the Village of Palatine.

9. If deemed necessary by the Village Engineer and in conjunction with the Final Planned Development application process, the Petitioner shall submit a Traffic Impact Study in a manner acceptable to the Director of Planning and Zoning. The developer should anticipate possible road improvements being required for Poplar Road.

10. A final fencing plan shall be submitted in a manner acceptable to the Director

of Planning and Zoning.

11. The Petitioner shall submit a stormwater management and maintenance plan in a manner acceptable to the Village Engineer.

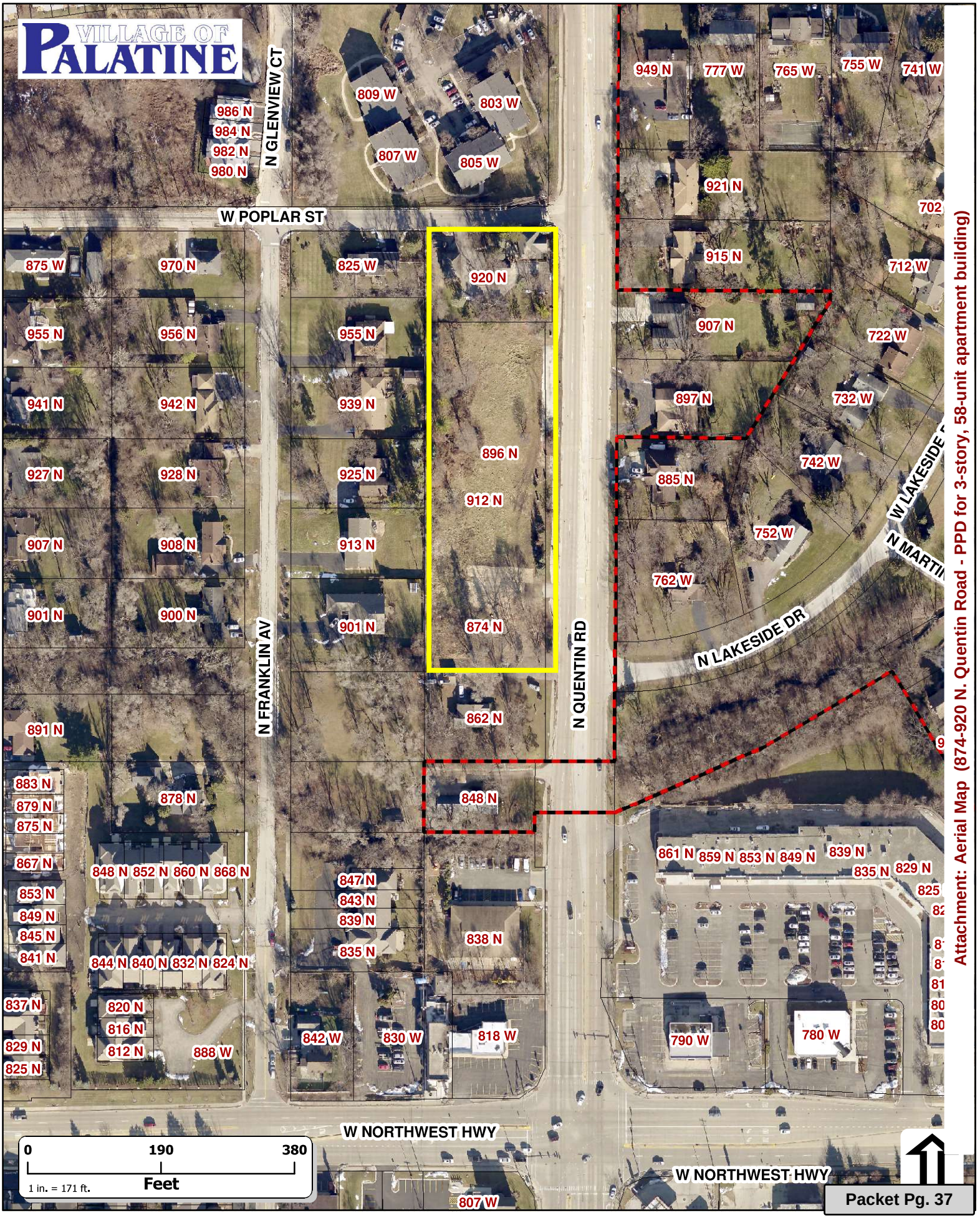
12. The playground location will be reconsidered to provide additional separation from the detention basin.

13. The petitioner shall provide a detailed sign plan for the entire site. Information on the freestanding sign and wayfinding signage for the property shall be provided in the plan.

ATTACHMENTS:

- Aerial Map
- Application
- Detailed Project Description
- Petitioner Response Letter 04-20-21
- Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans)
- Palatine Parking and Traffic Narrative 6-14-21
- Parking Demand Trips Palatine 6-14-21
- Objection Email - Orofino
- Objection Email - Harder
- Objection Email - Novak
- Objection Email - Fluhler
- Objection Email - Picchiotti
- Objection Email - Dagan Park Estates
- Objection Letter - Palatine Lake Park Estates HOA
- Objection Email - Pepper
- Objection Email - Wippman
- Objection Email and Letter - Murphy
- Objection Email - Erins Glen THA
- Objection Letter - Olander
- Objection Email - Schnabl
- Paper-based Petition Opposing Alliance Development
- Letter of Support - Kleiva
- Willow Glen HOA - Proposed Development Quentin Road
- Public Notice

874-896 N. Quentin Road



Attachment: Aerial Map (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

VILLAGE OF PALATINE

PRELIMINARY PLANNED DEVELOPMENT

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

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

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Andy Dumke

2. Authorized Agent of Petitioner (if different):

   Name: _____

   Address: _____

   Telephone No. _____ Business No. _____

   Email: _____

   Relationship to Petitioner: _____

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

4. Address of the property for which this application is being filed:
   874-920 North Quentin Road

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

6. Current zoning of property: Planned Developement Size of the property: approx 2.5 acres

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

New construction apartment building will construct 58 affordable apartment units consisting of one-, two-, and three-bedroom units that will be available to individuals and families with a range of income levels from 30% AMI - 80% AMI

Attachment: Application (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

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):

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.

Attachment: Application (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Quentin Road Apartments – Detailed Project Description

Northpointe Development ("Developer") is proposing the new construction of The Quentin Road Apartments, a fifty-eight unit Section 42 Low Income Housing Tax Credit ("LIHTC") multifamily rental housing development located on the northwest side of the City of Palatine, Illinois. Upon completion, the proposed Quentin Road Apartments will consist of the new construction of 1, three-story elevatored building containing fifty-eight units of LIHTC housing targeting residents of all ages. More specifically, the proposed development will contain 24, one bedroom units (725 square feet), 19, two bedroom units (1,060 square feet), and 15, three bedroom units (1,326 square feet).

The Developer proposes to set aside all of the units for residents earning 30, 50, 60, or 80 percent or less of the prevailing Cook County Area Median Income ("AMI") using an allocation of Section 42 LIHTCs from the Illinois Housing Development Authority's ("IHDA's") rental housing tax credit program targeting residents of all ages.

The subject site is located approximately twenty-seven miles northwest of downtown Chicago within the Village of Palatine, IL. The subject site is located bordered by North Quentin Road to the east, West Poplar Street to the north, and single-family uses to the west and south. More specifically, the subject site is located 920 Quentin Road, Palatine, Illinois, 60067.

The subject site is rectangular in shape, flat in topography, and mainly consists of grass covered land with limited trees lining the edges of the site as well as a small office building to be razed as part of the site redevelopment. The general area surrounding the subject site is made up primarily of single-family and multifamily residential uses, both rental and owner-occupied. Areas to the south are also made up of a limited amount of commercial development around the intersection of North Quentin Road and West Northwest Highway.

Attachment: Detailed Project Description (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

RECEIVED
JAN 22 2021
PLANNING & ZONING
DEPARTMENT

NORTHPOINTE
DEVELOPMENT CORPORATION

April 20, 2021

Katie Rivard
Village of Palatine Department of Planning and Zoning
200 E Wood Street
Palatine IL 60067

RE: 896-920 N Quentin Road Site Drawings

Dear Ms. Rivard,

Northpointe Development is pleased to re-submit our plans, in response to staff comments received in February 2021, for an apartment building located at 896-920 N Quentin Road. Attached you will find updated drawings including the site, grading, utility, landscaping, and unit plans as well as updated renderings of the building. As you will see, we have included a rendering view from the perspective of the neighbors to the west.

We believe that these changes will address staff concerns and deliver a high-quality development that the Village envisioned for this site. The major changes include pivoting from pitched to a flat roof which will reduce the height of the building to 35'. Included with the drawings is our building footprint compared to the previously approved Assisted Living Facility. Our proposal has a smaller footprint, will be at least 10 feet shorter and our site includes the corner lot which adds over a half-acre vs the previous approval. With this additional space we can provide adequate stormwater management, a sizable playground area, and an outdoor patio with tables and a gill station for the residents. Also, the previous proposal as approved showed parking in front of the building with two curb cuts off Quentin. We believe our plan will increase traffic flow in and around the site and be visually superior to the previously approved plan. In addition to reducing the height, we shifted the building five feet to the East to give more space to the neighbors. This change also allowed us to reduce the grade differential on the site and you will see that we have added a fence and significant landscaping along the west of the lot onto the site plan.

The building will have superior amenities compared to other developments. Besides having underground parking, our buildings always include a sizable community room, exercise room, and sufficient storage. As you will see on the plans, we have identified two storage rooms in the building as well as storage in the basement. Each unit will include a washer/ dryer, dishwasher, microwave, and internet will be provided to the tenants at no additional charge. We expect that this units will be highly desirable in market and per our third- party market study will lease quickly. We are projecting that the project will cost approximately $14,000,000 to build and will generate over $120,000 annually in real estate taxes.

Please let us know if you have any questions regarding our submission. We would like to discuss next steps including going onto the schedules for Village meetings for review.

Sincerely,

Sean O'Brien
Principal
Northpointe Development Corporation
www.northpointedev.com

Attachment: Petitioner Response Letter 04-20-21 (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

PALATINE APARTMENTS

58 UNIT APARTMENT BUILDING
NORTH QUENTIN ROAD
PALATINE, IL 60067

ABBREVIATIONS

@	AT
A.B.	ANCHOR BOLT
A/C	AIR CONDITIONER
ACCESS.	ACCESSIBLE
ACT	ACOUSTICAL CEILING TILE
ADJ.	ADJACENT
ADJ. R. & S.	ADJUSTABLE ROD AND SHELF
A.F.F.	ABOVE FINISH FLOOR
AL.	ALUMINUM
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
B##	BASE CABINET
BD.	BOARD
BIT.	BITUMINOUS
BLDG.	BUILDING
BRG.	BEARING
CAB.	CABINET
CJ	CONTROL JOINT
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
COMN.	COMMUNICATION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
D	DRYER
DB##	DRAWER BASE CABINET
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
D.S.	DOWN SPOUT
D.T.	DRAIN TILE
DW	DISHWASER
EA.	EACH
ELEC.	ELECTRIC
ELEV.	ELEVATION OR ELEVATOR
EJ	EXPANSION JOINT
EQ.	EQUAL
E.W.C.	ELECTRIC WATER COOLER
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.E.	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
F.D.	FLOOR DRAIN
FIN.	FINISHED
FLR.	FLOOR
FNDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.R.P.	FIBERGLASS REINFORCED PANEL
FT.	FOOT OR FEET
FTG.	FOOTING
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
G.T.	GIRDER TRUSS
G.W.B.	GYPSUM WALL BOARD
GYP.	GYPSUM
H.B.	HOSE BIB
HCW	HOLLOW CORE WOOD
HGT.	HEIGHT
H.M.	HOLLOW METAL
HORZ.	HORIZONTAL
HR	HOUR
HTG.	HEATING
HVAC	HEATING/VENTILATION/AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
IFC	INTERNATIONAL FIRE CODE
IMC	INTERNATIONAL MECHANICAL CODE
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JT.	JOINT
LAV.	LAVATORY
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LS##	LAZY SUSAN
LVP	LUXURY VINYL PLANK
LVT	LUXURY VINYL TILE
MATL.	MATERIAL
MAX.	MAXIMUM
MC	MEDICINE CABINET
MECH.	MECHANICAL
MFR.	MANUFACTURER('S)
MH.	MANHOLE
MIN.	MINIMUM
M.O.	MASONRY OPENING
MOD.	MODULE
M.R.	MOISTURE RESISTANT
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OVERFLOW DRAIN
O.S.B.	ORIENTED STRAND BOARD
OPP.	OPPOSITE HAND
P.C.	PRECAST CONCRETE
P.D.F.	POWER DRIVEN FASTENER
PLBG.	PLUMBING
P.T.	PRESSURE TREATED
PLWD.	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
Q.T.	QUARRY TILE
##R	NUMBER OF STAIR RISERS
R.D.	ROOF DRAIN
REINF.	REINFORCING OR REINFORCED
REM.	REMOVABLE
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
R. & S.	ROD AND SHELF
SB##	SINK BASE CABINET
SCW	SOLID CORE WOOD
SF	SQUARE FEET
SH.	SHELF OR SHELVES
SIM.	SIMILAR
S.M.	SHEET METAL
SPECS.	SPECIFICATIONS
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
S.V.	SHEET VINYL FLOORING
##T	NUMBER OF STAIR TREADS
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.B.	TOP OF BEAM
TBM	TRAFFIC BEARING MEMBRANE
T.O.A.	TOP OF COLUMN
T.O.CMU	TOP OF CMU
T.O.F.	TOP OF FOOTING
T.O.L.	TOP OF LEDGE
T.O.P.	TOP OF PIER
T.O.W.	TOP OF WALL
THRU.	THROUGH
TWF	THROUGH WALL FLASHING
TYP.	TYPICAL
UNEXC.	UNEXCAVATED
U.N.O.	UNLESS NOTED OTHERWISE
VB##	VANITY BASE CABINET
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VWC	VINYL WALL COVERING
W	WASHER
W##	WALL CABINET
WCC##	WALL CORNER CABINET
W/	WITH
WD.	WOOD
W/D	STACKED WASHER / DRYER
W.H.	WATER HEATER
W/O	WITHOUT
WP	WATERPROOF
WT	WEIGHT
W.W.F.	WIRE WELDED FABRIC

GRAPHIC SYMBOLS

NORTH ARROW

INTERIOR ELEVATIONS

DETAIL CALLOUT

SECTION CUT

EXTERIOR ELEVATION

COLUMN REFERENCE GRID

WALL TYPE

DOOR TAG

WINDOW TAG

ALUM. / WOOD WINDOW TAG

REVISION CLOUD & TAG

EXTERIAL FINISH MATERIAL TAG

PROJECT INFO

PROJECT: PALATINE APARTMENTS
ADDRESS: N. QUENTIN RD., PALATINE, IL 60067
WORK DESCRIPTION: 3-STORY, 58 UNIT APARTMENT BUILDING W/ BASEMENT PARKING

APPLICABLE CODES AND STANDARDS:
INTERNATIONAL BUILDING CODE (IBC) 2009
ADA 2010, ICC/ANSI A117.1-2009
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 AND 13R

BUILDING SUMMARY:
RESIDENTIAL, GROUP R-2, VA CONSTRUCTION, WOOD FRAMED
STORAGE GROUP S-2, 1 LEVEL BASEMENT PARKING

BUILDING HEIGHT & AREAS:

R-2 MODIFIED ALLOWABLE HEIGHT (VA) =	4 STORIES
BUILDING HEIGHT =	3 STORIES
R-2/A MODIFIED ALLOWABLE AREA (VA) =	21,000 SF

FLOOR AREAS:

BASEMENT FLOOR (R-2) =	22,834 SF
1ST FLOOR (R-2) =	22,834 SF
2ND FLOOR (R-2) =	22,834 SF
2ND FLOOR (R-2) =	22,834 SF
TOTAL AREA:	91,336 SF

(INCL BASEMENT)

FIRE RATINGS:

STRUCTURAL FRAME =	1 HR, 2 HR (S-2)
EXTERIOR WALLS =	1 HR
BEARING WALLS =	1 HR, 2 HR (S-2)
FLOOR CONSTRUCTION =	2 HR ABOVE S-2
FLOOR CONSTRUCTION =	1 HR ABOVE R-2
ROOF CONSTRUCTION =	1 HR
STAIR ENCLOSURES =	2 HR
ELEVATOR SHAFT =	2 HR
CORRIDOR WALLS =	1/2 HR MIN.
UNIT SEPARATIONS =	1 HR
FIRE WALL =	2 HR

CONTACTS

ARCHITECT:
Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, WI 53562
Contact: Kevin Burow
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E-mail: kburow@knothebruce.com

DEVELOPER:
Northpointe Development
230 Ohio St., Ste. 200
Oshkosh, WI 54902
Contact: Sean O'Brien
Phone: (608) 332-5665

CIVIL ENGINEER:
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Contact: Justin Zampardi
Phone: (608) 821-5970
E-mail: jzam@vierbicher.com

LANDSCAPE DESIGNER:
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E-mail: jzam@vierbicher.com

SHEET INDEX

T-1.1 TITLE SHEET

SITE
PLAT OF SURVEY
C-0.1 EXISTING CONDITIONS PLAN
C-1.1 SITE PLAN
C-2.1 GRADING AND EROSION CONTROL PLAN
C-3.1 UTILITY PLAN

L1.0 LANDSCAPE PLAN

ARCHITECTURAL
A-1.1 FLOOR PLANS
A-3.1 BUILDING SECTION
A-5.1 TYPICAL UNIT PLANS

RENDERINGS
MATERIAL BOARD

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

NORTHPOINTE DEVELOPMENT CORPORATION

ISSUED
Issued for City Submittal - January 20, 2021
Revised - March 23, 2021
Reissued for City Submittal - April 13, 2021

PROJECT TITLE
Palatine, IL
Site Concept

Northpointe
Development

N. Quentin Rd

SHEET TITLE
Title Sheet

SHEET NUMBER
T-1.1

PROJECT NO. 0000

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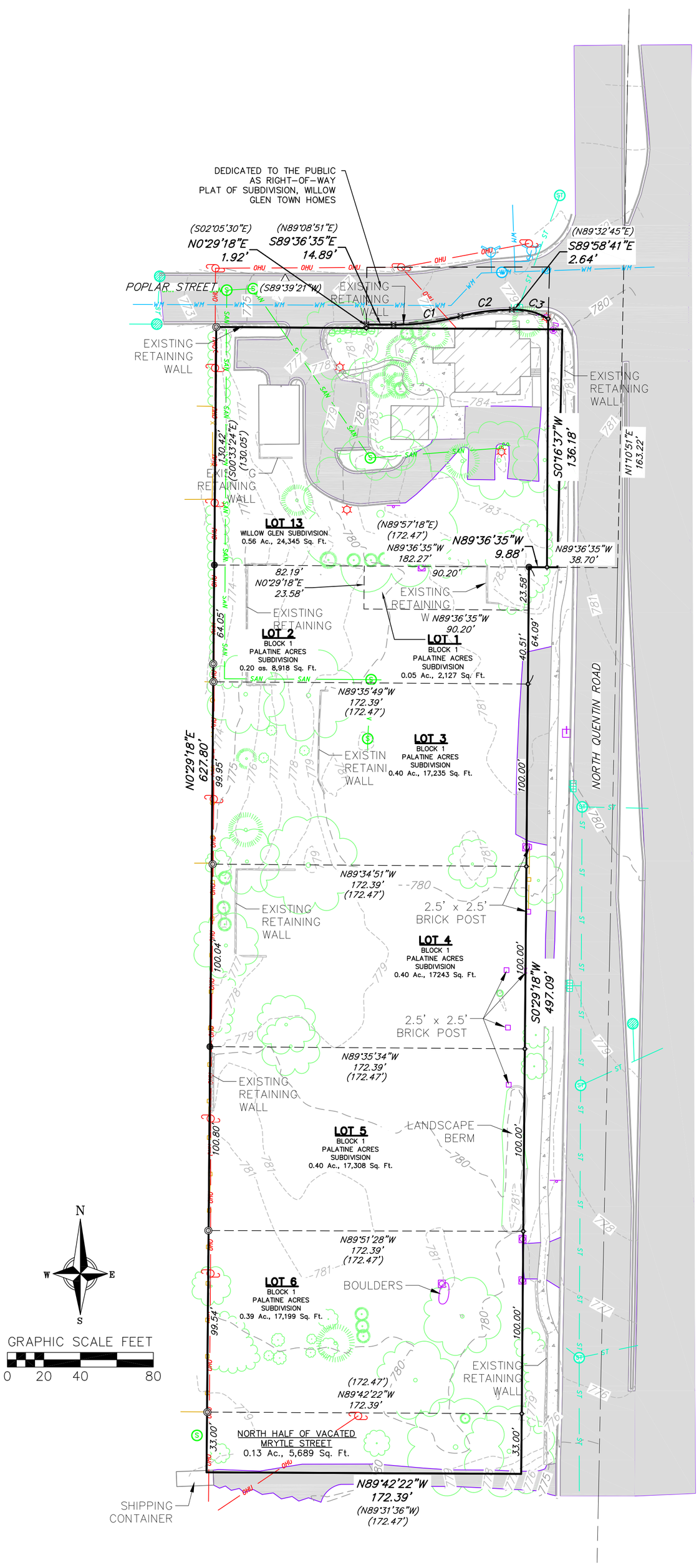
Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

19 Jan 2021 - 4:40p M:\Northpointe Development\210032_Palatine IL\CADD\210032_Plat of Survey.dwg by: mlon

©Vierbicher Associates, Inc.

PLAT OF SURVEY

LOTS 1, 2, 3, 4, 5, 6 ALONG WITH THE NORTH HALF OF VACATED MRYTLE STREET (LYING SOUTH OF AND ADJACENT TO SAID LOT 6) OF BLOCK 1 IN FRANK E. MERRILL AND COMPANY'S PALATINE ACRES, AND ALONG WITH LOT 13 OF WILLOW GLEN SUBDIVISION, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY ILLINOIS



SURVEYOR'S NOTES

1. This horizontal datum for this existing conditions survey is referenced to the Illinois State Plane Coordinate System, East Zone (NAD83/91). The vertical datum is referenced to NAVD88 (GEOID 2011).
2. No locate by Illinois One Call was made prior to the field work for this survey.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING OVERHEAD CABLE TV
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

CALL JULIE/ILLINOIS ONE CALL
811 OR (800)892-0123
TOLL FREE
TELEFAX: (800)741-5597
IL STATUTE 220 ILCS 50/2.9
REQUIRES MINIMUM OF 2 BUSINESS DAYS
NOTICE BEFORE YOU EXCAVATE.

AGENCIES:

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

VILLAGE OF PALATINE
George Ruppert
(847) 202-6963
grupert@palatine.il.us

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NICOR GAS
Utility Consultant G03W
(630) 388-2362

Curve Table							
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C1	37.08'	140.00'	15°10'28"	36.97'	N82°48'43"E	S89°36'03"E	N75°13'29"E
C2	28.41'	110.00'	14°47'50"	28.33'	N82°37'24"E	N75°13'29"E	S89°58'41"E
C3	18.25'	32.49'	32°10'43"	18.01'	S73°53'19"E	S89°58'41"E	S57°47'58"E

Record Curve Table							
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C1	37.08'	140.00'	15°10'24"	36.97'	N82°24'48"E	N89°08'51"E	-----
C2	28.41'	110.00'	14°47'55"	28.33'	N82°24'48"E	-----	N89°32'45"E
C3	18.25'	32.49'	32°10'43"	18.01'	S73°53'19"E	N89°32'45"E	-----

SURVEY LEGEND

- FOUND 1" ø IRON PIPE
- FOUND 3/4" ø IRON ROD
- FOUND 5/8" ø IRON ROD
- SET CHISELED "X"
- SET 5/8" ø IRON ROD
- COMPUTED POSITION, NOT MONUMENTED

SHEET	1 OF 1
PROJECT NO.	210032
CHECKED	sdis
DRAFTER	mlon/sdis
DATE	1/15/2021

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

Plat of Survey

Lot 13 of Willow Glen, Part of Lot 2 plus,Lots 3-6 of Palatine Acres and N 1/2 Vac. St.
Southeast Quarter of the Southeast Quarter of Section 9, T42N, R10E, 3rd PM
City of Palatine, Cook County, Illinois

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

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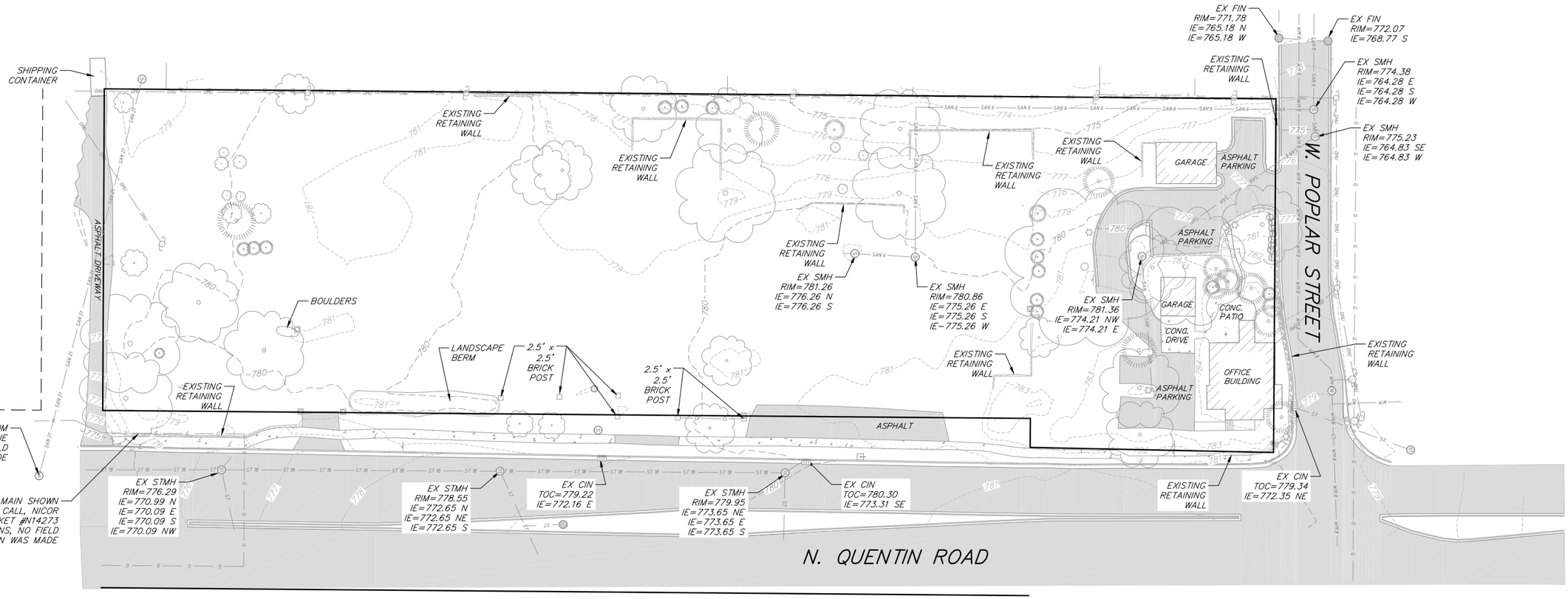
TOPOGRAPHIC SYMBOL LEGEND

- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING WATER MANHOLE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING RETAINING WALL
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

GRAPHIC SCALE FEET
0 15 30 60



vierbicher
planners | engineers | advisors
Phone: (800) 261-3050

Existing Conditions Plan
Quentin Road Development
Village of Palatine

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 04-08-2021
DRAFTER MLON
CHECKED JZAM
PROJECT NO. 210032

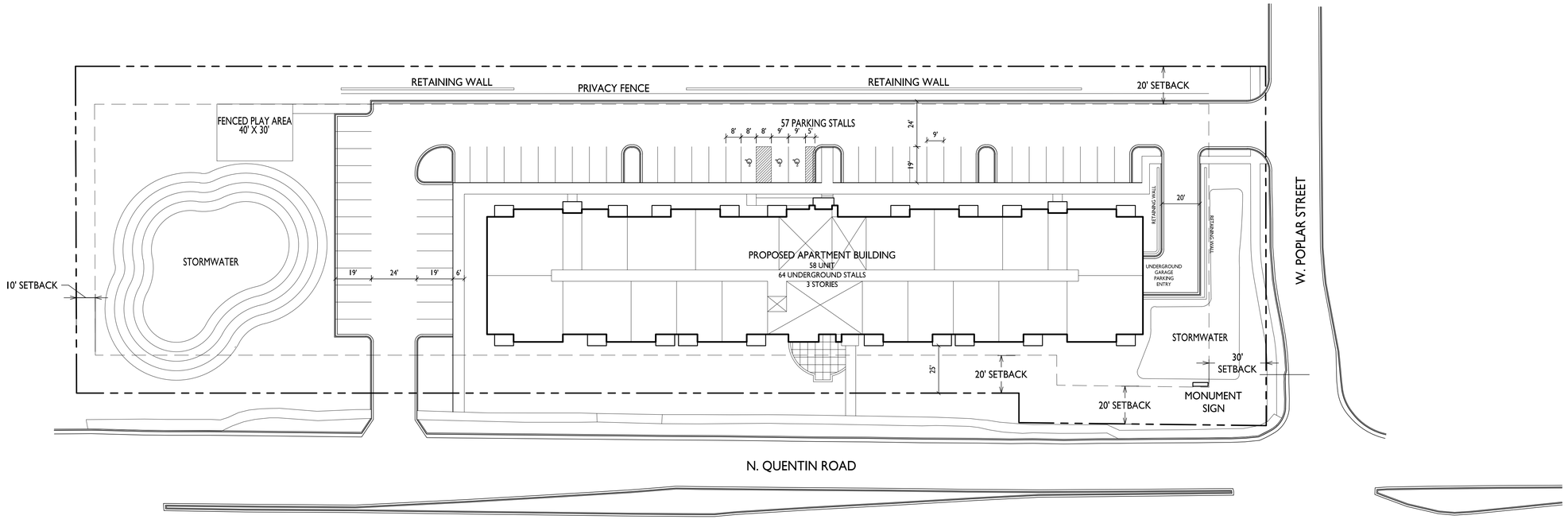
C0.1

Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-story, 58-unit

08 Apr 2021 - 9:29a M:\NorthpointeDevelopment\210032_Palatine IL\CADD\210032_Existing Conditions.dwg by: zdre

SITE DEVELOPMENT DATA:

DENSITIES	
LOT AREA	110,333 S.F. / 2.53 ACRES
DWELLING UNITS	58 UNITS
LOT AREA / D.U.	1,902 S.F./UNIT
DENSITY	22.9 UNITS/ACRE
GROSS RESIDENTIAL FLOOR AREA	68,502 S.F. (NOT INCL. BASEMENT)
IMPERVIOUS SURFACE	57,193 S.F. (52%)
LANDSCAPED SURFACE	53,140 S.F. (48%)
BUILDING HEIGHT	3 STORIES
DWELLING UNIT MIX:	
ONE BED	24
TWO BED	19
THREE BED	15
TOTAL	58 UNITS
VEHICLE PARKING :	
UNDERGROUND GARAGE	64
SURFACE	57
TOTAL	121 VEHICLE STALLS
PARKING RATIO	2.1 STALLS/UNIT



1 C-1.1 SITE PLAN
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

NORTHPOINTE DEVELOPMENT CORPORATION

ISSUED
Issued for City Submittal - January 20, 2021
Revised City Submittal - February 1, 2021
Reissued for City Submittal - April 13, 2021

PROJECT TITLE
Palatine, IL
Site Concept

Northpointe
Development

N. Quentin Rd

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 0000

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Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

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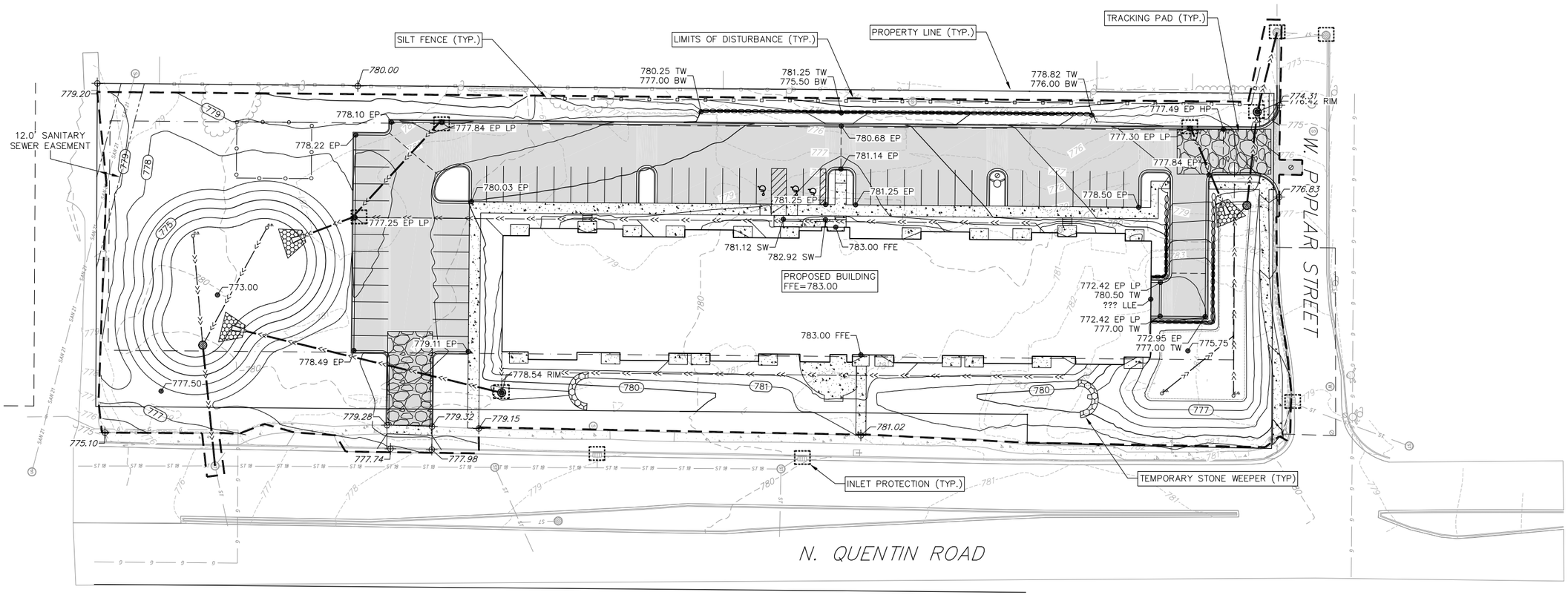
GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- INLET PROTECTION
- TRACKING PAD
- RIP RAP

GRAPHIC SCALE FEET
0 15 30 60



08 Apr 2021 - 9:29a M:\NorthpoInte Development\210032_Palatine IL\CADD\210032_Base.dwg by: zdre

vierbicher
planners | engineers | advisors
Phone: (608) 821-3900

Grading and Erosion Control Plan
Quentin Road Development
Village of Palatine

REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

DATE
04-08-2021
DRAFTER
CLAN
CHECKED
JZAM
PROJECT NO.
210032

C2.1

Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-story, 58-unit

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PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION
- SANITARY SEWER LATERAL PIPE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

GRAPHIC SCALE FEET
0 15 30 60

CONNECT TO EXISTING FIELD INLET WITH 12" RCP
EX FIN RIM=771.78 IE=765.18 N IE=765.18 W
EX FIN RIM=772.07 IE=768.77 S
48" FIELD INLET
EX SMH RIM=774.38 IE=764.28 E IE=764.28 S IE=764.28 W
EX SMH RIM=775.23 IE=764.83 SE IE=764.83 W
MANHOLE COULD NOT BE LOCATED IN THE FIELD. CONTRACTOR TO VERIFY LOCATION AND ELEVATION
2'X3' CURB INLET W/ SUMP (TYP)
12.0' SANITARY SEWER EASEMENT
12" RCP STORM (TYP)
45° BEND
8"X6" TEE
8" D.I. WATER SERVICE
FIRE HYDRANT & 6" GATE VALVE
CONNECT TO EXISTING WATER MAIN WITH 8"X8" TEE & VALVE
P1 – BIO-RETENTION BASIN
12" ENDWALL (TYP)
6" PVC SANITARY LATERAL FOR SERVICE TO BUILDING. CONFIRM LOCATION, SIZE, AND IE WITH PLUMBING PLANS
8" D.I. WATER SERVICE. CONFIRM LOCATION, SIZE, AND IE WITH PLUMBING PLANS
48" CONTROL STRUCTURE W/ 2.0" ORIFICE AND TRASH RACK
4" PERFORATED UNDERDRAIN (TYP)
W. POPLAR STREET
48" CONTROL STRUCTURE W/ 2.5" ORIFICE AND TRASH RACK
24" FIELD INLET W/ SUMP
6" DOWNSPOUT LEADER (TYP)
P2 – BIO-RETENTION BASIN
EX SMH SHOWN FROM CITY OF PALATINE UTILITY MAP. NO FIELD LOCATION WAS MADE
EX STMH RIM=776.29 IE=770.99 N IE=770.09 E IE=770.09 S IE=770.09 NW
EX STMH RIM=778.55 IE=772.65 NE IE=772.65 S
EX CIN TOC=779.22 IE=772.16 E
EX STMH RIM=779.95 IE=773.65 NE IE=773.65 E IE=773.65 S
EX CIN TOC=780.30 IE=773.31 SE
EX CIN TOC=779.34 IE=772.35 NE
CONNECT TO EXISTING FIELD INLET WITH 12" RCP
N. QUENTIN ROAD

vierbicher planners | engineers | advisors

Utility Plan
Quentin Road Development
Village of Palatine

REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

DATE 04-08-2021
DRAFTER CLAN
CHECKED JZAM
PROJECT NO. 210032

C2.1

Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-story, 58-unit

08 Apr 2021 - 9:30a M:\Northpointe Development\210032_Palatine IL\CADD\210032_Base.dwg by: zdre

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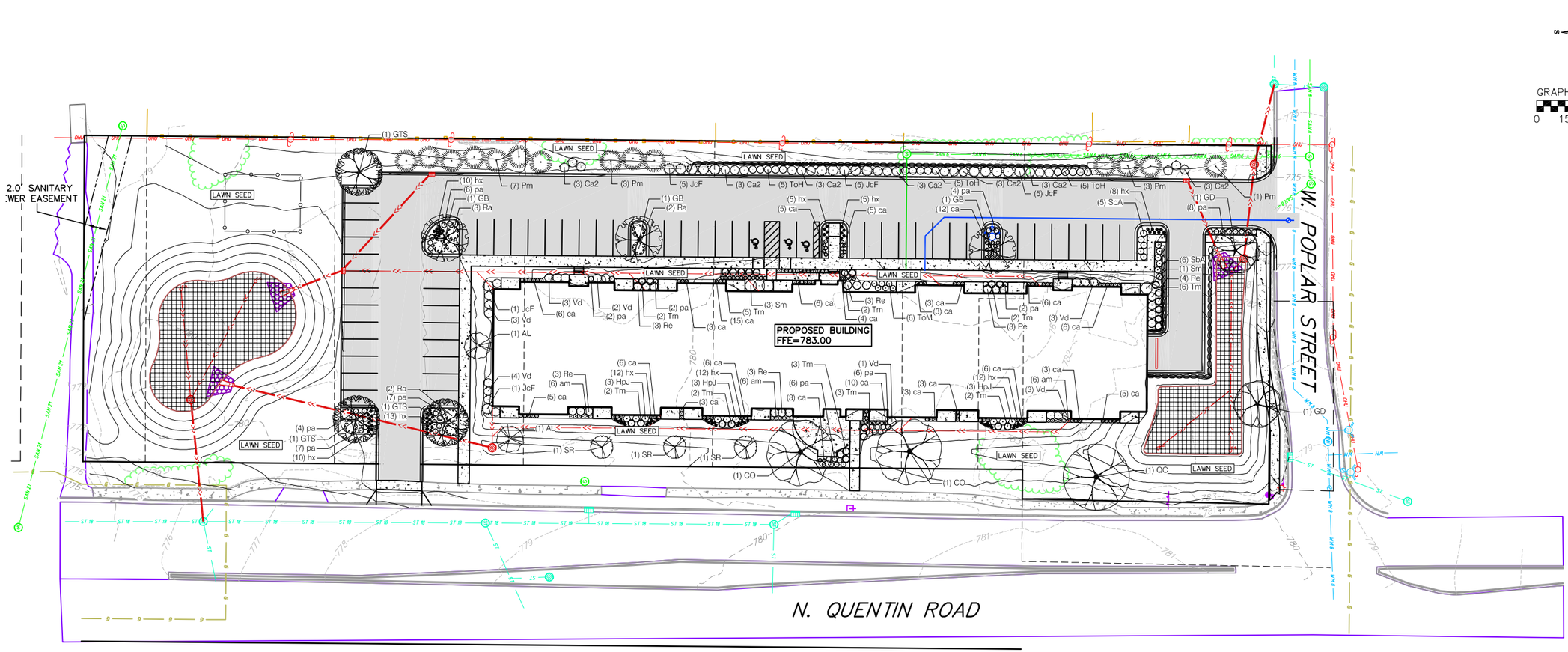


PLANT MATERIAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request any plant material substitutions due to availability issues.
4. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.

LANDSCAPE MATERIAL NOTES:

1. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 18" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
2. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging, Permaloc CleanLine $\frac{3}{16}$" x 4" or equal, color black anodized.
3. All trees and/or shrubs planted in lawn areas to be installed with a 5' diameter mulch ring and shovel cut edge. A pre-emergent granular herbicide weed-preventer should be mixed with mulch as well as topically applied to tree ring.

SEEDING AND PLUG PLANTING NOTES:

1. All disturbed areas, unless otherwise noted, to be seeded with IDOT Class 1 (Lawn Mixture) or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply ½" water twice weekly until final acceptance.
2. Install Bioretention Plug plantings as 2" x 2" x 4" deep plugs, 15" on center in a triangular grid pattern. Plant species in odd numbered groups of 5-9 plants, distributing each species randomly across planting area for natural appearance.

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
CO	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal	2
GB	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	B & B	2.5"Cal	3
GTS	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2.5"Cal	3
GD	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	2.5"Cal	2
QC	Quercus robur x macrocarpa `Clemons` TM / Heritage Oak	B & B	2.5"Cal	1
UNDERSTORY TREES	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**QTY**
AL	Amelanchier laevis / Allegheny Serviceberry (multi-stem)	B & B	7` ht.	2
SR	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B & B	2"Cal	3
DECIDUOUS SHRUBS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**QTY**
Ca2	Cornus sericea `Alleman`s Compact` / Dwarf Red Twig Dogwood	Cont.	5 Gal.	21
HpJ	Hydrangea paniculata `Jane` TM / Little Lime Hydrangea	Cont.	5 Gal.	9
Re	Rhododendron x `P.J.M.` / PJM Rhododendron	Cont.	5 Gal.	19
Ra	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	Cont.	3 Gal.	9
SbA	Spiraea x bumalda `Anthony Waterer` / Anthony Waterer Spiraea	Cont.	3 Gal.	11
Sm	Syringa meyeri `Palibin` / Dwarf Korean Lilac	Cont.	7 Gal.	4
Vd	Viburnum dentatum `Little Joe` / Little Joe Viburnum	Cont.	5 Gal.	20
EVERGREEN SHRUBS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**QTY**
Tm	Taxus x media `Everlow` / Everlow Yew	Cont.	5 Gal.	29
ToM	Thuja occidentalis `Hetz Midget` / Hetz Midget Arborvitae	Cont.	5 Gal.	6
PERENNIALS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**QTY**
am	Amsonia x `Blue Ice` / Blue Ice Bluestar	Cont.	1 Gal.	18
ca	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	Cont.	1 Gal.	141
hx	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	Cont.	4 In	87
pa	Perovskia atriplicifolia / Russian Sage	Cont.	1 Gal.	50
UPRIGHT EVERGREEN TREES	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**QTY**
JcF	Juniperus chinensis `Fairview` / Fairview Juniper	B & B	5` ht.	17
Pm	Picea abies `Mucronata` / Mucronata Norway Spruce	B & B	5` ht.	14
ToH	Thuja occidentalis `Holmstrup` / Holmstrup Cedar	B & B	5` ht.	15

BIORETENTION PLANTINGS

BIO-RETENTION PLUGS	6,447 sf
Asclepias incarnata / Swamp Milkweed	402
Carex bicknellii / Prairie Sedge	536
Carex comosa / Bottlebrush Sedge	603
Carex cristatella / Crested Oval Sedge	603
Carex lurida / Lurid Sedge	603
Coreopsis tripteris / Tall Coreopsis	402
Elymus virginicus / Virginia Wild Rye	402
Iris virginica / Blue Flag Iris	402
Liatris spicata / Spike Gayfeather	402
Lobelia cardinalis / Cardinal Flower	402
Panicum virgatum / Switch Grass	603
Rudbeckia triloba / Browneyed Susan	402
Spartina pectinata / Prairie Cordgrass	536
Symphyotrichum novae-angliae / New England Aster	402

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (608) 826-0532

Landscape Plan

Quentin Road Development
Village of Palatine

REVISIONS
NO. | DATE | REMARKS

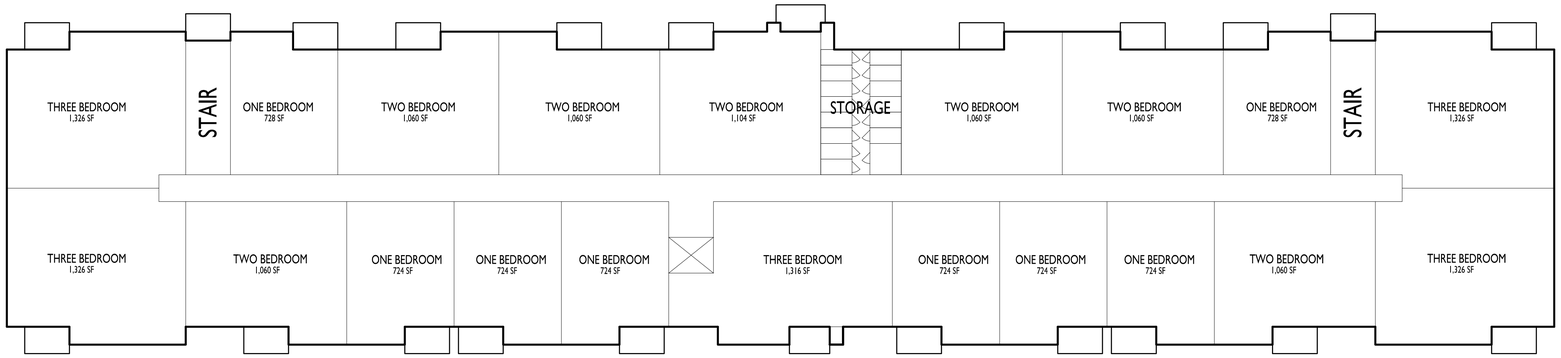
REVISIONS
NO. | DATE | REMARKS

DATE
04-12-2021
DRAFTER
AKAN
CHECKED
SVIN/JZAM
PROJECT NO.
210032

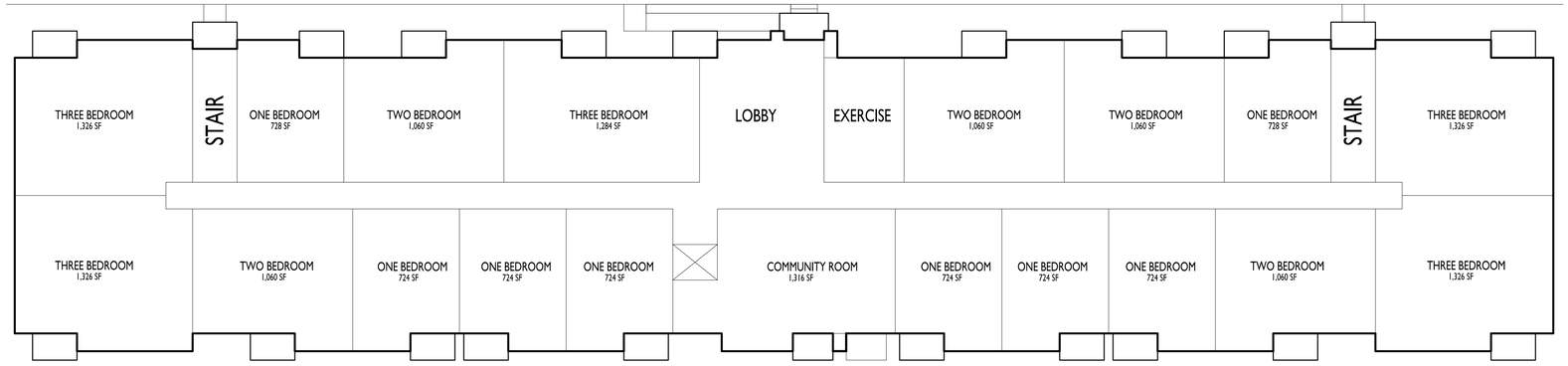
L1.0

Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-story, 58-unit

12 Apr 2021 - 8:37a M:\Northpointe Development\210032_Palatine IL\CADD\210032_Landscape.dwg by: akan

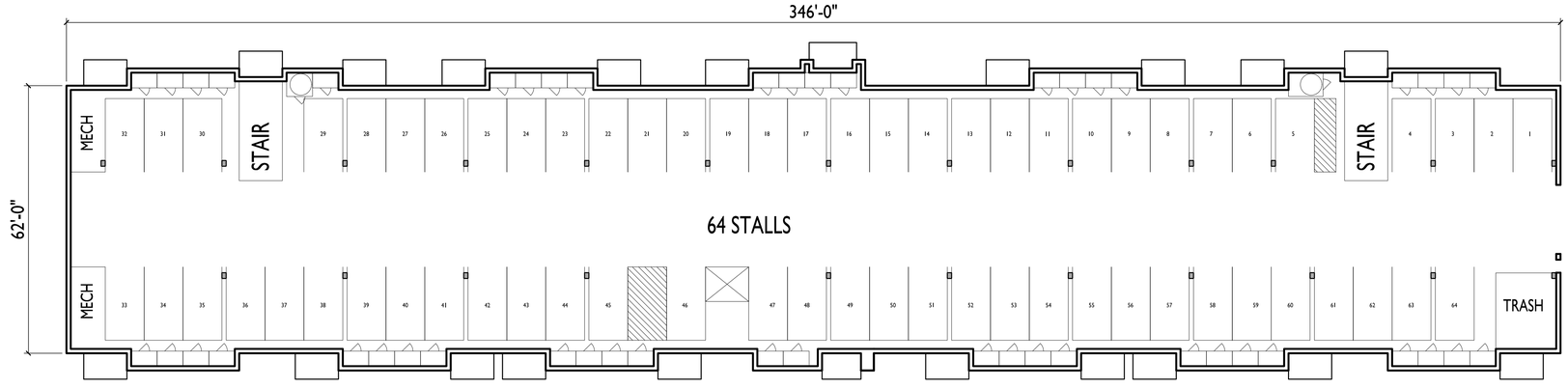


3 A-1.1 SECOND AND THIRD FLOOR PLAN
1/8" = 1'-0"



2 A-1.1 FIRST FLOOR PLAN
1/8" = 1'-0"

UNIT MIX:
ONE BEDROOM - 24
TWO BEDROOM - 19
THREE BEDROOM - 15



1 A-1.1 BASEMENT PLAN
1/8" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

NORTHPOINTE DEVELOPMENT CORPORATION

ISSUED
Issued for City Submittal - January 20, 2021
Reissued for City Submittal - April 13, 2021

PROJECT TITLE
Palatine, IL
Site Concept

Northpointe
Development

N. Quentin Rd

SHEET TITLE
Floor Plans

SHEET NUMBER
A-1.1

PROJECT NO. 0000

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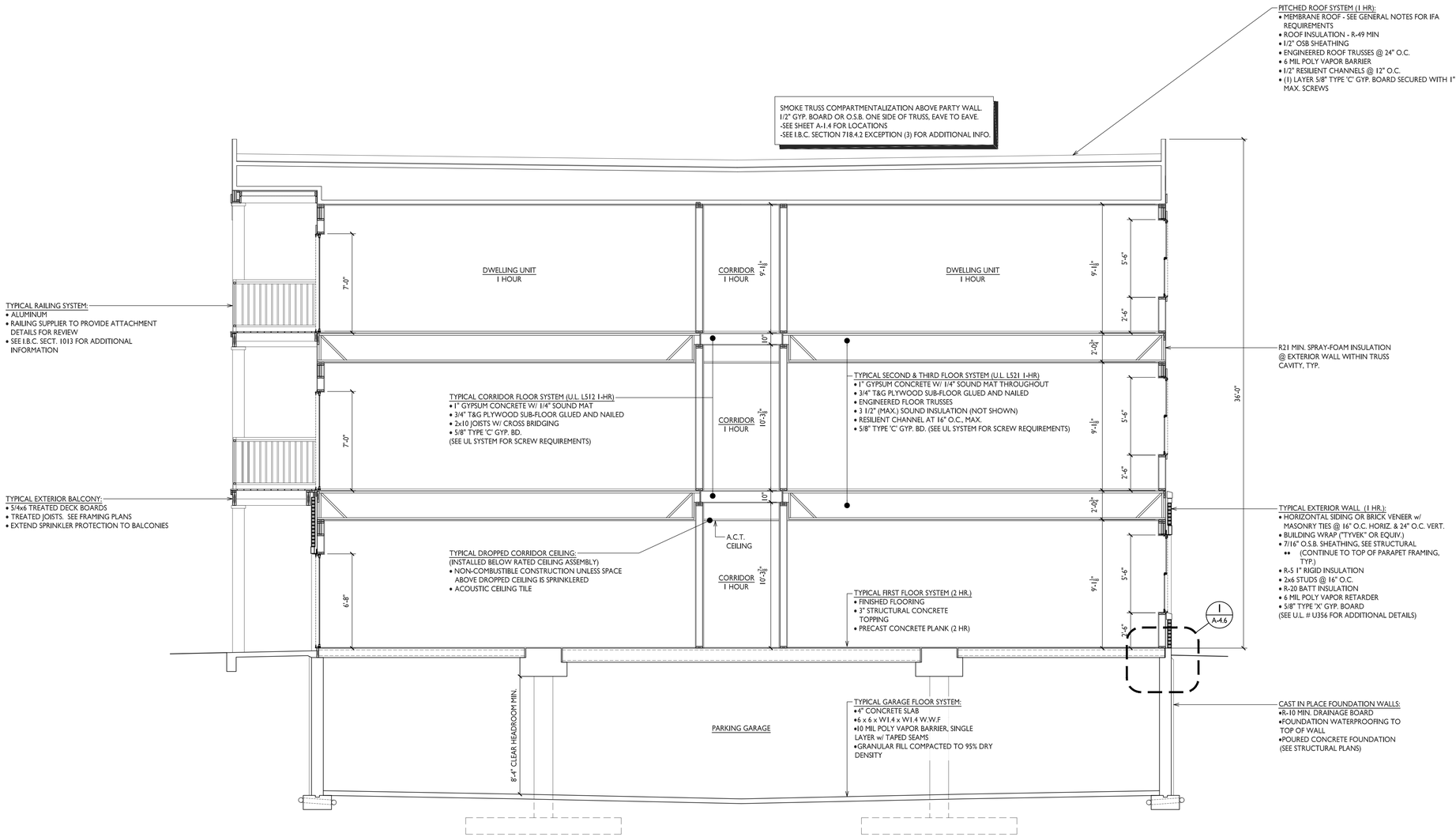
Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)



A / A-3.1 BUILDING SECTION

1/4"=1'-0"

knothe • bruce
ARCHITECTS
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7601 University Ave, Ste 201
Middleton, WI 53562

NORTHPOINTE DEVELOPMENT CORPORATION

ISSUED
Issued for City Submittal - January 20, 2021
Reissued for City Submittal - April 13, 2021

PROJECT TITLE
Palatine, IL
Site Concept

Northpointe
Development

N. Quentin Rd

SHEET TITLE
Building Section

SHEET NUMBER
A-3.1

PROJECT NO. 0000

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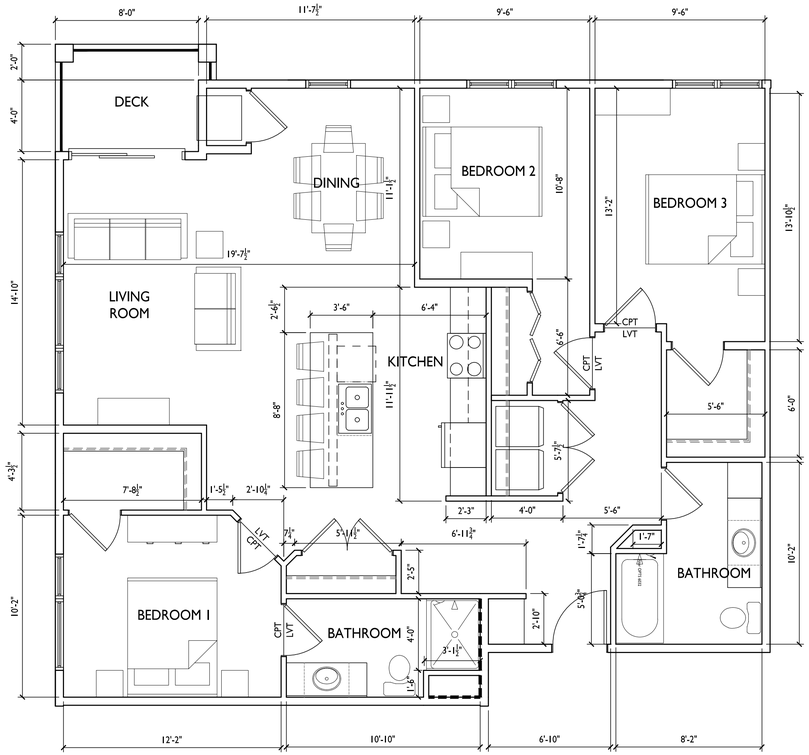
Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

FINISH NOTES:

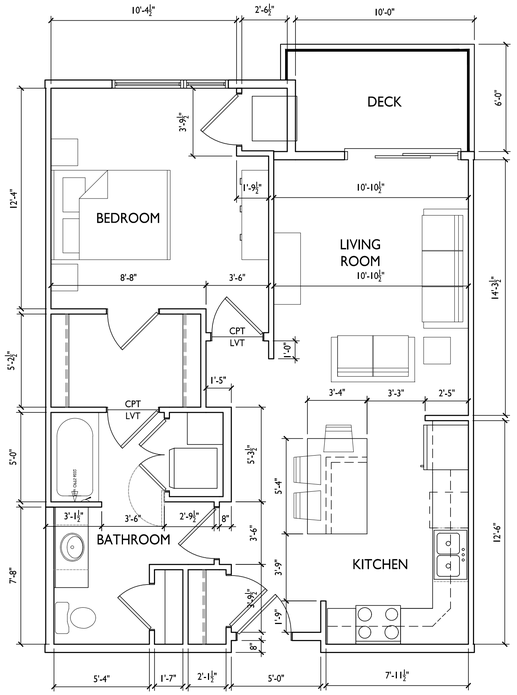
- UNIT BEDROOMS TO HAVE SHEET ROLLED CARPET FLOORING
- KITCHEN, LIVING AREAS, UNIT HALLWAYS AND BATHROOMS TO HAVE FAUX WOOD VINYL PLANK FLOORING (LVT)
- UNIT BATHROOMS TO HAVE FIBERGLASS TUB/SHOWER SURROUNDS
- APPLIANCES ARE INCLUDED AND INSTALLED - RANGE, RANGE HOOD, MICROWAVE, DISHWASHER, REFRIGERATOR, WASHER/DRYER AND GARBAGE DISPOSAL. RANGES AND CLOTHES DRYERS WILL BE GAS FIRED. THE RANGE HOOD WILL BE RECIRCULATING (VENTED). REFRIGERATORS WILL INCLUDE ICE MAKERS/WATER DISPENSERS.
- PLASTIC LAMINATE COUNTERTOPS AND CULTURED MARBLE VANITY TOPS.

NOTE: UNIT PLANS SHOWN ARE TYPICAL FOR 1, 2, AND 3-BEDROOM UNITS. SIMILAR UNITS WILL HAVE COMPARABLE SQUARE FOOTAGE, FINISHES AND AMENITIES



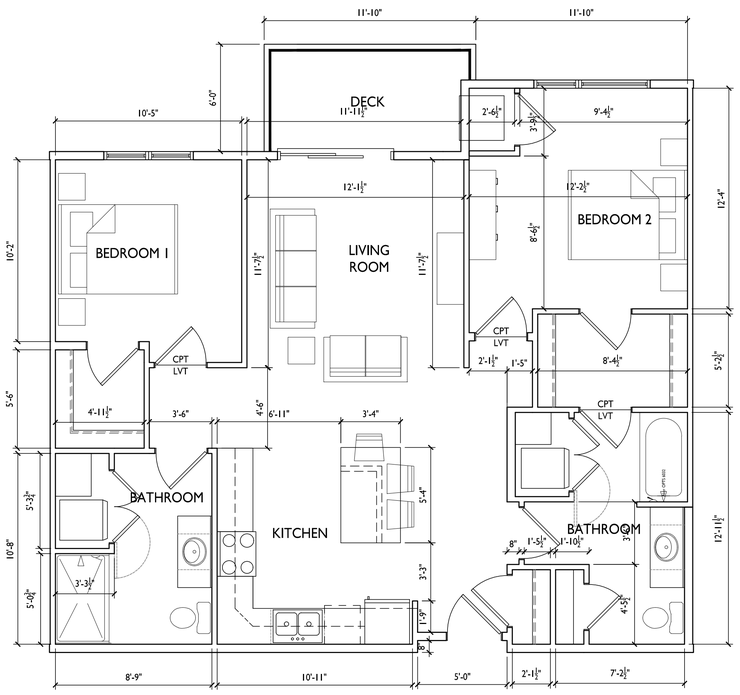
3 A-5.1 TYPICAL THREE BEDROOM UNIT PLAN - 1,326 SF

1/4" = 1'-0"



2 A-5.1 TYPICAL ONE BEDROOM UNIT PLAN - 728 SF

1/4" = 1'-0"



1 A-5.1 TYPICAL TWO BEDROOM UNIT PLAN - 1,060 SF

1/4" = 1'-0"

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Middleton, WI 53562

NORTHPOINTE DEVELOPMENT CORPORATION

ISSUED
Issued for Review - March 23, 2021
Reissued for City Submittal - April 13, 2021

PROJECT TITLE
Palatine, IL
Site Concept

Northpointe Development

N. Quentin Rd

SHEET TITLE
Typical Unit Plans

SHEET NUMBER
A-5.1

PROJECT NO. 0000

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Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-

Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-

Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-

Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-

Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-

Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-

CLOUD CERAMICS
CORONADO GRAY-MODULAR-VELOUR

BRICK VENEER

JAMES HARDIE
GRAY SLATE

1-COMPOSITE SIDING & TRIM

JAMES HARDIE
NAVAJO BEIGE

2-COMPOSITE SIDING & TRIM

JAMES HARDIE
NIGHT GRAY

COMPOSITE PANEL

ROCKCAST
RIESLING

CAST STONE SILLS & BANDS

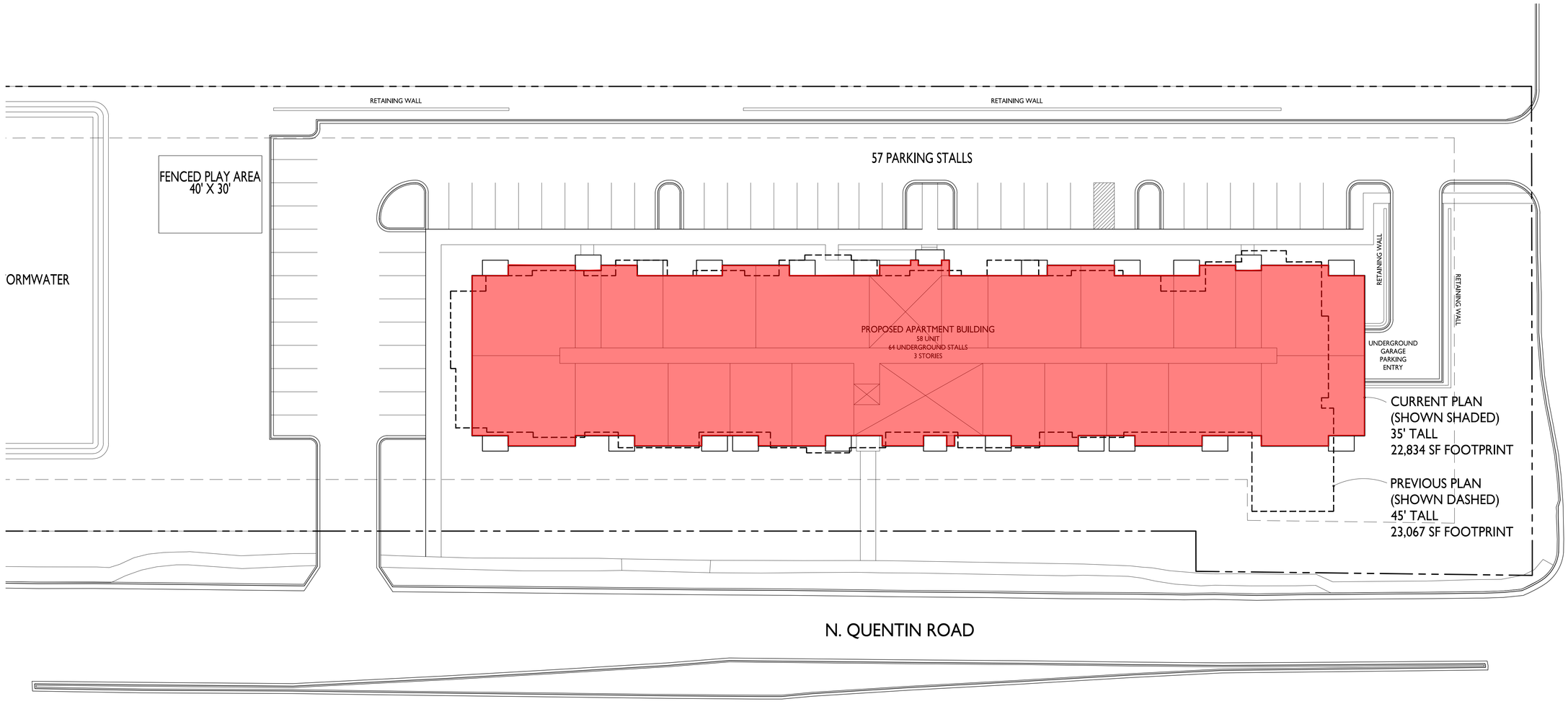
BLACK

WINDOWS | DOORS
ALUMINUM RAILINGS
ALUMINUM STOREFRONT

MATERIAL BOARD
NORTHPOINTE DEVELOPMENT

North Quentin Rd
Palatine, IL
April 13, 2021

knothe bruce



1 C-1.1 SITE PLAN - ALTERNATE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Review - January 12, 2021
Revised Alternate Plan - March 4, 2021

PROJECT TITLE
Palatine, IL
Site Concept

Northpointe
Development

N. Quentin Rd

SHEET TITLE
Site Plan

SHEET NUMBER
APP-1

PROJECT NO. 0000

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Attachment: Combined Drawings (Plat of Survey, Engineering, Elevations, Floor Plans) (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

NORTHPOINTE
DEVELOPMENT CORPORATION

June 14, 2021

Katie Rivard
Village of Palatine Department of Planning and Zoning
200 E Wood Street
Palatine IL 60067

RE: Parking and Traffic Narrative 896-920 N Quentin Road

Dear Ms. Rivard,

Please accept this Parking and Traffic Narrative for our proposed multifamily development. This memo is intended to detail the appropriateness of the amount of parking provided and the number of daily trips generated from our site. Since being established in 2009, Northpointe Development has developed over 1,100 units of housing. Approximately 800 of those units are family workforce like our proposal for N Quentin Road. Our portfolio is currently over 98% occupied which not only gives us great data on the amount of parking being utilized at our projects but also shows that we offer the proper amount of amenities (including parking), quality housing, and management to keep our properties full and well maintained over the long term.

The housing tax credit program was created in 1987 and has built over 2.3 million units throughout the county. Best practices show that a workforce housing property generally needs a 1.5 or 1.6 ratio on parking spaces to units for residents and visitors. However, we have studied the parking uses of our portfolio and have developed a more detailed formula. This formula calculates resident parking needs based on unit size and tenant income and has been attached for our proposed project. This formula shows that the residents, not including spaces for visitors, will need approximately 80 total parking stalls. Our proposal includes 121 total spaces including 64 underground spaces. At 2.1 spaces per unit our proposal maybe over parked and our total green space could be increased. Also, if the residents are expected to need approximately 80 stalls most of the residents will be parked underneath the building reducing the neighborhood visual impact of the development.

To estimate the project's effect on traffic and number of trips we referenced two recent Traffic Studies that have been completed for Northpointe. Both Studies have been attached for your reference. The most recent and most comparable study was completed in January of 2021 for a 64 unit, 3-story multifamily building in Machesney Park, Illinois. That study used the ITE Manual to generate new trips from the property in both Peak AM and PM times. Based on the numbers from that study our project is estimated to produce the following number of trips.

Land Use	ITE Code	Dwelling Units	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour In	PM Peak Hour Out
Multifamily Housing	220	58	6	22	23	14
Total New Trips			**6**	**22**	**23**	**14**

The Machesney Park Study showed that the project was going to add a relatively few number of additional trips overall and that they effect of these trips would have on the studied intersections would be minimal. The general location of this site was business commercial area with access to a residential neighborhood. The second study submitted analyzed a two-way stop controlled intersection in the Village of McFarland, WI and the effects of that control and traffic with the addition of 110 multifamily units and Public Safety Building. This site is in a majority

Attachment: Palatine Parking and Traffic Narrative 6-14-21 (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

residential area at the intersection of a major and minor street. The two-way stop sign was on the minor street and no stop sign on the major street somewhat similar to the corner of W Poplar Road and N Quentin Road. This study showed that the two-way stop was sufficient in both a current and future build scenarios. In our opinion, both of these studies should give the Village comfort that our proposed use will have a relatively low and insignificant impact to traffic and would not add delays are the need for any road modifications or intersection controls.

Please let me know if you have any questions or comments.

Sincerely,

Sean O'Brien
Principal
Northpointe Development Corporation
www.northpointedev.com

Attachment: Palatine Parking and Traffic Narrative 6-14-21 (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Housing Tax Credit FAMILY PARKING

Palatine

		Stalls Per Unit	Units	Total Needed	
1 Bedroom					
	30%	0.4	9	3.6	
	50%	0.82	10	8.2	
	60%	1	1	1	
	80%	1.09	4	4.36	
2 Bedroom					
	30%	0.8	3	2.4	
	50%	1.58	9	14.22	
	60%	1.8	0	0	
	80%	2	7	14	
3 Bedroom					
	50%	1.53	4	6.12	
	60%	1.6	2	3.2	
	80%	2.5	9	22.5	
			58	79.6	Stalls Needed

Attachment: Parking Demand Trips Palatine 6-14-21 (874-920 N. Quentin Road - PPD for 3-story, 58-unit

From: Marcus Orofino
Sent: Thursday, July 8, 2021 9:13 PM
To: Katie Rivard <KRivard@palatine.il.us>; Tim Millar <TMillar@palatine.il.us>
Cc: Ben Vyverberg <BVyverberg@palatine.il.us>; Michael Jacobs <MJacobs@palatine.il.us>; Grace Orofino
Subject: Public Hearings: 874-920 N. Quentin Road - File No. 21-05

Tim and Katie,

I'm emailing you regarding the Public Hearings: 874-920 N. Quentin Road - File No. 21-05 on Tuesday July 20th at 7PM.

My understanding of the proposal is that a three-story 58-unit apartment complex with 116 parking spots is proposed to be built directly behind my home. By adding a 58-unit apartment this could potentially mean a 10X population increase to the neighborhood in a very concentrated way. I've been in my home at 913 Franklin Avenue since January 2018 and have enjoyed it and the neighborhood quite a lot. We've tried our best to beautify the neighborhood as well as create a good home for my wife and our future family. When we purchased our home, we realized that since there was a vacant lot at the back, there would likely be construction and a structure erected at some point. However, given the size of the lot I would have never imagined a proposal for an apartment complex of this magnitude. This is the first home that my wife and I have owned and we're just beginning to get situated with life and now this is calling into question the implications this could have on our future. I have concerns with the population density increase, implications to the dynamics of the neighborhood, impacts it could have to traffic patterns, increased potential for crime due to so many individuals in a small area, light pollution, a loss of privacy, and potential impacts to my home value which could put significant financial strain on my family and our ability to sell the home if we should want to move someday. I plan to make all of these concerns known during the hearing, but I wanted to share with you some of my thoughts with you leading up to the hearing given time seems to move so fast these days. Thank you for hearing my concerns, your time, and your consideration. If you have any questions, I'd be more than happy to talk with you on the phone and I'd greatly appreciate any support/perspective you have on this matter.

Attachment: Objection Email - Orofino (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Katie Rivard

From: LORENE HARDER
Sent: Monday, July 12, 2021 4:58 PM
To: Katie Rivard; Jim Harder
Subject: 874-920 N. Quentin Road - File No. 21-05

Hi Katie,
My name is Lorene Harder and I live at 872 N. Maple Ave, Palatine.

I am writing as my husband Jim and I are concerned about the Preliminary Planned Development to construct a new 3-story, 58 unit apartment building at 874-920 N. Quentin Road in Palatine. We will be out of town on July 20th, so unable to attend the public hearing, but wanted to express our concerns.

Poplar Street is a very quiet side street and I am VERY concerned about the additional traffic it will bring to our neighborhood. Basically, I feel it will change the nice quite neighborhood we had when we initially purchased our townhouse due to the added traffic of approximately 110 cars coming and going. Additionally, the density of 58 units on a plot of land that is most likely 2 acres or less is not a good thing for the neighborhood.

I'd appreciate if our concerns are brought forward on July 20th at the public hearing.

If you need any additional information from me, please let me know.

Thank you Katie, I appreciate your help in this matter. Take care.

Lorene Harder
872 N. Maple Ave

Attachment: Objection Email - Harder (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Ben Vyverberg

Subject: FW: Quentin Road Planned Development 874-920 N. Quentin

From: John R Novak
Sent: Tuesday, July 13, 2021 2:13 PM
To: Katie Rivard <KRivard@palatine.il.us>; Ben Vyverberg <BVyverberg@palatine.il.us>; Jim Schwantz <JSchwantz@palatine.il.us>; Tim Millar <TMillar@palatine.il.us>; Scott Lamerand <SLamerand@palatine.il.us>; Doug Myslinski <dmyslinski@palatine.il.us>; Kollin Kozlowski <KKozlowski@palatine.il.us>; Greg Solberg <GSolberg@palatine.il.us>; Brad Helms <BHelms@palatine.il.us>;
Subject: Quentin Road Planned Development 874-920 N. Quentin

I am writing as a concerned citizen and voter, living in Palatine, as to the proposed apartment building being considered on N. Quentin Rd (west side), between Northwest Hwy on the south, and Poplar on the north. My concerns and objections encompass the following subjects:

- Increased traffic on Franklin, Maple, Poplar and Quentin: since the ingress/egress to/from the new development will be off Poplar, there will be increased traffic on all streets, but primarily on Franklin, Maple and Poplar, as vehicles use these streets to enter and exit the parking facility off of Poplar. With parking for over 100 vehicles, such an increase in vehicular traffic on Franklin, Maple, Poplar and Quentin poses numerous concerns. Franklin, Poplar and Maple were not built to accommodate increased traffic, and there are little to no pedestrian sidewalks. This increases the possibility and likelihood of accidents and injuries.
- Impact to existing properties: our community is served primarily by single family homes and townhomes. A multi-story "city-like" apartment building with such a high occupancy density will detract from the residential appeal of our neighborhood.
- Drain on community resources: increased residents will utilize greater community resources. At whose cost?
- Lack of infrastructure: With such a large number of units being considered, what thoughts have been given to increased infrastructure needs for the surrounding community? Again, at whose cost?
- Impact studies: have environmental, traffic, safety, noise, density, etc. studies been conducted and studied to fully understand the impacts and solutions needed?

I think it's time for the Village leaders to know and understand the communities they serve, and to listen to and involve members of these communities, in such decisions, so that all party's interests are addressed.

Respectively,

John R Novak

852 N Franklin Ave

Attachment: Objection Email - Novak (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Virus-free. www.avast.com

Attachment: Objection Email - Novak (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Katie Rivard

From: Jim Fluhler
Sent: Tuesday, July 13, 2021 3:54 PM
To: Katie Rivard; Ben Vyverberg; Jim Schwantz; Tim Millar; Scott Lamerand; Doug Myslinski; Kollin Kozlowski; Greg Solberg; Brad Helms;
Subject: Proposed development at 920/896 N Quentin Ave

We both oppose the development on Quentin Ave and would like this email to be part of the public record.

Our concerns are

1. The density of the proposed development not in alignment with the footprint of the property or the surrounding neighborhood.
2. There is already traffic bypassing the traffic light at Quentin and Northwest Highway and travelling down Franklin and Maple.

   There are no sidewalks on either street, so walking becomes dangerous. There is also increased traffic from the dog kennel at times.
3. Increased traffic exiting on Quentin from Poplar would make a hazardous situation.
4. Crossing Quentin or Northwest Highway even at the light is dangerous especially young children.
5. We feel that trying to stuff 120 residents and their corresponding vehicles into that parcel is not right for this neighborhood and will lead to many issues.

Thank you

James and Patricia Fluhler

Attachment: Objection Email - Fluhler (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Katie Rivard

From: Julie
Sent: Wednesday, July 14, 2021 7:35 AM
To: Ben Vyverberg; Katie Rivard
Cc: Tim Millar
Subject: 874-920 N Quentin Road Planned Development

To all concerned:

My husband and I are opposed to the planned development on Quentin Avenue. We feel the 3 story, 58 unit apartment building is too big for the space and have density concerns. Currently, there are 6 single family homes on the same acreage of land behind the development. For every one home you are adding 10 families. Putting a large, high density building next to homes on half acre lots does not match the rural aesthetics of the neighborhood and looks like patchwork.

Additionally, we have traffic and safety concerns for the entire neighborhood with the increased parking and traffic for 121 cars. Franklin and Maple Ave are already cut through streets, the exits to the main roads off of Franklin and Poplar are on steep inclines more prone to accidents and we do not have sidewalks.

We live directly behind the planned development and spend a majority of our time in the rooms that face our backyard with our windows open. We are avid gardeners, spend a lot of time in our yard and our kids are outside daily to burn off energy.

Additionally we are concerned about the following that impact our quality of life:

- Our home is one and a half stories lower than the planned development lot. This development is at a much higher elevation than my home and a 3 story building with a parking garage will allow all levels of residents to see into our backyard through their windows and balconies and for us to see them. A 6 ft fence will provide no privacy to the upper levels of such a large structure and any trees will take 20 years or more to get to a size where any additional privacy will be available.
- The parking lot will be 20 feet from our property line. We have noise concerns such as car alarms, vehicles entering and exiting, car music, illegal fireworks and late night parties affecting our quality of sleep and enjoyment in our yards.
- Light pollution will be increased. The balcony lights, car headlights, stairwells and parking lot lights face our yard. We will be directly impacted and we will no longer be able to use our telescope for stargazing with our children on our own property..
- Air pollution and gas emission with so many cars will affect the air quality in our yard. We spend our mornings in the garden before going to work and after work we take the kids outside and we love to have our windows open for fresh air. We will no longer be able to enjoy the fresh air our yard has provided us for many years.
- We are on well water and are concerned about the construction contamination, and lack of green space impacting our well quality and quantity.

Our neighborhood would like to work with the village to determine a more appropriate development for our area.

Attachment: Objection Email - Picchiotti (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Thank you for your time.

Regards,

Julie & Mitch Picchiotti

Attachment: Objection Email - Picchiotti (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

DAGAN PARK ESTATES TOWNHOME ASSOCIATION
812 – 868 N. FRANKLIN AVE.
841 – 883 N. MAPLE AVE.

July 13, 2021

Village of Palatine
200 E. Wood St.
Palatine, IL 60067

TO: Katie Rivard, Planner at the Village of Palatine krivard@palatine.il.us
Ben Vverberg, Head of Zoning at Village of Palatine bvyverberg@palatine.il.us
Jim Schwantz, Mayor jschwantz@palatine.il.us
Tim Millar, District 1 councilman tmillar@palatine.il.us
Scott Lamerand, District 2 councilman SLamerand@palatine.il.us
Doug Myslinski, District 3 councilman dmyslinski@palatine.il.us
Greg Solberg, District 4 councilman gsolberg@palatine.il.us
Kollin Kozlowski, District 5 councilman KKozlowski@palatine.il.us
Brad Helms, District 6 councilman bhelms@palatine.il.us

FROM: Dagan Park Estates Townhome Association

RE: Proposed Development, North Quentin Rd, North of Northwest Hwy, South of Poplar

On behalf of the Dagan Park Estates Townhome Association, a 24 unit townhome complex on North Franklin Street and North Maple Street, I am writing to you to express the Association's stance on the proposed apartment development as referenced above. Our issues center on the following points:

- Increased traffic on Franklin, Maple and Poplar: since the ingress/egress to/from the new development will be off Poplar, there will be increased traffic on all these streets, as vehicles use these streets to enter and exit the parking facility off of Poplar. This increases the possibility and likelihood of accidents and injuries.
- Nature of the existing community: our community is served primarily by single family homes and townhomes. A multi-story "city-like" apartment building with such a high occupancy density will detract from the residential appeal of our neighborhood.
- Community resources: increasing the number of residents in this area, will utilize greater community resources. At whose cost?
- Lack of infrastructure: are the streets, sidewalks, water retention ponds and culverts, and so forth, built to properly accommodate the anticipated increase in the usage of such infrastructure, that will result from a new 58 unit, multi-resident apartment complex, with room for over 100 additional vehicles?
- Impact studies: have the proper environmental, traffic, safety, noise and density studies been conducted and studied to fully understand the impacts and solutions needed?

Attachment: Objection Email - Dagan Park Estates (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

DAGAN PARK ESTATES TOWNHOME ASSOCIATION
812 – 868 N. FRANKLIN AVE.
841 – 883 N. MAPLE AVE.

- Pedestrians: many community members take daily walks, or walk their dogs along the aforementioned streets, many without walkways, thus utilizing the actual roadway. Accommodations should be considered as part of this initiative.

Given the significant nature of such a development, we are grateful that our elected and appointed leaders are offering us this opportunity to be heard on this proposed development. We are certain that when all party's interests are heard and understood, a meeting-of- the-minds can be achieved, resulting in the best outcome for the greatest number of those impacted.

Sincerely,

Board of Directors
Dagan Park Estates Townhome Association

Attachment: Objection Email - Dagan Park Estates (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

POB 2137
(NE corner/NW Hwy/Quentin Rd.)
Palatine, IL 60078
July 14, 2021

Mr. Ben Vyverberg, Director of Planning and Zoning
Village of Palatine
200 E. Wood St.
Palatine, IL 60067 RE: Proposed Development 920/896 N. Quentin Rd.

Dear Mr. Vyverberg,

This is for the purpose of bringing to your attention concern on the part of some members, those who are aware, of the Palatine Lake Park Estates Homeowners Association regarding the proposed 58-unit development on the former site of Mia's Garden on 920/896 N. Quentin Rd., Palatine.

Specifically, the concerns relate to the high density of a three story building on a 2.5 acre parcel including 57 parking spots above ground and 64 underground resulting in increased traffic congestion on Quentin Rd. impacting local homeowners and area businesses. The ingress/egress on a four lane road already experiencing abuse due to motorists' aggressive high rate of speed would require monitoring adding to expenditure of additional resources and putting at risk children being picked up and dropped off at KinderCare nearby. This demand on Palatine resources to properly manage and provide services to the area warrants attention as does the lack of green space. Surrounding the space are six families on .5 acre lots, with no sidewalks, which will most certainly be affected by the introduction of ten times as many people in a very limited space. Many potential residents at the proposed site may cut through our neighborhood, directly east of the proposed site (very dangerous crossing four lanes of traffic on foot), to access the bike trail and Palatine Hills.

It would seem that a more appropriate location for such a development would be in the downtown area where other multistory residences currently exist. Otherwise, it appears that this development at the referenced site would be much too large and distinctly out of character with the surrounding single family structures.

This high density project is not in keeping with the well established neighborhoods already in the area. Further, it would have a dramatic effect on quality of life for nearby residents in regard to noise pollution, light pollution, etc.. It is unclear as to why planning for such a development is underway. Thank you for your consideration of our concerns and interest in avoiding potential problems impacting our community.

Sincerely,

Richard Tyack, Vice President
Palatine Lake Park Estates HOA

Attachment: Objection Letter - Palatine Lake Park Estates HOA (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

c: jschwantz@palatine.il.us
rottesen@palatine.il.us
krivard@palatine.il.us
tmillar@palatine.il.us
SLamerand@palatine.il.us
dyslinski@palatine.il.us
gsolberg@palatine.il.us
KKozlowski@palatine.il.us
bhelms@palatine.il.us

Attachment: Objection Letter - Palatine Lake Park Estates HOA (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Katie Rivard

From: H. Pepper
Sent: Wednesday, July 14, 2021 4:04 PM
To: Katie Rivard; Ben Vyverberg; Jim Schwantz; Tim Millar; Scott Lamerand; Doug Myslinski; Kollin Kozlowski; Greg Solberg; Brad Helms
Subject: 874-920 N. Quentin Road File No. 21-05

Village of Palatine
Department of Planning & Zoning
200 E. Wood Street
Palatine, IL 60067-5339

July 14, 2021

RE: 874-920 N. Quentin Road File No. 21-05

We oppose the development at 874-920 Quentin Rd. as currently proposed and would like this email to be part of the public record.

The following are some of the reasons for our opposition:

RUNOFF / STORMWATER DETENTION

The Arlington Heights branch of the Salt Creek is just two lots south of the proposed development and flows through the middle of our neighborhood Lake Park Estates which is located directly to the east across Quentin Rd. from the subject property.

As formally documented by the Metropolitan Water Reclamation District, this section of the Creek already suffers from frequent overbank flooding resulting in bank collapse, erosion, and subsequent sedimentation of the inline stormwater retention basin which is already in need of a complete rehabilitation estimated to cost in excess of $200,000.00, far beyond the limited resources of our small homeowners association.

The proposed development appears to cover every inch of the property with impermeable surfaces and combined with an underground parking garage, it makes it seemingly impossible to limit the runoff to no more than what it was prior to development, as required by Illinois drainage law.

Our homeowners association is already forced to absorb the costs related to the huge amounts of runoff, and associated environmental damage it causes, from the strip mall at the corner of Quentin and N.W. Highway due to a one sided drainage easement that was unfortunately granted years ago. The increased sediment load from this development, directly upstream, will only exacerbate these problems. **Please don't let this out of state corporation externalize the costs of the environmental damage it is likely to cause on to the neighboring homeowners and taxpayers.**

VISITOR / OVERFLOW PARKING

Attachment: Objection Email - Pepper (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Parking accommodations appear to be woefully inadequate to handle visitors not to mention all the delivery vehicles that a development of this size will generate at all hours 7 days a week. When the tiny visitor lot is full the obvious place to park would be on the surrounding streets causing constant disruption to the homeowners and creating a constant flow of pedestrians crossing Quentin Rd. without a crosswalk and/or traffic signal.

TRAFFIC SAFETY

Exiting from Lake Park Estates to Quentin Rd from Bayer Dr is already challenging with the Clayson Apartments only exit located directly across the street. The proposed development will now make exiting on to Quentin from Lakeside Dr. equally challenging and possibly further increase the challenge at Bayer.

PRIOR MUCH SMALLER DEVELOPMENT REJECTED ON SIMILAR SIZED LOT

In 2018 the Palatine Village Council **rejected** by a vote of 5-1 a proposal to build 4 **SINGLE FAMILY** homes on **a 1.43 acre** lot on Quentin Rd. just south of the subject property. The primary reason for the rejection was due to their not being enough property for the project. If 1.5 acres is not enough land for four families, how is it even conceivable to shoehorn a 58 unit apartment building on a lot just 1 acre larger? Approval of this development might raise some serious concerns about the Village of Palatine being arbitrary and capricious with regard to the criteria by which it evaluates proposed developments.

Councilman Lamerand stated this plan is just too much for this parcel.

Councilman Solberg restated his position that the proposed is too much development for the land.

Reference:
Palatine Village Council Meeting Minutes June 11, 2018
https://palatinevillageil.iqm2.com/Citizens/FileOpen.aspx?Type=15&ID=2136&Inline=True

Daily Herald Article from June 15, 2018
https://www.dailyherald.com/news/20180615/home-project-on-quentin-road-site-rejected-by-palatine-council

Thank you

Attachment: Objection Email - Pepper (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Katie Rivard

From: Robert and Sarah Wippman
Sent: Wednesday, July 14, 2021 3:59 PM
To: Katie Rivard; Ben Vyverberg; Jim Schwantz; Tim Millar; Scott Lamerand; Doug Myslinski; Kollin Kozlowski; Greg Solberg; Brad Helms; abetterpalatine@gmail.com
Subject: Proposed development on Quentin road

Dear Village Leaders,
I am writing to express my concern about the proposed development on Quentin Road and Rte. 14. First and foremost, I feel the proposed development is too large and does not respect the existing surroundings.

As it is proposed, it would block the light and create disturbances for the homes directly behind this plot of land and diminish the values of these properties. Garbage dumpsters would need to be stored outside somewhere and these would most likely back up to the homes facing this property creating an odor an unsightly view.

Additionally, there is a day care center just on the corner and this would put the families dropping off and picking up their children at risk with the increased traffic. The traffic flow on Quentin simply cannot handle this amount of additional traffic, including the new residents and school bus drivers who would need to navigate this. I encourage you to drive up and down Quentin road as it is during peak times and you can see that it is already backed up from Dundee to Rte. 14. We can rarely exit our subdivision during these times turning north. This is our pathway to get to the train station as well and would impact the computers traveling past this complex.

As a resident of Palatine, I am opposed to this type of structure. Building a few townhomes would be in keeping with the surroundings and would minimize the traffic and congestion concerns. We already have a large apartment complex in between Dundee and 14 on Quentin and Dundee, and with the surrounding subdivisions, we would not be able to handle more traffic. This would also be unsafe for the school children in the existing apartments, the children in the existing subdivisions, and in the existing day care center.

Thank you for your consideration of my concerns.
Sincerely,
Sarah Wippman
1276 N Lakeview Drive
Palatine, IL 60067

Attachment: Objection Email - Wippman (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Katie Rivard

From: Sarah Murphy
Sent: Wednesday, July 14, 2021 4:05 PM
To: Katie Rivard
Cc: Schalk van der Walt; Ben Vyverberg; Jim Schwantz; Tim Millar; Scott Lamerand; Doug Myslinski; Kollin Kozlowski; Greg Solberg; Brad Helms; abetterpalatine@gmail.com
Subject: Comment on File 21-05
Attachments: Murphy File 21-05.pdf

Dear Katie,

I am emailing you regarding the Plan Commission Public Hearings (File No. 21-05) on Tuesday July 20th at 7pm. Please see the letter **attached**, detailing our concerns with the proposed development, which we would request be included for the Plan Commission's review.

We reside at our home at 925 N Franklin Ave, and have been happily and tirelessly pouring ourselves into improving and beautifying the property, which was previously rented. We chose the area due to its rural feel and the large, well-treed lots, and we enjoy our neighborhood, even in the face of a few challenges that persist due to some of the existing development.

While we have of course been aware that some structure would be built at the vacant lot to our rear, we never imagined that a proposal for an apartment building on this scale would be entertained, as it is so out of character with the single family homes directly in front of and behind it and would place a terrible strain on the infrastructure of the neighborhood and its existing and future residents.

Thank you for your consideration of our concerns regarding this development. Please contact me if you have any questions.

Sincerely,

Sarah Murphy
925 N Franklin Ave
Palatine, IL 60067

Attachment: Objection Email and Letter - Murphy (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Katie Rivard
Planner
Village of Palatine
200 W Wood Street
Palatine, IL 60067

14 July 2021

Dear Ms. Rivard:

We are writing to express our great concerns with the current proposal to develop 920/896 N. Quentin, as a three-story, multifamily residential development with 58 units. We have visited the Village in order to view the plan under consideration.

The homes on Franklin and Maple, including our own, are in a small section of longstanding single-family properties on large, near half-acre lots, with a rural and private feel. We strongly oppose the proposed development plan, which would negatively impact our property and the neighborhood.

Negative impact on our property

- **Density**: the proposed development, with a minimal 20-foot setback, would place more than 10 times the resident and household densities of some 13 residents and six households that reside in the single-family properties would face it, including our own.
- **Privacy**: the proposed 3-story building would have a significantly taller elevation due to an underground parking garage and its location uphill from our property to the east of our home. In addition, its plan would include outside stairs and approximately 20 resident balconies facing our backyards and our balcony from our master bedroom. The development would remove the well-established trees on the parcel which currently provide a wall of green behind our home. No privacy fence nor wall of arborvitae could restore the privacy we will lose for our home and our backyard due to the excessive elevation of this building.
- **Noise**: the proposed building will have 57 surface parking stalls and 64 underground. These vehicles will be entering and exiting the complex directly behind our home at all hours, with residents activating/deactivating car alarms as they come and go. Residents of this complex would make use of the 20 outside balconies which face our home. The presence of approximately 150 residents would guarantee noise, activity, and disturbance emanating from this large development that would be entirely disproportionate to the neighborhood and six single-family homes behind it.
- **Light Pollution**: the proposed building will require lighting in the external stairwells and in the surface parking lot; in the winter, this will mean continual light pollution as there is nothing to stop these lights from shining directly into our home and backyard.
- **Character of our home**: we purchased a home on a large, near half-acre lot. A highly-visible "downtown" apartment building behind our home will alter the character of our lot. The size and height of this apartment building have no place behind single family homes.

Negative effects on our neighborhood

- **Pedestrian and Vehicle Traffic:** We currently share our streets with the townhome developments to our north and south, and their residents add to the pedestrian traffic on our

Attachment: Objection Email and Letter - Murphy (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

street, as Quentin and NW Highway are not pedestrian friendly. There are no sidewalks in our neighborhood. This development would result in up to 121 additional vehicles using Franklin and Maple as a thruway and would make both existing and additional pedestrian use of the neighborhood unsafe. It would further complicate and cause safety concerns for resident vehicles exiting the area, with Poplar an already-hazardous exit north onto Quentin, as is the exit from Franklin east onto NW Highway.

- **Character of the Neighborhood**: The apartment building itself has no place backing to a single-family area on large half acre lots. The land, previously home to a garden nursery, would be covered in its near entirety by the building and surface parking. The plan includes almost no landscaping or green space. This development, as currently conceived, is too big, and belongs in a downtown area of Palatine.

We urge the Village to reject this proposal. Its approval would undisputedly result in the loss of our quality of life, privacy, and use of our home.

We look forward to supporting the Village's approval of a significantly scaled-back project, ideally one for the senior population. Any project selected should respect the density, size, and elevation of this development with regard to the surrounding housing, the greenery and character of the neighborhood, and the limitations of its infrastructure. It should also demonstrate much more clearly the developer's commitment to and professional pride in being allowed the opportunity to partner with the Village and its residents to build property within our community.

Sincerely,

Sarah Murphy and Schalk van der Walt
925 N Franklin Ave
Palatine, IL 60067

CC Ben Vyverberg, Head of Zoning at Village of Palatine; Jim Schwantz, Mayor; Tim Millar, District 1 Councilmember; Scott Lamerand, District 2 Councilmember; Doug Myslinski, District 3 Councilmember; Greg Solberg, District 4 Councilmember; Kollin Kozlowski, District 5 Councilmember; Brad Helms, District 6 Councilmember

Attachment: Objection Email and Letter - Murphy (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Ben Vyverberg

Subject: FW: 58 unit Planned Development@ Porter &Quentin

From: Christine Magoncia
Sent: Wednesday, July 14, 2021 4:34 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: 58 unit Planned Development@ Porter &Quentin

Council Members and Palatine Residents:

My name is Christine Magoncia. I am the Treasurer of
ERIN'S GLEN TOWN HOME ASSOCIATION; I have been asked to speak for our association. We are collectively AGAINST the planned housing unit of 58 units at the corner of Poplar and Quentin.

First, we have to ask each council member; HAVE YOU DRIVEN THROUGH OUR NEIGHBORHOOD? WE DO NOT BELIEVE ANY MEMBER CAN MAKE A SOUND DECISION IF THIS HAS NOT BEEN DONE. We firmly believe in due diligence and we expect this of our leaders.

1. While we an association of only 4 units we are already impacted by the most traffic on Franklin Avenue than any of the Residents on Franklin Avenue. Our Association shares an easement with both an office complex (one might recognize it by the big pot of gold on NWH) and A Closer Bond Day Care Center. We experience EXCESSIVE and dangerous traffic all day long from both business.Cars are always speeding in and out of our driveway. The delivery trucks are worse. Sometimes, there are near accidents turning on to Franklin when patrons of A Closer Bond back out and either a T-Bone or head on head situation when cars turn East on to the driveway that is an ingress and egress to Franklin Ave. for our homes and the office complex. Now add a portion of an additional 150+ cars to our neighborhood the traffic bottleneck that our 4 Townhomes are experiencing now will be like a back up on Northwest Highway or Quentin. We have to ask. We do not see the reasoning for the Planning Committee entertaining a building of this scale and apartment type housing in a bedroom Community

2. We have serious concerns with regard to all the water in the area. Again we have to express we are only an association of 4. While our Southern most unit nearest NWHY our northern most unit is adjacent to a creek. The sides of the creek walls are nearly vertical. Water in this creek can have a steady flow after a heavy rain for 3 days our more. Having a Housing project with a retention pond draining in the creek just as our retention pond does the water will deepen and this attractive nuisance, children are curios, could put a Childs life in danger if not peril. Drawing Palatine into litigation and the Apartment owner into litigation if the worst of outcomes happen if a curious child falls to their peril this would be tragic. There is precedent for a similar situation as our position successful litigation against Elk Grove Village concerning their retention ponds near flooding creeks. El Grove Lost.

3. Animal and Human safety that intersect. If the 58 unit planned development is approved and animal are allowed the impact on our neighborhood will be a nightmare for the village. I know recently the Village has been having hearings about excessive noise from A Closer Bond all prompted by an influx of complaint calls and letters. Our parkway is not that long it is approximately the length of our four townhomes. It has become the neighborhood dog run. Garbage Day is on Thursday is garbage day. Wednesday nights we go our and clean up the parkway. One time we weighed the bag it was filled with nearly 2-1/4# of dog feces.

Now for the intersection, we assume we will have to clean up our parkway more often. Now, with the excess of dogs I see many calls, letters and complaints coming the Village's way. FURTHERMORE, there is the intersection of excess cars, walking dogs, and no lights or sidewalks. In the winter months one had to be very cautious, now with all the extra cars and people it will be down right dangerous. We don't hesitate too dangerous when referring to dogs one of our residents just move back home with her mother after her dog was malled to death as well as the possible permanent injuries she might have.

Finally, this planned development will do nothing for improving our neighborhood, traffic, local economy or shops

Thank you for considering our position.
Erins Glen Townhome Association
Christine Magoncia

[redacted]
[redacted]Christine Magonria
[redacted]
[redacted]

Attachment: Objection Email - Erins Glen THA (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

921 N. Martin Drive
Palatine, IL 60067
July 14, 2021

Mr. Ben Vyverberg, Director of Planning and Zoning
Village of Palatine
200 E. Wood St.
Palatine, IL 60067 RE: Proposed Development 920/896 N. Quentin Rd.

Dear Mr. Vyverberg,

Thank you for the opportunity to voice my opposition to the above referenced proposed development just yards from my residence.

As a long time resident of Palatine and a business owner as well as a community volunteer, I am deeply concerned about the prospect of more rental property in our community. **Palatine currently has an over-abundance of rental property.** Constructing yet another building does not seem to be in the long term best interest of Palatine nor respectful of the existing single family homes, their occupants, and other rental property owners. Additionally, the 3-story structure would be incompatible with existing residential property. Another development would have a negative impact on open, green space and would be a drain on resources not to mention an increased burden on Salt Creek. The impact of that alone simply must not be overlooked as we are facing challenges due to overdevelopment's impact on our waterways.

It is with grave concern that I bring this to your attention and beseech you to withdraw any support for this project proposed by an out of state developer with no ties to our community. I am certain you can see the reason in this appeal.

Thank you, again.

Sincerely,

Pamela Olander

[redacted]

c: Village of Palatine Officials

Attachment: Objection Letter - Olander (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Ben Vyverberg

Subject: FW: Proposal for Development at 920/896 N. Quentin Rd

From: Thomas schnabl
Sent: Wednesday, July 14, 2021 4:54 PM
To: Katie Rivard <KRivard@palatine.il.us>; Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: Proposal for Development at 920/896 N. Quentin Rd

Dear Katie and Ben,

I would like to voice my concerns and opposition to the proposed development on Quentin Rd.

I have lived at 741 Bayer Drive (just east of Quentin) since 1987. There has been a continuing increase in traffic on Quentin with each passing year and this is especially evident during the morning and evening rush hours. Adding a higher density building and additional autos will only significant increase this traffic. Thus making safety concerns more of an issue.

A three story apartment building is also out of character for this area. Behind the proposed building on Franklin and across Quentin are all single family homes. The Clayton Apartments to the North are only 2 stories and have less density than the proposal. There is also more green area and open space than on the plans for this new building.

I also remember previous proposals for this property were voted down because council members thought there was not enough land for the suggested buildings and this particular proposal has even more density.

I would ask that this particular proposal not be approved as is.

Thank you for your time and consideration.

Tom Schnabl
Sent from Yahoo Mail for iPhone

Attachment: Objection Email - Schnabl (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

The undersigned are against the 3-story 58-unit apartment building on the parcel 896/920 N. Quentin as currently proposed by the petitioner Alliance/Northpointe Development. We are requesting the opportunity to be involved in additional dialogue with the Village of Palatine to determine an appropriate future development plan that is more aligned with and appropriate for the existing characteristics of the neighborhood.

No.	Resident Name	Street Address	Signature
1	Carl Gutmann	928 Franklin Av	
2	Don Tagney	930 N MAPLE AVE	
3	Diane Kennedy	930 N. MAPLE AVE	Diane Kennedy
4	Vasilina	927 N. Maple Ave	
5	Konstantin Silkina	927 N. Maple Ave	
6	CACEY BENNETT	901 N. MAPLE AVE	
7	Kristin Bennett	901 N. Maple Ave	
8	John Mersky	880 N. MAPLE AVE	
9	Kenlook	880 N. Maple Ave	
10	DAVID PIAZZA	856 N. MAPLE AVE	
11	Tom Piazza	856 N. MAPLE AVE	
12	Pat Kudla	852 N. Maple Ave	Pat Kudla
13	Kanksh Kapoor	829 N. Maple Ave	

Attachment: Paper-based Petition Opposing Alliance Development (874-920 N. Quentin Road - PPD for

We the undersigned are against the 3-story 58-unit apartment building on the parcel 896/920 N. Quentin as currently proposed by the petitioner Alliance/Northpointe Development. We are requesting the opportunity to be involved in additional dialogue with the Village of Palatine to determine an appropriate future development plan that is more aligned with and appropriate for the existing characteristics of the neighborhood.

No.	Resident Name	Street Address	Signature
13	Claire Langell	871 N Maple Ave Palatine	Claire Langell
14	ANNETTE PACIGA	867 N. MAPLE AVE PALATINE	Annette Paciga
15	Suzanne Albanese	841 N. Maple Ave Palatine	Suzanne Albanese
16	SHAKAR KHAN.	812 N. FRANKLIN.	Shakar Khan
17	Patricia Hubler	816 N. FRANLIN Palatine	Patricia A. Hubler
18	James Huber	816 N. FRANKLIN PALATINE	James Huber
19	BARBARA RAIMONDI	820 N FRANKLIN Palatine	Barbara Raimondi
20	Karla Ingram	843 N Franklin Palatine	Karla Ingram
21	Anjum	900 N Franklin Palatine	Anjum
22	Kathy Wallace	875 W Poplar St	Kathy Wallace
23	Karen DeSalvo	942 N. Maple Ave.	Karen DeSalvo
24	Patrick Morton	907 N. Maple Ave.	Patrick Morton

Attachment: Paper-based Petition Opposing Alliance Development (874-920 N. Quentin Road - PPD for

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No.	Resident Name	Street Address	Signature
25	Aaron B. Del Mar	1165 N. LAKESIDE DR	
26	Betty B DelMar	890 W MAPLE AVE	
27	Bacevic B DelMar	890 W MAPLE AVE	
28	David DiCristofano	900 N. Maple Avenue	
29	Gena Pistone	891 N. Maple Ave	
30	Peter Pasek	847 N. Franklin	
31	Marta Pasek	847 N. Franklin Ave	
32	Allyn	878 N FRANKLIN AVE	
33	JOSH LANGELL	871 N MAPLE AVE	
34	Maddy Langell	871 N maple Ave	
35	Kristin	832 N Franklin Ave	
36	LARRY Gust	836 N. Franklin Ave	

Attachment: Paper-based Petition Opposing Alliance Development (874-920 N. Quentin Road - PPD for

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No.	Resident Name	Street Address	Signature
37	Peter Meyer	844 N. Franklin Ave.	
38	William McLenahan	848 N. FRANKLIN AVE	
39	Sharon McLENAHAN	848 N. FRANKLIN AVE.	
40	JOHN R. NOVAK	852 N. FRANKLIN AVE	
41	Rob Roscendale	852. N. FRANKLIN AV.	
42	Curt Vevang	842 N. Maple	
43	Susan N Vevang	842 N Maple Ave Palatine IL	
44	Lorene Harden	872 N. MAPLE AVE, PALATINE	Lorene Harden
45	Keyur Shah	817 N Coolidge Ave Palatine	817.co.l @gmail.com
46	John Matthaler	884 W. Goodrich Pl.	
47	Evelyn Matthaler	854 W Goodrich Pl	Evelyn J Matthaler
48	Michael Rasch	880 W GOODRICH PL	

Attachment: Paper-based Petition Opposing Alliance Development (874-920 N. Quentin Road - PPD for

We the undersigned are against the 3-story 58-unit apartment building on the parcel 896/920 N. Quentin as currently proposed by the petitioner Alliance/Northpointe Development. We are requesting the opportunity to be involved in additional dialogue with the Village of Palatine to determine an appropriate future development plan that is more aligned with and appropriate for the existing characteristics of the neighborhood.

No.	Resident Name	Street Address	Signature
1	Kenneth Kramer	949. N QUENTIN RD	Kenneth M. Kramer
2	Nancy Kramer	949 N. QUENTIN RD	Nancy Kramer
3	NATALIA Kramer	949 N. Quentin Rd	
4	Joe Kramer	949 N Quentin Rd	
5	BLANCHE JACOBSEN	921 N Quentin	Blanche Jacobsen
6	Tom Chambers	765 Bayer dr	
7	Lynn Kalisti	702 W. Lakeside Dr.	Lynn A Kalisti
8	Leonard J. Kalisti	702 W. Lakeside Dr.	Leonard J. Kalisti
9	Jason Dreyer	722 W. Lakeside Dr.	
10	Barb Sullivan	942 W. Lakeside	B. Sullivan
11	Carolyn Dalton	762 Lakeside Dr.	Carolyn Dalton
12	Jill Kessler	848 N. Quentin Rd.	Jill KESSLER

Attachment: Paper-based Petition Opposing Alliance Development (874-920 N. Quentin Road - PPD for

We the undersigned are against the 3-story 58-unit apartment building on the parcel 896/920 N. Quentin as currently proposed by the petitioner Alliance/Northpointe Development. We are requesting the opportunity to be involved in additional dialogue with the Village of Palatine to determine an appropriate future development plan that is more aligned with and appropriate for the existing characteristics of the neighborhood.

No.	Resident Name	Street Address	Signature
13	RONALD NELSON	848 N Quentin Rd Palatine	
14	Grace Orofino	913 North Franklin Ave, Palatine	
15	Marcus Orofino	913 N Franklin Ave, Palatine	
16	Josef Mikolcik	885 N. Quentin Rd	
17	ADRIANA VANKOVA	885 N. QUENTIN RD.	
18	KAREN ODISHOO	897 N. QUENTIN	
19	Jim Blair	1033 N. QUENTIN	
20	Sue Blair	1033 N. QUENTIN	
21	Ivan Krantchanks	1045 N Quentin	
22	Joe McCready	1057 N. QUENTIN RD, PALATINE	
23	JUDY STASCH	1143 N. QUENTIN PALATINE	
24	Ben Grimme	1171 N Quentin Palatine	

Attachment: Paper-based Petition Opposing Alliance Development (874-920 N. Quentin Road - PPD for

We the undersigned are against the 3-story 58-unit apartment building on the parcel 896/920 N. Quentin as currently proposed by the petitioner Alliance/Northpointe Development. We are requesting the opportunity to be involved in additional dialogue with the Village of Palatine to determine an appropriate future development plan that is more aligned with and appropriate for the existing characteristics of the neighborhood.

No.	Resident Name	Street Address	Signature
37	Keith Weir	1185 N. Quentin	
38	MIKE PERRY	1142 PERRY	
39	Karen Sng	1143 N. Perry Dr	
40	KATIE MOORE	1143 N. Perry	
41	Christine Westerkamp	1139 PERRY DR.	
42	JEFF PLETCHER	1123 PERRY DR.	
43	Paul Smith	1111 Perry Dr	
44	Holly Smith	1111 Perry Dr	
45	Matt Hayes	1109 N. Perry Dr	
46	Kindra L Hayes	1109 N. Perry Dr	
47	Mary Ann Stark	1125 N. QUENTIN RD	
48	SCHALK VAN DER WALT	925 N. Franklin Ave	
49	Carol Murphy	925 N. Franklin Ave	

Attachment: Paper-based Petition Opposing Alliance Development (874-920 N. Quentin Road - PPD for

We the undersigned are against the 3-story 58-unit apartment building on the parcel 896/920 N. Quentin as currently proposed by the petitioner Alliance/Northpointe Development. We are requesting the opportunity to be involved in additional dialogue with the Village of Palatine to determine an appropriate future development plan that is more aligned with and appropriate for the existing characteristics of the neighborhood.

No.	Resident Name	Street Address	Signature
1	Mitchell Picchiotti	939 N. Franklin Ave	
2	Julie Jesso	939 N. Franklin Ave	
3	Tracy Meehan	942 N. Franklin Ave	Tracy Meehan
4	Jim Strokosch	942 N. Franklin Ave	
5	DAKOTA BETTS	970 N FRANKLIN AVE	
6	Katrina Betts	970 N. Franklin Ave	
7	SANDRA BROWN	948 N. MAPLE AVE	Sandra L. Brown
8	Holly Millan	910 N. Maple Ave	Holly A. Millan
9	Edgar Millan	910 N Maple Ave	
10	Darrell Bloom	883 N. Maple Ave	
11	Carolyn Gralewski	883 N Maple Av	Carolyn Gralewski
12	Mucia Burke	877 N Maple Ave	

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847-226-6243

We the undersigned are against the 3-story 58-unit apartment building on the parcel 896/920 N. Quentin as currently proposed by the petitioner Alliance/Northpointe Development. We are requesting the opportunity to be involved in additional dialogue with the Village of Palatine to determine an appropriate future development plan that is more aligned with and appropriate for the existing characteristics of the neighborhood.

No.	Resident Name	Street Address	Signature
13	Rafael Salazar	822 Maple Ave	
14	Joshua Lee	901 N Franklin Ave Palatine	
15	Tina Okendo	6 Pauline Circle	
16	Laurie Booth	868 N. Franklin	
17	Carol Collins	846 N Maple Ave	
18		891 W Goodrich	
19		883 W Goodrich	
20	Brajesh Singh	871 W Goodrich Pl	
21	Stephen Thompson	874 W Goodrich Pl	
22	Max Mokijewski	1195 N. Coolidge Ave	
23	Mihajlo Danilovski	1185 N Coolidge Ave	
24	Gianna DiPaolo	1189 N. Coolidge Ave	

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No.	Resident Name	Street Address	Signature
25	LeAnn Koziol	1052 W. Elm St. Palatine	
26	Stacey Hartstinn	952 W Elm St Palatine	
27	Robert Stitarz	844 N. Cool Dr Palatine	
28	Janet Century	1024 W. Sutton Ct Palatine 60067	
29	Howard Rotblatt	1024 W Sutton CT 60067	
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No.	Resident Name	Street Address	Signature
1	IMELDA SONDAK	1018 N. GLENVIEW CT, PALATINE	
2	Shi Yeon choi	1025 N Glenview ct palatine	Shiyeon Choi
3	Jihyun Han	1025 N Glenview ct palatine	
4	Joseph Morelli	1034 N Glenview ct Palatine	
5	Mamma Nowak	1034 N, Glenview ct	
6	Joseph Lowney	1125 N. Sterling Ave Apt. 111	
7	LARRY CARLSON	992 N GLENVIEW CT PALATINE IL 6007	
8	Nancy Croll & John	996 N. Glenview Ct.	Nancy J. Croll
9	ROBERT LETTECA	998 N. GLENVIEW CT	
10	SALLY LETTECA	" "	
11	Marcia Oneal	1006 N Glenview ct Palatine	
12	JACKIE LACHOWICZ	1022 N GLENVIEW CT	

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No.	Resident Name	Street Address	Signature
13	Marie Saey	1008 N. Glenview Ct	Marie Saey
14	JENN LYETVAY	1038 N. Glenview Ct.	
15	Danielle Crisp	1039 N. Glenview Ct.	
16	Mike GyeTvay	1038 N. Glenview CT	
17	[redacted] ED STACY	1044 N. GLENVIEW Ct	
18	Christelle Imhof-Muller	1049 N. Glenview Ct	
19	Raphael Imhof	1042 N Glenview CT	
20	CLARK SMAHA	1047 N. GLENVIEW Ct	
21	Stephanie Durbin	1050 N Glenview Ct.	Stephanie Durbin
22	[illegible]	1040 N. Glenview Ct	
23	[illegible]	1040 N Glenview Ct	
24	Elizabeth Skibinski	1037 N. Glenview Ct.	Elizabeth B. Skibinski

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No.	Resident Name	Street Address	Signature
25	TOM GRANING	1008 N. GLENVIEW CT	
26	Max Smargon	1018 N Glenview Ct	
27	Judy Albert	1022 N. Glenview Ct	
28	~~[illegible]~~ TROY Heinritz	1073 N. Glenview Ct	
29	Mary Cook Tramlock	1043 N. Glenview.	
30	Chris Bonk	1052 N Glenview Ct	
31	Eugene Petrungaro	1054 N Glenview Ct	
32	Andrew Brad	1053 N. Glenview Ct.	
33	Rachel Brad	1053 N Glenview Ct	
34	Andrea Petrungaro	1054 N. Glenview Ct.	
35	Kelly Conroy	1049 N. Glenview Ct.	
36	Josh Conroy	1049 N. Glenview Ct.	

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No.	Resident Name	Street Address	Signature
37	Shawn Wiley	1032 N Glenview Ct	
38	IDA SWAISS	788 N Franklin Ave	
39	Cindy Ellis	692 N. Mart Ct, Pal.	
40	Terry Ellis	692 N. Mart Ct Pal	
41	Lauren Ellis	692 N. Mart Ct. Pal	
42	Vincent Liu	708 N. Mart ct.	
43	Susan Rickers	712 N. Mart Ct	
44	James Pickers	" "	
45	Ashley Musial	705 N. Mart Ct	
46	Kevin Graham	1127 Sayles Dr.	
47	Shawn Maggi	698 N. Amelia Ct	
48	Ray Maggi	698 N. Amelia Ct	

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No.	Resident Name	Street Address	Signature
49	ANNA HNYTKA	695 N AURELIA CT	
50	Rick Pomella	739 w Peder LN	
51	Denise Pomella	739 W. Peder Ln	
52	Glen Eirich	751 W. Peder Ln	Glen Eirich
53	Sue EIRich	751 w Peder LN	
54	Marie T. Louris	763 Peder Lane	Marie T. Louris
55	~~Vincent Louris~~ Vivienne Louris	763 Peder Ln	
56	~~Guadalupe Schuttack~~	640 N. Quentin Rd.	~~M.G.T. Schuttack~~
57	Robert Pebbka	676 N Quentin Rd	
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Attachment: Paper-based Petition Opposing Alliance Development (874-920 N. Quentin Road - PPD for

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No.	Resident Name	Street Address	Signature
49	Mary Naselli	880 W Goodrich Pl	
50	MOSES NAJARIAN	899 N. COOLIDGE AVE.	
51	Melissa Bixby	917 N. Coolidge Ave	
52	Ben Hartnett	1042 W Elm St.	
53	BETH LONG	1061 W HYLTLE ST	
54	Robert Bialk	1023 W. Sutton Ct	
55	Lori Bialk	1023 W. Sutton Ct.	
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Attachment: Paper-based Petition Opposing Alliance Development (874-920 N. Quentin Road - PPD for

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No.	Resident Name	Street Address	Signature
25	TOM HOPKINS	980 N. GLENVIEW CT	Thomas Hopkins
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JUDY & I ARE AGAINST.

Tom

Attachment: Paper-based Petition Opposing Alliance Development (874-920 N. Quentin Road - PPD for

We the undersigned are against the 3-story 58-unit apartment building on the parcel 896/920 N. Quentin as currently proposed by the petitioner Alliance/Northpointe Development. We are requesting the opportunity to be involved in additional dialogue with the Village of Palatine to determine an appropriate future development plan that is more aligned with and appropriate for the existing characteristics of the neighborhood.

No	Resident Name	Street Address	Signature
37	Judith Gaston	982 N. Glenview Ct.	Judith Y Gaston
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Attachment: Paper-based Petition Opposing Alliance Development (874-920 N. Quentin Road - PPD for

July 16, 2021

TO: Palatine Planning Commission
From: Kent & Kathy Kleiva
561 Juniper Drive, Palatine

Subject: Proposed Public Housing on Quentin Road

Affordable public housing is an major issue in our country and village of Palatine village is in a position to do something constructive about it. We see more positives to this development than downside.

My wife and I both experienced subsidized housing when we were in our twenties. It gave us a chance to grow into better jobs and find our way. The village should embrace this development and help those people who need a place to start or re-start or just have a better roof over their head.

Not everyone can be born on third base or even second. Our community remains vital because of its diversity and welcoming nature. Having affordable housing on Quentin road is the right thing to do for all of us and our new potential village members.

Thanks for your help in this matter,

[redacted]

Kent Kleiva
561 Juniper Drive
Palatine

[redacted]

Kathy Kleiva

Please distribute this letter to these people on the commission:

Rodney Bettenhausen, Dennis Dwyer, Stephen Fedota, Eric Friedman, Conrad Hansen, Robert Kolososki

Patrick Noonan, Jane Robins, Teri Williams

Attachment: Letter of Support - Kleiva (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Willow Glen Homeowners Association
980 - 1054 N. Glenview Ct.

July 14, 2021

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

RE: Proposed Development 896 - 920 N Quentin Road

Dear Mr. Vyverberg:

On behalf of the Willow Glen Homeowners Association, a 40-unit townhouse community located on N. Glenview Ct., I am writing you to express the Association's disfavor of the proposed development planned for 896 - 920 N Quentin Road.

At issue:

Increased traffic on Franklin, Maple and Poplar:

We already have an overabundance of traffic due to the car cutting through Maple and Franklin streets to avoid the traffic light at Northwest Highway and Quentin.

As the entrance and exit of the parking garage for the new development will be off Poplar, it will add to the congestion in this area. In addition, with the proximity of the exit to Quentin, it will create chaos in trying to get out onto Quentin Road.

Neighborhood Continuity

This high-density project does not fit into the surrounding neighborhood and would better-suited amongst like buildings.

Homeowners who back-up to the planned development sure didn't expect to have their privacy infringed upon by a multi-unit building overlooking their property.

Property Values

As our area has not recovered from the last market downturn, this will add to the the negative impact on the surrounding property values.

Willow Glen has experienced the effects from low-income housing for 15+ years from the former owners of the Clayton Apartments and we do not wish to repeat those issues again.

A better use of this land can be optimal for the neighborhood and the Village of Palatine by approving a development utilizing a 1-story structures such as a medical building or independent business.

Attachment: Willow Glen HOA - Proposed Development Quentin Road (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)

Sincerely,

Willow Glen Board

Distribution: Katie Rivard
Jim Schwantz
Tim Millar
Scott Lamerand
Doug Myslinski
Greg Solberg
Kollin Kozlowski
Brad Helms

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, July 20, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
1. Preliminary Planned Development to permit a 3-story, 58-unit apartment building.
The property is commonly known as 874-920 N. Quentin Road (PINs #: 02-09-405-008-0000, 02-09-405-010-0000, 02-09-405-011-0000, 02-09-405-012-0000, 02-09-405-013-0000, 02-09-405-015-0000, 02-09-405-016-0000)
The Petitioner is requesting Preliminary Planned Development approval to construct a new 3-story, 58-unit apartment building at the Subject Property located at the southwest corner of Quentin Road and Poplar Street.
The above petition has been filed by Andy Dumke, Alliance Development is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-05
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 5th day of July of 2021
Published in Daily Herald July 5, 2021 (4566401)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/05/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Designee of the Publisher and Officer of the Daily Herald

Control # 4566401

Attachment: Public Notice (874-920 N. Quentin Road - PPD for 3-story, 58-unit apartment building)