VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JULY 15, 2024

Regular Meeting **7:00 PM**

I. ROLL CALL – Time: 7:00 PM

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

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

II. PLEDGE TO THE FLAG

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

III. PUBLIC HEARING – Time: 7:01 PM

Motion to Open Public Hearing **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Helms

1. Public Hearing for Consideration of: (i) Approval of the 'Dundee Road and IL 53 Tax Increment Financing District Eligibility Report, Redevelopment Plan and Project'; (ii) Designation of the Project Area as a Redevelopment Project Area for the Purposes of the TIF Act; and (iii) Adoption of Tax Increment Allocation Financing Pursuant to the TIF Act to Finance All or a Portion of the Costs of Improvements Proposed to be Made in the Project Area **-** (Council District: Five)

   Community Development Director Mike Jacobs reported that the Village is in the final stages of creating the new Dundee Road/IL 53 TIF District. Tonight is the required public hearing.

   Jacobs indicated that in September, 2023 the Village engaged SB Friedman to complete a TIF eligibility study. On March 21, 2024 the TIF Eligibility Report was filed with the Village Clerk and posted to the website. On May 8, 2024 notice was published in the Daily Herald as required by statute. On May 29, 2024 the Joint Review Board Meeting was held where the TIF was unanimously recommended for approval.

   Additionally, on May 14, 2024 there were 1,540 notice letters sent to residents within 750 feet of the boundary of the proposed TIF. Taxing bodies received written notice on May 14 and June 26, 2024. Taxpayer of records for properties within the proposed TIF received written notice on June 26, 2024. The notice for this evening's public hearing was published in the Daily Herald on June 15 and July 3, 2024.

   Jacobs indicated that the eligibility report found that the area qualifies for a "conservation area" TIF designation by meeting multiple factors.

   Jacobs explained that the new TIF will include a portion of the adjacent TIF for two parcels that have not seen redevelopment. Additionally, the Comprehensive Plan has been amended to reflect the major redevelopment objectives stated in the Friedman study.

   Mayor Schwantz asked if there was anyone else in the audience that wished to testify during the public hearing. Seeing nobody, Mayor Schwantz sought a motion to close the public hearing.

   Motion to Close the Public Hearing **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Helms

IV. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - June 17, 2024 **- Accepted**

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

V. MAYOR'S REPORT

1. As Submitted **-**

Mayor Schwantz announced upcoming events:

Thursday, July 18: 4:00-6:30 PM
Summertime Shindig
Palatine Township Senior Center

Saturday, July 20: 9 AM-12 PM
SWANCC Document Destruction Event
Palatine High School

Saturday, August 3, 11 AM - 9 PM
Summerfest
St. Thomas of Villanova

VI. RECESS TO THE COMMITTEE OF THE WHOLE

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Helms

VII. COMMITTEE OF THE WHOLE

A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Approving the TwiLight Fun Run Including a Waiver of the Village's Sound Amplification Ordinance and Temporary Street Closures on August 9, 2024 **- Approved by Voice Vote** (Council District: One)

   Village Manager Reid Ottesen presented the Palatine Park District's request for their 2nd Annual TwiLight Fun Run at the Hamilton Reservoir, including closure of certain Village streets on Friday, August 9 from 6:30 PM to 8:30 PM and a waiver of the Village's sound amplification ordinance. Notification of the event to area residents will be required. The Council approved this event in 2023. The Police Department will use on-duty personnel to assist with the event.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Helms

2. As Submitted **-**

   Nothing was submitted.

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:

7:08 PM

BRAD HELMS, CHAIRMAN

In the absence of Chairman Helms, Vice-Chairman Millar opened the Administration, Technology & Communications Committee Meeting.

1. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for the 3rd Annual St. Thomas of Villanova Parish Picnic on Saturday, August 3, 2024 **- Approved by Voice Vote** (Council District: Four)

   Village Manager Reid Ottesen reported St. Thomas of Villanova's request to hold their 3rd Annual Parish Picnic event on Saturday, August 3 from 11 AM to 10 PM with a waiver of the sound amplification ordinance for an outdoor mass from 5:00 - 6:00 PM and live music from 6:30 - 9:30 PM. The estimated attendance is 500-600 people.

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

2. Consider an Ordinance Amending Chapter 10 - Existing Structures of the Palatine Code of Ordinances **- Motion Carried by Voice Vote**

   Community Development Director Mike Jacobs outlined the significant revisions to Chapter 10 of the Village Code:

- Amend the definitions section,
- Remove several existing repetitive or obsolete sections,
- Amend Section 10-15 regarding the licensing of rental units,
- Amend the annual inspection requirements for multiple dwelling unit buildings, requiring 25% or more of the units to be inspected annually,
- Expand the applicable inspection cancellation fees to include those instances when a unit(s) cannot be accessed, or the inspection cannot be conducted safely.

   Councilman Kozlowski clarified and confirmed that the county coordination of rental licenses depends on our evaluation.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Helms

3. As Submitted **-**

   Nothing was submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:11 PM

TIM MILLAR, CHAIRMAN

1. Consider Ordinances and a Resolution Granting Final Planned Development, Preliminary and Final Plat of Subdivision/Consolidation, Special Use for Fill in the Floodplain, and a Rezoning to Planned Development at 1855 N. Hicks Road **- Motion Carried by Voice Vote** (Council District: Three)

Planning & Zoning Director Ben Vyverberg reported that the Housing Opportunity Development Corporation and Shelter, Inc., received Preliminary Planned Development approval in August 2023 for a 12-bedroom residential facility to provide housing for young women victims of sexual exploitation. Housing Opportunity Development Corporation and Shelter Inc. request approval of the following: 1) Final Planned Development; 2) Special Use for Fill in a Floodplain, with compensatory storage provided; 3) Preliminary and Final Plat of Subdivision (Plat Consolidation); and 4) Rezoning to Planned Development. Since the initial approval, the organizations have completed the necessary architectural and engineering plans for the final approvals. The proposed building location was adjusted to avoid impacting the existing floodplain/wetland on the property. The building size, floorplan, and layout are consistent with the Preliminary Planned Development approval. Shelter Inc. will maintain four offices to staff the residence on a 24-hour basis, for a 3:1 ratio, with four Shelter Inc. staff members present at full occupancy. The Planning & Zoning Commission voted unanimously to approve.

In response to Councilmen Kozlowski and Millar, Village Manager Ottesen stated that container construction is permitted.

Councilman Myslinski is pleased this is coming into District 3.

Petitioners Richard Koenig and Rory Rubin addressed questions regarding the construction process, stating that it is economical, 20% cost savings with 6 to 9-month completion. We are building to code, insulating with fire retardant spray foam and hardie board cladding. They are working very closely with staff.

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

2. Consider an Ordinance Approving the Village of Palatine's 2024 CDBG Action Plan **- Motion Carried by Voice Vote**

Planning & Zoning Director Ben Vyverberg reported the Village's anticipated CDBG FY2024 entitlement amount is $480,133, which represents a 3.5% decrease from last year. The Village may recommend up to 15% ($72,019) for social service providers and up to 20% ($96,026) for program administration. The Village has historically utilized the remaining funds for public improvement projects and this year's Action Plan continues that recommendation. Staff recommends approval of the CDBG expenditures for FY2024 as outlined.

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

3. As Submitted **-**

   Nothing was submitted

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Water Main Replacement Contract 3

Public Works Director Matt Barry recommended water main replacements:

1.Peregrine Drive from Falmore Drive to Quentin Road, including Peregrine Court and Tymore Court.
2. Linden Avenue from Robertson Street to Ashland Avenue.

Barry recommended awarding the contract to the lowest responsible bidder, Gerardi Sewer & Water Company of Addison, Illinois in the amount of $1,771,252. Barry stated water main replacement construction is to begin in August and be completed by October and recommended construction engineering services. Based on past experience, Barry recommended authorizing the Village Manager to execute the proposal with Doland Engineering.

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

A. Consider a Motion to Award a Contract for the 2024 Water Main Replacement Contract 3 Project **- Approved**

B. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2024 Water Main Replacement Contract 3 Project **- Approved**

2. Consider a Motion Authorizing the Village Manager to Execute an Amendment to the General Agreement for Use of Dark Fiber with Unite Private Network **- Approved by Voice Vote**

Based on a 2011 general agreement with Unite Private Network and the Village of Palatine, Public Works Director Matt Barry recommended the lease amendment be approved to allow construction of the relocated Unite facility necessary to accommodate our Fire Station 82 addition. Staff recommends authorizing the Village Manager to execute the Amendment. American Rescue Plan (ARPA) funds in the amount of $45,000 have been appropriated in the Capital Improvement Budget to accommodate this project.

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

3. As Submitted **-**

   Nothing was submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:26 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:26 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted

VIII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:26 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Helms

IX. CONSENT AGENDA

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

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Helms

1. Consider a Motion to Approve Warrant 2024 #14 **- Approved**

2. Consider a Motion Approving the TwiLight Fun Run Including a Waiver of the Village's Sound Amplification Ordinance and Temporary Street Closures on August 9, 2024 **- Approved** (Council District: One)

3. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for the 3rd Annual St. Thomas of Villanova Parish Picnic on Saturday, August 3, 2024 **- Approved** (Council District: Four)

4. Consider an Ordinance Amending Chapter 10 - Existing Structures of the Palatine Code of Ordinances **- Approved**

   Ordinance #O-62-24

5. Consider Ordinances and a Resolution Granting Final Planned Development, Preliminary and Final Plat of Subdivision/Consolidation, Special Use for Fill in the Floodplain, and a Rezoning to Planned Development at 1855 N. Hicks Road **- Approved** (Council District: Three)

   Ordinance #O-63-24
   Resolution #R-27-24
   Ordinance #O-64-24
   Ordinance #O-65-24

6. Consider an Ordinance Approving the Village of Palatine's 2024 CDBG Action Plan **- Approved**

   Ordinance #O-66-24

7. Consider a Motion to Award a Contract for the 2024 Water Main Replacement Contract 3 Project **- Approved**

8. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2024 Water Main Replacement Contract 3 Project **- Approved**

9. Consider a Motion Authorizing the Village Manager to Execute an Amendment to the General Agreement for Use of Dark Fiber with Unite Private Network **- Approved**

10. Consider an Ordinance Reducing the Security Deposit and Commencing the One-Year Maintenance Period for Taylor Estates Subdivision at 301-305 N. Clyde Avenue **- Approved** (Council District: One)

    Resolution #R-28-24

X. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

In the absence of Chairman Helms, Vice Chairman Millar opened the Administration, Technology & Communication Committee.

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:27 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:27 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:27 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:27 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:27 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

No Report

XI. REPORTS OF THE VILLAGE OFFICERS – Time: 7:27 PM

A. VILLAGE MANAGER

1. As Submitted **-**

No Report

B. VILLAGE CLERK – Time: 7:27 PM

1. As Submitted **-**

No Report

C. VILLAGE ATTORNEY – Time: 7:27 PM

1. As Submitted **-**

No Report

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIII.RECOGNITION OF AUDIENCE – Time: 7:27 PM

Franklin Skorski, Palatine, complimented the Village staff and organization, but expressed concern regarding the Park District's handling of the issues regarding the Palatine Stables.

XIV. ADJOURNMENT – Time: 7:27 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Public Hearing for Consideration of: (i) Approval of the 'Dundee Road and IL 53 Tax Increment Financing District Eligibility Report, Redevelopment Plan and Project'; (ii) Designation of the Project Area as a Redevelopment Project Area for the Purposes of the TIF Act; and (iii) Adoption of Tax Increment Allocation Financing Pursuant to the TIF Act to Finance All or a Portion of the Costs of Improvements Proposed to be Made in the Project Area

BACKGROUND:
On September 11, 2023, the Village Council authorized SB Friedman Development Advisors, LLC to complete a TIF Eligibility Report, Redevelopment Plan, and Designation Services related to the proposed Dundee Road and IL 53 TIF District. Following preparation of the eligibility report and associated redevelopment plan (see attached), the Village has completed all the necessary procedural steps for the proposed Dundee Road and IL 53 TIF District as required per the State's TIF Act. At this time a Public Hearing must be conducted, thus Staff recommends the following:

> **Motion to open the Public Hearing for consideration of: (i) Approval of the Dundee Road and IL 53 Tax Increment Financing District Eligibility Report, Redevelopment Plan and Project; (ii) Designation of the Project Area as a Redevelopment Project Area for the purposes of the TIF Act; and (iii) adoption of tax increment allocation financing pursuant to the TIF Act to finance all or a portion of the costs of improvements proposed to be made in the Project Area.**

KEY ISSUES:

- The eligibility report found that the area would qualify for TIF designation as a "conservation area." The qualifying factors that were found throughout the proposed TIF District include lack of growth in Equalized Assessed Value (EAV), deterioration, presence of structures below minimum code standards, and inadequate utilities.
- The Joint Review Board, consisting of representatives from the local taxing districts, met on May 29, 2024, to review the proposed Dundee Road and IL 53 TIF District. The Joint Review Board unanimously recommended approval of the Village's proposed Dundee Road and IL 53 TIF District.
- Prior to the Public Hearing the required notice per the State's TIF Act was completed. The notice included the posting of a Notice of Public Hearing in the Daily Herald on June 15 and July 3, as well as written notification to the tax payers of record for the properties within the proposed TIF District.

ALTERNATIVES:

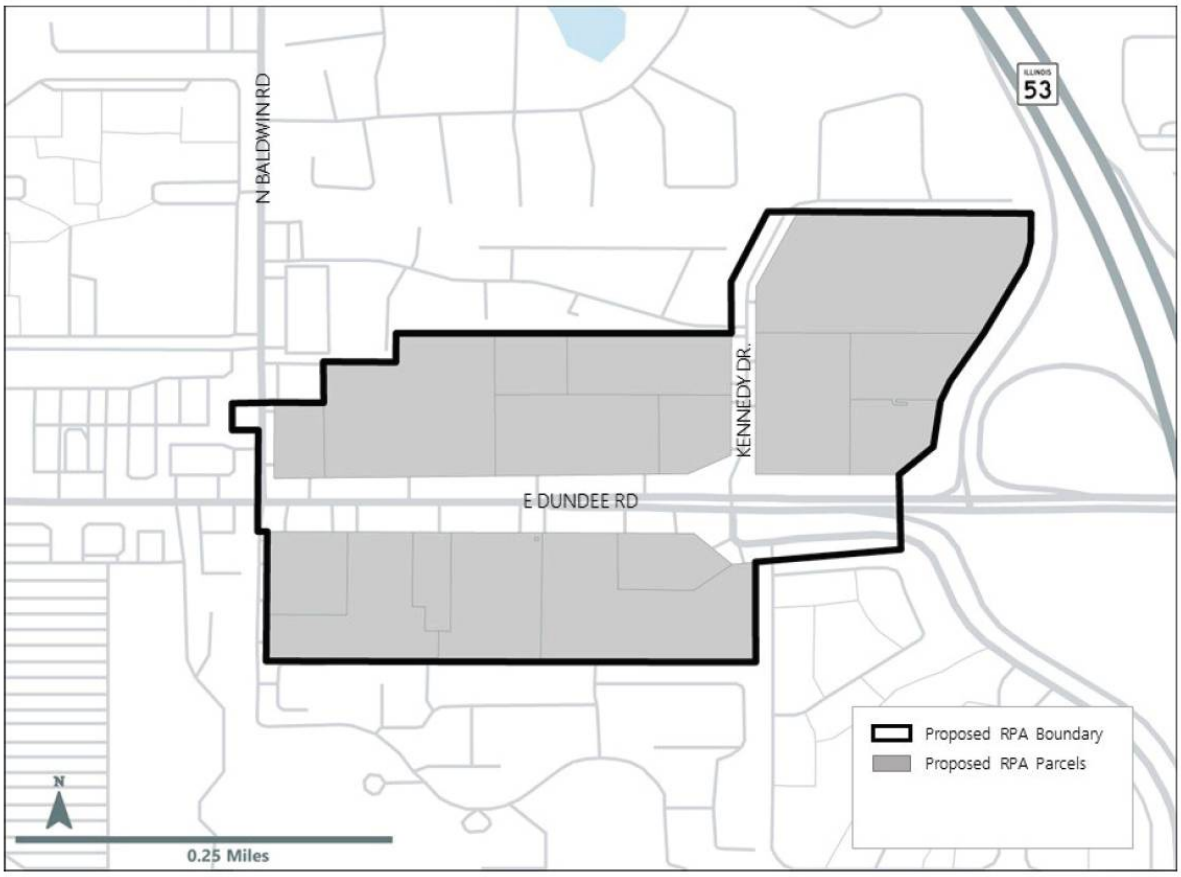
1. Open the Public Hearing, take testimony, and close the Public Hearing.
2. Continue the Public Hearing to a specific date.

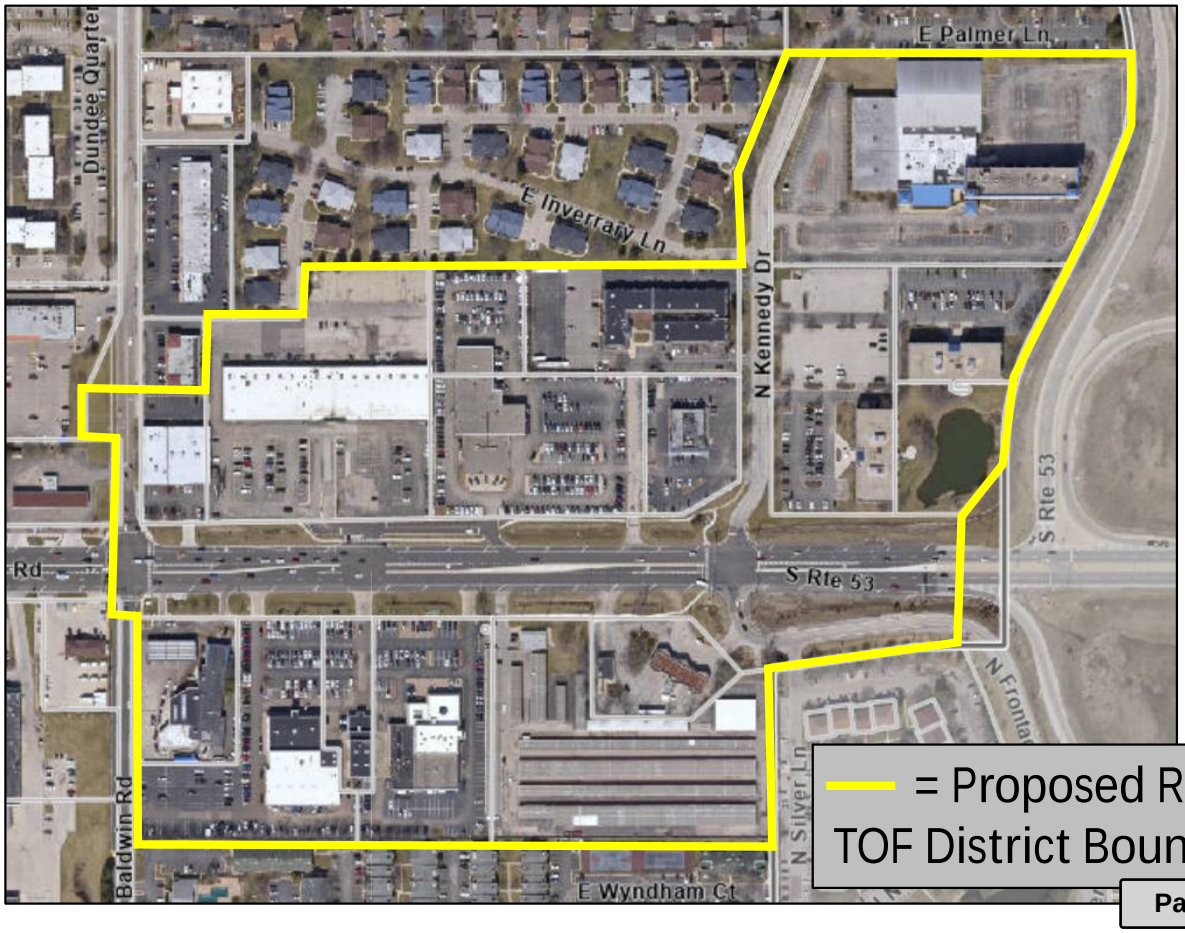
ACTION REQUIRED:
Separate motions to open and close the Public Hearing.

ATTACHMENTS:

- Dundee Road and IL 53 TIF District Boundary Map
- Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024

Proposed Dundee Road and IL 53 Redevelopment Project Area (RPA) & TIF District Boundary





= Proposed RPA & TOF District Boundary

Attachment: Dundee Road and IL 53 TIF District Boundary Map (Dundee Road and IL 53 TIF District Public Hearing)



VILLAGE OF PALATINE, IL

Proposed Dundee Road and IL 53 Redevelopment Project Area

Tax Increment Financing District

Eligibility Report and Redevelopment Plan and Project

REPORT | March 12, 2024

SBFRIEDMAN

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road and IL 53 TIF District Public Hearing)

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road and IL 53 TIF District Public Hearing)

VILLAGE OF PALATINE, IL

PROPOSED DUNDEE ROAD AND IL 53 Redevelopment Project Area

Tax Increment Financing District

Eligibility Report and Redevelopment Plan and Project

March 12, 2024

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VILLAGE OF PALATINE, IL

Proposed Dundee Road and IL 53 Redevelopment Project Area
Tax Increment Financing District
Eligibility Report and Redevelopment Plan and Project

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Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road and IL 53 TIF District Public Hearing)

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road and IL 53 TIF District Public Hearing)

1. Introduction

The Village of Palatine (the "Village") seeks to establish a tax increment financing (TIF) district to serve as an economic development tool and promote the revitalization of land along and adjacent to West Dundee Road between IL 53 and North Baldwin Road. The Village engaged SB Friedman Development Advisors, LLC (SB Friedman) in August 2023 to conduct a redevelopment project area feasibility study and prepare a redevelopment plan and project.

This document serves as the Eligibility Report and Redevelopment Plan and Project (together, the "Report") for the proposed Dundee Road and IL 53 Redevelopment Project Area ("Dundee Road and IL 53 RPA" or the "RPA"). **Section 2** of the Report, the Eligibility Report, details the eligibility factors found within the proposed RPA in support of its designation as a "conservation area" for improved land, within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4--1 et seq., as amended (the "Act"). **Section 3** of this Report, the Redevelopment Plan and Project (the "Redevelopment Plan") outlines the comprehensive program to revitalize the proposed RPA, as required by the Act.

Redevelopment Project Area

The proposed Dundee Road and IL 53 RPA is located within the Village of Palatine in Cook County (the "County"), as shown on **Map 1**. The proposed Dundee Road and IL 53 RPA consists of 17 tax parcels (16 improved parcels and one vacant parcel) and 24 buildings. It comprises approximately 44 acres of land, of which approximately 1.2 acres are vacant, 36.0 acres are improved, and approximately 6.7 acres are right-of-way. The parcels included in the proposed RPA are roughly bound by IL 53, Palmer Lane and Inverrary Lane, Baldwin Road, and Wyndham Drive, as illustrated in **Map 2.** Because the vacant parcel makes up a minimal percentage of the overall proposed RPA, SB Friedman's eligibility analyses were completed for improved parcels only. Based upon SB Friedman's research, the proposed RPA currently consists of commercial land use, as shown in **Map 3**.

Determination of Eligibility

This Report concludes that the proposed Dundee Road and IL 53 RPA is eligible for designation as a "conservation area" for improved land, per the Act.

CONSERVATION AREA FINDINGS

For the land within the proposed RPA, the Cook County Assessor's Office indicated that at least 75% of primary structures are aged 35 years or older. This satisfies the requirement that 50% or more of the structures in the area have an age of 35 years or more. Further, the following four (4) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Lack of Growth in Equalized Assessed Value (EAV);
2. Deterioration;
3. Presence of Structures below Minimum Code Standards; and
4. Inadequate Utilities

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road and IL 53 TIF District Public Hearing)

These factors are defined under the Act at 65 ILCS 5/11-74.4-3-(a) and (b) and are more fully described in **Appendix 2**.

Based on the age of primary structures in the proposed RPA and the presence of four (4) eligibility factors, the proposed RPA qualifies under a "conservation area" finding (age of structures plus at least three eligibility factors).

SUMMARY OF ELIGIBILITY FINDINGS

SB Friedman has found that the proposed RPA qualifies as a "conservation area," with 75% of the primary structures within the proposed RPA at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors were found to be present to a meaningful extent and reasonably distributed within the proposed RPA.

These conditions hinder the potential to redevelop the proposed RPA and capitalize on its unique attributes. The proposed RPA will benefit from a strategy that addresses lack of growth in EAV, deterioration, structures below code, inadequate utilities and aged buildings to facilitate the overall improvement of its physical condition.

Redevelopment Plan Goal, Objectives and Strategy

GOAL. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as a "conservation area," and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant commercial district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base and enhance the Village's overall quality of life.

OBJECTIVES. The following six (6) objectives support the overall goal of revitalization of the proposed RPA:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the proposed RPA, and encourage the construction of new commercial and industrial buildings, where appropriate.

2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment.

3. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed RPA, create a cohesive identity for the proposed RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas.

4. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act.

5. Support the goals and objectives of other overlapping plans, including the Village of Palatine Comprehensive Plan published in 2011 (the "2011 Comprehensive Plan") and subsequent plans.

6. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan.

STRATEGY. Redevelopment of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage further private investment.

Financial Plan

ELIGIBLE COSTS. The Act outlines several categories of expenditures that can be funded using incremental property taxes. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred and any such costs incidental to this Redevelopment Plan pursuant to the Act.

ESTIMATED REDEVELOPMENT PROJECT COSTS. The estimated eligible redevelopment project costs of this Redevelopment Plan are $30 million. The total of eligible redevelopment project costs provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest and other financing costs.

EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA. The 2022 EAV (the most recent year in which assessed values and the equalization factor were available) of all parcels in the proposed RPA is $9,551,699. By tax year 2047 (collection year 2048), the total taxable EAV for the proposed RPA is anticipated to be approximately $33 million.

Required Tests and Findings

The required conditions for the adoption of this Redevelopment Plan are found to be present within the proposed Dundee Road and IL 53 RPA:

1. The proposed RPA is approximately 44 acres in size and thus satisfies the requirement that it be at least 1.5 acres;

2. Limited private investment has occurred in the proposed Dundee Road and IL 53 RPA over the last five years;

3. Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. Accordingly, "but for" the designation of a TIF district, these projects would be unlikely to occur on their own;

4. The proposed Dundee Road and IL 53 RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan;

5. The Redevelopment Plan conforms to and proposes land uses that are consistent with the 2011 Comprehensive Plan;

6. There are no residential units in the proposed RPA. Therefore, a Housing Impact Study is not required under the Act; and

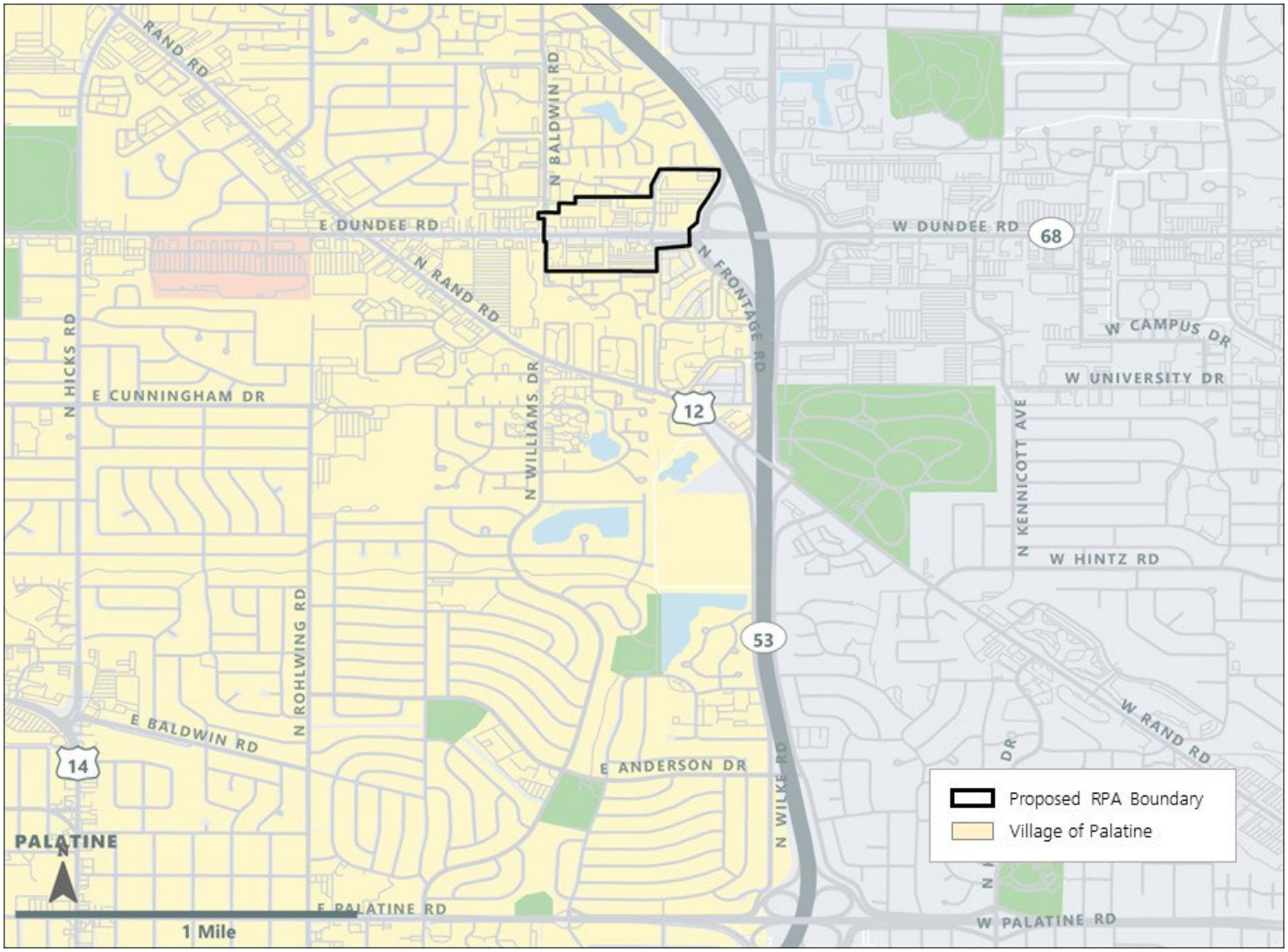
Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road and IL 53 TIF District Public Hearing)

7. The Redevelopment Plan is estimated to be completed and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2048, if the ordinances establishing the proposed RPA are adopted during 2024.

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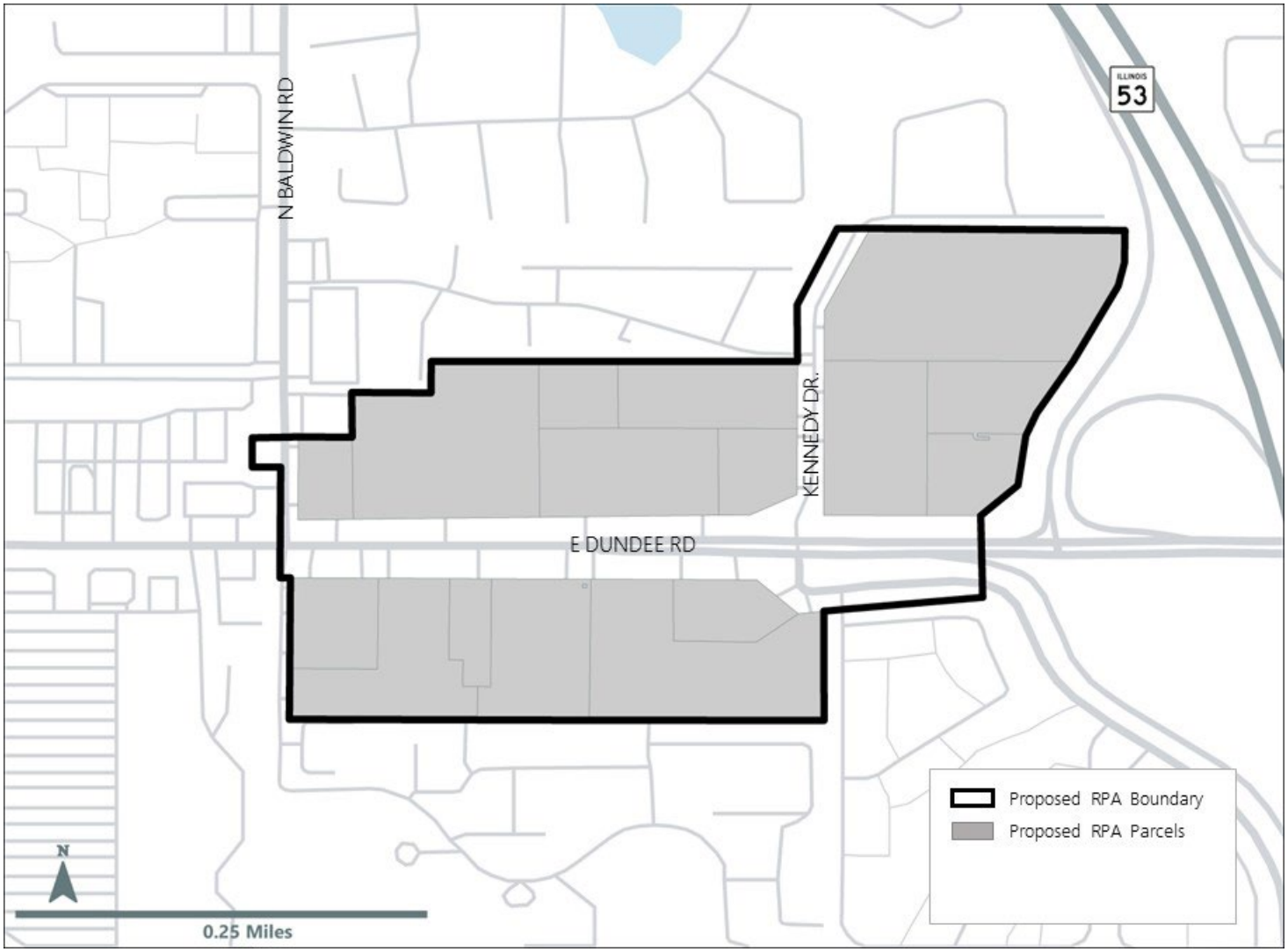
Map 1: Context



Source: Cook County, Esri, SB Friedman, Village of Palatine

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road

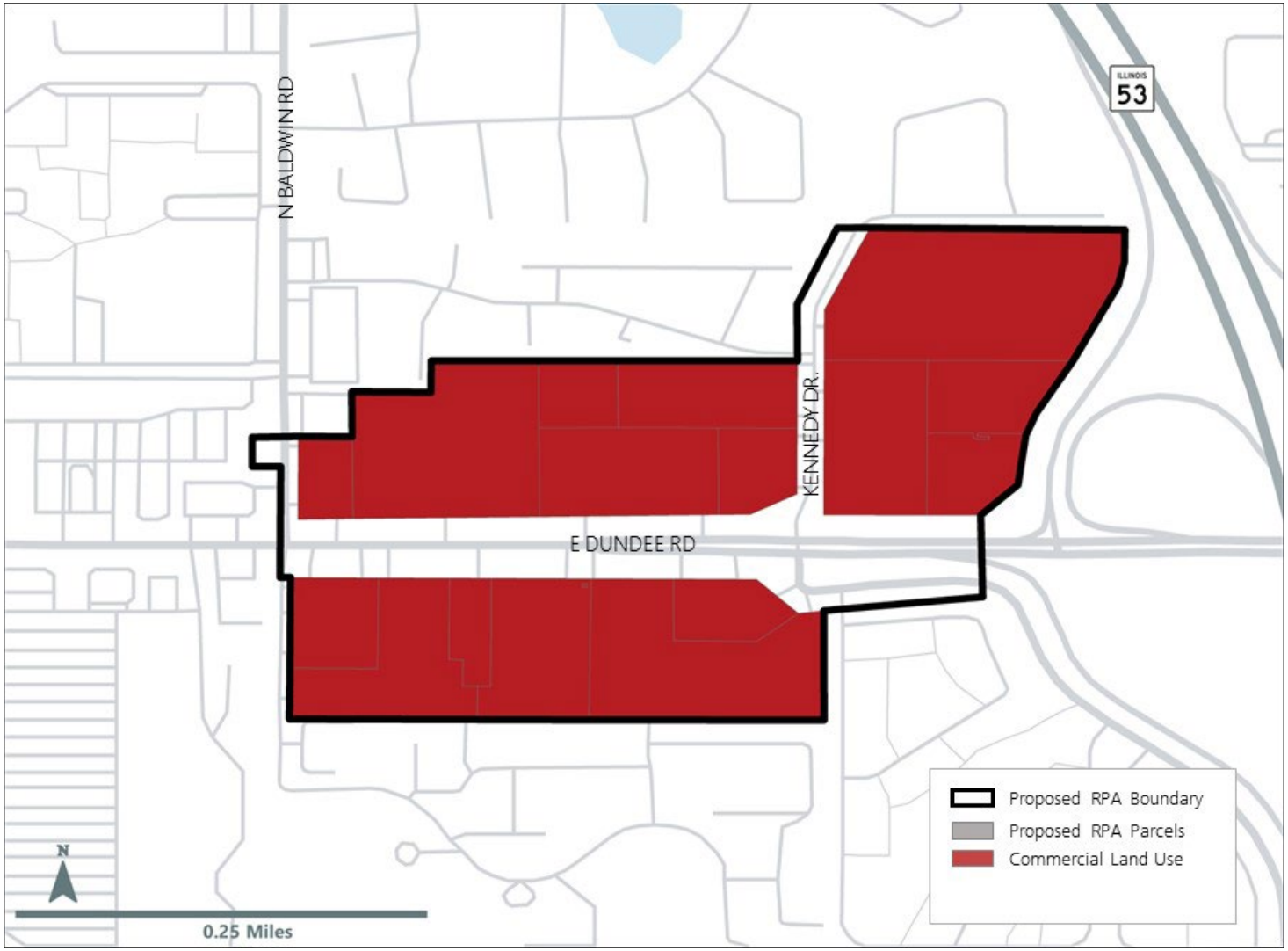
Map 2: Proposed RPA Boundary



Source: Cook County, Esri, SB Friedman, Village of Palatine

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road

Map 3: Existing Land Use



Source: Cook County, Esri, SB Friedman, Village of Palatine

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2. Eligibility Report

This report concludes that the proposed Dundee Road and IL 53 RPA is eligible for designation as a "conservation area" for improved land, per the Act.

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of TIF for redevelopment: declaring an area as a "blighted area" and/or a "conservation area." "Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas that are deteriorating and declining and soon may become blighted. A description of the statutory provisions of the Act is provided below.

Factors for Improved Areas

According to the Act, "blighted areas" for improved land must demonstrate at least five (5) of the following eligibility factors, which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public's safety, health, morals or welfare, and that could result in such an area becoming a "blighted area." The following are eligibility factors for improved areas:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of Structures below Minimum Code Standards
- Illegal Use of Individual Structures
- Excessive Vacancies
- Lack of Ventilation, Light or Sanitary Facilities
- Inadequate Utilities
- Excessive Land Coverage and Overcrowding of Structures and Community Facilities
- Deleterious Land Use or Layout
- Environmental Clean-Up
- Lack of Community Planning
- Lack of Growth in EAV

A definition of each factor is provided in **Appendix 2**.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed Dundee Road and IL 53 RPA is eligible for designation as a "conservation area" for improved land, per the Act:

- Parcel-by-parcel field observations and photography documenting external property conditions;
- Analysis of historical EAV trends for the last six years (five year-to-year periods) for which data are available and final (2017-2022) from the Cook County Assessor's Office;
- Review of building age data from the Cook County Assessor's Office;

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- Review of parcel-level GIS shapefile data provided by the Village;
- Review of building permit records (2018-2023) as of November 2023;
- Review of a memorandum from the Village's Department of Public Works regarding the condition of existing utilities; and
- Review of current and prior comprehensive plans provided by the Village (from 1990 and the current supplemental plan from 2011).

SB Friedman examined all parcels for qualification factors consistent with requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor parcel-by-parcel basis as applicable. The building and parcel information was then plotted on a map of the proposed RPA to determine which factors were present to a meaningful extent and reasonably distributed throughout the proposed RPA.

Conservation Area Findings

Based upon the conditions found within the proposed RPA at the completion of SB Friedman's research, it has been determined that the improved land within the proposed RPA meets the eligibility requirements of the Act as a "conservation area." Of the 24 primary structures in the proposed RPA, at least 18 structures (75%) are 35 years of age or older, as they were constructed before 1988. **Map 4** shows the location of primary structures that are 35 years or older. SB Friedman's research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Lack of Growth in EAV;
2. Deterioration;
3. Presence of Structures below Minimum Code Standards; and
4. Inadequate Utilities.

Each eligibility factor that is present to a meaningful extent and reasonably distributed throughout the proposed RPA is summarized below. **Map 5** illustrates the distribution of deterioration found on a parcel-by-parcel basis within the proposed RPA.

1. LACK OF GROWTH IN EAV

The Act defines lack of growth in EAV as having the total EAV of the proposed RPA under evaluation either decline for at least three (3) of the last five (5) year-to-year periods; or increase at an annual rate that was less than the balance of the Village for at least three (3) of the past five (5) year-to-year periods; or increase at an annual rate that was less than the Consumer Price Index for at least three (3) of the past (5) year-to-year periods. A full definition is provided in **Appendix 2.**

SB Friedman tabulated the EAV history of all proposed RPA tax parcels for the previous five year-to-year periods. The most recent year for which final information was available was 2022. SB Friedman's analysis identified a lack of EAV growth within the proposed RPA in accordance with the following criteria, as defined in the Act:

1. The total EAV of the proposed RPA parcels has declined for three (3) of the last five (5) year-to-year periods; and

2. The EAV growth rate for the proposed RPA parcels has been less than the growth rate of the Consumer Price Index for three (3) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed area-wide throughout the entire proposed Dundee Road and IL 53 RPA. A summary of SB Friedman's findings is presented in **Table 1**.

Table 1: Annual Change in EAV, 2017-2022

	2017	2018	2019	2020	2021	2022
Study Area Parcels EAV	$6.5 M	$6.4 M	$11.7 M	$8.1 M	$8.0 M	$9.6 M
Percent Change	---	-0.9%	82.1%	-30.9%	-1.4%	20.1%
Study Area Parcels - Decline in EAV	---	YES	NO	YES	YES	NO
Change in CPI [1]	---	1.8%	1.5%	1.1%	4.2%	7.6%
Proposed RPA Parcels - Growth Less Than CPI	---	YES	NO	YES	YES	NO

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin area, not seasonally adjusted.
Source: Cook County Assessor; Cook County Clerk; SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area.

2. DETERIORATION

The Act defines deterioration as defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas exhibit deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Physical deterioration was observed on 14 of 16 improved parcels (88% of improved parcels). The most common form of deterioration was on surface improvements, including streets, parking lots and alleys. Catalogued surface improvement deterioration included cracks in infrastructure, alligatoring of pavement and damaged curbs. Building deterioration included damaged soffit, fascia and shingles and water damage. Deterioration of buildings and surface improvements can make it appear as though the proposed RPA lacks investment and can make it more difficult to attract new businesses or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the proposed RPA.

3. INADEQUATE UTILITIES

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

1. Of insufficient capacity to serve the uses in the redevelopment project area;
2. Deteriorated, antiquated, obsolete or in disrepair; or
3. Lacking within the redevelopment project area.

Based on the memorandum provided by the Village's Public Works Department, the entire storm sewer system was built 30 years ago on average and has insufficient capacity to serve the proposed RPA. It also does not meet the current design standards for volume control or stormwater detention pursuant to the Metropolitan

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Water Reclamation District's Watershed Management Ordinance requirements. Additionally, 9 of 16 improved parcels (56%) have inadequate water systems for service availability, system reliability by looping, and fire flows. Finally, one parcel is not well served by sanitary infrastructure.

Collectively, these inadequate utility lines service 100% of the proposed RPA's improved parcels. Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent and reasonably distributed throughout the improved parcels in the proposed RPA.

4. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public, including building occupants, pedestrians and occupants of neighboring structures.

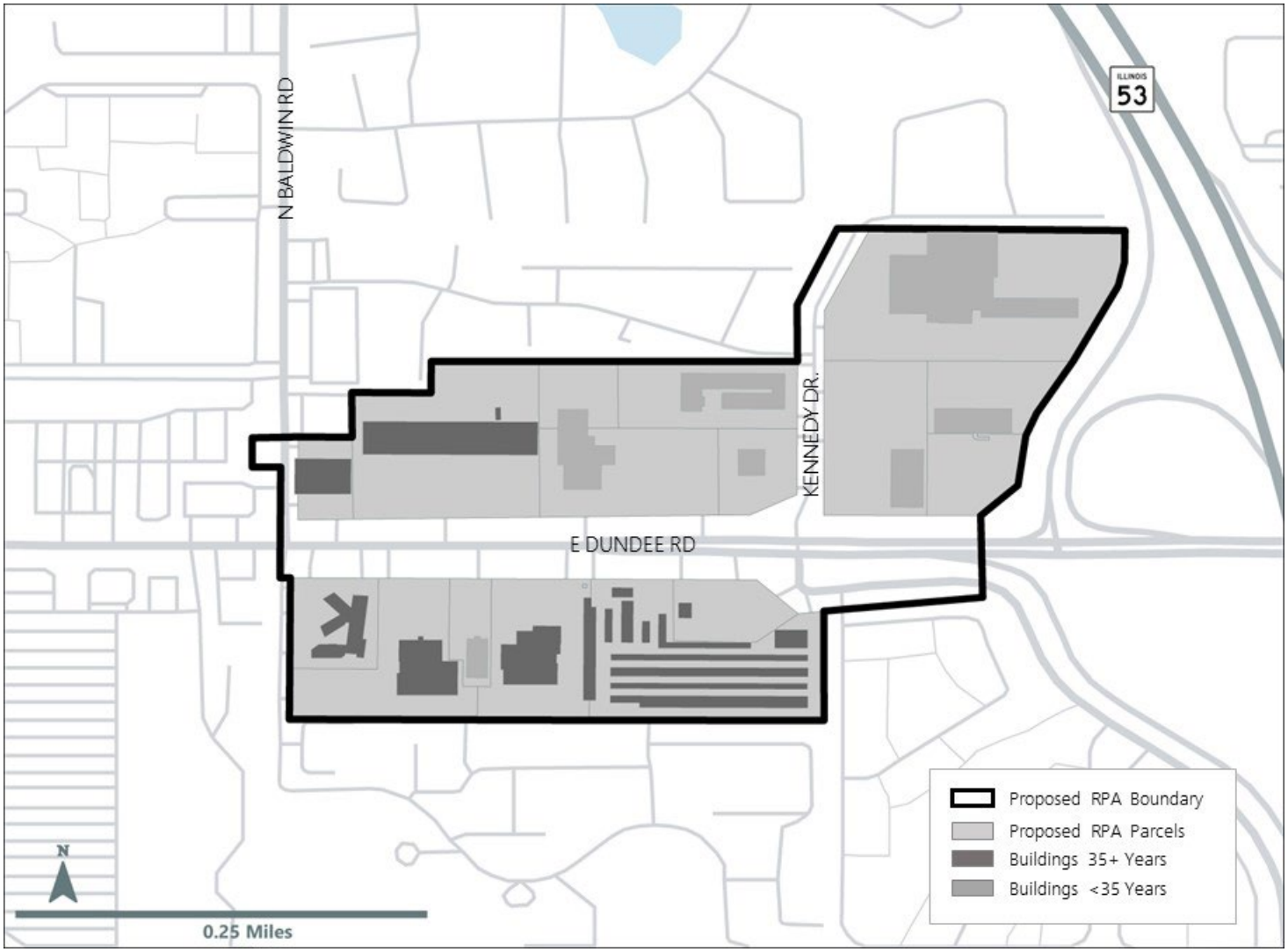
According to the memorandum provided by the Village's Department of Public Works, the existing storm sewer system was built on average 30 years ago and does not meet the Metropolitan Water Reclamation District's current standards for volume control or stormwater detention. This indicates that 100% of improved parcels in the proposed RPA do not meet at least one current code. The presence of structures below minimum code standards, and the cost to upgrade "grandfathered" structures to meet modern codes may also reduce the overall competitiveness and economic viability of the area. Based on information provided by the Village, this factor is present to a meaningful extent and is reasonably distributed throughout the proposed RPA.

Summary of Findings

SB Friedman has found that the proposed RPA qualifies to be designated as a "conservation area" for improved land. The improved land is eligible as a "conservation area", with 75% of the structures within the proposed RPA at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors present to a meaningful extent and reasonably distributed within the proposed RPA.

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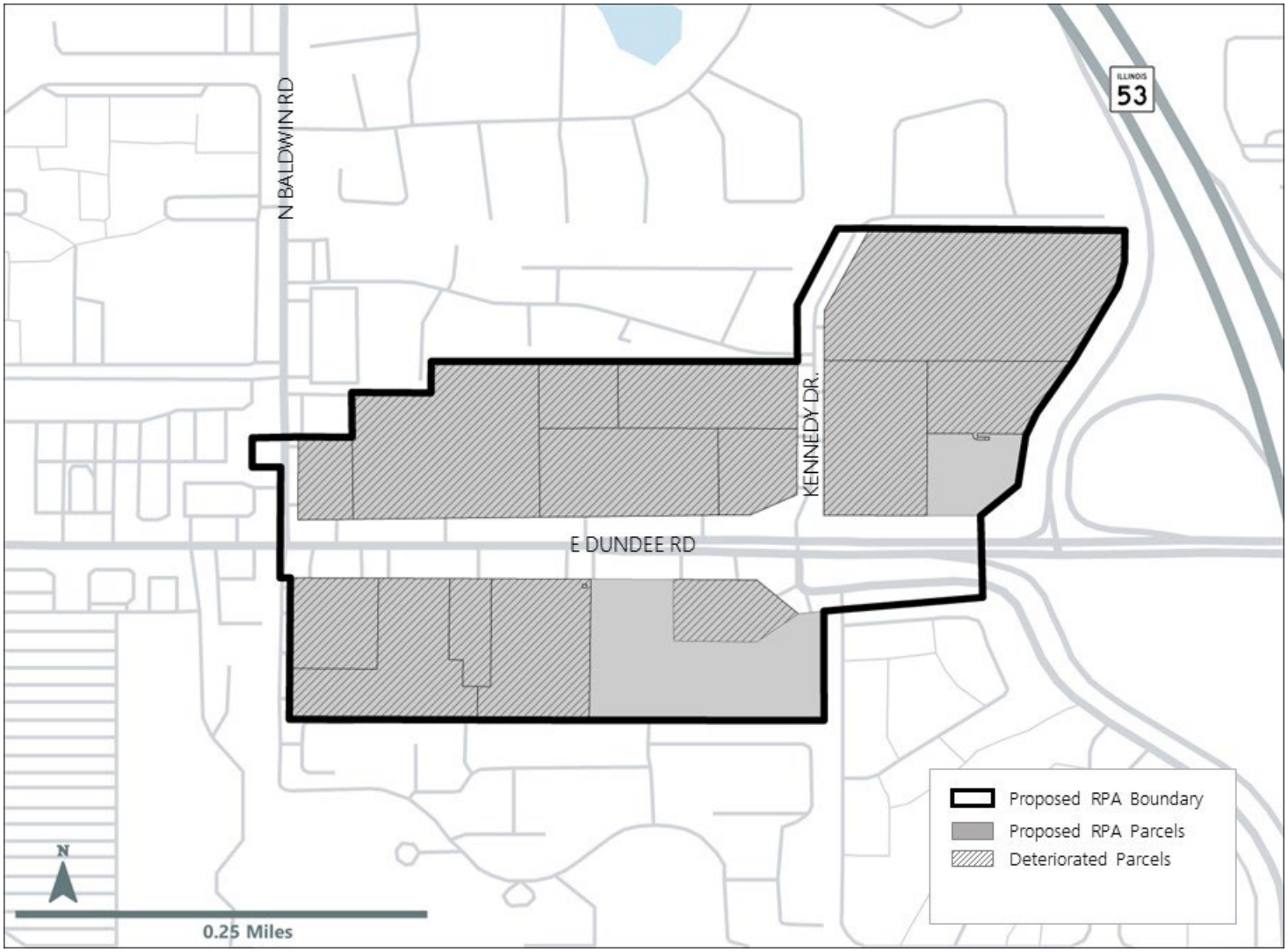
Map 4: Improved Land Factor: Age of Structures



Source: Cook County, Esri, SB Friedman, Village of Palatine

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road

Map 5: Improved Land Factor: Deterioration



Source: Cook County, Esri, SB Friedman, Village of Palatine

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3. Redevelopment Plan and Project

This document describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will be implemented over the 23-year life of the proposed RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions and promoting rehabilitation and development in the proposed RPA.

Redevelopment Needs of the Proposed RPA

Currently, the proposed RPA is comprised of aged buildings that are characterized by a failure to meet current code standards, a lack of growth in property values, deterioration, and inadequate utilities. These conditions reduce the value of the properties in the area and make the proposed RPA less competitive with property in other communities, thus limiting local area employment and development opportunities, and contributing to the lack of new investment in the proposed RPA.

The existing conditions for the proposed RPA suggest five (5) major redevelopment needs:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Site preparation, environmental remediation and stormwater management;
3. Redevelopment of underutilized parcels;
4. Streetscape and infrastructure improvements, including utilities;
5. Rehabilitation of existing buildings and/or construction of new buildings.

The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the proposed RPA.

GOAL, OBJECTIVES AND STRATEGY

GOAL. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as a "conservation area," and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant commercial district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base and enhance the Village's overall quality of life.

OBJECTIVES. The following six (6) objectives support the overall goal of revitalization of the proposed RPA:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the proposed RPA, and encourage the construction of new commercial and industrial buildings, where appropriate.

2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment.

3. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed RPA; create a cohesive identity for the proposed RPA and

surrounding area; and provide, where appropriate, buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas.

4. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act.

5. Support the goals and objectives of other overlapping plans, including the Village of Palatine Comprehensive Plan published in 2011 (the "2011 Comprehensive Plan") and subsequent plans.

6. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan.

STRATEGY. Redevelopment of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage further private investment.

Proposed Future Land Use

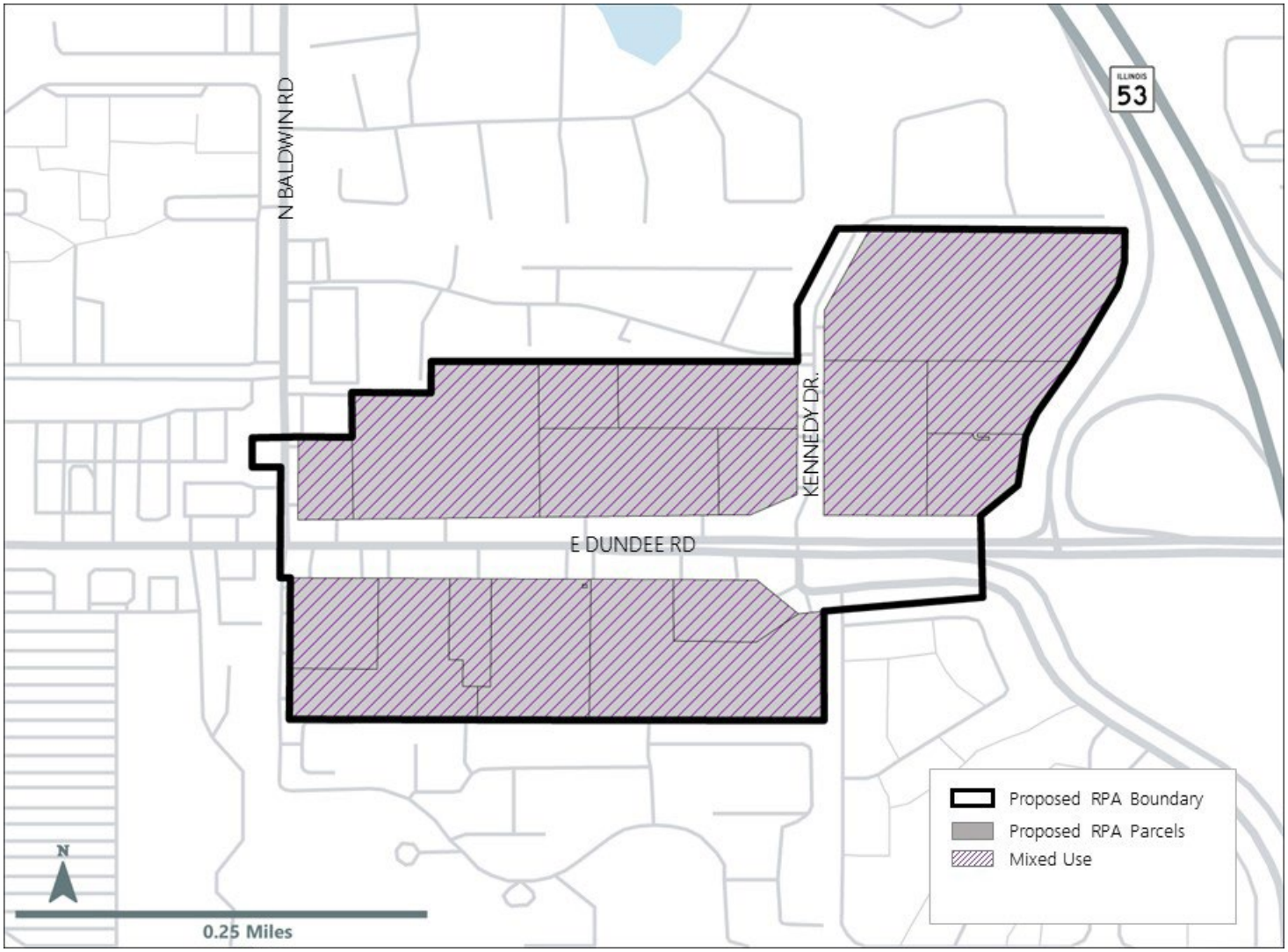
The proposed future land use of the proposed RPA, as shown in **Map 6**, reflects the objectives of this Redevelopment Plan. For the purposes of this plan, the mixed-use designation is meant to allow for a variety of uses throughout the proposed RPA in a manner that is in conformance with the 2011 Comprehensive Plan. The mixed-use designation allows for the following land uses within the proposed RPA:

- Commercial
- Industrial
- Utilities
- Right-of-Way

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Map 6: Proposed Future Land Use



Source: Cook County, Esri, SB Friedman, Village of Palatine

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Financial Plan

ELIGIBLE COSTS

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred, or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The Village may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).

2. The costs of marketing sites within the redevelopment project area to prospective businesses, developers and investors.

3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).

4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.

5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.

6. Costs of job training and retraining projects, including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).

7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.

8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

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9. An elementary, secondary or unit school district's increased per-pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.

10. A library district's increased per-patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.

11. Relocation costs to the extent that the municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.

12. Payment in lieu of taxes, as defined in the Act.

13. Costs of job training, retraining, advanced vocational education or career education, including, but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(10).

14. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:

    a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;

    b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;

    c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

    d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality, pursuant to the Act;

    e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 14b and 14d above; and

    f. Instead of the interest costs described above in paragraphs 14b and 14d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a

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residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a Special Service Area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

ESTIMATED REDEVELOPMENT PROJECT COSTS

The total eligible redevelopment project costs define an upper expenditure limit that may be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. The totals of line items are not intended to place a limit on the described expenditures. Adjustments to the estimated line-item costs are expected and may be made administratively by the Village without amendment to this Redevelopment Plan, either increasing or decreasing line-item costs because of changed redevelopment costs and needs. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The estimated eligible costs of this Redevelopment Plan are shown in **Table 2**.

Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities within the proposed RPA.

Table 2: Estimated TIF-Eligible Redevelopment Project Costs

Eligible Expense [1]	Estimated Project Costs
Administration and Professional Service Costs	$500,000
Site Marketing Costs	$500,000
Property Assembly and Site Preparation Costs	$9,000,000
Building Rehabilitation Costs	$5,600,000
Construction of Public Works or Improvements Costs	$13,000,000
Job Training or Retraining Costs (Businesses)	$50,000
Financing Costs	$250,000
Taxing District Capital Costs	$250,000
Job Training Costs (Community College)	$100,000
Interest Costs (Developer or Property Owner)	$250,000
Relocation Costs	$500,000
TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4]	**$30,000,000**

[1] Described in more detail in Eligible Costs Section.

[2] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[3] The amount of the Total Redevelopment Project Costs that can be incurred in the proposed RPA may be reduced by the amount of redevelopment project costs incurred in contiguous RPAs, or those separated from the proposed RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the proposed RPA, but may not be reduced by the amount of redevelopment project costs incurred in the proposed RPA that are paid from incremental property taxes generated in contiguous RPAs or those separated from the proposed RPA only by a public right-of-way.

[4] All costs are in 2024 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI), published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

PHASING, SCHEDULING OF THE REDEVELOPMENT AND ESTIMATED DATES OF COMPLETION

Each private project within the proposed RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village of Palatine. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the Village provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this proposed RPA is adopted. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2048, if the ordinances establishing the proposed RPA are adopted during 2024.

SOURCES OF FUNDS TO PAY COSTS

Funds necessary to pay for redevelopment project costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from tax increment revenues and/or proceeds from municipal obligations, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Village may incur redevelopment project costs that are paid from the funds of the Village other than incremental taxes, and the Village then may be reimbursed for such costs from incremental taxes.

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract or parcel of real property in the proposed RPA over and above the certified initial EAV of each such property.

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer may deem appropriate.

The proposed RPA may be or become contiguous to or be separated only by a public right-of-way from, other redevelopment areas created under the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize net incremental property tax revenues received from the proposed RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the proposed RPA made available to

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road and IL 53 TIF District Public Hearing)

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support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the proposed RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 2** of this Redevelopment Plan.

ISSUANCE OF OBLIGATIONS

To finance project costs, the Village may issue bonds or obligations secured by the anticipated tax increment revenue generated within the proposed RPA, or such other bonds or obligations as the Village may deem as appropriate. The Village may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under "Phasing, Scheduling of the Redevelopment and Estimated Dates of Completion" above. Also, the final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds.

MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA

The purpose of identifying the most recent EAV of the proposed RPA is to provide an estimate of the initial EAV for the purpose of annually calculating the incremental EAV and incremental property taxes of the proposed RPA. The 2022 EAV (the most recent year in which final assessed values and equalization factor were available) of all taxable parcels in the proposed RPA is $9,551,699 This total EAV amount by property index number (PIN) is summarized in **Appendix 4**. The EAV is subject to verification by the Cook County Assessor's Office. After verification, the final figure shall be certified by the Cook County Clerk and shall subsequently become the "Certified Initial EAV" from which all incremental property taxes in the proposed RPA will be calculated by the County.

ANTICIPATED EQUALIZED ASSESSED VALUE

By tax year 2047 (collection year 2048), the total taxable EAV for the proposed RPA is anticipated to be approximately $33 million.

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road and IL 53 TIF District Public Hearing)

Impact of the Redevelopment Project

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when TIF is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the proposed RPA. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act. At the time when the proposed RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the proposed RPA will be distributed to all taxing district levying taxes against property located in the proposed RPA. These revenues will then be available for use by the affected taxing districts.

DEMAND ON TAXING DISTRICT SERVICES AND PROGRAMS TO ADDRESS FINANCIAL AND SERVICE IMPACT

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

Replacement of underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this Plan. At this time, no special programs are proposed for these taxing districts. The Village intends to monitor development in the area and should demand increase, the Village intends to work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

The following taxing districts presently levy taxes on properties within the proposed RPA:

- Consolidated Elections
- County of Cook
- Forest Preserve District of Cook County
- General Assistance Palatine
- Harper Community College District 512
- Metro Water Reclamation District of Greater Chicago
- Northwest Mosquito Abatement District
- Palatine Park District
- Palatine Public Library District
- Palatine Township
- Palatine Township High School 211
- Road And Bridge Palatine
- School District Community Consolidated 15
- Village of Palatine

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road and IL 53 TIF District Public Hearing)

Required Tests and Findings

As a part of establishing the proposed RPA, the following additional findings must be made:

FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

The Village is required to evaluate whether the redevelopment project area has been subject to growth and development through private investment and must substantiate a finding of lack of such investment. Limited private investment has occurred in the proposed Dundee Road and IL 53 RPA during the past five years (2017-2022), as demonstrated by the following:

- **EAV TRENDS.** Change in property value is one of the strongest indicators that an area is suffering from decline and a lack of private investment. As outlined in the preceding sections and shown in **Table 1** above, the proposed RPA as a whole has declined for three of the last five year-to-year periods. Similarly, the improved parcels within the proposed RPA have declined for three of the past five year-to-year periods. Additionally, EAV growth for the entire proposed RPA as well as the improved parcels has been less than CPI growth for three of the last five year-to-year periods. Thus, the proposed RPA has not been subject to growth and development through investment by private enterprise.

- **LIMITED CONSTRUCTION-RELATED PERMIT ACTIVITY.** Building permit data provided by the Village indicates that there has been minimal investment in commercial improvements over the past five years from 2018 to 2023.

Finding: The proposed RPA has not been subject to growth and development through investment by private enterprise.

FINDING 2: "BUT FOR…" REQUIREMENT

The Village is required to find that the redevelopment project area would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. The investments required to update and maintain buildings and sites exhibiting deterioration, and inadequate utilities that are below minimum code throughout the proposed Dundee Road and IL 53 RPA are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with public improvements and project-specific development costs are essential to leverage private investment and facilitate RPA-wide redevelopment.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking to support the redevelopment of the proposed RPA, and the proposed RPA would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

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FINDING 3: CONTIGUITY AND SUBSTANTIAL BENEFIT

No redevelopment project area can be designated unless the proposed redevelopment project area only includes those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.

Finding: *The proposed RPA includes only those contiguous parcels of real property that are expected to benefit substantially from this Redevelopment Plan.*

FINDING 4: CONFORMANCE TO THE PLANS OF THE VILLAGE

The redevelopment plan must conform to the comprehensive plan for the development of the municipality as a whole.

The 2011 Comprehensive Plan identifies the proposed RPA as part of the Dundee Road Subarea, the "strongest commercial concentration in the Village." As indicated in the Land Use Plans and Community Identity section of the 2011 Plan, the Village's overall land use goal for this area is to "maintain [it] as a regional destination for attractive retail in the northwest suburbs." All aspects of this Redevelopment Plan are in agreement with, but subservient to, plans made in the Village's 2011 Plan.

Finding: *The Dundee Road and IL 53 Redevelopment Plan conforms to and proposes predominant land uses that are consistent with the 2011 Comprehensive Plan.*

FINDING 5: HOUSING IMPACT AND RELATED MATTERS

As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study into the Redevelopment Plan and Project document.

Finding: *SB Friedman found that there are no housing units within the proposed RPA. Therefore, no displacement can occur as a result of activities pursuant to this Redevelopment Plan and a Housing Impact Study is not required under the Act.*

FINDING 6: ESTIMATED DATES OF COMPLETION

As set forth in the Act, the redevelopment plan must establish the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs.

Finding: *The estimated dates of completion of the project and retirement of obligations are described in "Phasing and Scheduling of the Redevelopment" above. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2048, if the ordinances establishing the proposed RPA are adopted during 2024.*

Provisions for Amending Action Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

Commitment to Fair Employment Practices and an Affirmative Action Plan

The Village of Palatine hereby affirms its commitment to fair employment practices and an affirmative action plan.

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road and IL 53 TIF District Public Hearing)

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Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities

The Eligibility Report covers events and conditions that were determined to support the designation of the proposed Redevelopment Project Area ("RPA" or "TIF District") as a "conservation area" under the Act at the completion of our field research in October 2023 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Report, Redevelopment Plan and Project (the "Report") summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The Village is entitled to rely on the findings and conclusions of the Report in designating the proposed RPA as a redevelopment project area under the Act. SB Friedman has prepared the Report with the understanding that the Village would rely: (1) on the findings and conclusions of this Redevelopment Plan in proceeding with the designation of RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that SB Friedman has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the proposed RPA, so that the Report will comply with the Act and that the proposed RPA can be designated as a redevelopment project area in compliance with the Act.

The Report is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Tax Increment Financing (TIF) projections were prepared for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF District boundary and from inflationary increases in value. These projections were intended to provide an estimate of the final equalized assessed value (EAV) of the proposed TIF District.

As such, our report and the preliminary projections prepared under this engagement are intended solely for the Village's information, for the purpose of establishing a TIF District. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road and IL 53 TIF District Public Hearing)

Appendix 2: Glossary

Factors for Improved Land

Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Deterioration. With respect to buildings, defects including but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Presence of Structures below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

Illegal Use of Individual Structures. The use of structures in violation of the applicable federal, state or local laws, exclusive of those applicable to the *Presence of Structures below Minimum Code Standards*.

Excessive Vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

Lack of Ventilation, Light or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Inadequate Utilities. Underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence

of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Deleterious Land Use or Layout. The existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

Environmental Clean-Up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

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Appendix 3: Proposed Dundee Road and IL 53 RPA Boundary Legal Description

OF PROPERTY DESCRIBED AS:

All that part of Sections 1 and 12, Township 42 North, Range 10 East of the Third Principal Meridian, bounded and described as follows:

(Described with the intent to follow the right of way lines and property lines herein described, and as such, the courses and distances described herein are superseded by the actual location of the said right of way lines and property lines that they are intended to follow.)

Beginning on the westerly right of way line of Kennedy Drive at the southeast corner of Inverrary West Revised & Amended P.U.D. (said subdivision plat recorded April 19, 1983 as document number 26574513 and certificate of correction recorded December 12, 1983 as document number 26892489); thence northerly, along the easterly line of said Inverrary West P.U.D. (also being the westerly right of way line of Kennedy Drive aforesaid), a distance of 164.52 feet to a bend point; thence northeasterly along the easterly line of said Inverrary West P.U.D. (also being the westerly right of way line of Kennedy Drive aforesaid), a distance of 264.70 feet to the north line of the south 1011.18 feet of the Southeast Quarter of Section 1 aforesaid; thence easterly, along the north line of the south 1011.18 feet of the Southeast Quarter of Section 1, a distance of 672.93 feet to the westerly right of way line of F.A. Route 61 (IL. Route #53); thence southerly, along said westerly right of way line of F.A. Route 61, being a curved line, convex to the east, and having a radius of 635.0 feet, an arc distance of 152.60 feet; thence southwesterly, along the westerly right of way line of F.A. Route 61, a distance of 194.87 feet; thence continuing southwesterly, along the westerly right of way line of F.A. Route 61, a distance of 98.29 feet to an intersection with the north line of the south 591.18 feet of the Southeast Quarter of Section 1; thence continuing southwesterly, along the westerly right of way line of F.A. Route 61, a distance of 141.71 feet; thence southerly, along said westerly right of way line of F.A. Route 61, being a curved line, convex to the west, and having a radius of 516.0 feet, an arc distance of 243.32 feet; thence southerly, along the westerly right of way line of F.A. Route 61, a distance of 35.17 feet; thence southwesterly, along the westerly right of way line of F.A. Route 61, a distance of 131.40 feet to the northerly right of way line of IL Route 68 (Dundee Road); thence southerly to the northeast corner of Outlot A in The Maples P.U.D. (said subdivision plat recorded April 28, 1978 as document number 24422957), said point being on the southerly right of way line of IL Route 68 (Dundee Road); thence westerly, along the northerly line of said Outlot A in The Maples P.U.D. (said line also being the southerly right of way line of IL Route 68 aforesaid), a distance of 100.00 feet; thence continuing westerly, along the northerly line said Outlot A in The Maples P.U.D. (said line also being the southerly right of way line of IL Route 68 aforesaid), a distance of 274.77 feet to the westerly line of Outlot A aforesaid; thence southerly, along the westerly line of said Outlot A in the Maples P.U.D., to the intersection with the north line of Outlot A in Wyndham Court Second Amended Plat (said subdivision plat recorded March 6, 1986 as document number 86090418); thence westerly, along the northerly line of Outlot A in Wyndham Court Second Amended Plat, to the west line of said Outlot A; thence northerly, along the west line of Outlot A, and its extension northerly, to the northerly line of Section 12; thence westerly along the northerly line of Section 12 to the northwest corner of the Northeast Quarter of Section 12 aforesaid (said point also being the southwest corner of the Southeast Quarter of Section 1 aforesaid); thence northerly, along the west line of the Southeast Quarter of Section 1 aforesaid to its intersection with a line drawn 250.0 feet north of and parallel with the

north right of way line of IL Route 68 (Dundee Road) aforesaid (and its extension west); thence easterly along a line drawn 250.0 feet north of and parallel with the north right of way line of IL Route 68 (Dundee Road) aforesaid (and its extension west) to a point on a line that is 200.0 feet east of the west line of the Southeast Quarter of Section 1 aforesaid; thence north, along a line that is 200.0 feet east of and parallel with the west line of the Southeast Quarter of Section 1 aforesaid, a distance of 150 feet to a point on a line that is the westerly extension of the southerly line of Inverrary West P.U.D. (said subdivision plat recorded April 19, 1983 as document number 26574513 and certificate of correction recorded December 12, 1983 as document number 26892489); thence easterly along the southerly line of Inverrary West P.U.D. (and its extension west), a distance of 186.0 feet to a corner of said Inverrary West P.U.D.; thence northerly, along an easterly line of said Inverrary West P.U.D., a distance of 101.65 feet to a corner of said Inverrary West P.U.D.; thence easterly, along the southerly line of said Inverrary West P.U.D., a distance of 873.64 feet to the point of beginning, all in Cook County and Lake County, Illinois.

Said property containing 47 acres of land, more or less.

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road and IL 53 TIF District Public Hearing)

Appendix 4: List of PINs in Proposed Dundee Road and IL 53 RPA

Record #	PIN	2022 EAV
1	02122000130000	$362,512
2	02122000930000	$1,362,713
3	02122001070000	$798,251
4	02122001060000	$137,276
5	02122001050000	$663,965
6	02122000990000	$645,645
7	02014000200000	$331,432
8	02014010230000	$2,594
9	02014001040000	$411,508
10	02014000270000	$245,542
11	02014000980000	$949,135
12	02014001060000	$129,457
13	02014001050000	$650,083
14	02014010190000	$688,382
15	02014010220000	$565,220
16	02014010080000	$1,607,952
17	02122001000000	$32
TOTAL		**$9,551,699**

Source: Cook County, SB Friedman

Attachment: Palatine - 53 & Dundee RPA - TIF PLAN Final Eligibility Report Mar 12 2024 (Dundee Road and IL 53 TIF District Public Hearing)

VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JUNE 17, 2024

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Jun 17, 2024 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

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

Also Present:
Deputy Village Clerk Doris Sadik, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Nick Standiford, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, and Director of Human Resources Pam Jackson

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - June 10, 2024 - **Accepted**

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

IV. MAYOR'S REPORT

1. As Submitted -

Mayor Schwantz announced upcoming events:

Thursday, June 20: 12 PM - 6 PM
Village Hall Community Blood Drive
Village Hall

Friday, June 21 - Sunday, June 23
St. Nectarios Greek Fest
St. Nectarios Greek Orthodox Church

Friday, June 21: 6 PM - 9 PM
Saturday, June 22: 9:30 PM - 3 PM
Sunday, June 23: 12:30 PM - 3 PM
Friends of Palatine Library Used Book Sale
Palatine Library

Saturday June 22: 11 AM - 4 PM
American Legion Palatine Post 690 Youth & Family Day
Towne Square

Saturday, June 29: 10:30 AM - 1:00 PM
Islamic Society of Northwest Suburbs Open House
Islamic Society of Northwest Suburbs (ISNS)

Wednesday, July 3 - Sunday, July 7
Hometown Fest
Palatine Jaycees
Fireworks July 5th - Parade July 6th

Thursday, July 4 & Friday, July 5 - Village offices are closed for Independence Day

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:02 PM

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

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

Minutes Acceptance: Minutes of Jun 17, 2024 7:00 PM (APPROVAL OF MINUTES)

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Granting a Special Use for a Fence in the Side Yard Abutting a Street at 1227 W. Kenilworth Avenue **- Motion Carried by Voice Vote** (Council District: One)

   Director of Planning and Zoning Ben Vyverberg explained the petitioner's request to construct a 5-foot rod-iron style fence proposed to be set back 10 feet (minimum required 35 feet) from the side property line abutting Hampton Court, zoned R-1 A. There is an existing 20-foot unimproved parkway abutting Hampton Court. With this right-of-way and the 10.5 feet proposed setback, creates the fence setback to be approximately 30.5 feet. The Planning and Zoning Commission voted unanimously to approve the Special Use and staff concurs.

   Councilman Millar favors the fence request due to its open style and that it is located in a cul-de-sac.

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

2. Consider an Ordinance Decreasing the Number of Class B (Package Liquor), Class P (Caterer), and Class PS (Product Sampling) Liquor Licenses by One and Increasing the Number of Class G (Beer & Wine) Liquor Licenses by One for Cook, Cork & Fork at 34 W. Palatine Road **- Motion Carried by Voice Vote** (Council District: Six)

   Village Manager Reid Ottesen explained the approved Special Use Amendment reducing the retail footprint of the space and adding a wine bar. The food menu associated with this liquor classification change is still being worked through, however with the new liquor license year starting July 1, approval is needed. A condition to this Ordinance includes a final menu be in a manner acceptable and approved by the Village Manager.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Minutes Acceptance: Minutes of Jun 17, 2024 7:00 PM (APPROVAL OF MINUTES)

3. Consider an Ordinance Granting a Special Use for a Medical Office (Physical Therapy Clinic) to Operate at 916 E. Northwest Highway **- Motion Carried by Voice Vote** (Council District: Six)

   Director of Planning and Zoning Ben Vyverberg reported the 750 square feet tenant space for the medical office will be part of the 6500 square foot retail/office portion of The Grand. Rehab Maxx is relocating their existing medical office to the tenant space which had been occupied by another medical office. Rehab Maxx provides out-patient physical therapy services to both residents of The Grand and the general public. Parking does not increase with this Special Use. The Planning and Zoning Commission voted unanimously to approve and staff concurs.

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

4. As Submitted **-**

   Nothing was submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Amending the 2011 Comprehensive Plan and Future Land Use Recommendations for the Dundee Road Sub Area **- Motion Carried by Voice Vote**

   Director of Planning and Zoning Ben Vyverberg reported on the amendment to the 2011 Comprehensive Plan in anticipation of the new TIF District at Dundee Road and Rt. 53. In 2011 while working with the consultant on the Comprehensive Plan, staff recognized existing properties in specific sub areas including the Dundee Road corridor where commercial and retail use were preferred. During staff review, recommended changes to the Comprehensive Plan for this area included a mixed use of commercial, light industrial and/or distribution could be appropriate. This would not change any required zoning processes or procedures but could provide more flexibility and align with the TIF plan coming before the Village Council in July. A recommendation to change the language in the amended Comprehensive Plan includes a statement that this is consistent with business use as identified in the 2011 plan that commercial and retail uses are preferred within the Dundee Road Corridor and properties east of Kennedy Drive, north of Dundee Road and west of Rt. 53 present a unique opportunity given their combined size, for a potential mix of commercial, office, light industrial and/or distribution could be appropriate. The Planning and Zoning Commission voted unanimously to approve the amendments and staff concurs.

Minutes Acceptance: Minutes of Jun 17, 2024 7:00 PM (APPROVAL OF MINUTES)

Councilman Millar noted that the changes do not negatively impact the schools, keeps commercial viable in our town and balances out our taxes.

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

2. As Submitted **-**

   Nothing was submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider a Motion to Accept a Perpetual Public Utilities, Waterlines and Storm Drainage Easement on Lot 75 in Willow Walk Unit One **- Approved by Voice Vote** (Council District: Two)

   Director of Public Works Matt Barry reported on the storm management study performed for both upstream and downstream at Spring Willow Bay in the Willow Walk subdivision. The first phase is complete, and the second phase includes earth excavation of the detention pond east of White Willow Bay and a storm sewer extension and collection improvements upstream at Spring Willow Bay. Staff is recommending acceptance of the perpetual easement on South White Willow Bay.

   It is recommended the contract be awarded to DeVinci Construction in the amount of $356,843.

   Councilman Millar noted residents in this area are thankful and pleased with the improvements. It is a unique area regarding elevation and has 4 storm drains. Councilman Millar suggested informing residents through a mailing or E-Blast not to put things in the drainage easement.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider a Motion to Award a Contract for the Spring Willow Bay Drainage Improvements Phase II Project **- Approved by Voice Vote** (Council District: Two)

   No additional discussion pursued regarding Spring Willow Bay drainage improvements.

Minutes Acceptance: Minutes of Jun 17, 2024 7:00 PM (APPROVAL OF MINUTES)

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. As Submitted **-**

   Nothing was submitted.

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute an Extension of Agreement with Marsh for Risk Management Broker Services **- Approved by Voice Vote**

   Human Resource Director Pam Jackson reported that the Village's Risk Management program agreement ends June 30th. Several proposals were reviewed and based on quality, service and price, Jackson expressed that Marsh is the best service plan for the Village.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

   Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Jun 17, 2024 7:00 PM (APPROVAL OF MINUTES)

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:13 PM

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

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

VIII.CONSENT AGENDA

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

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

1. Consider a Motion to Approve Warrant 2024 #12 **- Approved**

2. Consider an Ordinance Granting a Special Use for a Fence in the Side Yard Abutting a Street at 1227 W. Kenilworth Avenue **- Approved** (Council District: One)

   Ordinance #O-57-24

3. Consider an Ordinance Decreasing the Number of Class B (Package Liquor), Class P (Caterer), and Class PS (Product Sampling) Liquor Licenses by One and Increasing the Number of Class G (Beer & Wine) Liquor Licenses by One for Cook, Cork & Fork at 34 W. Palatine Road **- Approved** (Council District: Six)

   Ordinance #O-58-24

4. Consider an Ordinance Granting a Special Use for a Medical Office (Physical Therapy Clinic) to Operate at 916 E. Northwest Highway **- Approved** (Council District: Six)

   Ordinance #O-59-24

5. Consider an Ordinance Amending the 2011 Comprehensive Plan and Future Land Use Recommendations for the Dundee Road Sub Area **- Approved**

   Ordinance #O-60-24

Minutes Acceptance: Minutes of Jun 17, 2024 7:00 PM (APPROVAL OF MINUTES)

6. Consider a Motion to Accept a Perpetual Public Utilities, Waterlines and Storm Drainage Easement on Lot 75 in Willow Walk Unit One **- Approved** (Council District: Two)

7. Consider a Motion to Award a Contract for the Spring Willow Bay Drainage Improvements Phase II Project **- Approved** (Council District: Two)

8. Consider a Motion Authorizing the Village Manager to Execute an Extension of Agreement with Marsh for Risk Management Broker Services **- Approved**

9. Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Dental Office at 1590 N. Rand Road Unit A **- Approved** (Council District: Four)

   Ordinance #O-61-24

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Jun 17, 2024 7:00 PM (APPROVAL OF MINUTES)

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted -

No Report

B. VILLAGE CLERK

1. As Submitted -

No Report

C. VILLAGE ATTORNEY

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

Minutes Acceptance: Minutes of Jun 17, 2024 7:00 PM (APPROVAL OF MINUTES)

XII. RECOGNITION OF AUDIENCE

Roman Golash questioned the construction at Cunningham and Ventura, which Matt Barry, Public Works Director explained is due to a water main replacement.

XIII.ADJOURNMENT – Time: 7:16 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Doris Sadik
Deputy Village Clerk

Minutes Acceptance: Minutes of Jun 17, 2024 7:00 PM (APPROVAL OF MINUTES)

Consider a Motion Approving the TwiLight Fun Run Including a Waiver of the Village's Sound Amplification Ordinance and Temporary Street Closures on August 9, 2024

BACKGROUND

The Palatine Park District would like to host their 2nd Annual, TwiLight Fun Run, at the Tom T. Hamilton Reservoir, 1037 N. Smith Street. They are requesting closure of streets throughout a portion of the Village for the run on Friday, August 9, 2024. The run will begin at 6:30pm and end at approximately 8:30pm. Based on the use of the speaker system and microphone, a sound waiver is necessary. The route is outlined on the attached map. The run/walk will offer the community a fun, safe, and family friendly activity. Notification of the event to area residents will be required.

KEY ISSUES

- The Council has previously approved this event in 2023.
- The Police Department will use on-duty personnel to assist with the event.
- In conjunction with the event, the Petitioner is requesting a waiver of the Village's sound amplification ordinance to allow announcements through a speaker system (amplified sound) from 6:30 PM - 8:30 PM.

ALTERNATIVES

1. Approve the temporary closure of streets and sound waiver.
2. Do not approve the temporary closure of streets and sound waiver.

RECOMMENDATION

Action is at the discretion of the Committee.

ACTION REQUIRED

Action is at the discretion of the Committee.

ATTACHMENTS:

- TwiLight Fun Run

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Brad Helms

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

GENERAL EVENT INFORMATION

Name of Event
TwiLight Fun Run

Exact Address of Event
Tom T Hamilton Reservoir 1037 N Smith St. Palatine Il 60067

Type of Event (Check all applicable)

☐ Festival ☒ Run/Walk ☐ Parade ☐ Car Show ☐ Craft Fair ☐ Fireworks ☐ Other _____

Date(s) of Event	Hours of Event	Total Hours (Step-up - Tear down)
August 9	6:30 - 8:30 pm	5:30 pm - 9:00 pm

Phone number/website for publication	Estimated attendance	Last years actual attendance
847-496-6214	250	146

Describe the event's community and/or cultural benefit

Twilight fun run, participants will have glow sticks.

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization	Contact person from Sponsoring Organization	
Palatine Park District	Alison Shariatzadeh	
Sponsoring Organization Address	**City**	**Zip**
250 E Wood St.	Palatine	60067
Phone Number	**E-Mail**	**Website**
[redacted]	[redacted]	www.palatineparks.org

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator	E-mail	
Alison Shariatzadeh	[redacted]	
Organizer/Coordinator Address	**City**	**Zip**
250 E Wood St.	Palatine	60067
Phone Number	**Cell Phone Number**	**Fax Number**
[redacted]	[redacted]	N/A

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact	E-mail	
[redacted]	[redacted]	
Emergency Contact Address	**City**	**Zip**
[redacted]	Palatine	60067
Phone Number (24hours)	**Cell Phone Number**	**Fax Number**
[redacted]	[redacted]	N/A

Attachment: TwiLight Fun Run (Palatine Park District - TwiLight Fun Run)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

EVENT OVERVIEW

Are you providing/serving food at your event that is considered potentially hazardous, being prepared on-site, or being re-packed and sold in bulk? Below are some foods exempt from a permit (not all are listed): -Pre-packaged, non-potentially hazardous foods (i.e. packaged cookies, chips, crackers, bread, etc.) -Non-potentially hazardous, minimally cut, unprocessed fruits or vegetables (ie. apples, bananas, etc.) QUESTIONS ON WHAT QUALIFIES AS EXEMPT? CALL (847) 359-9090.	☐ Yes ☑ No	If yes, how many vendors? _____ Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at: https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatineILProd#/home Questions? Contact (847) 359-9090. Please see application for full details on what is required.
Are you erecting either: **(1)** tent(s) larger than 20'x40' (or 800 sq. ft.) or **(2)** that accommodates more than 100 people or **(3)** temporary structure(s) (ie. stage) taller than 2' in height or **(4)** that will be equipped with temporary electrical power?	☐ Yes ☑ No	If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at: https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatineILProd#/home Questions? Contact (847) 359-9037. Electric submissions are required. Please see application for full details on what is required.
Are you serving alcoholic beverages at your event?	☐ Yes ☑ No	Alcohol vendors must submit a Special Event Liquor License 60 days prior to the event. You must obtain a Special Event Liquor License for each liquor vendor. Applications can be found at: http://www.palatine.il.us/events/forms/applications.aspx. Questions? Contact (847) 359-9031.
Will the event include a Race/Walk or Parade?	☑ Yes ☐ No	If yes, you must complete, Page 3, Section 1.
Will electronic sound amplification equipment or a public address system be used at the event?	☑ Yes ☐ No	If yes, you must complete, Page 3, Section 2.
Are you utilizing any public parking lots, Village streets or other Village property for your event?	☑ Yes ☐ No	If yes, you must complete, Page 3, Section 3.

ACKNOWLEDGEMENT/SIGNATURE

By signing this document, I certify that the information provided above is correct. I agree to conduct the special event in compliance with all applicable codes, ordinances, laws and the conditions contained in the special event permit.

Alison Shanatzadeh
Signature of Organizer

7/1/24
Date

Application must include the following documentation

- ☑ Special Event Application (Page 1, 2, 3, 4)
- ☑ Certificate of Insurance (see Section 5)
- ☑ Site Plan and/or Race/Parade Route Map

You MUST submit a new site plan or parade/race route on an annual basis.

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

Attachment: TwiLight Fun Run (Palatine Park District - TwiLight Fun Run)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Name of Event
TwiLight Fun Run

SECTION 1: RACE/WALK, PARADE INFORMATION ☐ Not Applicable

Starting Location	Ending Location
Tom T. Hamilton Reservoir	Tom T. Hamilton Reservoir
Approximate Number of Attendees (runners/marchers)	Approximate Number of Vehicles (cars/floats)
250	None
Location of Assemble (Registration)	Location of Personal Vehicle Parking
Tom T Hamilton Reservoir	

Please attach a course map, with location of the staging area, start/finish lines, and water/first aid stations

SECTION 2: NOISE CONTROL PLAN ☐ Not Applicable

Please attach a Site Plan, with the location of the stages and sound systems, the location and direction of all speakers, and the proximity to residential properties

Amplified sound will be used from: (am/pm)	Amplified sound will be used to: (am/pm)
6:30 pm	8:30 pm

Describe the sound system(s)

Portable wireless speaker system with headset and microphone

Explain how the sound will be controlled and identify the means by which it can be further controlled if necessary:

Volume controlled via computer system

The Village has the right to require applicants to revise locations, hours, or plans to control amplified music/speech.

SECTION 3: PARKING LOT/PROPERTY USAGE/CLOSURE INFORMATION ☐ Not Applicable

Public Parking Lot / Property Intended for "Event"

Lot Number or Location	Date of Closure	Time of Closure	Date to Reopen	Time of Reopen

1. No staking in the street or public parking lot is permitted.
2. Only chalk or other Village approved marking is permitted (no spray paint).
3. Any debris/stains must be removed immediately prior to the opening of the street/public parking lot.
4. No structures may be erected on any street/public parking Lot without prior approval/permit.

Attachment: TwiLight Fun Run (Palatine Park District - TwiLight Fun Run)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization
Palatine Park District

Name of Event
TwiLight Fun Run

Date(s) of Event
08/09/24

To the fullest extent permitted by law, the Organization hereby agrees to defend, indemnify and hold harmless the Village of Palatine, its officials, agents and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may in any way accrue against the Village of Palatine, its officials, agents and employees, arising in whole or in part or in consequence of the Event, and/or its employees, and or subcontractors' participation in Event, or which may in any way result therefore. The Organization shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connection therewith, and, if any judgment shall be rendered against the Village of Palatine, its officials, agents and employees, in any such action, the Organization shall, at its own expense, satisfy and discharge the same.

The Organization expressly understands and agrees that any performance bond or insurance policies required by the Village of Palatine, or otherwise provided by the Organization shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Palatine, its officials, agents and employees as herein provided.

The Organization expressly understands and agrees that the Village shall be named as an additional insured party on the insurance policy and that the Organization shall have no permission or authority to engage in the Event until evidence deemed acceptable to the Village has been provided to establish that the Village has been named as an additional insured party on the insurance policy .

Alison Shariatzadeh

SIGNATURE

Alison Shariatzadeh	Recreation and Fitness Programs Co	07/01/24
PRINT NAME	TITLE/POSITION	DATE

SECTION 5: INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

Sponsoring Organization will be required to provide an original Certificate of Insurance, as well as the additional insured endorsement evidencing the following insurance minimums: Commercial General Liability - minimum $1,000,000 per occurrence. Final acceptance of applicant is contingent on applicant naming the Village of Palatine, their employees, agents and officials as additional insured on a primary and non-contributory basis.

Attachment: TwiLight Fun Run (Palatine Park District - TwiLight Fun Run)


Pepper Tree Dr
Old Bridge Rd
W Cunningham Dr
E Cunningham Dr
E Cunningham Dr
Prince Of Peace Lutheran Church
N Plum Grove Rd
N Ridgewood Ln
N Smith St
E Russet Way
Cherrywood Park
Ron Gbur Sports Fields
Reseda Pkwy
Fairway Dr
W Hamilton Dr
E Carpenter Dr
1
2

Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for the 3rd Annual St. Thomas of Villanova Parish Picnic on Saturday, August 3, 2024

BACKGROUND:
St. Thomas of Villanova wishes to hold their 3rd annual Parish Picnic event on Saturday, August 3, 2024 from 11AM to 10PM at 1141 E. Anderson Drive. The picnic entails an outdoor mass, kid's events, food tent, drinks and music. In conjunction with the event, St. Thomas is requesting the following approvals:

Waiver of the Sound Amplification Ordinance for an outdoor mass on Saturday, August 3 from 5:00 - 6:00 PM and live music from 6:30 - 9:30 PM

KEY ISSUES:
The Picnic event details are as follows:

- Saturday, August 3 from 11 AM to 10 PM;
- Bring together parish for a day and night of food, drinks and music;
- Estimated attendance of 500 - 600 people;
- Live music, outdoor mass (5 - 6PM), kids events;
- Food tent;
- Beer and wine.

ALTERNATIVES:
1. Approve the St. Thomas of Villanova Parish Picnic.
2. Do not approve the event.

RECOMMENDATION:
Staff recommends action at the Village Council's discretion for approval of the St. Thomas of Villanova Parish Picnic.

ACTION REQUIRED:
A motion to approve the St. Thomas of Villanova Parish Picnic and related sound waiver request.

ATTACHMENTS:

- STOV Parish Picnic

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

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

GENERAL EVENT INFORMATION

Name of Event
St Thomas of Villanova Parish Picnic

Exact Address of Event
1141 e Anderson Dr

Type of Event (Check all applicable)

☒ Festival ☐ Run/Walk ☐ Parade ☐ Car Show ☐ Craft Fair ☐ Fireworks ☐ Other

Date(s) of Event	Hours of Event	Total Hours (Step-up - Tear down)
August 3rd 2024	11am - 10pm	14 Hours

Phone number/website for publication	Estimated attendance	Last years actual attendance
847 358-6999	500-600	550

Describe the event's community and/or cultural benefit

Parish picnic to bring the community together for fellowship and fun

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization	Contact person from Sponsoring Organization	
St Thomas of Villanova Parish	Vito Manola	
Sponsoring Organization Address	**City**	**Zip**
1201 e Anderson dr	Palatine	60074
Phone Number	**E-Mail**	**Website**
847 358-6999	[redacted]	

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator	E-mail	
Vito Manola	[redacted]	
Organizer/Coordinator Address	**City**	**Zip**
1201 e Anderson Dr	Palatine	60074
Phone Number	**Cell Phone Number**	**Fax Number**
[redacted]	[redacted]	

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact	E-mail	
[redacted]	[redacted]	
Emergency Contact Address	**City**	**Zip**
[redacted]	[redacted]	[redacted]
Phone Number (24hours)	**Cell Phone Number**	**Fax Number**
[redacted]	[redacted]	

Attachment: STOV Parish Picnic (St. Thomas of Villanova Parish Picnic 2024)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

EVENT OVERVIEW

Are you providing/serving food at your event that is considered potentially hazardous, being prepared on-site, or being re-packed and sold in bulk? Below are some foods exempt from a permit (not all are listed): -Pre-packaged, non-potentially hazardous foods (i.e. packaged cookies, chips, crackers, bread, etc.) -Non-potentially hazardous, minimally cut, unprocessed fruits or vegetables (ie. apples, bananas, etc.) QUESTIONS ON WHAT QUALIFIES AS EXEMPT? CALL (847) 359-9090.	☑ Yes ☐ No	If yes, how many vendors? _____ Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at: https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatineIL Prod#/home Questions? Contact (847) 359-9090. Please see application for full details on what is required.
Are you erecting either: **(1)** tent(s) larger than 20'x40' (or 800 sq. ft.) or **(2)** that accommodates more than 100 people or **(3)** temporary structure(s) (ie. stage) taller than 2' in height or **(4)** that will be equipped with temporary electrical power?	☑ Yes ☐ No	If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at: https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatineIL Prod#/home Questions? Contact (847) 359-9037. Electric submissions are required. Please see application for full details on what is required.
Are you serving alcoholic beverages at your event?	☑ Yes ☐ No	Alcohol vendors must submit a Special Event Liquor License 60 days prior to the event. You must obtain a Special Event Liquor License for each liquor vendor. Applications can be found at: http://www.palatine.il.us/events/forms/applications.aspx. Questions? Contact (847) 359-9031.
Will the event include a Race/Walk or Parade?	☐ Yes ☑ No	If yes, you must complete, Page 3, Section 1.
Will electronic sound amplification equipment or a public address system be used at the event?	☑ Yes ☐ No	If yes, you must complete, Page 3, Section 2.
Are you utilizing any public parking lots, Village streets or other Village property for your event?	☐ Yes ☑ No	If yes, you must complete, Page 3, Section 3.

ACKNOWLEDGEMENT/SIGNATURE

By signing this document, I certify that the information provided above is correct. I agree to conduct the special event in compliance with all applicable codes, ordinances, laws and the conditions contained in the special event permit.

Vito Mavola
Signature of Organizer

May 31st 2024
Date

Application must include the following documentation

- ☑ Special Event Application (Page 1, 2, 3, 4)
- ☐ Certificate of Insurance (see Section 5)
- ☑ Site Plan and/or Race/Parade Route Map

You MUST submit a new site plan or parade/race route on an annual basis.

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

Attachment: STOV Parish Picnic (St. Thomas of Villanova Parish Picnic 2024)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Name of Event

SECTION 1: RACE/WALK, PARADE INFORMATION ☒ Not Applicable

Starting Location	Ending Location
Approximate Number of Attendees (runners/marchers)	Approximate Number of Vehicles (cars/floats)
Location of Assemble (Registration)	Location of Personal Vehicle Parking

Please attach a course map, with location of the staging area, start/finish lines, and water/first aid stations

SECTION 2: NOISE CONTROL PLAN ☐ Not Applicable

Please attach a Site Plan, with the location of the stages and sound systems, the location and direction of all speakers, and the proximity to residential properties

Amplified sound will be used from: (am/pm)	Amplified sound will be used to: (am/pm)
5pm-6pm Outdoor Mass	6:30pm - 9:30pm Live Band

Describe the sound system(s)

Portable sound system for mass. Sound system supplied by band. (Scramble Band)

Explain how the sound will be controlled and identify the means by which it can be further controlled if necessary:

Sound monitored by church staff to insure sound is not too loud and abides by Village ordinances

The Village has the right to require applicants to revise locations, hours, or plans to control amplified music/speech.

SECTION 3: PARKING LOT/PROPERTY USAGE/CLOSURE INFORMATION ☒ Not Applicable

Public Parking Lot / Property Intended for "Event"

Lot Number or Location	Date of Closure	Time of Closure	Date to Reopen	Time of Reopen

1. No staking in the street or public parking lot is permitted.
2. Only chalk or other Village approved marking is permitted (no spray paint).
3. Any debris/stains must be removed immediately prior to the opening of the street/public parking lot.
4. No structures may be erected on any street/public parking Lot without prior approval/permit.

Attachment: STOV Parish Picnic (St. Thomas of Villanova Parish Picnic 2024)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization
St Thomas of Villanova Parish

Name of Event
St Thomas of Villanova Parish Picnic (Summerfest)

Date(s) of Event
August 3rd 2024

To the fullest extent permitted by law, the Organization hereby agrees to defend, indemnify and hold harmless the Village of Palatine, its officials, agents and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may in any way accrue against the Village of Palatine, its officials, agents and employees, arising in whole or in part or in consequence of the Event, and/or its employees, and or subcontractors' participation in Event, or which may in any way result therefore. The Organization shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connection therewith, and, if any judgment shall be rendered against the Village of Palatine, its officials, agents and employees, in any such action, the Organization shall, at its own expense, satisfy and discharge the same.

The Organization expressly understands and agrees that any performance bond or insurance policies required by the Village of Palatine, or otherwise provided by the Organization shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Palatine, its officials, agents and employees as herein provided.

The Organization expressly understands and agrees that the Village shall be named as an additional insured party on the insurance policy and that the Organization shall have no permission or authority to engage in the Event until evidence deemed acceptable to the Village has been provided to establish that the Village has been named as an additional insured party on the insurance policy .

Vito Manola

SIGNATURE

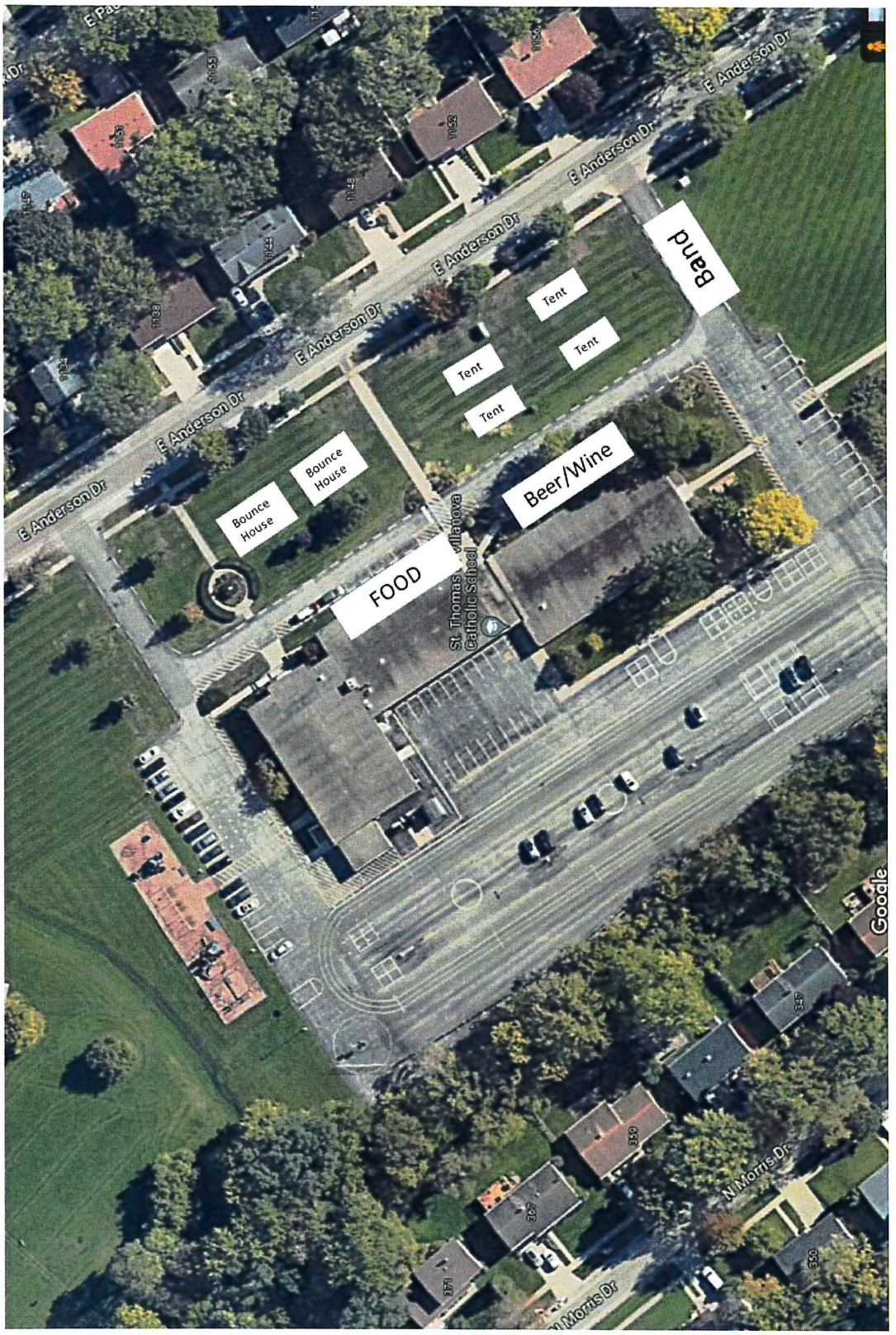
Vito Manola	Facilities Mgr.	5/31/2024
PRINT NAME	TITLE/POSITION	DATE

SECTION 5: INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

Sponsoring Organization will be required to provide an original Certificate of Insurance, as well as the additional insured endorsement evidencing the following insurance minimums: Commercial General Liability - minimum $1,000,000 per occurrence. Final acceptance of applicant is contingent on applicant naming the Village of Palatine, their employees, agents and officials as additional insured on a primary and non-contributory basis.

Attachment: STOV Parish Picnic (St. Thomas of Villanova Parish Picnic 2024)



Attachment: STOV Parish Picnic (St. Thomas of Villanova Parish Picnic 2024)

Consider an Ordinance Amending Chapter 10 - Existing Structures of the Palatine Code of Ordinances

BACKGROUND:
From time to time, it is necessary to review different sections and chapters of the Village's Code of Ordinances. Staff has completed such an analysis of Chapter 10 - Existing Structures and are recommending several revisions.

KEY ISSUES:
The following outlines the significant revisions included within the proposed amendments:

- Amend the definitions section, including adjustments to existing definitions and the addition/removal of other definitions.
- Remove several existing sections that are either repetitive or areas that the Village does not enforce.
- Amend Section 10-15 regarding the licensing of rental units and related requirements.
- Amend the annual inspection requirements for multiple dwelling unit buildings, requiring 25% of the units to be inspected annually, but allowing the Village to inspect additional units if deemed necessary based on the findings of the Village’s minimum annual inspections.
- Expands the applicable inspection cancellation fees to include those instances when a unit(s) cannot be accessed, or the inspection cannot be conducted safely.

ALTERNATIVES:
1. Approve ordinance amending Chapter 10.
2. Do not approve ordinance amending Chapter 10.

RECOMMENDATION:
Staff recommends approval of the ordinance amending Chapter 10 of the Code of Ordinances.

ACTION REQUIRED:
Motion to approve the ordinance amending Chapter 10 of the Code of Ordinances.

ATTACHMENTS:

- ORD Chapter 10 Code Amendments July 2024
- Exhibit B - Chapter 10 Amendments July 2024

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Brad Helms

ORDINANCE NO. _____

AN ORDINANCE AMENDING
CHAPTER 10 EXISTING STRUCTURES OF THE CODE OF
ORDINANCES OF THE VILLAGE OF PALATINE

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

SECTION 1: That the Code of Ordinances, of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by amending Chapter 10 Existing Structures by deleting Chapter 10 in its entirety, and by substituting a new Chapter 10, which shall be read as indicated on Exhibit "A".

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing ordinance, all of which are indicated on Exhibit "B" (a redlined version of the modifications approved pursuant to this Ordinance).

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

PASSED: This _____ of _____, 2024

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

APPROVED by me this _____ of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2024

_____
Village Clerk

Attachment: ORD Chapter 10 Code Amendments July 2024 (2024-59 : Amend Chapter 10 - Rental License Program)

EXHIBIT A

Chapter 10 EXISTING STRUCTURES' MAINTENANCE AND OCCUPANCY*

*Editor's note - Section 1 of Ord. No. O-38-90, passed April 10, 1990, amended the Code of Ordinances by deleting provisions, formerly codified as Ch. 10, Housing, and by substituting therefor a new Ch. 10. The former provisions of Ch. 10, §§10-1--10-5, 10-16--10-26, 10-50, 10-52--10-54, were derived from Code 1961, §§26.201, 26.202, 26.601--26.603, 26.701--26.703, Art. VIII, 26.901--26.908, 26.1001--26.1012, and 26.1201--26.1204, and from Ord. No. O-34-82, §§ 1(a)--(e), 2, adopted April 12, 1982; Ord. No. O-25-84, § 1, adopted May 14, 1984; and Ord. No. O-22-86, §§ 1--4, adopted March 25, 1986.

In order to conform to already established Code format, the editor, at his discretion, has renumbered these new provisions as follows:

Enacted as	Renumbered as
10-5--10-9	10-15--10-19
10-10--10-17	10-30--10-37
10-18--10-22	10-48--10-52
10-23--10-26	10-63--10-66
10-27--10-29	10-77--10-79

The original numbering of these provisions has been preserved in the history notes following each section and in the Code Comparative Table at the back of this volume in order to aid the user in tracking.

Cross reference(s)-- Powers and duties of board of health regarding housing, § 2-346; buildings and building regulations, Ch. 6; fire protection and prevention, Ch. 7; garbage and refuse, Ch. 8; health and sanitation, Ch. 9; minimum heat in apartments, § 9-10; streets and sidewalks, Ch. 16; water and sewer services, Ch. 19; zoning, App. A; subdivision regulations, App. B.

Editor's Note - Chapter 10, as described above, was amended throughout by Ordinance 0-198-99, adopted on November 22, 1999.

Editor's Note - Ordinance #0-177-07, passed on October 15, 2007, replaced Chapt.10 in its entirety.

Editor's Note - Ordinance #0-119-13, passed on October 14, 2013 replaced Article VI, Group Homes in its entirety.

Editor's Note - Ordinance #O-74-22, passed on July 11, 2022 amended Chapt. 10 throughout, replacing Article V, Rooming House, Rooming Units, Dormitories, Dormitory Rooms in its entirety to Short-Term Residential Rentals

Art. I. Intent and Scope, §§ 10-1
Art. II. Definitions, §§ 10-2
Art. III. Property Maintenance Codes and Amendments, §§ 10-3--10-14
Art. IV. Rental Property Rules and Regulations, §§ 10-15--10-20
Art. V. Short-Term Residential Rentals 10-21—10-26
Art. VI. Group Homes and Other Regulated Housing §§ 10-27—10-41
Art. VII. Notice of Violation Procedures, Penalties, Appeals and Conflict of Ordinances, §§ 10-42--10-46

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Attachment: Exhibit B - Chapter 10 Amendments July 2024 (2024-59 : Amend Chapter 10 - Rental License Program)

ARTICLE I. INTENT AND SCOPE

Sec. 10-1. Intent and scope

(a) *Intent.* It is hereby declared that the intent of this chapter is to protect, preserve and promote the physical and mental health and social well-being of the people, to prevent and control the incidence of communicable diseases, to reduce environmental hazards to health, to regulate privately and publicly owned dwellings for the purpose of maintaining adequate sanitation and public health, to protect the safety of the people, and to promote the general welfare by legislation, which shall be applicable to all dwellings and commercial properties now in existence or hereafter constructed. It is hereby further declared that the purpose of this chapter is to ensure that the quality of buildings and structures are adequate for protection of public health, safety and general welfare, including establishment of minimum standards for basic equipment and facilities for light, ventilation and thermal conditions; for safety from fire and accidents; for the use and location and amount of space for human occupancy; for an adequate level of maintenance; a determination of the responsibilities of owners, operators and occupants of dwellings and commercial properties; and provision for the administration and enforcement thereof.

(b) *Legislative finding.* It is hereby found that there exists and may exist in the future within the village premises, commercial properties, dwelling units or parts thereof which, by reason of their structure, equipment, sanitation, maintenance, use or occupancy, affect, or are likely to affect, adversely the public health (including the physical, mental and social well-being of persons and families), safety and general welfare. To correct and prevent the existence of such adverse conditions, and to achieve and maintain such levels of residential environmental quality as will protect and promote public health, safety and general welfare, it is further found that the establishment and enforcement of minimum existing structure maintenance and occupancy standards are required.

(c) *Scope.* The provisions of this chapter shall apply to all ~~existing~~ residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of ~~existing~~ structures and premises of all ~~existing~~ buildings and structures within the jurisdiction of the V~~v~~illage, irrespective of when or under what code or codes such buildings or structures were originally constructed or rehabilitated, and for administration, enforcement and penalties.

ARTICLE II. DEFINITIONS

Sec. 10-2. Definitions.

The following definitions shall apply in the interpretation and enforcement of this chapter:

Agent. A person authorized to act for and under the direction of another person when dealing with third parties.

Appropriate authority. That person within the governmental structure of the corporate unit who is charged with the administration of the appropriate code.

Ashes. The residue from burning or combustible materials.

Average maximum summer conditions. A temperature ten (10) degrees Fahrenheit (five and six-tenths (5.6) degrees Celsius) below the highest recorded temperature in the locality for the prior ten-year period.

Attachment: Exhibit B - Chapter 10 Amendments July 2024 (2024-59 : Amend Chapter 10 - Rental License Program)

Average maximum winter conditions. A temperature fifteen (15) degrees Fahrenheit (eight and three-tenths (8.3) degrees Celsius) below the lowest recorded temperature in the locality for prior ten-year period.

Cellar. A room or group of rooms totally below the ground level and usually under a building.

Code Official. The official who is charged with the administration and enforcement of this chapter, or any duly authorized representative.

Commercial property. All properties where the primary function is dealing with commerce or trade and are not residential in nature.

*Common area. C*ommon areas shall include, but are not limited to, all hallways, stairways, lobbies, utility rooms, laundry rooms, storage rooms, recreation rooms, grounds, refuse areas, parking areas, building extensions, signs and other areas designed for common use by dwelling unit occupants. ~~A common area shall be counted as a single unit in the calculation of the average number of violations per dwelling unit as outlined in Sec. 10-17.~~ (Ord. No. 0-159-10, §1, 12/13/10 effective 4/1/11)

~~*Condominium* shall mean any dwelling unit under individual ownership in multi-unit structure as provided in the Condominium Property Act of the Revised Statutes of the State of Illinois.~~

~~*Condominium association* shall mean any organization or association which governs the operation of common areas or services for two (2) or more condominiums.~~

Dilapidated. No longer adequate for the purpose or use for which it was originally intended.

Dwelling Unit~~s~~:

Condominium Dwelling Unit: Shall mean any dwelling unit under individual ownership in multi-unit structure. A condominium building may contain more than one rental dwelling unit.

Multiple Dwelling Unit: Shall mean any building, including each individual unit within the building, containing two or more rental dwelling units (e.g.: duplex, three-flat, etc.) under common ownership.

Townhome Dwelling Unit: Shall mean a dwelling unit, with its own direct entrance/exit to the outside, that shares at least one common wall with an adjacent dwelling unit.

Single-Family Dwelling Unit: Shall mean a single-family detached dwelling unit.

~~Hotel/Motel: Any building containing 3 or more guestrooms designed to be occupied, or which are rented or hired out to be occupied, for sleeping purposes by guests.~~

S~~ingle Family Dwelling: A building containing one dwelling unit intended for use by a one family as defined in this code.~~

Dwelling Unit. Any building or portion thereof that contains living facilities, including provisions for sleeping, eating, and sanitation.

Family:

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Attachment: Exhibit B - Chapter 10 Amendments July 2024 (2024-59 : Amend Chapter 10 - Rental License Program)

(1) One (1) person, his or her spouse, their offspring, legally adopted children or foster children, together with not more than three (3) other persons who are related to said person by blood, marriage or legal adoption, including, but not limited to, mother, father, sister, brother, mother-in-law, or father-in-law; or

(2) A group of persons none of whom are related to each other by blood, marriage or adoption; provided, however, that such dwelling unit shall meet the density, space, and use requirements as set forth in this code, and the total number of occupants in such group not exceed three (3).

(3) Group homes, as defined in below, shall be exempt from the preceding subparagraphs (1), (2) and (3).

Attachment: Exhibit B - Chapter 10 Amendments July 2024 (2024-59 : Amend Chapter 10 - Rental License Program)

Garbage. The animal and vegetable waste resulting from the handling, preparation, cooking, serving and consumption of food.

Group home. A single dwelling unit occupied on a relatively permanent basis in a family-like environment by unrelated persons with disabilities, as identified and regulated within the Federal Fair Housing Act. Paid professional support staff, provided by a sponsoring agency, either living with the residents on a 24-hour basis, or present whenever residents are present at the dwelling, shall be required unless a Special Use approval is obtained to eliminate the requirement of supervision. A "Group Home" shall comply with the zoning regulations for the district in which the site is located and shall provide the necessary staff and resident parking on site, as more fully described within Article 10. For purposes of this definition, disability shall mean, with respect to a person: (1) a physical or mental impairment which substantially limits one or more of such person's major life activities; (2) a record of having such an impairment; or (3) being regarded as having such an impairment. However, "persons with disability" shall not include any person involved in the current, illegal use of or addiction to a controlled substance (as defined in section 802 of the Controlled Substance Act (21 U.S.C. Sec. 802), nor does it include any person whose residency would constitute a direct threat to the health or safety of other individuals or whose residency would result in substantial physical damage to the property of others. (Ord. #0-92-93 8/9/93; Ord. #0-32-12, §1, 3/12/12; Ord. #0-119-13, §2, 10/14/13)

Guest. An individual who shares a dwelling unit in a nonpermanent status for not more than thirty (30) days.

Household. One (1) or more individuals living together in a single dwelling unit and sharing common living, sleeping, cooking and eating facilities (see "Family" also).

Kitchen. Any room used for the storage and preparation of foods and containing the following equipment: sink and/or other device for dishwashing, stove or other device for cooking, refrigerator or other device for cool storage of food, cabinets and/or shelves for storage of equipment and utensils, and counter or table for food preparation.

Kitchenette. A small kitchen or an alcove containing cooking facilities.

Meaning of certain words. Whenever the words "dwelling," "dwelling unit," "premises," or "structure" are used in this chapter, they shall be construed as though they were followed by the words "or any part thereof." Words used in the singular include the plural, and the plural the singular; the masculine gender includes the feminine and the feminine the masculine.

Owner. Any person who, along or jointly or severally with others, shall have legal title to any premises, dwelling, dwelling unit or commercial property with or without accompanying actual possession thereof, or shall have charge, care or control of any premises, dwelling or dwelling unit as owner or agent of owner, or an executor, administrator, trustee or guardian of the estate of owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this chapter and of rules and regulations adopted pursuant thereto to the same extent as if he were the owner.

Permissible occupancy. The maximum number of individuals permitted to reside in a dwelling unit.

Privacy. The existence of conditions which will permit an individual or individuals to carry out an activity commenced without interruption or interference either by sight or sound or by unwanted individuals.

Refuse. All putrescible and nonputrescible solids (except body wastes), including garbage, rubbish, ashes, and dead animals.

Refuse container. A watertight container that is constructed of metal, or other durable material impervious to rodents, that is capable of being serviced without creating unsanitary conditions or other containers as have been approved by the appropriate authority. Openings into the container such as covers and doors shall be tight-fitting.

Attachment: Exhibit B - Chapter 10 Amendments July 2024 (2024-59 : Amend Chapter 10 - Rental License Program)

Rent. The consideration paid by a tenant to the owner of a rental dwelling unit for the exclusive use by the tenant of part or all of the dwelling unit. The consideration is not limited to cash.

Rental Dwelling Unit. Any building or portion thereof that contains living facilities, including provisions for sleeping, eating, and sanitation and leased by a tenant(s), including, but not limited to, multiple dwelling units, condominium dwelling units, townhome dwellings units, and single-family units.

Rodent harborage. Any conditions or place where rodents can live, nest, or seek shelter.

Rodent proofing. A form of construction which will prevent the ingress or egress of rodents to or from a given space or building, or from gaining access to food, water or harborage. It consists of the closing and keeping closed every opening in foundations, basements, cellars, exterior and interior walls, ground or first floors, roofs, sidewalk gratings, sidewalk openings and other places that may be reached and entered by rodents by climbing, burrowing or other methods, by the use of materials impervious to rodent gnawing, and by other methods as approved by the code official.

~~*Refuse.* All putrescible and nonputrescible solids (except body wastes), including garbage, rubbish, ashes and dead animals.~~

~~*Refuse container.* A watertight container that is constructed of metal, or other durable material impervious to rodents, that is capable of being services without creating unsanitary conditions or other containers as have been approved by the appropriate authority. Openings into the container such as covers and doors shall be tight-fitting.~~

~~*Rent.* The consideration paid by a tenant to the owner of a rental dwelling unit for the exclusive use by the tenant of part or all of the dwelling unit. The consideration is not limited to cash.~~

~~*Rental Dwelling Unit.* A building, dwelling unit or room occupied and leased by a tenant.~~

Safety. The conditions of being reasonably free from danger and hazards which may cause accidents or disease.

Stagnant water. shall be determined as any accumulation that has not dispersed within seven (7) days of the last recorded local rainfall.

Supplied. Paid for, furnished by, provided by or under the control of the owner, operator or agent.

Temporary housing. Any tent, trailer, mobile home or any other structure used for human shelter which is designed to be transportable and which is not attached to the ground, to another structure, or to any utility system on the same premises for more than thirty (30) consecutive days.

Tenant. Any adult person granted use of a rental dwelling unit ~~or room~~ pursuant to a lease with the owner of the rental dwelling unit.

~~*Townhouse association* shall mean any organization or association which governs the operation of common areas of two (2) or more townhouses.~~

Toxic substance. Any chemical product applied on the surface of or incorporated into any structural or decorative material which constitutes a potential hazard to human health at acute or chronic exposure levels.

Variance. A difference between that which is required or specified and that which is permitted.

Attachment: Exhibit B - Chapter 10 Amendments July 2024 (2024-59 : Amend Chapter 10 - Rental License Program)

Village Mmanager. The Vvillage manager of the Vvillage of Palatine or his designated representative.

Undefined words. Words not specifically defined in this chapter shall have the common definition set forth in a standard dictionary.

ARTICLE III. PROPERTY MAINTENANCE CODES AND AMENDMENTS

(Ordinance #O-39-18, passed on April 16, 2018 – Amending Article III Property Maintenance Codes and Amendments by adopting the 2015 Edition of the International Property Maintenance Code)

Sec. 10-3 Minimum standards.

The International Property Maintenance Code, 2015 Edition is hereby adopted with the following amendments:

Section 10-3.1. Title

Section 101.1 Insert: Village of Palatine

Section 10-3.2. Intent

Section 101.3 Delete the last sentence.

Section 10-3.3. Application of other codes

Section 102.3 This section shall be amended to read as follows:

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the applicable codes and ordinances of the Village of Palatine.

Section 10-3.4. Historic buildings

Section 102.6 Delete this section in its entirety.
Section 202 General Definitions. Historic Building. Delete this definition in its entirety.

Section 10-3.5. Referenced codes and standards

Section 102.7 Delete this section in it'sits entirety.

Section 10-3.6. Fees

Section 103.5 This section shall be amended to read as follows:

The fees for activities and services performed by the department in carrying out it's responsibilities under this code shall be as indicated in sections of this chapter and in the following schedule.
Fee schedule supplement to the Code of Ordinances

Section 10-3.7. Violations

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Section 106 Delete this section in its entirety.

Section 10-3.8. Regulation of Compost Piles and Location

(a) Regulation

1. Each compost bin shall be no larger than four feet (4') tall by four feet (4') long by four feet (4') wide.
2. No more than 3 compost bins shall be allowed on residential properties.
3. Each bin shall be constructed of commercial grade material such as heavy duty, cinder block, brick, wood or such other materials approved by the Village. ~~Self contained~~Self-contained, rotating, barrel type compost containers are acceptable.
4. Compost shall consist of primarily yard waste. The following items are specifically prohibited in a compost pile.
   a. Oils, grease and lard
   b. Meat, bones and fish
   c. Dairy Products (e.g., butter, milk, sour cream, yogurt) and eggs.
   d. Human or animal waste
   e. Inorganic materials
5. All compost piles shall be enclosed in a freestanding compost bin and shall be maintained to inhibit the entrance of pests.
6. Compostable materials may be placed in a compost bin provided that such materials are maintained in a manner to not allow being windblown.
7. Compost bins cannot emit odorous matter in such quantities as to be readily detectable at any point along lot lines, or so as to produce a public nuisance or hazard.

(b) Location and required setback

1. Compost piles are permitted on residential properties.
2. Compost piles and bins may only be located in the rear yard (as defined by the Village of Palatine Zoning Ordinance) of the property.
3. Compost piles and bins must be set back according to minimum standards:
   a. rear property line – 5 feet
   b. side property line – 5 feet
   c. setback from any neighboring home – 25 feet
4. Alternative composting locations may be considered as reviewed and approved by the Director of Community Services Department.

(Ord. #0-72-09, §1, 6/15/09; Ord. #0-63-13, §1, 6/3/13)

Section 10-3.9. Emergency Measures

Section 109.5 This section shall be amended to read as follows:

Costs incurred by the jurisdiction in the performance of emergency work shall be paid for by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

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Section 10-3.10. Means of Appeal

Section 111 Delete this section in its entirety.

Section 10-3.11. Exterior Property Area

Section 202 General Definition. The following definition shall be amended to read as follows:

Rubbish. Combustible and noncombustible waste material, except garbage; the term shall include the residue from the burning of wood, coal coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree, branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials. Other examples of "rubbish" include, but are not limited to, empty bottles and jars; empty metal, plastic or paper products; discarded engine or motor parts; automobile and truck parts of all descriptions; used tires, wheels and inner tubes; discarded batteries; discarded and/or pre-used building materials; broken pieces of concrete; discarded or decomposing lumber or logs; discarded, broken, or neglected electrical, gas or hand-operated appliances; previously used packing materials; discarded, broken, or neglected household goods and furnishing; or any household item located outdoors that is designed for indoor use; as well as parts and pieces of any of the foregoing.
(Ord. #O-39-18, 4/16/18)

Section 302.1 Sanitation. This section shall be amended to read as follows:

Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition, free of rubbish and garbage. (Ord. #O-39-18, 4/16/18)

Section 10-3.12. Stairways, decks, porches, balconies, patios and windows

Section 304.10 This section shall be amended to read as follows:

Stairways, decks, docks, porches and balconies. Every exterior stairway, deck, dock, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Section 304.10.1 Balconies, Patios, and Windows

1. Storage on balconies and patios shall be limited to outdoor lawn furniture, potted plants or approved barbeque grills.
2. Owners shall keep exterior balconies, patios, and windows clean and free of clutter. No laundry or unsecured items shall be placed on balcony rails or outside windows.
3. Storage of bicycles, push scooters, motorized scooters or similar items on balconies shall not be permitted.
4. Balconies and patios may not be enclosed or altered in anyway unless properly approved by the Village of Palatine Building Division.
5. Bicycles or motorized cycles shall not be secured to trees, railings or any other accessory structure except approved storage racks.
6. No occupant shall conduct activity on a balcony, patio or window that may harm the health or safety of the building, surrounding units, or general public.

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7. Where there is a conflict between these requirements and the requirements imposed by home-owners' associations, condominium -associations, or other such similar associations~~organizations~~ the most restrictive shall govern.

(Ord. No. 0-53-14, §1, 5/5/14)

Section 10-3.13. Insect Screens

Section 304.14 Insert: April 15th to October 15th

Section 10-3.14. Interior Premises Identification

Every owner of a dwelling containing two or more units shall identify the assigned unit number or letter in a position easily observed and readable from the common hallway or entry way. The characters must be a minimum of one (1) inch (26 mm) high and 1/2 (one half) inch (13 mm) stroke.

Section 10-3.15. Rubbish Storage Facilities

Section 308.2.1 This section shall be amended to read as follows:

Rubbish storage facilities. The owner of every occupied premise shall supply approved covered containers of adequate capacity for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

Section 10-3.16. Multiple Occupancy

Section 309.4 This section shall be amended to read as follows:

Multiple occupancy. The owner of a structure containing two or more dwelling units, a multiple occupancy or a nonresidential structure shall be responsible for extermination in all areas of the structure and exterior property.

Section 10-3.17. Occupancy

Generally, no person shall occupy or let to be occupied any dwelling or dwelling unit for the purpose of living therein unless there is compliance with the following requirement:

(1) Not more than one (1) family, plus two (2) occupants unrelated to the family, except for guests or domestic employees, shall occupy a dwelling unit.

(2) Such dwelling unit shall meet the density, space and use requirements as set forth in this code.

Section 10-3.18. Pest Elimination

Section 309.1 Infestation. This section shall be amended to read as follows:

The structure shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation. The use of a licensed Pest Control Operator shall be required upon written notice from the Village of Palatine. (Ord. #O-39-18, 4/16/18)

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Section 309.5 This section shall be deleted in its entirety

Section 10-3.19. Heat Supply

Section 602.3 Insert: September 15th to May 1st

Section 10-3.20. Occupiable Work Spaces

Section 602.4 Insert: September 15th to May 1st

Section 10-3.21. Equipment and Facilities

Equipment and facilities. No person shall occupy as owner, occupant or let to another for occupancy any dwelling unit for the purposes of living, sleeping, cooking or eating therein which does not comply with the following requirements:

(1) Every dwelling unit shall have a room or portion of a room in which food may be prepared and/or cooked, which shall have adequate circulation area, and which shall be equipped with the following:

a. Cabinets and/or shelves for the storage of eating, drinking and cooking equipment and utensils, and of food that does not, under ordinary summer conditions, require refrigeration for safe keeping, and a counter or table for food preparation. Said cabinets and/or shelves and counter or table shall be of sound construction, furnished with surfaces that are easily cleanable and that will not impart any toxic or harmful effect on food.

b. A stove or similar device for cooking food and a refrigerator or similar device for the safe storage of food at temperatures less than forty-five (45) degrees Fahrenheit (seven (7) degrees Celsius), but more than thirty-two (32) degrees Fahrenheit (zero (0) degrees Celsius), under average maximum summer conditions, which are properly installed with all necessary connections for safe, sanitary and efficient operation; provided, that such stove, refrigerator and/or similar devices need not be installed when a dwelling unit is not occupied, and that sufficient space and adequate connections for the safe and efficient installation and operation of said stove, refrigerator, and/or similar devices are provided.

c. Temporary wiring or extension cords shall not be used in any occupied building, except cords may be permitted for use on maintenance and/or cleaning equipment or devices provided:

1. Cords are used in continuous lengths without splice;
2. Cords are Underwriter Laboratory, Inc. approved for the location and use

Section 10-3.22. Continuation of Service

No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under this chapter to be removed from, shut off from, or discontinued for any occupied dwelling or dwelling unit let or occupied by him except for such temporary interruption as may be necessary while actual repairs or alterations are in process or during temporary emergencies when discontinuance of service is approved by the appropriate authority.

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Section 10-3.23. Demolition Restoration

Whenever a structure is demolished, whether carried out by the owner or by the code official, such demolition shall include the filling in of the excavation on which the demolished structure was located in such a manner as to eliminate all potential danger to the public health, safety or welfare arising from such excavation.

Section [A] 110.1 General. This section shall be amended to read as follow:

The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure.
(Ord. #O-39-18, 4/16/18)

Section 10-3.24. Limiting board-ups of unoccupied buildings.

(a) Board-ups shall be permitted only in unoccupied buildings wherein the uninhabitability is due to fire, explosion or act of God, and then only for thirty (30) days, unless a building permit for reconstruction or demolition permit is taken out, and then for only thirty (30) additional days.

(b) No unoccupied structure may be boarded up except as above; however, hardware screening may be employed to alleviate vandalism and protect the property.

(c) Board-up or hardware screening may not be used upon any dangerous and unsafe building or uncompleted and abandoned building.

Section 10-3.25.

Delete lines number 5 & 6 of Section 107.2 Form.
(Ord. #0-72-09, §2, 6/15/09)

Section 10-3.26

Delete line number 3 of section 107.3 Method of service and replace with the following:

3. If one (1) or more persons to who such notice is addressed cannot be found after diligent effort to do so, service may be made upon such persons by posting the notice in a conspicuous place in or about the dwelling, dwelling unit, rental dwelling unit or commercial property described in the notice.

(Ord. #0-72-09, §3, 6/15/09)

Section 10-3.27

Delete Section 107.5 Penalties in its entirety.
(Ord. #0-72-09, §4, 6/15/09)

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Section 10-3.28

Add the following to Section 304.15 Doors

All entry areas of multifamily buildings with an existing intercom system shall be maintained in good working condition. The removal of such a device, item or fixture is prohibited and does not constitute repair or maintenance.
(Ord. #0-72-09, §5 6/15/09)

Section 10-3.29

Add the following to Section 304.18 Building Security

All ~~apartment building~~ main entrance doors of a multiple dwelling unit building must self-close and automatically lock with a spring-loaded door latch when they close. A key (or electric door buzzer) is required to open them from the outside, and a knob, handle or panic bar from the egress side.
(Ord. #0-72-09, §6, 6/15/09)

Section 10-3.30

Garages and carports that are attached to a rental dwelling (single-family, townhouse, duplex, etc.) with an opening directly from the residence shall have a hinge type self-closer.
(Ord. #0-72-09, §7, 6/15/09)

Section 10-3.31 Carbon Monoxide Detector Act

Carbon monoxide alarms shall be provided as required under the Public Safety (430 ILCS 135 /) Carbon Monoxide Alarm Detector Act. (Ord. #O-39-18, 4/16/18)

Sec. 10-4 Inspections

The code official is hereby authorized and directed to develop and adopt plans for the inspection of rental dwelling units subject to the provisions of this chapter, including:

(1) A plan for the periodic inspection of rental ~~multiple~~ dwelling units subject to the provisions of section 10-15, governing the licensing of the operation of such rental dwelling units.

(2) A plan for the systematic inspection of dwelling units contained within the V~~v~~illage as may from time to time be designated by the V~~v~~illage M~~m~~anager.

Sec. 10-5. Inspections--Powers and duties of the code official.

(a) The code official shall enforce the provisions of this chapter and is hereby authorized and directed to make inspections pursuant to one (1) or more of the plans for inspection authorized by section 10-4; or in response to a complaint that an alleged violation of the provisions of this chapter, or of applicable rules and regulations pursuant thereto, may exist; or when the code official has valid reason to believe that a violation of this chapter or any rules or regulations pursuant thereto has been or is being committed.

(b) The code official is hereby authorized to inspect the premises surrounding dwellings, dwelling units and commercial properties subject to this chapter for the purpose of determining whether there is compliance with its provisions.

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(c) The code official and the owner, occupant or other person in charge of a dwelling or dwelling unit, subject to this chapter may agree to an inspection by appointment at a time other than the hours provided in this section.

(d) The owner, occupant or other person in charge of a dwelling, dwelling unit or commercial property, upon presentation of proper identification by the code official or his representative, a copy of any relevant plan of inspection pursuant to which entry is sought, and a schedule of the specific areas and facilities to be inspected, shall give the code official entry and free access to every part of the dwelling, dwelling unit or commercial property, or to the premises surrounding any of these.

(e) The code official shall keep confidential all evidence, exclusive of the inspection record, which it may discover or obtain in the course of an inspection made pursuant to this section, and such evidence shall be considered privileged; provided, however, that such information shall be available to any appropriate public safety agency.

(f) If any owner, occupant or other person in charge of a dwelling, dwelling unit or of a multiple dwelling subject to licensing under section 10-15, fails or refuses to permit free access and entry to the structure or premises under his control, or any part thereof, with respect to which an inspection authorized by this chapter is sought to be made, the code official may petition a court of competent jurisdiction for an administrative search warrant.

Secs. 10-6--10-14. Reserved.

ARTICLE IV. RENTAL PROPERTY RULES AND REGULATIONS

Sec. 10-15. Licensing of the operation of ~~multiple dwellings and~~ rental dwelling units.

(a) No person shall operate a ~~multiple dwelling or~~ rental dwelling unit unless they hold~~s~~ a current, unrevoked rental dwelling ~~operating~~ l~~L~~icense ("Rental Dwelling License) issued by the V~~v~~illage M~~m~~anager, or his designee, ~~or his designee~~ in their ~~his~~ name for the specifically named ~~multiple dwelling or~~ rental dwelling unit(s). Additionally, no owner of a rental dwelling unit shall apply for or obtain a homeowners' exemption, or other similar exemption, from Cook County for property tax relief during the term of the Rental Dwelling License without having first received approval from the Village Manager.

(b) ~~All~~ Rental Dwelling~~operating~~ L~~l~~icenses for multiple dwelling units under common ownership with common facilities (laundry, garage, furnace and storage rooms, etc.) and/or utilities (heat, water, etc.), and for those multiple dwelling units in the process of converting to condominiums, where the conversion of the entire building has not been completed, shall be used for a period of one (1) year from the date of application, unless sooner revoked, and may be renewed for successive periods not to exceed one (1) year.

~~1.~~ Rental Dwelling~~Operating~~ L~~l~~icenses for all other rental ~~dwellings or~~ dwelling units (condominium, townhome, or single-family ~~home, condominium, townhouse, duplex, etc.~~) shall be used for a period of one (1) year from the date of application, unless sooner revoked, and may be renewed for successive periods not to exceed one (1) year.

~~The~~ Rental Dwelling L~~l~~icense~~s~~ shall not be transferable. Each new owner of ~~a~~the rental dwelling unit must obtain a Rental~~n~~ O~~o~~perating L~~l~~icense.

~~2.~~ ~~A~~ C~~c~~onditional approval of a Rental Dwelling License may be granted for a term not exceeding six months to those rental dwelling units which cannot be fully licensed due to special circumstances~~,~~ (~~e.g.~~e.g.,

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weather conditions, unavailability of required materials or services, or ~~and~~ other circumstances as approved by the code official). All requests for a conditional approval of a Rental Dwelling License shall be submitted in writing and approved by the code official. The conditional term shall be subtracted from the remaining ~~one year~~one-year license period. All properties which have not completed full licensure by the end of the conditional term shall be considered unlicensed and shall forfeit all paid fees.
(Ord. 0-72-09, §8, 6/15/09)

(c) The V~~v~~illage M~~m~~anager or his designee is hereby authorized, upon application therefor, to issue new Rental Dwelling~~operating~~ L~~l~~icenses and renewals thereof in the names of applicant owners or operators of ~~multiple dwellings and~~ rental dwelling units. No such Rental Dwelling L~~l~~icense shall be issued unless the rental ~~multiple~~ dwelling unit, in connection with which the Rental Dwelling L~~l~~icense is sought, is found after inspection to meet all applicable rules and regulations pursuant thereto. Rental dwelling units that change ownership will be required to be inspected before a new operating Rental Dwelling L~~l~~icense can be issued. No such Rental Dwelling L~~l~~icense shall be issued unless the rental dwelling unit is found after inspection to meet all applicable requirements of this chapter and applicable rules and regulations pursuant thereto.

(d) No Rental Dwelling~~operating~~ L~~l~~icense shall be issued or renewed unless the applicant owner or operator has first made application therefor on a fully completed application in the format~~form~~ provided by the V~~v~~illage M~~m~~anager or his designee. The V~~v~~illage M~~m~~anager or his designee shall develop such formats and make it ~~them~~ available to the public.

~~(e) All condominium associations, town home associations and/or management companies maintaining records of non-owner occupied units shall provide on an annual basis the names and current mailing addresses of all owners of said units and if available names of tenants occupying said units. (Ord. 0-140-08, §1, 10/6/08; Ord. 0-72-09 §9, 6/15/09)~~

(e) Reserved.

(f) No rental property shall be scheduled or inspected, nor will a Rental Dwelling~~n operating~~ L~~l~~icense be issued or renewed unless the completed application form for each building is accompanied by payment of the appropriate license fee, cancellation fee, re-inspection fee, and/or late fees, as applicable. (Ord. 0-72-09 §10, 6/15/09; Ord. 0-159-10, §2, 12/13/10 effective 4/1/11)

(g) No Rental Dwelling~~operating~~ L~~l~~icense shall be issued or renewed for a non-resident applicant, unless such applicant designates in writing to the code official the name of his agent for the receipt of service or notice of violation of the provisions of this chapter and for service of process pursuant to this chapter.

(h) No Rental Dwelling~~operating~~ L~~l~~icense shall be issued or renewed for a resident applicant unless such applicant has first designated an agent for the receipt of service for violations of the provisions of this chapter when said applicant is absent from the V~~v~~illage for thirty (30) days or more. Such a designation shall be made in conjunction with ~~writing and shall accompany~~ each application form.

~~(i) No operating license shall be renewed unless a notification therefore has been made within sixty (60) days prior to the expiration of the present operating license.~~

(j) ~~Each license shall be displayed in a conspicuous place within the common ways of the multiple dwelling.~~ No Rental Dwelling L~~l~~icense shall be transferable ~~to another multiple dwelling or rental dwelling unit~~. Every person holding a Rental Dwelling~~n operating~~ L~~l~~icense shall give notice ~~in writing~~ to the Village's code official within twenty-four (24) hours after having transferred or otherwise disposed of the legal control of any ~~licensed multiple dwelling or~~ rental dwelling unit. Such notice shall include the name and address of the person succeeding to the ownership or control of such ~~multiple dwelling or~~ rental dwelling unit.

(k) Reserved~~Every owner or operator of a licensed multiple dwelling or shall keep or cause to be kept an accurate record of all repairs, alterations and equipment changes related to the provisions of this chapter, or to any rules and regulations pertaining thereto, and of all corrections made as the result of inspection by the~~

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~~code official. Such record shall be made available to the code official by the owner or operator when requested. Every owner or operator subject to this chapter shall be notified that such record may be used in administrative or judicial proceedings pursuant to the provisions of this chapter. The administrative authority shall, upon the issuance of a license as required by this section, advise the licensee of the necessity for such record and the manner in which such record shall be kept.~~

(l) Whenever, upon inspection of a~~the~~ licensed ~~multiple dwelling or~~ rental dwelling unit, ~~or of the records required to be kept by this section,~~ the code official finds that conditions or practices exist which are in violation of the provisions of this chapter or of any applicable rules and regulations pursuant thereto, he shall serve the owner or operator with notice of such violation in accordance with article VI of this chapter. Unless the violations cited are corrected within the time frame indicated in the notice, the Rental Dwelling~~operating~~ L~~l~~icense may be suspended.

(m) Any person whose Rental Dwelling L~~l~~icense to operate a ~~multiple dwelling or~~ rental dwelling unit has been suspended shall be entitled to a review of the order by the V~~v~~illage M~~m~~anager in the manner hereinafter provided by this chapter. If no request for review or appeal is made within fourteen (14) days following the issuance of the order of suspension, the Rental Dwelling L~~l~~icense shall be revoked; except that prior to revocation, any person whose Rental Dwelling L~~l~~icense has been suspended may request inspection upon showing that the violation or violations cited in the notice have been corrected.

(n) If, upon re-inspection, the code official finds that the ~~multiple dwelling or~~ rental dwelling unit in connection with which the notice was issued, is now in compliance with this chapter and with the applicable rules and regulations issued pursuant thereto, he shall reinstate the Rental Dwelling L~~l~~icense. A request for re-inspection shall not extend the suspension period unless the code official grants such request.
(Ord. O-74-22, 07/11/22)

(o)

Sec. 10-16. Criminal Nuisance Abatement and Crime Free Multi-Housing Program

(a) Crime Free Multi-Housing Program Seminar. Any owner of property, which property is being rented out for residential purposes, shall attend and complete a Village of Palatine Crime Free Multi-Housing Program Seminar ("Seminar"). The owner, agent, or designee of a new rental unit shall attend the Seminar prior to obtaining or being issued a new ~~Village~~ Rental Dwelling~~Dwelling~~ License. Agent or designee cannot for the purposes of the Seminar be the renter. The Crime Free Multi-Housing Coordinator ("Coordinator"), as designated by the Chief of Police, may maintain a list of other municipalities who offer similar Crime Free Multi-Housing Program Seminars. The Coordinator may accept these Seminars as compliant with this Ordinance provided the training received elsewhere has occurred within twelve (12) months prior to acceptance, mirrors Palatine's Seminar, and meets the program copyright guidelines. Acceptance of other municipality's Crime Free Multi-Housing Seminars will be at the discretion of the Coordinator.

(b) A property manager shall be considered an agent of the owner. If a new property manager is hired and is replacing the previous property manager who was the representative at the Seminar, the new property manager shall have 90 days after proof of change to attend the Village of Palatine's Crime Free Multi-Housing Program Seminar ("Seminar").

(c) Any owner, agent or designee shall attend the Seminar once, and a refresher course after three (3) years, and be compliant with this Ordinance prior to the expiration of a license for that particular year~~.~~, or unless otherwise ordered by an administrative hearing.

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(c) ~~(d)~~ The Crime Free Multi-Housing Coordinator shall provide the Director of Community Development~~Services~~ or their designee with a list of owners, agents and/or designees who have attended the Seminar, with the date of attendance and verification that the owner, agent, or designee has complied with the Ordinance and is eligible to obtain, maintain or renew the Rental Dwelling~~operating~~ L~~l~~icense.

(e) All landlords shall incorporate in the body of all property leases or rental agreements, or renewals of property leases or rental agreements, wording substantially similar to the following (Landlords may use the exact language contained below or use standardized forms from the Division of Property Standards and shall tender a copy to the Crime Free Multi-Housing Coordinator as part the licensing requirements):

i. Notice of Village of Palatine Ordinances:

"The Village of Palatine has enacted the following in its Code of Ordinances:

Chapter 10, Article IV - Criminal Nuisance Abatement: This article prohibits criminal nuisance activity on properties or the public way located within the corporate limits of the Village of Palatine;

Any violations of the above ordinances or any other federal, state, or local criminal, nuisance, or property maintenance statutes, regulations, or ordinances may result in the EVICTION of the tenant who committed, allowed, or facilitated the violation.

Tenants and all persons who reside in the leased premises, by assuming possession of the same, agree that the landlord or his agents may release to the Police Department any information concerning the identity of all occupants."

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ii. Crime free agreement:

"In consideration of the execution or renewal of a lease of the rental dwelling unit identified in this lease, Owner (or Owner's agent or representative) and resident/tenant agree as follows:

1. Tenant, any member of the tenant's household, a guest or invitee in the rental dwelling unit or on the common grounds, or any other person in the rental dwelling unit or on the common grounds invited there in any way by the tenant or a member of tenant's household, shall not engage or in any way be involved in, any criminal activity, including drug related criminal activity, on or near the said premises. Criminal activity shall include, but is not limited to, drug-related criminal activity. "Drug-related criminal activity" means illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use of a controlled substance, cannabis or methamphetamine (as defined in the Illinois Compiled Statutes).

2. Tenant, any member of the tenant's household, a guest, or invitee at the rental dwelling unit, or on the common grounds, or any person in the rental dwelling unit or on the common grounds invited there in any way by the tenant or a member of the tenant's household shall not engage in any act intended to facilitate or that does facilitate criminal activity, including drug-related criminal activity, or on the said property.

3. Tenant, and every member of the household shall not permit the rental dwelling unit to be used for criminal activity, or to facilitate criminal activity, in the rental dwelling unit or on the common grounds, including drug-related criminal activity, regardless of whether the individual engaging in such activities is a member of the household, a guest or invitee, and regardless of whether the tenant is present during any such offense.

4. Tenant, and members of the tenant's household, a guest, or invitee in the rental dwelling unit or on the common grounds, or any other person in the rental dwelling unit or on the common grounds invited there in any way by tenant or a member of tenant's household, shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance, cannabis, or methamphetamine at any location on the property.

5. Tenant, any members of the tenant's household, a guest, or invitee in the rental dwelling unit or on the common grounds, or any other person in the rental dwelling unit or on the common grounds invited there in any way by the tenant or a member of the tenant's household, shall not engage in any illegal activity, including prostitution as defined in the Illinois Compiled Statutes, criminal street gang activity as defined in the Illinois Compiled Statutes, threatening or intimidating as prohibited in the Illinois Compiled Statutes, assault as prohibited in the Illinois Compiled Statutes, including but not limited to the unlawful discharge of firearms on or near the rental dwelling unit or common grounds, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenants or involving imminent or actual serious damage as defined in the Illinois Compiled Statutes.

6. Violation of any of the above provisions shall be a material and irreparable violation of the lease and good cause for termination of the tenancy, provided, however, a tenant shall not be retaliated against nor evicted when merely a victim of any criminal act prohibited herein, including domestic violence, but shall be responsible for the acts of his/her guests and household members. A single violation of any of the provisions hereof shall be deemed a serious violation and material non-compliance with the lease. It is understood and agreed that a single violation shall be good cause for immediate termination of the lease under the Illinois Compiled Statutes. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence. Tenant consents to venue in any justice court precinct within the county wherein the rental dwelling unit is located in the event Owner initiates legal action against the tenant. Tenant hereby waives any objection to any venue chosen by Owner.

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To the extent permitted by law, tenant agrees that service of process of any legal proceeding, including but not limited to, a special detainer or forcible detainer action, or service of any notice to tenant, shall be effective and sufficient for purposes of providing legal service and conferring personal jurisdiction upon any Illinois court as to any tenant, co-signor, occupant or guarantor, if served upon any occupant or other person of suitable age and discretion who is present at the premises and residing therein, notwithstanding the fact that a tenant, co-signor, occupant or guarantor may reside at a different location other than the property address described in the lease agreement. This agreement regarding service is in addition to, and not in lieu of, any manner of service authorized under Illinois law or rule. By signing this lease the undersigned hereby waives any objection to service carried out under the terms of this agreement."

Alternatively, landlords must include the above language, or substantially similar language, in an addendum to all leases or rental agreements or the renewal of leases or rental agreements. Such addendums to property leases and rental agreements must be signed and dated by all of the adult tenants occupying the rental dwelling unit~~property~~. Landlords who utilize oral leases or no lease agreements must provide a notice to tenants that contains wording substantially similar to the above language. Landlords must keep a copy of the notice, signed and dated by the tenant, which acknowledges receipt of said notice. The above mandatory lease provisions shall be effective for any extension, renewal or modification of the initial lease.

(f) All landlords shall incorporate into the body of all leases or rental agreements, or renewals of leases or rental agreements, the first and last names of all individuals who will reside at the subject property during the term of the lease. All such landlords shall also require their tenants, as a condition of their lease, to provide written notice containing the first and last names of any guests who will be temporarily residing at the subject property for more than seven (7) consecutive days. Landlords shall provide, upon either oral or written request, copies of the information required in subsections (1) and (2) to the Palatine Police Department. Any such oral request shall be followed by a written confirmation of the oral request from the interested party to the Palatine Police Department.

(g) Definitions

Abatement means the reduction or cessation of a nuisance through actions by the property owner that show a substantial and/or measurable decrease or alleviation of a nuisance.

Administrative Hearing Officer means a Village employee or an officer or agent of the Village, other than a police officer, whose duty it is to do the following:

(1) Preside at an administrative hearing called to determine whether or not a property is or was a nuisance property;

(2) Hear testimony and accept evidence from the police, the person in charge/owner/occupant, and all interested parties relevant to the existence of nuisance activity;

(3) Preserve and authenticate the transcript and record of the hearing and all exhibits and evidence introduced at the hearing; and

(4) Issue and sign a written finding, decision, order stating whether a violation of this article exists.

Aggravated nuisance activities means any of the following activities, behaviors, or conduct as defined by federal, state, or municipal statute and/or ordinance where a citation is given, an arrest is made or a violation has been documented:

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Homicide; Kidnapping; Criminal housing management; Possession of explosives or incendiary devices; Unlawful use of weapons; Mob action; Child pornography; Controlled substance violations; Production, sale, distribution or possession of cannabis in violation of the Cannabis Control Act; Gang activity violations as described in the Illinois Streetgang Terrorism Omnibus Prevention Act.

Nuisance activities means any of the following activities, behaviors, or conduct, as defined by federal, state or municipal statute and/or ordinance where a citation is given, an arrest is made or a violation has been documented:

Unlawful assembly; Assault; Battery; Prostitution, Soliciting or patronizing a prostitute; Keeping a house of prostitution; Pandering; Obscenity; Sexual assault and sexual abuse; Public indecency; Disorderly conduct; Illegal gambling; Keeping or maintaining a place of illegal gambling; Unlawful possession of gambling devices; Arson; Criminal damage to property; Illegal consumption, sale or possession of alcohol; Theft; Interference with public/peace officer; Harassment; Indecent exposure; Zoning violations; Loitering; Unlawful possession, sale, distribution or use of fireworks; Aiding and abetting; Conspiracy; Trespass; Drug paraphernalia; Violation of noise ordinance; Abandoned or Junk vehicles; Unlicensed vehicles; Occupancy violations; Garbage or trash violations; Vandalism or graffiti; Violations of any animal regulations; Any violation of 720 ILCS; Any violation of Chapter 12 of the Village of Palatine Code of Ordinances; Illegal dumping.

Nuisance property means any property on which the police department has had one (1) official police report of an aggravated nuisance activity, or two (2) or more official police reports of nuisance activity which has occurred within a six-month period, arising out of the property.

Person means any natural person, agent, association, firm, partnership, corporation or other entity capable of owning, occupying, or using property in the Village of Palatine.

Person in charge means any person, in actual or constructive possession of a property, including, but not limited to, an owner, agent, designee or occupant of property under his ownership or control.

Police Chief means the Chief of Police of the Village of Palatine Police Department or his designee.

Property means any property, including land and that which is affixed, incidental, or appurtenant to land, including, but not limited to, any business or residence, parking area, loading area, landscaping, building or structure or any separate part, unit, or portion thereof, or any business equipment, whether or not permanent. For property consisting of more than one rental dwelling unit, property may be limited to the rental dwelling unit or the portion of the property on which any nuisance activity has occurred or is occurring, but includes areas of the property used in common by all rental dwelling units of property, including, without limitation, other structures erected on the property and areas used for parking, loading, and landscaping.

(h) Nuisance Residential Property. It is hereby declared a nuisance and to be declared against the health, peace and comfort of the Village for any owner-occupied property, or rental property owner, agent, or manager to allow or permit the following: (a) the resident of an owner-occupied property, or the rental of a residential unit or residential building within an apartment community or governed by a homeowner's association to a tenant who allows any of the following offenses to occur relating to

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the tenant, member of the tenant's household, guest, or other party under control of the tenant, to occur: murder, kidnapping, aggravated kidnapping, prostitution, solicitation of prostitution, pandering, obscenity, child pornography, harmful materials, sale of obscene publication, criminal housing management, possession of explosives, unlawful use of weapons, sale of firearms, gambling, keeping a gambling place, concealing a fugitive, violation of the Illinois Controlled Substances Act, violation of the Cannabis Control Act or commission of any two or more of any other crimes under the State of Illinois or under the Federal Government not specifically listed above; (b) the resident of an owner-occupied property, or the rental of a residential unit, or residential building within an apartment community or governed by a homeowner's association to a tenant who allows any of the following offenses to occur relating to the tenant, member of the tenant's household, guest or other party under control of the tenant to occur: (1) commission of 4 or more Village ordinance violations in a six month period or an unreasonably high number of calls for police service including, but not limited to, calls that may fall within the descriptions listed above that, when compared to other properties in the Village of similar type, reasonably indicate that the activity at this property is out of character for the area and is impacting the quality of life of those in the area.

(i) Violations.

(1) Any property on which nuisance activity occurs may be declared a nuisance property. No property shall be declared a nuisance property unless it is proven by a preponderance of the evidence that there has been two (2) or more instances of nuisance activity within a six-month period of time arising out of or arising from the property.

(2) Any property on which aggravated nuisance activity occurs may be declared an aggravated nuisance property. No property shall be declared an aggravated nuisance property unless it is proven by a preponderance of the evidence that there has been one (1) or more instances of aggravated nuisance activity within a six-month period of time.

(3) Any person or person(s) in charge who (1) encourages or permits a property to become a nuisance property; (2) allows a property to continue as a nuisance property; and (3) fails to implement reasonable and warranted measures, as specified by this ordinance, shall be in violation of this article.

(4) Each day that a violation of this article continues shall be considered a separate and distinct offense.

(j) Criminal nuisances shall exclude, pursuant to Section 1-2-1.5 of the Illinois Municipal Code, 65 ILCS 5/1-2-1.5:

(1) Contacts made to police or other emergency services:

a. With intent to prevent or respond to domestic violence or sexual violence; or

b. Where intervention or emergency assistance was needed to respond to or prevent domestic violence or sexual violence; or

c. Contacts made by, on behalf of, or otherwise concerning an individual with a disability, for a purpose related to that individual's disability; or

(2) An incident or incidents of actual or threatened domestic violence or sexual violence against a tenant, household member, or guest occurring within the Village; or

(3) Public nuisances (which include criminal activity or a local ordinance violation as defined in 65 ILCS 5/1-2-1.5) occurring in the Village that is directly related to domestic violence, engaged in by a tenant, member of a tenant's household, guest or other party and against a tenant, household member, guest or other party.

(4) Not excluded under the circumstances described above are violations of Section 15.2 of the Emergency Telephone System Act, 50 ILCS 750/15.2, Article 26 (Disorderly Conduct) of the

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Criminal Code of 2012, 720 ILCS 5/26-1 et seq., and Article IX (Forcible Entry and Detainer) of the Code of Civil Procedure, 735 ILCS 5/9-101 et seq.)(i) Criminal nuisances shall exclude, pursuant to Section 1-2-1.5 of the Illinois Municipal Code, 65 ILCS 5/1-2-1.5:

(k) Procedure.

(1) When the Chief of Police receives one (1) or more documented occurrences of nuisance activities on a property, he may, at his discretion, independently review such reports to determine whether they describe the activities, behaviors, or conduct enumerated under section (G). Upon such a finding, the Chief of Police may, at his discretion, do the following:

a. When feasible, notify the person in charge that the property is in danger of becoming a nuisance property. If the Chief of Police sends such notice, the notice shall contain the following information:

1. The street address of the property or a legal description for identification of the property;

2. A statement that the Palatine Police Department has information that the property may be a nuisance property along with a concise description of the nuisance activities that exist or that have occurred. The Chief of Police shall offer the person in charge an opportunity to propose a course of action that the Chief of Police agrees will abate the nuisance activities giving rise to the violation.

3. Demand that the person in charge respond to the Chief of Police within ten (10) business days to discuss the nuisance activities.

(2) When the Chief of Police receives documentation of the occurrence of additional nuisance activity on the same property after notice has been given, as specified in section the chief, at his discretion, may do the following:

a. Notify the person in charge, in writing, that the property has been determined to be a nuisance property. If the Chief of Police sends such notice, the notice shall contain the following information:

1. The street address of the property or a legal description sufficient for identification of the property.

2. A statement that the matter is being brought before an administrative hearing officer, as defined in section of this Code, for a hearing.

3. If the person in charge notifies the Chief of Police immediately, upon receipt of the notice and agrees to abate the nuisance within ten (10) days, or take other agreed upon, timely, and warranted measures, the Chief of Police may, at his discretion, postpone referring the matter to adjudication.

4. Service of notice shall be made either personally or by first-class mail, postage prepaid, addressed to the person in charge at the address of the nuisance property, or such other place which is likely to give the person in charge notice of the determination of the Chief of Police.

5. A copy of the notice shall be served to the owner listed on the owner-occupied property, the rental dwelling operator's license, or at the address shown on the tax rolls of the county in which the property is located, and/or the occupant at the address of the property, if these persons are different than the person in charge, and shall be made either personally or by first-class mail, postage prepaid.

6. The failure of any person to receive notice, as provided above, shall not invalidate or otherwise affect the proceedings under this chapter.

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(l) Burden of proof; procedure; fines and remedies.

(1) At the hearing before the administrative hearing officer, the Village shall have the initial burden of proof to show, by a preponderance of evidence, that the property is a nuisance property.

(2) If a property owner is summoned before the hearing officer due to nuisance property, he shall give notice, in writing, to at least one of his leaseholder(s) on that property. Said notice shall provide the following: The physical address of the property; the date and time that the property owner is to appear before the hearing officer; the fact that the appearance is due to alleged nuisance activity; and the possible sanctions that may be imposed upon the property owner. The notice shall be delivered, either personally or by U.S. mail.

(3) Such a hearing shall be held in accordance with the procedures as specified in this Code. The Village's representative shall present evidence in support of its claim that the property is a nuisance property. The person in charge or his local representative shall be permitted to rebut such evidence and present any other evidence that is, in the discretion of the hearing officer, relevant and reliable.

(4) At the conclusion of the hearing, the hearing officer shall make a determination on the basis of the evidence presented at the hearing, whether or not a code violation exists. The determination shall be in writing and shall be designated as the findings, decisions and order. The hearing officer's decision shall be final and binding, except that the administrative review law, as specified in section of this Ordinance, shall be applicable. The findings, decision and order shall include the hearing officer's findings of fact, a decision whether or not a code violation exists based upon the finding of fact, and an order for abatement of the nuisance activity or sanctioning the person in charge/owner/occupant, as specified in subsection (5) below, or dismissing the case in the event a violation is not proven.

a. A copy of the findings, decision, and order shall be served upon the person in charge, or owner/occupant if different than the person in charge, within ten (10) business days. Service shall be in the same manner as specified in section (J).

b. Payment of any penalty or fine shall be made to the Village finance department.

c. In the event that the order provides for the abatement of nuisance activity, the hearing officer shall establish a status date, which would be after the date established for the abatement of the nuisance activity, in order to determine whether there has been compliance with the order. At such time, the hearing officer shall hear testimony and accept any evidence relevant to the compliance with the order and continued abatement of the nuisance activity.

(5) If the hearing officer makes a finding that a property was, or is, a nuisance property, he may impose any or all of the following remedies:

a. Fine the person in charge, and/or the owner/occupant of the property if those persons are different than the person in charge, not less than two hundred dollars ($200~~.00~~) and not more than one thousand dollars ($1,000~~.00~~) for each violation of this section. Each day a nuisance activity occurs or continues shall be considered a separate and distinct violation. The hearing officer may, at his discretion, impose such a fine for each day the nuisance activity goes unabated. No person shall be found in violation of this section unless the Village proves by a preponderance of the evidence that the person in charge/owner/occupant failed to take reasonable and warranted measures to abate the nuisance activity. In establishing the amount of any fine, the hearing officer may consider any of the following factors:

1. The actions taken by the person in charge/owner/occupant to mitigate or correct the nuisance activities at the property.

2. The repeated or continuous nature of the problem.

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3. The magnitude or gravity of the problem.

4. How cooperative the person in charge/owner/occupant is with the Village.

5. The cost to the Village of investigating, correcting, or attempting to correct the nuisance activities.

6. Any other aggravating or mitigating factor deemed relevant by the hearing officer. Evidence of a property's general reputation and/or the reputation of the persons in or frequenting it shall be admissible.

b. Order the person in charge/owner/occupant to take reasonable, timely and lawful measures to abate the nuisance activity, including specifying deadlines for the same, and in furtherance thereof, may order a period of continued compliance wherein the matter will be returned before the hearing officer to update him/her as to the continued nuisance-free status of the property for a period of up to one (1) year.

c. Suspend/revoke the R~~r~~ental Dwelling L~~l~~icense for the rental dwelling unit(s) involved in the nuisance or aggravated nuisance activity if such property is rented or leased. The hearing officer may order that said rental dwelling unit(s) be closed and secured against all unauthorized access, use, and occupancy for a period of no less than one (1) year. If the hearing officer suspends or revokes the R~~r~~ental Dwelling L~~l~~icense for the rental dwelling unit(s) involved in the nuisance activity, the person in charge, or the owner/occupant of the rental dwelling unit(s) if those persons are different than the person in charge, shall receive written notice from the Village Manager that the license to operate said rental property or the right to lease said unit(s) is suspended or revoked, as the case may be. The suspension or revocation of any license, or any right to lease unit(s), shall not release or discharge the license holder from paying fees or fines under this Code, nor shall such license holder be released from criminal prosecution or further civil proceedings.

d. Order that a vacant or unused nuisance property of whatever use or a vacant lot which is a nuisance property, whether residential or commercial, be closed and secured against all unauthorized access, use, and occupancy. The hearing officer may order that the property be closed and secured against all unauthorized access, use, and occupancy for a period of up to one (1) year. The hearing officer may further require that the nuisance property be fenced and/or gated to physically restrict access. He may also require the hiring of security personnel to assure there is no unauthorized access, use, and occupancy.

e. Issue an order to close and secure any rented or leased, non-licensed, residential property against all unauthorized access, use, or occupancy for a period of not less than sixty (60) days, nor more than one (1) year.

f. If the landlord receives two (2) or more citations within an eighteen (18) month period, for separate incidents stemming from separate rental agreements from the same rental dwelling unit, that require the landlord to abate the nuisance, the Rental Dwelling L~~l~~icense can be suspended indefinitely, or revoked by the Village Manager. The eighteen (18) month period begins from the date of the 1st citation issued to the landlord.

(6) The hearing officer may require each landlord who is found to have violated this article to attend the next available crime-free training class as administered by the Palatine Police Department or any other entity designated by the Village.

(m) Charge for nuisance services.

The Village council finds that any premises which has generated more calls for police service for nuisance activities after being declared a nuisance property, and has received a disproportionate

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level of police service, to be an undue and inappropriate burden on the taxpayers of the Village. The Village council therefore directs the Chief of Police to charge the owners of such premises the costs associated with abating.

(n) Retaliation prohibited.

It shall be unlawful for an owner to terminate the lease agreement of a tenant or otherwise retaliate against any tenant because that tenant complained or otherwise notified the Ppolice Ddepartment about nuisance activities at the owner's premises. Such eviction or retaliation shall be enforceable as a violation of this article.

(o) The Village may seek to enforce this Ordinance by seeking any and all remedies under this Chapter, including the imposition of fines. In addition, the Village Manager may suspend and/or recommend revocation of any Rental Dwelling Llicense issued hereunder if it appears to his satisfaction from the report of any Vvillage officer or Vvillage employee making an inspection, or any other available information that the licensee is violating this

law or ordinance or any law or ordinance, or is in violation of the nuisance section or his operating in a manner not conducive to the public health, morals or safety. Any suspension of a Rental Dwelling Llicense pursuant to this Section may be appealed directly to the Administrative Hearing Officer within 15 days of that decision by the Village Manager for an administrative hearing to be conducted pursuant to Article XXX of the Palatine Code of Ordinances. (Ord. No. O-105-18; 9/4/18)

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(p) The Village or its agent will make its determination to enforce the Ordinance based upon the nature, severity, frequency, and proximity to the property the criminal conduct occurred and consider, in addition to arrest records, criminal history, charges brought as a result of the criminal activity, police reports detailing the criminal conduct, witness statements, and other relevant documentation to make a determination by preponderance of the evidence. The Village or its agent will also consider, prior to enforcement of the Ordinance, any mitigating circumstances, including but not limited to, the circumstances surround the criminal conduct, the age of the individual at the time of the conduct, the tenant's rental history, and evidence of any rehabilitation efforts. (Ord. No. O-105-18; 9/4/18)

(q) Upon enforcement of this ordinance, the owner, agent, or designee of the residential rental property must notify the tenant prior to the initiation of any eviction proceedings, that the tenant may request, within 15 business days of receiving notice of enforcement, an administrative hearing to be conducted pursuant to Article XXX of the Palatine Code of Ordinances of the Village's decision to enforce the Ordinance and may present any additional evidence to the Village or its Administrative Hearing Officer at that time.
(Ord. No. O-105-18; 9/4/18)

(r) Notwithstanding anything to the contrary in Section 10-16 (e) and (f), the Village shall not enforce its crime free multi-housing program based on:

(1) contact made to police or other emergency services, if (i) the contact was made with the intent to prevent or respond to domestic violence or sexual violence; (ii) the intervention or emergency assistance was needed to respond to or prevent domestic violence or sexual violence; or (iii) the contact was made by, on behalf of, or otherwise concerns an individual with a disability and the purpose of the contact was related to that individual's disability;

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(2) an incident or incidents of actual or threatened domestic violence or sexual violence against a tenant, household member, or guest occurring in the rental dwelling unit or on the premises; or

(3) criminal activity or a Village ordinance violation occurring in the rental dwelling unit or on the premises that is directly relating to domestic violence or sexual violence, engaged in by a tenant, member of a tenant's household, guest, or other party, and against a tenant, household member, guest, or other party.

(Ord. No. 0-139-15, §1, 11/16/15)

(s) However, nothing with respect to this Section:

(1) Limits enforcement of Section 15.2 of the Illinois Emergency Telephone System Act, Article 26 of the Criminal Code of 2012, or Article IX of the Code of Civil Procedure;

(2) Prohibits the Village from enacting or enforcing its crime free multi-housing program and ordinance to impose penalties on the basis of the underlying criminal activity or Village ordinance violation not covered by Section (h) subsections (1), (2), and (3) and to the extent otherwise permitted by existing State and federal law; or

(3) Limits or prohibits the eviction of or imposition of penalties against the perpetrator of the domestic violence, sexual violence, or other criminal activity.
(65 ILCS 5/1-2-1.5 effective November 19, 2015)

(Ord. No. 0-139-15, §1, 11/16/15, Ord. No. O-105-18; 9/4/18; Ord. No. O-94-22, 09/12/22)

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Sec. 10-17. Rental Property Inspection

a) The Village Manager or his designee shall conduct inspections of rental dwelling units as follows:

(1) *Multiple ~~rental~~ dwelling units~~s~~ (e.g.,~~i.e.~~ apartments):~~.~~* Inspections of multiple dwelling units shall be performed annually with the units to be inspected chosen at random. ~~The number of dwellings required to be inspected shall be determined using the current year's inspection results and then applying the following.~~

~~a.~~ A minimum of t~~T~~wenty ~~-~~five percent (25%) of the dwelling units must be inspected annually. In the event violations are found during the inspection of any dwelling units, the Village reserves the right to inspect additional dwelling units, up to one hundred percent (100%), within property. ~~if the average number of violations per dwelling unit and its common areas equal three or less violations;~~

~~b. Fifty percent (50%) of dwelling units must be inspected annually if the average number of violations per dwelling unit and its common areas equal four to five violations;~~

~~c. One hundred percent of dwelling units must be inspected annually if the average number of violations per dwelling unit and its common areas equal six or more violations.~~

~~i. In addition to part c., when the average number of violations per dwelling unit and its common areas equal six or more violations, the Village shall have the option to require one hundred percent (100%) of the dwelling units to be inspected within 60 days of the current inspection. (Ord. O-50-18, 5/7/18)~~

(2) *~~All other Dwelling Unit Types (condominium, townhome, and single-family): Single-family rental dwellings (attached, detached and condos).~~* An inspection of all other ~~single-family rental~~ dwelling units shall be performed, at a minimum, ~~at least~~ every other year. In the event violations are found during the inspection of any dwelling units, and deemed to be significant by Village staff, the Village reserves the right to inspect the dwelling unit annually ~~provided that the number of violations found on the premises equal three or less~~.

a. ~~If the number of violations found on the premises equals four or more, the premises must be inspected within the next 12 month period.~~

(b) *Common Areas:* The Village Manager, or his designee, shall conduct annual inspections of common areas of multiple dwelling units. Any re-inspection of these common areas required as part of the annual inspection process shall be subject to the applicable Rental Dwelling License re-inspection fees. The inspection of the common areas shall include, but is not limited to, all hallways, stairways, lobbies, utility rooms, laundry rooms, storage rooms, recreation rooms, grounds, refuse areas, parking areas, building extensions, signs and other areas designed for common use by dwelling unit occupants. Such inspections are for the purpose of enforcing this article and any other sections of this Code applicable or pertaining thereto.
(Ord. 0-159-10, §3, 12/13/10 effective 4/1/11)

Secs. 10-18-10-20. Reserved.

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ARTICLE V. SHORT-TERM RESIDENTIAL RENTALS

Sec. 10-21. Definitions

The following words and phrases shall, for the purposes of this Article have the meanings respectively ascribed to them by this Section, as follows:

Short-Term Residential Rental: A dwelling unit offered for rent for a period, which does not exceed thirty (30) consecutive days. The term "short-term residential rental" shall not include hotels and ~~,~~motels,~~bed and breakfast establishments, or boarding facilities~~ as ~~those terms are~~ defined in Appendix A hereof (Zoning Ordinance) as amended from time to time.

Short-Term Residential Rental Property Owner: The individual or entity, which has title to the property, which is the subject of a short-term residential rental.

Sec. 10-22. Purpose and Applicability

It is the intent and purpose of this Article (Short-Term Residential Rentals) is to preserve the character and integrity of residential neighborhoods within the Village by prohibiting residential structures from being used for the commercial purpose of providing short-term residential rentals.

Sec. 10-23. Short-Term Residential Rentals Prohibited

It shall be unlawful for any person or entity to operate, use, offer for rent or use, or advertise for rent or use, any property within the Village of Palatine as a short-term residential rental. Notwithstanding the provisions set forth in above, it shall not be considered a short-term residential rental when the preceding owner of a property maintains possession of a residential structure after closing for the sale thereof, but leases the property back from the successor owner for a period of time pursuant to a written agreement.

Sec. 10-24: Public Nuisance Declared

Operation of any short-term residential rental within the Village of Palatine in violation of the provisions of this Article may be deemed a public nuisance and abated pursuant to all available remedies, including but not limited to injunctive relief. In addition to the penalties provided for herein, the Village of Palatine shall be entitled to receive from the short-term residential rental owner reimbursement for the cost of the Village's reasonable attorney fees, costs and expenses incurred by the Village of Palatine to abate a short-term residential rental operating as a public nuisance.

(Ordinance O-74-22, 07/11/22)

Secs. 10-25--10-26. Reserved.

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ARTICLE VI. GROUP HOMES AND OTHER REGULATED HOUSING

[Ordinance #0-119-13, passed on October 14, 2013 replaced Article VI, Group Homes in its entirety.]

Sec. 10-27. Minimum Spacing Requirements between Group Homes and Other Regulated Housing

(a) Group homes with up to 4 residents and staff shall be located a minimum of one thousand (1,000) feet *(measured lot line to lot line in any direction)* from any other group home or other residential use with paid professional staff provided by a sponsoring agency that is regulated by and/or that comes within the purview of the Federal Fair Housing Act Amendments (42 USCA 3601 et seq) because of the disabilities of its residents.

(b) Group homes with 5 or more residents and staff or any other residential use with paid professional staff provided by a sponsoring agency that is regulated by and/or that comes within the purview of the Federal Fair Housing Act Amendments (42 USCA 3601 et seq) because of the disabilities of its residents, shall be located a minimum of thirteen hundred (1,300) feet (*measured lot line to lot line in any direction*) from any group home or other residential use with paid professional staff provided by a sponsoring agency that is regulated by and/or that comes within the purview of the Federal Fair Housing Act Amendments (42 USCA 3601 et seq) because of the disabilities of its residents.

Secs. 10-28--10-41. Reserved.

ARTICLE VII. NOTICE OF VIOLATION PROCEDURES, PENALTIES, APPPEALS AND CONFLICT OF ORDINANCES

Sec. 10-42. Notice of violation; procedures.

If the code official determines that the alleged violation(s) arise out of the 2015~~03~~ International Property Maintenance Code (IPMC), incorporated herein, or Article lV, V, and Vl of this chapter, notice regulations set forth in Section 107 of the 2015~~03~~ IPMC shall be followed. (Ord. #0-72-09, §11, 6/15/09)

Sec. 10-43. Reserved. (Ord. #0-72-09, §12, 6/15/09)

Sec. 10-44. Penalties and Rental Fees.

(a) *Penalties.* Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this chapter, shall, upon conviction, be subject to a penalty of not less than fifty dollars ($50~~.00~~) nor more than seven hundred fifty dollars ($750~~.00~~) for such offense, and a separate offense shall be deemed committed on each day during or which a violation occurs or continues.

(b) *Rental Dwelling License ~~Property~~ Fees.*

Formatted: Indent: First line: 0.5"

(1) *License fees.* There is hereby established an annual R~~r~~ental Dwelling L~~l~~icense fee. The fees shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances. (Ord. 0-159-10, §6, 12/13/10, effective April 1, 2011)

Attachment: Exhibit B - Chapter 10 Amendments July 2024 (2024-59 : Amend Chapter 10 - Rental License Program)

(2) *Re-inspection fees.* There is hereby established re-inspection fees associated with rental dwelling units ~~license~~ authorized by said Code. Re-inspections shall be performed, as necessary, after each compliance date set forth in the inspection report. Re-inspections necessitated by the continued existence of violations shall be assessed a fee per rental dwelling unit and common areas to be inspected as provided in the fee schedule supplement to the Palatine Code of Ordinances. No Rental Dwelling ~~operating~~ License shall be issued unless such fees are paid in full. (Ord. 0-159-10, §8, 12/13/10, effective April 1, 2011, Ord. 0-135-16; 12/5/16)

(3) ~~*Cancellation and absentee fees.*~~ There are hereby established unauthorized cancellation and absentee fees. When an owner or agent fails to keep a scheduled inspection or re-~~inspection,~~ inspection, when access to the unit(s) is not obtained or cannot be safely conducted during the scheduled inspection or re-inspection, or when the owner or agent fails to cancel a scheduled inspection or re-inspection~~appointment~~ by 4:00 PM on the previous day for the inspections scheduled for the next morning and by 11:00 AM on the day of for afternoon inspections. All i~~I~~nspections not cancelled in this manner shall be charged a minimum ~~inspection~~ fee as provided in the fee supplement to the Village of Palatine Code of Ordinances. Such fee shall be assessed per building or property, not for each individual rental dwelling unit. No Rental Dwelling ~~operating~~ License shall be issued unless said fees are paid in full.

(4) *Late charge fees.* There are hereby established late charge fees. When an owner or agent fails to obtain a Rental Dwelling License ~~dwelling unit operating license~~ after the first thirty (30) days and before sixty (60) days of the expiration of said license, a late charge fee of one hundred ($100~~.00~~) dollars shall be assessed. After sixty (60) days from the expiration of the license, the property will be considered to be unlicensed, in addition to the late charge fee of one hundred ($100~~.00~~) dollars previously assessed, an additional two hundred fifty dollars ($250~~.00~~) late fee shall be assessed and be subject to the penalty as stated in subsection (a) above. No Rental Dwelling ~~operating~~ License shall be issued unless such fees are paid in full.

Sec. 10-45. Appeals.

(a) Any person aggrieved by a notice of the code official issued in connection with any alleged violation of this chapter, or any applicable rule or regulation issued pursuant thereto, or by any order requiring repair or demolition, may apply to the V~~v~~illage M~~m~~anager for an administrative conference concerning such notice or order, provided such application is made within fourteen (14) days after the date of the notice or order was issued. If the V~~v~~illage M~~m~~anager holds an administrative conference for review of notice or order, the V~~v~~illage M~~m~~anager shall prepare a summary of the conference and shall state the decision reached; such summary and statement shall become part of the public record. This appeal process shall not apply to administrative adjudication proceedings as set forth in chapter 2; article XXX of the Village of Palatine Code of Ordinances.

(b) Any person aggrieved by the decision of the Village Manager in regard to an alleged violation of this chapter, or any applicable rule or regulation issued pursuant thereto shall have the right to appeal to the Corporate Authorities. Such appeal shall be taken by filing with the Village ~~-~~Manager, within five days after

Attachment: Exhibit B - Chapter 10 Amendments July 2024 (2024-59 : Amend Chapter 10 - Rental License Program)

receipt of the V~~v~~illage M~~m~~anagers' decision. The Corporate Authorities shall appoint a hearing body to be composed of the Mayor or the Mayor's designee and two Council Members who shall thereupon set the time and place for a hearing of such appeal and notice of such hearing shall be given to the appellant.

The hearing body shall make a recommendation to the Corporate Authorities which shall render a decision on such appeal which shall be final. Any appeal from a decision of the Corporate Authorities shall be made directly to the Circuit Court of Cook County pursuant to the Administrative Review Act.

(c) All costs and expenses including but not limited to court ~~reporters~~reporter's fees and attorneys' fees incurred by the Village in connection with any appeal of a V~~v~~illage M~~m~~anagers decision in regard to an alleged violation of this chapter, or any applicable rule or regulation issued pursuant thereto shall be taxed to the appellant and shall be paid by the appellant as a condition of compliance.

Sec. 10-46. Conflict of ordinances; effect of partial invalidity.

(a) ln any case where a provision of this chapter is found to be in conflict with a provision of any zoning, building, fire, safety, or health ordinance or code of this V~~v~~illage existing on the effective date of this chapter, the provision which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail. In any case, where a provision of this chapter is found to be in conflict with a provision of any other ordinance or code of this V~~v~~illage existing on the effective date of this chapter which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this chapter shall be deemed to prevail, and such other ordinances or codes are hereby declared to be repealed to the extent that they may be found in conflict with this chapter.

(b) If any section, subsection, paragraph, sentence, clause or phrase of this chapter should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this chapter, which shall remain in full force and effect, and to this end, the provisions of this chapter are hereby declared to be severable.

Attachment: Exhibit B - Chapter 10 Amendments July 2024 (2024-59 : Amend Chapter 10 - Rental License Program)

Consider Ordinances and a Resolution Granting Final Planned Development, Preliminary and Final Plat of Subdivision/Consolidation, Special Use for Fill in the Floodplain, and a Rezoning to Planned Development at 1855 N. Hicks Road

BACKGROUND:
Housing Opportunity Development Corporation and Shelter, Inc., received Preliminary Planned Development approval in August 2023 for a 12-bedroom residential facility. Shelter Inc. would provide housing for young women (ages 12-18) who experienced commercial sexual exploitation and domestic trafficking. Shelter Inc. indicates that the proposed home would be the first in Illinois, with the current population relocated out of state to receive services. Therefore, the Petitioners are requesting approval of the following:

1. Final Planned Development;
2. Special Use for Fill in a Floodplain, with compensatory storage provided;
3. Preliminary and Final Plat of Subdivision (Plat Consolidation); and
4. Rezoning to Planned Development.

KEY ISSUES:

- The Subject Property, consisting of 3 lots, encompasses 2.924 acres and was previously occupied by a single-family home. After receiving preliminary Planned Development approval, HODC acquired the property, and the home and garage were subsequently demolished. Since the initial approval, the Petitioners have completed the necessary architectural and engineering plans for the final approvals.
- Through final engineering, the proposed building location was adjusted to avoid impact to the existing floodplain/wetland on the property. The building size (approximately 6,100 SF), floorplan, and layout (12 individual bedrooms & 6 bathrooms) are consistent with the Preliminary Planned Development approval. Shelter Inc. would maintain 4 offices to staff the residence on a 24-hour basis, at a 3:1 ratio, with 4 Shelter Inc. staff members present at full occupancy.
- The following details the initial and revised standards building information:

	Setbacks	**Building square footage**
PPD Approved	FY=123 ft.; SY(N) = 80; SY(S)= 189.67; & RY = 110.67	PPD = 6,080 SF;
FPD Revised	FY=184.9; SY(N)=205.51; SY(S)=65.68; & RY=51.00	FPD = 6,080 SF
Parking provided	PPD= 15 spaces; FPD = 19	Elevations: Container built building, with James Hardie siding. This is consistent with the PPD.

Architecture:

- The main entrance and covered porch realigned to a western orientation. By shifting the building, the parking lot also transitioned the north side of the building, with 19 spaces provided. The site is accessed through one curb cut and driveway leading to the parking lot and building.
- The floorplan continues to include a community space area for the residents, full-service kitchen, dining area, and approximately 300 square foot study hall to allow the residents to continue their schooling, while living at the residence. Counseling services would also be provided on a needed basis. The home would be licensed through DCFS, which also provided the necessary funding for the home.
- The exterior of the building will be of a Hardie Board cement fiber board cladding, with shipping containers used as the underlying construction for the interior construction foundation. The Petitioners and the general contractor met with the Building Division to better understand the various Code requirements and construction process.
- The exterior materials would comply with the monotony code requirements of the building code and Staff and the Petitioners worked with the architectural plans to include additional window openings and elements on the west side of the building, to further accommodate the transition of the building. This is reflected in the architectural plans. Video surveillance and monitoring of the exterior and common areas would be provided on a 24-hour basis.
- The proposed landscaping plans preserve many of the existing trees and plantings north, east, and southwest of the building and proposed additional trees, shrubs, and perennials and groundcover around the building. There is also a private courtyard area on the west side of the building, which contains additional landscaping and materials.
- With the revised building location and maintenance of many of the exiting trees, it is not necessary to propose fencing and a gate along Hick Road, as was initially contemplated. The south and eastern side will be enclosed with a new 6-foot wood privacy fence, which connects to the existing fencing on the property to the north of the Subject Property.

Engineering:

- The final engineering plans are consistent with the preliminary plans and are conditionally recommended by the Village Engineer. The final engineering plans, contemplate a limited amount of fill in the floodplain, with compensatory storage provided, to construct the access driveway. This requires a Special Use and compensatory storage to allow fill in the floodplain. The compensatory storage exceeds the minimum 1:1.1 ratio for filling the floodplain and Staff also notes that the Code permits driveways in the floodplain, but the fill requires Special Use review.
- A storm water detention basin is in the southwest corner of the property and utilizes the existing contours to manage stormwater, as required by MWRD and Village Code. With the exception of the fill and detention basin, the building and parking lot are located on stable contours of the property and no additional fill is required. Utilities exist proximate to the site, with the watermain connection

coming from the west side of Hicks Road and the necessary sanitary connection coming through easement from southeast.

- With the existing floodplain and wetland encumbrances on the property, Staff agrees that the proposed is an appropriate use and it conforms with the 2011 Comprehensive Plan recommendations for a multi-family use of this section of Hicks Road.

ALTERNATIVES:

1. Approve the Final Planned Development, Preliminary & Final Plat of Subdivision/Consolidation, Special Use for Fill in the Floodplain, with compensatory storage, and Rezoning to Planned Development for the proposed HODC/Shelter Inc supportive housing.
2. Do not approve the Final Planned Development, Preliminary & Final Plat of Subdivision/Consolidation, Special Use for Fill in the Floodplain, with compensatory storage, and Rezoning to Planned Development for the proposed HODC/Shelter Inc supportive housing.

RECOMMENDATION:

Public Hearing:	Planning & Zoning Commission - June 25, 2024
Residents testifying:	2: Questions about the proximity of the residence to the creek and clarification questions about the residents, proposed funding, and proposed per person costs and out of state cost information.
Vote:	The Planning & Zoning Commission voted unanimously to approve the requested Final Planned Development, Preliminary and Final Plat of Subdivision/Consolidation, Special Use for Fill in a Floodplain, and a Rezoning to Planned Development.

ACTION REQUIRED:

A motion to approve the ordinances and resolution granting final planned development approval, preliminary and final plat of subdivision/consolidation, special use for fill in a floodplain, with compensatory storage, a rezoning to planned development for the property at 1855 N. Hicks Road.

ATTACHMENTS:

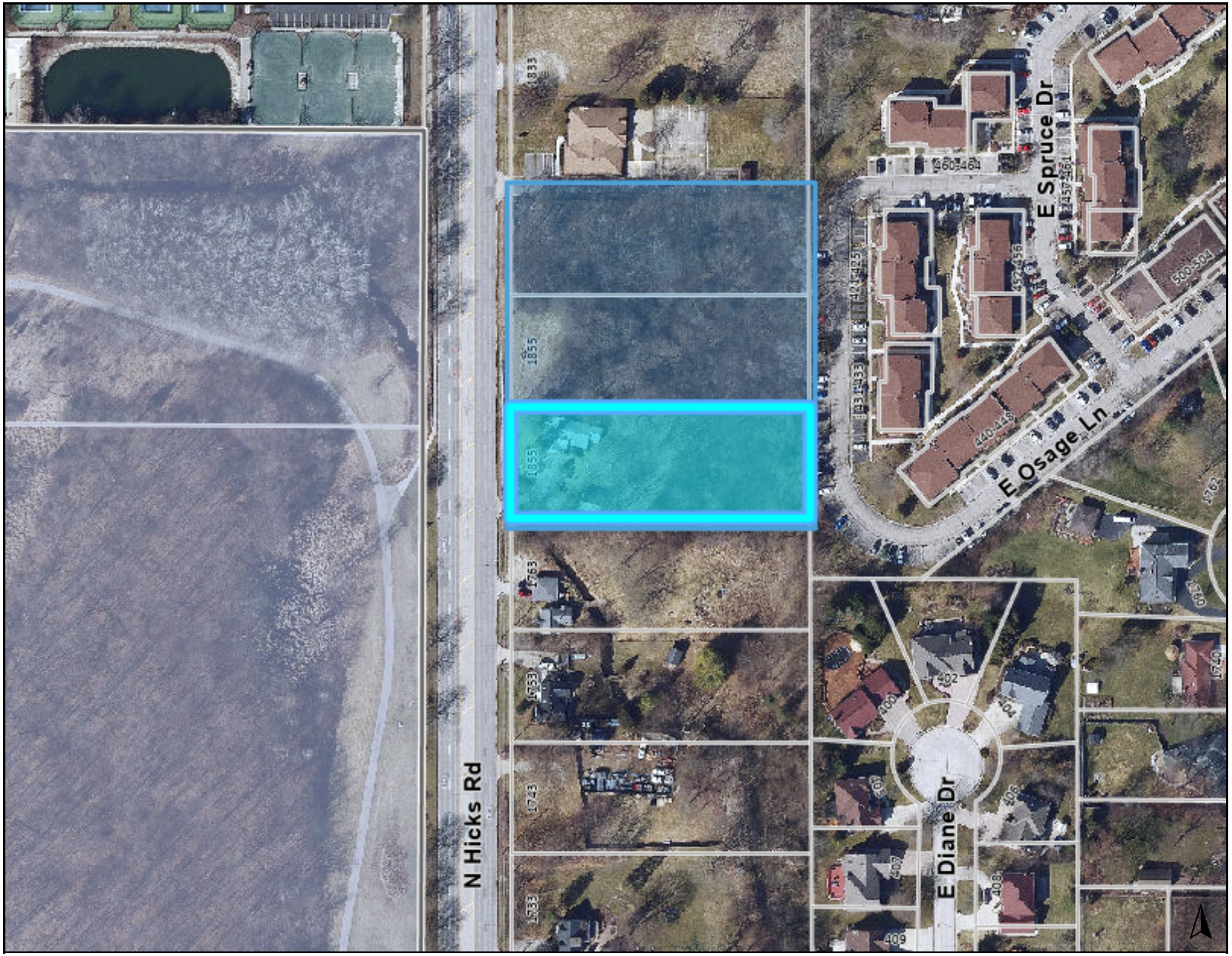
- Aerial Map
- ORD FPD
- EXHIBIT - Final Engineering Plans -2024 0627
- EXHIBIT - Final Architectural PUD 5.2.24 v2_v1 (1)
- EXHIBIT - Rendering 4.3_v1Origin
- EXHIBIT - LandscplanSUBMISSION SET 2024-05-06_v1 (1)
- EXHIBIT - Photometric Plan
- EXHIBIT - CSEC Narrative for PUD Application Process Final_v1 (2)
- RES - Plat of SUB - Consolidation

- EXHIBIT - Plat of Subdivision - Consolidation
- EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road
- ORD SU FIFP
- EXHIBIT - Special Use - Stormwater Management Report 2024 0612
- ORD - REZ
- 2023 Preliminary Planned Development Site Plan
- PPD conditions
- Staff generated protocols with Shelter INC. and HODC
- Gillies support email
- Planning and Zoning Commission materials - June 25, 2024
- DRAFT June 25 PZC minutes
- Public Notice

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

GISConsortium

1855 N Hicks Road & vacant lots



Legend

0 300 600 ft

Print Date: 6/2/2023

Notes

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

Attachment: Aerial Map (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and

ORDINANCE NO. _____

AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR 1855 N. HICKS ROAD

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Planning & Zoning Commission of the Village of Palatine on June 25, 2024 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Planning and Zoning Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Planned Development to permit a maximum 12-bedroom supportive housing development, with accessory office uses, on the following legally described property:

PART OF THE SOUTHEAST ¼ SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Commonly known as 1855 N. Hicks Road (PIN 02-02-400-0010-0000, 02-02-400-011-0000, AND 02-02-400-012-0000)

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

SECTION 1: That the Preliminary and Final Planned Development to permit a maximum 12-bedroom supportive housing development with accessory office uses, is hereby granted, subject to the following conditions:

1. **The development shall substantially conform to the Preliminary Planned Development conditions, and the engineering plans by V3, last revised on June 27, 2024, the architectural plans by Town Studios, last revised on 5/2/24, and submitted elevation rendering, Shelter Inc. business plan, and the landscaping plans by IRG, Inc., except as such plans may be changed to conform to Village Codes and Ordinances.**

Attachment: ORD FPD (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

2. **The Final Engineering Plans and EEOPC shall be submitted in a manner acceptable to the Village Engineer and shall either include cash in lieu of sidewalks or the sidewalk installation along the Hicks Road frontage, as determined by the Village Engineer.**

3. **The final landscaping and plan shall be revised in a manner acceptable to the Director of Planning and Zoning.**

4. **All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**

5. **In conjunction with the building permit application, a construction management plan shall be submitted in a manner acceptable to Village and shall outline the proposed development schedule, identify the material delivery routes, and proposed parking areas for the contractors.**

6. **A $50,000 Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.**

7. **The Public Improvement Letter of Credit in an amount of 115% of the required public improvements shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning and pursuant to the Code requirements. Review fees, based upon the finally accepted EEOPC, shall be submitted in a manner acceptable to the Village Engineer.**

8. **Any proposed changes to the designated operator (Shelter, INC.) or the developer (Shelter, Inc., HODC, or some partnership between Shelter, Inc. and HODC) shall require Village review and approval, including a Public Hearing before the Planning and Zoning Commission and/or Village Council review, as finally determined by the Village Manager.**

9. **The final Shelter Inc. business and operations' plan shall be revised in a manner acceptable to the Village Staff.**

10. **Any proposed changes to the final Shelter Inc. business and operation plan shall require additional Village review and approval. This may include another Public Hearing before the Planning and Zoning Commission and/or Village Council review, as finally determined by the Village Manager.**

Attachment: ORD FPD (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

11. In addition to ongoing meetings and discussions with Shelter Inc., and the Police Department, as necessary, the Village and Police Department shall conduct a 6-month and 9-month operational review of the residential use and, if determined necessary by the Staff review, an additional Village Council review may be required. If additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Planned Development, at such time of the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances and Planned Development Ordinance.

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

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

PASSED: This ____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____day of _____, 2024

_____
Village Clerk

Attachment: ORD FPD (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

FINAL ENGINEERING PLANS

FOR

1855 N. HICKS ROAD

PALATINE, ILLINOIS

PROJECT TEAM

OWNER

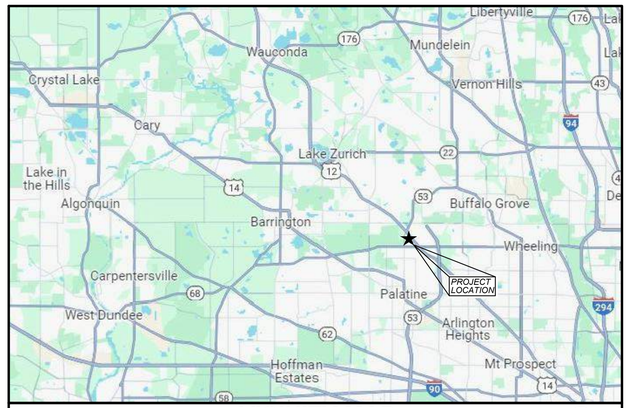
Shelter, Inc.
1616 N. Arlington Heights Road
Arlington Heights, Illinois 60004
847 595 0135
Contact: Carina Santa Maria

DEVELOPER

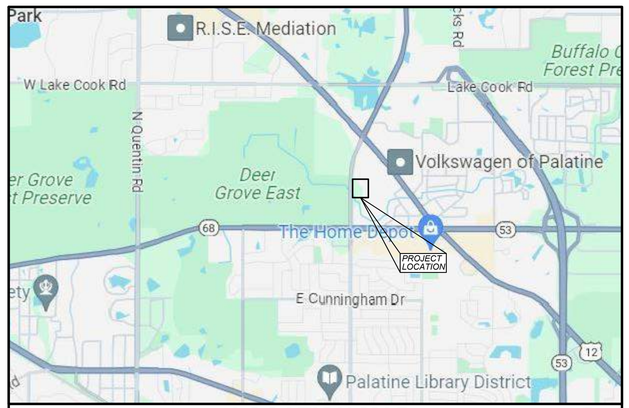
Housing Opportunity Development Corp.
5340 Lincoln Avenue
Skokie, Illinois 60077
224 307 8329
Contact: Beth Demes

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Steve Kranenborg, P.E.
skranenborg@v3co.com
Project Engineer: Thomas Kunschke, P.E.
tkunschke@v3co.com



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

INDEX

CIVIL ENGINEERING PLANS

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SUPPORTING DOCUMENTS

EX 1	STORMWATER MANAGEMENT EXHIBIT
EXR	EXHIBIT R
1 of 1	ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BENCHMARKS

SOURCE:

STATION DESIGNATION: C0053 1B (PID AJ2849)
ESTABLISHED BY: NGS
DATE: 06/27/12

ELEVATION: 738.25 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STATION IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF RT 68 AND IL RT 53, 29 FT SOUTH OF THE CENTERLINE OF EASTBOUND RT 68. STATION IS 180 FT NORTH NORTHEAST OF A 12 INCH CEMENT CULVERT, 62 FT EAST OF A PK NAIL IN THE PAVEMENT LOCATED IN NORTHBOUND RT 53, 40.2 FT NORTHEAST OF A PK NAIL IN A DECIDUOUS TREE, 29 FT WEST OF THE CONCRETE DITCH, 12 FT SOUTHEAST OF THE CONCRETE OVERPASS WALL, 11 FT SOUTH OF THE BACK OF CURB OF RT 68, AND 2.0 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST. ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.60 FT BELOW CAP. PK NAILS WERE SET IN WOOD PHYSICAL TIES.

SITE:

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 10-09-23

ELEVATION: 741.41 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CROSS CUT ON CONCRETE HEADWALL ON THE EAST SIDE OF N HICKS RD.

STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 10-09-23

ELEVATION: 741.76 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CROSS CUT ON CONCRETE HEADWALL ON THE EAST SIDE OF N HICKS RD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

DRAINAGE STATEMENT:

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

Call Before You Dig JULIE 800.892.0123 Joint Utility Locating Information for Excavators

Call 48 hours before you dig

PROFESSIONAL ENGINEER'S CERTIFICATION

I, STEVEN KRANENBORG, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF SHELTER, INC. BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ A.D., 2024.

_____
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-068598
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

REVISIONS

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

TITLE SHEET

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C0.0

Attachment: EXHIBIT - Final Engineering Plans -2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   V3 COMPANIES, LTD.
   7325 JANES AVENUE
   WOODRIDGE, IL 60517

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES LTD., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

8. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   a. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS PREPARED BY IDOT, LATEST EDITION.

   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.

   c. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA. LATEST EDITION.

   d. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE VILLAGE OF PALATINE.

   e. THE NATIONAL ELECTRIC CODE.

   f. THE ILLINOIS ACCESSIBILITY CODE.

   g. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS AS PUBLISHED BY THE IEPA. TESTING OF SOILS BEING EXPORTED FROM THE SITE AND APPROPRIATE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITE WORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

9. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.

10. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHALL BE PROTECTED PER IDOT STANDARDS. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM DAMAGE INCLUDING TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

11. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE VILLAGE OF PALATINE CODE AND IDOT REQUIREMENTS.

13. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.

14. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.

16. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.

17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.

18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.

19. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

21. ALL CURB RADII REFER TO BACK OF CURB.

22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.

23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE VILLAGE OF PALATINE OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.

24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.

25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.

26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.

27. BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.

28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

29. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.

31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNER'S SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.

33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE VILLAGE OF PALATINE AND IDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.

34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

36. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

37. BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.

38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.

39. THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x6' POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH THE VILLAGE STANDARDS.

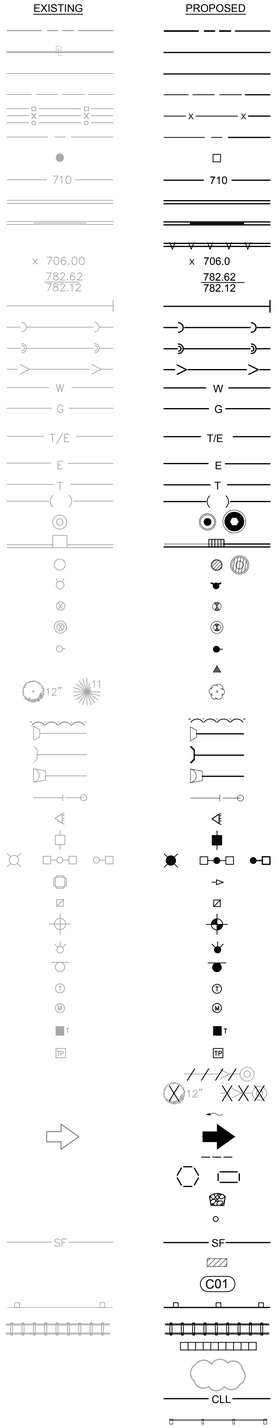
40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.

41. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS REQUIRED IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

43. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

LEGEND



ABBREVIATIONS

DESCRIPTION		
RIGHT-OF-WAY LINE	A	ARC LENGTH
PROPERTY LINE (EXTERIOR)	B-B	BACK TO BACK OF CURB
LOT LINE (INTERIOR)	B/C	BACK OF CURB
EASEMENT LINE	BLDG	BUILDING
FENCE LINE	BM	BENCHMARK
CENTERLINE	B/P	BOTTOM OF PIPE
PROPERTY CORNER	BV/VV	BUTTERFLY VALVE IN VALVE VAULT
CONTOUR	C & G	CURB AND GUTTER
CURB & GUTTER	CB	CATCH BASIN
DEPRESSED CURB & GUTTER	℄	CENTERLINE
REVERSE PITCHED CURB	CL	CLOSED LID
SPOT ELEVATION	CO	CLEAN OUT
TOP OF CURB ELEVATION	DIP	DUCTILE IRON PIPE
EDGE OF PAVEMENT ELEVATION	DIA	DIAMETER
UTILITY STUB	DIWM	DUCTILE IRON WATER MAIN
SANITARY SEWER	DWG	DRAWING
SANITARY FORCE MAIN	E	EAST OR ELECTRIC OR EDGE
STORM SEWER	EJ	EXPANSION JOINT
WATER MAIN	ELEV	ELEVATION
GAS MAIN	E/P	EDGE OF PAVEMENT
UNDERGROUND TELEPHONE	EX.	EXISTING
& ELECTRIC DUCT BANK	F & CL	FRAME & CLOSED LID
BURIED CABLE-ELECTRIC	F & G	FRAME & GRATE
BURIED CABLE-TELEPHONE	F & OL	FRAME & OPEN LID
ATLAS LOCATED UTILITY	FES	FLARED END SECTION
UTILITY STRUCTURE WITH CLOSED LID	F-F	FACE TO FACE OF CURB
CURB INLET	FF	FINISHED FLOOR
DRAINAGE STRUCTURE WITH OPEN LID	F/G	FINISHED GRADE
FIRE HYDRANT	FH	FIRE HYDRANT
VALVE IN VALVE BOX	F/L	FLOW LINE
GATE VALVE IN VALVE VAULT	G	GAS LINE
POST INDICATOR VALVE	GV/VB	GATE VALVE IN VALVE BOX
THRUST BLOCK	GV/VV	GATE VALVE IN VALVE VAULT
TREE	HDCP	HANDICAP
TREE LINE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
CONCRETE HEADWALL	HDW	HEADWALL
SUBMERGED HEADWALL	HOR	HORIZONTAL
FLARED END SECTION (F.E.S.)	HP	HIGH POINT
GUY WIRES	HWL	HIGH WATER LEVEL
FLOOD LIGHT	IE	INVERT ELEVATION
UTILITY POLE	IN	INLET
LIGHT STANDARD	LF	LINEAL FEET
TRAFFIC SIGNAL POLE	LP	LOW POINT OR LIGHT POLE
HAND HOLE	L	LEFT
SOIL BORING	ME	MATCH EXISTING
IRRIGATION HEADS	MH	MANHOLE
SIGN	MW	MONITORING WELL
TELEPHONE MANHOLE	N	NORTH
MONITORING WELL	NIC	NOT IN CONTRACT / NOT INCLUDED
TELEPHONE PEDESTAL	NWL	NORMAL WATER LEVEL
TRANSFORMER PAD	OC	ON CENTER
UTILITY TO BE ABANDONED	OL	OPEN LID
FEATURE TO BE REMOVED	PC	POINT OF CURVATURE
STORMWATER FLOW DIRECTION	PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
STORMWATER OVERFLOW ROUTE	PGL	PROFILE GRADE LINE
DITCH CHECK	PI	POINT OF INTERSECTION
INLET FILTER BASKET	PL	PROPERTY LINE
RIP RAP	PP	POWER POLE
BOLLARD	PRC	POINT OF REVERSE CURVATURE
SILT FENCE	PT	POINT OF TANGENCY
WATER MAIN PROTECTION	PUE	PUBLIC UTILITY EASEMENT
UTILITY CROSSING LABEL	PVC	POINT OF VERTICAL CURVATURE OR POLYVINYL CHLORIDE PIPE
GUARDRAIL	PVI	POINT OF VERTICAL INTERSECTION
RAILROAD TRACKS	PVT	POINT OF VERTICAL TANGENCY
RETAINING WALL	R	RADIUS OR RIGHT
REVISION DELINEATION	RCP	REINFORCED CONCRETE PIPE
CONSTRUCTION LIMIT LINE	ROW	RIGHT OF WAY
TREE PROTECTION FENCE	S	SLOPE OR SOUTH
	SAN	SANITARY
	SF	SILTATION FENCE
	SFM	SANITARY FORCE MAIN
	SHT	SHEET
	SHW	SUBMERGED HEADWALL
	SMH	SANITARY MANHOLE
	STA	STATION
	ST	STORM STRUCTURE OR STORM SEWER
	STMH	STORM MANHOLE
	T	TANGENT LENGTH OR TELEPHONE
	T/C	TOP OF CURB
	T/P	TOP OF PIPE
	T/W	TOP OF WALL
	TY	TYPE
	TYP	TYPICAL
	UP	UTILITY POLE
	VC	VERTICAL CURVE
	VERT	VERTICAL
	VCP	VITRIFIED CLAY PIPE
	W	WEST
	WM	WATER MAIN

REVISIONS

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-26-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

GENERAL NOTES, LEGEND, AND ABBREVIATIONS

1855 N. HICKS ROAD
PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C1.0

Attachment: EXHIBIT - Final Engineering Plans -2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

SPECIFICATIONS

EARTHWORK

1. THE GRADING OPERATIONS ARE TO BE INSPECTED BY A THIRD PARTY SOILS ENGINEER. THE CONTRACTORS REPRESENTATIVE MUST BE NOTIFIED PRIOR TO ANY UNSUITABLE SOIL REMOVAL AND MUST APPROVE, IN WRITING, ANY REMEDIATION. BOTH THE CONTRACTOR AND SOILS ENGINEER MUST BE PRESENT DURING REMEDIATION.
2. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED, UNLESS OTHERWISE NOTED. AREAS IN DETENTION FACILITIES NOTED TO BE ESTABLISHED WITH NATIVE VEGETATION SHALL REQUIRE A MINIMUM OF 12 INCHES OF TOPSOIL. REFER TO PLANTING PLANS TO VERIFY TOPSOIL THICKNESS REQUIREMENTS.
3. THE SURFACE VEGETATION, TOPSOIL, TRANSITIONAL MATERIAL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE STRUCTURAL FILL. IF THE UNDERLYING SUBGRADE IS FOUND TO BE UNSUITABLE FOR PROPER COMPACTION, CONTRACTOR TO CONSULT WITH SOILS ENGINEER PRIOR TO REMEDIATION.
4. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, BUILDING AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER, THE AUTHORITY HAVING JURISDICTION, AND THE CONTRACTOR.
5. ALL PAVEMENT SUBGRADE SHALL MEET THE REQUIREMENTS DETERMINED BY THE SOILS ENGINEER AND DOCUMENTED IN THE GEOTECHNICAL REPORT. IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT MEET THESE REQUIREMENTS, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH AS DETERMINED BY THE ENGINEER, SOILS ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.
6. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND OPEN SPACE AREAS SHALL BE WITHIN A 0.1' TOLERANCE OF DESIGN SUBGRADE.
7. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE SUBCONTRACTOR IN THE PRESENCE OF THE JURISDICTIONAL INSPECTOR, CONTRACTOR, AND SOILS ENGINEER.
8. BORROW PIT LOCATION(S) SHALL BE APPROVED BY THE OWNER, ENGINEER, AND GEOTECHNICAL ENGINEER.

SANITARY SEWER

1. SANITARY SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:
   A. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D2241 WITH AN SDR OF 26 WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.
   B. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).
2. MANHOLES SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "SEWER".
3. ALL SANITARY SEWER SHALL BE TESTED FOR LEAKAGE AND DEFLECTION IN ACCORDANCE WITH SECTION 31-1.12 AND 31-1.13 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.
4. ALL SANITARY MANHOLES SHALL BE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH ASTM C969 OR ATSM C1244.
5. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. IF THE LOCAL JURISDICTION HAS MORE STRINGENT TESTING REQUIREMENTS THE CONTRACTOR SHALL ADHERE TO THE MORE STRINGENT REQUIREMENTS. THE COST SHALL BE INCIDENTAL TO THE CONTRACT.

WATERMAIN DISTRIBUTION SYSTEM

1. WATER MAIN SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIAL AS SPECIFIED ON THE PLANS:
   A. DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A21.51, AWWA C-151 WITH CEMENT LINING CONFORMING TO ANSI A21.4, AWWA C-104 AND PUSH-ON JOINTS CONFORMING TO ANSI A21.11, AWWA C-111. FITTINGS SHALL COMPLY WITH ANSI A21.10, AWWA C110. ALL DUCTILE IRON PIPE SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH AWWA C105.
   B. POLYVINYL CHLORIDE PIPE, PVC CONFORMING TO ASTM C-900, WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.
   C. WATER SERVICE LINES SHALL BE CONSTRUCTED OF CLASS K COPPER.
2. MINIMUM COVER OVER WATER MAIN SHALL BE 5' - 6" FROM FINISHED GRADE TO TOP OF PIPE.
3. VALVE VAULTS SHALL BE USED AT ALL VALVE LOCATIONS WHERE WATER MAIN IS 8" DIAMETER OR LARGER. VAULTS SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "WATER".
4. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. COST OF SAME SHALL BE INCIDENTAL TO THE UNIT PRICE FOR PIPE INSTALLED.
5. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASES, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS. THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.
6. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
7. ALL WATER LINES SHALL HAVE A TRACER WIRE INSTALLED FOR ITS ENTIRE LENGTH.

STORM SEWER

1. STORM SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:
   A. REINFORCED CONCRETE PIPE (RCP) IN CONFORMANCE WITH IDOT STANDARD SPECIFICATIONS DETERMINATION FOR PIPE CLASS, AND CONFORMING TO ASTM C76. ALL STORM SEWER SHALL HAVE GASKETED JOINTS CONFORMING TO ASTM C-361, UNLESS OTHERWISE NOTED.
   B. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D3034 WITH ELASTOMERIC GASKETED JOINTS CONFORMING TO ASTM D3212.
   C. HIGH DENSITY POLYETHYLENE PIPE, HDPE, CONFORMING TO ASTM D3350 WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D3212.
   D. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).
2. STORM SEWER STRUCTURES SHALL BE PRECAST OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL). LIDS SHALL BE IMPRINTED "STORM".

IEPA CROSSING REQUIREMENTS

1. HORIZONTAL SEPARATION:
   A. WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION.
   B. WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
      I. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
      II. THE WATERMAIN IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
      III. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
      I. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
2. VERTICAL SEPARATION:
   A. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OR ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
   B. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING REQUIREMENTS OF SECTION 653.111 WHEN:
      I. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN 9A) ABOVE; OR
      II. THE WATERMAIN PASSES UNDER A SEWER DRAIN.
   C. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.
   D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).
2. SURFACE COURSE AND BINDER COURSE SHALL BE HOT-MIX ASPHALT (HMA) CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).
3. CURB & GUTTER AND SIDEWALK SHALL BE CLASS SI PORTLAND CEMENT CONCRETE CONFORMING TO IDOT STANDARD SPECIFICATIONS.
4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.
5. AGGREGATE BASE COURSES SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD AND BRICK, CONCRETE, OR HMA BASES SHALL BE PRIMED AT THE RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD WITH LIQUID ASPHALT CONFORMING TO THE IDOT STANDARD SPECIFICATIONS AND APPROPRIATE FOR PREVAILING WEATHER AND SITE CONDITIONS. PRIME COAT AND CLEANING THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
6. PAVEMENT SHALL BE CONSTRUCTED ON A THOROUGHLY COMPACTED SUBGRADE MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. PRIOR TO PLACEMENT OF THE NEW PAVEMENT, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (MINIMUM 20 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE GEOTECHNICAL CONSULTANT.
7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS AND ½ INCH PREMOLDED FIBER EXPANSION JOINTS SHALL BE SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSIDERED TO BE ACCESSIBLE ROUTES AS DEFINED BY THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE SUBJECT TO ILLINOIS ACCESSIBILITY CODE (IAC) REQUIREMENTS, UNLESS OTHERWISE NOTED.
8. TESTING OF THE SUBBASE, BASE COURSE, BINDER COURSE, SURFACE COURSE, AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED TO PERFORM THE REQUIRED TESTS.
9. ASPHALT JOINTS FOR BINDER AND SURFACE COURSES ARE TO BE STAGGERED.

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

SPECIFICATIONS

1855 N. HICKS ROAD

PALATINE, ILLINOIS

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Woodridge, IL 60517
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DRAWING NO.
C1.1

Attachment: EXHIBIT - Final Engineering Plans -2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

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 SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF PALATINE HEIGHTS MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF 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 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC 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 WORK PHASE.

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 0.00 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 OF 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-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
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 BELOW 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	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ 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 PIPE 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 ("SHEWER-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 CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED 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 IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

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.

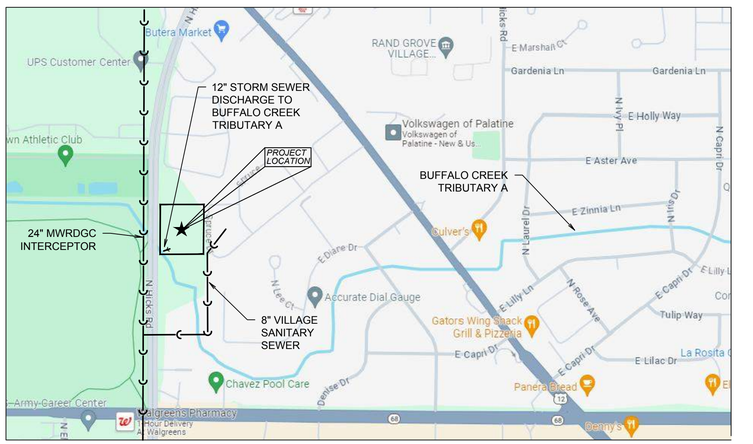
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE 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.



MWRD ROUTING MAP

REVISIONS		
NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

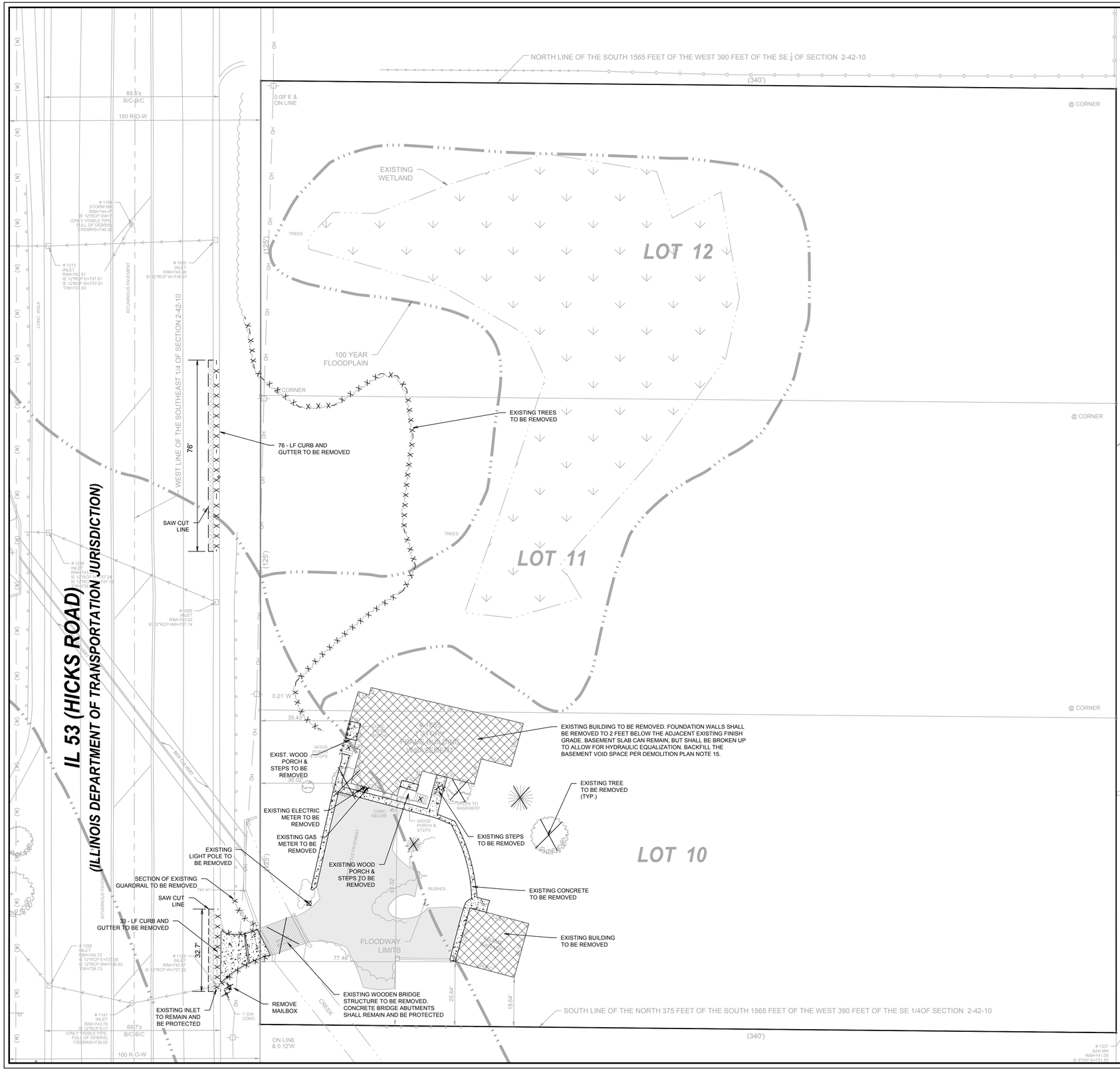
MWRD NOTES AND ROUTING MAPS

1855 N. HICKS ROAD
PALATINE, ILLINOIS

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DRAWING NO.
C1.2

Attachments: EXHIBIT - Final Engineering Plans -2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



DEMOLITION PLAN

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - SIDEWALK AND ON-SITE PAVEMENT
   - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLEY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDONMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS. CONTRACTOR TO COORDINATE WITH THE COOK COUNTY HEALTH DEPARTMENT (708-492-2000) FOR DIRECTION AND REQUIRED SEALING REPORT DOCUMENTATION.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

DEMOLITION LEGEND

- EXISTING BUILDING TO BE REMOVED, ASSOCIATED FOUNDATION SHALL ALSO BE REMOVED UNLESS NOTED OTHERWISE.
- EXISTING BITUMINOUS PAVEMENT TO BE REMOVED FULL DEPTH
- EXISTING CONCRETE PAVEMENT TO BE REMOVED FULL DEPTH
- IDOT PAVEMENT RESTORATION — MILL 1.5" ASPHALT SURFACE COURSE
- X X X X — MISCELLANEOUS EXISTING ITEM TO BE REMOVED
- MISCELLANEOUS ITEM TO BE REMOVED
- SAWCUT LINE

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

DEMOLITION PLAN
1855 N. HICKS ROAD
PHASE
PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C2.0

Attachment: EXHIBIT - Final Engineering Plans - 2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

PAVING LEGEND

HEAVY DUTY HMA PAVEMENT

1.5" BITUMINOUS SURFACE COURSE, HMA MIX "D", N50
3" BITUMINOUS BINDER COURSE HMA IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL/SY
10" AGGREGATE BASE COURSE, CA-6

REGULAR DUTY HMA PAVEMENT

1.5" BITUMINOUS SURFACE COURSE, HMA MIX "D", N50
2.25" BITUMINOUS BINDER COURSE HMA IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL/SY
8" AGGREGATE BASE COURSE, CA-6

IDOT PAVEMENT RESTORATION

1.5" EXISTING ASPHALT TO BE MILLED & PROPERLY DISPOSED OF BY CONTRACTOR
1.5" HOT MIX ASPHALT SURFACE COURSE, MIX D, N90

CONCRETE PAVEMENT

8" P.C. CONCRETE PAVEMENT WITH (6X6/W2.9XW2.9) W.W.F.
4" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

5" P.C. CONCRETE
4" AGGREGATE BASE COURSE - CA-6

PARKING SUMMARY

REGULAR SPACES	=	18
ACCESSIBLE SPACES	=	1
TOTAL SPACES	=	19

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS		
NO.	DATE	DESCRIPTION

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NO.	DATE	DESCRIPTION
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PROJECT NO: 230953 S04
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LAYOUT AND PAVING PLAN

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
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C3.0

Attachment: EXHIBIT - Final Engineering Plans -2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%. (REVISE FOR CITY OF CHICAGO PROJECTS)

STORMWATER SUMMARY

DETENTION VOLUME REQUIRED	0.856 AC.-FT.
DETENTION VOLUME PROVIDED @ HWL	0.900 AC.-FT.
VOLUME CONTROL VOLUME REQUIRED	0.058 AC.-FT.
VOLUME CONTROL VOLUME PROVIDED	0.068 AC.-FT.

LOT 12

PROPOSED BUILDING
FF=744.0
(TF=743.5)

HWL 740.25
NWL 737.33
BOTTOM = 737.00
DETENTION VOLUME = 0.90 AC-FT
VOLUME CONTROL = 0.068 AC-FT

100 YEAR FLOODPLAIN BY ELEVATION
ELEVATION: 739.40

EXISTING WETLAND

100 YEAR FLOODPLAIN

FLOODWAY LIMITS

NORTH LINE OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

SOUTH LINE OF THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF SECTION 2-42-10

EAST LINE OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10 AS MONUMENTED AND OCCUPIED

WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2-42-10

IL 53 (HICKS ROAD)
(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

SPRUCE DR

02-02-400-056
OWNER: TAXPAYER OF
420 SPRUCE DR
PALATINE, IL 60074
REC. JUNE 28, 2078
AS DOC NO. 24507142

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	
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ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

GRADING PLAN

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.0

Attachment: EXHIBIT - Final Engineering Plans -2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

EROSION CONTROL PLAN:

1. CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
3. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES. SEE INLET PROTECTION DETAIL ON SHEET C4.2.
4. EROSION CONTROL BLANKET (ROLLMAX ERONET S150 OR APPROVED EQUAL) SHALL BE PLACED ON ALL AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF SWALES WHERE NOTED.
5. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY V3 COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY AS REQUIRED BY THE IEPA PHASE II PERMIT PROGRAM REQUIREMENTS.

EROSION CONTROL LEGEND

- INLET FILTER BASKET
- RIP RAP
- SF — SILT FENCE
- EROSION CONTROL BLANKET FOR OVERFLOW ROUTE. N.A.G. P300 OR APPROVED EQUAL.

NORTH LINE OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

SOUTH LINE OF THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

EAST LINE OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10 AS MONUMENTED AND OCCUPIED

IL 53 (HICKS ROAD)
(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

SPRUCE DR

LOT 12

EXISTING WETLAND

100 YEAR FLOODPLAIN

FLOODWAY LIMITS

PROPOSED BUILDING
FF=744.0
(TF=743.5)

STABILIZED CONSTRUCTION ENTRANCE
SEE DETAIL ON SHEET C4.2

DOUBLE ROW OF SILT FENCE

INLET FILTER BASKET (TYP.)
SEE DETAIL.

APPROXIMATE LOCATION OF TEMPORARY CONCRETE WASHOUT. EXACT LOCATION TO BE DETERMINED BY CONTRACTOR.

FLARED END SECTION
SEDIMENT TRAP

HWL 740.25
NWL 737.33
BOTTOM = 737.00
DETENTION VOLUME = 0.90 AC-FT
VOLUME CONTROL = 0.068 AC-FT

RIP RAP (TYP.)
SEE DETAIL ON SHEET C4.2

DOUBLE ROW
OF SILT FENCE

02-02-400-066
OWNER: TAXPAYER OF
420 SPRUCE DR
PALATINE, IL 60074

REC. JUNE 28, 2078
AS DOC. NO. 24507142

REVISIONS		
NO.	DATE	DESCRIPTION
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ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

EROSION CONTROL PLAN

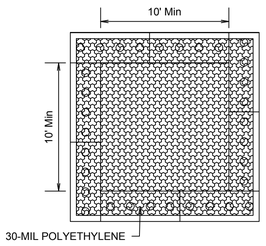
1855 N. HICKS ROAD
PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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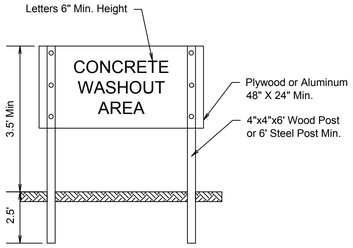
GRAPHIC SCALE
20 10 0 20
1" = 20'

DRAWING NO.
C4.1

Attachment: EXHIBIT - Final Engineering Plans -2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



PLAN VIEW



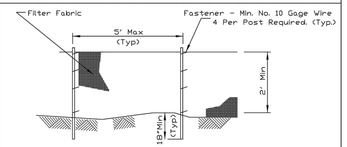
SIGN DETAIL

NOTES:

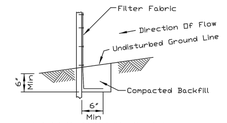
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. CONCRETE COLLECTION AREA SECURED IN PLACE LINED WITH 30-MIL POLYETHYLENE OR APPROVED EQUIVALENT.

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

SILT FENCE PLAN



ELEVATION



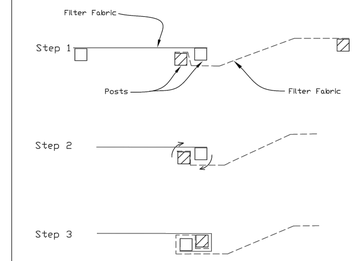
FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

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

STANDARD DWG. NO. IUM-620A
SHEET 1 OF 2
DATE 3-16-12

SILT FENCE - SPLICING TWO FENCES



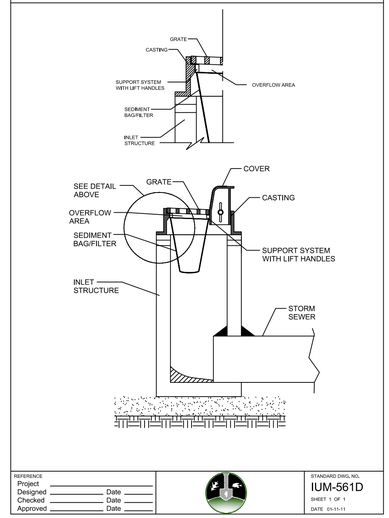
ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

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

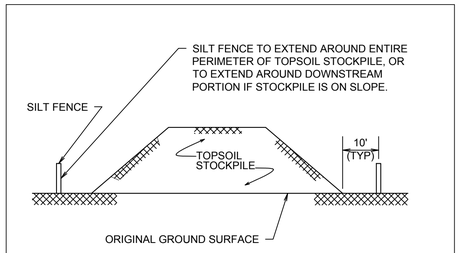
STANDARD DWG. NO. IUM-620B(W)
SHEET 1 OF 1
DATE 3-16-2012

INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



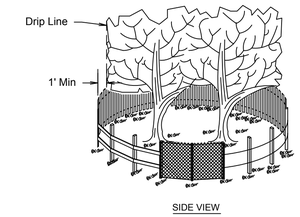
REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

STANDARD DWG. NO. IUM-561D
SHEET 1 OF 1
DATE 01-11-11



NOTES:
1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. SEE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS TO MINIMIZE EROSION.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2 ". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
6. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE VILLAGE.

TEMPORARY TOPSOIL STOCKPILE

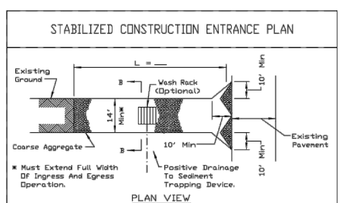


POST AND FENCE DETAIL

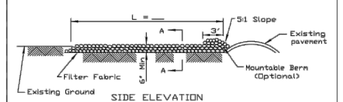
NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line 1. of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with 2. a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing 3. or any other material as approved by the engineer/inspector.

TREE PROTECTION - FENCING

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW



SIDE ELEVATION

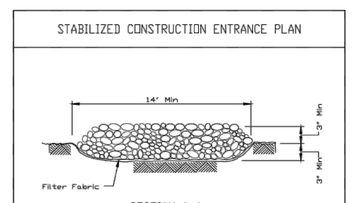
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2,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

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

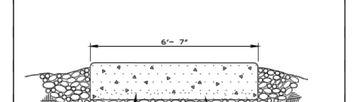
NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 1 OF 2
DATE 8-19-94

STABILIZED CONSTRUCTION ENTRANCE PLAN



SECTION A-A



SECTION B-B

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

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 2 OF 2
DATE 8-19-94

REVISIONS

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

EROSION CONTROL DETAILS

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.
C4.2

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PLANTING LEGEND

SHORELINE PLUGS

LENGTH = 633 LF

EMERGENT PLUG MIX

AREA = 0.22 AC

MESIC PRAIRIE SEED MIX

AREA = 0.41 AC

SEDGE MEADOW SEED MIX

AREA = 0.12 AC

WET PRAIRIE SEED MIX

AREA = 0.04 AC

NORTH LINE OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

EAST LINE OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10 AS MONUMENTED AND OCCUPIED

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

SOUTH LINE OF THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10

IL 53 (HICKS ROAD)
(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

SPRUCE DR

EXISTING WETLAND

LOT 12

100 YEAR FLOODPLAIN

PROPOSED BUILDING
FF=744.0
(TF=743.5)

HWL 740.25
NWL 737.00
BOTTOM = 737.00
DETENTION VOLUME = 0.68 AC-FT
STORAGE CONTROL = 0.068 AC-FT

02-02-400-056
OWNER: TAXPAYER OF
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PALATINE, IL 60074

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GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS		
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PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

DETENTION BASIN PLANTING PLAN

1855 N. HICKS ROAD
PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.
C4.3

Attachment: EXHIBIT - Final Engineering Plans -2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

CONSTRUCTION AND REVEGETATION

This section of the plan details construction and revegetation of the naturalized stormwater facilities.

CONSTRUCTION, SOILS AND TOPDRESSING SPECIFICATIONS

Grading and excavation of the stormwater facilities shall be completed in accordance with the engineering plans in order to achieve the requisite storage volumes.

The following specifications shall be followed to minimize impacts to the stormwater facilities and provide a suitable medium for vegetation establishment:

1. All areas to be planted or seeded with native vegetation shall be over-excavated a minimum of 1 foot below final grade to allow for the placement of topdress material, unless a one-foot thick topsoil layer is present following excavation to proposed final grade.
2. Topdress material for the proposed naturalized vegetation areas can originate from on-site. These soils are adequate to promote native vegetation establishment. If additional topdress material is needed, the topdress material shall contain an organic matter content of 3% or more and a clay content of 27% or less.
3. Wheel-based vehicles (scrapers, endloaders, etc.) shall not be used for topdressing work. Only low ground pressure wide-track equipment (quadtrack tractor, wide track dozer, backhoe, or approved by Engineer) shall haul, move and spread topdress material.
4. Following the 1-foot of topdress placement, the surface shall be thoroughly disked using a small farm type disc (not a large construction disc) and/or Harley rake for all native seeding areas. Topdress material shall not be handled or the surface disked when wet.
5. No wheeled traffic shall occur in the naturalized seeding areas after the final disking is complete, with the exception of a small farm type tractor if used for seeding.
6. All construction activities in the naturalized areas must be done under dry conditions.

PRE-SEEDING AND PLANTING WEED CONTROL

If any areas identified on the Plan are not disturbed as a result of grading or lie fallow long enough following final grading to allow non-native/invasive species to germinate a pre seeding/plug planting weed control event shall take place using a non-selective aquatic safe herbicide. All herbicide shall be applied according to manufacturer's specifications to ensure that the treatment is successful. All treated areas shall allow 14 days to pass after treatment to allow the chemicals to work and break down prior to seeding or planting.

SEEDING SPECIFICATIONS

1. The seeding contractor shall furnish, transport, and install the native seed mixes as specified for the respective areas shown on the Plan.
2. Seeding activities of the permanent matrices shall be performed after the seed bed has been properly prepared, as applicable, between November 1 after the first frost and ending when snow cover exceeds 2-inches in depth or areas are covered with ice and June 15th of the following year.
3. If construction activities are finished outside the permanent seeding window, the area can be stabilized with a temporary cover crop or permanent seeded with a supplemental seeding during the prescribed window the following year if needed to achieve standards.
4. Seed shall be surface sown with a broadcast seeder and lightly raked in or with a native drop seeder.
5. All seed sources shall be within a 200-mile radius of the project site and be true to name and variety.
6. Seeding shall only occur in areas that will receive erosion blanket installation within 48 hours (see section below).

WETLAND PLANTING SPECIFICATIONS

1. The planting contractor shall furnish, transport and install all container grown plants for all planting zones as specified on plans.
2. Herbaceous planting activities shall be performed no earlier than May 15th and no later than July 1st under favorable conditions (i.e., proper hydrology).
3. All plugs shall be container grown in open bottom pots with the following minimum dimensions: 2 3/8 inches square by 3-inches deep or a minimum root area of 11 cubic inches. At time of planting, all plant plugs shall have minimum shoot heights of 14-inches and well-developed root systems that hold planting soil together when removed from the container. Soil saturation shall be maintained for all container plants until installation.
4. Plant material shall not be provided as dormant (i.e., sprouted tubers, sprouted rhizomes or bare root) unless specified in the plans.

PLANTING ZONES

Selection of the plant species in the stormwater facilities are based on their suitability to the anticipated soil and hydrologic conditions following construction. The hydrographs (Appendix III) indicate a quick drawdown to the Normal Water Line (NWL) with all events modeled to take 50 hours or less. As the plan indicates the stormwater basin has an underdrain system running below the basin bottom to promote ground water infiltration to provide additional water quality benefits before being discharged to the tributary to Buffalo Creek. The basin bottom is approximately four inches below the outlet elevation which may result in shallow inundation during periods of frequent precipitation in the wetter spring and fall months and saturated soil conditions during the summer months when frequency is less allowing greater time for groundwater infiltration to the underdrains.

A variety of native wetland plant plugs tolerant of large hydraulic fluctuations shall be installed in the shallow emergent bottom area of the stormwater basin. Plug installations shall be conducted only under suitable hydrologic conditions. If suitable hydrologic conditions are not established during the plant installation window, plant installation may be postponed until the subsequent growing season when appropriate hydrology is established.

A broad-spectrum mesic prairie, wet prairie and sedge meadow seed mixes comprised of native grasses, sedges and forbs will be installed on the stormwater basin slopes and comp storage areas. See Appendix II for the seed and plug mixes. These mixes are described below.

Mesic Prairie Seed Mix (0.44 acres). A broad-spectrum native seed mix, a mix that contains native grasses, sedges and forbs, shall be installed on the slopes of the stormwater basin. Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

Wet Prairie Seed Mix (0.21 acres). A wet prairie seed mix, a mix that contains native grasses, sedges and forbs, shall be installed along the slopes of the comp storage area and within the floodway/floodplain associated with the tributary to Buffalo Creek. Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

Sedge Meadow Seed Mix (0.12 acres). A sedge meadow seed mix, a mix that contains native grasses, sedges, rushes and forbs shall be installed in the bottom of the comp storage area to provide a seed mix tolerant of wetter soils and flooding associated with the tributary to Buffalo Creek. Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

Shoreline Plug Zone (633LF). Wetland plugs (Shoreline Plug Mix) shall also be installed around the shoreline of the stormwater basin to provide additional shoreline stabilization and help tolerate the hydrologic bounce of the basins. Plant plugs in the Shoreline Plug Mix shall be installed after the prairie has been seeded and blanket has been installed. Plant plugs for the Shoreline Plug Mix shall be established on the toe slope in two rows parallel to the entire shoreline into the erosion control blanket. Plugs in the "Shoreline Row" shall be established in one row parallel with the shoreline with plugs ~2-foot on center at the NWL elevation. Plugs in the "Upper Shoreline Row" shall be established in one row parallel with the shoreline with plugs ~2-foot on center on the slope 1.0 vertical foot above the "Shoreline Row".

Emergent Plug Mix (0.18 acres). The emergent plug mix shall be installed in the areas shown on the Plan. The emergent zone is designed 4-inches below the normal water level and will likely be inundated throughout the growing season and have saturated soils during the summer months due to ground water infiltration resulting from the underdrains. A total of 5,000 emergent plant plugs shall be installed per acre within this zone under suitable hydrologic conditions.

EROSION CONTROL BLANKET INSTALLATION SPECIFICATIONS

North American Green (NAG) S75 BioNet shall be installed over all seeding areas (mesic prairie, wet prairie and sedge meadow) as shown on the Plan. The blanket shall be installed within 48 hours and/or prior to forecasted rain, so no seeded area remains unprotected. Therefore, the area seeded shall be based on whatever can be blanketed within 48 hours. Installation of all erosion control materials shall be in accordance with the manufacturer's specifications

PREDATOR CONTROL

A predator control system shall be installed to help achieve the site goals and performance standards by discouraging herbivores such as but not limited to geese, ducks and muskrats from consuming and uprooting newly planted native plugs.

1. The materials shall include: 1-inch X 1-inch X 4-foot wood stakes with one end pointed, chicken wire fencing fabric or wire hardware cloth with mesh openings not to exceed 2-inches, 6-inch wire landscape staples, masons string and UV rated zip ties.
2. All areas receiving native plant plugs shall be protected by predator control fence. The fence, consisting of three-foot-high chicken wire fence mounted securely on 1-inch X 1-inch X 4-foot wood stakes in such a manner that one foot of wood stake with pointed end will extend below the fence fabric. The wood stakes will be no greater than 6 feet apart and installed approximately one foot deep into the soil so that the bottom of the fence fabric rests firmly on the soil surface. This fence shall be installed in conjunction with site seeding and native plug installation.
3. Fencing shall be installed above the NWL of all areas receiving plugs to make a protective perimeter. Wooden stakes shall be installed within the basin bottoms in a manner to allow masons twin to be strung across the top of the planted surface to deter geese and ducks from landing in the newly planted areas.
4. It is the responsibility of the contractor to remove the predator control fencing once the vegetation is established or the performance standards are met/sign off is achieved.

IRRIGATION

It is the responsibility of the restoration contractor to monitor the site during and after the wetland plant plugs are installed. Due to the unpredictable nature of precipitation events and underdrains drawing down the water level in the stormwater basin the contractor shall monitor site hydrology and implement an irrigation schedule if necessary to ensure proper hydrology during the first growing season to ensure the plants establish.

MANAGEMENT & MONITORING PLAN

This BMP Plan Summary and Management & Monitoring Plan (MMP) for the 1855 N. Hicks Road development establishes a means by which the stormwater facilities may be evaluated relative to pre-established goals and performance standards.

The duration of the monitoring program is three years, beginning with the completion of grading and planting. The three-year management and monitoring program will be the responsibility Shelter, Inc.

STORMWATER BASIN AND BMP MANAGEMENT

Proper management is critical for successful establishment of the proposed plant communities. Irrigation, periodic mowing, selective herbicide application and prescribed burning are commonly used as management techniques for natural plant communities.

The invasive species that require control include, but are not limited to, the following species provided in Table 1.

Table 1: Non-Native and Invasive Species
American Silver-Berry (*Elaeagnus commutata)*
Asian Bittersweet (*Celastrus orbiculatus*)
Garden Bird's-Foot-Trefoil (*Lotus corniculatus*)
Black Locust (*Robinia pseudoacacia*)
Bull Thistle *(Cirsium vulgare)*
Lesser Burrdock (*Arctium minus*)
Canadian Goldenrod (*Solidago canadensis*)
Canadian Thistle (*Cirsium arvense*)
Cat-Tail (*Typha* spp.)
Chinese Yam (*Discorea oppositifolia*)
Common Reed (*Phragmites australis)*
Crack Willow (*Salix fragilis*)
Creeping-Jenny (*Lysimachia nummularia*)
Crownvetch (*Securigera varia)*
Curly Pondweed (*Potamageton crispus*)
Dames Rocket (*Hesperis matronalis*)
Eurasian-Buttercup (*Ficaria verna*)
Eurasian Water-Milfoil (*Myriophyllum spicatum*)
European Barberry (*Berberis vulgaris*)
European Buckthorn (*Rhamnus cathartica*)
Garlic-Mustard (*Alliaria petiolata*)
Giant Hogweed (*Heracleum mantegazzianum*)
Glossy False Buckthorn (*Frangula alnus*)
Greater Flowering-Rush (*Butomus umbellatus*)
Japanese Barberry (*Berberis thunbergii*)
Japanese Bristle Grass (*Setaria faberi*)
Japanese Honeysuckle (*Lonicera japonica*)
Japanese Hop (*Humulus japonica*)
Japanese-Knotweed (*Reynoutria japonica*)
Japanese Stilt Grass (*Microstegium vimineum*)
Jetbead (*Rhodotypos scandens*)
Leafy Spurge (*Euphorbia esula*)
Littleleaf Linden (*Tilia cordata*)
Morrow's Honeysuckle (*Lonicera morrowii*)
Nodding Plumeless-Thistle (*Carduus nutans)*
Privet *(Ligustrum* spp.)
Purple Loosestrife (*Lythrum salicaria*)
Ragweed (*Ambrosia* spp.)
Rambler Rose (*Rosa multiflora*)
Red/White Clover (*Trifollium* spp.)
Reed Canary Grass *(Phalaris arundinacea*)
Russian Olive (*Elaeagnus angustifolia)*
Sandbar Willow (*Salix interior*)
Seaside Goldenrod (*Solidago sempevirens*)
Showy Fly-Honeysuckle (*Lonicera* x *bella*)
Spotted knapweed (*Centaurea stoebe* subsp. *micranthos*)
Tall Goldenrod (*Solidago altissima*)
Teasel (*Dipsacus* spp.*)*
Twinsisters (*Lonicera tatarica*)
Watercress (*Nasturtium officinale*)
Wild Parsnip (*Pastinaca sativa*)
Yellow Sweet-Clover (*Melilotus officinalis*)

First and Second Year Mowing. During the first two growing seasons after seeding, mowing or selective weed whipping the vegetation on the prairie slopes should occur as needed to maintain a plant height of no greater than 18 to 20 inches. To accomplish this, high-mowing the vegetation to a height of 6 to 9 inches several times during the growing season will be needed. Mowing will aid new plant growth as to allow more sunlight to reach young prairie seedlings. Mowing will aid in the control of annual weeds, which can undermine seeding efforts.

Herbicide Application. Management of the vegetation in all areas should include selective application of herbicide to control aggressive plant species, such as, but not limited to, reed canary grass (*Phalaris arundinacea*), cattails (*Typha spp*), purple loosestrife (*Lythrum salicaria*), common reed (*Phragmites australis*), thistles (*Cirsium spp.*), teasel (*Dipsacus spp.*), and sweet clover (*Melilotus spp.*). These species, including others, can displace desirable species, thereby reducing floristic diversity in the naturalized areas. Controlling these species will be required to achieve the performance standards for the project.

Natural regeneration of cattails, common reed and reed canary grass in the stormwater basin and comp storage area may likely occur following construction. A pre-planting control shall be conducted if any of these species or other weeds are present. Hand pulling cattails can be conducted when the cattails are small enough to ensure that the entire root is removed. Off-site disposal of cattails will be required. Larger cattails will require herbicide applications. Cattail and common reed coverage can be no greater than 5% in aggregate prior to plant installation. Aggressive control of these species will be required after planting and throughout the management period to ensure plant establishment. After planting, the hand-wick/bar-wick application method to control these species will likely be required.

A determination regarding the type of herbicide to be used should be made when it is known which nuisance species are present on the site. Depending on the target weed species, a selective herbicide may be available. The choice of herbicide and timing of herbicide application shall be made by a trained, experienced professional based on the target weed species and conditions. Care should be taken to monitor site weather conditions to limit herbicide drift, overspray, and ensure it is rainfast.

It is recommended that a minimum of four annual weed control application events are conducted throughout the three-year period. Below is a general guideline on the suggested schedule and target species for the application periods:

- Application Period One (early spring - April/May): problematic species such as, but not limited to, reed canary grass, red/white clover, cool season adventive grasses.
- Application Period Two (late spring to early summer - May/June): problematic species such as, but not limited to, teasel, white/yellow sweet clover, thistle.
- Application Period Three (mid to late summer - July/August): problematic species such as, but not limited to, tall goldenrod, hairy aster, ragweed, cattails, purple loosestrife.
- Application Period Four (late summer and fall - September/October): problematic species such as, but not limited to, reed canary grass, thistle, common reed, red/white clover, cool season grasses.

Prescribed Burning. One prescribed burn may be conducted in the naturalized area during the three-year period. If deemed safe by the contractor and owner, the prescribed burn should be scheduled in the spring or fall of the third full growing season. Prescribed burning can reduce exotic weed species that may establish from seeds or rootstock material in the topsoil that is in situ or placed in these areas. Additionally, burning encourages the growth of native plant species from the established mixes and inhibits the growth of certain non-native vegetation.

Long-Term Mowing in Lieu of Prescribed Burning. If burning is deemed unsafe, end of growing season mowing can be conducted instead. Mowing the vegetation at the end of the growing season around November would be conducted annually after the vegetation has established (after year 2). This end of growing season mowing will partially replace some of the benefits provided by fire, in an area where prescribed burning is not feasible, mowing will be to a height of 6-9 inches. The mowing will only occur under dry or frozen ground conditions, so that soil disturbance from wheel ruts is avoided.

PERFORMANCE STANDARDS

Performance standards are established for all proposed projects involving naturalized areas so that the relative success may be evaluated. If the performance standards are not achieved by the end of the three-year management and monitoring program, the permittee is responsible for correction of any deficiencies through further management activities, which may include replanting.

1. Within 3 months of seed installation (or three months into the growing season if dormant seeded), at least 90% of the seeded areas (mesic prairie, wet prairie and sedge meadow), as measured by aerial coverage, shall be vegetated. A minimum 90% vegetative coverage shall be achieved in the second year and maintained throughout, and at the end of the three-year period for this area.
2. At the end of the second growing season, relative coverage of non-native species in the mesic prairie, wet prairie and sedge meadow area cannot exceed 50%. As such, relative coverage of natives shall be 50% or greater at the end of the second growing season. At the end of the third growing season, relative coverage of non-native species in the mesic prairie, wet prairie and sedge meadow area cannot exceed 20%. As such, relative coverage of natives shall be 80% or greater at the end of the third growing season.
3. At the end of the third growing season, the top three most dominant species based on relative coverage in the naturalized area (mesic prairie, wet prairie, sedge meadow and emergent) shall not be non-native. These species shall include, but not be limited to, the following: reed canary grass (*Phalaris arundinacea*); common reed (*Phragmites australis*); field thistle (*Cirsium arvense*); buckthorn (*Rhamnus spp.*); cattails (*Typha spp.*); teasel (*Dipsacus spp.*); purple loosestrife (*Lythrum salicaria*); clover (*Trifolium spp.*); and sweet clover (*Melilotus spp.*).
4. Relative coverage of cattails shall be less than 15% throughout, and at the end of, the three-year period.
5. At the end of the third growing season the emergent planting zone shall achieve 70% or greater native relative cover.

MONITORING

Vegetation Monitoring. Annual vegetation monitoring in the naturalized areas shall be conducted during the three-year period beginning immediately following planting/seeding. Vegetative transects/quadrats shall be added following seeding and plant installation in a manner that represents the site and different plant communities. The vegetation monitoring inspections shall be conducted twice per year (May/June and August/September).

Annual Monitoring Report. An annual monitoring report will be submitted to the Metropolitan Water Reclamation District of Greater Chicago by January 31 of each year during the three-year period or until performance standards are met and signoff is achieved.

The annual report must include a review of site progression towards meeting the performance standards and propose any necessary remedial actions. More specifically, the monitoring report must contain the following information, which will be based on data collected during the monitoring inspections.

1. A summary of management activities conducted during the year.
2. Representative photographs depicting general site conditions.
3. Provide the top three dominant species and relative vegetative coverage as needed to evaluate the performance standards.
4. Evaluate the status of the areas relative to the performance standards.
5. Recommend management activities for the following year to address any issues related to site success.

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

DETENTION BASIN PLANTING SPECIFICATIONS

1855 N. HICKS ROAD

PALATINE ILLINOIS

7325 Janes Avenue
Woodridge IL 60517
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DRAWING NO.

C4.4

Attachment: EXHIBIT - Final Engineering Plans -2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

MESIC PRAIRIE SEED MIX (0.44 acres)			
Type	Species	Common Name	Seeding Rate (lbs/ac)
Forbs	*Asclepias tuberosa*	Butterfly Weed	0.3125
	Aster laevis	Smooth Blue Aster	0.0625
	Aster novae-angliae	New England Aster	0.0625
	Astragalus canadensis	Canadian Milk Vetch	0.2500
	Baptisia leucantha	White Wild Indigo	0.5000
	Cassia fasciculata	Partridge Pea	0.2500
	Coreopsis lanceolata	Sand Coreopsis	0.1250
	Coreopsis palmata	Prairie Coreopsis	0.1250
	Coreopsis tripteris	Tall Coreopsis	0.1250
	Dalea candidum	White Prairie Clover	0.0630
	Dalea purpureum	Purple Prairie Clover	0.1250
	Desmodium illinoense	Illinois Tick-Trefoil	0.2500
	Echinacea pallida	Pale Purple Coneflower	0.2500
	Echinacea purpurea	Broad-leaved Pur. Coneflower	0.3125
	Eryngium yuccifolium	Rattlesnake Master	0.1875
	Euthamia graminifolia	Grass-Leaved Goldenrod	0.0625
	Lespedeza capitata	Round-Headed Bush Clover	0.1875
	Monarda fistulosa	Wild Bergamot	0.1250
	Penstemon digitalis	Foxglove Beard Tongue	0.1250
	Potentilla arguta	Prairie Cinquifoil	0.0625
	Pycnanthemum virginianum	Mountain Mint	0.0625
	Ratibida pinnata	Yellow Coneflower	0.2500
	Rudbeckia hirta	Black-eyed Susan	0.2500
	Rudbeckia subtomentosa	Sweet Black-eyed Susan	0.2500
	Silphium integrifolium	Rosin Weed	0.3125
	Solidago speciosa	Showy Goldenrod	0.0625
	Tradescantia ohiensis	Ohio Spiderwort	0.1875
	Verbena stricta	Hoary Vervain	0.1250
	Zizia aurea	Golden Alexanders	0.1875
		sub total	5.2505
Grasses & Sedges	*Andropogon gerardii*	Big Bluestem	1.000
	Bouteloua curtipendula	Side-oats Grama	6.000
	Carex bicknellii	Bicknells Sedge	0.125
	Carex brevior	Shorter Sedge	0.125
	Carex molesta	Field Oval Sedge	0.125
	Carex vulpinoidea	Fox Sedge	0.125
	Elymus canadensis	Canada Wild Rye	3.000
	Elymus virginicus	Virginia Wild Rye	2.000
	Panicum virgatum	Switch Grass	1.000
	Schizachyrium scoparius	Little Bluestem	6.000
		sub total	19.500
		Total Permanent Species:	24.751
Cover	*Avena sativa*	Seed Oats	32.000

WET PRAIRIE SEED MIX (0.21 acres)			
Type	Species	Common Name	Seeding Rate
Forbs	*Asclepias incarnata*	Swamp Milkweed	0.31250
	Bidens cernua	Nodding Bur Marigold	0.12500
	Boltonia asteroides	False Aster	0.06250
	Epilobium coloratum	Cinnamon Willow Herb	0.06250
	Euthamia graminifolia	Grass-Leaved Goldenrod	0.03125
	Eutrochium maculatum	Joe Pye Weed	0.12500
	Helenium autumnale	Sneezeweed	0.12500
	Liatris pycnostachya	Prairie Blazing Star	0.25000
	Lobelia cardinalis	Cardinal Flower	0.06250
	Lobelia siphilitica	Blue Lobelia	0.03125
	Lythrum alatum	Winged Loosetrife	0.00500
	Mimulus ringens	Monkey Flower	0.01563
	Oligoneuron riddellii	Riddell's Goldenrod	0.12500
	Physostegia virginiana	Obedient Plant	0.25000
	Pycnanthemum virginianum	Mountain Mint	0.06250
	Senna hebecarpa	Wild Senna	0.50000
	Symphyotrichum novae-angliae	New Endland Aster	0.12500
	Verbena hastata	Blue Vervain	0.18750
	Veronia fasciculata	Common Ironweed	0.12500
	Veronicastrum virginicum	Culvers Root	0.03125
		sub total	2.61438
Grasses & Sedges	*Calamagrostis canadensis*	Blue Joint Grass	0.12500
	Carex cristatella	Crested Oval Sedge	0.12500
	Carex scoparia	Lance-Fruited Oval Sedge	0.12500
	Carex tribuloided	Awl-Fruited Oval Sedge	0.12500
	Elymus riparius	Riverbank Rye	2.00000
	Elymus virginicus	Virginia Wild Rye	3.00000
	Glyceria striata	Fowl Manna Grass	0.12500
	Leersia oryzoides	Rice Cut Grass	0.50000
	Panicum virgatum	Switch Grass	1.50000
	Scirpus atrovirens	Dark-Green Bulrush	0.06250
	Scirpus cyperinus	Wool Grass	0.03125
	Scirpus pendulus	Rufous Bulrush	0.12500
	Spartina pectinata	Prairie Cord Grass	0.50000
		sub total	8.21875
		Total Permanent Species:	10.83313
Cover	*Avena sativa*	Seed Oats	32.000

SEDGE MEADOW SEED MIX (0.12 acres)			
Type	Scientific Name	Common Name	Seeding Rate (lbs/ac)
Forbs	*Asclepias incarnata*	Marsh Milkweed	0.35000
	Boltonia asteriodes recognita	False Aster	0.06250
	Coreopsis tripteris	Tall Coreopsis	0.37500
	Eupatorium perfoliatum	Common Boneset	0.06250
	Euthania graminifolia	Grass-leaved Goldenrod	0.06250
	Eutrochium maculatum	Spotted Joe-Pye Weed	0.06250
	Helenium autumnale	Sneezeweed	0.18750
	Iris virginica shrevei	Blue Flag Iris	1.00000
	Lobelia siphilitica	Great Blue Lobelia	0.06250
	Lycopus americanus	Water Horehound	0.06250
	Mentha arvensis	Wild Mint	0.06250
	Mimulus ringens	Monkey Flower	0.01563
	Penstemon digitalis	Foxglove Beard Tongue	0.12500
	Penthorum sedoides	Ditch Stonecrop	0.01563
	Physostegia virginiana	Obedient Plant	0.25000
	Pycnanthemum virginianum	Common Mountain Mint	0.06250
	Silphium perfoliatum	Cup Plant	0.50000
	Solidago gigantea	Late Goldenrod	0.06250
	Symphyotrichum lanceolatum	Panicled Aster	0.12500
	Symphyotrichum novae-angliae	New England Aster	0.12500
	Thalictrum dasycarpum	Purple Meadow Rue	0.18750
	Verbena hastata	Blue Vervain	0.25000
	Vernonia fasciculata	Iron Weed	0.25000
	Zizia aurea	Golden Alexanders	0.50000
		sub total	4.81875
Grasses & Sedges	*Calamagrostis canadensis*	Blue Joint Grass	0.12500
	Carex annectans xanthocarpa	Yellow Fox Sedge	0.06250
	Carex cristatella	Crested Oval Sedge	0.12500
	Carex frankii	Bristly Cattail Sedge	0.50000
	Carex hystericina	Porcupine Sedge	0.18750
	Carex molesta	Troublesome Sedge	0.25000
	Carex scoparia	Lance Fruited Oval Sedge	0.06250
	Carex stipata	Common Fox Sedge	0.25000
	Carex tribuloides	Awl-Fruited Sedge	0.06250
	Carex vulpinoidea	Brown Fox Sedge	0.12500
	Eleocharis erythropoda	Red-Rooted Spike Rush	0.12500
	Elymus canadensis	Canada Wild Rye	1.00000
	Elymus virginicus	Virginia Wild Rye	3.00000
	Glyceria striata	Fowl Mana Grass	0.12500
	Juncus dudleyi	Dudley's Rush	0.01563
	Juncus torreyi	Torrey's Rush	0.01563
	Leersia oryzoides	Rice Cut Grass	0.25000
	Panicum virgatum	Switch Grass	1.25000
	Scirpus atrovirens	Dark Green Bulrush	0.06250
	Scirpus cyperinus	Wool Grass	0.01563
	Scirpus pendulus	Red Bulrush	0.06250
	Spartina pectinata	Prairie Cord Grass	0.50000
		sub total	8.17188
		Total Permanent Species:	12.99063
Cove	*Avena sativa*	Seed Oats	32.000

SHORELINE PLUG ROWS Plants installed at toe of slope ~2' on center in two rows parallel with the shoreline (633LF)			
Row	Species	Common Name	Quantity
Shoreline Row	*Carex lacustris*	Lake Sedge	108
	Hibiscus laevis	Halberd Leaved Rose Mallow	36
	Iris virginica shrevei	Blue Flag	36
	Physostegia virginiana	Obedient Plant	72
	Scirpus atrovirens	Dark Green Bulrush	72
		Sub Total Plugs:	324
Upper Shoreline Row	*Asclepias incarnata*	Swamp Milkweed	36
	Carex emoryi	Riverbank Sedge	72
	Carex pellita	Woolly Sedge	72
	Liatris pycnostachya	Prairie Blazing Star	36
	Panicum virgatum	Switch Grass	108
		Sub Total Plugs:	324
		Total Plugs:	648

SHALLOW EMERGENT PLUG MIX (0.18 acres) (5,000 plugs per acre)		
Species	Common Name	Quantity
Acorus americanus	Sweet Flag	108
Iris virginica shrevei	Blue Flag	72
Juncus effusus	Soft Rush	108
Sagittaria latifolia	Common Arrowhead	72
Schoenoplectus fluviatilis	River Bulrush	108
Scirpus acutus	Hardstem bulrush	108
Scirpus pungens	Chairmaker's Rush	108
Scirpus validus creber	Great Bulrush	108
Sparganium eurycarpum	Bur Reed	108
	Total:	**900**

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

ILLINOIS

NATIVE SEED MIXES

1855 N. HICKS ROAD

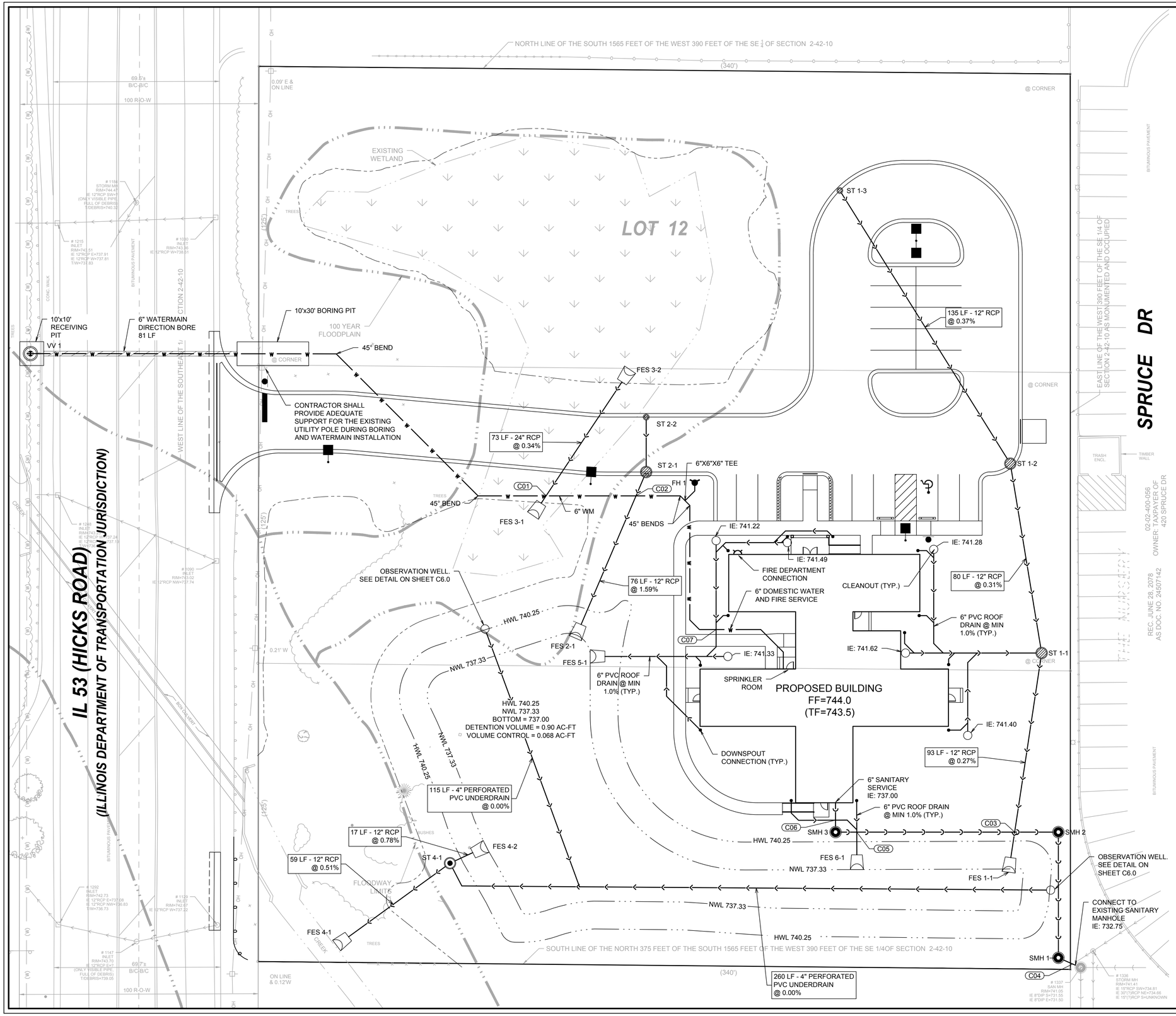
PALATINE

7325 Janes Avenue
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DRAWING NO.

C4.5

Attachment: EXHIBIT - Final Engineering Plans -2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
   FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE, DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.

UTILITY CROSSINGS

C01 24" STM B/P 737.31 *
6" WM T/P 734.90

C02 12" STM B/P 737.86 *
6" WM T/P 735.40

C03 12" STM B/P 736.88
8" SAN T/P 736.06

C04 8" SAN T/P 733.53
EX. 15" STM B/P UNKNOWN
VERIFY IN THE FIELD

C05 6" STM B/P 738.90
8" SAN T/P 737.41

C06 6" STM B/P 741.45
8" SAN T/P 737.63

C07 6" STM B/P 740.82 *
6" WM T/P 737.76

*DENOTES WM PROTECTION
SEE DETAIL ON C6.1

NO.	DATE	REVISIONS DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

UTILITY PLAN

1855 N. HICKS ROAD

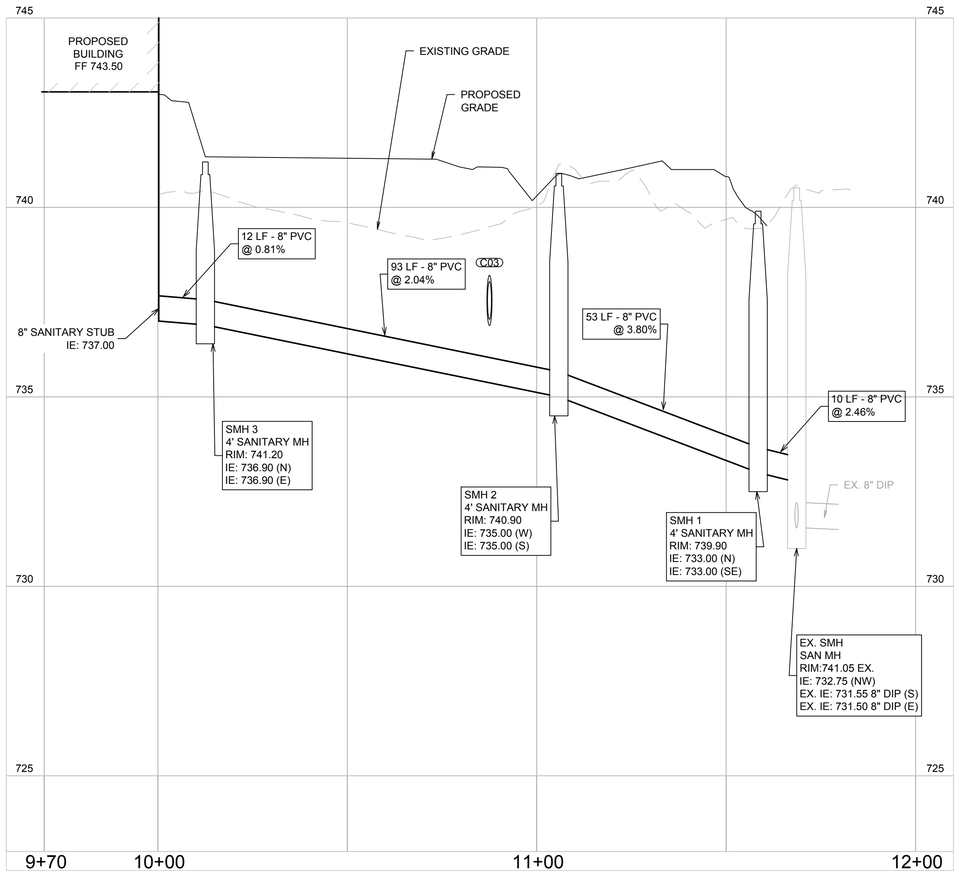
PALATINE, ILLINOIS

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Woodridge, IL 60517
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GRAPHIC SCALE
20 10 0 20
1" = 20'

DRAWING NO.
C5.0

Attachment: EXHIBIT - Final Engineering Plans - 2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



SANITARY PROFILE
SCALE: HORIZ: 1"= 20'
VERT: 1" =2'

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	INVERT
FES 1-1	12" FES	737.00 (12" N)
FES 2-1	12" FES	737.00 (12" NE)
FES 3-1	24" FES	737.53 (24" NE)
FES 3-2	24" FES	737.78 (24" SW)
FES 4-1	12" FES	735.70 (12" NE)
FES 4-2	12" FES	737.33 (12" SW)
FES 5-1	CONCRETE HEADWALL IDOT STD. 601101-0 W/ RODENT SHIELD	737.33 (6" E)
FES 6-1	CONCRETE HEADWALL IDOT STD. 601101-0 W/ RODENT SHIELD	737.33 (6" N)

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
OW 1	OBSERVATION WELL	RIM: 741.02		736.00 (4" W)
OW 2	OBSERVATION WELL	RIM: 739.91		736.00 (4" S)
ST 1-1	4' MH (Open)	RIM: 740.40	737.25 (12" N) 737.75 (6" W)	737.25 (12" S)
ST 1-2	4' MH (Open)	RIM: 741.70	737.50 (12" NW)	737.50 (12" S)
ST 1-3	2' Inlet	RIM: 741.00		738.00 (12" SE)
ST 2-1	4' MH (Open)	RIM: 741.12	738.20 (12" N)	738.20 (12" SW)
ST 2-2	2' Inlet	RIM: 741.50		738.50 (12" S)
ST 4-1	4' MH (Closed) RESTRICTOR MANHOLE WITH 2.79" DIA. PLATE RESTRICTOR AND BACKFLOW PREVENTER	RIM: 741.50	737.20 (12" NE) 736.00 (4" SE)	736.00 (12" SW)

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	FINISHED GRADE
FH 1	FIRE HYDRANT	FG=742.20

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	RIM GRADE
VV 1	6" PRESSURE CONNECTION TO EXISTING 10" WATERMAIN	RIM=744.20

REVISIONS

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

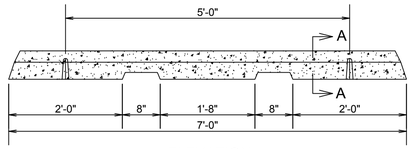
SANITARY PROFILES AND STRUCTURES TABLE

1855 N. HICKS ROAD
PHASE
PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.
C5.1

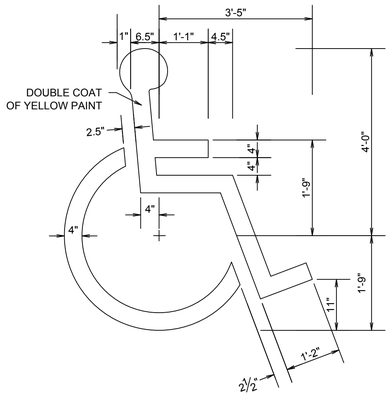
Attachment: EXHIBIT - Final Engineering Plans 2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



NOTES:

1. WHEEL STOPS TO BE CENTERED IN WIDTH OF PARKING STALLS.
2. STEEL PINS TO BE PROVIDED AS REQUIRED TO SECURE WHEEL STOPS.
3. WHEEL STOPS TO BE PLACED 1' OFFSET OF E/P

CONCRETE WHEEL STOP



NOTE: SYMBOL TO BE CENTERED IN PARKING STALL.

PAINTED ACCESSIBLE STALL SYMBOL



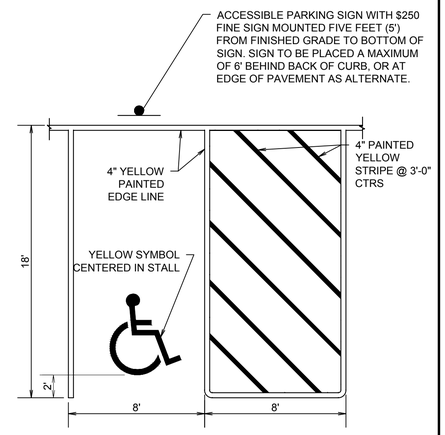
ACCESSIBLE PARKING SIGN

WITH $250 FINE SIGN

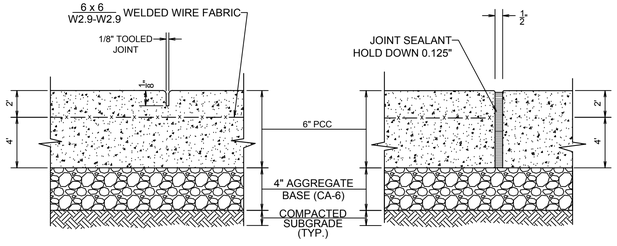
MUTCD R7-8, 12"x18"

MUTCD R7-8a, 12"x6"

ACCESSIBLE PARKING SIGN



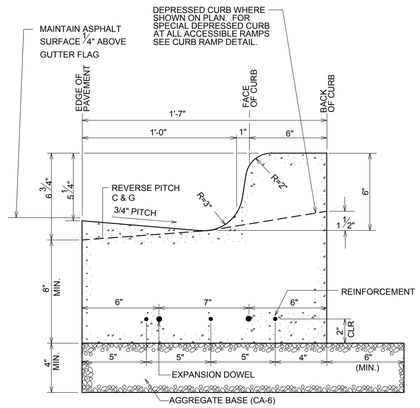
ACCESSIBLE PARKING STALL



(NOT APPROPRIATE FOR LARGE SLABS)

NOTE:
UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. & EXPANSION JOINTS TO BE 40'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

CONCRETE PAD W/ REINFORCEMENT

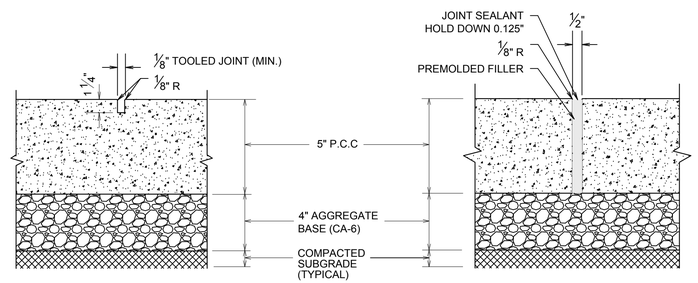


RELATIVE ELEVATIONS		
	STANDARD PITCH	REVERSE PITCH
E/P	0.00	0.00
GUTTER FLAG	-1/4" (-0.021)	+1/4" (+0.021)
FLOW LINE	-1" (-0.083)	+1" (+0.083)
T/C	+5" (+0.417)	+7" (+0.583)

NOTES:

1. REINFORCEMENT: PROVIDE 3 No.5 STEEL BARS, 10' LONG, CENTERED OVER ALL TRENCH CROSSINGS.
2. EXPANSION JOINT: PLACE AT ENDS OF ALL RADII, 5' ON EACH SIDE OF DRAINAGE STRUCTURES AND AT 45' MAX. INTERVALS IN STRAIGHT CURB & GUTTER. PROVIDE No. 6x18" LONG SMOOTH STEEL DOWEL BARS WITH 1" DIA. GREASE CAP THRU EXPANSION JOINTS. (3/4" THICK BITUMINOUS FILLER MATERIAL).
3. CONTRACTION JOINT: PROVIDE 2" DEEP CONTRACTION JOINTS AT 15' INTERVALS.
4. 2'-6" LONG TIE BAR ON 2'-6" CENTERS SHALL BE PROVIDED WHEN CURB IS ADJACENT TO P.C.C. PAVEMENT.
5. PROVIDE 2 NO. 6x2'-6" LONG TIE BARS TO CONNECT EXISTING AND NEW CURB AND GUTTER.

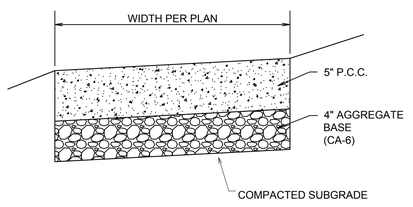
B6.12 CURB AND GUTTER



NOTE:

UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. AND EXPANSION JOINTS TO BE 40' O.C. MAX., OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

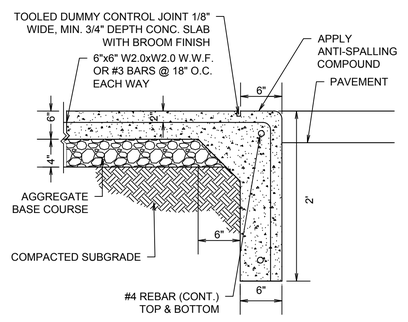
CONCRETE SIDEWALK



NOTES:

MINIMUM 1.0% SLOPE IN AT LEAST ONE DIRECTION. CONSTRUCTED CROSS SLOPE NOT TO EXCEED 2% AND LONGITUDINAL SLOPE NOT TO EXCEED 5%

CONCRETE SIDEWALK



NOTES:

1. SEE LAYOUT PLAN FOR CONCRETE SIDEWALK AND PAVEMENT SECTION DETAILS.

TURN - DOWN CURB AND SIDEWALK

REVISIONS

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

CONSTRUCTION DETAILS

1855 N. HICKS ROAD

PALATINE, ILLINOIS

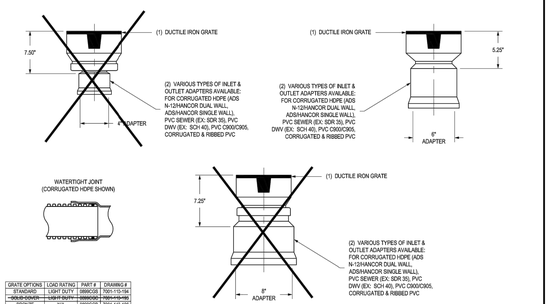
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DRAWING NO.

C6.0

Attachment: EXHIBIT - Final Engineering Plans - 2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

NYLOPLAST 8" INLINE DRAIN: 2708AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0899CGS	7001-110-104
~~HEAVY DUTY~~	~~HEAVY DUTY~~	~~0899CGD~~	~~7001-110-105~~
~~BICYCLE~~	~~N/A~~	~~0899CGB~~	~~7001-110-106~~
~~DOME~~	~~N/A~~	~~0899DGD~~	~~7001-110-107~~

1 - GRATE/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
3 - DIMENSIONS ARE FOR REFERENCE ONLY.
4 - ACTUAL DIMENSIONS MAY VARY.

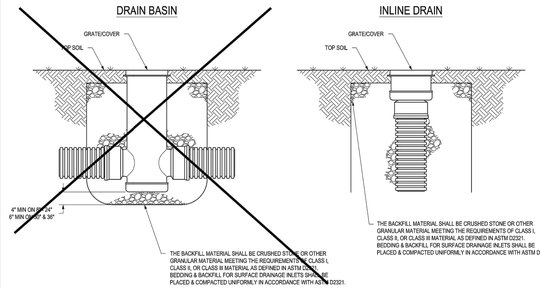
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DRAWN BY	CJA
DATE	06-25-09
REVISED BY	CCA
DATE	07-19-13
DWG SIZE	A
SCALE	NTS
SHEET	1 OF 1
DWG NO.	7003-110-000
REV	G
MATERIAL	
PROJECT NO./NAME	

3126 VERONA AVE.
BUFORD, GA 30518
PHONE (770) 932-2811
FAX (770) 932-2440
www.nyloplast-us.com

TITLE: 8 IN INLINE DRAIN DESIGN DETAILS

NON TRAFFIC INSTALLATION



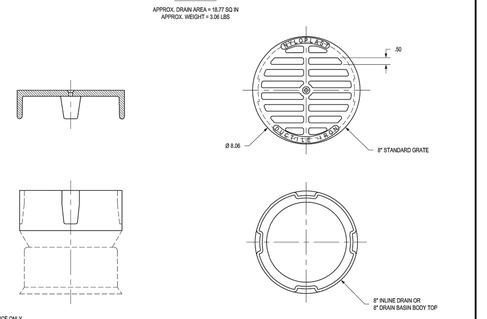
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DRAWN BY	CJA
DATE	9-30-09
REVISED BY	NMH
DATE	03-11-16
DWG SIZE	A
SCALE	1:25
SHEET	1 OF 1
DWG NO.	7001-110-111
REV	F
MATERIAL	
PROJECT NO./NAME	

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BUFORD, GA 30518
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FAX (770) 932-2440
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TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

0899CGS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-038

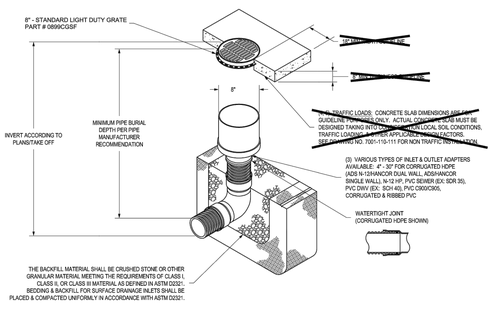
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DRAWN BY	EBC
DATE	03-03-06
REVISED BY	CCA
DATE	09-27-13
DWG SIZE	A
SCALE	1:4
SHEET	1 OF 1
DWG NO.	7001-110-104
REV	C
MATERIAL	DUCTILE IRON
PROJECT NO./NAME	

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FAX (770) 932-2440
www.nyloplast-us.com

TITLE: 8 IN STANDARD GRATE ASSEMBLY

NYLOPLAST INLINE DRAIN WITH STANDARD GRATE



1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO INLINE DRAINS SEE DRAWING NO. 7003-110-000 & 7003-110-001.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL N-12 HP, & PVC SEWER (4" - 24").
4 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
5 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY, NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

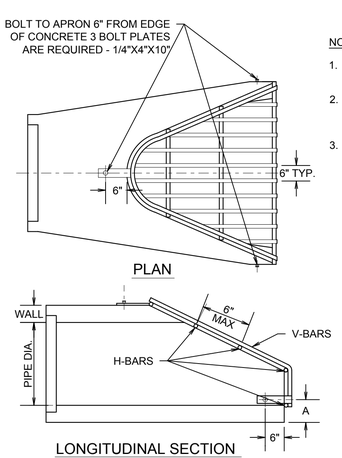
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DRAWN BY	EBC
DATE	1-23-08
REVISED BY	NMH
DATE	03-15-16
DWG SIZE	A
SCALE	1:40
SHEET	1 OF 1
DWG NO.	7003-110-022
REV	J
MATERIAL	
PROJECT NO./NAME	

3126 VERONA AVE.
BUFORD, GA 30518
PHONE (770) 932-2811
FAX (770) 932-2440
www.nyloplast-us.com

TITLE: INLINE DRAIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL

GRATE FOR FLARED END SECTION

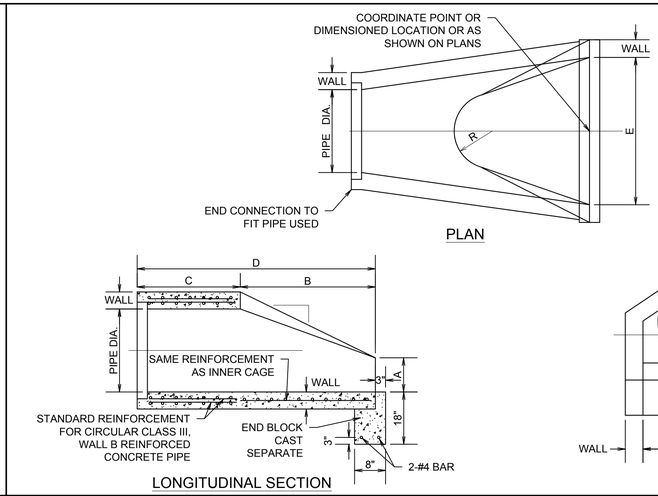


NOTES:

1. BARS AND PLATES ARE HOT-ROLLED STEEL.
2. BARS, PLATES AND PIPE ARE FINISHED WITH 2 COATS OF ALUMINUM PAINT.
3. BOLTS ARE GALVANIZED.

	APRON SIZE	V-BAR SIZE	H-BAR SIZE	NO. OF H-BARS REQ'D	BOLT DIA	"A" DIM
	INCHES				INCHES	
ROUND PIPE APRONS	12	1/2 DIA	5/8 DIA	3	1/2	4
	15	1/2 DIA	5/8 DIA	3	1/2	4 1/2
	18	1/2 DIA	5/8 DIA	4	1/2	4 1/2
	21	1/2 DIA	5/8 DIA	4	1/2	5
	24	5/8 DIA	3/4 DIA	4	1/2	5
	27	5/8 DIA	3/4 DIA	4	1/2	5 1/2
	30	5/8 DIA	3/4 DIA	4	1/2	5 1/2
	36	3/4 DIA	1 DIA	4	3/4	8
	42	3/4 DIA	1 DIA	4	3/4	8
	48	3/4 DIA	1 DIA	5	3/4	8
	54	3/4 DIA	1 1/2PIPE	5	3/4	8
	60	3/4 DIA	1 1/2PIPE	5	3/4	8
	66	3/4 DIA	1 1/2PIPE	6	3/4	8
	72	3/4 DIA	1 1/2PIPE	6	3/4	9
	84	3/4 DIA	1 1/2PIPE	7	3/4	10
	90	3/4 DIA	1 1/2PIPE	7	3/4	14

PRECAST REINFORCED CONCRETE FLARED END SECTION



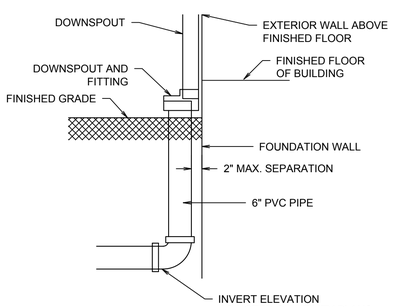
PIPE DIA.	WALL	A	B	C	D	E	R	SLOPE
12"	2"	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	9"	3:1
15"	2 1/4"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	3:1
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	12"	3:1
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	13"	3:1
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	14"	3:1
27"	3 1/4"	10 1/2"	4'-0"	25 1/2"	6'-1 1/2"	4'-6"	14 1/2"	3:1
30"	3 1/2"	12"	4'-6"	19 3/4"	6'-1 3/4"	5'-0"	15"	3:1
33"	3 3/4"	13 1/2"	4'-10 1/2"	39 1/4"	8'-1 3/4"	5'-6"	17 1/2"	3:1
36"	4"	15"	5'-3"	34 1/4"	8'-1 3/4"	6'-0"	20"	3:1
42"	4 1/2"	21"	5'-3"	35"	8'-2"	6'-6"	22"	3:1
48"	5"	24"	6'-0"	26"	8'-2"	7'-0"	22"	3:1
54"	5 1/2"	27"	5'-5"	35"	8'-4"	7'-6"	24"	2.4:1
60"	6"	35"	5'-0"	39"	8'-3"	8'-0"	*	2:1
66"	6 1/2"	30"	6'-0"	27"	8'-3"	8'-6"	*	2:1
72"	7"	36"	6'-6"	21"	8'-3"	9'-0"	*	2.26:1
78"	7 1/2"	36"	7'-6"	21"	9'-3"	9'-6"	*	2.12:1
84"	8"	36"	7'-6 1/2"	21"	9'-3 1/2"	10'-0"	*	1.94:1

* RADIUS AS FURNISHED BY MANUFACTURER

NOTES:

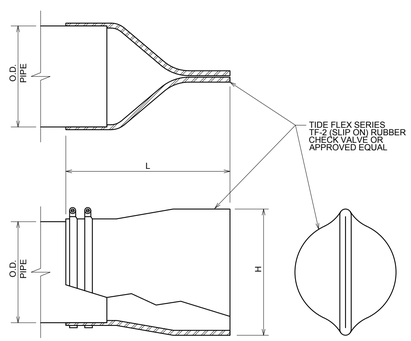
1. PRECAST CONCRETE FLARED END SECTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL B REINFORCED CONCRETE PIPE.
2. LENGTHS OF PIPE WHICH TERMINATE WITH A FLARED END SECTION INCLUDE THE LENGTH OF THE FLARED END SECTION.

DOWNSPOUT CONNECTOR



CHECK VALVE DETAIL (RUBBER SLIP ON TYPE)

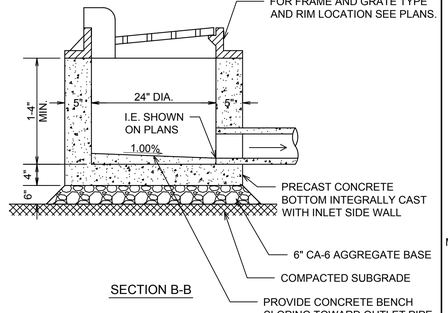
TO BE INSTALLED ON DOWNSTREAM PIPE WITHIN STRUCTURE ST 4-1



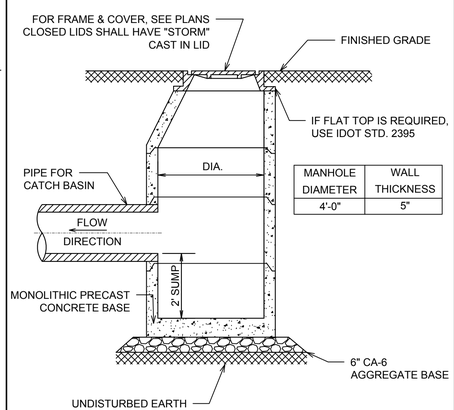
SIZE (NOM.)	PIPE OUTSIDE DIAMETER	LENGTH L	MAXIMUM HEIGHT H
12"	16"	26"	20"

DIMENSIONAL INFORMATION TO BE VERIFIED BY THE MANUFACTURER.

2' DIAMETER INLET

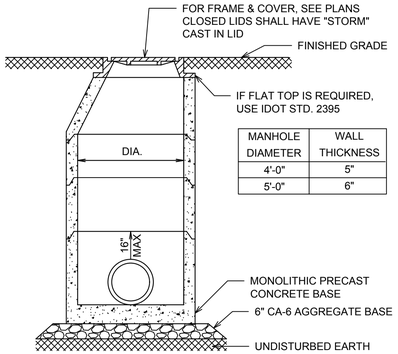


CATCH BASIN



MANHOLE DIAMETER	WALL THICKNESS
4'-0"	5"

STORM MANHOLE



MANHOLE DIAMETER	WALL THICKNESS
4'-0"	5"
5'-0"	6"

NOTES:

1. STRUCTURES ARE TO COMPLY WITH THE SECTION 32 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND IDOT HIGHWAY STANDARDS.

REVISIONS

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

CONSTRUCTION DETAILS

1855 N. HICKS ROAD

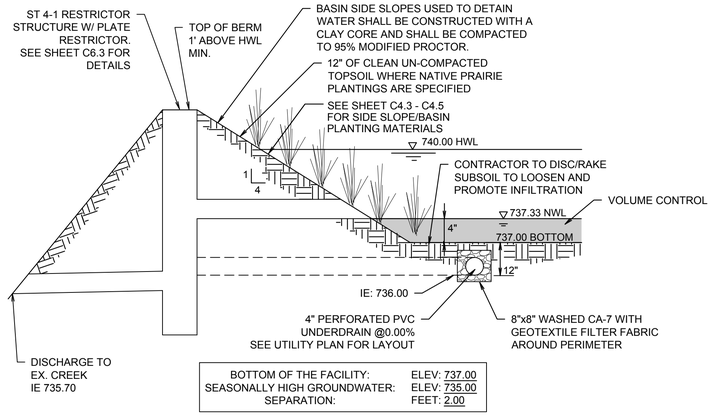
PHASE

PALATINE, ILLINOIS

7325 James Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

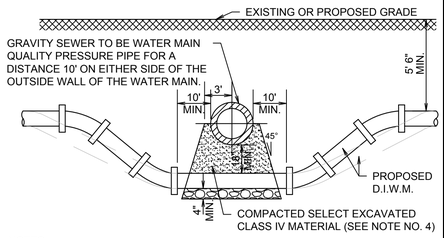
DRAWING NO.
C6.1

Attachment: EXHIBIT - Final Engineering Plans -2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



BOTTOM OF THE FACILITY:	ELEV: 737.00
SEASONALLY HIGH GROUNDWATER:	ELEV: 735.00
SEPARATION:	FEET: 2.00

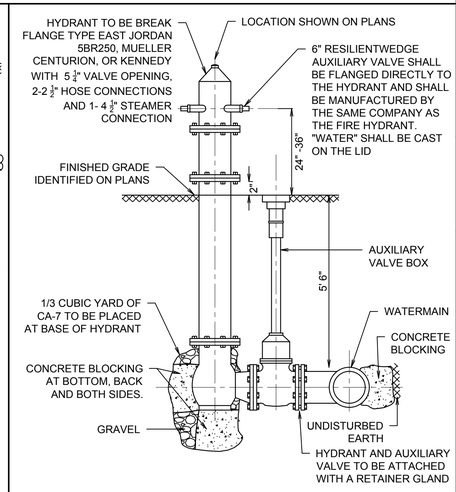
TYPICAL SECTION - STORMWATER MANAGEMENT FACILITY



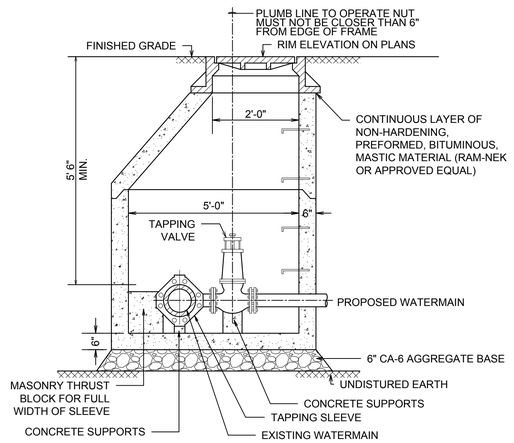
NOTES:

1. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN SIZE AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN SIZE. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATER MAIN DEPTH ARE REQUIRED OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE CLOW NO. F-1058, OR APPROVED EQUAL.
2. COMPACTED MATERIAL BELOW SEWER SHALL CONFORM TO STANDARD SPECIFICATION FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS STD. DWG. NO. 20. AND 23
3. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWERS SHALL COMPLY WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR SEWERS AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.

WATER MAIN CROSSING



HYDRANT ASSEMBLY



NOTES:

1. CONCRETE TO BE MINIMUM 4500 PSI AT 28 DAYS.
2. VAULTS TO BE MANUFACTURED WITH WELDED WIRE STEEL FABRIC CONFORMING TO ASTM A-185.
3. VAULTS TO BE MANUFACTURED TO COMPLY WITH ASTM DESIGNATION C-478 AND IDOT STANDARDS.
4. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH RUBBER GASKET O-RINGS PER ASTM C443.
5. SEE PLANS FOR FRAME AND GRATE INFORMATION.
6. CAST IRON STEPS TO BE PROVIDED AT 16" C-C WHEN REQUIRED.

PRESSURE CONNECTION

REVISIONS

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

CONSTRUCTION DETAILS

1855 N. HICKS ROAD

PHASE

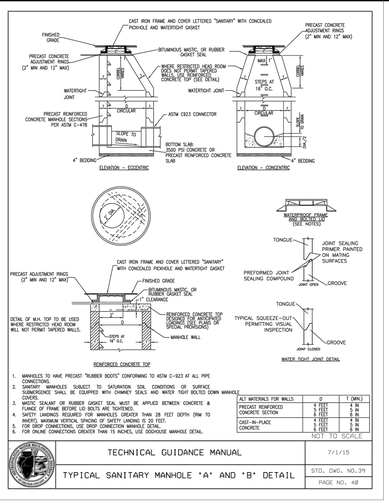
PALATINE, ILLINOIS

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DRAWING NO.

C6.2

Attachment: EXHIBIT - Final Engineering Plans -2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

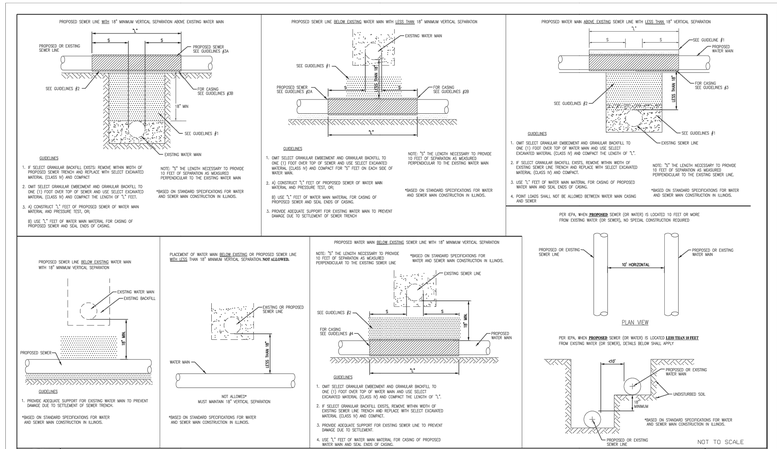


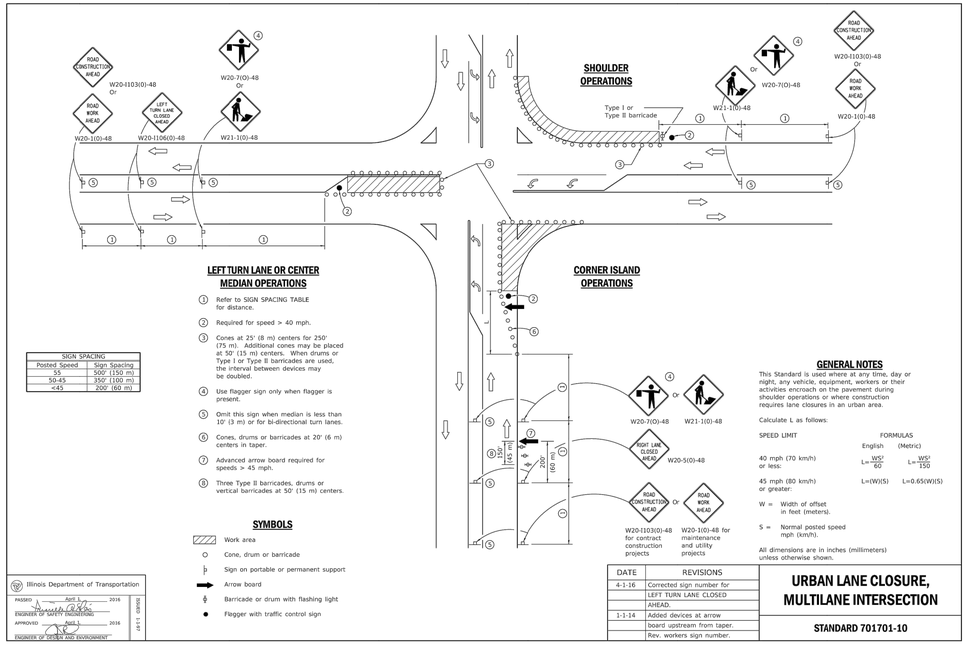
1. MANHOLES TO HAVE PRECAST "RUBBER BOOTS" CONFORMING TO ASTM C-923 AT ALL PIPE CONNECTIONS.
2. SANITARY MANHOLES SUBJECT TO SATURATION SOIL CONDITIONS OR SURFACE SUBMERGENCE SHALL BE EQUIPPED WITH CHAINEY SEALS AND WATER TIGHT COVERS.
3. PROPER SEALANT OR RUBBER GASKET SEAL MUST BE APPLIED BETWEEN CONCRETE & FLANGE OF FRAME BEFORE LID BOLTS ARE TIGHTENED.
4. SAFETY LADDINGS REQUIRED FOR MANHOLES GREATER THAN 20 FEET DEPTH (MIN TO INVERT). MINIMUM VERTICAL SPACING OF SAFETY LANDING IS 20 FEET.
5. FOR DROP CONNECTIONS, USE DROP CONNECTION MANHOLE DETAIL.
6. FOR INLINE CONNECTIONS GREATER THAN 15 INCHES, USE DOGHOUSE MANHOLE DETAIL.

ALT MATERIALS FOR WALLS	D	T (MIN.)
PRECAST REINFORCED CONCRETE SECTION	4' (1.2)	6 IN
	5' (1.5)	6 IN
	6' (1.8)	6 IN
CAST-IN-PLACE CONCRETE	4' (1.2)	8 IN
	5' (1.5)	8 IN

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL SANITARY MANHOLE "A" AND "B" DETAIL	STD. DWG. NO.39
	PAGE NO. 40


PROPOSED SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION ABOVE EXISTING WATER MAIN
PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION
PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION
PROPOSED SEWER
PROPOSED WATER MAIN
EXISTING WATER MAIN
EXISTING SEWER LINE
SEE GUIDELINES #1
SEE GUIDELINES #2
SEE GUIDELINES #3
FOR CASING SEE GUIDELINES #3
SEE GUIDELINES #4
SEE GUIDELINES #5
GUIDELINES
1. 6" SELECT GRANULAR BACKFILL (CA-7, CA-11, OR CA-13) AROUND WATER MAIN AND SEWER MAIN.
2. 4" CRUSHED AGGREGATE BASE COURSE (CA-7,CA-11 OR CA-13) UNDER WATER MAIN AND SEWER MAIN.
3. 12" SELECT GRANULAR BACKFILL (CA-7, CA-11, OR CA-13) ABOVE WATER MAIN AND SEWER MAIN.
4. 4" CRUSHED AGGREGATE BASE COURSE (CA-7,CA-11 OR CA-13) UNDER SEWER MAIN.
5. 6" SELECT GRANULAR BACKFILL (CA-7, CA-11, OR CA-13) ABOVE SEWER MAIN.
6. FOUNDATION WHERE SOIL CONDITIONS WARRANT
7. 6" SELECT GRANULAR BACKFILL (CA-7, CA-11, OR CA-13) AROUND SEWER MAIN.
8. 4" OR ¼ PIPE DIA. (MIN.) BEDDING (CA-7,CA-11 OR CA-13) UNDER SEWER MAIN.
9. FOUNDATION WHERE SOIL CONDITIONS WARRANT
10. 12" (MIN.) SELECT GRANULAR BACKFILL (CA-7, CA-11, OR CA-13) ABOVE SEWER MAIN.
11. 1/2 O.D. UNDISTURBED OR COMPACTED EARTH
12. 1/2 O.D. SELECT GRANULAR BACKFILL (CA-7, CA-11, OR CA-13)
13. 1/2 O.D. SELECT GRANULAR BACKFILL (CA-7, CA-11, OR CA-13)
14. 1/2 O.D. UNDISTURBED OR COMPACTED EARTH
15. 1/2 O.D. SELECT GRANULAR BACKFILL (CA-7, CA-11, OR CA-13)
16. 1/2 O.D. SELECT GRANULAR BACKFILL (CA-7, CA-11, OR CA-13)
17. 1/2 O.D. UNDISTURBED OR COMPACTED EARTH
18. 1/2 O.D. SELECT GRANULAR BACKFILL (CA-7, CA-11, OR CA-13)
19. 1/2 O.D. SELECT GRANULAR BACKFILL (CA-7, CA-11, OR CA-13)



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

1. Refer to SIGN SPACING TABLE for distance.
2. Required for speed > 40 mph.
3. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
4. Use flagger sign only when flagger is present.
5. Omit this sign when median is less than 10' (3 m) or for bi-directional turn lanes.
6. Cones, drums or barricades at 20' (6 m) centers in taper.
7. Advanced arrow board required for speeds > 45 mph.
8. Three Type II barricades, drums or vertical barricades at 50' (15 m) centers.

SYMBOLS

- Work area
- Cone, drum or barricade
- Sign on portable or permanent support
- Arrow board
- Barricade or drum with flashing light
- Flagger with traffic control sign

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement during shoulder operations or where construction requires lane closures in an urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

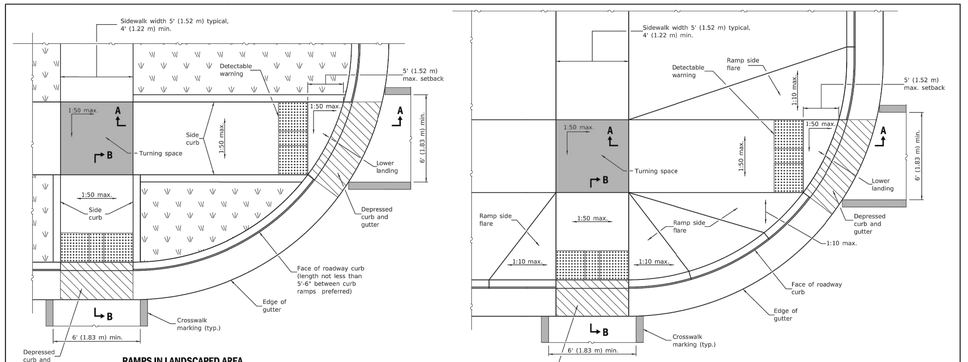
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTU 3-1-19

DATE	REVISIONS
4-1-16	Corrected sign number for LEFT TURN LANE CLOSED AHEAD.
1-1-14	Added devices at arrow board upstream from taper.
	Rev. workers sign number.

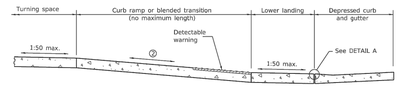
URBAN LANE CLOSURE, MULTILANE INTERSECTION

STANDARD 701701-10



RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'

RAMPS IN PAVED AREA SETBACK ≤ 5'

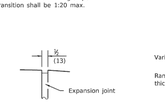


SECTION A-A

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:26 max.



SIDE CURB DETAIL

DETAIL A

See Sheet 2 for GENERAL NOTES.

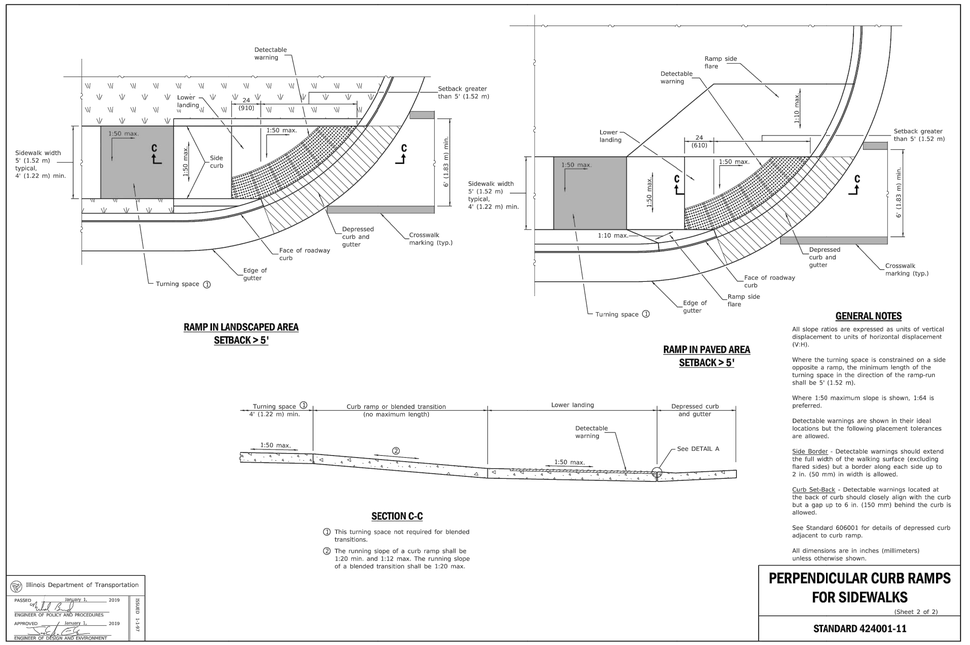
Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTU 3-1-19

DATE	REVISIONS
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

STANDARD 424001-11



RAMP IN LANDSCAPED AREA SETBACK > 5'

RAMP IN PAVED AREA SETBACK > 5'

SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

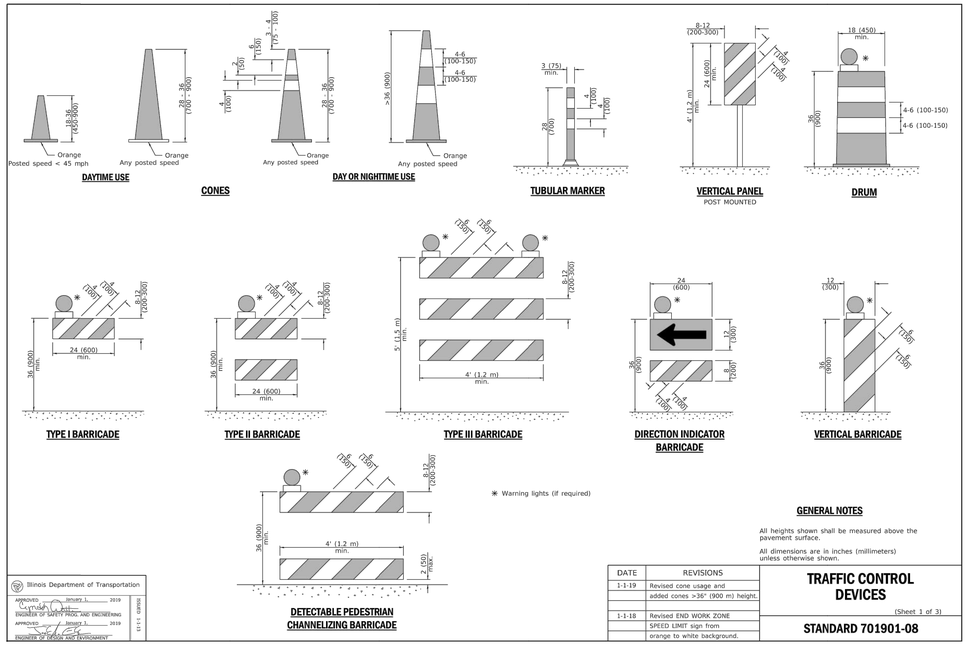
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTU 3-1-19

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

STANDARD 424001-11



GENERAL NOTES

All heights shown shall be measured above the pavement surface.

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

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTU 3-1-19

DATE	REVISIONS
1-1-19	Revised cone usage and added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE SPEED LIMIT sign from orange to white background.

TRAFFIC CONTROL DEVICES

(Sheet 1 of 3)

STANDARD 701901-08

REVISIONS		
NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

IDOT DETAILS

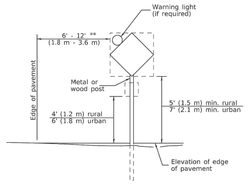
1855 N. HICKS ROAD

PALATINE ILLINOIS

7325 Janes Avenue
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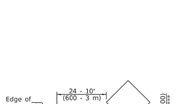
DRAWING NO.
C6.4

Attachment: EXHIBIT - Final Engineering Plans -2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



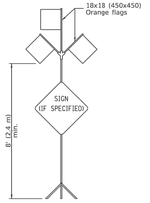
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.



SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE



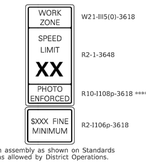
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



Sign assembly as shown on Standards or as allowed by District Operations.



This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

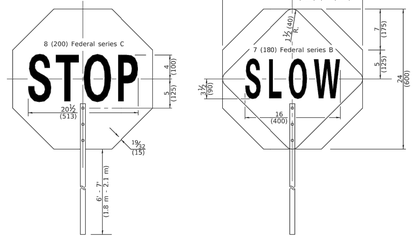
**** R10-I108p shall only be used along roadways under the juristiction of the State.



W12-I103-4848

WIDTH RESTRICTION SIGN

XX-XX' width and X miles are variable.



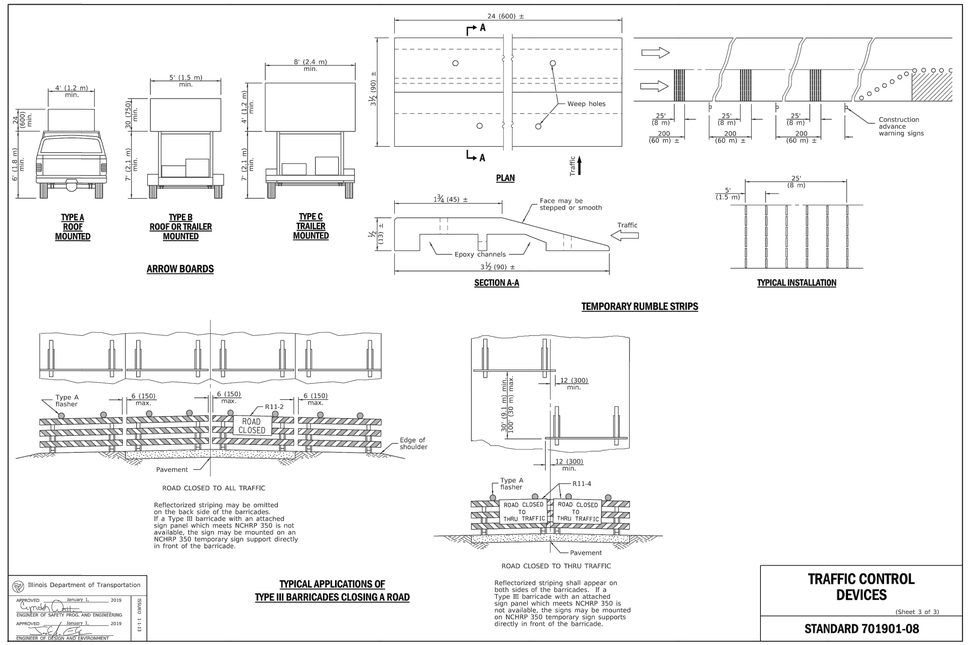
FLAGGER TRAFFIC CONTROL SIGN

Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/IDOT 1-1-19

TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

STANDARD 701901-08



TYPE A ROOF MOUNTED | **TYPE B ROOF OR TRAILER MOUNTED** | **TYPE C TRAILER MOUNTED**

ARROW BOARDS

PLAN

SECTION A-A

TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/IDOT 1-1-19

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-08

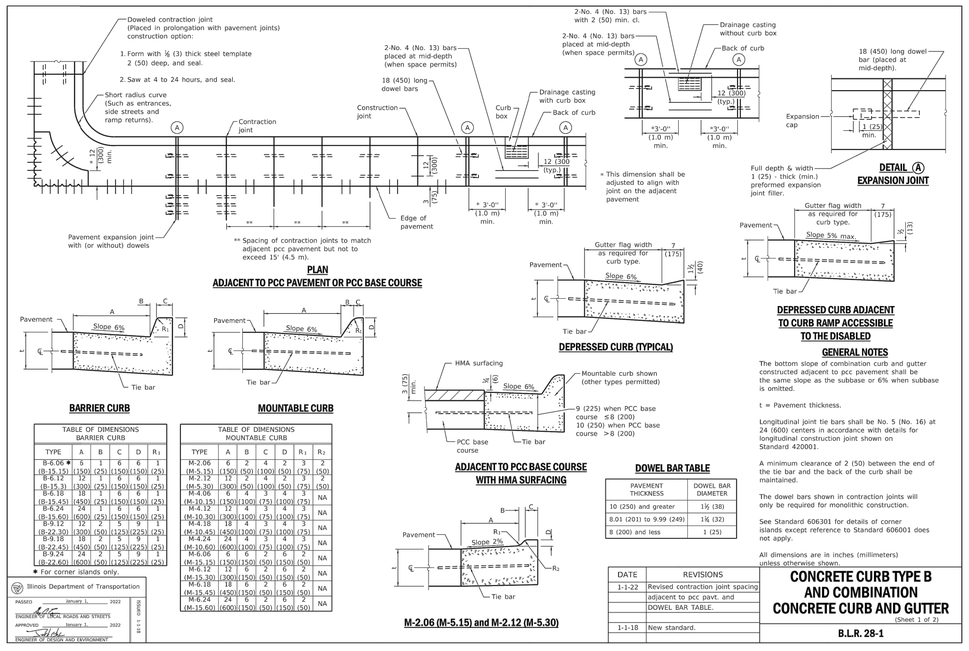


TABLE OF DIMENSIONS
BARRIER CURB

TYPE	A	B	C	D	R_1
B-6.06 ✱ (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

✱ For corner islands only.

TABLE OF DIMENSIONS
MOUNTABLE CURB

TYPE	A	B	C	D	R_1	R_2	
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)	
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)	
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)		NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)		NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)		NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)		NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)		NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)		NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)		NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)		NA

DOWEL BAR TABLE

PAVEMENT THICKNESS	DOWEL BAR DIAMETER
10 (250) and greater	1½ (38)
8.01 (201) to 9.99 (249)	1¼ (32)
8 (200) and less	1 (25)

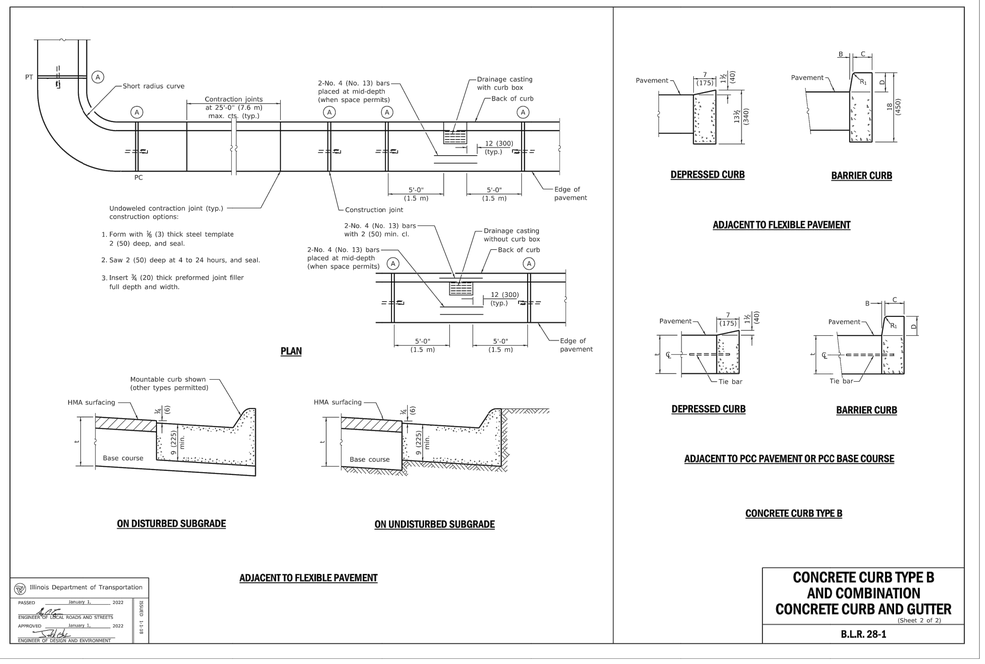
DATE	REVISIONS
1-1-22	Revised contraction joint spacing adjacent to pcc pavt. and DOWEL BAR TABLE.
1-1-18	New standard.

Illinois Department of Transportation
PASSED January 1, 2022
ENGINEER OF LOCAL ROADS AND STREETS
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/IDOT 1-1-18

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 1 of 2)

B.L.R. 28-1



Illinois Department of Transportation
PASSED January 1, 2022
ENGINEER OF LOCAL ROADS AND STREETS
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/IDOT 1-1-18

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 2 of 2)

B.L.R. 28-1

REVISIONS			
NO.	DATE	DESCRIPTION	
1	06-27-24	REVISED PER VILLAGE COMMENTS	

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

IDOT DETAILS
1855 N. HICKS ROAD
PALATINE
ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C6.4

Attachment: EXHIBIT - Final Engineering Plans 2024 0627 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

DRAWING INDEX

A1 SITE PLAN
BUILDING INFORMATION

A2 FLOOR PLAN
TRASH ENCLOSURE DETAILS

A3 CONTAINER PLAN

A4 ROOF PLAN

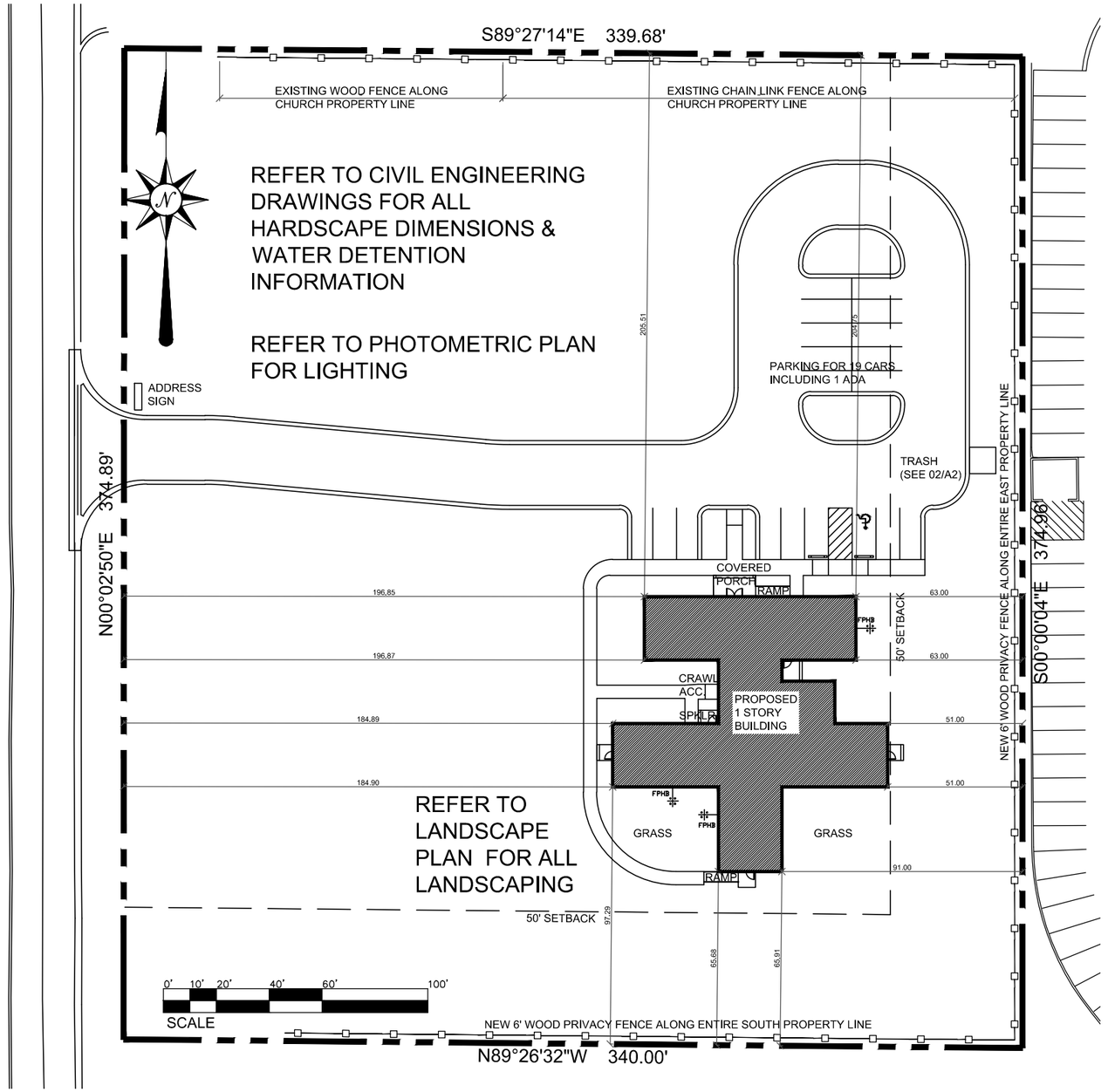
A5 NORTH ELEVATION
WEST ELEVATION

A6 SOUTH ELEVATION
EAST ELEVATION

BUILDING INFORMATION

CONSTRUCTION TYPE VB
RESIDENTIAL GROUP R-2 OCCUPANCY
OCCUPANT LOAD
- OFFICE AREAS = 428 SF @ 1:150 = 3 PERSONS
- RESIDENTIAL AREAS = 2005 SF @ 1:200 = 11 PERSONS
- SLEEPING ROOMS = 1 PER ROOM = 12 PERSONS
- TOTAL LOAD = 26 PERSONS

SPRINKLER SYSTEM: YES
BUILDING AREA = 6080 SF



01 SITE PLAN
SCALE: 1" = 50'-0"

7.C.1.d

SHEET NO. A-1

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD
ELGIN, IL

TOWN STUDIOS, INC.
1207 SHERMER ROAD
NORTHBROOK, IL 60062
PHONE: 847-498-0900

Attachment: EXHIBIT - Final Architectural PUD 5.2.24 v2_v1 (1) (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and

COVERED PORCH
16'-0" X 8'-0"

ADA RAMP 1

OFFICE 2
9'-0" X 12'-5"

OFFICE 1
15'-11" X 8'-0"

VESTIBULE
11'-2" X 7'-6"

EXIT 1

HALL
4'-0" WIDE

COMMUNITY SPACE
39'-4" X 23'-0"

FPHB

CLOSET

CONFERENCE
ROOM
18'-7" X 10'-3"

ADA
RESTROOM
8'-6" X 6'-0"

EXIT 5

STOOP 5
6'-8" X 8'-0"

DINING
23'-0" X 20'-2"

STUDY HALL
19'-2" X 15'-2"

STOOP 6
6'-8" X 5'-0"

BEDROOM 3
10'-0" X 7'-2"

BEDROOM 4
10'-0" X 7'-2"

BATH 2
11'-9" X 7'-0"

SPRINKLER
6'-2" X 7'-2"

KITCHEN
17'-8" X 14'-0"

HALL
5'-0" WIDE

LAUNDRY
7'-1" X 7'-2"

BATH 4
11'-9" X 7'-0"

BEDROOM 7
9'-7" X 7'-2"

BEDROOM 8
9'-7" X 7'-2"

STOOP 2
5'-0" X 6'-0"

EXIT 2

WEST HALL
7'-4" WIDE

EAST HALL
7'-4" WIDE

EXIT 4

STOOP 4
5'-0" X 6'-0"

BEDROOM 1
7'-2" X 10'-0"

BEDROOM 2
7'-2" X 10'-0"

BATH 1
11'-9" X 7'-0"

STORAGE
6'-4" X 7'-2"

OFFICE 3
7'-2" X 6'-2"

OFFICE 4
7'-2" X 6'-2"

UTILITY
6'-4" X 7'-2"

BATH 3
11'-9" X 7'-0"

BEDROOM 5
10'-0" X 7'-2"

BEDROOM 6
10'-0" X 7'-2"

FPHB

ADA
BATH 3
7'-0" X 11'-11"

BATH 4

FPHB

SOUTH HALL
7'-4" WIDE

ADA
BEDROOM 9
10'-0" X 7'-2"

BEDROOM 11
7'-2" X 10'-0"

ADA
BEDROOM 10
10'-0" X 7'-2"

BEDROOM 12
7'-2" X 10'-0"

ADA
EXIT 3

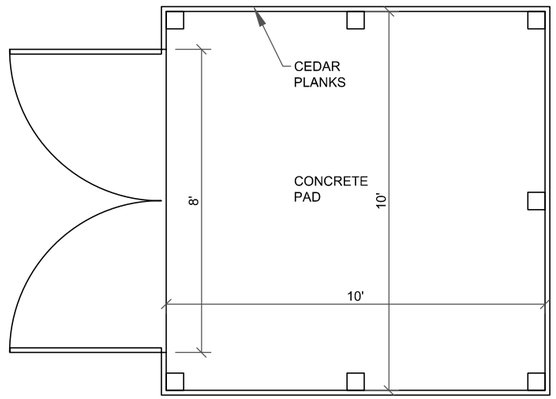
ADA RAMP 2

STOOP 3
6'-6" X 6'-0"

01 FLOOR PLAN

0' 2' 4' 8' 12' 20'

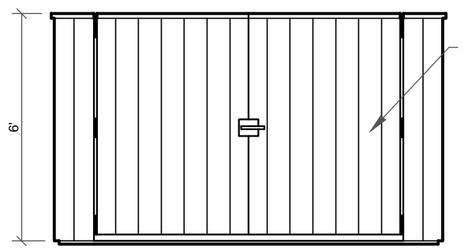
SCALE



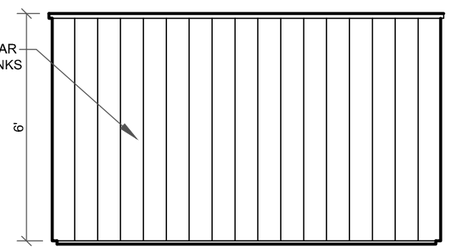
PLAN

0' 2' 4' 8'

SCALE



FRONT ELEVATION



TYPICAL BACK & SIDE ELEVATION

02 TRASH ENCLOSURE DETAILS

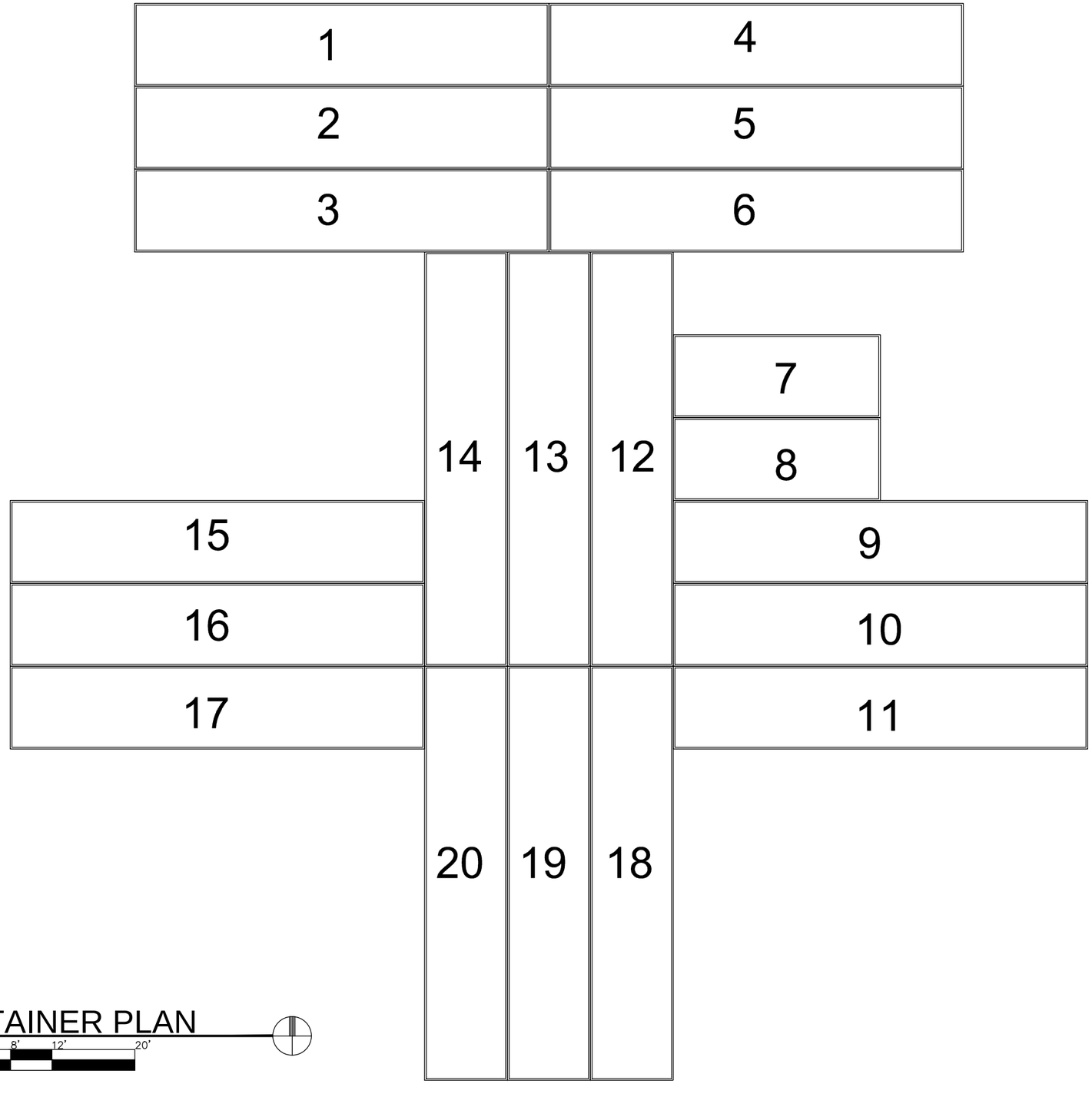
SHEET NO. A-2

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1207 SHERMER ROAD
PHONE: 847-498-0900

Attachment: EXHIBIT - Final Architectural PUD 5.2.24 v2_v1 (1) (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and



01 CONTAINER PLAN

SCALE 0' 2' 4' 8' 12' 20'

7.C.1.d

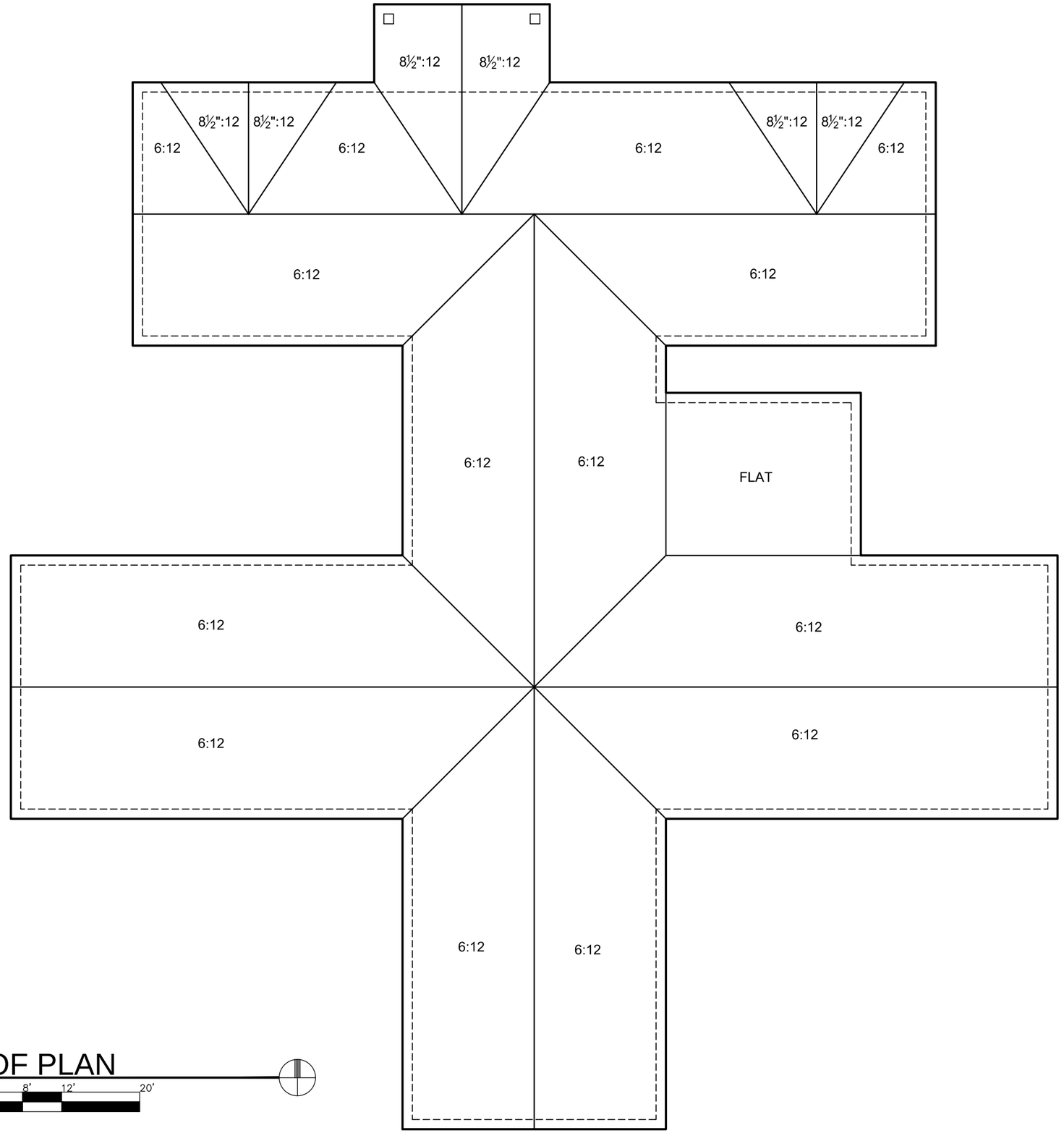
SHEET NO. A-3

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1207 CHERMER ROAD
PHONE: 847-498-0900

Attachment: EXHIBIT - Final Architectural PUD 5.2.24 v2_ v1 (1) (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and



01 ROOF PLAN

0' 2' 4' 8' 12' 20'

SCALE

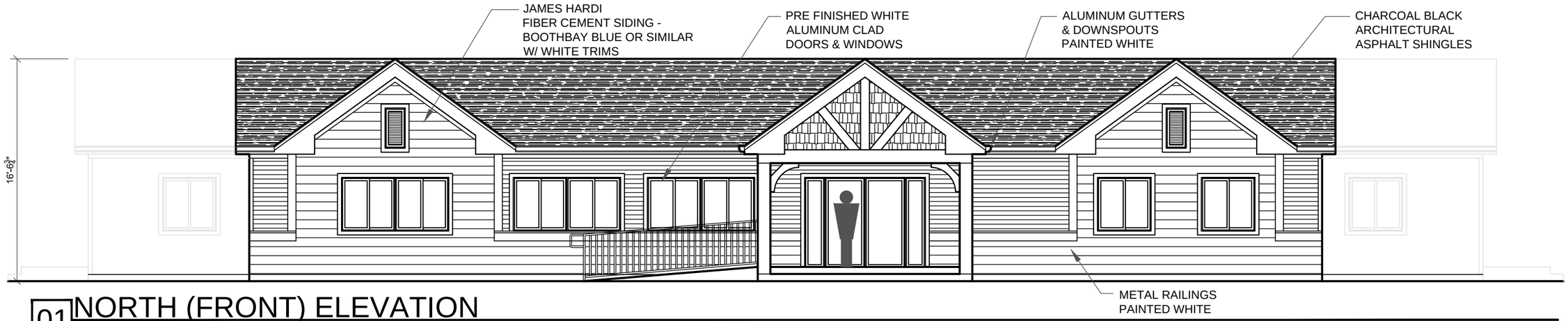
SHEET NO. A-4

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1207 SHERMER ROAD
PHONE: 847-498-0900

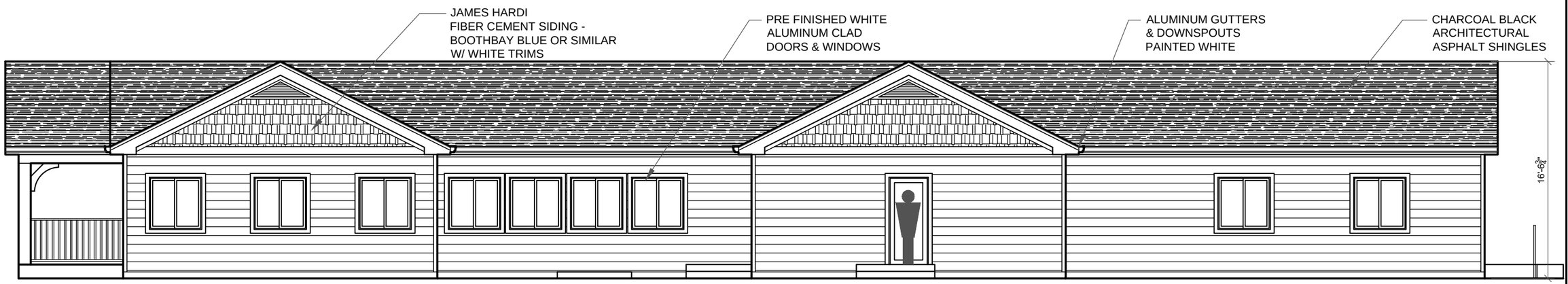
Attachment: EXHIBIT - Final Architectural PUD 5.2.24 v2_v1 (1) (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and



01 NORTH (FRONT) ELEVATION

0' 2' 4' 8' 12' 20'

SCALE



02 WEST (RIGHT SIDE) ELEVATION

0' 2' 4' 8' 12' 20'

SCALE

7.C.1.d

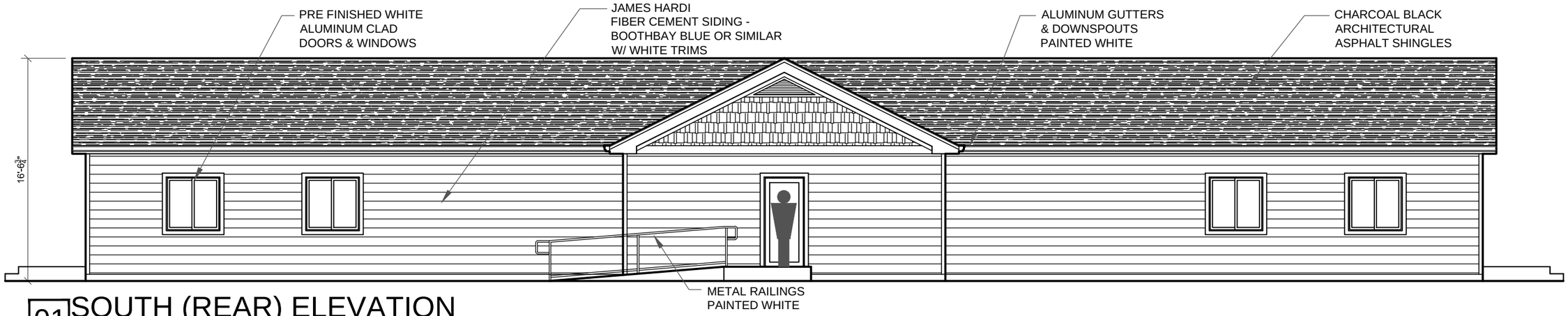
SHEET NO. A-5

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1207 SHERMER ROAD
PHONE: 847-498-0900

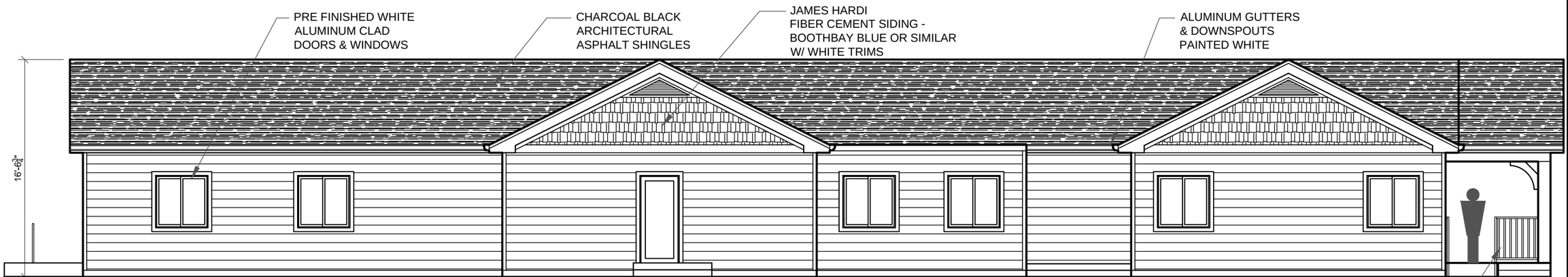
Attachment: EXHIBIT - Final Architectural PUD 5.2.24 v2_v1 (1) (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and



01 SOUTH (REAR) ELEVATION

0' 2' 4' 8' 12' 20'

SCALE



02 EAST (LEFT SIDE) ELEVATION

0' 2' 4' 8' 12' 20'

SCALE

SHEET NO. A-6

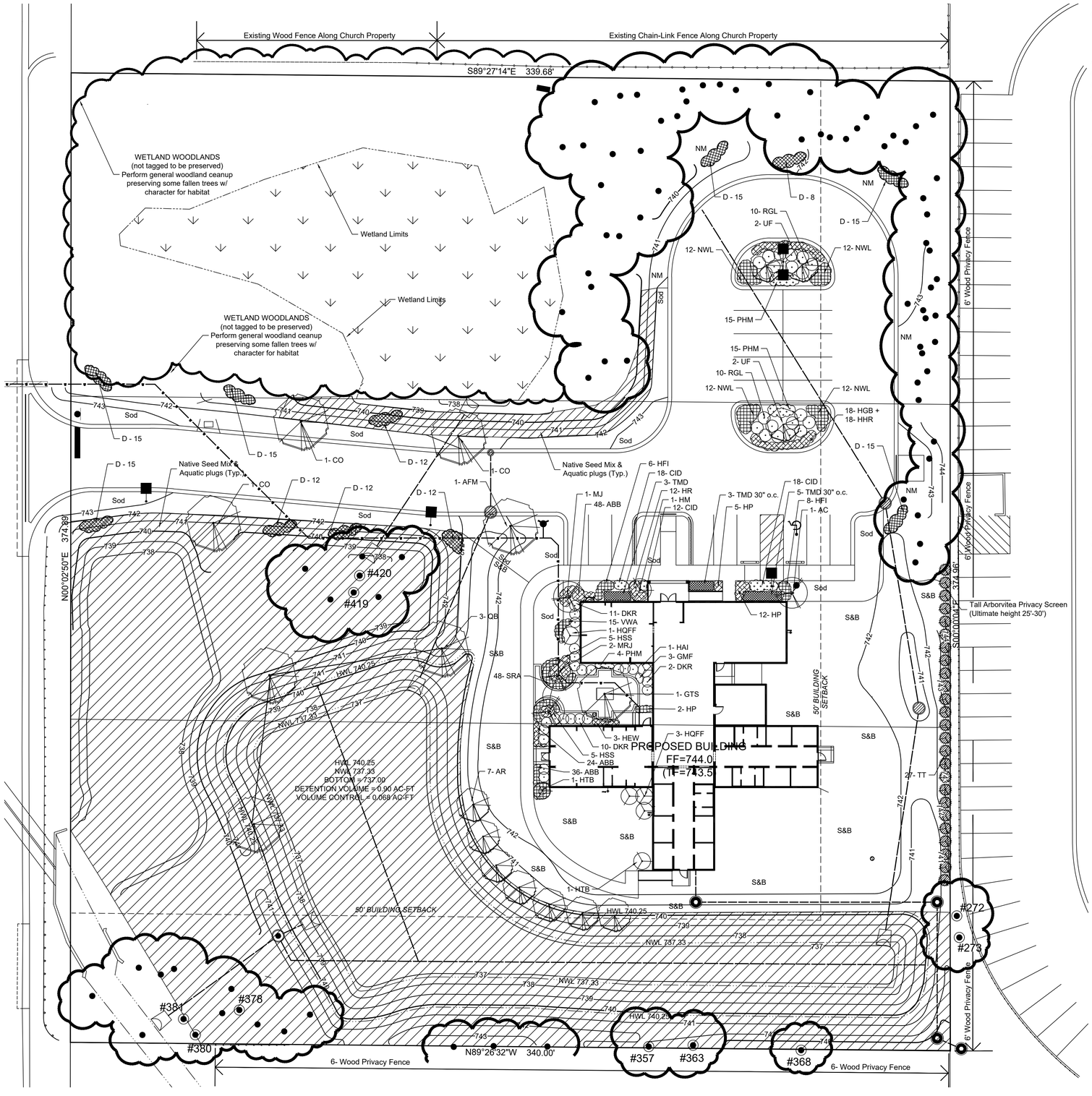
DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1207 SHERMER ROAD
PHONE: 847-498-0900

Attachment: EXHIBIT - Final Architectural PUD 5.2.24 v2_v1 (1) (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and





PLANT LIST : PALATINE GROUP HOME, Palatine, IL (rev 5/24 for submission)

OVERALL SITE, PARKING LOT & BUILDING FOUNDATION

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFM	1	Acer f. 'Marmo'	Marmo Freeman Maple	2.5"BB
CO	3	Celtis occidentalis	Hackberry	2.5"BB
GTS	1	Gleditsis t.i.'Skyline'	Skyline Honeylocust	2.5" BB
QB	3	Quercus bicolor	Swamp White Oak	2.5"BB
UF	3	Ulmus minor x parv.'Frontier'	Frontier Elm	2.5"BB
DECIDUOUS ORNAMENTAL TREES				
AC	1	Amelanchier canadensis	Shadblow Serviceberry	6'BB-clump
AR	7	Alnus incana rugosa	Speckled Alder	6'BB-clump
HM	1	Heptacodium miconioides	Seven Son Flower	6'BB-clump
MJ	1	Magnolia 'Jane'	Jane Magnolia	6'BB-clump
MRJ	2	Malus 'Red Jewel'	Red Jewel Crabapple	6'BB-clump
EVERGREEN SHRUBS				
TMD	11	Taxus m.'Densiformis'	Dense Yew	30"
TT	27	Thuja o. 'Mission'	Techny Arborvitae	5'BB
DECIDUOUS SHRUBS				
DKR	23	Diervilla 'G2X885411'	Red Kodiak Diervilla	#3
HTB	1	Heptacodium m.'SMHMRF'	Temple of Bloom Seven Son Fl.	#5
HAI	1	Hydrangea a.'Incrediball'	Incrediball Hydrangea	#5
HQFF	4	Hydrangea p.'SMNHPM'	Quick Fire Fab Hydrangea	#5
RGL	20	Rhus a.'Gro-Low'	Gro-Low Sumac	#3
ORNAMENTAL GRASSES				
CID	48	Carex m. 'Ice Dance'	Ice Dance Sedge	#1(12"OC)
PHM	34	Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	#1(18"OC)
PERENNIALS & GROUNDCOVERS				
ABB	120pl	Ajuga r.'Bronze Beauty'	Bronze Beauty Ajuga(5-flat@24)	(12"OC)
GMF	3	Geranium s. 'Max Frei'	Max Frei Bloody Crainsbill	#1(18"OC)
HGB	36	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1(18"OC)
HRR	36	Hemerocallis 'Rosey Returns'	Rosey Returns Daylily	#1(18"OC)
HEW	3	Hosta 'Empress Wu'	Empress Wu Hosta	#1(42"OC)
HFI	14	Hosta 'Fire & Ice'	Fire & Ice Hosta	#1(24"OC)
HFB	2	Hosta 'Fragrant Bouquet'	Fragrant Bouquet Hosta	#1(30"OC)
HP	39	Hosta 'Patriot'	Patriot Hosta	#1(18"OC)
HSS	15	Hosta 'Sum & Substance'	Sum & Substance Hosta	#1(30"OC)
NJW	48	Nepeta x f.'Novanepjun'	Junior Walker Catmint	#1(24"OC)
PQ	2	Parthenocissus quinquefolia	Virginia Creeper	#2
SRA	48pl	Sedum r.'Angelina' Crooked	Yellow Stonecrop (2flats@24/fl)	(18"OC)
VWA	15	Veronica 'Wizard of Ahhs'	Wizard of Ahhs Speedwell	#1(18"OC)
SPRING BULBS (mix @ 6" OC)				
D	100	Narcissi 'King Alfred'	King Alfred Daffodil	
D	70	Narcissi 'Flower Record'	Flower Record Daffodil	

MATERIALS LIST:

440	SY	Sod (Kentucky Bluegrass Blend-mineral base-per Specs)
1280	SY	Seed & Blanket (See Specs)
100	SY	No Mow Fescue Seed Mix & Blanket (See L-1 & Specs)
27	CY	Mulch (Shredded non-dyed Hardwood)
27	CY	Compost (Mushroom or Yard Waste)
PATIO		
500	SF	Geometric Faux Slate Pavers (Silver Creek by Rochester Conc. Products) Color:Bluestine, Dry set See Sheet L-4
100	SF	Concrete Brick Pavers (Copthorne by Unilock) Color: Burgandy Dry set See Sheet L-4
26	LF	Concrete Curb (6")
1		Tree Grate (#TSB55 5'x5' plastic by PolyGrate) See Sheet L-4
1		Tree Grate Frame (5' Frame by PolyGrate) See Sheet L-4
2		Benches by Barco Products (6' on conc.pad) See Products Sheet L-5
1		Bench by Barco Products (4' on conc.pad) See Products Sheet L-5
2		Trash Receptacles by Barco Products with ground mount See L-5
1		Picnic Table by Barco Products (4'x4') #KBM1210 Sheet L-5
1		Picnic Table by Barco Products(4'x4'-wheelchair accessible#KBM1225

LEGEND

- Existing Shade Trees (Tagged) To Be Preserved
- #368 — Existing Shade Trees (Tagged) To Be Preserved (Quality Species)
- Proposed Shade Trees (Native Species)
- Proposed Ornamental Trees (Native Species)
- Large Deciduous Shrubs
- Dwarf Deciduous Shrubs
- Evergreen Hedge
- Upright Evergreen Shrubs
- Ornamental Grasses
- Perennials & Groundcovers
- Native Seed Mixes & Aquatic Plugs (See V3 Sheet C4.3)
- Sod — Sod = Kentucky Bluegrass Blend Mineral Base
- S&B — S&B = Kentucky Bluegrass/ Perennial Rye W/ Straw Blanket
- NM — NM = No-Mow Fescue Seed Mix W/ Straw Blanket

QUALITY SPECIES TREES TO BE PRESERVED

TAG #	COMMON NAME & SIZE
272	Black Walnut – 4.0"
273	Black Walnut – 6.0"
357	Hackberry – 6.0"
363	Hackberry – 4.0"
368	Hackberry - 7.0"
378	Black Walnut – 4.0"
380	Hackberry – 8.0'
381	Red Oak – 26.0"
419	Hackberry – 5.0"
420	Hackberry – 5.0"

NO MOW FESCUE SEED MIX
Prairie Nursery Westfield, WI

COMMON NAME	PERCENT	GERMINAT
SR5100 Chewings Fescue	23.52%	85%
Sheep Fescue	23.52%	85%
Dawson Red Fescue	11.76%	85%
SR100 Hard Fescue	11.76%	85%
Scaidis Hard Fescue	11.76%	85%
Creeping Red Fescue	11.70%	85%
Annual Ryegrass	3.88%	90%

Seed Rate 5 lbs per 100 sq. ft. or 220 lbs per acre

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

SCALE 1" = 20'
0 20 40

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REVISIONS

1 - Village Submission	2024-05-06

GROUP HOME FOR FOSTER CHILDREN

Palatine, IL

Housing Opportunity Development Corporation

JOHN M. RYAN no. 157-000129 LICENSED LANDSCAPE ARCHITECT STATE OF ILLINOIS

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

Landscape Architecture
Park & Recreation Design
Municipal Consulting

www.ivesryangroup.com

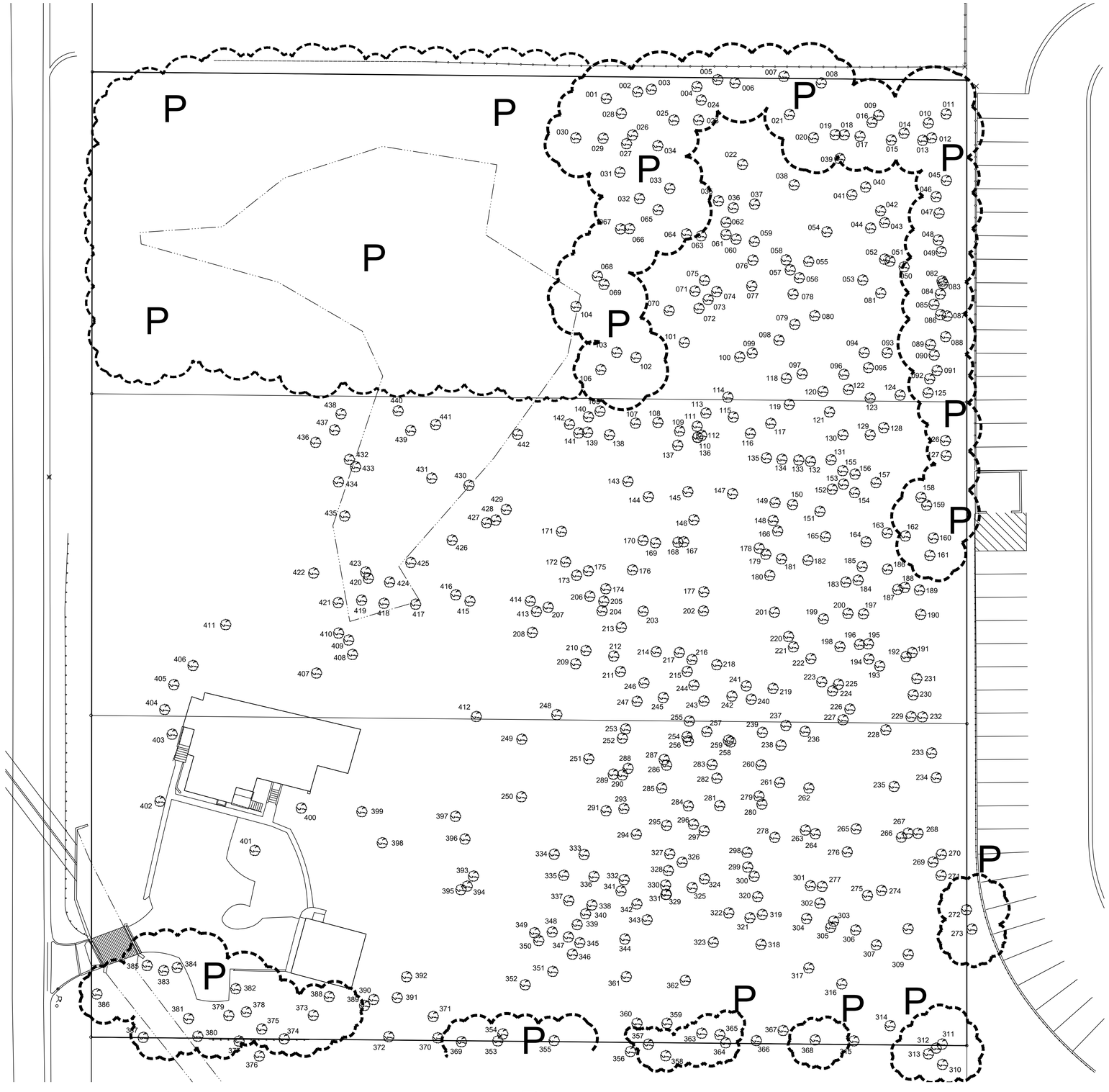
MASTER LANDSCAPE & AMENITIES PLAN

PROJECT NO.: 1823 - 9398 JOB NO.:

DATE: 2024-04-19
SCALE: 1"=20'
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET L-1

Attachment: EXHIBIT - LandscplanSUBMISSION SET 2024-05-06_v1 (1) (2024-06 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)


P
P
P

92	092	6x4	Malus pumila	Apple	4
93	093	3x4	Malus pumila	Apple	4
94	094	4	Malus pumila	Apple	3
95	095	10	Prunus serotina	Black Cherry	3
96	096	4	Malus pumila	Apple	3
97	097	12	Prunus serotina	Black Cherry	3
98	098	7	Malus pumila	Apple	3
99	099	4	Malus pumila	Apple	5
100	100	2x7	Malus pumila	Apple	3
101	101	3x4	Malus pumila	Apple	4
102	102	6	Fraxinus pennsylvanica	Green Ash	6
103	103	13	Acer negundo	Ash-Leaf Maple	3
104	104	6	Acer negundo	Ash-Leaf Maple	3
105	105	6	Morus alba	White Mulberry	3
106	106	4x5	Malus pumila	Apple	3
107	107	4	Malus pumila	Apple	3
108	108	7	Malus pumila	Apple	3
109	109	4	Malus pumila	Apple	3
110	110	4	Malus pumila	Apple	3
111	111	2x4	Malus pumila	Apple	3
112	112	4	Malus pumila	Apple	3
113	113	2x5	Malus pumila	Apple	3
114	114	16	Prunus serotina	Black Cherry	2
115	115	4	Malus pumila	Apple	4
116	116	4	Malus pumila	Apple	4
117	117	6	Malus pumila	Apple	4
118	118	4	Malus pumila	Apple	3
119	119	5	Malus pumila	Apple	4
120	120	5	Malus pumila	Apple	3
121	121	4	Malus pumila	Apple	5
122	122	4	Malus pumila	Apple	5
123	123	3x4	Malus pumila	Apple	4
124	124	5	Malus pumila	Apple	5
125	125	16	Acer negundo	Ash-Leaf Maple	3
126	126	2x12	Acer negundo	Ash-Leaf Maple	3
127	127	20	Acer negundo	Ash-Leaf Maple	4
128	128	2x4	Malus pumila	Apple	4
129	129	4	Malus pumila	Apple	4
130	130	4	Malus pumila	Apple	3
131	131	4	Malus pumila	Apple	3
132	132	12	Malus pumila	Apple	3
133	133	5	Malus pumila	Apple	4
134	134	7	Malus pumila	Apple	3
135	135	6	Malus pumila	Apple	4
136	136	3x4	Malus pumila	Apple	4
137	137	8	Malus pumila	Apple	3
138	138	4	Morus alba	White Mulberry	3
139	139	4	Morus alba	White Mulberry	3
140	140	4	Morus alba	White Mulberry	3
141	141	4	Morus alba	White Mulberry	3
142	142	5	Morus alba	White Mulberry	3
143	143	5	Malus pumila	Apple	4
144	144	3x5	Malus pumila	Apple	3
145	145	3x6	Malus pumila	Apple	4
146	146	13	Malus pumila	Apple	3
147	147	2x5	Malus pumila	Apple	3
148	148	4	Malus pumila	Apple	4
149	149	6	Malus pumila	Apple	3
150	150	3x4	Malus pumila	Apple	4
151	151	2x4	Malus pumila	Apple	5
152	152	3x4	Malus pumila	Apple	4
153	153	5	Malus pumila	Apple	3
154	154	4	Malus pumila	Apple	3
155	155	2x5	Malus pumila	Apple	4
156	156	6	Malus pumila	Apple	3
157	157	2x5	Malus pumila	Apple	3
158	158	2x11	Ulmus pumila	Siberian Elm	3
159	159	2x13	Ulmus pumila	Siberian Elm	4
160	160	2x5	Malus pumila	Apple	4
161	161	13	Ulmus pumila	Siberian Elm	4
162	162	6	Malus pumila	Apple	3
163	163	6	Malus pumila	Apple	3
164	164	2x6	Malus pumila	Apple	3
165	165	4	Malus pumila	Apple	3
166	166	4	Malus pumila	Apple	4
167	167	4	Malus pumila	Apple	4
168	168	2x6	Malus pumila	Apple	3
169	169	3x4	Malus pumila	Apple	5
170	170	10	Morus alba	White Mulberry	3
171	171	2x4	Malus pumila	Apple	3
172	172	2x6	Malus pumila	Apple	4
173	173	5	Malus pumila	Apple	3
174	174	4	Malus pumila	Apple	3
175	175	2x5	Malus pumila	Apple	4
176	176	3x9	Malus pumila	Apple	4
177	177	4	Malus pumila	Apple	3
178	178	2x6	Malus pumila	Apple	3
179	179	2x5	Malus pumila	Apple	3
180	180	4	Malus pumila	Apple	4
181	181	2x6	Morus alba	White Mulberry	3
182	182	4	Malus pumila	Apple	4
183	183	5	Malus pumila	Apple	3
184	184	10	Malus pumila	Apple	3
185	185	2x4	Malus pumila	Apple	3
186	186	19	Malus pumila	Apple	3
187	187	2x10	Ulmus americana	American Elm	6
188	188	5	Malus pumila	Apple	4
189	189	5	Morus alba	White Mulberry	3
190	190	6	Malus pumila	Apple	3
191	191	4	Malus pumila	Apple	5
192	192	2x5	Malus pumila	Apple	3
193	193	5	Malus pumila	Apple	3
194	194	5	Malus pumila	Apple	6
195	195	6	Malus pumila	Apple	4
196	196	4	Malus pumila	Apple	4
197	197	2x4	Malus pumila	Apple	3
198	198	12	Prunus serotina	Black Cherry	3
199	199	2x5	Malus pumila	Apple	4
200	200	2x4	Malus pumila	Apple	4
201	201	12	Fraxinus pennsylvanica	Green Ash	6
202	202	2x5	Malus pumila	Apple	3
203	203	2x4	Malus pumila	Apple	3
204	204	6	Rhus hirta	Staghorn Sumac	5
205	205	6	Rhus hirta	Staghorn Sumac	5
206	206	5	Rhus hirta	Staghorn Sumac	5
207	207	6	Rhus hirta	Staghorn Sumac	5
208	208	6	Rhus hirta	Staghorn Sumac	5
209	209	5	Rhus hirta	Staghorn Sumac	6
210	210	6	Rhus hirta	Staghorn Sumac	6
211	211	6	Rhus hirta	Staghorn Sumac	5
212	212	6	Rhus hirta	Staghorn Sumac	5
213	213	4	Malus pumila	Apple	4
214	214	6	Malus pumila	Apple	3
215	215	6	Rhus hirta	Staghorn Sumac	5
216	216	5	Rhus hirta	Staghorn Sumac	5
217	217	4	Malus pumila	Apple	3
218	218	6	Malus pumila	Apple	3
219	219	8	Prunus serotina	Black Cherry	2
220	220	2x5	Malus pumila	Apple	4
221	221	2x4	Malus pumila	Apple	3
222	222	5	Malus pumila	Apple	3
223	223	4	Malus pumila	Apple	4
224	224	4	Malus pumila	Apple	5
225	225	11	Morus alba	White Mulberry	4
226	226	2x14	Morus alba	White Mulberry	4
227	227	4	Malus pumila	Apple	3
228	228	2x4	Malus pumila	Apple	3
229	229	2x4	Malus pumila	Apple	5
230	230	6	Malus pumila	Apple	3
231	231	4	Malus pumila	Apple	4
232	232	5	Malus pumila	Apple	4
233	233	5	Fraxinus pennsylvanica	Green Ash	6
234	234	22	Acer negundo	Ash-Leaf Maple	3
235	235	19	Acer negundo	Ash-Leaf Maple	4
236	236	2x4	Malus pumila	Apple	4
237	237	6	Prunus serotina	Black Cherry	3
238	238	8	Prunus serotina	Black Cherry	3
239	239	6	Prunus serotina	Black Cherry	3
240	240	2x4	Malus pumila	Apple	3
241	241	7	Prunus serotina	Black Cherry	2
242	242	2x5	Malus pumila	Apple	3
243	243	5	Malus pumila	Apple	5
244	244	5	Malus pumila	Apple	4
245	245	6	Rhus hirta	Staghorn Sumac	5
246	246	5	Rhus hirta	Staghorn Sumac	5
247	247	2x4	Rhus hirta	Staghorn Sumac	5
248	248	22	Acer negundo	Ash-Leaf Maple	3
249	249	16	Acer negundo	Ash-Leaf Maple	4
250	250	30	Acer saccharinum	Silver Maple	3
251	251	5	Rhus hirta	Staghorn Sumac	5
252	252	4	Rhus hirta	Staghorn Sumac	5
253	253	5	Rhus hirta	Staghorn Sumac	5
254	254	4	Rhus hirta	Staghorn Sumac	5
255	255	5	Malus pumila	Apple	4
256	256	6	Malus pumila	Apple	3
257	257	5	Malus pumila	Apple	3
258	258	2x6	Malus pumila	Apple	3
259	259	2x4	Malus pumila	Apple	4
260	260	2x5	Malus pumila	Apple	4
261	261	3x6	Malus pumila	Apple	3
262	262	8	Malus pumila	Apple	3
263	263	2x5	Malus pumila	Apple	3
264	264	2x6	Malus pumila	Apple	3
265	265	7	Prunus serotina	Black Cherry	3
266	266	6	Acer negundo	Ash-Leaf Maple	4
267	267	23	Morus alba	White Mulberry	4
268	268	10	Acer negundo	Ash-Leaf Maple	4
269	269	10	Acer negundo	Ash-Leaf Maple	4
270	270	5	Malus pumila	Apple	3
271	271	2x18	Acer negundo	Ash-Leaf Maple	4
272	272	4	Juglans nigra	Black Walnut	4
273	273	6	Juglans nigra	Black Walnut	3
274	274	4	Acer negundo	Ash-Leaf Maple	4
275	275	8	Acer negundo	Ash-Leaf Maple	3
276	276	6	Acer negundo	Ash-Leaf Maple	3
277	277	8	Malus pumila	Apple	4
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279	279	4	Malus pumila	Apple	4
280	280	7	Prunus serotina	Black Cherry	3
281	281	8	Prunus serotina	Black Cherry	3
282	282	4	Rhus hirta	Staghorn Sumac	3
283	283	4	Rhus hirta	Staghorn Sumac	5
284	284	4	Malus pumila	Apple	4
285	285	6	Malus pumila	Apple	3
286	286	5	Rhus hirta	Staghorn Sumac	5
287	287	5	Malus pumila	Apple	3
288	288	4	Rhus hirta	Staghorn Sumac	5
289	289	5	Rhus hirta	Staghorn Sumac	6
290	290	5	Rhus hirta	Staghorn Sumac	6
291	291	5	Rhus hirta	Staghorn Sumac	5
292	292	5	Rhus hirta	Staghorn Sumac	5
293	293	5	Rhus hirta	Staghorn Sumac	5
294	294	5	Rhus hirta	Staghorn Sumac	5
295	295	6	Morus alba	White Mulberry	4
296	296	6	Malus pumila	Apple	4
297	297	6	Prunus serotina	Black Cherry	3
298	298	2x4	Malus pumila	Apple	3
299	299	8	Prunus serotina	Black Cherry	3
300	300	7	Prunus serotina	Black Cherry	3
301	301	2x4	Malus pumila	Apple	3
302	302	2x6	Malus pumila	Apple	3
303	303	4x5	Malus pumila	Apple	3
304	304	3x4	Malus pumila	Apple	4
305	305	2x6	Malus pumila	Apple	4
306	306	6	Malus pumila	Apple	3
307	307	3x6	Malus pumila	Apple	3
308	308	5	Acer negundo	Ash-Leaf Maple	4
309	309	2x5	Malus pumila	Apple	3
310	310	2x16	Prunus serotina	Black Cherry	6
311	311	6	Acer negundo	Ash-Leaf Maple	5
312	312	19	Acer negundo	Ash-Leaf Maple	5
313	313	2x25	Morus alba	White Mulberry	5
314	314	17	Acer negundo	Ash-Leaf Maple	3
315	315	21	Prunus serotina	Black Cherry	6
316	316	5	Malus pumila	Apple	3
317	317	7	Acer negundo	Ash-Leaf Maple	3
318	318	4x5	Malus pumila	Apple	4
319	319	7	Malus pumila	Apple	3
320	320	5	Malus pumila	Apple	3
321	321	4x4	Malus pumila	Apple	3
322	322	2x5	Malus pumila	Apple	3
323	323	5	Acer negundo	Ash-Leaf Maple	4
324	324	6	Rhus hirta	Staghorn Sumac	5
325	325	5	Rhus hirta	Staghorn Sumac	5
326	326	4	Rhus hirta	Staghorn Sumac	5
327	327	4	Rhus hirta	Staghorn Sumac	5
328	328	4	Rhus hirta	Staghorn Sumac	5
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332	332	4	Rhus hirta	Staghorn Sumac	5
333	333	4	Rhus hirta	Staghorn Sumac	5
334	334	4	Rhus hirta	Staghorn Sumac	5
335	335	6	Rhus hirta	Staghorn Sumac	5
336	336	5	Rhus hirta	Staghorn Sumac	5
337	337	6	Rhus hirta	Staghorn Sumac	5
338	338	5	Rhus hirta	Staghorn Sumac	5
339	339	4	Malus pumila	Apple	4
340	340	3x6	Malus pumila	Apple	3
341	341	6	Rhus hirta	Staghorn Sumac	5
342	342	5	Rhus hirta	Staghorn Sumac	5
343	343	2x4	Rhus hirta	Staghorn Sumac	5
344	344	4x5	Malus pumila	Apple	4
345	345	2x4	Malus pumila	Apple	4
346	346	12	Morus alba	White Mulberry	3
347	347	4	Malus pumila	Apple	4
348	348	7	Rhus hirta	Staghorn Sumac	5
349	349	4	Rhus hirta	Staghorn Sumac	5
350	350	5	Rhus hirta	Staghorn Sumac	5
351	351	5	Rhus hirta	Staghorn Sumac	5
352	352	6	Juniperus virginiana	Eastern Red-Cedar	3
353	353	18	Prunus serotina	Black Cherry	6
354	354	2x25	Morus alba	White Mulberry	4
355	355	2x12	Prunus serotina	Black Cherry	5
356	356	8	Prunus serotina	Black Cherry	5
357	357	6	Celtis occidentalis	Common Hackberry	3
358	358	29	Prunus serotina	Black Cherry	5
359	359	8	Acer negundo	Ash-Leaf Maple	3
360	360	5	Acer negundo	Ash-Leaf Maple	4
361	361	2x6	Malus pumila	Apple	3
362	362	9	Acer negundo	Ash-Leaf Maple	3
363	363	4	Celtis occidentalis	Common Hackberry	3
364	364	20	Prunus serotina	Black Cherry	5
365	365	14	Morus alba	White Mulberry	3
366	366	24	Acer negundo	Ash-Leaf Maple	5
367	367	20	Prunus serotina	Black Cherry	6
368	368	7	Celtis occidentalis	Common Hackberry	2
369	369	2x16	Prunus serotina	Black Cherry	3
370	370	8	Acer negundo	Ash-Leaf Maple	3
371	371	5	Acer negundo	Ash-Leaf Maple	4
372	372	18	Acer negundo	Ash-Leaf Maple	3
373	373	16	Acer negundo	Ash-Leaf Maple	4
374	374	10	Acer negundo	Ash-Leaf Maple	3
375	375	6	Morus alba	White Mulberry	3
376	376	4	Morus alba	White Mulberry	3
377	377	15	Acer negundo	Ash-Leaf Maple	3
378	378	4	Juglans nigra	Black Walnut	3
379	379	18	Acer saccharinum	Silver Maple	2
380	380	8	Celtis occidentalis	Common Hackberry	2
381	381	26	Quercus rubra	Northern Red Oak	3
382	382	19	Acer saccharinum	Silver Maple	3
383	383	11	Morus alba	White Mulberry	3
384	384	4	Acer negundo	Ash-Leaf Maple	4
385	385	10	Acer negundo	Ash-Leaf Maple	3
386	386	2x6	Acer negundo	Ash-Leaf Maple	4
387	387	23	Morus alba	White Mulberry	4
388	388	16	Acer negundo	Ash-Leaf Maple	4
389	389	26	Acer saccharinum	Silver Maple	4
390	390	6	Acer negundo	Ash-Leaf Maple	3
391	391	17	Ulmus pumila	Siberian Elm	4
392	392	26	Ulmus pumila	Siberian Elm	4
393	393	5	Rhus hirta	Staghorn Sumac	4
394	394	5	Rhus hirta	Staghorn Sumac	4
395	395	5	Rhus hirta	Staghorn Sumac	4
396	396	5	Rhus hirta	Staghorn Sumac	4
397	397	3x14	Acer saccharinum	Silver Maple	3
398	398	24	Tilia americana	American Basswood	2
399	399	9	Picea pungens	Colorado Blue Spruce	6
400	400	8	Taxus canadensis	American Yew	2
401	401	5	Picea pungens	Colorado Blue Spruce	3
402	402	12	Picea pungens	Colorado Blue Spruce	3
403	403	10	Picea pungens	Colorado Blue Spruce	4
404	404	15	Acer negundo	Ash-Leaf Maple	3
405	405	12	Picea pungens	Colorado Blue Spruce	3
406	406	9	Picea pungens	Colorado Blue Spruce	4
407	407	7	Morus alba	White Mulberry	3
408	408	11	Acer saccharinum	Silver Maple	4
409	409	37	Fraxinus pennsylvanica	Green Ash	6
410	410	2x8	Acer negundo	Ash-Leaf Maple	3
411	411	42	Acer saccharinum	Silver Maple	3
412	412	28	Acer negundo	Ash-Leaf Maple	5
413	413	4	Rhus hirta	Staghorn Sumac	5
414	414	6	Rhus hirta	Staghorn Sumac	5
415	415	3x6	Acer negundo	Ash-Leaf Maple	5
416	416	2x18	Morus alba	White Mulberry	3
417	417	3x6	Fraxinus pennsylvanica	Green Ash	6
418	418	7	Acer negundo	Ash-Leaf Maple	4
419	419	5	Celtis occidentalis	Common Hackberry	3
420	420	5	Celtis occidentalis	Common Hackberry	3
421	421	2x6	Acer negundo	Ash-Leaf Maple	4
422	422	6	Acer negundo	Ash-Leaf Maple	4
423	423	2x9	Acer saccharinum	Silver Maple	3
424	424	2x8	Acer negundo	Ash-Leaf Maple	4
425	425	7	Acer negundo	Ash-Leaf Maple	3
426	426	8	Acer negundo	Ash-Leaf Maple	3
427	427	6	Acer negundo	Ash-Leaf Maple	4
428	428	12	Acer negundo	Ash-Leaf Maple	4
429	429	2x6	Acer negundo	Ash-Leaf Maple	3
430	430	27	Acer saccharinum	Silver Maple	3
431	431	18	Ulmus americana	American Elm	6
432	432	10	Acer negundo	Ash-Leaf Maple	3
433	433	16	Morus alba	White Mulberry	5
434	434	10	Morus alba	White Mulberry	4
435	435	8	Morus alba	White Mulberry	5
436	436	14	Morus alba	White Mulberry	4
437	437	6	Acer negundo	Ash-Leaf Maple	4
438	438	10	Acer negundo	Ash-Leaf Maple	3
439	439	4	Morus alba	White Mulberry	3
440	440	6	Acer negundo	Ash-Leaf Maple	3
441	441	10	Acer negundo	Ash-Leaf Maple	3
442	442	11	Acer saccharinum	Silver Maple	3
443	443	2x4	Acer negundo	Ash-Leaf Maple	5

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REVISIONS

1 - Village Submission 2024-05-06

GROUP HOME FOR FOSTER CHILDREN

Palatine, IL

Housing Opportunity Development Corporation

STATE OF ILLINOIS
JOHN M. RYAN
no. 157-000129
LICENSED LANDSCAPE ARCHITECT

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

Landscape Architecture
Park & Recreation Design
Municipal Consulting

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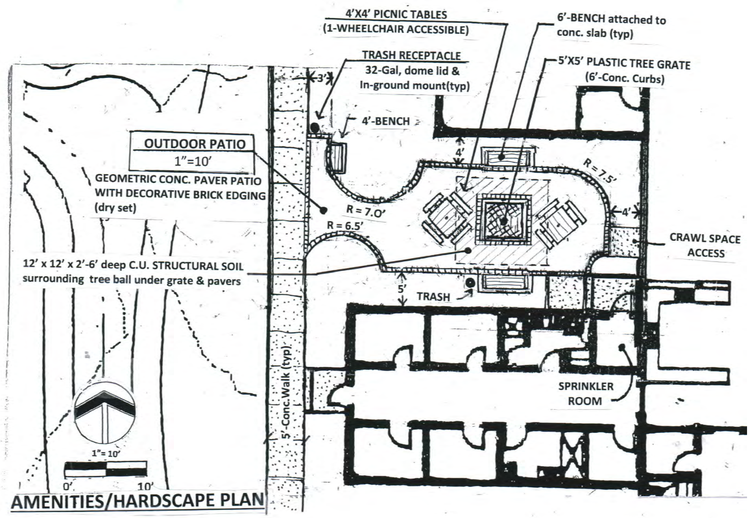
TREE SURVEY DATA

PROJECT NO.: JOB NO.:
1823 - 9398

DATE: 2024-04-19
SCALE: 1"=20'
PLANNER: JMR
DRAWN BY: RP
CHECKED: _____

SHEET L-3

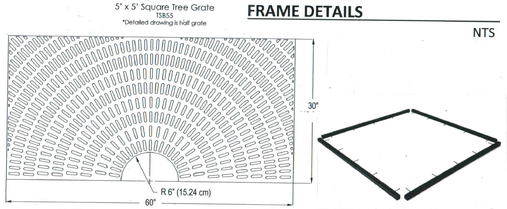
Attachment: EXHIBIT - LandscplanSUBMISSION SET 2024-05-06_v1 (1) (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



AMENITIES/HARDSCAPE PLAN

RECYCLED PLASTIC TREE GRATE & FRAME DETAILS

NTS



5' Square PolyGrate™ Tree Grate

The 5-foot Square is an excellent solution for larger trees that require additional space near the planting surface. The center opening can be easily expanded with a standard saw to accommodate for larger tree trunk diameters.

Provide safe and easy passage to pedestrians with our all-plastic tree grate made from post-consumer recycled plastic. At only 58-pounds, the 5-foot Square is a lightweight option that can ship via UPS or FedEx, is easy to install, and will cost less than a third of comparable iron tree grates. Featuring a radial design with openings less than ½" W x 2 ¼" L, this tree grate will meet ADA compliance while maintaining a beautiful appearance for years to come.

- 60" L x 60" W x 2" H
- 12" diameter tree opening

5' PolyGrate™ Frame

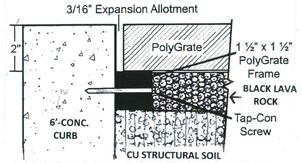
$82.24

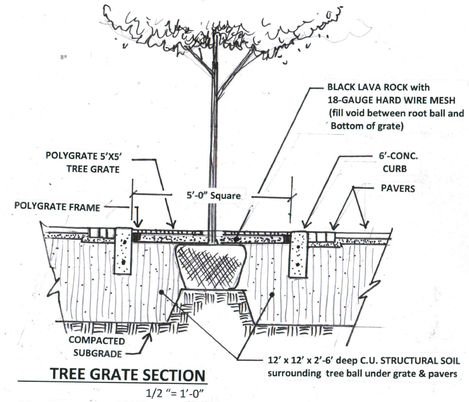
The 5-foot PolyGrate Frame is for use with the 5-foot Square (TSB55) tree grate. It's the ideal solution for installations without an existing concrete ledge for the tree grate to rest on.

- Includes: (4) 54" L pre-drilled support bars, (20) Tap-Con screws
- Quick solution for retrofit installations
- Lightweight, all-plastic material
- Tree Grate Compatibility: TSB55 (https://polygrate.com/product/5-square-tree-grate/)

PolyGrate
RECYCLED PLASTIC TREE GRATES

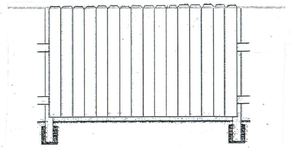
INSTALLATION WITH POLYGRATE FRAME (3.3A2)





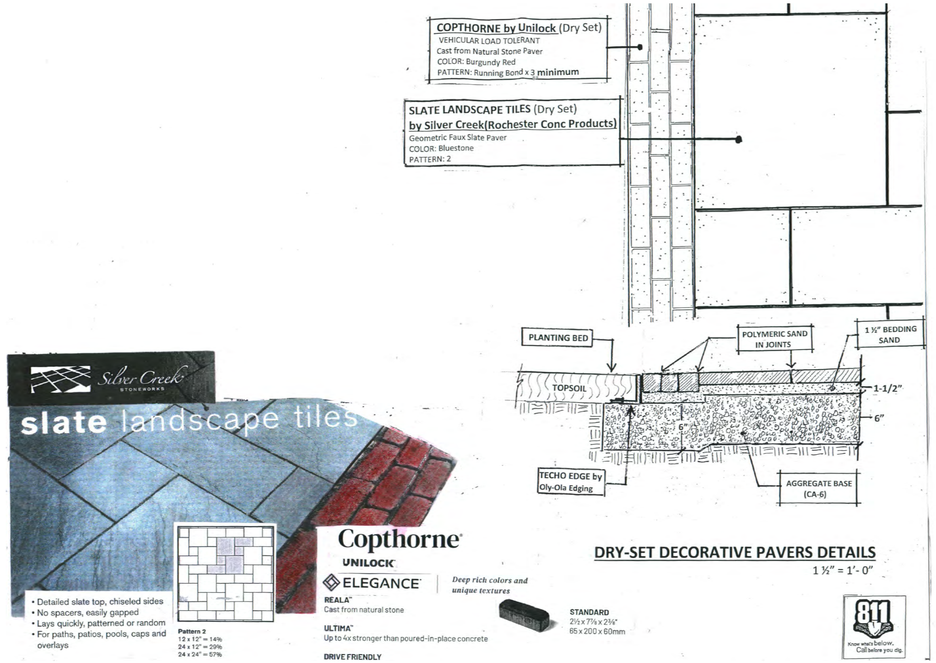
TREE GRATE SECTION

1/2 "= 1'-0"



Dog Ear Solid Board

6'- SOLID WOOD PRIVACY FENCING



DRY-SET DECORATIVE PAVERS DETAILS

1 ½" = 1'- 0"

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

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REVISIONS

1 - Village Submission	2024-05-06

GROUP HOME FOR FOSTER CHILDREN

Palatine, IL

Housing Opportunity Development Corporation

STATE OF ILLINOIS
JOHN M. RYAN
no. 157-000129
LICENSED LANDSCAPE ARCHITECT

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

Landscape Architecture
Park & Recreation Design
Municipal Consulting

www.ivesryangroup.com

PATIO DETAILS & NOTES

PROJECT NO.: JOB NO.: 1823 - 9398

DATE: 2024-04-19
SCALE:
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET L-4

Attachment: EXHIBIT - LandscplanSUBMISSION SET 2024-05-06 v1 (1) (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

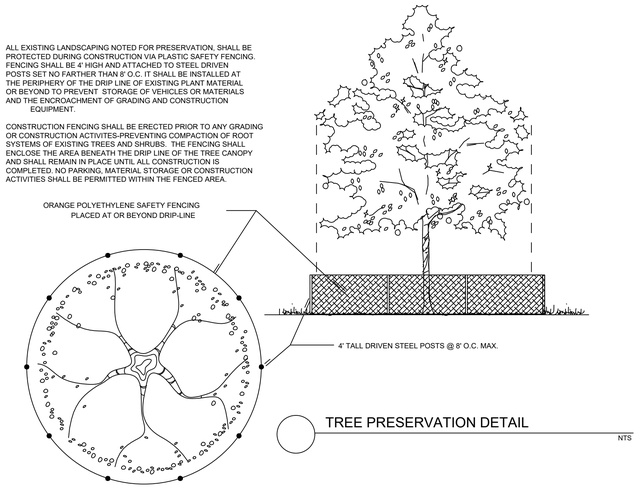
Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

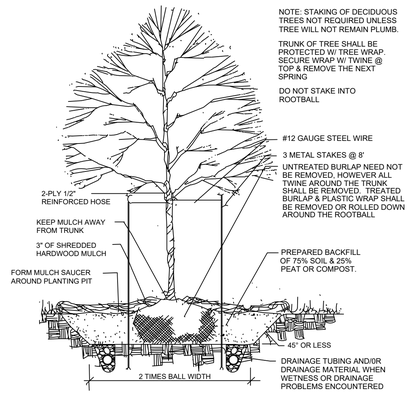
All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.



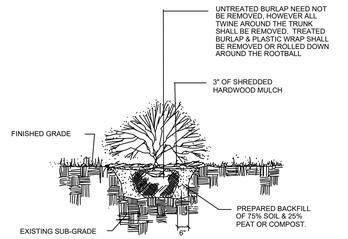
TREE PRESERVATION DETAIL

NTS



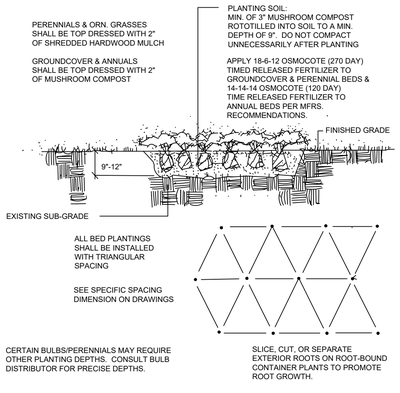
DECIDUOUS TREE

NTS



SHRUBS

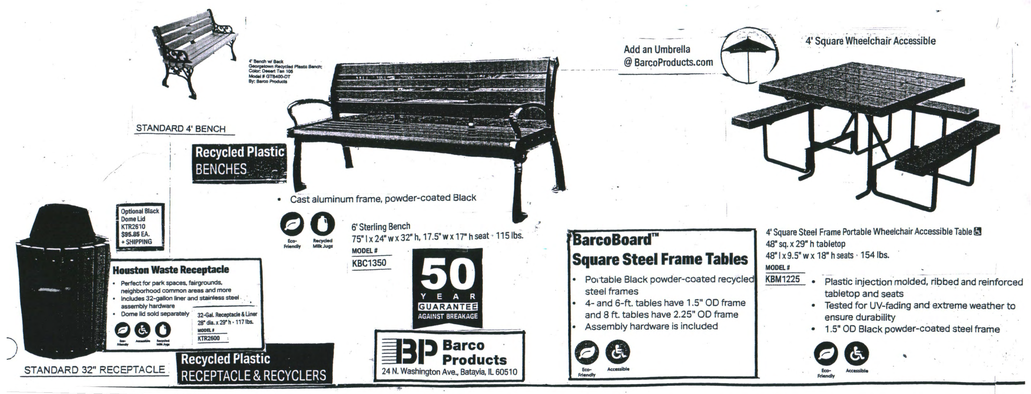
NTS



BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)

NTS



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REVISIONS

1 - Village Submission	2024-05-06

GROUP HOME FOR FOSTER CHILDREN

Palatine, IL

Housing Opportunity Development Corporation

JOHN M. RYAN
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Landscape Architecture
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DETAILS, SITE FURNISHINGS & NOTES

PROJECT NO.: JOB NO.:
1823 - 9398

DATE: 2024-04-19
SCALE:
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET L-5

Attachment: EXHIBIT - LandscplanSUBMISSION SET 2024-05-06_v1 (1) (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE
The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE
Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS
Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL
Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:
A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.9 MULCH
Mulch shall consist of the following:

A. MUSHROOM COMPOST
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general mulching)
Shredded hardwood bark shall consist of finely shredded hardwood bark, free of sticks and leaves.

2.10 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.11 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.12 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor form the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease on May 31	
2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31	
2) Evergreen Tree planting to cease Oct. 15	
3) Perennial & Ornamental Grass planting to cease Oct. 15	

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE
Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below.
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:
1. PRIOR TO SEEDING AND/OR SODDING 10-0-20
Nitrogen..... 10%
Phosphorous..... 0%
Potash..... 20%

2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen..... 26%
Phosphorous..... 0%
Potash..... 4%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.terials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

1. CONVENTIONAL TURF GRASS MIX (if specified)
60% ..... KENTUCKY BLUEGRASS (blend of 3 cultivars)
30% ..... PERENNIAL RYEGRASS (blend of 2 cultivars)
10% ..... CREEPING RED FESCUE
(Apply at 7 lbs./1,000 S.F. for mechanical seeding)

2. SALT TOLERANT MIX (if specified)
40% ..... 'FULTS' ALKALI GRASS (PUCCINELLIA DISTANS)
30% ..... CREEPING RED FESCUE
20% ..... KENTUCKY BLUEGRASS
10% ..... PERENNIAL RYEGRASS
(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

1. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Cocnut Blanket (North American Green)
b. AEC Premier Straw/Cocnut Blanket (American Excelsior Company)
c. or equivalent

2.5 HYDROMULCH (if specified)
SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

2.6 SOD (if specified)
Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, 'Fults' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

2. The Contractor shall water all newly installed **sod** immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

2. The Contractor shall mow all **sodded** areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

2. **Sodded** area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

"No-Mow" Maintenance Program

Mowing

"No-Mow" lawns may require occasional mowing during the first two (2) years of establishment to control weeds, especially with lawns that are seeded in spring. Most annual weeds can be controlled by mowing at a heightof four inches (4") in the first growing season. If biennial weeds such as sweet clover, Queen Anne's Lace, burdock, etc. are a problem in the second year, they should be mowed at four inches (4") just as they begin to flower, usually around mid June. This carefully timed mowing will kill most biennials. A few may survive the mowing, and should be mowed at four inches (4") a second time when they re-bloom later in the season.

Once the "No-Mow" lawn is established there are four (4) basic mowing options "

- No mowing at all
- One late spring mowing, usually in early June when the seedheads appear
- Fall mowing with a mulching mower, es pecially in wooded areas to chop up fallen leaves
- Regular mowing, usually montbly, to maintain a more "cropped" appearance

No Mowing: This will result in a turf whose leaves grow to about six inches (6") in height that will drape over one another to create a low -growing meadow effect. Seedheads about two feet (2') tall will appear in early to mid June, creating a nice meadow effect. The seedheads will typically fall to the ground by late summer, and the lawn will revert to its normal height of about five to six inches.

Late Spring Mowing: Mowing the "No-Mow' lawn once a year in June when the seedheads appear at a height of four (4) to five (5) inches to remove the seedheads and the turf will re -grow to its normal height.

Fall Mowing: This as a good option for seedlings under or in open woodlands. The fescue grasses usually will not form seadhead s when growing in shade, so June mowing is not required to maintain a normal height. However, leaves from deciduous trees must either be raked up and removed, or chopped up with a mulching mower in order to prevent smothering of the turf over winter.

Regular Mowing: For a traditional manicured lawn look, regular mowing can be done every three (3) to four (4) weeks, or when the grass reaches a height of six inches (6"). Most fine fescues do not tolerate close mowing, and should be mowed no lower than 3.5 inches. Never remove more than one third of the total leaf material, or the turf will be damaged. Always cut grass with a sharp mower blade to minimize tearing of the leaves which will cause additional stress to the grass plant.

De-Thatching

Fine fescues tend to develop a thatch layer near the soil surface over time. Thatch is composed of dead grass that does not decompose. It can smother the growth of new grass shoots, reducing the density of the lawn and creating dead spots. The thatch layer also tends to retain moisture at the ground level, which can encourage the growth of fungal diseases. Thatch development is encouraged by high levels of soil Nitrogen, and is more common in rich soils and lawns that are regularly fertilized. If thatch builds up to a point where dead grass is visible and grass begins to thin out, the lawn should be de-thatched.

De-thatching can be accomplished using a mechanical de-thatcher or power rack, or by hand using a de -thatching rake. Set mechanical de -thatchers to a depth where they lift the tha tch without digging up the soil. If the thatch is particularly thick, the de -thatcher will need to be set deeper, and some soil disturbance will likely occur. The thatch should be racked out of the lawn and removed. If open soil is visible following de-thatching, the affected areas should then be over-seeded with "No-Mow" lawn mix.

Timing of de-thatching is very important. Cool season fescue lawns should be de -thatched in mid-spring after the grass has greened up and begun active growth. De-thatching in early spring before the lawn begins to grow tends to encourage weeds.

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REVISIONS

1 - Village Submission	2024-05-06

GROUP HOME FOR FOSTER CHILDREN

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LANDSCAPE SPECIFICATIONS

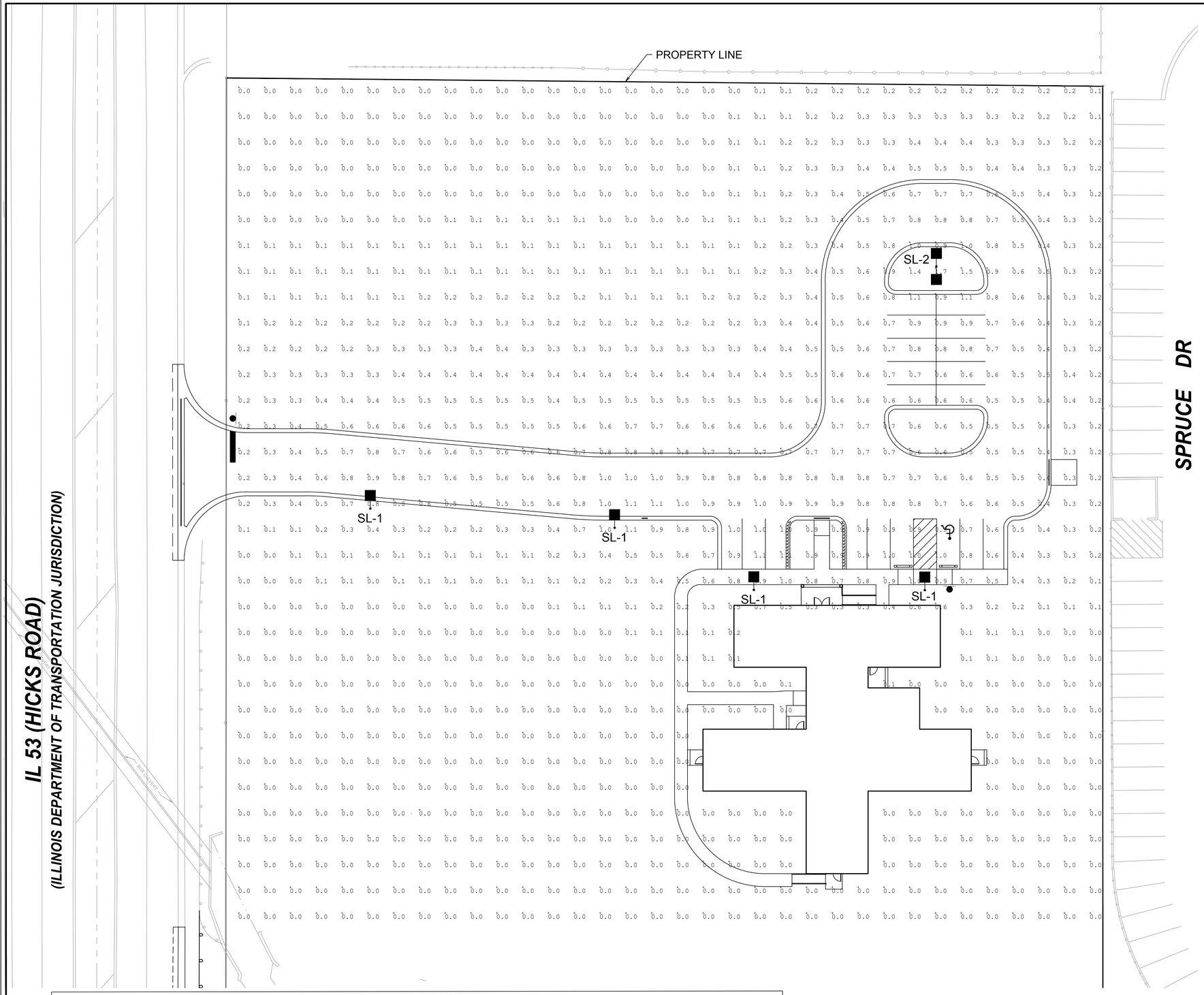
PROJECT NO.: JOB NO.:
1823 - 9398

DATE: 2024-04-19
SCALE:
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET
L-6

STATE OF ILLINOIS
JOHN M. RYAN
no. 157-000129
LICENSED LANDSCAPE ARCHITECT

Attachment: EXHIBIT - LandscplanSUBMISSION SET 2024-05-06_v1 (1) (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PPPS, SU fill; and Rezoning to PD)



SITE LIGHTING FIXTURE SCHEDULE							
SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	CATALOG NO. & NOTES
SL-1	LITHONIA LIGHTING, D-SERIES SIZE 0 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P2, 45W, TYPE FORWARD THROW MEDIUM DISTRIBUTION WITH HOUSESIDE SHIELD	4	0.90	4000K	25'-0" POLE, 4" EXPOSED FOUNDATION, 6" CURB, 25'-10" MOUNTING HEIGHT	1 FIXTURE	DSX0-LED-P2-40K-70CRI-TFTM-MVOLT-HS SSS-25-4G-DM19AS-DBLXD
SL-2	LITHONIA LIGHTING, D-SERIES SIZE 0 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P2, 45W, TYPE FORWARD THROW MEDIUM DISTRIBUTION WITH HOUSESIDE SHIELD	1	0.90	4000K	25'-0" POLE, 4" EXPOSED FOUNDATION, 6" CURB, 25'-10" MOUNTING HEIGHT	2 FIXTURE @ 180 DEG.	DSX0-LED-P2-40K-70CRI-TFTM-MVOLT-HS SSS-25-4G-DM28AS-DBLXD

CALCULATED LIGHTING LEVELS (FOOT CANDLES)					
	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
RESIDENTIAL PARKING LOT AREA	0.70	1.1	0.2	3.50	5.50



D-Series Size 0
LED Area Luminaire

dsx series

Catalog number
Notes
Type

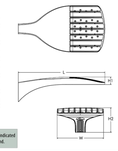
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[1]	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T4M Type IV medium T4LG Type IV low glare[3] T4VM Type IV very medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control BLC4 Type IV backlight control LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4] XVOLT (277V-480V)[4] 120 [5,6] 208 [5,6] 240 [5,6] 277 [5,6] 347 [5,6] 480 [5,6]	**Shipped included** SPA Square pole mounting (4@ drilling, 5.5" min. SQ pole) RPA Round pole mounting (4@ drilling, 5" min. RND pole) SPAS Square pole mounting (4@ drilling, 5" min. SQ pole)[7] RPAS Round pole mounting (4@ drilling, 5" min. RND pole)[7] SPABK Square narrow pole mounting (4@ drilling, 3" min. SQ pole) WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 25 fc[9,10] PIR High/low, motion/ambient sensor, 8-40 mounting height, ambient sensor enabled at 25 fc[9,10] PER NEMA twist-lock receptacle only (control ordered separately)[11] PERS Five-pin receptacle only (control ordered separate)[11,12]	PE87 Seven-pin receptacle only (control ordered separately)[11,12] FAO Field adjustable output[13,14] BL30 Bi-level switched dimming, 30%[13,14] BL50 Bi-level switched dimming, 50%[13,14] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[13]	**Shipped included** DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Shipped installed
BS Beamside shield (black finish standard)[15]
LPO Left output optics[1]
RPO Right output optics[1]
CCE Coastal Construction[16]
HA 50°C ambient operation[13]
BAA Buy America(n) Act Compliant
SF Single fuse (120, 277, 347V)[4]
DF Double fuse (208, 240, 480V)[4]

Shipped separately
EGSR External Glare Shield (reversible, field install required, matches housing finish)
BSSR Bird Spikes (field install required)

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0-LED Rev. 03/26/24 Page 1 of 9

SPRUCE DR

SSS Square Straight Steel Poles

ORDERING INFORMATION — Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDBXD

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness[1]	Mounting[2]	Options	Finish
SSS	10'-39' (for 12 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" Tly (0.120") 4G 4" Tg (0.179") 5C 5" Tly (0.120") 5G 5" Tg (0.179") 6G 6" Tg (0.179") (See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSC/KSE/KVH/KVHF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28.PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/VSX/POWERR2[4]/KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	**Shipped installed** VD Vibration damper[4] HAnyy Horizontal arm bracket (1 fixture)[5,6] FBEyy Festoon outlet box electrical[7] CPL12yy 1/2" coupling[8] CPL34yy 3/4" coupling[8] CPL1yy 1" coupling[8] NPL12yy 1/2" threaded nipple[8] NPL34yy 3/4" threaded nipple[8] NPL1yy 1" threaded nipple[8] EHAyy Extra handhole[9,10] STLHHC Steel handhole cover (standard is plastic, finish is smooth)[9] FBCSTLPC 2 Piece steel base cover (standard is plastic)[9] IC Interior coating[10] LJAB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (includes NEC compliant cover) BAA Buy America(n) Act Compliant[11] VAG original order# Match pole to prior order or project[12]	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DCGXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes[13] [PAINT] GALV Paint over galvanizing 9P30 3 year warranty extension 9P53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

NOTES:
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7 Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
2. PT tenon top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
   Example: DM28/T20.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. For 3 and 4 poles, VD cannot be installed if provisions (EHA, FBL, NPL, CPL) are located higher than 2/3 of the pole's total height.
   Example: Pole height is 25ft, A provision cannot be placed above 16ft.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 09 = 1 and 2ft9 16 = 2ft 3
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 8' 6", orientation C = CPL12-8-6C
6. Horizontal arm is 36" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arms at the same height, specify with HAxyy.
   Example: HA2360.
7. FBL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Combination of tenon top and drill mount includes extra handhole. EHH includes cover.
9. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
10. Provides enhanced corrosion resistance. N/A with GALV.
11. Not available with tenon mounting options.
12. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VAG is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
    Example: VAG1010-36784
13. Must be quoted through ADD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: *Order as separate catalog number.*

PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

LITHONIA LIGHTING — POLE-SSS

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com
©1994-2023 Acuity Brands Lighting, Inc. All rights reserved. Rev. 09/18/23

NOTES:

1. THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.
2. PAVEMENT CALCULATION AREAS ARE TAKEN WITHIN THE LIMITS OF PAVEMENT AREAS IDENTIFIED ON THIS PLAN.
3. THE PHOTOMETRIC PLAN WAS PREPARED CONSIDERING THE FIXTURES IN THE SCHEDULE ON THIS SHEET.

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	
NO.	DATE	ORIGINAL ISSUE DATE:	DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: AM
DRAWN BY: AM

PHOTOMETRIC PLAN

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
EX 1.0

Attachment: EXHIBIT - Photometric Plan (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

CSEC Narrative for PUD Application Process

Shelter, Inc., a non-profit social service organization focused on child welfare, is proposing a twelve-bed residential facility at 1855 N. Hicks in Palatine for girls and young women ages 12-18 in who have experienced commercial sexual exploitation and domestic trafficking. The proposed 6,080-square-foot group home will house and support twelve DCFS clients on a regular basis with periodic turnover as clients get placed into foster care or move into their own housing. Currently, there are no DCFS-licensed homes in the State of Illinois to serve Commercially Sexually Exploited Children (CSEC) and this population is often sent out of state to receive services.

The subject site is roughly three acres and was chosen for its natural beauty, which allows residents to grow up surrounded by the restorative qualities of a wooded lot and small riverine. The site was owned for many decades by woman who had raised her now adult children there. Both she and her children are supportive of the intended purpose of the site.

The home will have 12 individual fully furnished bedrooms with each pair sharing a bathroom. The interior will be decorated to be homey and welcoming for the residents. There will be 3 offices for onsite staff and a study hall for clients. The centerpiece of the home will be a large living room with comfy furniture, a tv, gaming console, and activity center. While most meals will be brought in, there will be a full-size kitchen for cooking. Outside will be a large open area for sitting out, grilling, and enjoying the weather.

Shelter, Inc. will be the long-term owner and service provider of the CSEC shelter. They have a proven track record with providing quality care to children and adolescents through transitional living programs, clinical care, foster care, and aiding youths experiencing homelessness. Through their extensive work in aiding children, they have seen an ever-increasing need for a group home that provides a sense of security and warmth to girl who have experience sex trafficking. Shelter, Inc. spearheaded conversations with DCFS, local leaders, developers, and contractors to come up with a housing solution that will fill this need and become the first CSEC shelter for girls in Illinois.

To help with the construction process, Shelter, Inc. has engaged with Housing Opportunity Development Corporation (HODC), a non-profit housing developer that builds and manages affordable housing primarily in the northern suburbs of the greater Chicagoland area. HODC has completed 31 buildings (over 500 total units) with a variety of funding sources and is currently managing over 400 units, providing much needed senior, low-income, and special needs housing for residents and families.

The general contractor on this project will be SI Container Builds, a company based in Buffalo Grove that specializes in modular construction using freight containers. The used shipping containers are structurally strong, modularly constructed in a factory and assembled onsite, decreasing construction time and carrying costs. The building will be clad with Hardie board siding with a shingled and pitched roof to blend into the neighborhood.

Shelter Inc. will provide staffing around the clock at a 3:1 ratio for a total of four full-time professionals onsite at all times. Staff will work with the clients to welcome them and provide therapeutic support as they transition to permanent housing.

Sitework and construction will take about 12 months and it is anticipated that the home will be occupied in the Summer of 2025.

Attachment: EXHIBIT - CSEC Narrative for PUD Application Process Final_v1 (2) (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

Attachment: RES - Plat of SUB - Consolidation (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY AND FINAL PLAT OF SUBDIVISION/CONSOLIDATION APPROVAL AT 1855 N. HICKS ROAD

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

WHEREAS, 1855 N. Hicks Road has complied with all the provisions of the Subdivision Ordinance, including a public hearing before the Planning and Zoning Commission of the Village of Palatine at the June 25, 2024 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute the Final Plat of Subdivision "1855 N. Hicks Road" at 1855 N. Hicks Road, pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following condition(s):

1. **The development shall substantially conform to the engineering plans by V3, last revised, June 27, 2024, and Stormwater Management Report, last revised on June 12, 2024, except as such plans may be changed to conform to Village Codes and Ordinances.**

2. **The Final Engineering Plans and EEOPC shall be submitted in a manner acceptable to the Village Engineer and shall include either, cash in lieu of sidewalks, or the sidewalk installation along the Hicks Road frontage, as determined by the Village Engineer.**

3. **Recording fees in the amount of $300 shall be submitted.**

4. **All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**

5. **A Public Improvement Letter of Credit, in an amount of 115% of the require public improvements shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning and pursuant to the Code requirements.**

6. **Review fees, based upon the finally accepted EEOPC, 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.**

DATED: This _____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this _____ day of _____, 2024

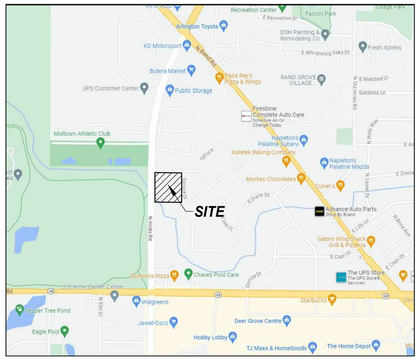
_____
Village Clerk

Attachment: RES - Plat of SUB - Consolidation (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

FINAL PLAT OF SUBDIVISION
OF
1855 N. HICKS ROAD

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

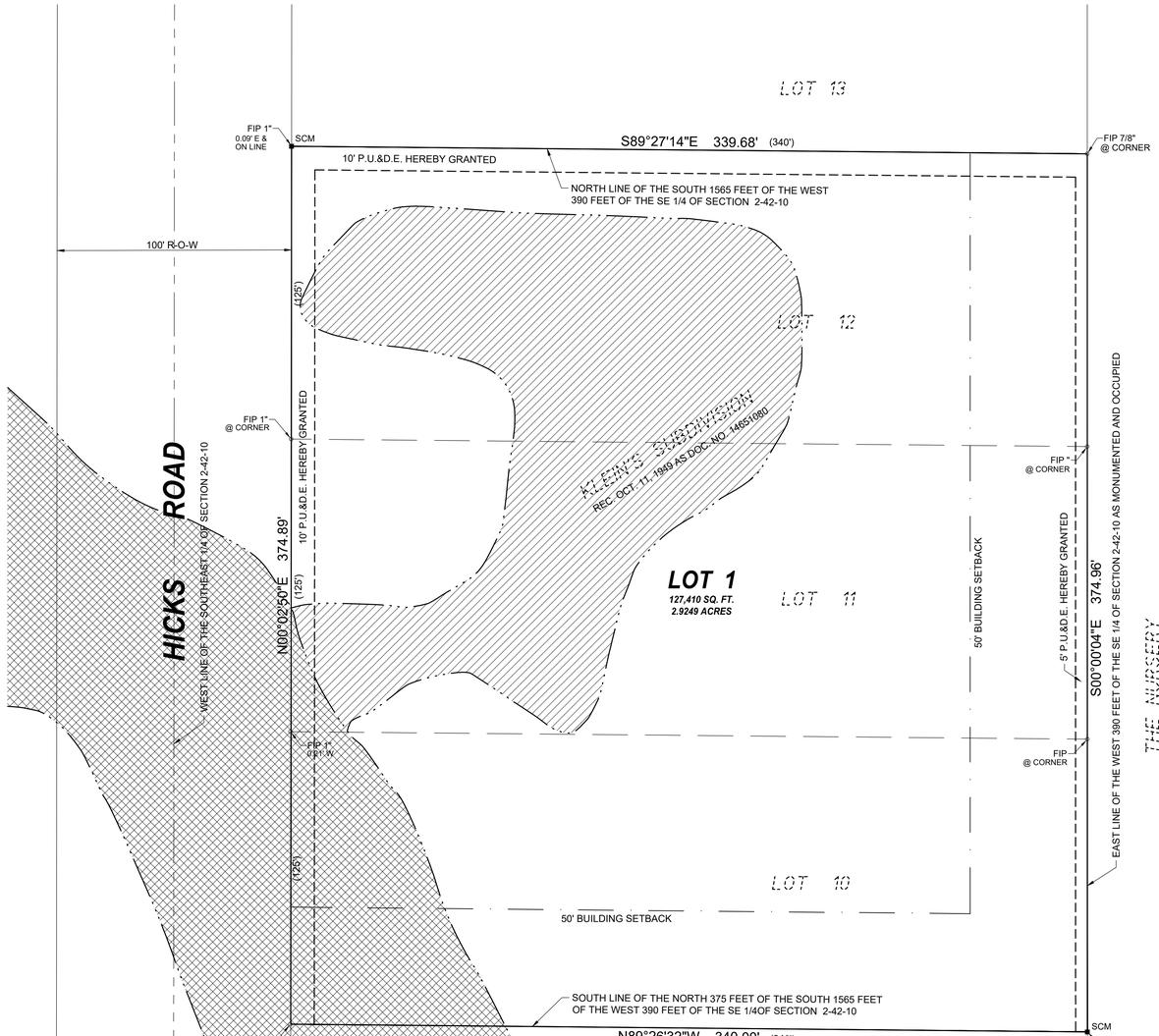
P.I.N.: 02-02-400-010
02-02-400-011
02-02-400-012



VICINITY MAP
NOT TO SCALE

AREA

127,410 SQ. FT.
2.9249 ACRES





GRAPHIC SCALE

30 0 15 30 60 120

1" = 30'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 42° 08' 32.67024" N
LONGITUDE 88° 02' 02.46266" W
ELLIPSOIDAL HEIGHT: 629.023 SFT
GROUND SCALE FACTOR 1.0000474857
ALL MEASUREMENTS ARE ON THE GROUND.

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- UNDERLYING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD PLAIN LINE AS SCALED FROM FEMA MAP
- REGULATORY FLOODWAY (ZONE AE)
- SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (ZONE AE)

N	NORTH
S	SOUTH
E	EAST
W	WEST
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
SCM ■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT

OWNER / DEVELOPER

Housing Opportunity Development Corporation
5340 Lincoln Avenue
Skokie, IL 60077
847-564-2992

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SEND NEXT TAX BILL TO:
NAME:
HOUSING OPPORTUNITY DEVELOPMENT CORP
ADDRESS: 5340 LINCOLN AVENUE
SKOKIE, IL 60077

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: PALATINE VILLAGE CLERK
ADDRESS: 137 W WOODS ST
PALATINE, IL 60067

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
SHELTER, INC.
1616 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004
847-595-0135

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	06/05/2024	ADDED PROPOSED EASEMENT DATA			

FINAL PLAT OF SUBDIVISION
1855 N. HICKS ROAD, PALATINE, IL

DRAFTING COMPLETED:	03-20-24	DRAWN BY:	MLP	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 30'

Project No: 230953.1
Group No: VP04.1
SHEET NO. 1 of 2

Attachment: EXHIBIT - Plat of Subdivision - Consolidation (2024-60 - 1855 N. Hicks Road - HODC\Shelter Inc. FPD, PFPS, SU fill, and Rezoning to PD)

C:\Users\230953\Drawings\ACAD\SWVP04\1PN\230953.dwg, 6/5/2024 10:58:18 AM, DWG To PDF.pc3

FINAL PLAT OF SUBDIVISION
OF
1855 N. HICKS ROAD

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

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ ARE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

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

_____ _____
OWNER NAME (PRINT) OWNER NAME (SIGNATURE)

_____
OWNER ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES ON: _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT OF SUBDIVISION AND NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL AT _____, COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20 ___.

_____
COUNTY CLERK

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE UNDERSIGNED AS OWNERS OF THE PROPERTY WHICH WILL BE KNOWN AS 1855 N. HICKS ROAD IS LOCATED WITHIN THE BOUNDARIES OF:

COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 15
HIGH SCHOOL DISTRICT NO.. 211

IN COOK COUNTY, ILLINOIS.

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

_____ _____
OWNER NAME (PRINT) OWNER NAME (SIGNATURE)

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____
NOTARY PUBLIC

IDOT CERTIFICATE

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

_____ _____
DISTRICT ENGINEER DATE

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS DATED THIS _____ DAY OF _____, 20___.

SIGNED: _____
CHAIRMAN

ATTEST:_____
SECRETARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS DATED THIS _____ DAY OF _____, 20___.

SIGNED: _____
MAYOR

ATTEST:_____
VILLAGE CLERK

VILLAGE ENGINEER'S 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 HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 20___.

BY: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
VILLAGE COLLECTOR

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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.

DATED THIS _____ DAY OF _____, 20___.

BY: _____ DATED: _____
OWNER

BY: _____ DATED: _____
ILLINOIS PROFESSIONAL ENGINEER

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICAL AND COMMUNICATIONS SERVICES, GAS, CABLE TELEVISION, STORM WATER DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY, AMERITECH, NORTHERN ILLINOIS GAS COMPANY, ANY CABLE COMMUNICATIONS FIRM OR COMPANY GRANTED A CABLE COMMUNICATIONS FRANCHISE BY THE VILLAGE OF PALATINE AND THE VILLAGE OF PALATINE, GRANTEES THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY,

FOR THE PLACEMENT, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, RELOCATION, REPLACEMENT AND REMOVAL OF WATERMAINS, STORM SEWERS, SANITARY SEWERS, DRAINAGE DITCHES AND SWALES, RETENTION PONDS, GAS MAINS, ELECTRICAL LINES, TELEPHONE LINES, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND RADIO SIGNALS, TOGETHER WITH ALL BRACES, GUYS, ANCHORS, MANHOLES, VALVES AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY IN CONNECTION UPON AND UNDER THE SUBDIVISION IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U. & D.E.), AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED (P.U. & D.E.) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, EXCEPT GARDEN, SHRUBS AND LANDSCAPING MAY BE PLACED OVER ANY SUB SURFACE FACILITIES THAT DO NOT UNREASONABLY INTERFERE WITH THE SAFETY, USEFULNESS OF UNREASONABLY RESTRICT TO, OR PREVENT THE PROMPT MAINTENANCE OF REPAIR OF ANY SUCH SUB SURFACE FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF THE VILLAGE OF PALATINE TO RECORD THIS PLAT OF SUBDIVISION OF 1855 N. HICKS ROAD WITH THE COOK COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

THIS 20TH DAY OF MARCH , A.D., 2024 .

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 10, 11 AND 12 AND THE EAST 1/2 OF THE STREET WEST AND ADJOINING SAID LOTS IN KLEIN'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1949 AS DOCUMENT NUMBER 14651080, ALSO DESCRIBED AS BEING THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 380 FEET OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT PART OF THE ABOVE DESCRIBED PROPERTY IS DETERMINED TO BE IN REGULATORY FLOODWAY (ZONE AE), PART IN SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (ZONE AE) AND PART IS IN AREA OF MINIMAL FLOODING (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS, PANEL NUMBER 17031 C0587J, EFFECTIVE DATE AUGUST 19, 2008.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF SAID VILLAGE OF PALATINE OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF SAID VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT WOODRIDGE, ILLINOIS THIS 20TH DAY OF MARCH , A.D., 2024 .

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

#3189 CHRISTOPHER D. BARTOSZ PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
SHELTER, INC.
1616 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004
847-595-0135

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	06/05/2024	ADDED PROPOSED EASEMENT DATA			

FINAL PLAT OF SUBDIVISION
1855 N. HICKS ROAD, PLAYTIME, IL

DRAFTING COMPLETED:	03-20-24	DRAWN BY:	MLP	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = N/A

Project No: 230953.1
Group No: VP04.1
SHEET NO. 2 of 2

Attachment: EXHIBIT - Plat of Subdivision - Consolidation (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill, and Rezoning to PD)

J:\2023\23093\3Dmarkup\ACAD\SVY\P04.1\PN\230953.dwg 6/5/2024 10:57:53 AM, DWG To PDF.pc3

FINAL ENGINEERING PLANS

FOR

1855 N. HICKS ROAD

PALATINE, ILLINOIS

PROJECT TEAM

OWNER

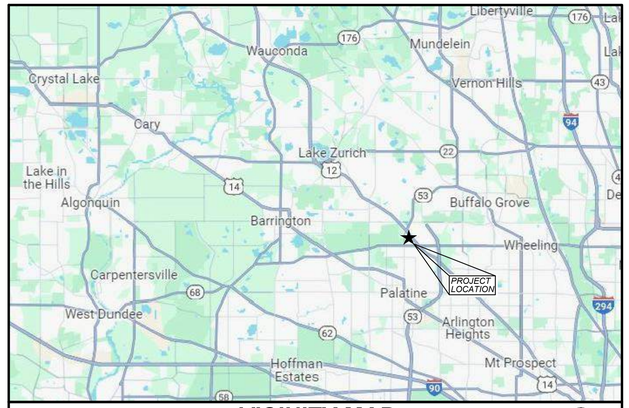
Shelter, Inc.
1616 N. Arlington Heights Road
Arlington Heights, Illinois 60004
847 595 0135
Contact: Carina Santa Maria

DEVELOPER

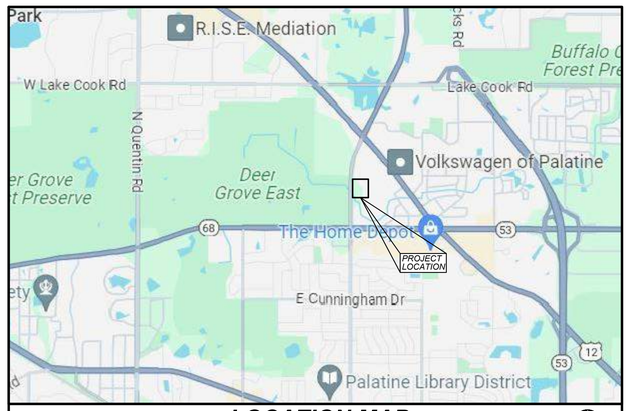
Housing Opportunity Development Corp.
5340 Lincoln Avenue
Skokie, Illinois 60077
224 307 8329
Contact: Beth Demes

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Steve Kranenborg, P.E.
skranenborg@v3co.com
Project Engineer: Thomas Kunschke, P.E.
tkunschke@v3co.com



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

INDEX

CIVIL ENGINEERING PLANS

C0.0	TITLE SHEET
C1.0	GENERAL NOTES , LEGEND, AND ABBREVIATIONS
C1.1	SPECIFICATIONS
C1.2	MWRD NOTES AND ROUTING MAPS
C2.0	DEMOLITION PLAN
C3.0	LAYOUT PLAN
C4.0	GRADING PLAN
C4.1	EROSION CONTROL PLAN
C4.2	EROSION CONTROL DETAILS
C4.3	DETENTION BASIN PLANTING PLAN
C4.4	DETENTION BASIN PLANTING SPECIFICATIONS
C4.5	NATIVE SEED MIXES
C5.0	UTILITY PLAN
C5.1	SANITARY PROFILES AND STRUCTURES TABLE
C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS
C6.2	CONSTRUCTION DETAILS
C6.3	MWRD DETAILS
C6.4	IDOT DETAILS
C6.5	IDOT DETAILS

SUPPORTING DOCUMENTS

EX 1	STORMWATER MANAGEMENT EXHIBIT
EXR	EXHIBIT R
1 of 1	ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BENCHMARKS

SOURCE:

STATION DESIGNATION: C0053 1B (PID AJ2849)
ESTABLISHED BY: NGS
DATE: 06/27/12

ELEVATION: 738.25 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STATION IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF RT 68 AND IL RT 53, 29 FT SOUTH OF THE CENTERLINE OF EASTBOUND RT 68. STATION IS 180 FT NORTH NORTHEAST OF A 12 INCH CEMENT CULVERT, 62 FT EAST OF A PK NAIL IN THE PAVEMENT LOCATED IN NORTHBOUND RT 53, 40.2 FT NORTHEAST OF A PK NAIL IN A DECIDUOUS TREE, 29 FT WEST OF THE CONCRETE DITCH, 12 FT SOUTHEAST OF THE CONCRETE OVERPASS WALL, 11 FT SOUTH OF THE BACK OF CURB OF RT 68, AND 2.0 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST. ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.60 FT BELOW CAP. PK NAILS WERE SET IN WOOD PHYSICAL TIES.

SITE:

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 10-09-23

ELEVATION: 741.41 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CROSS CUT ON CONCRETE HEADWALL ON THE EAST SIDE OF N HICKS RD.

STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 10-09-23

ELEVATION: 741.76 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CROSS CUT ON CONCRETE HEADWALL ON THE EAST SIDE OF N HICKS RD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

DRAINAGE STATEMENT:

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

Call Before You Dig
JULIE
800.892.0123
Joint Utility Locating Information for Excavators
Call 48 hours before you dig

PROFESSIONAL ENGINEER'S CERTIFICATION

I, STEVEN KRANENBORG, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF SHELTER, INC. BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ A.D., 2024.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-068598
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

REVISIONS

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

TITLE SHEET
1855 N. HICKS ROAD
PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C0.0

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill: and Rezoning to PD)

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   V3 COMPANIES, LTD.
   7325 JANES AVENUE
   WOODRIDGE, IL 60517

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES LTD., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

8. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   a. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS PREPARED BY IDOT, LATEST EDITION.

   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.

   c. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA. LATEST EDITION.

   d. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE VILLAGE OF PALATINE.

   e. THE NATIONAL ELECTRIC CODE.

   f. THE ILLINOIS ACCESSIBILITY CODE.

   g. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS AS PUBLISHED BY THE IEPA. TESTING OF SOILS BEING EXPORTED FROM THE SITE AND APPROPRIATE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITE WORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

9. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.

10. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHALL BE PROTECTED PER IDOT STANDARDS. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM DAMAGE INCLUDING TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

11. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE VILLAGE OF PALATINE CODE AND IDOT REQUIREMENTS.

13. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.

14. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.

16. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.

17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.

18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.

19. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

21. ALL CURB RADII REFER TO BACK OF CURB.

22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.

23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE VILLAGE OF PALATINE OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.

24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.

25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.

26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.

27. BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.

28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

29. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.

31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNER'S SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.

33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE VILLAGE OF PALATINE AND IDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.

34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

36. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

37. BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.

38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.

39. THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x6' POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH THE VILLAGE STANDARDS.

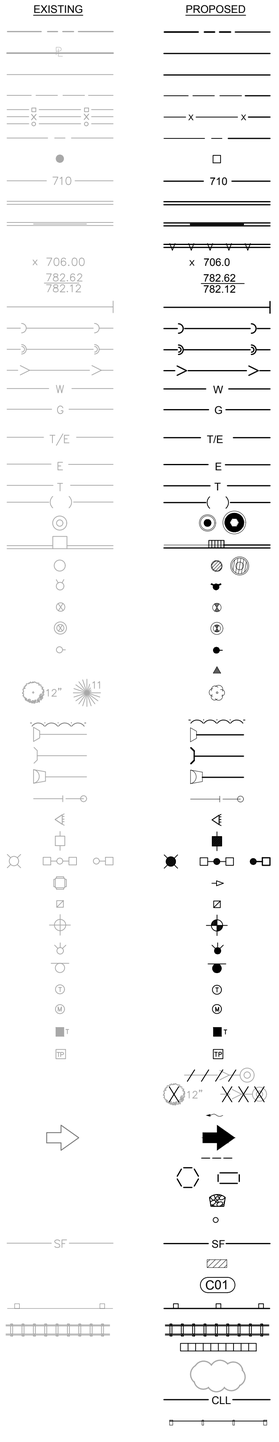
40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.

41. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS REQUIRED IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

43. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

LEGEND



ABBREVIATIONS

DESCRIPTION		
RIGHT-OF-WAY LINE	A	ARC LENGTH
PROPERTY LINE (EXTERIOR)	B-B	BACK TO BACK OF CURB
LOT LINE (INTERIOR)	B/C	BACK OF CURB
EASEMENT LINE	BLDG	BUILDING
FENCE LINE	BM	BENCHMARK
CENTERLINE	B/P	BOTTOM OF PIPE
PROPERTY CORNER	BV/VV	BUTTERFLY VALVE IN VALVE VAULT
CONTOUR	C & G	CURB AND GUTTER
CURB & GUTTER	CB	CATCH BASIN
DEPRESSED CURB & GUTTER	℄	CENTERLINE
REVERSE PITCHED CURB	CL	CLOSED LID
SPOT ELEVATION	CO	CLEAN OUT
TOP OF CURB ELEVATION EDGE OF PAVEMENT ELEVATION	DIP	DUCTILE IRON PIPE
UTILITY STUB	DIA	DIAMETER
SANITARY SEWER	DIWM	DUCTILE IRON WATER MAIN
SANITARY FORCE MAIN	DWG	DRAWING
STORM SEWER	E	EAST OR ELECTRIC OR EDGE
WATER MAIN	EJ	EXPANSION JOINT
GAS MAIN	ELEV	ELEVATION
UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK	E/P	EDGE OF PAVEMENT
BURIED CABLE-ELECTRIC	EX.	EXISTING
BURIED CABLE-TELEPHONE	F & CL	FRAME & CLOSED LID
ATLAS LOCATED UTILITY	F & G	FRAME & GRATE
UTILITY STRUCTURE WITH CLOSED LID	F & OL	FRAME & OPEN LID
CURB INLET	FES	FLARED END SECTION
DRAINAGE STRUCTURE WITH OPEN LID	F-F	FACE TO FACE OF CURB
FIRE HYDRANT	FF	FINISHED FLOOR
VALVE IN VALVE BOX	F/G	FINISHED GRADE
GATE VALVE IN VALVE VAULT	FH	FIRE HYDRANT
POST INDICATOR VALVE	F/L	FLOW LINE
THRUST BLOCK	G	GAS LINE
TREE	GV/VB	GATE VALVE IN VALVE BOX
TREE LINE	GV/VV	GATE VALVE IN VALVE VAULT
CONCRETE HEADWALL	HDCP	HANDICAP
SUBMERGED HEADWALL	HDPE	HIGH DENSITY POLYETHYLENE PIPE
FLARED END SECTION (F.E.S.)	HDW	HEADWALL
GUY WIRES	HOR	HORIZONTAL
FLOOD LIGHT	HP	HIGH POINT
UTILITY POLE	HWL	HIGH WATER LEVEL
LIGHT STANDARD	IE	INVERT ELEVATION
TRAFFIC SIGNAL POLE	IN	INLET
HAND HOLE	LF	LINEAL FEET
SOIL BORING	LP	LOW POINT OR LIGHT POLE
IRRIGATION HEADS	L	LEFT
SIGN	ME	MATCH EXISTING
TELEPHONE MANHOLE	MH	MANHOLE
MONITORING WELL	MW	MONITORING WELL
TELEPHONE PEDESTAL	N	NORTH
TRANSFORMER PAD	NIC	NOT IN CONTRACT / NOT INCLUDED
UTILITY TO BE ABANDONED	NWL	NORMAL WATER LEVEL
FEATURE TO BE REMOVED	OC	ON CENTER
STORMWATER FLOW DIRECTION	OL	OPEN LID
STORMWATER OVERFLOW ROUTE	PC	POINT OF CURVATURE
DITCH CHECK	PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
INLET FILTER BASKET	PGL	PROFILE GRADE LINE
RIP RAP	PI	POINT OF INTERSECTION
BOLLARD	PL	PROPERTY LINE
SILT FENCE	PP	POWER POLE
WATER MAIN PROTECTION	PRC	POINT OF REVERSE CURVATURE
UTILITY CROSSING LABEL	PT	POINT OF TANGENCY
GUARDRAIL	PUE	PUBLIC UTILITY EASEMENT
RAILROAD TRACKS	PVC	POINT OF VERTICAL CURVATURE OR POLYVINYL CHLORIDE PIPE
RETAINING WALL	PVI	POINT OF VERTICAL INTERSECTION
REVISION DELINEATION	PVT	POINT OF VERTICAL TANGENCY
CONSTRUCTION LIMIT LINE	R	RADIUS OR RIGHT
TREE PROTECTION FENCE	RCP	REINFORCED CONCRETE PIPE
	ROW	RIGHT OF WAY
	S	SLOPE OR SOUTH
	SAN	SANITARY
	SF	SILTATION FENCE
	SFM	SANITARY FORCE MAIN
	SHT	SHEET
	SHW	SUBMERGED HEADWALL
	SMH	SANITARY MANHOLE
	STA	STATION
	ST	STORM STRUCTURE OR STORM SEWER
	STMH	STORM MANHOLE
	T	TANGENT LENGTH OR TELEPHONE
	T/C	TOP OF CURB
	T/P	TOP OF PIPE
	T/W	TOP OF WALL
	TY	TYPE
	TYP	TYPICAL
	UP	UTILITY POLE
	VC	VERTICAL CURVE
	VERT	VERTICAL
	VCP	VITRIFIED CLAY PIPE
	W	WEST
	WM	WATER MAIN

REVISIONS

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

GENERAL NOTES, LEGEND, AND ABBREVIATIONS

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C1.0

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

SPECIFICATIONS

EARTHWORK

1. THE GRADING OPERATIONS ARE TO BE INSPECTED BY A THIRD PARTY SOILS ENGINEER. THE CONTRACTORS REPRESENTATIVE MUST BE NOTIFIED PRIOR TO ANY UNSUITABLE SOIL REMOVAL AND MUST APPROVE, IN WRITING, ANY REMEDIATION. BOTH THE CONTRACTOR AND SOILS ENGINEER MUST BE PRESENT DURING REMEDIATION.

2. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED, UNLESS OTHERWISE NOTED. AREAS IN DETENTION FACILITIES NOTED TO BE ESTABLISHED WITH NATIVE VEGETATION SHALL REQUIRE A MINIMUM OF 12 INCHES OF TOPSOIL. REFER TO PLANTING PLANS TO VERIFY TOPSOIL THICKNESS REQUIREMENTS.

3. THE SURFACE VEGETATION, TOPSOIL, TRANSITIONAL MATERIAL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE STRUCTURAL FILL. IF THE UNDERLYING SUBGRADE IS FOUND TO BE UNSUITABLE FOR PROPER COMPACTION, CONTRACTOR TO CONSULT WITH SOILS ENGINEER PRIOR TO REMEDIATION.

4. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, BUILDING AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER, THE AUTHORITY HAVING JURISDICTION, AND THE CONTRACTOR.

5. ALL PAVEMENT SUBGRADE SHALL MEET THE REQUIREMENTS DETERMINED BY THE SOILS ENGINEER AND DOCUMENTED IN THE GEOTECHNICAL REPORT. IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT MEET THESE REQUIREMENTS, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH AS DETERMINED BY THE ENGINEER, SOILS ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.

6. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND OPEN SPACE AREAS SHALL BE WITHIN A 0.1' TOLERANCE OF DESIGN SUBGRADE.

7. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE SUBCONTRACTOR IN THE PRESENCE OF THE JURISDICTIONAL INSPECTOR, CONTRACTOR, AND SOILS ENGINEER.

8. BORROW PIT LOCATION(S) SHALL BE APPROVED BY THE OWNER, ENGINEER, AND GEOTECHNICAL ENGINEER.

SANITARY SEWER

1. SANITARY SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D2241 WITH AN SDR OF 26 WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.

   B. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).

2. MANHOLES SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "SEWER".

3. ALL SANITARY SEWER SHALL BE TESTED FOR LEAKAGE AND DEFLECTION IN ACCORDANCE WITH SECTION 31-1.12 AND 31-1.13 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

4. ALL SANITARY MANHOLES SHALL BE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH ASTM C969 OR ATSM C1244.

5. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. IF THE LOCAL JURISDICTION HAS MORE STRINGENT TESTING REQUIREMENTS THE CONTRACTOR SHALL ADHERE TO THE MORE STRINGENT REQUIREMENTS. THE COST SHALL BE INCIDENTAL TO THE CONTRACT.

WATERMAIN DISTRIBUTION SYSTEM

1. WATER MAIN SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIAL AS SPECIFIED ON THE PLANS:

   A. DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A21.51, AWWA C-151 WITH CEMENT LINING CONFORMING TO ANSI A21.4, AWWA C-104 AND PUSH-ON JOINTS CONFORMING TO ANSI A21.11, AWWA C-111. FITTINGS SHALL COMPLY WITH ANSI A21.10, AWWA C110. ALL DUCTILE IRON PIPE SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH AWWA C105.

   B. POLYVINYL CHLORIDE PIPE, PVC CONFORMING TO ASTM C-900, WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.

   C. WATER SERVICE LINES SHALL BE CONSTRUCTED OF CLASS K COPPER.

2. MINIMUM COVER OVER WATER MAIN SHALL BE 5' - 6" FROM FINISHED GRADE TO TOP OF PIPE.

3. VALVE VAULTS SHALL BE USED AT ALL VALVE LOCATIONS WHERE WATER MAIN IS 8" DIAMETER OR LARGER. VAULTS SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "WATER".

4. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. COST OF SAME SHALL BE INCIDENTAL TO THE UNIT PRICE FOR PIPE INSTALLED.

5. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASES, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS. THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.

6. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

7. ALL WATER LINES SHALL HAVE A TRACER WIRE INSTALLED FOR ITS ENTIRE LENGTH.

STORM SEWER

1. STORM SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. REINFORCED CONCRETE PIPE (RCP) IN CONFORMANCE WITH IDOT STANDARD SPECIFICATIONS DETERMINATION FOR PIPE CLASS, AND CONFORMING TO ASTM C76. ALL STORM SEWER SHALL HAVE GASKETED JOINTS CONFORMING TO ASTM C-361, UNLESS OTHERWISE NOTED.

   B. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D3034 WITH ELASTOMERIC GASKETED JOINTS CONFORMING TO ASTM D3212.

   C. HIGH DENSITY POLYETHYLENE PIPE, HDPE, CONFORMING TO ASTM D3350 WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D3212.

   D. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).

2. STORM SEWER STRUCTURES SHALL BE PRECAST OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL). LIDS SHALL BE IMPRINTED "STORM".

IEPA CROSSING REQUIREMENTS

1. HORIZONTAL SEPARATION:

   A. WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION.

   B. WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
      I. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
      II. THE WATERMAIN IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
      III. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

   I. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

2. VERTICAL SEPARATION:

   A. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OR ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

   B. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING REQUIREMENTS OF SECTION 653.111 WHEN:

      I. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN 9A) ABOVE; OR
      II. THE WATERMAIN PASSES UNDER A SEWER DRAIN.

   C. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.

   D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

2. SURFACE COURSE AND BINDER COURSE SHALL BE HOT-MIX ASPHALT (HMA) CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

3. CURB & GUTTER AND SIDEWALK SHALL BE CLASS SI PORTLAND CEMENT CONCRETE CONFORMING TO IDOT STANDARD SPECIFICATIONS.

4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.

5. AGGREGATE BASE COURSES SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD AND BRICK, CONCRETE, OR HMA BASES SHALL BE PRIMED AT THE RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD WITH LIQUID ASPHALT CONFORMING TO THE IDOT STANDARD SPECIFICATIONS AND APPROPRIATE FOR PREVAILING WEATHER AND SITE CONDITIONS. PRIME COAT AND CLEANING THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.

6. PAVEMENT SHALL BE CONSTRUCTED ON A THOROUGHLY COMPACTED SUBGRADE MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. PRIOR TO PLACEMENT OF THE NEW PAVEMENT, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (MINIMUM 20 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE GEOTECHNICAL CONSULTANT.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS AND ½ INCH PREMOLDED FIBER EXPANSION JOINTS SHALL BE SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSIDERED TO BE ACCESSIBLE ROUTES AS DEFINED BY THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE SUBJECT TO ILLINOIS ACCESSIBILITY CODE (IAC) REQUIREMENTS, UNLESS OTHERWISE NOTED.

8. TESTING OF THE SUBBASE, BASE COURSE, BINDER COURSE, SURFACE COURSE, AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED TO PERFORM THE REQUIRED TESTS.

9. ASPHALT JOINTS FOR BINDER AND SURFACE COURSES ARE TO BE STAGGERED.

REVISIONS

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

SPECIFICATIONS

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C1.1

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

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 SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF PALATINE HEIGHTS MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF 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 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC 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 WORK PHASE.

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 0.00 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 OF 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-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
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 BELOW 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	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ 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 PIPE 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 ("SHEWER-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 CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED 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 IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

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.

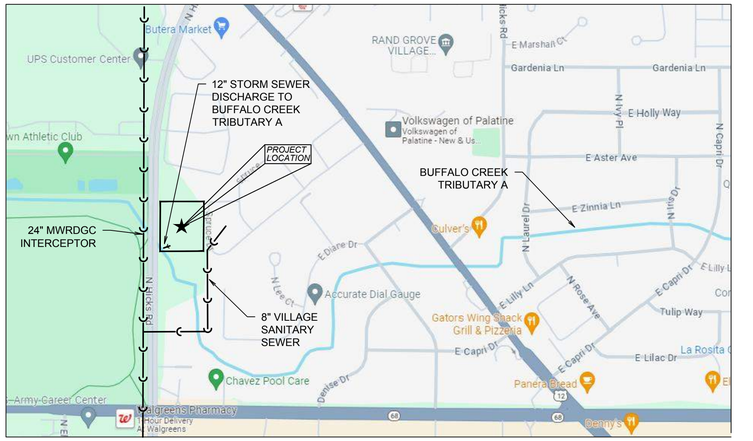
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE 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.



MWRD ROUTING MAP

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

REVISIONS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

MWRD NOTES AND ROUTING MAPS

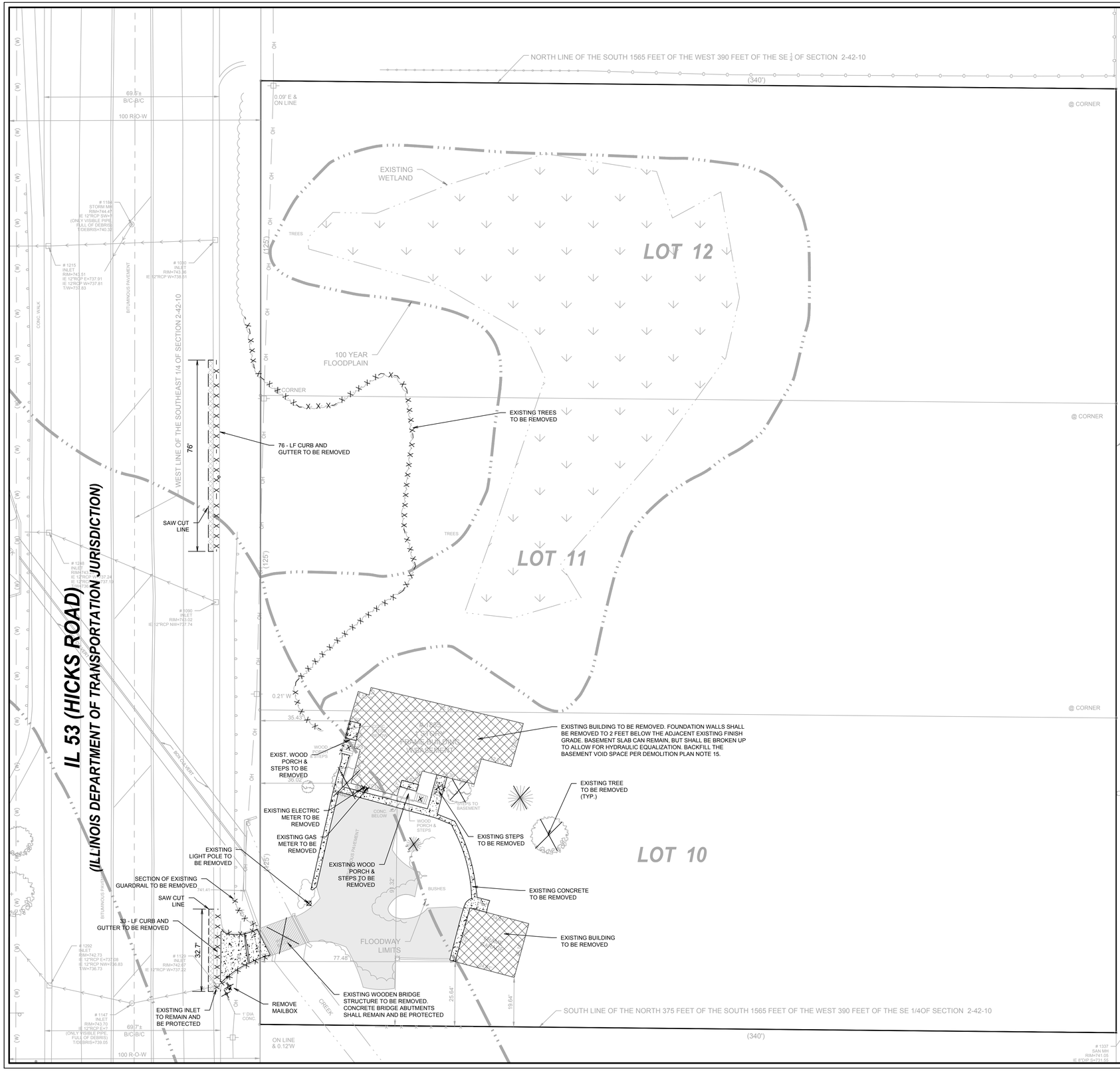
1855 N. HICKS ROAD

PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C1.2

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



DEMOLITION PLAN

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - SIDEWALK AND ON-SITE PAVEMENT
   - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLEY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDONMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS. CONTRACTOR TO COORDINATE WITH THE COOK COUNTY HEALTH DEPARTMENT (708-492-2000) FOR DIRECTION AND REQUIRED SEALING REPORT DOCUMENTATION.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

DEMOLITION LEGEND

- EXISTING BUILDING TO BE REMOVED, ASSOCIATED FOUNDATION SHALL ALSO BE REMOVED UNLESS NOTED OTHERWISE.
- EXISTING BITUMINOUS PAVEMENT TO BE REMOVED FULL DEPTH
- EXISTING CONCRETE PAVEMENT TO BE REMOVED FULL DEPTH
- IDOT PAVEMENT RESTORATION — MILL 1.5" ASPHALT SURFACE COURSE
- X X X X — MISCELLANEOUS EXISTING ITEM TO BE REMOVED
- MISCELLANEOUS ITEM TO BE REMOVED
- SAWCUT LINE

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS		
NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

DEMOLITION PLAN

1855 N. HICKS ROAD

PHASE

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C2.0

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

PAVING LEGEND

HEAVY DUTY HMA PAVEMENT

1.5" BITUMINOUS SURFACE COURSE, HMA MIX "D", N50
3" BITUMINOUS BINDER COURSE HMA IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL/SY
10" AGGREGATE BASE COURSE, CA-6

REGULAR DUTY HMA PAVEMENT

1.5" BITUMINOUS SURFACE COURSE, HMA MIX "D", N50
2.25" BITUMINOUS BINDER COURSE HMA IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL/SY
8" AGGREGATE BASE COURSE, CA-6

IDOT PAVEMENT RESTORATION

1.5" EXISTING ASPHALT TO BE MILLED & PROPERLY DISPOSED OF BY CONTRACTOR
1.5" HOT MIX ASPHALT SURFACE COURSE, MIX D, N90

CONCRETE PAVEMENT

8" P.C. CONCRETE PAVEMENT WITH (6X6/W2.9XW2.9) W.W.F.
4" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

5" P.C. CONCRETE
4" AGGREGATE BASE COURSE - CA-6

PARKING SUMMARY

REGULAR SPACES	=	18
ACCESSIBLE SPACES	=	1
TOTAL SPACES	=	19

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	
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ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

LAYOUT AND PAVING PLAN
1855 N. HICKS ROAD
PALATINE, ILLINOIS

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NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%. (REVISE FOR CITY OF CHICAGO PROJECTS)

STORMWATER SUMMARY

DETENTION VOLUME REQUIRED	0.856 AC.-FT.
DETENTION VOLUME PROVIDED @ HWL	0.900 AC.-FT.
VOLUME CONTROL VOLUME REQUIRED	0.058 AC.-FT.
VOLUME CONTROL VOLUME PROVIDED	0.068 AC.-FT.

HWL 740.25
NWL 737.33
BOTTOM = 737.00
DETENTION VOLUME = 0.90 AC-FT
VOLUME CONTROL = 0.068 AC-FT

PROPOSED BUILDING
FF=744.0
(TF=743.5)

LOT 12

EXISTING WETLAND

100 YEAR FLOODPLAIN BY ELEVATION
ELEVATION: 739.40

100 YEAR FLOODPLAIN

FLOODWAY LIMITS

NORTH LINE OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

SOUTH LINE OF THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF SECTION 2-42-10

EAST LINE OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10 AS MONUMENTED AND OCCUPIED

WEST LINE OF THE SOUTH 1565 FEET OF THE SE 1/4 OF SECTION 2-42-10

IL 53 (HICKS ROAD)
(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

SPRUCE DR

02-02-400-056
OWNER: 7242 LLC
420 SPRUCE DR
PALATINE, IL 60074
REC. JUNE 28, 2078
AS DOC NO. 24507142

100 YEAR FLOODPLAIN BY ELEVATION

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	
1	06-27-24	REVISED PER VILLAGE COMMENTS	

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

GRADING PLAN

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.
C4.0

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill: and Rezoning to PD)

EROSION CONTROL PLAN:

1. CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
3. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES. SEE INLET PROTECTION DETAIL ON SHEET C4.2.
4. EROSION CONTROL BLANKET (ROLLMAX ERONET S150 OR APPROVED EQUAL) SHALL BE PLACED ON ALL AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF SWALES WHERE NOTED.
5. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY V3 COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY AS REQUIRED BY THE IEPA PHASE II PERMIT PROGRAM REQUIREMENTS.

EROSION CONTROL LEGEND

- INLET FILTER BASKET
- RIP RAP
- SF — SILT FENCE
- EROSION CONTROL BLANKET FOR OVERFLOW ROUTE. N.A.G. P300 OR APPROVED EQUAL.

NORTH LINE OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

SOUTH LINE OF THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

EAST LINE OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10 AS MONUMENTED AND OCCUPIED

LOT 12

PROPOSED BUILDING
FF=744.0
(TF=743.5)

EXISTING WETLAND

100 YEAR FLOODPLAIN

FLOODWAY LIMITS

STABILIZED CONSTRUCTION ENTRANCE
SEE DETAIL ON SHEET C4.2

DOUBLE ROW OF SILT FENCE

INLET FILTER BASKET (TYP.)
SEE DETAIL.

APPROXIMATE LOCATION OF TEMPORARY CONCRETE WASHOUT. EXACT LOCATION TO BE DETERMINED BY CONTRACTOR.

FLARED END SECTION
SEDIMENT TRAP

HWL 740.25
NWL 737.33
BOTTOM = 737.00
DETENTION VOLUME = 0.90 AC-FT
VOLUME CONTROL = 0.068 AC-FT

RIP RAP (TYP.)
SEE DETAIL ON SHEET C4.2

DOUBLE ROW
OF SILT FENCE

IL 53 (HICKS ROAD)
(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

SPRUCE DR

02-02-400-066
OWNER: TAXPAYER OF
420 SPRUCE DR
PALATINE, IL 60074

REC. JUNE 28, 2078
AS DOC. NO. 24507142

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	
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ORIGINAL ISSUE DATE: 03-28-2024

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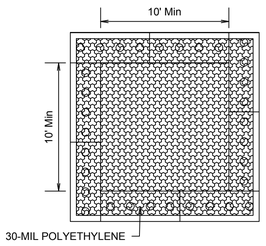
EROSION CONTROL PLAN

1855 N. HICKS ROAD
PALATINE, ILLINOIS

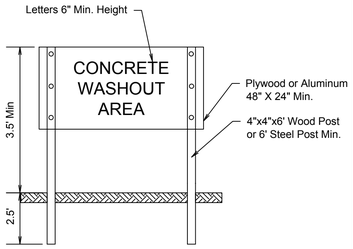
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C4.1

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



PLAN VIEW



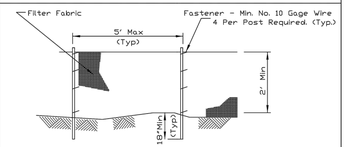
SIGN DETAIL

NOTES:

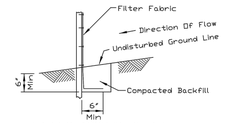
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. CONCRETE COLLECTION AREA SECURED IN PLACE LINED WITH 30-MIL POLYETHYLENE OR APPROVED EQUIVALENT.

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

SILT FENCE PLAN



ELEVATION



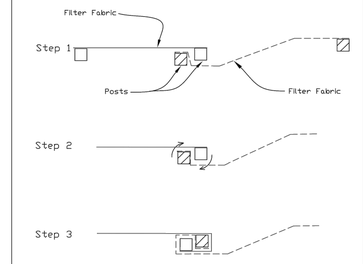
FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

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

STANDARD DWG. NO. IUM-620A
SHEET 1 OF 2
DATE 3-16-12

SILT FENCE - SPLICING TWO FENCES



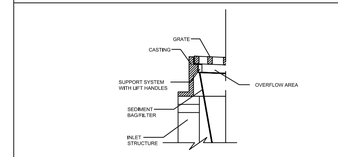
ATTACHING TWO SILT FENCES

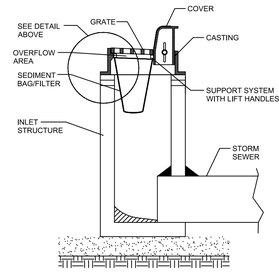
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

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

STANDARD DWG. NO. IUM-620B(W)
SHEET 1 OF 1
DATE 3-16-2012

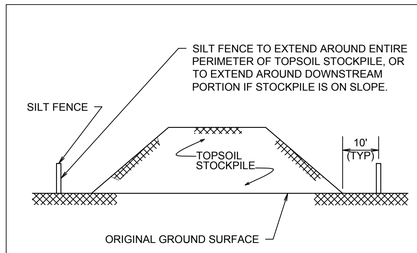
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION





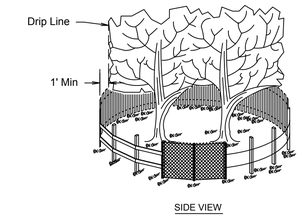
REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

STANDARD DWG. NO. IUM-561D
SHEET 1 OF 1
DATE 01-11-11



NOTES:
1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. SEE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS TO MINIMIZE EROSION.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2 ". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
6. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE VILLAGE.

TEMPORARY TOPSOIL STOCKPILE

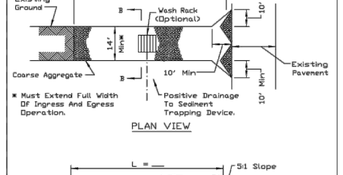


POST AND FENCE DETAIL

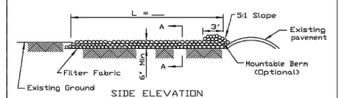
NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line 1. of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with 2. a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing 3. or any other material as approved by the engineer/inspector.

TREE PROTECTION - FENCING

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW



SIDE ELEVATION

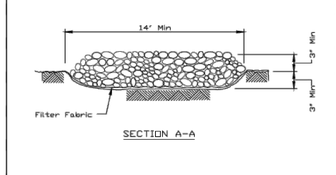
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2,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

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

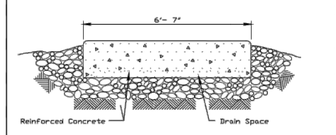
NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 1 OF 2
DATE 8-19-94

STABILIZED CONSTRUCTION ENTRANCE PLAN



SECTION A-A



SECTION B-B

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

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 2 OF 2
DATE 8-19-94

REVISIONS

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

EROSION CONTROL DETAILS

1855 N. HICKS ROAD

PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.2

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

PLANTING LEGEND

SHORELINE PLUGS

LENGTH = 633 LF

EMERGENT PLUG MIX

AREA = 0.22 AC

MESIC PRAIRIE SEED MIX

AREA = 0.41 AC

SEDGE MEADOW SEED MIX

AREA = 0.12 AC

WET PRAIRIE SEED MIX

AREA = 0.04 AC

NORTH LINE OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

EAST LINE OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10 AS MONUMENTED AND OCCUPIED

WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2-42-10

SOUTH LINE OF THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10

EXISTING WETLAND

100 YEAR FLOODPLAIN

LOT 12

PROPOSED BUILDING
FF=744.0
(TF=743.5)

HWL 740.25
NWL 737.00
BOTTOM = 737.00
DETENTION VOLUME = 0.68 AC-FT
STORAGE CONTROL = 0.068 AC-FT

HWL 740.25

HWL/740.25

IL 53 (HICKS ROAD)
(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

SPRUCE DR

02-02-400-056
OWNER: TAXPAYER OF
420 SPRUCE DR
PALATINE, IL 60074

REC. JUNE 28, 2078
AS DOC. NO. 24507142

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS		
NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

DETENTION BASIN PLANTING PLAN

1855 N. HICKS ROAD

PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.3

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

CONSTRUCTION AND REVEGETATION

This section of the plan details construction and revegetation of the naturalized stormwater facilities.

CONSTRUCTION, SOILS AND TOPDRESSING SPECIFICATIONS

Grading and excavation of the stormwater facilities shall be completed in accordance with the engineering plans in order to achieve the requisite storage volumes.

The following specifications shall be followed to minimize impacts to the stormwater facilities and provide a suitable medium for vegetation establishment:

1. All areas to be planted or seeded with native vegetation shall be over-excavated a minimum of 1 foot below final grade to allow for the placement of topdress material, unless a one-foot thick topsoil layer is present following excavation to proposed final grade.
2. Topdress material for the proposed naturalized vegetation areas can originate from on-site. These soils are adequate to promote native vegetation establishment. If additional topdress material is needed, the topdress material shall contain an organic matter content of 3% or more and a clay content of 27% or less.
3. Wheel-based vehicles (scrapers, endloaders, etc.) shall not be used for topdressing work. Only low ground pressure wide-track equipment (quadtrack tractor, wide track dozer, backhoe, or approved by Engineer) shall haul, move and spread topdress material.
4. Following the 1-foot of topdress placement, the surface shall be thoroughly disked using a small farm type disc (not a large construction disc) and/or Harley rake for all native seeding areas. Topdress material shall not be handled or the surface disked when wet.
5. No wheeled traffic shall occur in the naturalized seeding areas after the final disking is complete, with the exception of a small farm type tractor if used for seeding.
6. All construction activities in the naturalized areas must be done under dry conditions.

PRE-SEEDING AND PLANTING WEED CONTROL

If any areas identified on the Plan are not disturbed as a result of grading or lie fallow long enough following final grading to allow non-native/invasive species to germinate a pre seeding/plug planting weed control event shall take place using a non-selective aquatic safe herbicide. All herbicide shall be applied according to manufacturer's specifications to ensure that the treatment is successful. All treated areas shall allow 14 days to pass after treatment to allow the chemicals to work and break down prior to seeding or planting.

SEEDING SPECIFICATIONS

1. The seeding contractor shall furnish, transport, and install the native seed mixes as specified for the respective areas shown on the Plan.
2. Seeding activities of the permanent matrices shall be performed after the seed bed has been properly prepared, as applicable, between November 1 after the first frost and ending when snow cover exceeds 2-inches in depth or areas are covered with ice and June 15th of the following year.
3. If construction activities are finished outside the permanent seeding window, the area can be stabilized with a temporary cover crop or permanent seeded with a supplemental seeding during the prescribed window the following year if needed to achieve standards.
4. Seed shall be surface sown with a broadcast seeder and lightly raked in or with a native drop seeder.
5. All seed sources shall be within a 200-mile radius of the project site and be true to name and variety.
6. Seeding shall only occur in areas that will receive erosion blanket installation within 48 hours (see section below).

WETLAND PLANTING SPECIFICATIONS

1. The planting contractor shall furnish, transport and install all container grown plants for all planting zones as specified on plans.
2. Herbaceous planting activities shall be performed no earlier than May 15th and no later than July 1st under favorable conditions (i.e., proper hydrology).
3. All plugs shall be container grown in open bottom pots with the following minimum dimensions: 2 3/8 inches square by 3-inches deep or a minimum root area of 11 cubic inches. At time of planting, all plant plugs shall have minimum shoot heights of 14-inches and well-developed root systems that hold planting soil together when removed from the container. Soil saturation shall be maintained for all container plants until installation.
4. Plant material shall not be provided as dormant (i.e., sprouted tubers, sprouted rhizomes or bare root) unless specified in the plans.

PLANTING ZONES

Selection of the plant species in the stormwater facilities are based on their suitability to the anticipated soil and hydrologic conditions following construction. The hydrographs (Appendix III) indicate a quick drawdown to the Normal Water Line (NWL) with all events modeled to take 50 hours or less. As the plan indicates the stormwater basin has an underdrain system running below the basin bottom to promote ground water infiltration to provide additional water quality benefits before being discharged to the tributary to Buffalo Creek. The basin bottom is approximately four inches below the outlet elevation which may result in shallow inundation during periods of frequent precipitation in the wetter spring and fall months and saturated soil conditions during the summer months when frequency is less allowing greater time for groundwater infiltration to the underdrains.

A variety of native wetland plant plugs tolerant of large hydraulic fluctuations shall be installed in the shallow emergent bottom area of the stormwater basin. Plug installations shall be conducted only under suitable hydrologic conditions. If suitable hydrologic conditions are not established during the plant installation window, plant installation may be postponed until the subsequent growing season when appropriate hydrology is established.

A broad-spectrum mesic prairie, wet prairie and sedge meadow seed mixes comprised of native grasses, sedges and forbs will be installed on the stormwater basin slopes and comp storage areas. See Appendix II for the seed and plug mixes. These mixes are described below.

Mesic Prairie Seed Mix (0.44 acres). A broad-spectrum native seed mix, a mix that contains native grasses, sedges and forbs, shall be installed on the slopes of the stormwater basin. Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

Wet Prairie Seed Mix (0.21 acres). A wet prairie seed mix, a mix that contains native grasses, sedges and forbs, shall be installed along the slopes of the comp storage area and within the floodway/floodplain associated with the tributary to Buffalo Creek. Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

Sedge Meadow Seed Mix (0.12 acres). A sedge meadow seed mix, a mix that contains native grasses, sedges, rushes and forbs shall be installed in the bottom of the comp storage area to provide a seed mix tolerant of wetter soils and flooding associated with the tributary to Buffalo Creek. Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

Shoreline Plug Zone (633LF). Wetland plugs (Shoreline Plug Mix) shall also be installed around the shoreline of the stormwater basin to provide additional shoreline stabilization and help tolerate the hydrologic bounce of the basins. Plant plugs in the Shoreline Plug Mix shall be installed after the prairie has been seeded and blanket has been installed. Plant plugs for the Shoreline Plug Mix shall be established on the toe slope in two rows parallel to the entire shoreline into the erosion control blanket. Plugs in the "Shoreline Row" shall be established in one row parallel with the shoreline with plugs ~2-foot on center at the NWL elevation. Plugs in the "Upper Shoreline Row" shall be established in one row parallel with the shoreline with plugs ~2-foot on center on the slope 1.0 vertical foot above the "Shoreline Row".

Emergent Plug Mix (0.18 acres). The emergent plug mix shall be installed in the areas shown on the Plan. The emergent zone is designed 4-inches below the normal water level and will likely be inundated throughout the growing season and have saturated soils during the summer months due to ground water infiltration resulting from the underdrains. A total of 5,000 emergent plant plugs shall be installed per acre within this zone under suitable hydrologic conditions.

EROSION CONTROL BLANKET INSTALLATION SPECIFICATIONS

North American Green (NAG) S75 BioNet shall be installed over all seeding areas (mesic prairie, wet prairie and sedge meadow) as shown on the Plan. The blanket shall be installed within 48 hours and/or prior to forecasted rain, so no seeded area remains unprotected. Therefore, the area seeded shall be based on whatever can be blanketed within 48 hours. Installation of all erosion control materials shall be in accordance with the manufacturer's specifications

PREDATOR CONTROL

A predator control system shall be installed to help achieve the site goals and performance standards by discouraging herbivores such as but not limited to geese, ducks and muskrats from consuming and uprooting newly planted native plugs.

1. The materials shall include: 1-inch X 1-inch X 4-foot wood stakes with one end pointed, chicken wire fencing fabric or wire hardware cloth with mesh openings not to exceed 2-inches, 6-inch wire landscape staples, masons string and UV rated zip ties.
2. All areas receiving native plant plugs shall be protected by predator control fence. The fence, consisting of three-foot-high chicken wire fence mounted securely on 1-inch X 1-inch X 4-foot wood stakes in such a manner that one foot of wood stake with pointed end will extend below the fence fabric. The wood stakes will be no greater than 6 feet apart and installed approximately one foot deep into the soil so that the bottom of the fence fabric rests firmly on the soil surface. This fence shall be installed in conjunction with site seeding and native plug installation.
3. Fencing shall be installed above the NWL of all areas receiving plugs to make a protective perimeter. Wooden stakes shall be installed within the basin bottoms in a manner to allow masons twin to be strung across the top of the planted surface to deter geese and ducks from landing in the newly planted areas.
4. It is the responsibility of the contractor to remove the predator control fencing once the vegetation is established or the performance standards are met/sign off is achieved.

IRRIGATION

It is the responsibility of the restoration contractor to monitor the site during and after the wetland plant plugs are installed. Due to the unpredictable nature of precipitation events and underdrains drawing down the water level in the stormwater basin the contractor shall monitor site hydrology and implement an irrigation schedule if necessary to ensure proper hydrology during the first growing season to ensure the plants establish.

MANAGEMENT & MONITORING PLAN

This BMP Plan Summary and Management & Monitoring Plan (MMP) for the 1855 N. Hicks Road development establishes a means by which the stormwater facilities may be evaluated relative to pre-established goals and performance standards.

The duration of the monitoring program is three years, beginning with the completion of grading and planting. The three-year management and monitoring program will be the responsibility Shelter, Inc.

STORMWATER BASIN AND BMP MANAGEMENT

Proper management is critical for successful establishment of the proposed plant communities. Irrigation, periodic mowing, selective herbicide application and prescribed burning are commonly used as management techniques for natural plant communities.

The invasive species that require control include, but are not limited to, the following species provided in Table 1.

Table 1: Non-Native and Invasive Species

American Silver-Berry (*Elaeagnus commutata)*
Asian Bittersweet (*Celastrus orbiculatus*)
Garden Bird's-Foot-Trefoil (*Lotus corniculatus*)
Black Locust (*Robinia pseudoacacia*)
Bull Thistle *(Cirsium vulgare)*
Lesser Burrdock (*Arctium minus*)
Canadian Goldenrod (*Solidago canadensis*)
Canadian Thistle (*Cirsium arvense*)
Cat-Tail (*Typha* spp.)
Chinese Yam (*Discorea oppositifolia*)
Common Reed (*Phragmites australis)*
Crack Willow (*Salix fragilis*)
Creeping-Jenny (*Lysimachia nummularia*)
Crownvetch (*Securigera varia)*
Curly Pondweed (*Potamageton crispus*)
Dames Rocket (*Hesperis matronalis*)
Eurasian-Buttercup (*Ficaria verna*)
Eurasian Water-Milfoil (*Myriophyllum spicatum*)
European Barberry (*Berberis vulgaris*)
European Buckthorn (*Rhamnus cathartica*)
Garlic-Mustard (*Alliaria petiolata*)
Giant Hogweed (*Heracleum mantegazzianum*)
Glossy False Buckthorn (*Frangula alnus*)
Greater Flowering-Rush (*Butomus umbellatus*)
Japanese Barberry (*Berberis thunbergii*)
Japanese Bristle Grass (*Setaria faberi*)
Japanese Honeysuckle (*Lonicera japonica*)
Japanese Hop (*Humulus japonica*)
Japanese-Knotweed (*Reynoutria japonica*)
Japanese Stilt Grass (*Microstegium vimineum*)
Jetbead (*Rhodotypos scandens*)
Leafy Spurge (*Euphorbia esula*)
Littleleaf Linden (*Tilia cordata*)
Morrow's Honeysuckle (*Lonicera morrowii*)
Nodding Plumeless-Thistle (*Carduus nutans)*
Privet *(Ligustrum* spp.)
Purple Loosestrife (*Lythrum salicaria*)
Ragweed (*Ambrosia* spp.)
Rambler Rose (*Rosa multiflora*)
Red/White Clover (*Trifollium* spp.)
Reed Canary Grass *(Phalaris arundinacea*)
Russian Olive (*Elaeagnus angustifolia)*
Sandbar Willow (*Salix interior*)
Seaside Goldenrod (*Solidago sempevirens*)
Showy Fly-Honeysuckle (*Lonicera* x *bella*)
Spotted knapweed (*Centaurea stoebe* subsp. *micranthos*)
Tall Goldenrod (*Solidago altissima*)
Teasel (*Dipsacus* spp.)
Twinsisters (*Lonicera tatarica*)
Watercress (*Nasturtium officinale*)
Wild Parsnip (*Pastinaca sativa*)
Yellow Sweet-Clover (*Melilotus officinalis*)

First and Second Year Mowing. During the first two growing seasons after seeding, mowing or selective weed whipping the vegetation on the prairie slopes should occur as needed to maintain a plant height of no greater than 18 to 20 inches. To accomplish this, high-mowing the vegetation to a height of 6 to 9 inches several times during the growing season will be needed. Mowing will aid new plant growth as to allow more sunlight to reach young prairie seedlings. Mowing will aid in the control of annual weeds, which can undermine seeding efforts.

Herbicide Application. Management of the vegetation in all areas should include selective application of herbicide to control aggressive plant species, such as, but not limited to, reed canary grass (*Phalaris arundinacea*), cattails (*Typha spp*), purple loosestrife (*Lythrum salicaria*), common reed (*Phragmites australis*), thistles (*Cirsium spp.*), teasel (*Dipsacus spp.*), and sweet clover (*Melilotus spp.*). These species, including others, can displace desirable species, thereby reducing floristic diversity in the naturalized areas. Controlling these species will be required to achieve the performance standards for the project.

Natural regeneration of cattails, common reed and reed canary grass in the stormwater basin and comp storage area may likely occur following construction. A pre-planting control shall be conducted if any of these species or other weeds are present. Hand pulling cattails can be conducted when the cattails are small enough to ensure that the entire root is removed. Off-site disposal of cattails will be required. Larger cattails will require herbicide applications. Cattail and common reed coverage can be no greater than 5% in aggregate prior to plant installation. Aggressive control of these species will be required after planting and throughout the management period to ensure plant establishment. After planting, the hand-wick/bar-wick application method to control these species will likely be required.

A determination regarding the type of herbicide to be used should be made when it is known which nuisance species are present on the site. Depending on the target weed species, a selective herbicide may be available. The choice of herbicide and timing of herbicide application shall be made by a trained, experienced professional based on the target weed species and conditions. Care should be taken to monitor site weather conditions to limit herbicide drift, overspray, and ensure it is rainfast.

It is recommended that a minimum of four annual weed control application events are conducted throughout the three-year period. Below is a general guideline on the suggested schedule and target species for the application periods:

- Application Period One (early spring - April/May): problematic species such as, but not limited to, reed canary grass, red/white clover, cool season adventive grasses.
- Application Period Two (late spring to early summer - May/June): problematic species such as, but not limited to, teasel, white/yellow sweet clover, thistle.
- Application Period Three (mid to late summer - July/August): problematic species such as, but not limited to, tall goldenrod, hairy aster, ragweed, cattails, purple loosestrife.
- Application Period Four (late summer and fall - September/October): problematic species such as, but not limited to, reed canary grass, thistle, common reed, red/white clover, cool season grasses.

Prescribed Burning. One prescribed burn may be conducted in the naturalized area during the three-year period. If deemed safe by the contractor and owner, the prescribed burn should be scheduled in the spring or fall of the third full growing season. Prescribed burning can reduce exotic weed species that may establish from seeds or rootstock material in the topsoil that is in situ or placed in these areas. Additionally, burning encourages the growth of native plant species from the established mixes and inhibits the growth of certain non-native vegetation.

Long-Term Mowing in Lieu of Prescribed Burning. If burning is deemed unsafe, end of growing season mowing can be conducted instead. Mowing the vegetation at the end of the growing season around November would be conducted annually after the vegetation has established (after year 2). This end of growing season mowing will partially replace some of the benefits provided by fire, in an area where prescribed burning is not feasible, mowing will be to a height of 6-9 inches. The mowing will only occur under dry or frozen ground conditions, so that soil disturbance from wheel ruts is avoided.

PERFORMANCE STANDARDS

Performance standards are established for all proposed projects involving naturalized areas so that the relative success may be evaluated. If the performance standards are not achieved by the end of the three-year management and monitoring program, the permittee is responsible for correction of any deficiencies through further management activities, which may include replanting.

1. Within 3 months of seed installation (or three months into the growing season if dormant seeded), at least 90% of the seeded areas (mesic prairie, wet prairie and sedge meadow), as measured by aerial coverage, shall be vegetated. A minimum 90% vegetative coverage shall be achieved in the second year and maintained throughout, and at the end of the three-year period for this area.
2. At the end of the second growing season, relative coverage of non-native species in the mesic prairie, wet prairie and sedge meadow area cannot exceed 50%. As such, relative coverage of natives shall be 50% or greater at the end of the second growing season. At the end of the third growing season, relative coverage of non-native species in the mesic prairie, wet prairie and sedge meadow area cannot exceed 20%. As such, relative coverage of natives shall be 80% or greater at the end of the third growing season.
3. At the end of the third growing season, the top three most dominant species based on relative coverage in the naturalized area (mesic prairie, wet prairie, sedge meadow and emergent) shall not be non-native. These species shall include, but not be limited to, the following: reed canary grass (*Phalaris arundinacea*); common reed (*Phragmites australis*); field thistle (*Cirsium arvense*); buckthorn (*Rhamnus spp.*); cattails (*Typha spp.*); teasel (*Dipsacus spp.*); purple loosestrife (*Lythrum salicaria*); clover (*Trifolium spp.*); and sweet clover (*Melilotus spp.*).
4. Relative coverage of cattails shall be less than 15% throughout, and at the end of, the three-year period.
5. At the end of the third growing season the emergent planting zone shall achieve 70% or greater native relative cover.

MONITORING

Vegetation Monitoring. Annual vegetation monitoring in the naturalized areas shall be conducted during the three-year period beginning immediately following planting/seeding. Vegetative transects/quadrats shall be added following seeding and plant installation in a manner that represents the site and different plant communities. The vegetation monitoring inspections shall be conducted twice per year (May/June and August/September).

Annual Monitoring Report. An annual monitoring report will be submitted to the Metropolitan Water Reclamation District of Greater Chicago by January 31 of each year during the three-year period or until performance standards are met and signoff is achieved.

The annual report must include a review of site progression towards meeting the performance standards and propose any necessary remedial actions. More specifically, the monitoring report must contain the following information, which will be based on data collected during the monitoring inspections.

1. A summary of management activities conducted during the year.
2. Representative photographs depicting general site conditions.
3. Provide the top three dominant species and relative vegetative coverage as needed to evaluate the performance standards.
4. Evaluate the status of the areas relative to the performance standards.
5. Recommend management activities for the following year to address any issues related to site success.

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

DETENTION BASIN PLANTING SPECIFICATIONS

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
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DRAWING NO.

C4.4

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill: and Rezoning to PD)

MESIC PRAIRIE SEED MIX (0.44 acres)			
Type	Species	Common Name	Seeding Rate (lbs/ac)
Forbs	*Asclepias tuberosa*	Butterfly Weed	0.3125
	Aster laevis	Smooth Blue Aster	0.0625
	Aster novae-angliae	New England Aster	0.0625
	Astragalus canadensis	Canadian Milk Vetch	0.2500
	Baptisia leucantha	White Wild Indigo	0.5000
	Cassia fasciculata	Partridge Pea	0.2500
	Coreopsis lanceolata	Sand Coreopsis	0.1250
	Coreopsis palmata	Prairie Coreopsis	0.1250
	Coreopsis tripteris	Tall Coreopsis	0.1250
	Dalea candidum	White Prairie Clover	0.0630
	Dalea purpureum	Purple Prairie Clover	0.1250
	Desmodium illinoense	Illinois Tick-Trefoil	0.2500
	Echinacea pallida	Pale Purple Coneflower	0.2500
	Echinacea purpurea	Broad-leaved Pur. Coneflower	0.3125
	Eryngium yuccifolium	Rattlesnake Master	0.1875
	Euthamia graminifolia	Grass-Leaved Goldenrod	0.0625
	Lespedeza capitata	Round-Headed Bush Clover	0.1875
	Monarda fistulosa	Wild Bergamot	0.1250
	Penstemon digitalis	Foxglove Beard Tongue	0.1250
	Potentilla arguta	Prairie Cinquifoil	0.0625
	Pycnanthemum virginianum	Mountain Mint	0.0625
	Ratibida pinnata	Yellow Coneflower	0.2500
	Rudbeckia hirta	Black-eyed Susan	0.2500
	Rudbeckia subtomentosa	Sweet Black-eyed Susan	0.2500
	Silphium integrifolium	Rosin Weed	0.3125
	Solidago speciosa	Showy Goldenrod	0.0625
	Tradescantia ohiensis	Ohio Spiderwort	0.1875
	Verbena stricta	Hoary Vervain	0.1250
	Zizia aurea	Golden Alexanders	0.1875
		sub total	5.2505
Grasses & Sedges	*Andropogon gerardii*	Big Bluestem	1.000
	Bouteloua curtipendula	Side-oats Grama	6.000
	Carex bicknellii	Bicknells Sedge	0.125
	Carex brevior	Shorter Sedge	0.125
	Carex molesta	Field Oval Sedge	0.125
	Carex vulpinoidea	Fox Sedge	0.125
	Elymus canadensis	Canada Wild Rye	3.000
	Elymus virginicus	Virginia Wild Rye	2.000
	Panicum virgatum	Switch Grass	1.000
	Schizachyrium scoparius	Little Bluestem	6.000
		sub total	19.500
		Total Permanent Species:	24.751
Cover	*Avena sativa*	Seed Oats	32.000

WET PRAIRIE SEED MIX (0.21 acres)			
Type	Species	Common Name	Seeding Rate
Forbs	*Asclepias incarnata*	Swamp Milkweed	0.31250
	Bidens cernua	Nodding Bur Marigold	0.12500
	Boltonia asteroides	False Aster	0.06250
	Epilobium coloratum	Cinnamon Willow Herb	0.06250
	Euthamia graminifolia	Grass-Leaved Goldenrod	0.03125
	Eutrochium maculatum	Joe Pye Weed	0.12500
	Helenium autumnale	Sneezeweed	0.12500
	Liatris pycnostachya	Prairie Blazing Star	0.25000
	Lobelia cardinalis	Cardinal Flower	0.06250
	Lobelia siphilitica	Blue Lobelia	0.03125
	Lythrum alatum	Winged Loosetrife	0.00500
	Mimulus ringens	Monkey Flower	0.01563
	Oligoneuron riddellii	Riddell's Goldenrod	0.12500
	Physostegia virginiana	Obedient Plant	0.25000
	Pycnanthemum virginianum	Mountain Mint	0.06250
	Senna hebecarpa	Wild Senna	0.50000
	Symphyotrichum novae-angliae	New Endland Aster	0.12500
	Verbena hastata	Blue Vervain	0.18750
	Veronia fasciculata	Common Ironweed	0.12500
	Veronicastrum virginicum	Culvers Root	0.03125
		sub total	2.61438
Grasses & Sedges	*Calamagrostis canadensis*	Blue Joint Grass	0.12500
	Carex cristatella	Crested Oval Sedge	0.12500
	Carex scoparia	Lance-Fruited Oval Sedge	0.12500
	Carex tribuloided	Awl-Fruited Oval Sedge	0.12500
	Elymus riparius	Riverbank Rye	2.00000
	Elymus virginicus	Virginia Wild Rye	3.00000
	Glyceria striata	Fowl Manna Grass	0.12500
	Leersia oryzoides	Rice Cut Grass	0.50000
	Panicum virgatum	Switch Grass	1.50000
	Scirpus atrovirens	Dark-Green Bulrush	0.06250
	Scirpus cyperinus	Wool Grass	0.03125
	Scirpus pendulus	Rufous Bulrush	0.12500
	Spartina pectinata	Prairie Cord Grass	0.50000
		sub total	8.21875
		Total Permanent Species:	10.83313
Cover	*Avena sativa*	Seed Oats	32.000

SEDGE MEADOW SEED MIX (0.12 acres)			
Type	Scientific Name	Common Name	Seeding Rate (lbs/ac)
Forbs	*Asclepias incarnata*	Marsh Milkweed	0.35000
	Boltonia asteriodes recognita	False Aster	0.06250
	Coreopsis tripteris	Tall Coreopsis	0.37500
	Eupatorium perfoliatum	Common Boneset	0.06250
	Euthania graminifolia	Grass-leaved Goldenrod	0.06250
	Eutrochium maculatum	Spotted Joe-Pye Weed	0.06250
	Helenium autumnale	Sneezeweed	0.18750
	Iris virginica shrevei	Blue Flag Iris	1.00000
	Lobelia siphilitica	Great Blue Lobelia	0.06250
	Lycopus americanus	Water Horehound	0.06250
	Mentha arvensis	Wild Mint	0.06250
	Mimulus ringens	Monkey Flower	0.01563
	Penstemon digitalis	Foxglove Beard Tongue	0.12500
	Penthorum sedoides	Ditch Stonecrop	0.01563
	Physostegia virginiana	Obedient Plant	0.25000
	Pycnanthemum virginianum	Common Mountain Mint	0.06250
	Silphium perfoliatum	Cup Plant	0.50000
	Solidago gigantea	Late Goldenrod	0.06250
	Symphyotrichum lanceolatum	Panicled Aster	0.12500
	Symphyotrichum novae-angliae	New England Aster	0.12500
	Thalictrum dasycarpum	Purple Meadow Rue	0.18750
	Verbena hastata	Blue Vervain	0.25000
	Vernonia fasciculata	Iron Weed	0.25000
	Zizia aurea	Golden Alexanders	0.50000
		sub total	4.81875
Grasses & Sedges	*Calamagrostis canadensis*	Blue Joint Grass	0.12500
	Carex annectans xanthocarpa	Yellow Fox Sedge	0.06250
	Carex cristatella	Crested Oval Sedge	0.12500
	Carex frankii	Bristly Cattail Sedge	0.50000
	Carex hystericina	Porcupine Sedge	0.18750
	Carex molesta	Troublesome Sedge	0.25000
	Carex scoparia	Lance Fruited Oval Sedge	0.06250
	Carex stipata	Common Fox Sedge	0.25000
	Carex tribuloides	Awl-Fruited Sedge	0.06250
	Carex vulpinoidea	Brown Fox Sedge	0.12500
	Eleocharis erythropoda	Red-Rooted Spike Rush	0.12500
	Elymus canadensis	Canada Wild Rye	1.00000
	Elymus virginicus	Virginia Wild Rye	3.00000
	Glyceria striata	Fowl Mana Grass	0.12500
	Juncus dudleyi	Dudley's Rush	0.01563
	Juncus torreyi	Torrey's Rush	0.01563
	Leersia oryzoides	Rice Cut Grass	0.25000
	Panicum virgatum	Switch Grass	1.25000
	Scirpus atrovirens	Dark Green Bulrush	0.06250
	Scirpus cyperinus	Wool Grass	0.01563
	Scirpus pendulus	Red Bulrush	0.06250
	Spartina pectinata	Prairie Cord Grass	0.50000
		sub total	8.17188
		Total Permanent Species:	12.99063
Cove	*Avena sativa*	Seed Oats	32.000

SHORELINE PLUG ROWS Plants installed at toe of slope ~2' on center in two rows parallel with the shoreline (633LF)			
Row	Species	Common Name	Quantity
Shoreline Row	*Carex lacustris*	Lake Sedge	108
	Hibiscus laevis	Halberd Leaved Rose Mallow	36
	Iris virginica shrevei	Blue Flag	36
	Physostegia virginiana	Obedient Plant	72
	Scirpus atrovirens	Dark Green Bulrush	72
		Sub Total Plugs:	324
Upper Shoreline Row	*Asclepias incarnata*	Swamp Milkweed	36
	Carex emoryi	Riverbank Sedge	72
	Carex pellita	Woolly Sedge	72
	Liatris pycnostachya	Prairie Blazing Star	36
	Panicum virgatum	Switch Grass	108
		Sub Total Plugs:	324
		Total Plugs:	648

SHALLOW EMERGENT PLUG MIX (0.18 acres) (5,000 plugs per acre)		
Species	Common Name	Quantity
Acorus americanus	Sweet Flag	108
Iris virginica shrevei	Blue Flag	72
Juncus effusus	Soft Rush	108
Sagittaria latifolia	Common Arrowhead	72
Schoenoplectus fluviatilis	River Bulrush	108
Scirpus acutus	Hardstem bulrush	108
Scirpus pungens	Chairmaker's Rush	108
Scirpus validus creber	Great Bulrush	108
Sparganium eurycarpum	Bur Reed	108
	Total:	**900**

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

NATIVE SEED MIXES

1855 N. HICKS ROAD

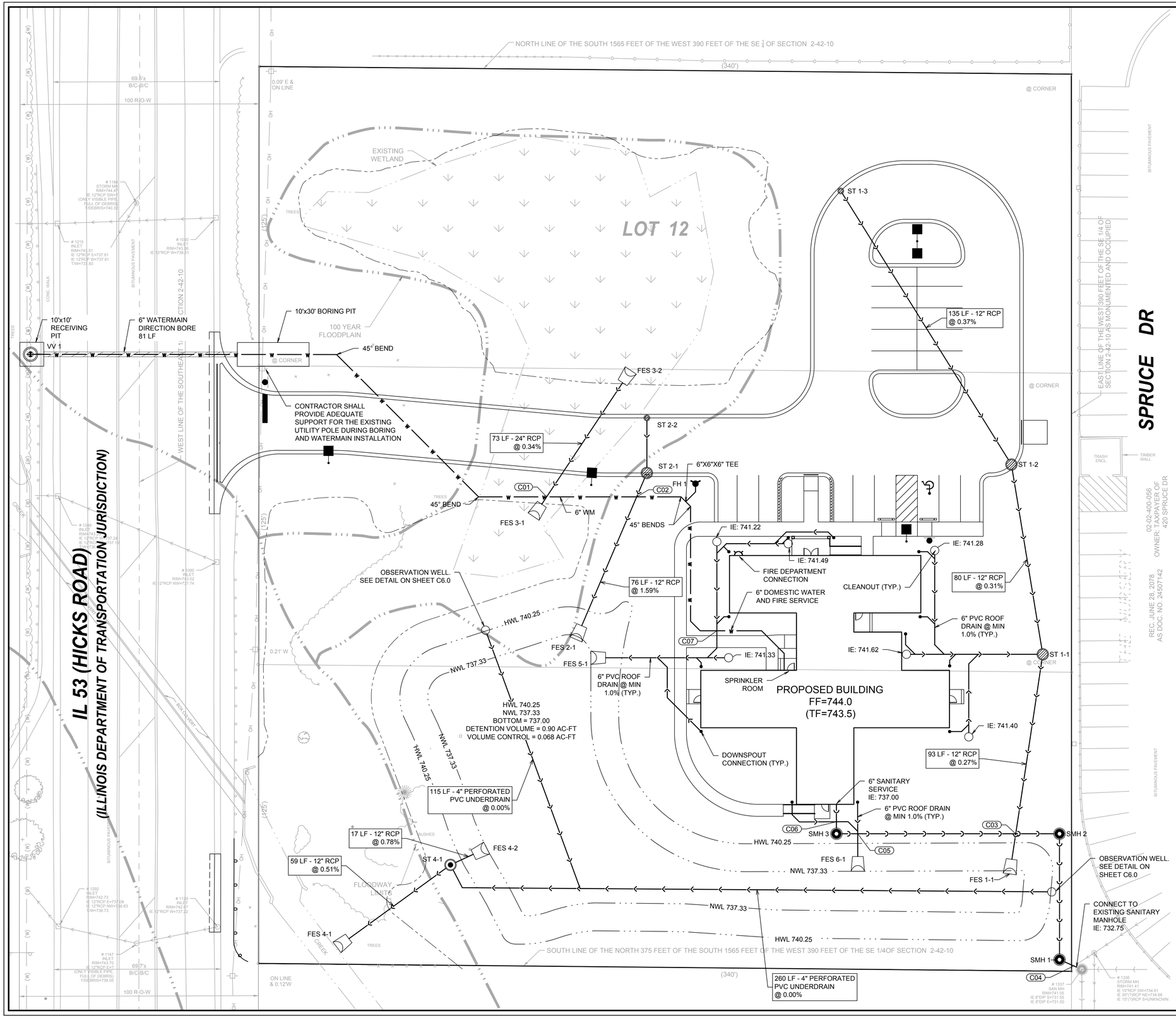
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Woodridge, IL 60517
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DRAWING NO.

C4.5

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
   FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE, DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.

UTILITY CROSSINGS

- C01 24" STM B/P 737.31 *
  6" WM T/P 734.90
- C02 12" STM B/P 737.86 *
  6" WM T/P 735.40
- C03 12" STM B/P 736.88
  8" SAN T/P 736.06
- C04 8" SAN T/P 733.53
  EX. 15" STM B/P UNKNOWN
  VERIFY IN THE FIELD
- C05 6" STM B/P 738.90
  8" SAN T/P 737.41
- C06 6" STM B/P 741.45
  8" SAN T/P 737.63
- C07 6" STM B/P 740.82 *
  6" WM T/P 737.76

*DENOTES WM PROTECTION SEE DETAIL ON C6.1

REVISIONS			
NO.	DATE	DESCRIPTION	
1	06-27-24	REVISED PER VILLAGE COMMENTS	

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

UTILITY PLAN

1855 N. HICKS ROAD

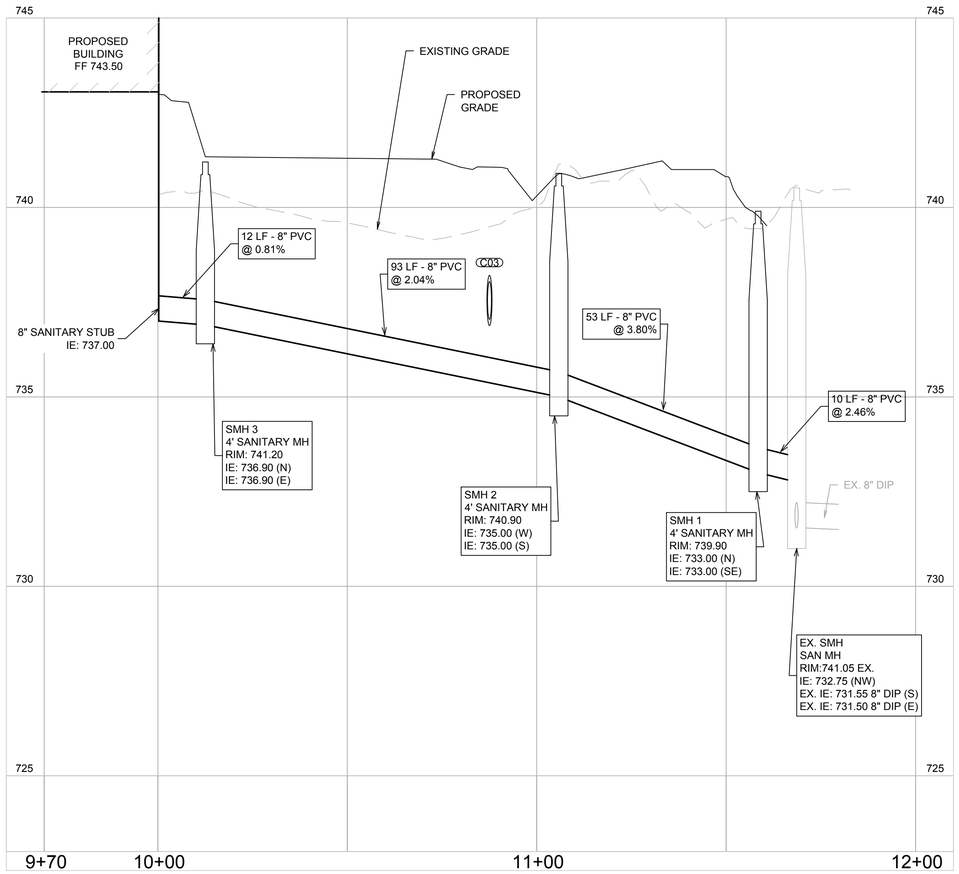
PALATINE, ILLINOIS

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Woodridge, IL 60517
630.724.9200 phone
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GRAPHIC SCALE
20 10 0 20
1" = 20'

DRAWING NO.
C5.0

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



SANITARY PROFILE
SCALE: HORIZ: 1"= 20'
VERT: 1" =2'

STORM STRUCTURE TABLE		
STRUCTURE	DESCRIPTION	INVERT
FES 1-1	12" FES	737.00 (12" N)
FES 2-1	12" FES	737.00 (12" NE)
FES 3-1	24" FES	737.53 (24" NE)
FES 3-2	24" FES	737.78 (24" SW)
FES 4-1	12" FES	735.70 (12" NE)
FES 4-2	12" FES	737.33 (12" SW)
FES 5-1	CONCRETE HEADWALL IDOT STD. 601101-0 W/ RODENT SHIELD	737.33 (6" E)
FES 6-1	CONCRETE HEADWALL IDOT STD. 601101-0 W/ RODENT SHIELD	737.33 (6" N)

STORM STRUCTURE TABLE				
STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
OW 1	OBSERVATION WELL	RIM: 741.02		736.00 (4" W)
OW 2	OBSERVATION WELL	RIM: 739.91		736.00 (4" S)
ST 1-1	4' MH (Open)	RIM: 740.40	737.25 (12" N) 737.75 (6" W)	737.25 (12" S)
ST 1-2	4' MH (Open)	RIM: 741.70	737.50 (12" NW)	737.50 (12" S)
ST 1-3	2' Inlet	RIM: 741.00		738.00 (12" SE)
ST 2-1	4' MH (Open)	RIM: 741.12	738.20 (12" N)	738.20 (12" SW)
ST 2-2	2' Inlet	RIM: 741.50		738.50 (12" S)
ST 4-1	4' MH (Closed) RESTRICTOR MANHOLE WITH 2.79" DIA. PLATE RESTRICTOR AND BACKFLOW PREVENTER	RIM: 741.50	737.20 (12" NE) 736.00 (4" SE)	736.00 (12" SW)

WATER STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DESCRIPTION	FINISHED GRADE
FH 1	FIRE HYDRANT	FG=742.20

WATER STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DESCRIPTION	RIM GRADE
VV 1	6" PRESSURE CONNECTION TO EXISTING 10" WATERMAIN	RIM=744.20

REVISIONS

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PROJECT MANAGER: SAK
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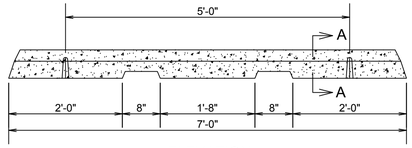
SANITARY PROFILES AND STRUCTURES TABLE

1855 N. HICKS ROAD
PHASE
PALATINE
ILLINOIS

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Woodridge, IL 60517
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C5.1

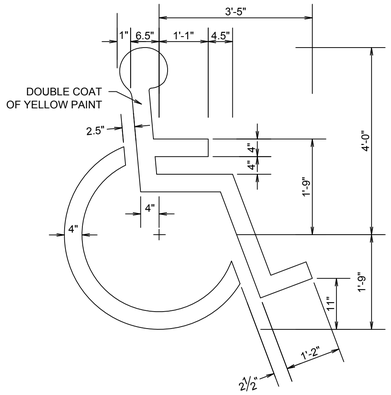
Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



NOTES:

1. WHEEL STOPS TO BE CENTERED IN WIDTH OF PARKING STALLS.
2. STEEL PINS TO BE PROVIDED AS REQUIRED TO SECURE WHEEL STOPS.
3. WHEEL STOPS TO BE PLACED 1' OFFSET OF E/P

CONCRETE WHEEL STOP



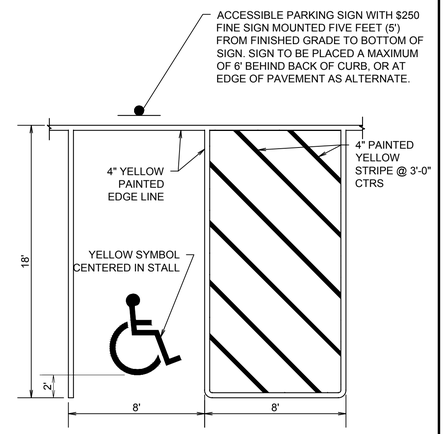
NOTE: SYMBOL TO BE CENTERED IN PARKING STALL.

PAINTED ACCESSIBLE STALL SYMBOL

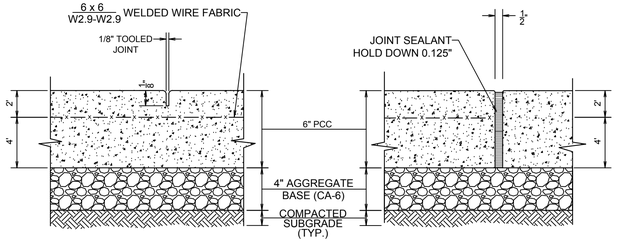


ACCESSIBLE PARKING SIGN
WITH $250 FINE SIGN
MUTCD R7-8, 12"x18"
MUTCD R7-8a, 12"x6"

ACCESSIBLE PARKING SIGN



ACCESSIBLE PARKING STALL



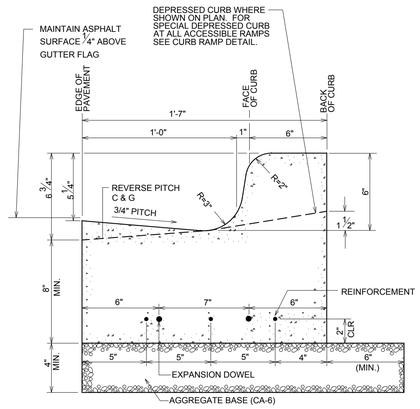
CONTRACTION JOINT DETAIL

EXPANSION JOINT DETAIL

(NOT APPROPRIATE FOR LARGE SLABS)

NOTE:
UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. & EXPANSION JOINTS TO BE 40'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

CONCRETE PAD W/ REINFORCEMENT

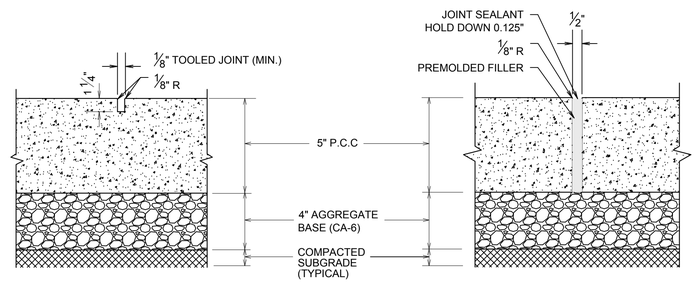


RELATIVE ELEVATIONS		
	STANDARD PITCH	REVERSE PITCH
E/P	0.00	0.00
GUTTER FLAG	-1/4" (-0.021)	+1/4" (+0.021)
FLOW LINE	-1" (-0.083)	+1" (+0.083)
T/C	+5" (+0.417)	+7" (+0.583)

NOTES:

1. REINFORCEMENT: PROVIDE 3 No.5 STEEL BARS, 10' LONG, CENTERED OVER ALL TRENCH CROSSINGS.
2. EXPANSION JOINT: PLACE AT ENDS OF ALL RADII, 5' ON EACH SIDE OF DRAINAGE STRUCTURES AND AT 45' MAX. INTERVALS IN STRAIGHT CURB & GUTTER. PROVIDE No. 6x18" LONG SMOOTH STEEL DOWEL BARS WITH 1" DIA. GREASE CAP THRU EXPANSION JOINTS. (3/4" THICK BITUMINOUS FILLER MATERIAL).
3. CONTRACTION JOINT: PROVIDE 2" DEEP CONTRACTION JOINTS AT 15' INTERVALS.
4. 2'-6" LONG TIE BAR ON 2'-6" CENTERS SHALL BE PROVIDED WHEN CURB IS ADJACENT TO P.C.C. PAVEMENT.
5. PROVIDE 2 NO. 6x2'-6" LONG TIE BARS TO CONNECT EXISTING AND NEW CURB AND GUTTER.

B6.12 CURB AND GUTTER



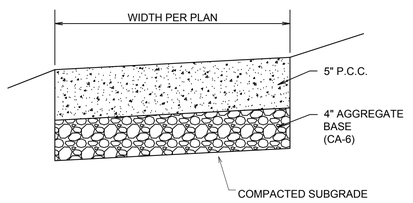
CONTRACTION JOINT DETAIL

EXPANSION JOINT DETAIL

NOTE:

UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. AND EXPANSION JOINTS TO BE 40' O.C. MAX., OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

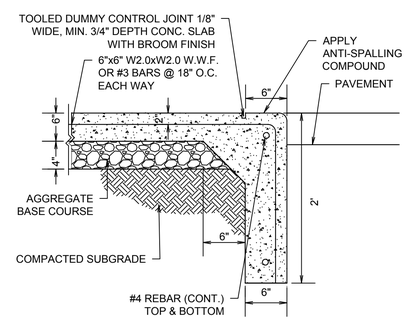
CONCRETE SIDEWALK



NOTES:

MINIMUM 1.0% SLOPE IN AT LEAST ONE DIRECTION. CONSTRUCTED CROSS SLOPE NOT TO EXCEED 2% AND LONGITUDINAL SLOPE NOT TO EXCEED 5%

CONCRETE SIDEWALK



NOTES:

1. SEE LAYOUT PLAN FOR CONCRETE SIDEWALK AND PAVEMENT SECTION DETAILS.

TURN - DOWN CURB AND SIDEWALK

REVISIONS		
NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

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PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

CONSTRUCTION DETAILS

1855 N. HICKS ROAD

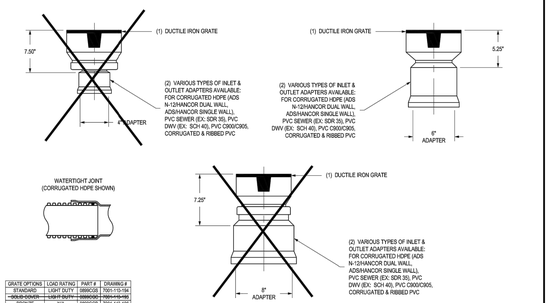
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C6.0

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NYLOPLAST 8" INLINE DRAIN: 2708AG _ _ X



GRATE OPTIONS STANDARD	LOAD RATING LIGHT DUTY	PART #	DRAWING #
~~SOLID COVER~~	~~LIGHT DUTY~~	~~0899CGS~~	~~7001-110-104~~
~~SOLID COVER~~	~~LIGHT DUTY~~	~~0899CGS~~	~~7001-110-105~~
BRONZE	N/A	0899CGS	7001-110-106
SOME	HEAVY DUTY	0899CGS	7001-110-107

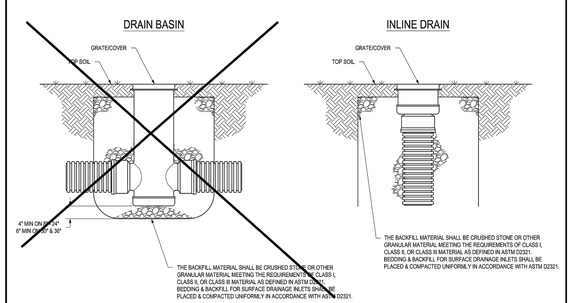
1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
3 - DIMENSIONS ARE FOR REFERENCE ONLY.
4 - ACTUAL DIMENSIONS MAY VARY.

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DRAWN BY	CJA
DATE	06-25-08
REVISED BY	CCA
DATE	07-19-13
PROJECT NO.NAME	
TITLE	8 IN INLINE DRAIN DESIGN DETAILS
DWG SIZE	A
SCALE	NTS
SHEET	1 OF 1
DWG NO.	7003-110-000
REV	G

3100 VERONA AVE.
BUFORD, GA 30518
PHONE (770) 932-2811
FAX (770) 932-2440
www.nyloplast-us.com

NON TRAFFIC INSTALLATION

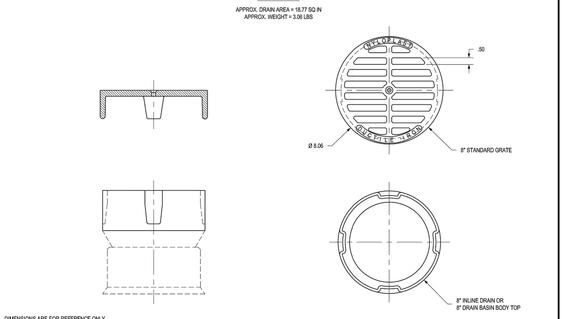


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DRAWN BY	CJA
DATE	9-30-09
REVISED BY	NMH
DATE	03-11-16
PROJECT NO.NAME	
TITLE	DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION
DWG SIZE	A
SCALE	1:25
SHEET	1 OF 1
DWG NO.	7001-110-111
REV	F

3100 VERONA AVE.
BUFORD, GA 30518
PHONE (770) 932-2811
FAX (770) 932-2440
www.nyloplast-us.com

0899CGS



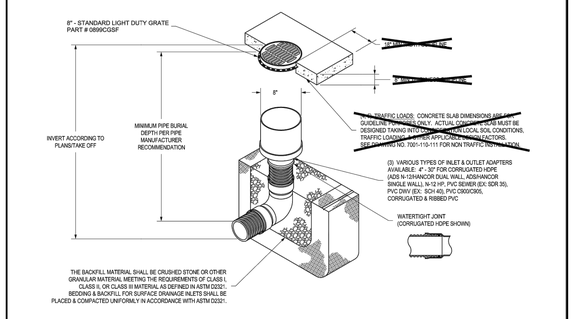
DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-038

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DRAWN BY	ESC
DATE	03-03-06
REVISED BY	CCA
DATE	09-27-13
PROJECT NO.NAME	
MATERIAL	DUCTILE IRON
TITLE	8 IN STANDARD GRATE ASSEMBLY
DWG SIZE	A
SCALE	1:4
SHEET	1 OF 1
DWG NO.	7001-110-104
REV	C

3100 VERONA AVE.
BUFORD, GA 30518
PHONE (770) 932-2811
FAX (770) 932-2440
www.nyloplast-us.com

NYLOPLAST INLINE DRAIN WITH STANDARD GRATE



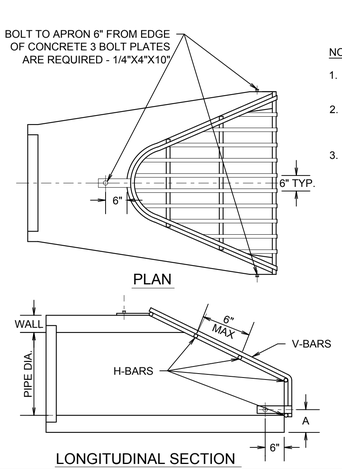
1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2 - 12" - 30" FRAMED SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO INLINE DRAINS SEE DRAWING NO. 7003-110-000 & 7003-110-001.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL N-12 HP, & PVC SEWER (4" - 24").
4 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
5 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY, NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY BY TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.
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DRAWN BY	ESC
DATE	1-23-08
REVISED BY	NMH
DATE	03-15-16
PROJECT NO.NAME	
TITLE	INLINE DRAIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL
DWG SIZE	A
SCALE	1:40
SHEET	1 OF 1
DWG NO.	7003-110-022
REV	J

3100 VERONA AVE.
BUFORD, GA 30518
PHONE (770) 932-2811
FAX (770) 932-2440
www.nyloplast-us.com

GRATE FOR FLARED END SECTION

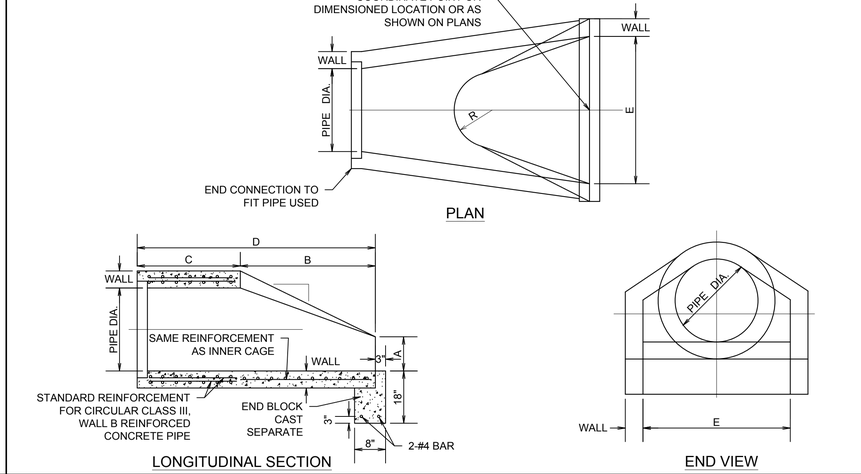


NOTES:

1. BARS AND PLATES ARE HOT-ROLLED STEEL.
2. BARS, PLATES AND PIPE ARE FINISHED WITH 2 COATS OF ALUMINUM PAINT.
3. BOLTS ARE GALVANIZED.

	APRON SIZE	V-BAR SIZE	H-BAR SIZE	NO. OF H-BARS REQ'D	BOLT DIA	"A" DIM
	INCHES				INCHES	
ROUND PIPE APRONS	12	1/2 DIA	5/8 DIA	3	1/2	4
	15	1/2 DIA	5/8 DIA	3	1/2	4 1/2
	18	1/2 DIA	5/8 DIA	4	1/2	4 1/2
	21	1/2 DIA	5/8 DIA	4	1/2	5
	24	5/8 DIA	3/4 DIA	4	1/2	5
	27	5/8 DIA	3/4 DIA	4	1/2	5 1/2
	30	5/8 DIA	3/4 DIA	4	1/2	5 1/2
	36	3/4 DIA	1 DIA	4	3/4	8
	42	3/4 DIA	1 DIA	4	3/4	8
	48	3/4 DIA	1 DIA	5	3/4	8
	54	3/4 DIA	1 1/2PIPE	5	3/4	8
	60	3/4 DIA	1 1/2PIPE	5	3/4	8
	66	3/4 DIA	1 1/2PIPE	6	3/4	8
	72	3/4 DIA	1 1/2PIPE	6	3/4	9
	84	3/4 DIA	1 1/2PIPE	7	3/4	10
	90	3/4 DIA	1 1/2PIPE	7	3/4	14

PRECAST REINFORCED CONCRETE FLARED END SECTION



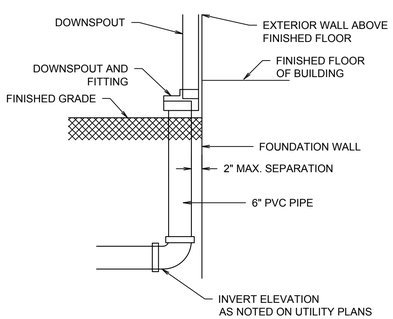
PIPE DIA.	WALL	A	B	C	D	E	R	SLOPE
12"	2"	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	9"	3:1
15"	2 1/4"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	3:1
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	12"	3:1
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	13"	3:1
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	14"	3:1
27"	3 1/4"	10 1/2"	4'-0"	25 1/2"	6'-1 1/2"	4'-6"	14 1/2"	3:1
30"	3 1/2"	12"	4'-6"	19 3/4"	6'-1 3/4"	5'-0"	15"	3:1
33"	3 3/4"	13 1/2"	4'-10 1/2"	39 1/4"	8'-1 3/4"	5'-6"	17 1/2"	3:1
36"	4"	15"	5'-3"	34 1/4"	8'-1 3/4"	6'-0"	20"	3:1
42"	4 1/2"	21"	5'-3"	35"	8'-2"	6'-6"	22"	3:1
48"	5"	24"	6'-0"	26"	8'-2"	7'-0"	22"	3:1
54"	5 1/2"	27"	5'-5"	35"	8'-4"	7'-6"	24"	2.4:1
60"	6"	35"	5'-0"	39"	8'-3"	8'-0"	*	2:1
66"	6 1/2"	30"	6'-0"	27"	8'-3"	8'-6"	*	2:1
72"	7"	36"	6'-6"	21"	8'-3"	9'-0"	*	2.26:1
78"	7 1/2"	36"	7'-6"	21"	9'-3"	9'-6"	*	2.12:1
84"	8"	36"	7'-6 1/2"	21"	9'-3 1/2"	10'-0"	*	1.94:1

* RADIUS AS FURNISHED BY MANUFACTURER

NOTES:

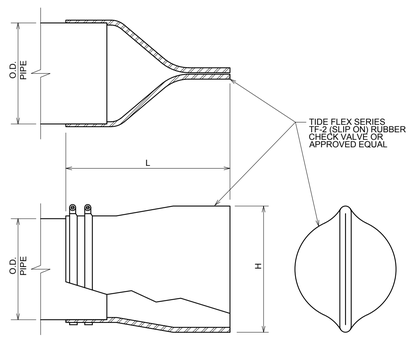
1. PRECAST CONCRETE FLARED END SECTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL B REINFORCED CONCRETE PIPE.
2. LENGTHS OF PIPE WHICH TERMINATE WITH A FLARED END SECTION INCLUDE THE LENGTH OF THE FLARED END SECTION.

DOWNSPOUT CONNECTOR



CHECK VALVE DETAIL (RUBBER SLIP ON TYPE)

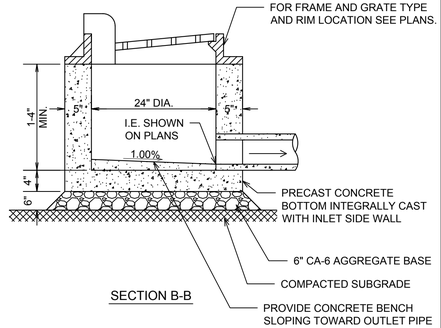
TO BE INSTALLED ON DOWNSTREAM PIPE WITHIN STRUCTURE ST 4-1



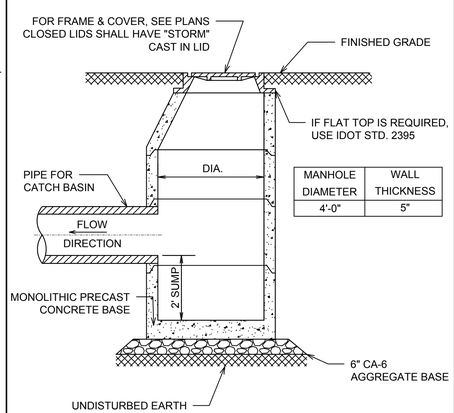
SIZE (NOM.)	PIPE OUTSIDE DIAMETER	LENGTH L	MAXIMUM HEIGHT H
12"	16"	26"	20"

DIMENSIONAL INFORMATION TO BE VERIFIED BY THE MANUFACTURER.

2' DIAMETER INLET

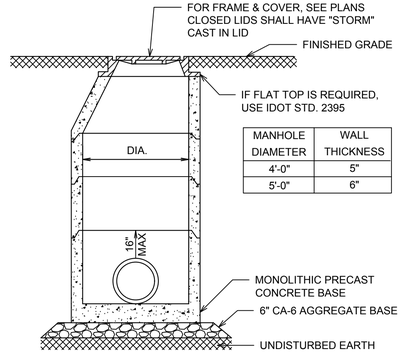


CATCH BASIN



MANHOLE DIAMETER	WALL THICKNESS
4'-0"	5"

STORM MANHOLE



MANHOLE DIAMETER	WALL THICKNESS
4'-0"	5"
5'-0"	6"

NOTES:

1. STRUCTURES ARE TO COMPLY WITH THE SECTION 32 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND IDOT HIGHWAY STANDARDS.

REVISIONS

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

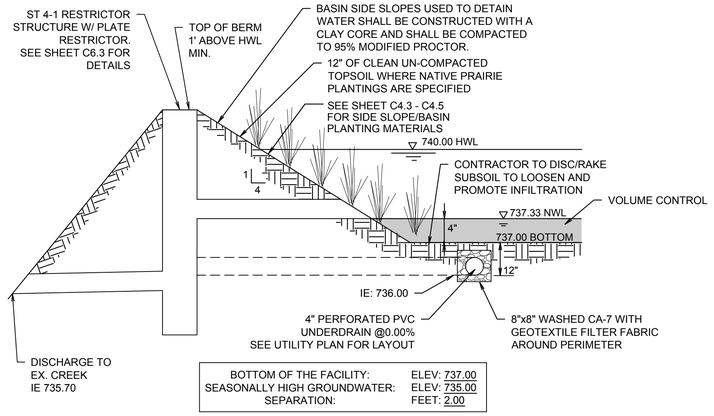
CONSTRUCTION DETAILS

1855 N. HICKS ROAD
PHASE
PALATINE ILLINOIS

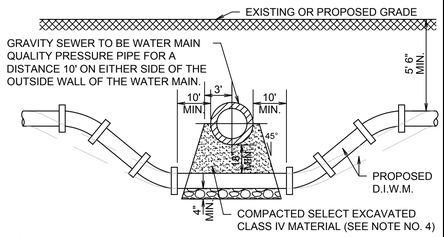
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C6.1

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



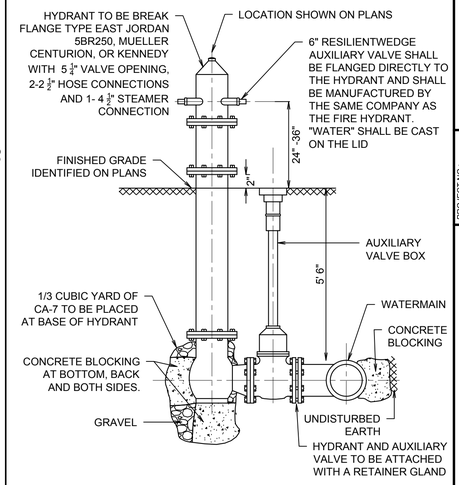
TYPICAL SECTION - STORMWATER MANAGEMENT FACILITY



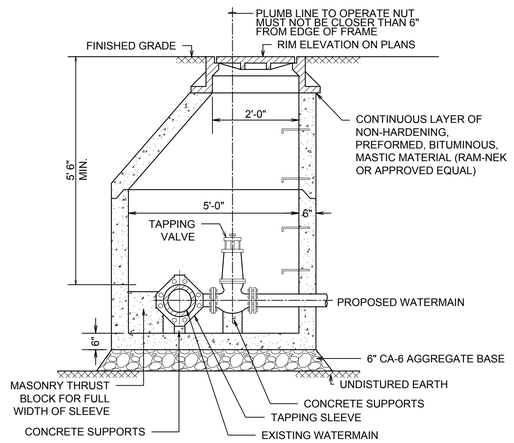
NOTES:

1. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN SIZE AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN SIZE. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATER MAIN DEPTH ARE REQUIRED OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE CLOW NO. F-1058, OR APPROVED EQUAL.
2. COMPACTED MATERIAL BELOW SEWER SHALL CONFORM TO STANDARD SPECIFICATION FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS STD. DWG. NO. 20. AND 23
3. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWERS SHALL COMPLY WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR SEWERS AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.

WATER MAIN CROSSING



HYDRANT ASSEMBLY



NOTES:

1. CONCRETE TO BE MINIMUM 4500 PSI AT 28 DAYS.
2. VAULTS TO BE MANUFACTURED WITH WELDED WIRE STEEL FABRIC CONFORMING TO ASTM A-185.
3. VAULTS TO BE MANUFACTURED TO COMPLY WITH ASTM DESIGNATION C-478 AND IDOT STANDARDS.
4. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH RUBBER GASKET O-RINGS PER ASTM C443.
5. SEE PLANS FOR FRAME AND GRATE INFORMATION.
6. CAST IRON STEPS TO BE PROVIDED AT 16" C-C WHEN REQUIRED.

PRESSURE CONNECTION

REVISIONS

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

CONSTRUCTION DETAILS

1855 N. HICKS ROAD

PALATINE ILLINOIS

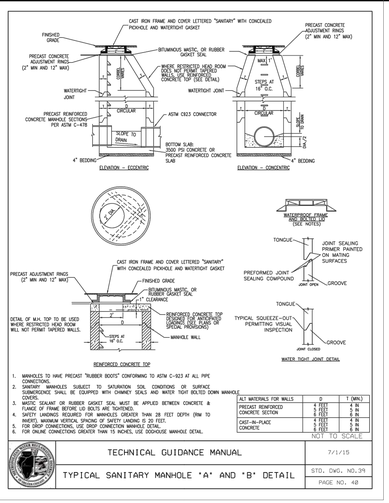
PHASE

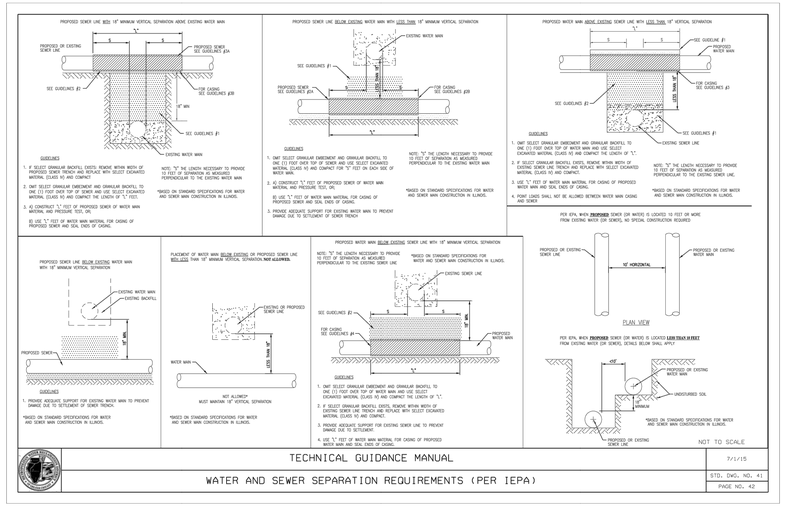
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

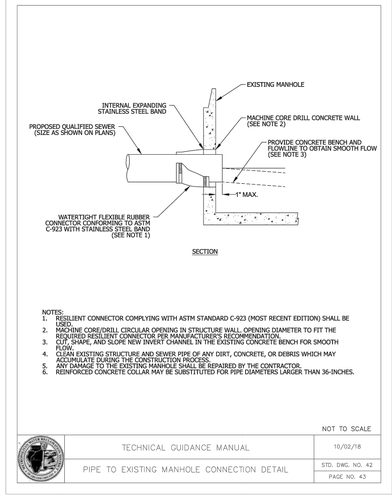
DRAWING NO.

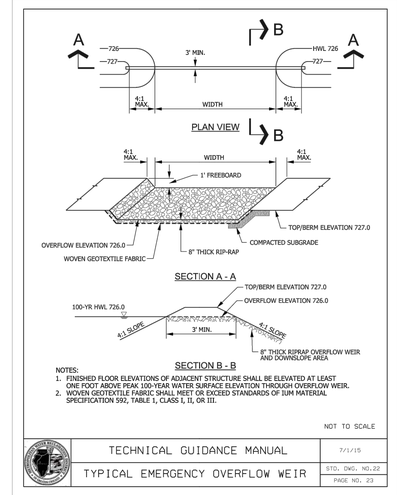
C6.2

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)









NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

ILLINOIS

MWRD DETAILS

1855 N. HICKS ROAD

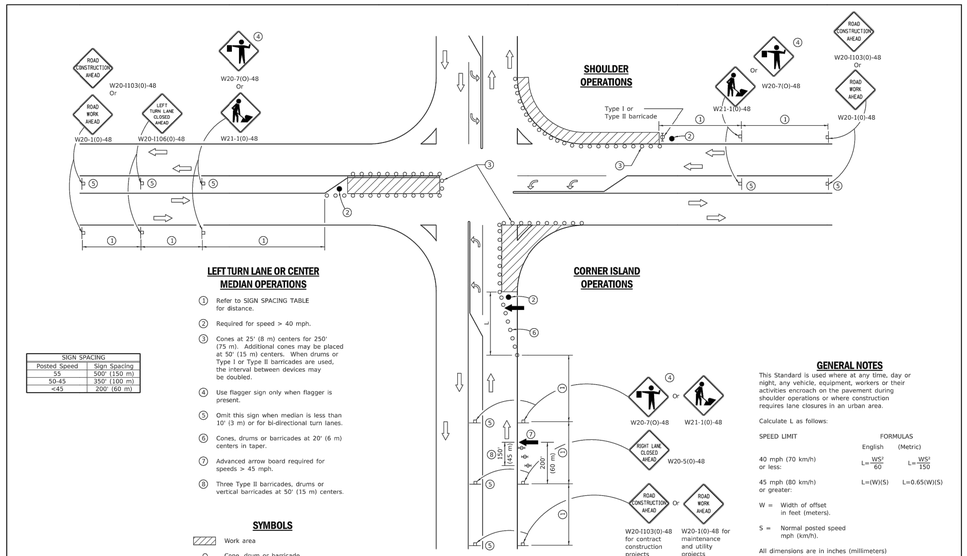
PALATINE

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C6.3

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD) (2024-60 : 1855 N. Hicks Road (2024-60)



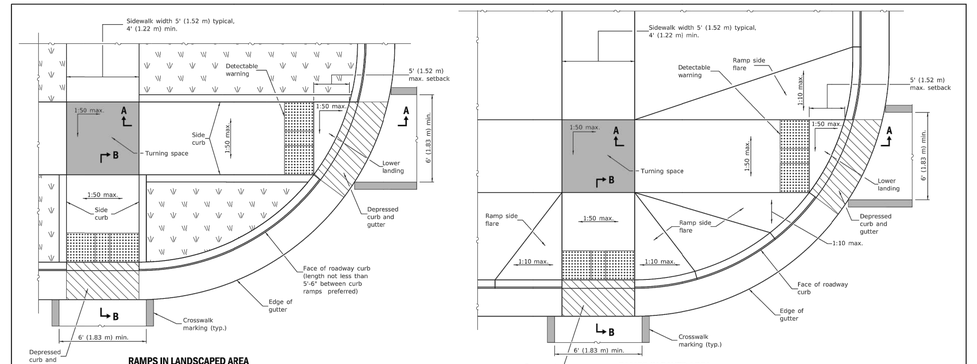
SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

DATE	REVISIONS
4-1-16	Corrected sign number for
	LEFT TURN LANE CLOSED
	AHEAD.
1-1-14	Added devices at arrow
	board upstream from taper.
	Rev. workers sign number.

URBAN LANE CLOSURE, MULTILANE INTERSECTION

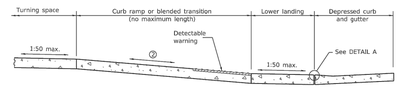
STANDARD 701701-10

Illinois Department of Transportation
PASSED January 1, 2016 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSUED 1-1-17



RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'

RAMPS IN PAVED AREA SETBACK ≤ 5'

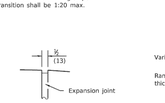


SECTION A-A

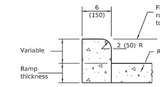
② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:26 max.



DETAIL A



SIDE CURB DETAIL

See Sheet 2 for GENERAL NOTES.

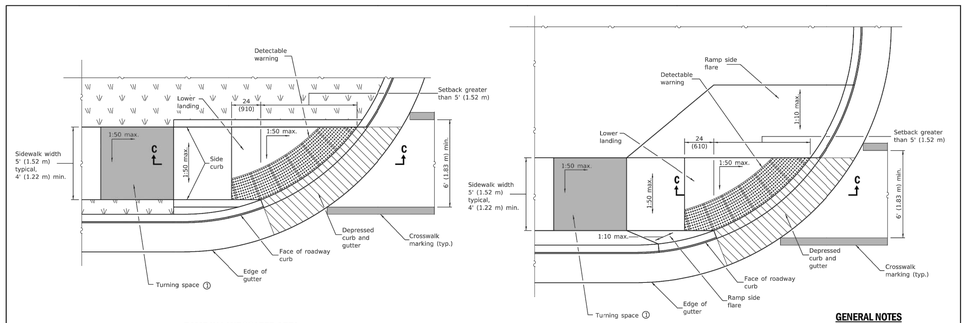
DATE	REVISIONS
1-1-19	Removed "15-foot rule", added
	"Blended transitions" and placement
	tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at
	turning spaces and lower
	landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

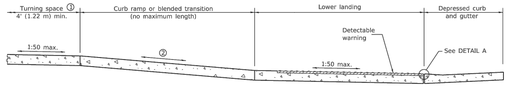
STANDARD 424001-11

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSUED 1-1-19



RAMP IN LANDSCAPED AREA SETBACK > 5'

RAMP IN PAVED AREA SETBACK > 5'



SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

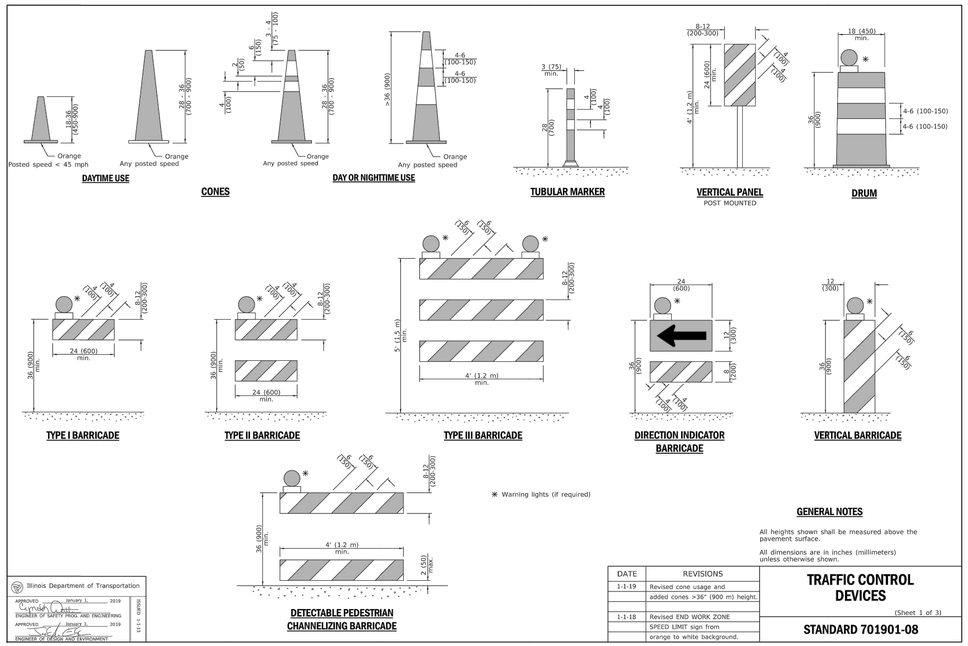
All dimensions are in inches (millimeters) unless otherwise shown.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

STANDARD 424001-11

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSUED 1-1-19



GENERAL NOTES

All heights shown shall be measured above the pavement surface.

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

DATE	REVISIONS
1-1-19	Revised cone usage and
	added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE
	SPEED LIMIT sign from
	orange to white background.

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-08

REVISIONS		
NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

IDOT DETAILS

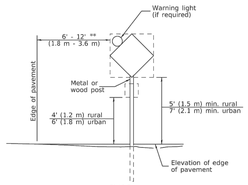
1855 N. HICKS ROAD

PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

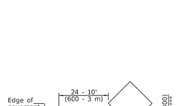
DRAWING NO.
C6.4

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



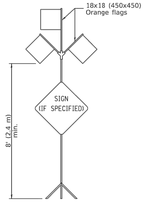
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.



SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE



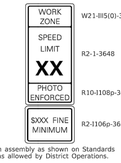
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



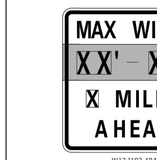
Sign assembly as shown on Standards or as allowed by District Operations.



This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

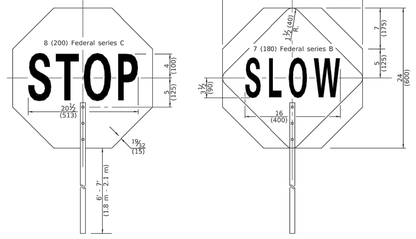
**** R10-1108p shall only be used along roadways under the jurisdiction of the State.



W12-1103-4848

WIDTH RESTRICTION SIGN

XX-XX' width and X miles are variable.



FLAGGER TRAFFIC CONTROL SIGN

Illinois Department of Transportation

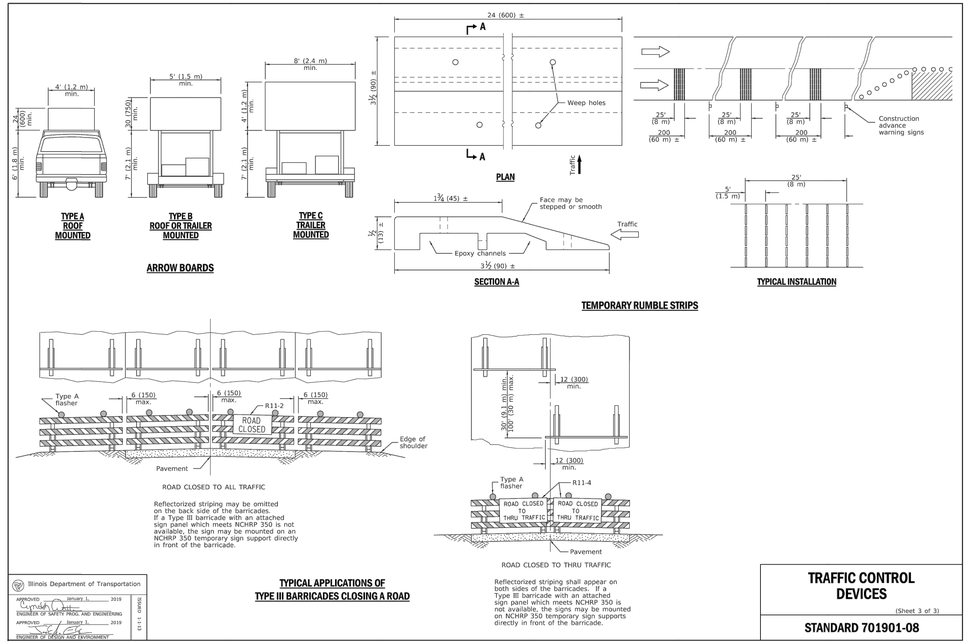
APPROVED January 1, 2019
ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF BUREAU AND ENVIRONMENT

BD400 1-1-19

TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

STANDARD 701901-08



TYPE A ROOF MOUNTED

TYPE B ROOF OR TRAILER MOUNTED

TYPE C TRAILER MOUNTED

ARROW BOARDS

PLAN

SECTION A-A

TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

Illinois Department of Transportation

APPROVED January 1, 2019
ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF BUREAU AND ENVIRONMENT

BD400 1-1-19

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-08

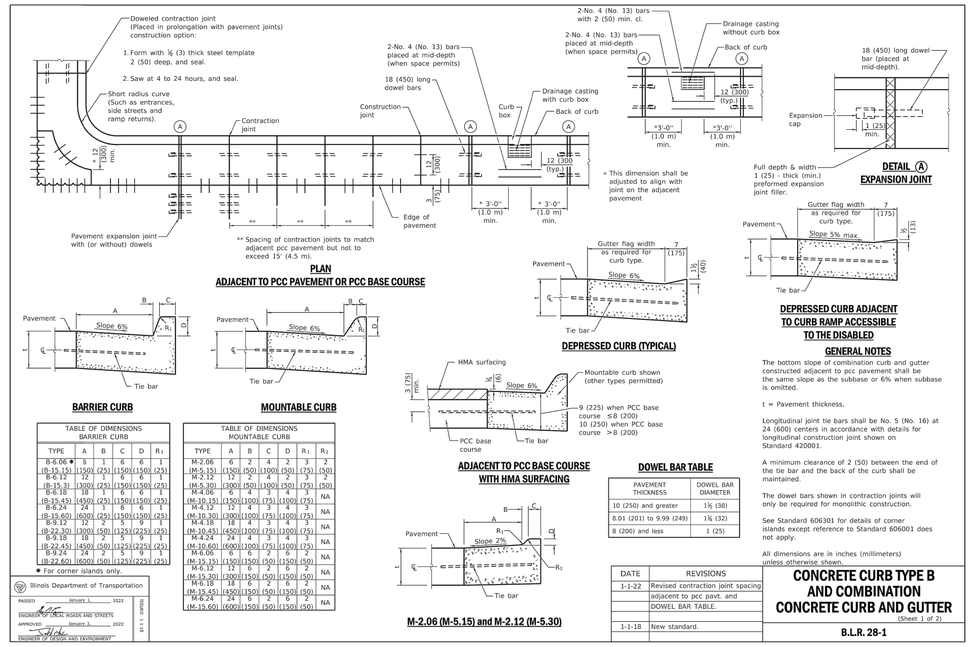


TABLE OF DIMENSIONS
BARRIER CURB

TYPE	A	B	C	D	R_1
B-6.06 *	6	1	6	6	1
(B-15.15)	(150)	(25)	(150)	(150)	(25)
B-6.12	12	1	6	6	1
(B-15.3)	(300)	(25)	(150)	(150)	(25)
B-6.18	18	1	6	6	1
(B-15.45)	(450)	(25)	(150)	(150)	(25)
B-6.24	24	1	6	6	1
(B-15.60)	(600)	(25)	(150)	(150)	(25)
B-9.12	12	2	5	9	1
(B-22.30)	(300)	(50)	(125)	(225)	(25)
B-9.18	18	2	5	9	1
(B-22.45)	(450)	(50)	(125)	(225)	(25)
B-9.24	24	2	5	9	1
(B-22.60)	(600)	(50)	(125)	(225)	(25)

* For corner islands only.

TABLE OF DIMENSIONS
MOUNTABLE CURB

TYPE	A	B	C	D	R_1	R_2
M-2.06	6	2	4	2	3	2
(M-5.15)	(150)	(50)	(100)	(50)	(75)	(50)
M-3.12	12	3	4	3	3	3
(M-5.30)	(300)	(50)	(100)	(50)	(75)	(50)
M-4.06	6	3	4	3	4	NA
(M-10.15)	(150)	(50)	(100)	(75)	(100)	(75)
M-4.12	12	4	4	3	4	NA
(M-10.30)	(300)	(100)	(100)	(75)	(100)	(75)
M-4.18	18	4	4	3	4	NA
(M-10.45)	(450)	(100)	(100)	(75)	(100)	(75)
M-4.24	24	4	4	3	4	NA
(M-10.60)	(600)	(100)	(100)	(75)	(100)	(75)
M-6.06	6	6	2	6	2	NA
(M-15.15)	(150)	(150)	(50)	(150)	(50)	
M-6.12	12	6	2	6	2	NA
(M-15.30)	(300)	(150)	(50)	(150)	(50)	
M-6.18	18	6	2	6	2	NA
(M-15.45)	(450)	(150)	(50)	(150)	(50)	
M-6.24	24	6	2	6	2	NA
(M-15.60)	(600)	(150)	(50)	(150)	(50)	

DOWEL BAR TABLE

PAVEMENT THICKNESS	DOWEL BAR DIAMETER
10 (250) and greater	1½ (38)
8.01 (201) to 9.99 (249)	1¼ (32)
8 (200) and less	1 (25)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Pavement thickness.

Longitudinal joint tie bars shall be No. 5 (No. 16) at 24 (600) centers in accordance with details for longitudinal construction joint shown on standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands except reference to Standard 606001 does not apply.

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

DATE	REVISIONS
1-1-22	Revised contraction joint spacing adjacent to pcc pavt. and DOWEL BAR TABLE.
1-1-18	New standard.

Illinois Department of Transportation

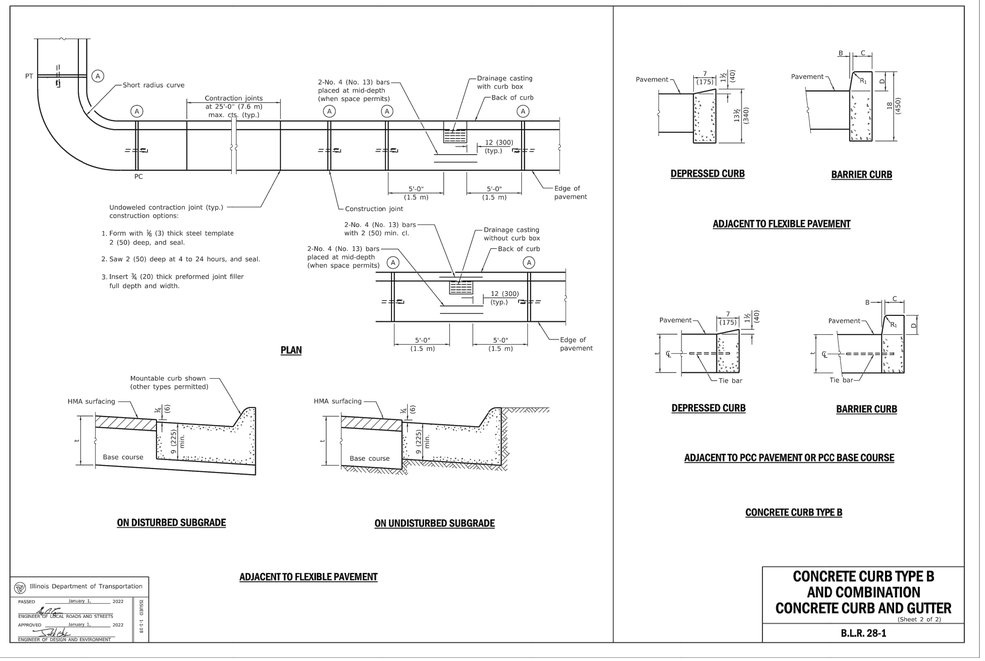
APPROVED January 1, 2022
ENGINEER OF LOCAL ROADS AND STREETS
APPROVED January 1, 2022
ENGINEER OF BUREAU AND ENVIRONMENT

BD400 1-1-18

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 1 of 2)

B.L.R. 28-1



Illinois Department of Transportation

APPROVED January 1, 2022
ENGINEER OF LOCAL ROADS AND STREETS
APPROVED January 1, 2022
ENGINEER OF BUREAU AND ENVIRONMENT

BD400 1-1-18

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 2 of 2)

B.L.R. 28-1

REVISIONS		
NO.	DATE	DESCRIPTION
1	06-27-24	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

IDOT DETAILS

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C6.4

Attachment: EXHIBIT - Final Engineering Plans - 1855 N. Hicks Road (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill: and Rezoning to PD)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
1855 N. HICKS ROAD

WHEREAS, pursuant to a petition and public hearing on June 25, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Subdivision, Site Development, and Floodplain Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special Use for Fill in the Floodplain, with compensatory storage provided at 110% of the proposed Fill in the Floodplain, to provide for the construction of the access driveway, pursuant to Section 6.08 (d) (2) (d) of the Village of Palatine Subdivision, Site Development, and Floodplain Ordinance, on the following legally described property:

PART OF THE SOUTHEAST ¼ SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Commonly known as 1855 N. Hicks Road (PIN 02-02-400-0010-0000, 02-02-400-011-0000, AND 02-02-400-012-0000)

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

SECTION 1: A Special Use for Fill in the Floodplain, with compensatory storage provided at 110% of the proposed Fill in the Floodplain, to provide for the construction of the access driveway, pursuant to Section 6.08 (d) (2) (d) of the Village

Attachment: ORD SU FIFP (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

of Palatine Subdivision, Site Development, and Floodplain Ordinance, is hereby granted, subject to the following condition(s):

1. **The development shall substantially conform to the engineering plans by V3, last revised, 6-27-24, and Stormwater Management Report, last revised on June 12, 2024, except as such plans may be changed to conform to Village Codes and Ordinances or be revised in a manner acceptable to the Village Engineer.**

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

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

PASSED: This _____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2024

_____
Deputy Village Clerk

Attachment: ORD SU FIFP (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

STORMWATER MANAGEMENT REPORT

PROJECT SITE:

1855 N. HICKS ROAD - PALATINE
THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

PREPARED FOR:

SHELTER, INC.
1616 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004

PREPARED BY:

V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, ILLINOIS 60517
630.724.9200

MARCH 28, 2024
REVISED JUNE 12, 2024

V3 Companies Project No. 230953.1

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

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Village of Palatine, Cook County, Illinois

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- Aerial Map
- USGS Topographic Map
- National Wetlands Inventory Map
- USGS Hydrologic Map
- Flood Zones of Cook County Map
- FEMA Flood Insurance Rate Map
- Soil Survey Map of Cook County, Illinois

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- Proposed Pervious Impervious Exhibit
- Proposed Conditions Stormwater Management Exhibit
- Curve Number (CN) Calculations
- Adjusted Composite Runoff Curve Number (CN_{adj}) Calculation
- Nomograph Bulletin 75 Detention Storage Calculation
- Stage Storage Volume Calculation
- Orifice Discharge Calculation – Free Flow
- Orifice Discharge Calculation – Tailwater
- Runoff Coefficient Calculations
- Proposed Drainage Area Exhibit
- Storm Sewer Calculations

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- Compensatory Storage Calculations
- Compensatory Storage Exhibits

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

Section 1

Stormwater Management Narrative

1855 N. Hicks Road - Palatine
Palatine, Cook County, Illinois
Prepared by: V3 Companies, Ltd.

Introduction

The proposed 1855 N. Hicks Road development is located along N. Hicks Road in the Village of Palatine. The existing site has a total property area of 2.92+/- acres. The site currently developed with a single family home that will be demolished as part of the proposed redevelopment. The site is bound to the by an existing church to the north, single family residential to the south, multi-family residential to the east, and N. Hicks Road with Forest Preserve District of Cook County land to the west. The site Location and Aerial exhibits are included in Section 2. The proposed development will consist of a new group home building, parking lot, utilities, and stormwater management facilities.

Existing Conditions

The existing property is generally sloped from east to west and is ultimately tributary to the existing creek located at the southwest corner of the property. An isolated wetland measuring 0.28 acres was delineated at the northwest corner of the site. The wetland was confirmed to be isolated by the US Army Corps of Engineers based on the Jurisdictional Determination Dated March 13, 2024. Stormwater runoff from the onsite wetland currently discharges to the existing creek. As part of the proposed development, 0.08 acres of the existing wetland will be impacted. Impacts to the existing isolated wetland are to be reviewed and approved by the Metropolitan Water Reclamation District (MWRD).

According to the effective FEMA Flood Insurance Rate Map the project site contains a Zone AE Special Flood Hazard Area associated with the back water from Buffalo Creek Tributary A. The site Base Flood Elevation (BFE) is 739.70. This property also contains regulatory floodway at the southwest corner.

The soils on the project site are predominantly silt loam per the Soil Survey of Cook County. The map in Section 2 was prepared based on an NRCS Soil Survey Map of Cook County.

Proposed Conditions

The proposed project will include the construction of a group housing building with parking and a play area to the southeast of the building. The project will also include the development of a detention basin and compensatory storage area at the southern end of the property. The project will also include new underground utilities to service the proposed development to meet the stormwater management requirements of the MWRD Watershed Management Ordinance and Village requirements.

The proposed development will fill a portion of the existing the floodplain volume on the site, and compensatory storage volume is being provided at the southwest corner of the property at a 1:1.1 ratio as required by MWRD. Section 4 includes compensatory storage calculations and cross section exhibits demonstrating the appropriate compensatory storage has been provided.

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

Compensatory Storage Summary:

Increment	Floodplain Fill		Req'd Comp. Storage	Provided Comp. Storage	Excess Compensatory Storage
0-10	0.024 Acre-feet	× 1.0 =	0.024 Acre-feet	0.059 Acre-feet	0.035 Acre-feet
10-100	0.077 Acre-feet	× 1.0 =	0.077 Acre-feet	0.085 Acre-feet	0.008 Acre-feet
TOTAL =	0.101 Acre-feet	× 1.1 =	0.111 Acre-feet	0.144 Acre-feet	0.033 Acre-feet

The existing 0.20 acres of existing wetland that will not be impacted by the proposed development will be preserved and maintained.

Proposed Stormwater Management

Due to the size of the redevelopment, site runoff, stormwater detention, and volume control requirements must be met as specified in the WMO. The solution for providing both detention and volume control is the development of a new naturalized detention basin to the south of the property.

Runoff

The proposed development is located in the Upper Salt Creek Watershed which requires a maximum allowable release rate of 0.20 cfs/acre per the MWRD Watershed Management Ordinance. Table 1 below summarizes the allowable release for the 100-year, 24-hour storm event.

Table 1: Proposed Site Flowrates & Design Runoff Rate

Total Allowable (0.20 cfs/acre)	0.20 cfs/acre x 2.09 acres = 0.42 cfs

Detention

The detention system has been designed to the net allowable restricted flow listed in the table above for the 100-year, 24-hour storm event. Since volume control is below the invert of the overall detention system, a reduced CN value has been used for the detention calculations. Site runoff is captured in inlets throughout the site and is tributary to the detention system. Downspouts from the proposed building are to discharge at grade, and the flow will be routed to the detention basin before discharging offsite. The outlet structure for the detention system contains a steel plate restrictor with an orifice sized to release the net allowable rate at the design high water line. However, due the adjacent floodplain, the basin volume was sized assuming a tailwater condition based on the BFE associated with the adjacent creek. The outlet control structure will contain a backflow preventer, and will discharge directly to the existing creek.

The emergency overflow for the detention system are overland flow routes located throughout the property. The overland stormwater overflow is routed to the basin where it then flows to the adjacent creek which is consistent with the existing condition. In Table 2 below the information regarding the

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

overall detention system is provided. The calculations for these proposed conditions can be found in Section 3.

Table 2: Proposed Detention System Volumes, Restrictor Sizing, & Release Rate

Detention Volume		***Restrictor Size***	***Design Release Rate***
Required	*Provided*	*Plate Restrictor w/ Orifice*	*100-year Peak*
0.859 ac-ft	0.90 ac-ft	2.79 in	0.42 cfs

Volume Control

In order to meet the volume control requirement per the WMO, the detention basin has been designed to retain stormwater below the gravity outfall of the basin. 4" of water will be retained at the bottom of the basin which will provide 0.068 ac-ft of volume control. For this development, the required volume control storage volume is 0.058 ac-ft. The basin will contain underdrains and native vegetation to allow the stormwater to infiltrate into the native soils below.

Storm Sewer & Overflow Design

The proposed onsite storm sewer system has been designed to convey runoff from storms up to and including the 10-year event in accordance with the MWRD Watershed Management Ordinance. Inlet spacing, minimum pipe cover, ponding depths, and overland flood routing are in accordance with MWRD requirements. Storm sewer calculations and exhibits can be found in Section 3.

Overland overflow routes have been provided throughout the site to allow stormwater to flow from the site to the detention basin for storm events which exceed the design requirements of the storm sewer system.

Erosion and Sedimentation Control

The Final Engineering Plans include the necessary erosion control measures to effectively manage erosion and sediment on the project site during construction. A Stormwater Pollution Prevention Plan will be provided under separate cover consistent with the IEPA NPDES requirements for ILR10 permitting.

Conclusion

It is our opinion that the proposed stormwater management design conforms to the requirements of Watershed Management Ordinance and that the proposed improvements do not negatively impact the downstream properties or increase stormwater discharges from the site as compared to the existing conditions.

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

Section 2



7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Visio, Vertere, Virtute...
"The Vision To Transform with Excellence"

PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	09/05/2023
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	ESRI World Street Map
TITLE:	**PROJECT LOCATION**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	1

J:\2023\230953\NB\FIG\1loc230953.mxd

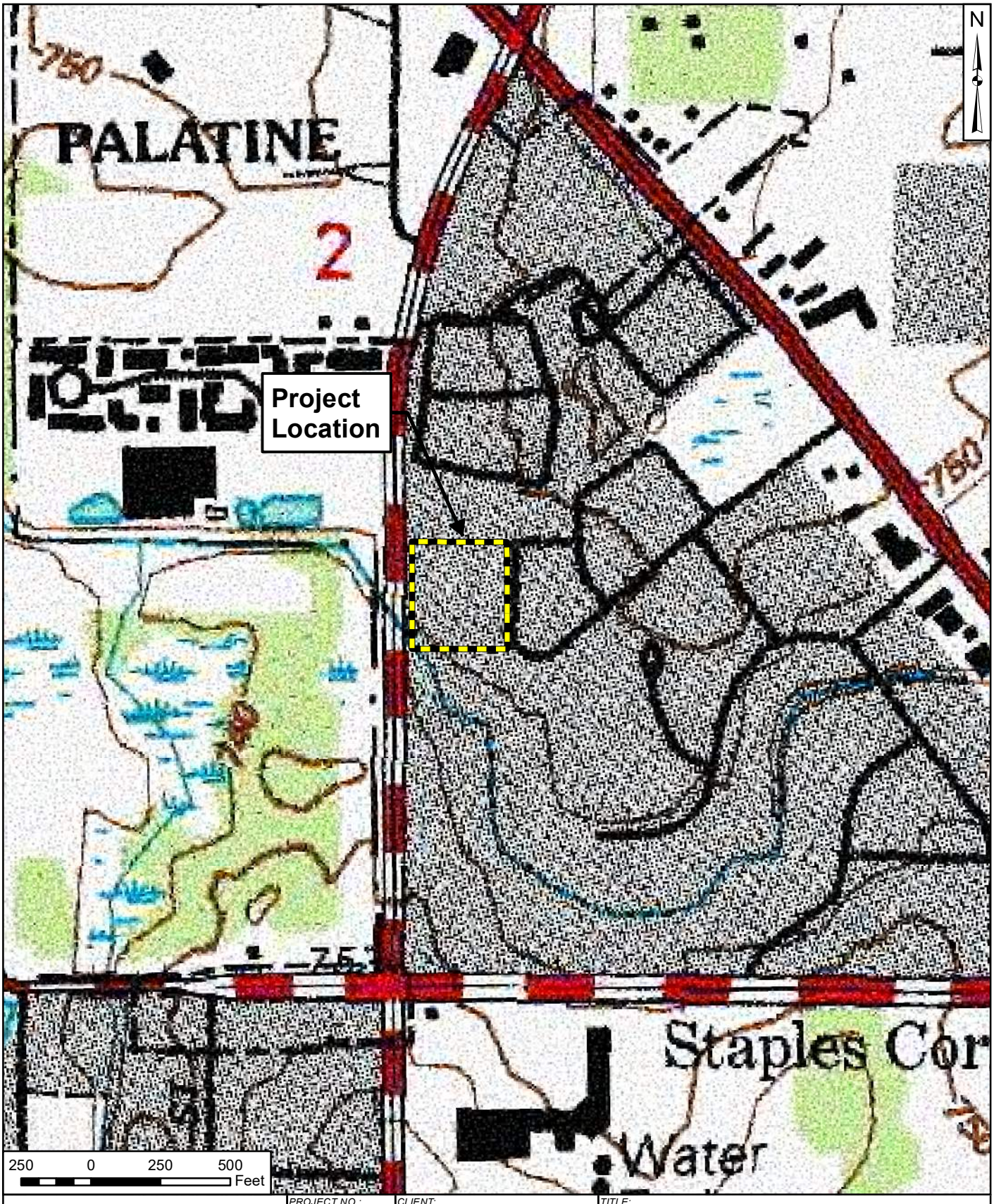
Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,



7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 230953 CREATED BY: AMM	CLIENT: Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082	TITLE: **AERIAL MAP**
	DATE: 09/05/2023	BASE LAYER: Cook County Aerial Imagery 2021	SITE: 1855 N. Hicks Road Palatine, Cook County, Illinois FIGURE: 2
Visio, Vertere, Virtute... *"The Vision To Transform with Excellence"*	SCALE: See Scale Bar		

J:\2023\230953\NRI\FIG1\ec230953.mxd

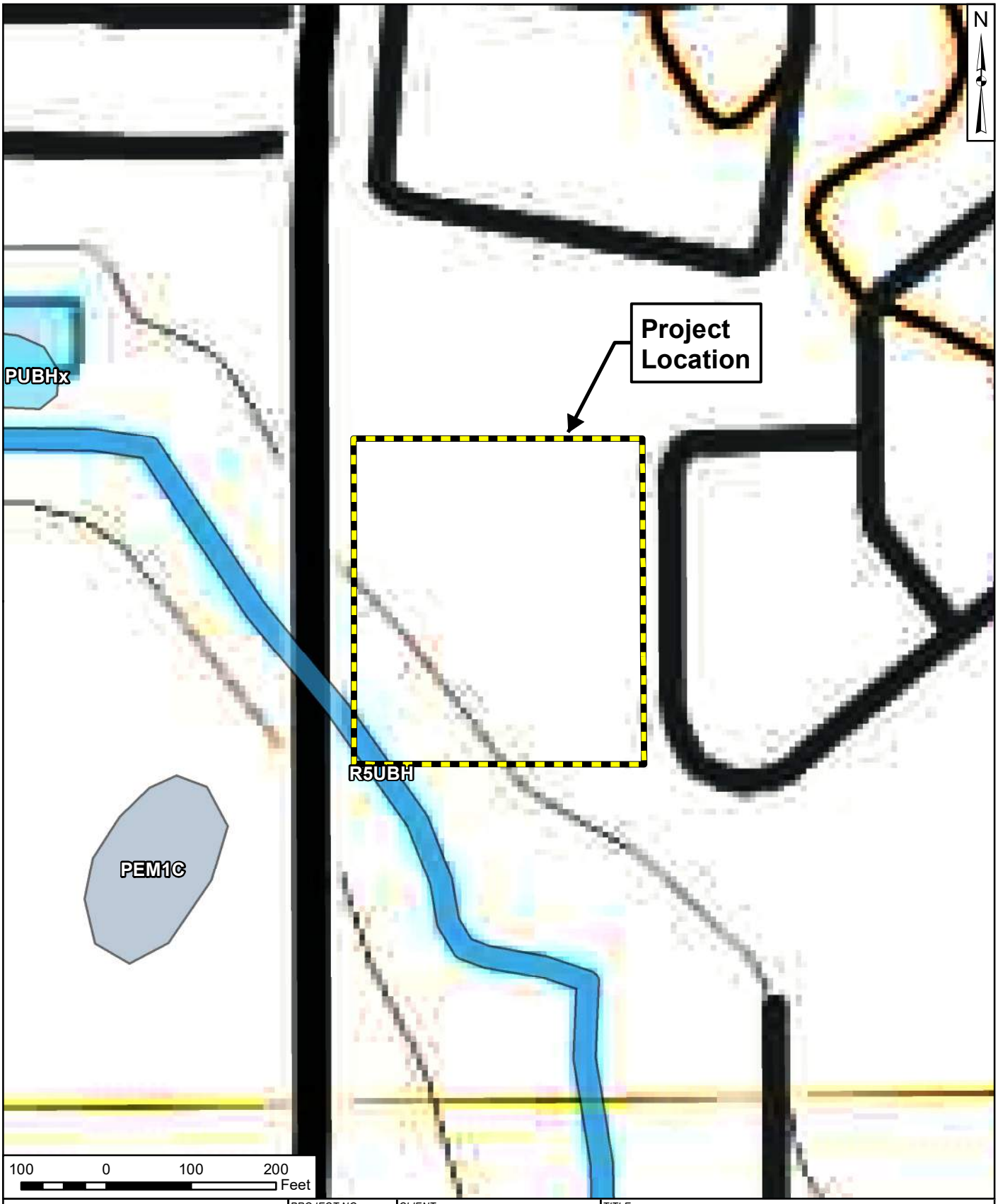
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7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 230953 CREATED BY: AMM	CLIENT: Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082	TITLE: **USGS TOPOGRAPHIC MAP**
	DATE: 02/13/2024	BASE LAYER: USGS Topographic Map Lake Zurich Quadrangle (2021)	SITE: 1855 N. Hicks Road Palatine, Cook County, Illinois FIGURE: 3
Visio, Vertere, Virtute... *"The Vision To Transform with Excellence"*	SCALE: See Scale Bar		

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Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,



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Woodridge, IL 60517
630.724.9200 phone
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Visio, Vertere, Virtute...
"The Vision To Transform with Excellence"

PROJECT NO.: 230953
CREATED BY: AMM
DATE: 02/13/2024
SCALE: See Scale Bar

CLIENT: Housing Opportunity Development Corporation
2001 Waukegan Rd, PO Box #480
Techny, IL 60082

BASE LAYER: USGS Topographic Map
Lake Zurich Quadrangle
(2021)

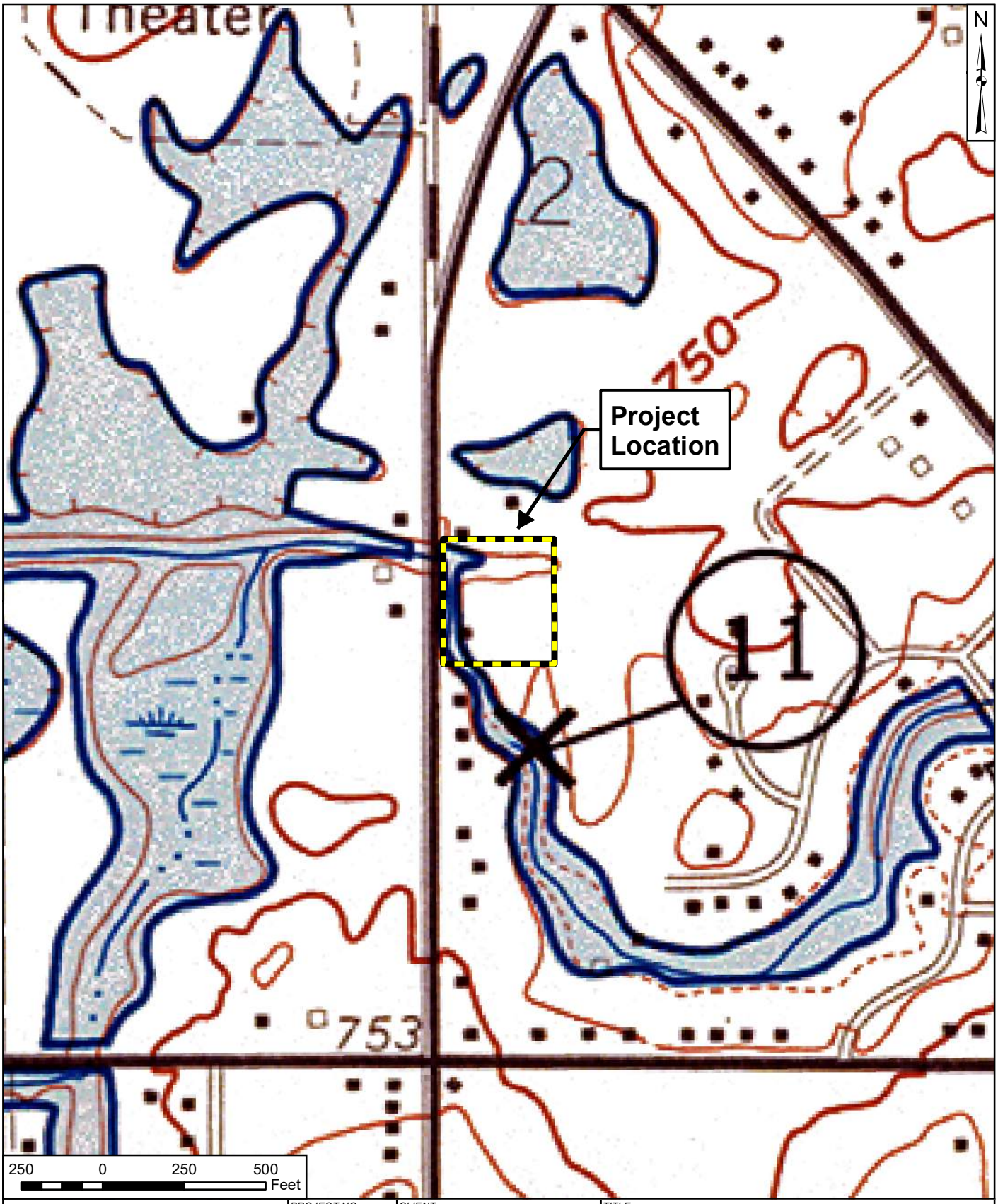
TITLE: **NATIONAL WETLANDS INVENTORY (NWI)**

SITE: 1855 N. Hicks Road
Palatine, Cook County, Illinois

FIGURE: 4

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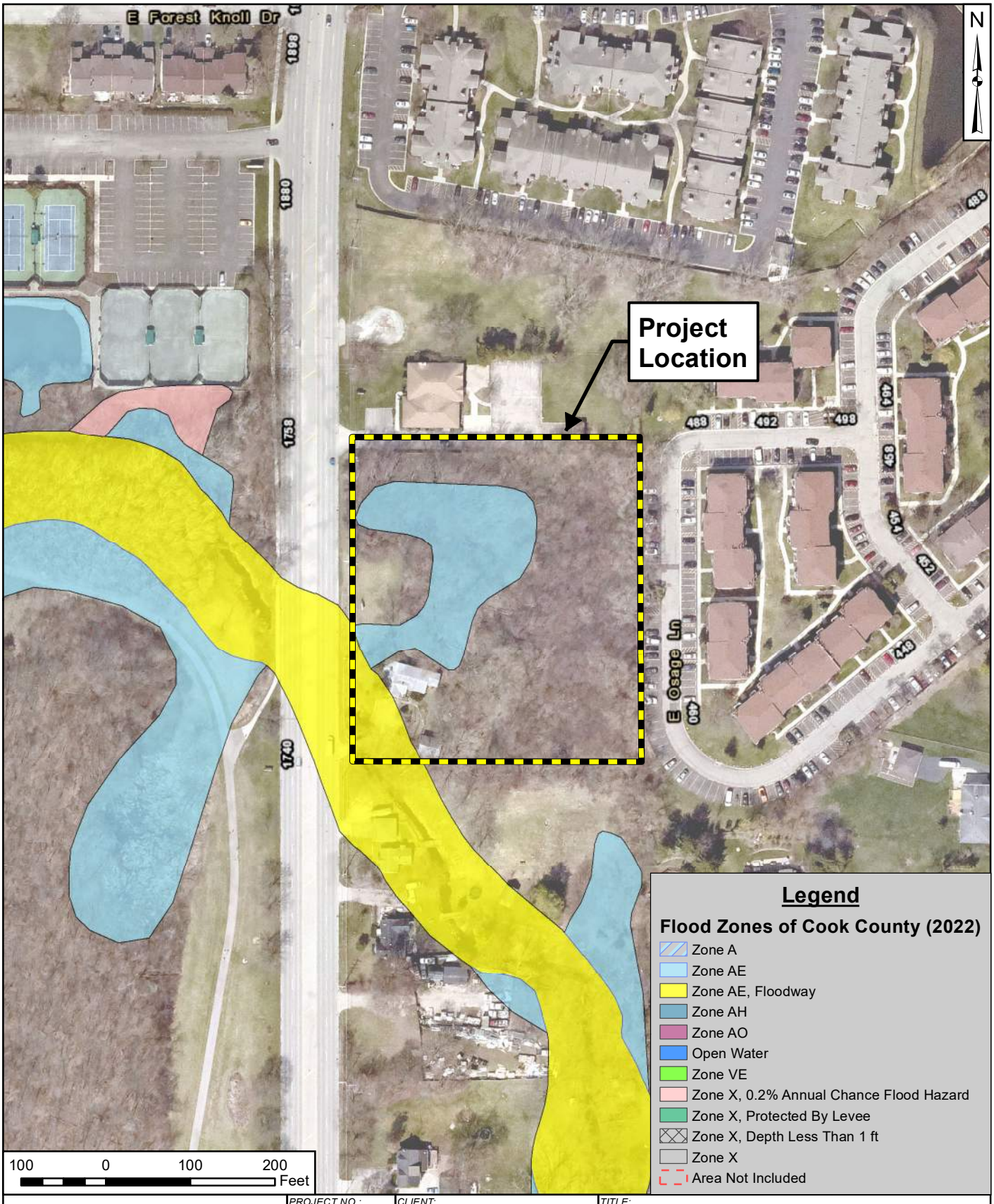
Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,



7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 230953 CREATED BY: AMM	CLIENT: Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082	TITLE: **USGS HYDROLOGIC ATLAS**	
	DATE: 02/13/2024	BASE LAYER: USGS Hydrologic Atlas Lake Zurich Quadrangle (1965)	SITE: 1855 N. Hicks Road Palatine, Cook County, Illinois	FIGURE: 5
Visio, Vertere, Virtute... *"The Vision To Transform with Excellence"*	SCALE: See Scale Bar			

J:\2023\230953\LD\2024-02-13\FIG5hydro230953.mxd

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,



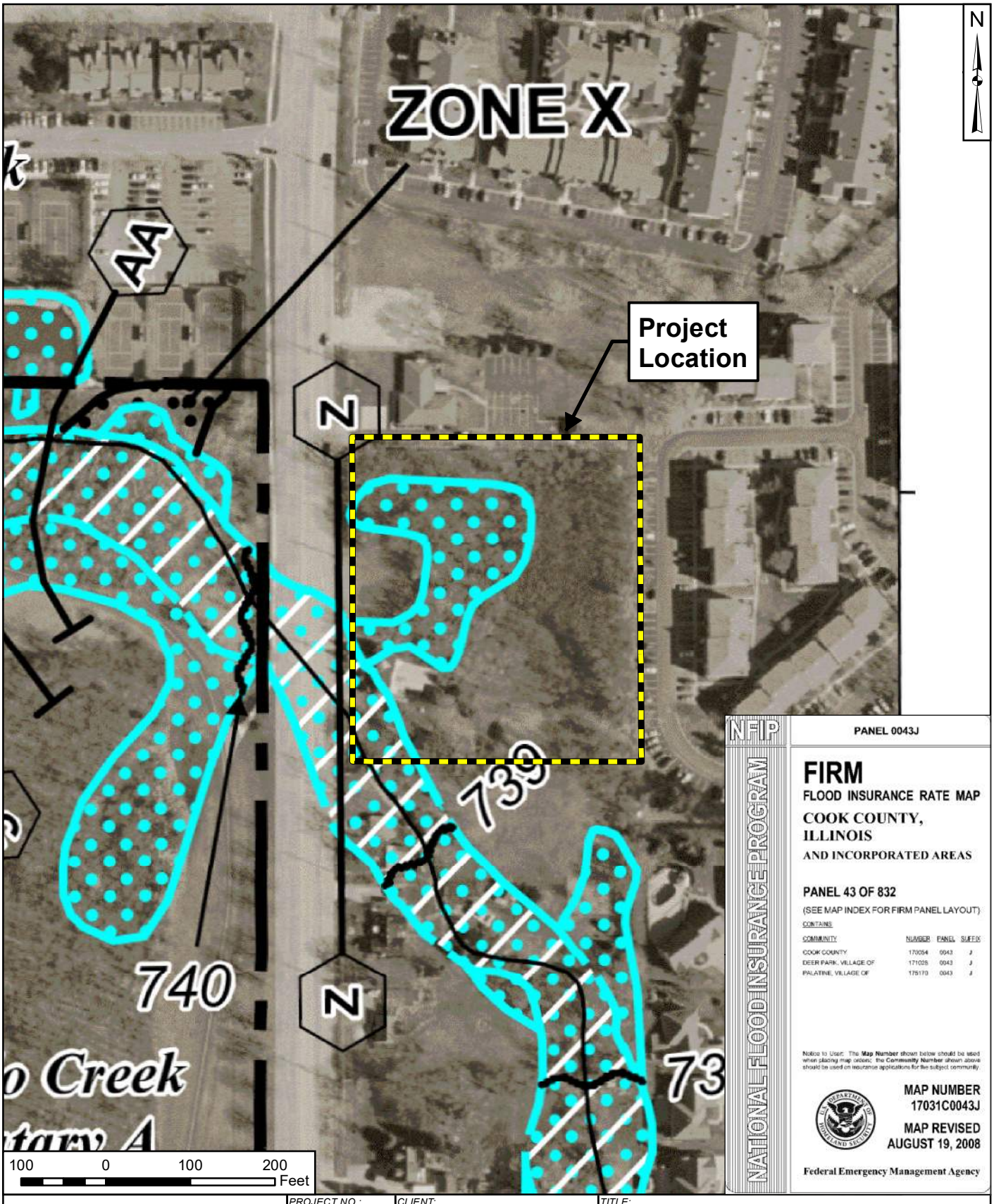
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Woodridge, IL 60517
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"The Vision To Transform with Excellence"

PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	09/05/2023
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	Cook County Aerial Imagery (2022)
TITLE:	**FLOOD ZONES OF COOK COUNTY, ILLINOIS (2022)**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	6

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Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,



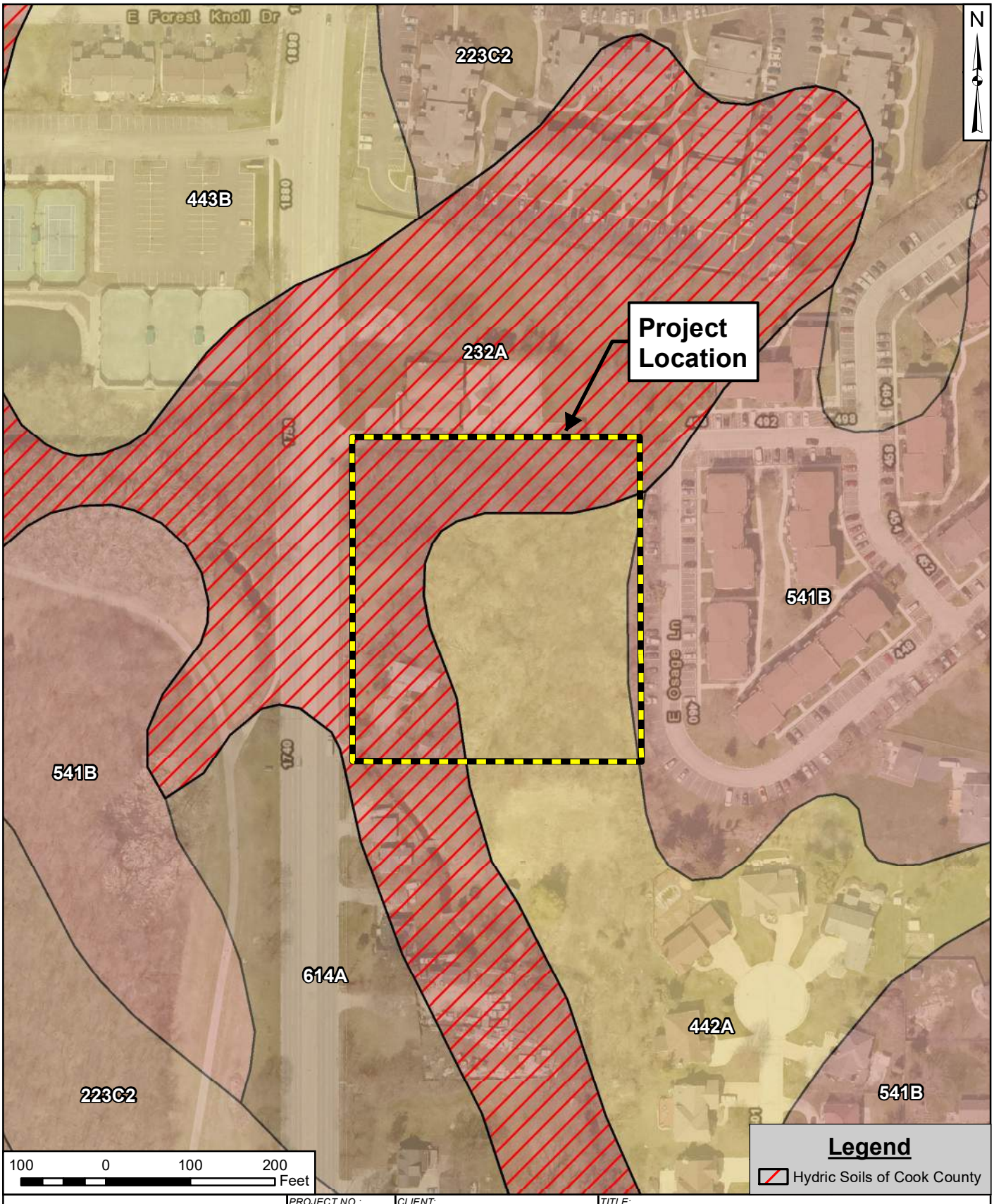
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PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	02/13/2024
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	FEMA FIRM Panel 17031C0043J Effective 08/19/2008
TITLE:	**FEMA FLOOD INSURANCE RATE MAP (FIRM)**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	7

J:\2023\230953\LD\2024-02-13\FIG7firm230953.mxd

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,



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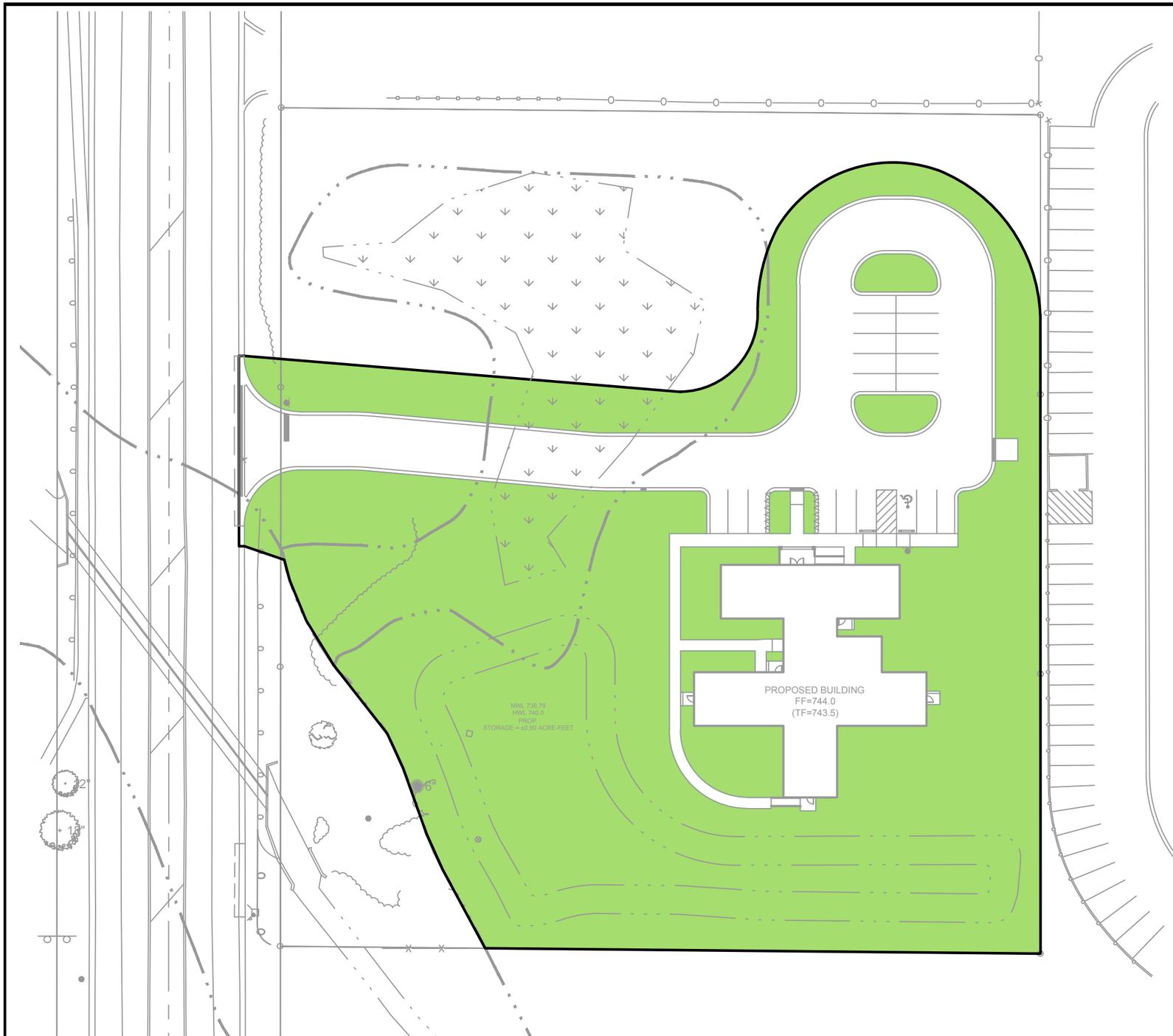
PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	02/13/2024
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	Cook County Aerial Imagery (2022)
TITLE:	**SOIL SURVEY OF COOK COUNTY, ILLINOIS**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	8

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Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

Section 3



LEGEND

IMPERVIOUS AREA = 0.63 AC (30%)

PERVIOUS AREA = 1.46 AC (70%)

TOTAL AREA = 2.09 AC

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1855 N. HICKS ROAD - PALATINE

PALATINE *ILLINOIS*

PERVIOUS/IMPERVIOUS EXHIBIT

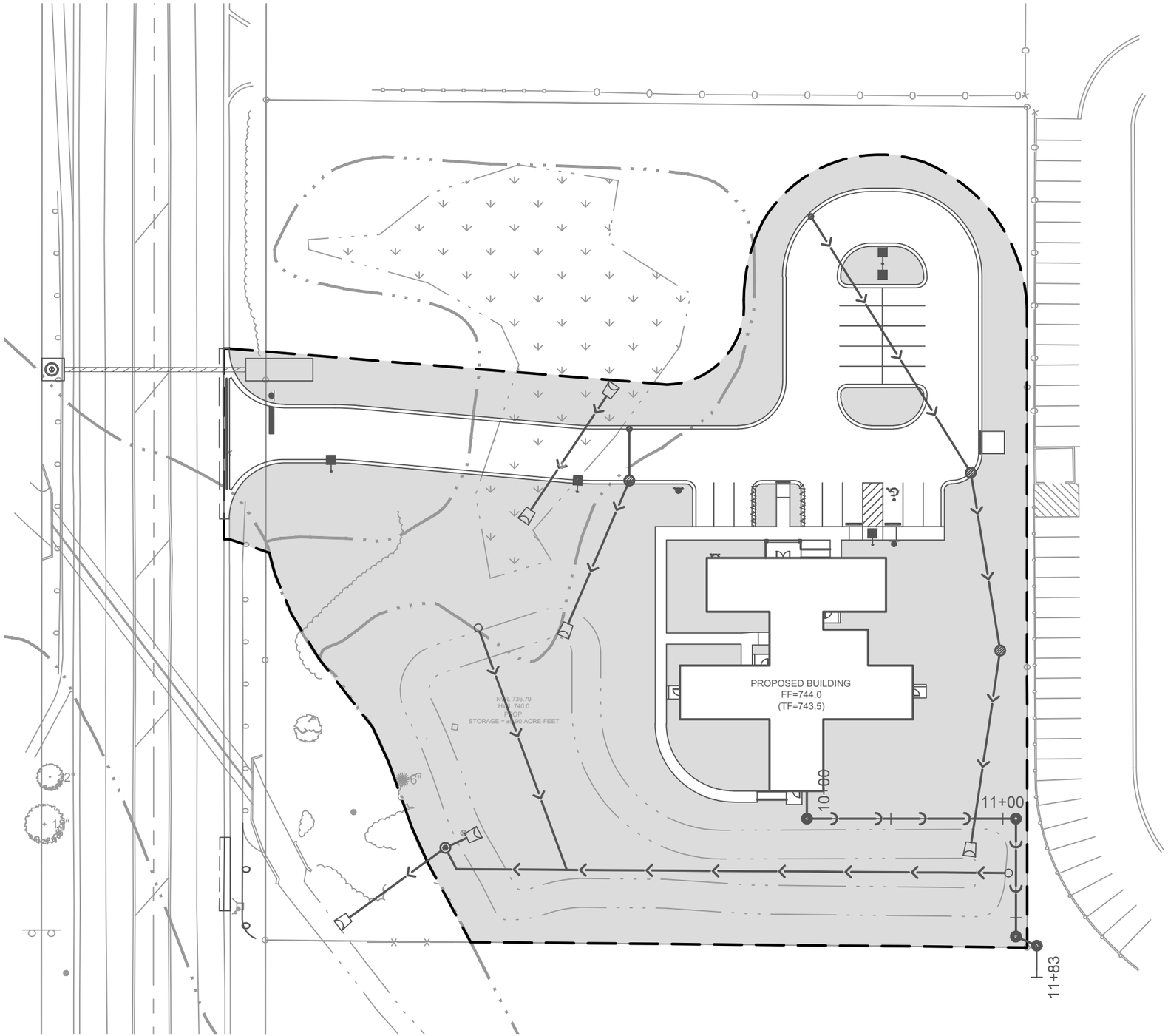
DATE: 03-25-24

0 25 50

SCALE

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Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,



LEGEND

- OVERALL DEVELOPMENT BOUNDARY
- STANDARD STORM SEWER PIPE
- IMPERVIOUS AREA TRIBUTARY TO STORMWATER SYSTEM (0.69 AC)
- GREENSPACE TRIBUTARY TO STORMWATER SYSTEM (1.40 AC)

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1855 N. HICKS ROAD - PALATINE

PALATINE *ILLINOIS*

STORMWATER MANAGEMENT EXHIBIT

DATE: 03-25-24

0 25 50

SCALE

E:\2023\230953\Drawings\ACAD\LD\S04\Misc Drawings\Stormwater Management Exhibit

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: 1855 N. Hicks Road **PERMIT NUMBER:**

LOCATION: **DATE:** 3/27/2024

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Building and Parking	C	98	0.63	61.74
Pervious	C	74	0.67	49.58
Native Plantings	C	70	0.79	55.30
TOTALS:			2.09	166.62

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{166.62}{2.09} \rightarrow \textbf{Composite CN} = \textbf{79.72}$$

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: 1855 N. Hicks Road - Palatine **PERMIT NUMBER:**

LOCATION: **DATE:** 3/27/2024

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	2.090	acres
2.	Total Impervious Area	0.630	acres
3.	Composite CN	79.72	
4.	Volume Control Storage Provided, VC_P	0.068	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	2.54	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	6.13	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	1.07	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.053	ac-ft
10.	Additional Volume Control Storage Provided	0.016	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	0.999	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		5.74	inches
13.	Adjusted Maximum Retention, S_{ADJ}		3.08	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	**76.48**

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: 1855 N. Hicks Road - Palatine **PERMIT NUMBER:**

LOCATION: **DATE:** 3/27/2024

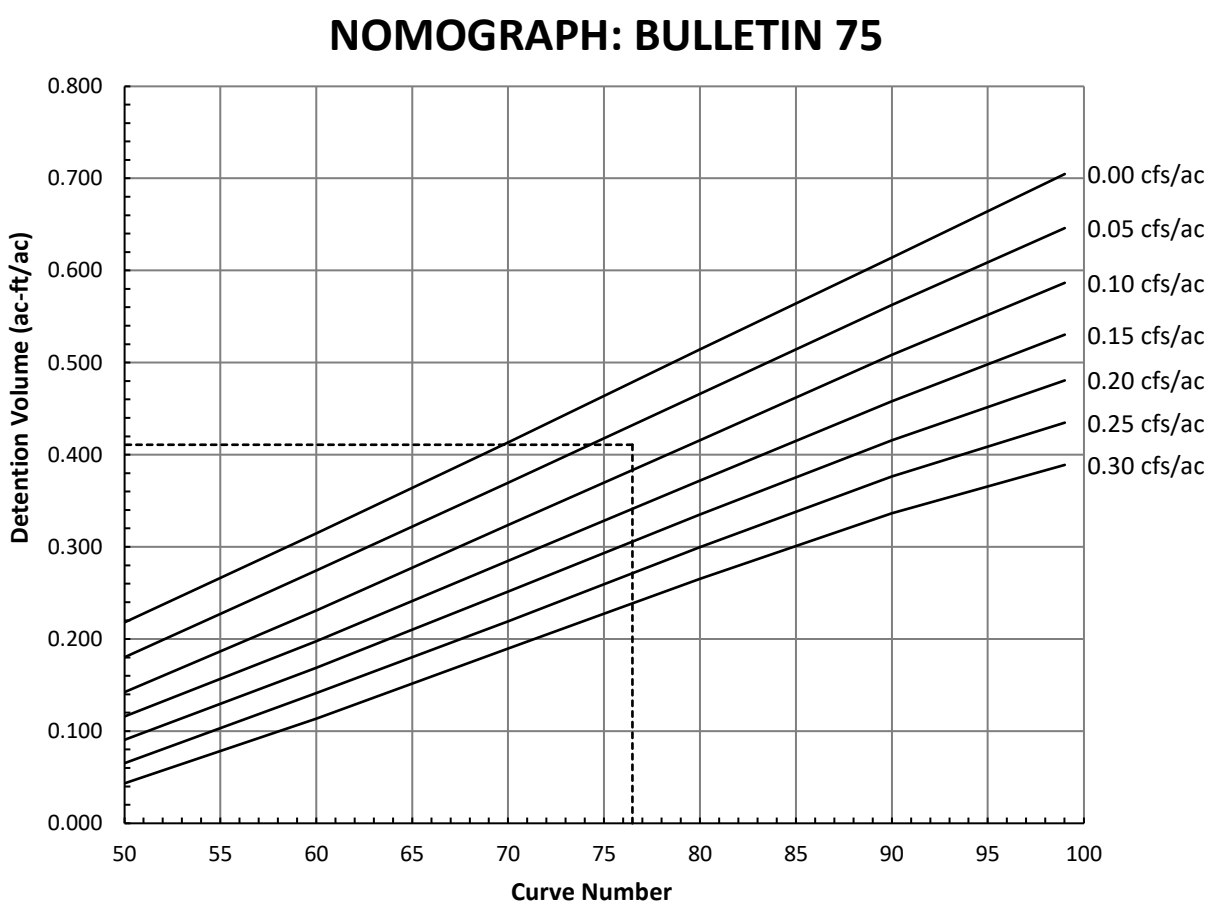
DEVELOPMENT INFORMATION

1.	Detained Area	2.090	acres
2.	Curve Number	76.48	
3.	Actual Release Rate	**0.150**	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	**0.859**	ac-ft

NOMOGRAPH



Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

PROPOSED STORAGE BASIN

PROJECT: **1855 N. HICKS ROAD - PALATINE**
V3 FILE NO.: 230953
DATE: 03/28/24
PREPARED BY: JRL
CHECKED BY:

PROPOSED BASIN

ELEVATION	AREA (acres)	AVERAGE AREA (acres)	STAGE VOLUME (acre-feet)	CUMULATIVE VOLUME (acre-feet)	COMMENT
737.33	0.216			0.00	*NWL*
		0.236	0.158		
738.0	0.256			0.16	
		0.287	0.287		
739.0	0.319			0.45	
		0.353	0.353		
740.0	0.387			0.80	
		0.395	0.099		
740.25	0.404			0.90	*HWL*

Total Volume Provided = **0.90** ac-ft

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

PROPOSED STORAGE BASIN - VOLUME CONTROL VOLUME

PROJECT: **1855 N. HICKS ROAD - PALATINE**
V3 FILE NO.: 230953
DATE: 06/27/24
PREPARED BY: JRL
CHECKED BY:

PROPOSED BASIN

ELEVATION	AREA (acres)	AVERAGE AREA (acres)	STAGE VOLUME (acre-feet)	CUMULATIVE VOLUME (acre-feet)	COMMENT
737.00	0.196			0.00	*Bottom*
		0.206	0.068		
737.33	0.216			0.068	*NWL*

Total Volume Provided = **0.068** ac-ft

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

ORIFICE DISCHARGE RATE

PROJECT: 1855 N. Hicks Road - Palatine **PERMIT NUMBER:**

LOCATION: Palatine **DATE:** 3/28/2024

RESTRICTOR INFORMTION

1.	Orifice Number	1		
2.	Orifice diameter, *d*	2.84	in	
3.	Discharge Coefficient, C_d	0.61		
4.	Invert Elevation	736.00	ft	
5.	High Water Elevation, HWL	740.25	ft	
6.	Tail Water Elevation		ft	

ACTUAL RELEASE RATE

6.	Free Flow Actual Release Rate at HWL	**0.44**	cfs	
7.	Submerged Actual Release Rate at HWL		cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)
736.00	0.00		0.00
737.00	0.20		0.20
737.33	0.24		0.24
738.00	0.30		0.30
739.00	0.37		0.37
740.00	0.42		0.42
704.50	0.00		0.00

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

ORIFICE DISCHARGE RATE

PROJECT: 1855 N. Hicks Road - Palatine **PERMIT NUMBER:**

LOCATION: Palatine **DATE:** 3/28/2024

RESTRICTOR INFORMTION

1.	Orifice Number	1		
2.	Orifice diameter, *d*	2.79	in	
3.	Discharge Coefficient, C_d	0.61		
4.	Invert Elevation	736.00	ft	
5.	High Water Elevation, HWL	740.25	ft	
6.	Tail Water Elevation	739.70	ft	

ACTUAL RELEASE RATE

6.	Free Flow Actual Release Rate at HWL	**0.42**	cfs	
7.	Submerged Actual Release Rate at HWL	**0.15**	cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Submerged

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)	
736.00	0.00		0.00	
737.00	0.00		0.00	
738.00	0.00		0.00	
739.00	0.00		0.00	
740.00	0.11		0.11	
740.25	0.15		0.15	HWL

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

RUNOFF COEFFICIENT CALCULATION

PROJECT: 1855 N. Hicks Road
V3 FILE NO.: **230953**
DATE: 03/27/24
PREPARED BY: JRL
REVIEWED DATE:
REVIEWED BY:

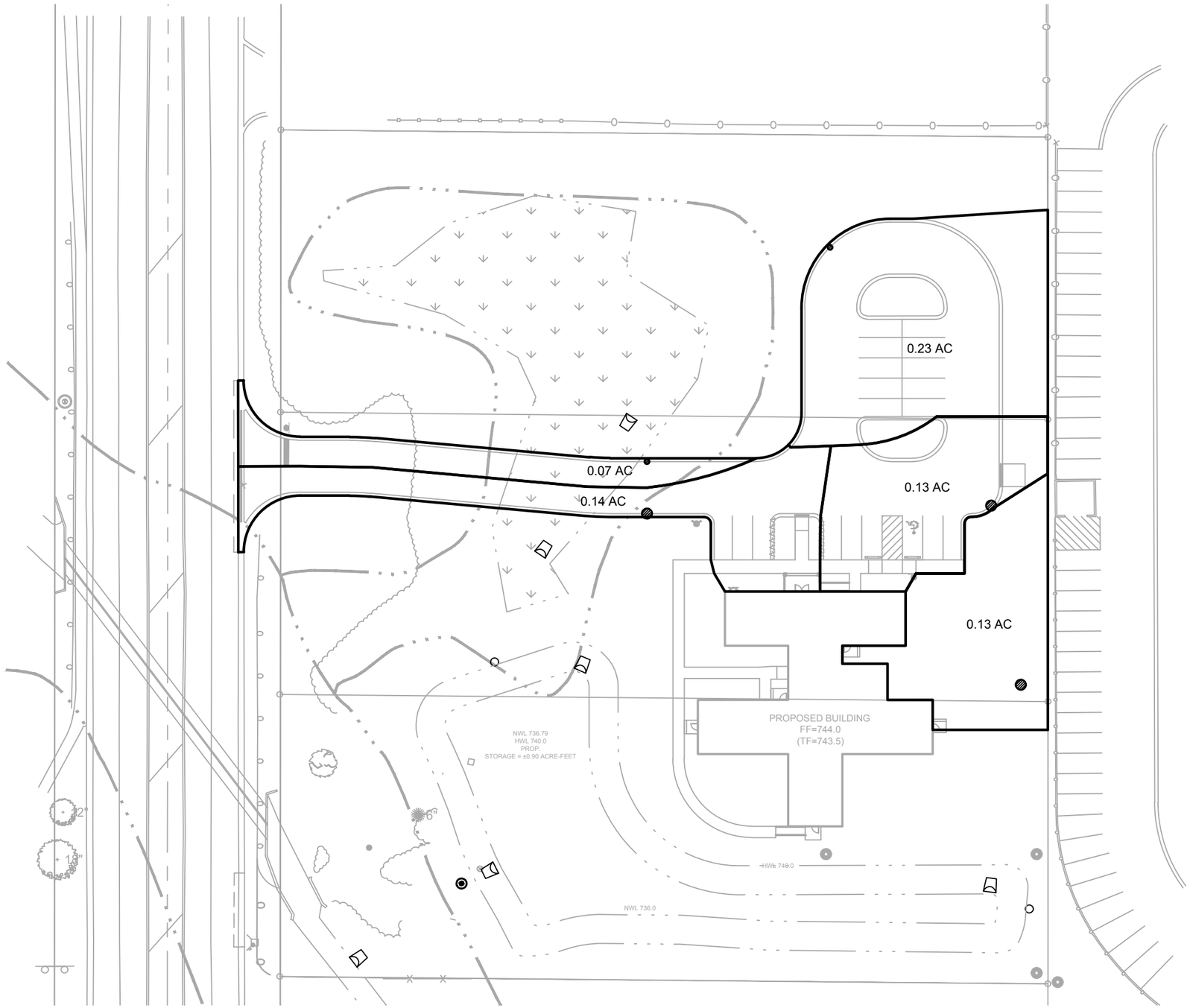
Impervious Area (ACRE)	1.46
Impervious c-factor	0.95
Pervious Area (ACRE)	0.63
Pervious c-factor	0.30
TOTAL AREA (ACRE)	2.09

$$C = \frac{0.95 * (\text{Impervious Area}) + 0.30 * (\text{Pervious Area})}{\text{Total Area}}$$

$$C = \frac{0.95 * 1.46 + 0.30 * 0.63}{2.09}$$

C = 0.75

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,



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1855 N. HICKS ROAD - PALATINE

PALATINE *ILLINOIS*

INLET DRAINAGE AREA EXHIBIT

DATE: 03-27-24

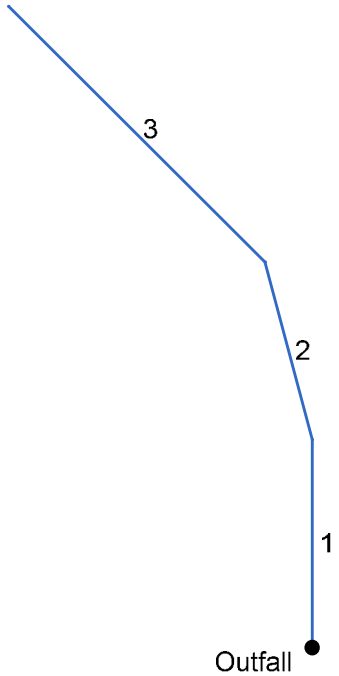
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Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks

Storm Sewer Tabulation

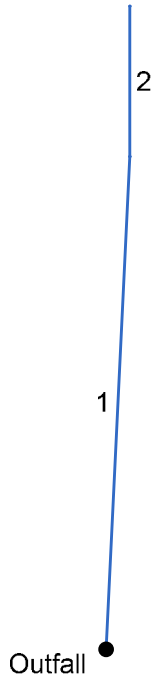
Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	92.810	0.13	0.49	0.74	0.10	0.36	15.0	15.0	4.9	1.77	1.85	2.68	12	0.27	737.00	737.25	737.79	738.04	737.00	740.40	ST 1-1 - FES
2	1	80.399	0.13	0.36	0.74	0.10	0.27	10.0	11.8	5.5	1.47	1.99	2.38	12	0.31	737.25	737.50	738.04	738.19	740.40	741.70	ST 1-2 - ST
3	2	134.791	0.23	0.23	0.74	0.17	0.17	10.0	10.0	5.9	1.01	2.17	2.28	12	0.37	737.50	738.00	738.19	738.47	741.70	741.00	ST 1-3 - ST

Project File: Run 1.stm | Number of lines: 3 | Run Date: 3/27/2024

NOTES:Intensity = 54.22 / (Inlet time + 8.00) ^ 0.77; Return period =Yrs. 10 ; c = cir e = ellip b = box

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	75.610	0.14	0.21	0.74	0.10	0.16	10.0	11.0	5.9	0.91	4.49	3.79	12	1.59	737.00	738.20	737.31	738.60	737.00	741.12	ST 2-1 - FES
2	1	23.000	0.07	0.07	0.74	0.05	0.05	10.0	10.0	6.0	0.31	4.07	1.68	12	1.30	738.20	738.50	738.60	738.73	741.12	741.50	ST 2-2 - ST

Project File: Run 2.stm | Number of lines: 2 | Run Date: 3/27/2024

NOTES:Intensity = 88.24 / (Inlet time + 15.50) ^ 0.83; Return period =Yrs. 10 ; c = cir e = ellip b = box

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

Section 4

COMPENSATORY STORAGE CALCULATIONS WORKSHEET

Table 3.14: Summary

PROJECT: 1855 N. Hicks Road - Palatine
V3 FILE NO.: 230953.10
DATE: 6/12/2024
PREPARED BY: CWH
REVISED:

Increment	Floodplain Fill			Req'd Comp. Storage*	Provided Comp. Storage	Excess Compensatory Storage
0-10	0.024 Acre-feet	×	1.0 =	0.024 Acre-feet	0.059 Acre-feet	0.035 Acre-feet
10-100	0.077 Acre-feet	×	1.0 =	0.077 Acre-feet	0.085 Acre-feet	0.008 Acre-feet
TOTAL =	0.101 Acre-feet	×	1.1 =	0.111 Acre-feet	0.144 Acre-feet	0.033 Acre-feet 53 CY

* Per WMO Compensatory Storage needs to be provided at a minimum ratio of 1:1 in each increment and 1.1:1 overall. The additional 0.1:1 can be provided in either increment.

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

COMPENSATORY STORAGE CALCULATIONS WORKSHEET

Table 3.13: Floodplain Fill

PROJECT: 1900 Spring Road - North
V3 FILE NO.: 16255.WHA
DATE: 3/2/2018
PREPARED BY: CWH
REVISED: 6/6/2016 1/22/2019

Incremental Volume - Fill (0-10)

Cross Section ID	STATION		AREA (Square Feet)	AVERAGE AREA (Square Feet)	DISTANCE B/W CROSS SECTIONS (Feet)	STAGE VOLUME (cubic feet)	CUMMULATIVE VOLUME (cubic feet)	COMMENT
XS 1	0+00.00	0.0	0.00	-	-	-	-	
XS 2	0+10.00	10.0	0.00	0.00	10.0	0.0	0.0	
XS 3	0+50.00	50.0	0.00	0.00	40.0	0.00	0.00	
XS 4	1+00.00	100.0	0.00	0.00	50.0	0.00	0.00	
XS 5	1+35.00	135.0	21.46	10.73	35.0	375.55	375.55	
XS 6	1+50.00	150.0	24.39	22.93	15.0	343.88	719.43	
XS 7	1+75.00	175.0	0.04	12.22	25.0	305.38	1024.80	
XS 8	1+85.00	185.0	0.00	0.02	10.0	0.20	1025.00	
XS 9	2+00.00	200.0	0.12	0.06	15.0	0.90	1025.90	
XS 10	2+25.00	225.0	0.00	0.06	25.0	1.50	1027.40	
XS 11	2+50.00	250.0	0.00	0.00	25.0	0.00	1027.40	
XS 12	2+75.00	275.0	0.02	0.01	25.0	0.25	1027.65	
XS 13	3+00.00	300.0	0.00	0.01	25.0	0.25	1027.90	
XS 14	3+25.00	325.0	0.00	0.00	25.0	0.00	1027.90	
XS 15	3+50.00	350.0	0.00	0.00	25.0	0.00	1027.90	
XS 16	3+60.00	360.0	0.00	0.00	10.0	0.00	1027.90	

TOTAL FILL **1027.90** **cf**
0-25 Increment 0.024 Acre-Feet

Incremental Volume - Fill (10-100)

Cross Section ID	STATION		AREA (Square Feet)	AVERAGE AREA (Square Feet)	DISTANCE B/W CROSS SECTIONS (Feet)	STAGE VOLUME (cubic feet)	CUMMULATIVE VOLUME (cubic feet)	COMMENT
XS 1	0+00.00	0.0	0.00	-	-	-	-	
XS 2	0+10.00	10.0	0.00	0.00	10.0	0.0	0.0	
XS 3	0+50.00	50.0	0.00	0.00	40.0	0.00	0.00	
XS 4	1+00.00	100.0	0.00	0.00	50.0	0.00	0.00	
XS 5	1+35.00	135.0	55.06	27.53	35.0	963.55	963.55	
XS 6	1+50.00	150.0	49.86	52.46	15.0	786.90	1750.45	
XS 7	1+75.00	175.0	3.21	26.54	25.0	663.38	2413.83	
XS 8	1+85.00	185.0	0.00	1.61	10.0	16.05	2429.88	
XS 9	2+00.00	200.0	13.03	6.52	15.0	97.73	2527.60	
XS 10	2+25.00	225.0	0.00	6.52	25.0	162.88	2690.48	
XS 11	2+50.00	250.0	0.12	0.06	25.0	1.50	2691.98	
XS 12	2+75.00	275.0	2.31	1.22	25.0	30.38	2722.35	
XS 13	3+00.00	300.0	3.64	2.98	25.0	74.38	2796.73	
XS 14	3+25.00	325.0	7.78	5.71	25.0	142.75	2939.48	
XS 15	3+50.00	350.0	18.63	13.21	25.0	330.13	3269.60	
XS 16	3+60.00	360.0	0.00	9.32	10.0	93.15	3362.75	

TOTAL FILL **3362.75** **cf**
25-100 Increment 0.077 Acre-feet

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,

COMPENSATORY STORAGE CALCULATIONS WORKSHEET

Table 3.13: Floodplain Excavation

PROJECT: 1900 Spring Road - North
V3 FILE NO.: 16255.WHA
DATE: 3/2/2018
PREPARED BY: CWH
REVISED: 1/22/2019

Incremental Volume - Cut (0-10)

Cross Section ID	STATION	AREA (Square Feet)	AVERAGE AREA (Square Feet)	DISTANCE B/W CROSS SECTIONS (Feet)	STAGE VOLUME (cubic feet)	CUMMULATIVE VOLUME (cubic feet)	COMMENT
XS 1	0+00.00	0.00	-	-	-	-	
XS 2	0+10.00	0.00	0.00	10.0	0.0	0.0	
XS 3	0+50.00	0.00	0.00	40.0	0.00	0.00	
XS 4	1+00.00	0.00	0.00	50.0	0.00	0.00	
XS 5	1+35.00	0.00	0.00	35.0	0.00	0.00	
XS 6	1+50.00	0.00	0.00	15.0	0.00	0.00	
XS 7	1+75.00	19.32	9.66	25.0	241.50	241.50	
XS 8	1+85.00	22.04	20.68	10.0	206.80	448.30	
XS 9	2+00.00	22.96	22.50	15.0	337.50	785.80	
XS 10	2+25.00	20.53	21.75	25.0	543.63	1329.43	
XS 11	2+50.00	18.27	19.40	25.0	485.00	1814.43	
XS 12	2+75.00	21.08	19.68	25.0	491.88	2306.30	
XS 13	3+00.00	0.00	10.54	25.0	263.50	2569.80	
XS 14	3+25.00	0.00	0.00	25.0	0.00	2569.80	
XS 15	3+50.00	0.00	0.00	25.0	0.00	2569.80	
XS 16	3+60.00	0.00	0.00	10.0	0.00	2569.80	

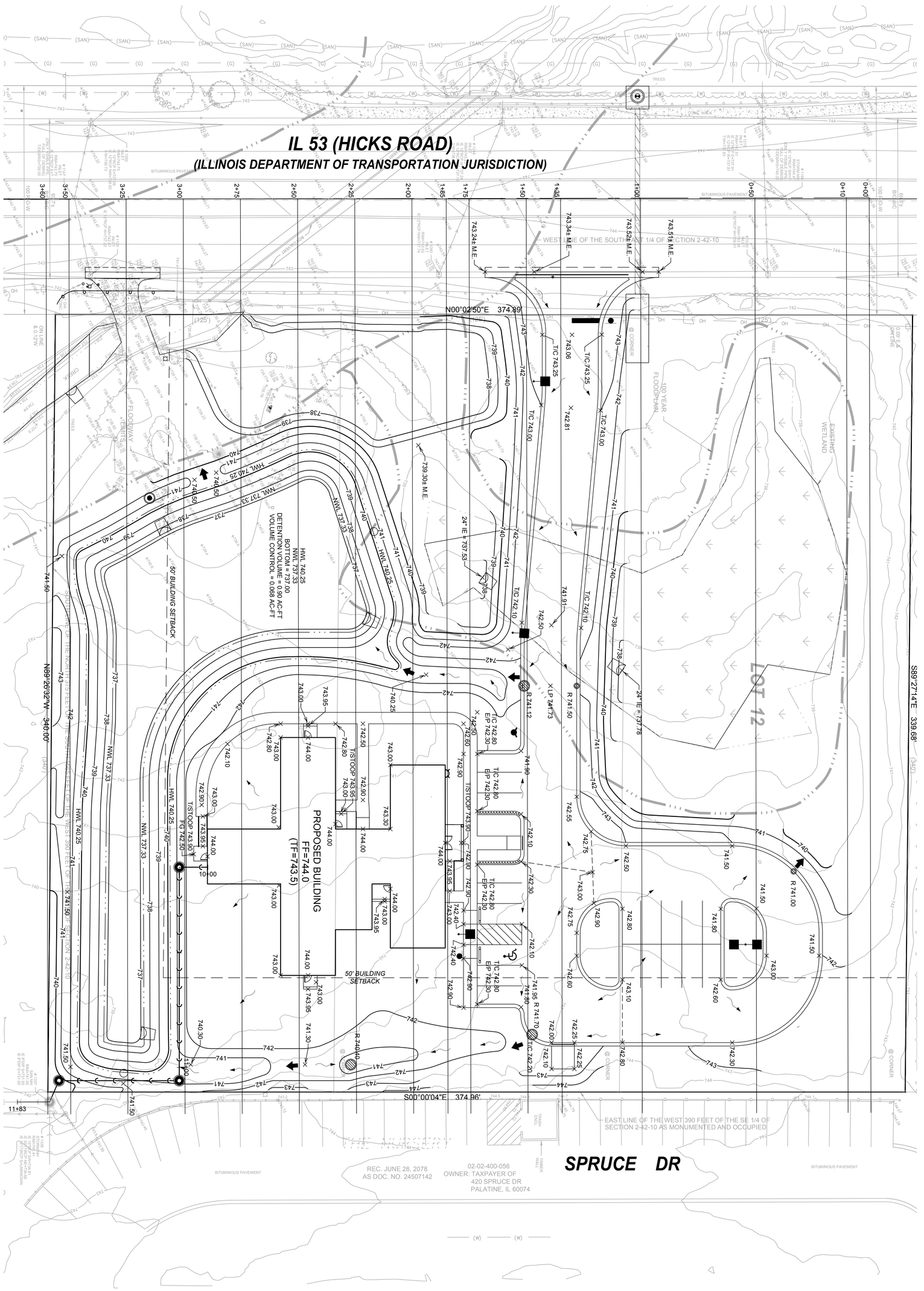
TOTAL CUT **2569.80** **cf**
0-25 Increment 0.059 Acre-Feet

Incremental Volume - Cut (10-100)

Cross Section ID	STATION	AREA (Square Feet)	AVERAGE AREA (Square Feet)	DISTANCE B/W CROSS SECTIONS (Feet)	STAGE VOLUME (cubic feet)	CUMMULATIVE VOLUME (cubic feet)	COMMENT
XS 1	0+00.00	0.00					
XS 2	0+10.00	0.00	0.00	10.0	0.0	0.0	
XS 3	0+50.00	0.00	0.00	40.0	0.00	0.00	
XS 4	1+00.00	0.00	0.00	50.0	0.00	0.00	
XS 5	1+35.00	0.00	0.00	35.0	0.00	0.00	
XS 6	1+50.00	0.00	0.00	15.0	0.00	0.00	
XS 7	1+75.00	38.68	19.34	25.0	483.50	483.50	
XS 8	1+85.00	39.90	39.29	10.0	392.90	876.40	
XS 9	2+00.00	24.63	32.27	15.0	483.98	1360.38	
XS 10	2+25.00	31.40	28.02	25.0	700.38	2060.75	
XS 11	2+50.00	23.62	27.51	25.0	687.75	2748.50	
XS 12	2+75.00	26.10	24.86	25.0	621.50	3370.00	
XS 13	3+00.00	0.00	13.05	25.0	326.25	3696.25	
XS 14	3+25.00	0.00	0.00	25.0	0.00	3696.25	
XS 15	3+50.00	0.00	0.00	25.0	0.00	3696.25	
XS 16	3+60.00	0.00	0.00	10.0	0.00	3696.25	

TOTAL CUT **3696.25** **cf**
25-100 Increment 0.085 Acre-feet

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS,



EX4.1

DRAWING NO.

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ---- ILLINOIS

PROJECT NO.:	230953.1
PROJECT MANAGER:	SK
DESIGNED BY:	CWH
DRAWN BY:	SAV

ORIGINAL ISSUE DATE: JUNE 12, 2024

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

N:\2023\23095\3\Drawings\AC\ADNRE\04\Design Drawings\comp230953.dwg 6/

Packet Pg. 210

7.C.1.m

0+00.00

Material(s) at Station 0+00.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	0.00	0.00	0.00
10-100 Cut	0.00	0.00	0.00
10-100 Fill	0.00	0.00	0.00

0+10.00

Material(s) at Station 0+10.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	0.00	0.00	0.00
10-100 Cut	0.00	0.00	0.00
10-100 Fill	0.00	0.00	0.00

0+50.00

Material(s) at Station 0+50.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	0.00	0.00	0.00
10-100 Cut	0.00	0.00	0.00
10-100 Fill	0.00	0.00	0.00

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO.: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ILLINOIS

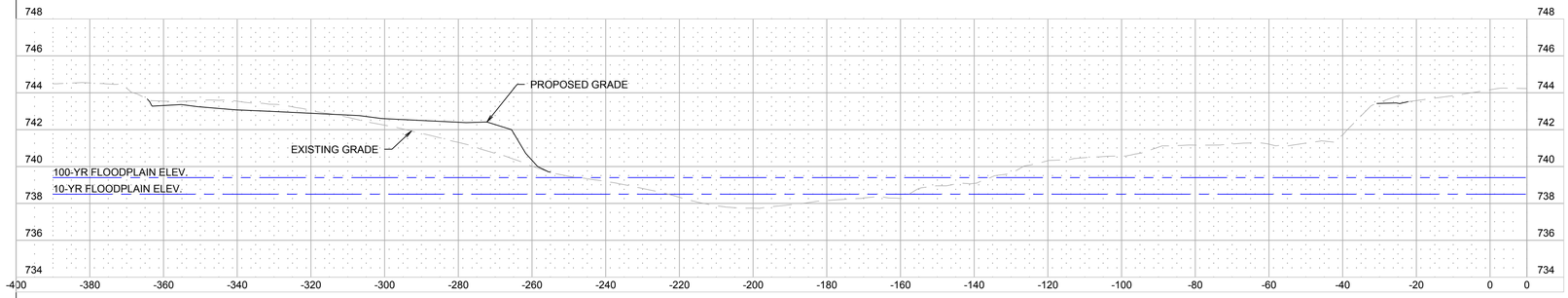
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX4.2

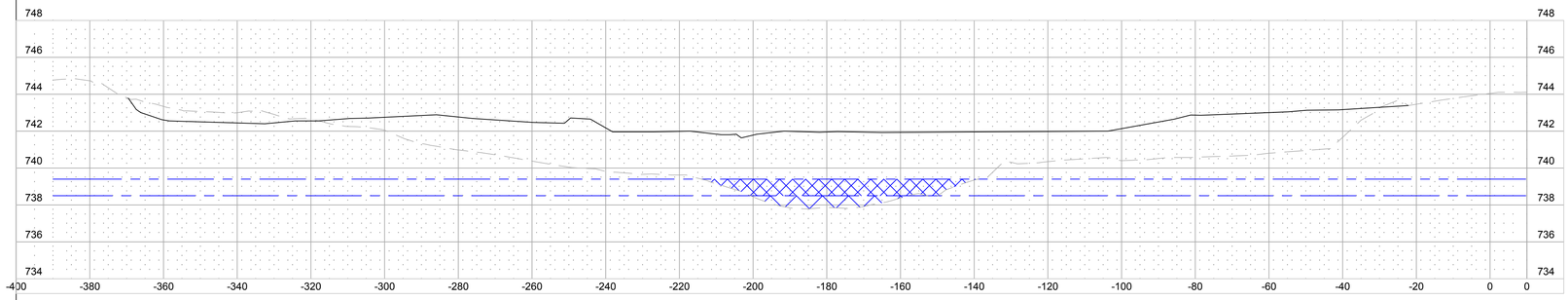
Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

1+00.00



Material(s) at Station 1+00.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	0.00	0.00	0.00
10-100 Cut	0.00	0.00	0.00
10-100 Fill	0.00	0.00	0.00

1+35.00



Material(s) at Station 1+35.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	21.46	13.91	13.91
10-100 Cut	0.00	0.00	0.00
10-100 Fill	55.06	35.69	35.69

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ILLINOIS

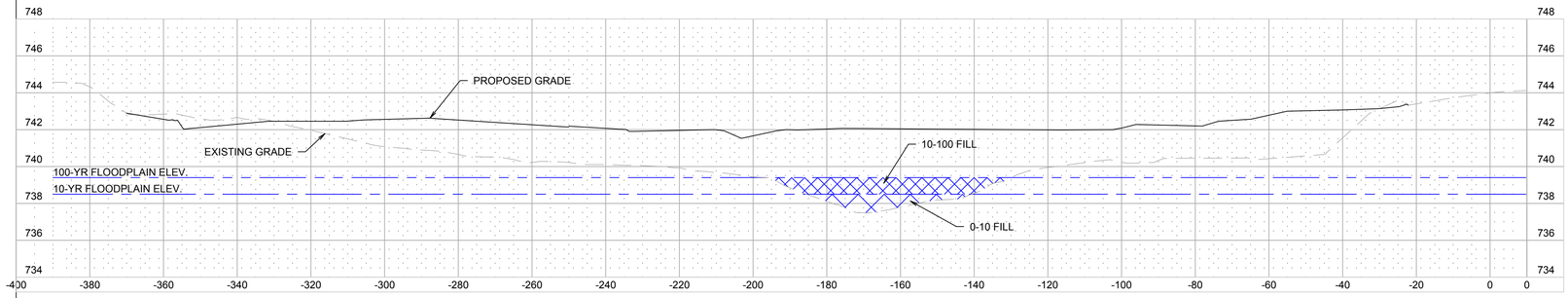
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.

EX4.3

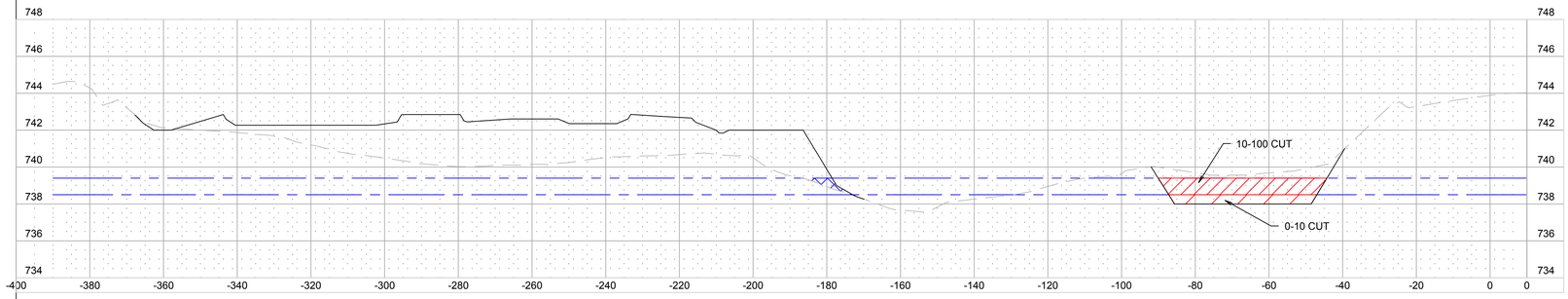
Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

1+50.00



Material(s) at Station 1+50.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	24.39	12.73	26.64
10-100 Cut	0.00	0.00	0.00
10-100 Fill	49.86	29.15	64.83

1+75.00



Material(s) at Station 1+75.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	19.32	8.94	8.94
0-10 Fill	0.04	11.31	37.95
10-100 Cut	38.68	17.91	17.91
10-100 Fill	3.21	24.57	89.40

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO.: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ILLINOIS

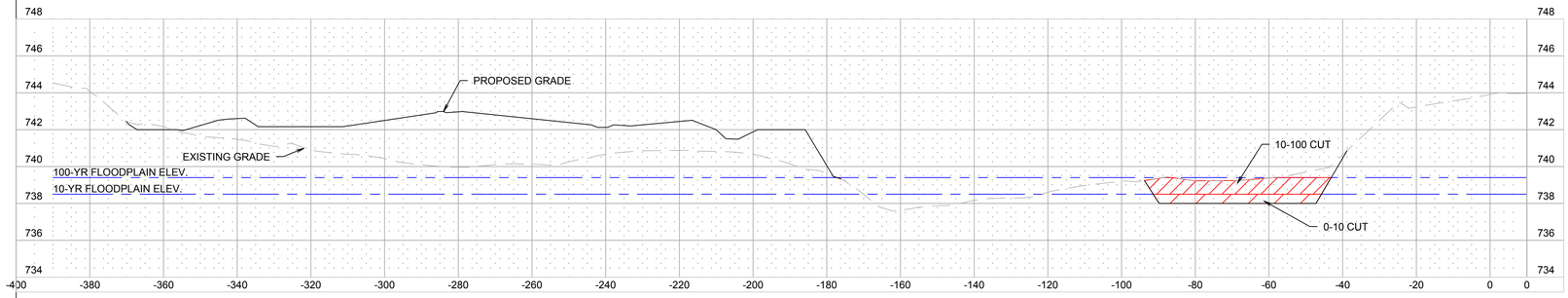
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630.724.9200 phone
www.v3co.com

DRAWING NO.

EX4.4

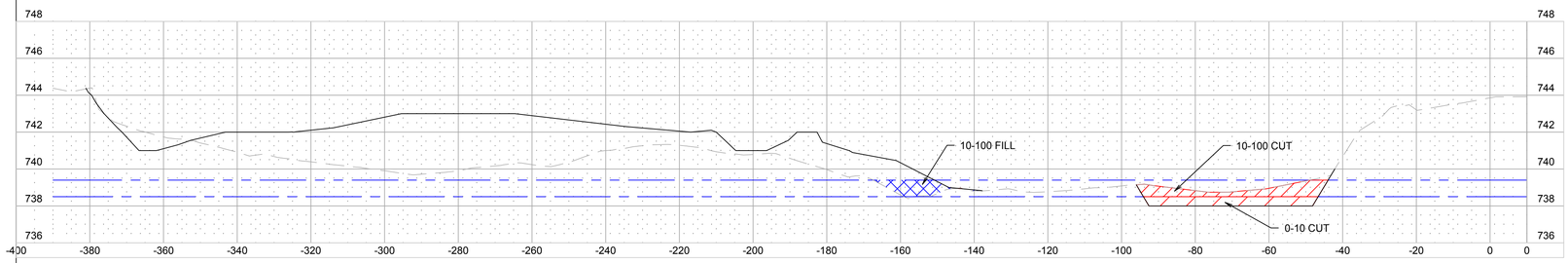
Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

1+85.00



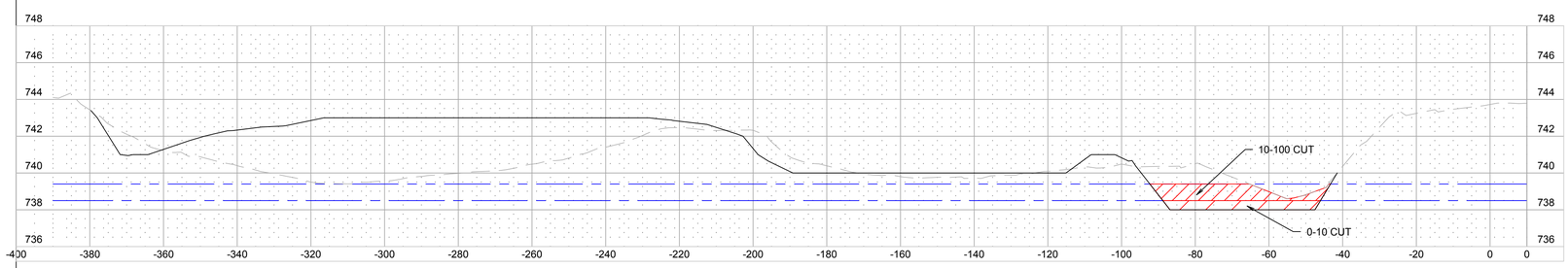
Material(s) at Station 1+85.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	22.04	7.66	16.60
0-10 Fill	0.00	0.01	37.96
10-100 Cut	39.90	14.55	32.46
10-100 Fill	0.00	0.59	90.00

2+00.00



Material(s) at Station 2+00.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	22.96	12.50	29.10
0-10 Fill	0.12	0.03	37.99
10-100 Cut	24.63	17.93	50.38
10-100 Fill	13.03	3.62	93.62

2+25.00



Material(s) at Station 2+25.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	20.53	20.13	49.24
0-10 Fill	0.00	0.05	38.04
10-100 Cut	31.40	25.94	76.32
10-100 Fill	0.00	6.03	99.65

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO.: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ILLINOIS

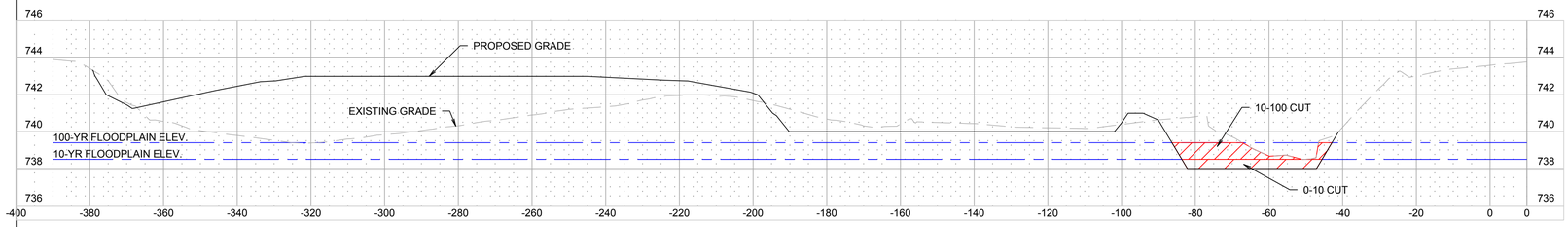
7325 Janes Avenue
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DRAWING NO.

EX4.5

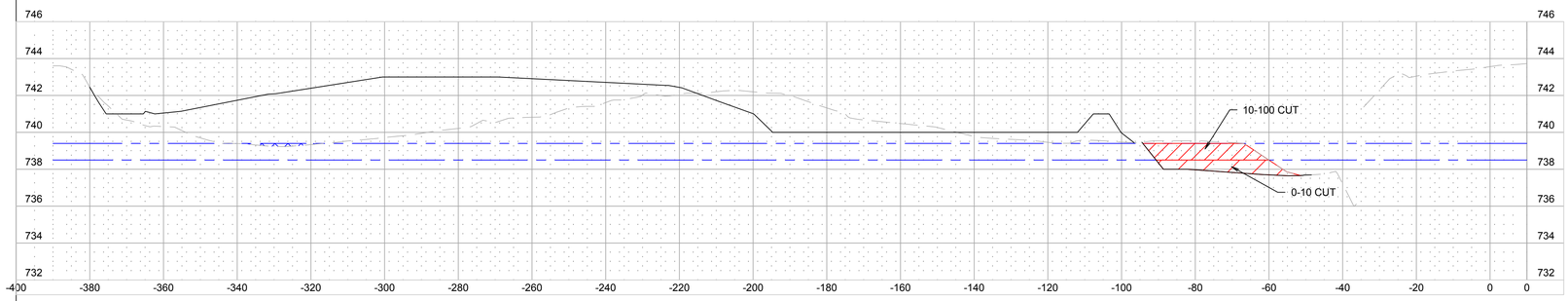
Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

2+50.00



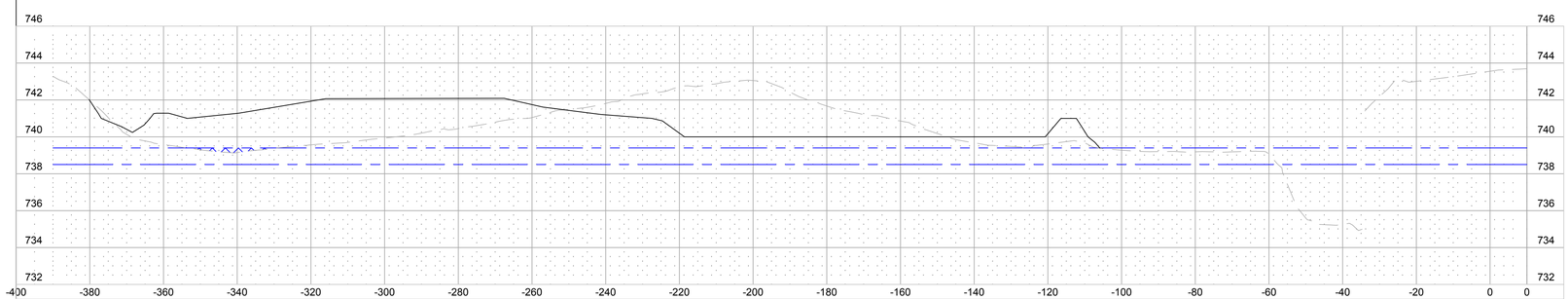
Material(s) at Station 2+50.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	18.27	17.96	67.20
0-10 Fill	0.00	0.00	38.04
10-100 Cut	23.62	25.47	101.80
10-100 Fill	0.12	0.05	99.70

2+75.00



Material(s) at Station 2+75.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	21.08	18.22	85.42
0-10 Fill	0.02	0.01	38.05
10-100 Cut	26.10	23.02	124.82
10-100 Fill	2.31	1.12	100.83

3+00.00



Material(s) at Station 3+00.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	9.76	95.18
0-10 Fill	0.00	0.01	38.06
10-100 Cut	0.00	12.08	136.90
10-100 Fill	3.64	2.76	103.59

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ILLINOIS

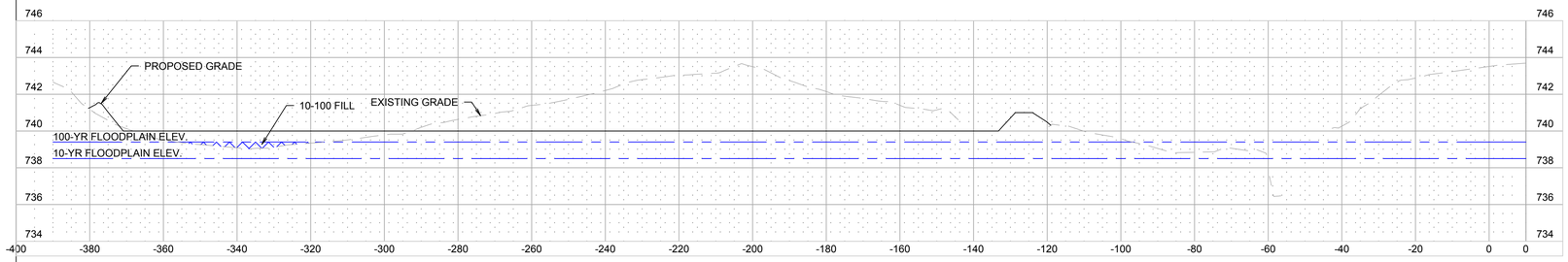
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX4.6

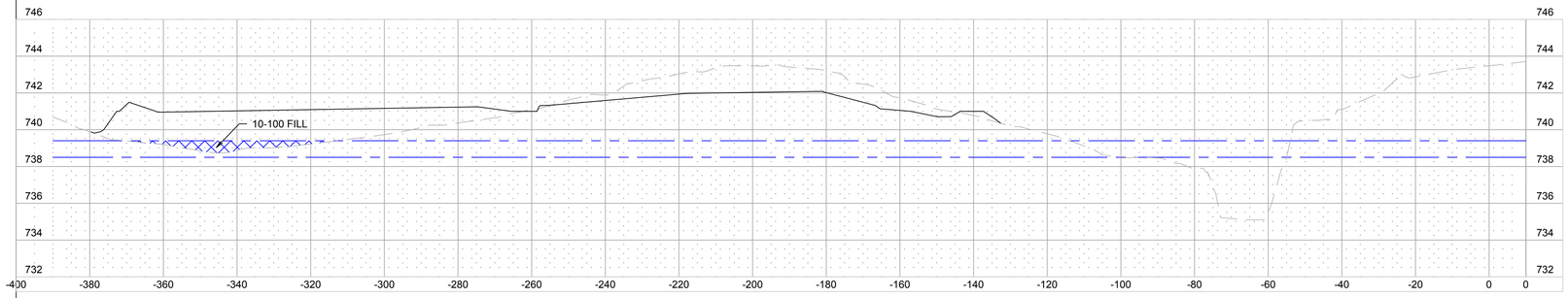
Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

3+25.00



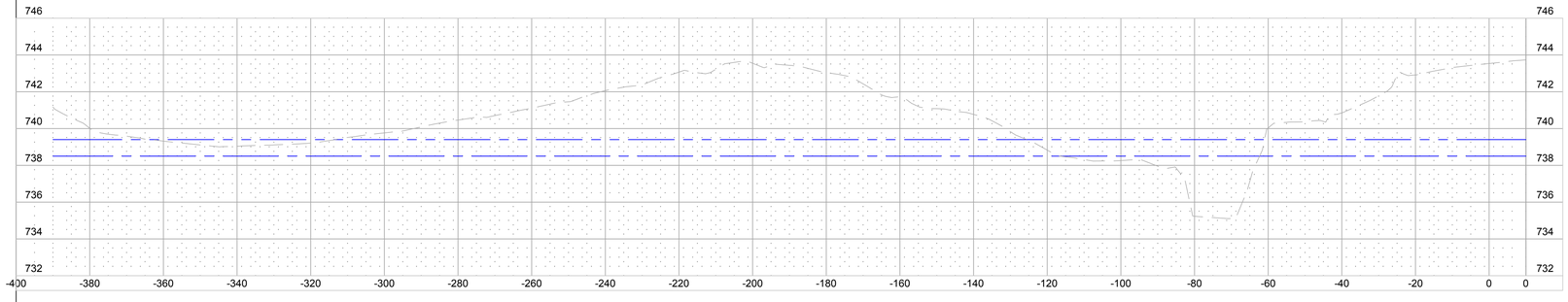
Material(s) at Station 3+25.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	95.18
0-10 Fill	0.00	0.00	38.06
10-100 Cut	0.00	0.00	136.90
10-100 Fill	7.78	5.29	108.87

3+50.00



Material(s) at Station 3+50.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	95.18
0-10 Fill	0.00	0.00	38.06
10-100 Cut	0.00	0.00	136.90
10-100 Fill	18.63	12.23	121.10

3+60.00



Material(s) at Station 3+60.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	95.18
0-10 Fill	0.00	0.00	38.06
10-100 Cut	0.00	0.00	136.90
10-100 Fill	0.00	3.45	124.55

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX4.7

Attachment: EXHIBIT - Special Use - Stormwater Management Report 2024 0612 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTIES FROM R-2 SINGLE-FAMILY RESIDENTIALTO PLANNED DEVELOPMENT
1855 N. HICKS ROAD

WHEREAS, pursuant to a public hearing held on June 25, 2024, before the Planning and Zoning Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described property from R-2 Single-Family Residential to Planned Development.

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

PART OF THE SOUTHEAST ¼ SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Commonly known as 1855 N. Hicks Road (PIN 02-02-400-0010-0000, 02-02-400-011-0000, AND 02-02-400-012-0000)

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

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

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

PASSED: This _____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____day of _____, 2024

_____
Village Clerk

Attachment: ORD - REZ (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



01 SITE PLAN
SCALE: 1"=20'-0"

TOWN STUDIOS, INC. 1297 SHERMER ROAD NORTHBROOK, ILLINOIS 60062 PHONE: 847-498-0900 WWW.TOWNSTUDIOS.COM	GROUP HOME FOR FOSTER CHILDREN 1855 HICKS ROAD PALATINE, ILLINOIS	DATE: 03.31.23	SHEET NO. A-1 OF 3 SHEETS

Attachment: 2023 Preliminary Planned Development Site Plan (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and

1. **Shelter INC. is the approved supportive housing operator for the proposed residential use on the Subject Property, with Housing Opportunity Development Corporation (HODC) serving as the developer (or some sort of partnership between HODC and Shelter, Inc. as the developer). The formal relationship between Shelter, Inc. and HODC shall be documented as part of their application for final planned development review.**

2. **Any proposed changes to the designated operator (Shelter, INC.) or the developer (Shelter, Inc., HODC, or some partnership between Shelter, Inc. and HODC) shall require Village review and approval, including a Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.**

3. **Any proposed changes to the final Shelter Inc. business and operation plan shall require additional Village review and approval. This may include another Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.**

4. **As a condition of the Final Planned Development, the Village will require an established time frame for an operational review of the residential use and, if determined necessary by the Staff review, an additional Village Council review may be required. If additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Planned Development, at such time of the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances and Planned Development Ordinance.**

5. **The Final Engineering Plans shall be submitted and revised in a manner acceptable to the Village Engineer, including the parking lot and access to N. Hicks Road.**

6. **A LOMAF (Letter of Map Amendment Fill) shall be required before the issuance of a building permit. The sanitary on the west side of Hicks Road is a MWRD sanitary Interceptor. The Petitioner should be aware that the sanitary main will likely need to be extended from the rear of the property starting on E. Osage (an easement may be required).**

7. **The final Shelter, Inc. business and operation plan shall be revised in a manner acceptable to the Village Manager and Police Chief.**

8. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

9. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.

10. Review fees, based upon the finally accepted EEOPC, shall be submitted in a manner acceptable to the Village Engineer.

11. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution and in compliance with the Chapter 6 and the Architectural Design Guidelines of the Village Code.

12. The final fencing plans, including the access gates, shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Fire Marshal.

13. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.

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

15. A Planned Development Letter of Credit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.

16. If required, a Final Plat of Subdivision (Consolidation) shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning, including any additional required easements.

17. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Attachment: PPD conditions (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

1855 N. Hicks Road

Preliminary Planned Development

Village Staff compiled business plan information addendum – Shelter, Inc.

This information was compiled from the initial PPD application materials, transmittal letters, and in-person meetings with Shelter Inc. for the proposed use.

1. The residential facility will be staffed by Shelter Inc. on a 24-hour, 7-day a week schedule at a minimum 3:1 ratio. When all 12 residents are occupying the building, there will be four Shelter, Inc. employees present.

2. The residents will be females aged 12-18, who are identify as victims of sexual abuse or human trafficking and are placed in the residence in collaboration with DCFS and Shelter Inc. As outlined in the Shelter, Inc. DCFS Empowerment Grant application, all Shelter Inc. employees will have the DCFS minimum certifications necessary to serve in their employment capacities.

3. There will be no outside visitors permitted at the 1855 building, excepting known and scheduled visitors, approved by Shelter, Inc. for social workers, attorneys, specific maintenance personnel, and tutors, etc.

4. While residents will be allowed to enter and exit the building freely, during certain hours, it will be within the supervised knowledge of Shelter, Inc. staff. The facility will be secured, pursuant to DCFS requirements. As part of the proposed security protocols, the building will include interior and exterior security cameras.

5. Residents unauthorized leaving of the building – If a resident were to go missing and were located by the police department, Shelter, Inc. will accept the resident, without issue. If a circumstance arises where a resident can no longer best be served at this facility, Shelter, Inc. will work internally and directly with DCFS to resolve that transition.

6. Shelter, Inc. will work to establish a point of contact and liaison with the Palatine Police Department to ensure any necessary communication between Shelter, Inc. and Village of Palatine.

Attachment: Staff generated protocols with Shelter INC. and HODC (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and

Ben Vyverberg

Subject: FW: August 7th- Shelter Inc House proposal

From: Allie Gillies
Sent: Wednesday, June 26, 2024 5:56 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: Fwd: August 7th- Shelter Inc House proposal

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

Dear Board Member- please see my letter of support for Shelter Inc's proposed home for sex trafficked teen women. Our family lives in Palatine (936 N Fairway Drive) and we support this endeavor. - Allie Gillies

---------- Forwarded message ---------
From: **Allie Gillies**
Date: Wed, Jun 26, 2024 at 5:47 PM
Subject: August 7th- Shelter Inc House proposal
To: Jim Schwantz <jschwantz@palatine.il.us>, Reid Ottesen <rottesen@palatine.il.us>

Dear Mayor Schwantz & Board member Ottesen,

I am writing to you in support of Shelter INc's proposal for a house in Palatine for trafficked youth/women. I read their information here: https://api.neonemails.com/emails/content/4vi2Wwmrgr6Q2i6dDBdkrbBpOEej4mQ_dDxqru5Cw3o=

I support this coming to Palatine 110% and would like my support and my families support (5 voting adults in this house) of this much needed home. This home will house sex trafficked youth BUT will also provide much needed mental health support and other supports for these youth so they can successfully navigate their school experience and other issues they might face. Palatine will benefit from taxes as well as money from the state for this home. The Gillies family fully supports this proposal.

Attachment: Gillies support email (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

Thank you kindly and I hope you are both having an amazing summer, albeit it a hot and sticky one!

Allie Gillies (John, Quinn, Meghan and Erin too)

--
Allie Gillies

Special Gifts Theatre Board Member
Check out our new All About SGT Video!

Attachment: Gillies support email (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 06/25/24 07:00 PM

STAFF REPORT (ID # 9217)

1855 N. Hicks Road - a. Final Planned Development, b. Special Use for Fill in a Floodplain c. Preliminary and Final Plat of Subdivision (Plat Consolidation); and d. Rezoning to Planned Development.

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg - Director of Planning and Zoning

Surrounding Zoning/Uses:

North:	single-family residential - Meeting Place of the Church of Palatine
South:	single-family residential
East:	Planned Development (parking lot for Fox Cove condominiums and apartments)
West:	Deer Grove (Cook County) Forest Preserve and Planned Development (Midtown Athletic Club)

The Petitioners - Housing Opportunity Development Corporation and Shelter, INC, initially received Preliminary Planned Development approval in August 2023 for a 12-bedroom residential facility. Shelter Inc. would provide housing for young women aged 12-18 who experienced commercial sexual exploitation and domestic trafficking. As Shelter Inc. noted in the Final Planned Development narrative, the proposed home would be the first such in Illinois, with the current population being sent out of state to receive the necessary services.

The Subject Property (3 platted lots) encompasses 2.9249 acres and was previously improved and occupied as a single-family home, with a detached garage. After receiving preliminary Planned Development approval, HODC acquired the property and the home and garage were subsequently demolished. Since the initial approval, the Petitioners have completed the necessary architectural and engineering plan information and have applied for the required final approvals for the twelve bedroom residential facility. Therefore, the Petitioners are requesting:

a. **Final Planned Development,**
b. **Special Use for Fill in a Floodplain**
c. **Preliminary and Final Plat of Subdivision (Plat Consolidation); and**
d. **Rezoning to Planned Development.**

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

KEY ISSUES:

- Through the completion of the Final Engineering Plans, the proposed building was moved to avoid any additional impact to the floodplain or wetland on the property. The building size remains the same square footage (6,080) floorplan and layout, with 12 individual bedrooms and 6 bathrooms. There are also 4 offices for Shelter Inc. to appropriately staff the residence on a 24 hour basis, with a 3:1 ratio and 4 Shelter Inc. staff members when all rooms are occupied.
- The Final Planned development plans locate the building on the eastern portion of the lot, within the southern half of the property. The following details the approved and revised bulk standards and parking for the building:

	Setbacks	**Building square footage**
PPD approval	FY=123 ft.; SY - N = 80; SY-S = 189.67'; & RY = 110.67'	PPD = 6,080 SF;
FPD revised	**FY=184.9;SY-N=205.51; SY-S=65.68; RY=51.00**	**FPD = 6,080 SF**
Parking provided	PPD= 15 spaces; **FPD = 19**	Elevations= Container built building, with James Hardie siding. This is consistent with the PPD.

Architecture:

- The main entrance and covered porch to the building also shifted from a western orientation to a northern orientation. By shifting the building, the parking lot also transitioned the north side of the building, with 19 spaces provided in the parking lot. The site is accessed through one curb cut and driveway leading to the parking lot and building.
- The floorplan continues to include a community space area for the residents, full-service kitchen, dining area, and approximately 300 square foot study hall to allow the residents to continue their schooling, while living at the residence.
- The exterior of the building will be of a Hardie Board cement fiber board cladding, with shipping containers used as the underlying construction for the interior construction foundation. The Petitioners and the shipping container general contractor have already met with the Building Inspections division to better understand the various Code requirements and overall construction process.

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

- The exterior materials would comply with the monotony code requirements of the building code and Staff and the Petitioners discussed adding additional window openings and elements on the west side of the building to further accommodate the transition of the building. This is reflected in the submitted architectural plans.
- All of the other Shelter Inc. programming and proposed processes remain consistent with the Preliminary Planned Development approval and are consistent with the meetings with the Petitioners and Police Department as part of that process.
- The proposed landscaping plans preserve many of the existing trees and plantings north, east, and southwest of the building and also proposed additional trees, shrubs, and perennials and groundcover around the building. There is also a courtyard sitting area on the west side of the building, which contains additional landscaping and materials.

Analysis:

Engineering:

- The final engineering plans are consistent with the preliminary plans and have been conditionally recommended by the Village Engineer. As part of the engineering plans, there is a limited amount of fill in the floodplain required to install the access drive. The Village Code requires that any fill in the floodplain requires both a Special Use and compensatory storage to allow fill in the floodplain. The proposed fill is only to accommodate the driveway and the proposed compensatory storage exceeds the minimum 1:1.1 ratio for filling the floodplain:

Compensatory Storage Summary:

Increment	Floodplain Fill		Req'd Comp. Storage	Provided Comp. Storage	Excess Compensatory Storage
0-10	0.024 Acre-feet	× 1.0 =	0.024 Acre-feet	0.059 Acre-feet	0.035 Acre-feet
10-100	0.077 Acre-feet	× 1.0 =	0.077 Acre-feet	0.085 Acre-feet	0.008 Acre-feet
TOTAL =	0.101 Acre-feet	× 1.1 =	0.111 Acre-feet	0.144 Acre-feet	0.033 Acre-feet

The existing 0.20 acres of existing wetland that will not be impacted by the proposed development will be preserved and maintained.

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

- As the fill is only to accommodate the access drive and the compensatory storage exceeds the minimum requirements, the Village Engineer is satisfied with the proposed. Staff also notes that the Code allows driveways in the floodplain, but it is the fill which requires Special Use review.

- A storm water detention basin is planned for the southwest corner of the property and would utilize the existing contours on the property to manage stormwater, as required by MWRD and Village Code. With the exception of the fill and detention basin, the building and parking lot are being constructed upon the more stable contours of the property.

- Utilities exist proximate to the site, with the watermain connection coming from the west side of Hicks Road and the necessary sanitary connection coming through easement from southeast.

PLANNED DEVELOPMENT STANDARDS:

13.03. Standards. (a) Standards for all planned developments. All planned developments shall comply with the following general standards.

(1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

(2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.

(3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.

(4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

(5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

STAFF RECOMMENDATION:

The Final Planned Development conforms to the Preliminary Planned Development requirements. Shelter Inc. and HODC have established operational histories for existing projects in the Village. Additionally, Shelter Inc. has identified an unmet need in the State to serve a supportive housing need. With the existing encumbrances on the property, Staff agrees that the proposed is an appropriate use and it conforms with the 2011 Comprehensive Plan recommendations for a multi-family use of this section of Hicks Road. Therefore, Staff recommends approval of the Final Planned Development, Preliminary and Final Plat of Subdivision (Plat of Consolidation), Special Use for Fill in a Floodplain, and Rezoning to Planned Development, subject to the following conditions:

1. **The development shall substantially conform to the required Preliminary Planned Development conditions, and the engineering plans by V3, last revised as part of the Final Planned Development submission, the architectural plans by Town Studios, last revised on 5/2/24, and submitted elevations, and the landscaping plans by IRG, Inc., except as such plans may be changed to conform to Village Codes and Ordinances.**

2. **The Final Engineering Plans and EEOPC shall be submitted in a manner acceptable to the Village Engineer and shall include cash in lieu of sidewalks along the Hicks Road frontage.**

3. **The final landscaping and plan shall be revised in a manner acceptable to the Director of Planning and Zoning.**

4. **All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**

5. **In conjunction with the building permit application, a construction management plan shall be submitted in a manner acceptable to Village and shall outline the proposed development schedule, identify the material delivery routes, and proposed parking areas for the contractors.**

6. **A $50,000 Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer.**

7. **The Public Improvement Letter of Credit in an amount of 115% of the require public improvements shall be submitted in a manner acceptable to**

the Village Engineer and Director of Planning and Zoning and pursuant to the Code requirements. Review fees, based upon the finally accepted EEOPC, shall be submitted in a manner acceptable to the Village Engineer.

8. **Any proposed changes to the designated operator (Shelter, INC.) or the developer (Shelter, Inc., HODC, or some partnership between Shelter, Inc. and HODC) shall require Village review and approval, including a Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.**

9. **The final Shelter Inc. business and operations' plan shall be revised in a manner acceptable to the Police Chief and Village Attorney.**

10. **Any proposed changes to the final Shelter Inc. business and operation plan shall require additional Village review and approval. This may include another Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.**

11. **In addition to ongoing meeting and discussion with Shelter Inc. and the Police Department, the Village and Police Department shall conduct a 6-month and 9-month operational review of the residential use and, if determined necessary by the Staff review, an additional Village Council review may be required. If additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Planned Development, at such time of the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances and Planned Development Ordinance.**

ATTACHMENTS:

- AERIAL MAP
- CSEC Narrative for PUD Application Process Final_v1 (2)
- Final Engineering Plans_v1 (1) (1)
- Final Architectural 1855 Hicks Road PUD 5.2.24 v2_v1 (1)
- 1855 Hicks Road Rendering 4.3_v1Origin
- Plat of Subdivsion - Consolidation - 1855 N. Hicks Road
- PalatineGrHm LandscplanSUBMISSION SET 2024-05-06_v1 (1)
- 230953 - Photometric Plan

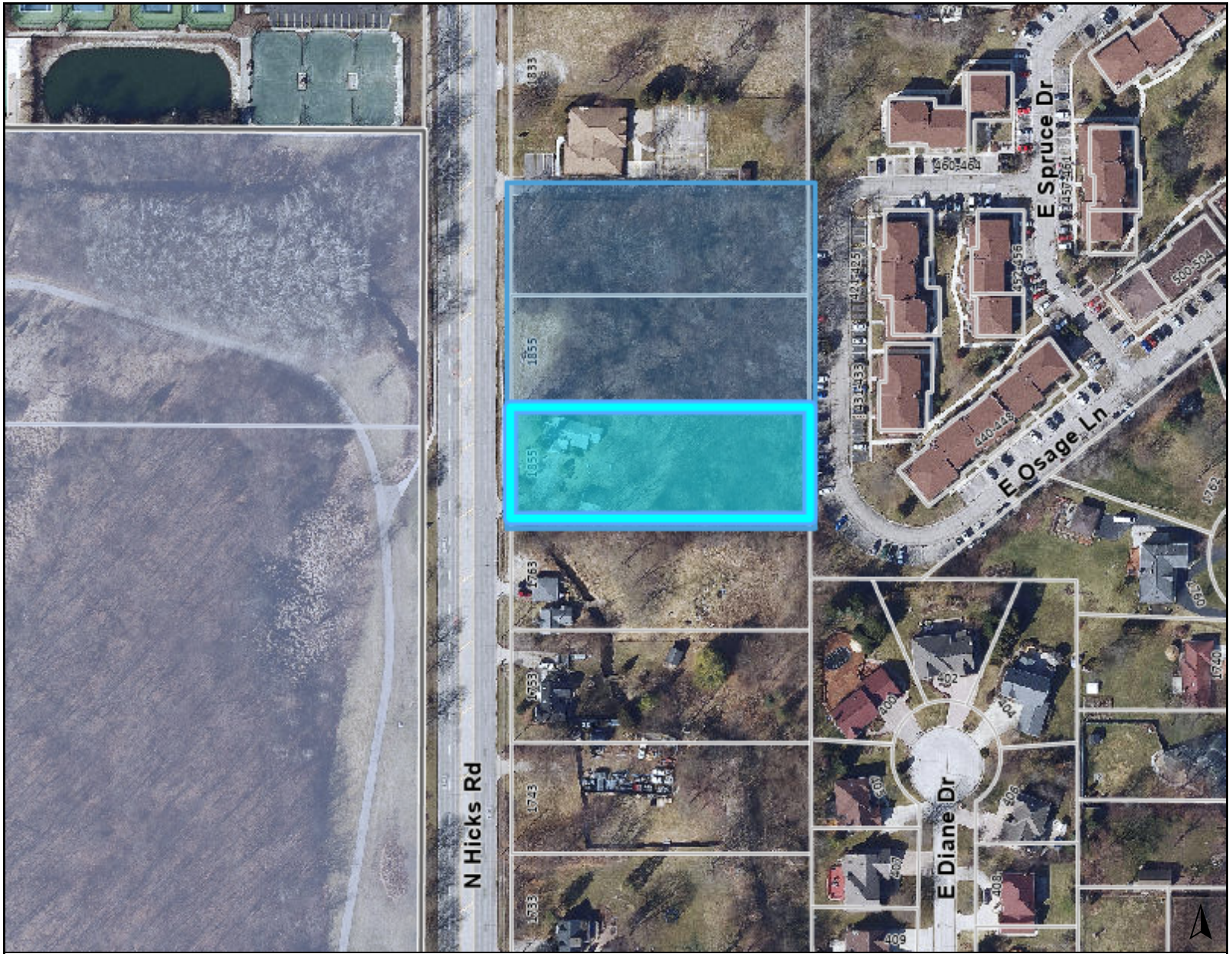
Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

- 1855 N Hicks Road - Stormwater Management Report 2024 0612
- Proposed Impervious Area Exhibit_v1 (1)
- ALTTOPO1855Hicks._v1
- PPD conditions
- 2023 Preliminary Planned Development Site Plan
- Zoning Application - signed_v1 (1)
- FEMA - local map, with Legend
- Staff generated Shelter, Inc. policies & protocals through the FInal Planned Development application process
- Public Notice

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

GISConsortium

1855 N Hicks Road & vacant lots



Legend

0 300 600 ft

Print Date: 6/2/2023

Notes

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

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road -

CSEC Narrative for PUD Application Process

Shelter, Inc., a non-profit social service organization focused on child welfare, is proposing a twelve-bed residential facility at 1855 N. Hicks in Palatine for girls and young women ages 12-18 in who have experienced commercial sexual exploitation and domestic trafficking. The proposed 6,080-square-foot group home will house and support twelve DCFS clients on a regular basis with periodic turnover as clients get placed into foster care or move into their own housing. Currently, there are no DCFS-licensed homes in the State of Illinois to serve Commercially Sexually Exploited Children (CSEC) and this population is often sent out of state to receive services.

The subject site is roughly three acres and was chosen for its natural beauty, which allows residents to grow up surrounded by the restorative qualities of a wooded lot and small riverine. The site was owned for many decades by woman who had raised her now adult children there. Both she and her children are supportive of the intended purpose of the site.

The home will have 12 individual fully furnished bedrooms with each pair sharing a bathroom. The interior will be decorated to be homey and welcoming for the residents. There will be 3 offices for onsite staff and a study hall for clients. The centerpiece of the home will be a large living room with comfy furniture, a tv, gaming console, and activity center. While most meals will be brought in, there will be a full-size kitchen for cooking. Outside will be a large open area for sitting out, grilling, and enjoying the weather.

Shelter, Inc. will be the long-term owner and service provider of the CSEC shelter. They have a proven track record with providing quality care to children and adolescents through transitional living programs, clinical care, foster care, and aiding youths experiencing homelessness. Through their extensive work in aiding children, they have seen an ever-increasing need for a group home that provides a sense of security and warmth to girl who have experience sex trafficking. Shelter, Inc. spearheaded conversations with DCFS, local leaders, developers, and contractors to come up with a housing solution that will fill this need and become the first CSEC shelter for girls in Illinois.

To help with the construction process, Shelter, Inc. has engaged with Housing Opportunity Development Corporation (HODC), a non-profit housing developer that builds and manages affordable housing primarily in the northern suburbs of the greater Chicagoland area. HODC has completed 31 buildings (over 500 total units) with a variety of funding sources and is currently managing over 400 units, providing much needed senior, low-income, and special needs housing for residents and families.

The general contractor on this project will be SI Container Builds, a company based in Buffalo Grove that specializes in modular construction using freight containers. The used shipping containers are structurally strong, modularly constructed in a factory and assembled onsite, decreasing construction time and carrying costs. The building will be clad with Hardie board siding with a shingled and pitched roof to blend into the neighborhood.

Shelter Inc. will provide staffing around the clock at a 3:1 ratio for a total of four full-time professionals onsite at all times. Staff will work with the clients to welcome them and provide therapeutic support as they transition to permanent housing.

Sitework and construction will take about 12 months and it is anticipated that the home will be occupied in the Summer of 2025.

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

FINAL ENGINEERING PLANS

FOR

1855 N. HICKS ROAD

PALATINE, ILLINOIS

PROJECT TEAM

OWNER

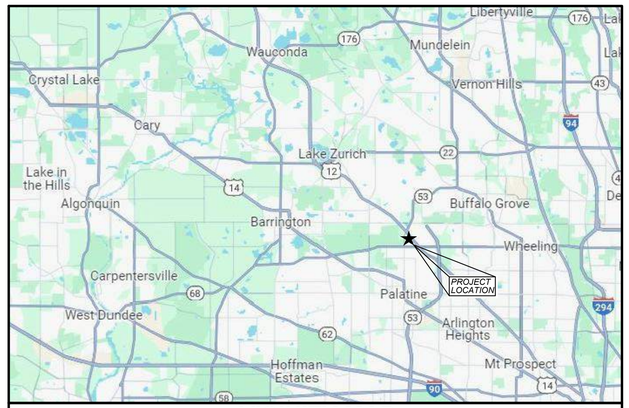
Shelter, Inc.
1616 N. Arlington Heights Road
Arlington Heights, Illinois 60004
847 595 0135
Contact: Carina Santa Maria

DEVELOPER

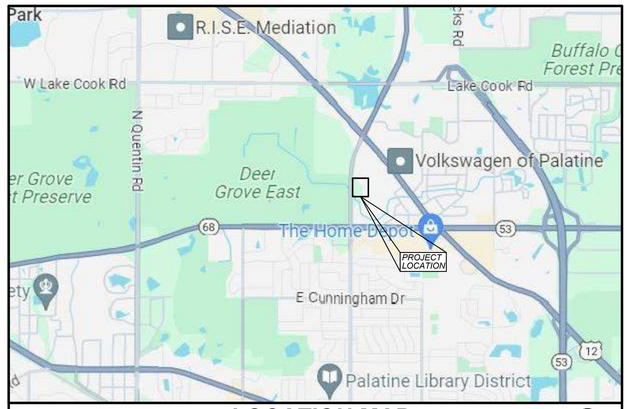
Housing Opportunity Development Corp.
5340 Lincoln Avenue
Skokie, Illinois 60077
224 307 8329
Contact: Beth Demes

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Steve Kranenborg, P.E.
skranenborg@v3co.com
Project Engineer: Thomas Kunschke, P.E.
tkunschke@v3co.com



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

INDEX

CIVIL ENGINEERING PLANS

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C1.2	MWRD NOTES AND ROUTING MAPS
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C3.0	LAYOUT PLAN
C4.0	GRADING PLAN
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SUPPORTING DOCUMENTS

EX 1	STORMWATER MANAGEMENT EXHIBIT
EXR	EXHIBIT R
1 of 1	ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BENCHMARKS

SOURCE:

STATION DESIGNATION: C0053 1B (PID AJ2849)
ESTABLISHED BY: NGS
DATE: 06/27/12

ELEVATION: 738.25 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STATION IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF RT 68 AND IL RT 53, 29 FT SOUTH OF THE CENTERLINE OF EASTBOUND RT 68. STATION IS 180 FT NORTH NORTHEAST OF A 12 INCH CEMENT CULVERT, 62 FT EAST OF A PK NAIL IN THE PAVEMENT LOCATED IN NORTHBOUND RT 53, 40.2 FT NORTHEAST OF A PK NAIL IN A DECIDUOUS TREE, 29 FT WEST OF THE CONCRETE DITCH, 12 FT SOUTHEAST OF THE CONCRETE OVERPASS WALL, 11 FT SOUTH OF THE BACK OF CURB OF RT 68, AND 2.0 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST. ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.60 FT BELOW CAP. PK NAILS WERE SET IN WOOD PHYSICAL TIES.

SITE:

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 10-09-23

ELEVATION: 741.41 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CROSS CUT ON CONCRETE HEADWALL ON THE EAST SIDE OF N HICKS RD.

STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 10-09-23

ELEVATION: 741.76 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CROSS CUT ON CONCRETE HEADWALL ON THE EAST SIDE OF N HICKS RD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

DRAINAGE STATEMENT:

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

Call Before You Dig
JULIE
800.892.0123
Joint Utility Locating Information for Excavators
Call 48 hours before you dig

PROFESSIONAL ENGINEER'S CERTIFICATION

I, STEVEN KRANENBORG, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF SHELTER, INC. BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ A.D., 2024.

_____
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-068598
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024 DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

ILLINOIS

TITLE SHEET
1855 N. HICKS ROAD
PALATINE

7325 Janes Avenue
Woodridge IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C0.0

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   V3 COMPANIES, LTD.
   7325 JANES AVENUE
   WOODRIDGE, IL 60517

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES LTD., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

8. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   a. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS PREPARED BY IDOT, LATEST EDITION.

   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.

   c. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA. LATEST EDITION.

   d. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE VILLAGE OF PALATINE.

   e. THE NATIONAL ELECTRIC CODE.

   f. THE ILLINOIS ACCESSIBILITY CODE.

   g. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS AS PUBLISHED BY THE IEPA. TESTING OF SOILS BEING EXPORTED FROM THE SITE AND APPROPRIATE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITE WORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

9. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.

10. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHALL BE PROTECTED PER IDOT STANDARDS. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM DAMAGE INCLUDING TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

11. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE VILLAGE OF PALATINE CODE AND IDOT REQUIREMENTS.

13. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.

14. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.

16. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.

17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.

18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.

19. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

21. ALL CURB RADII REFER TO BACK OF CURB.

22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.

23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE VILLAGE OF PALATINE OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.

24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.

25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.

26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.

27. BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.

28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

29. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.

31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNER'S SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.

33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE VILLAGE OF PALATINE AND IDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.

34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

36. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

37. BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.

38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.

39. THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x6' POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH THE VILLAGE STANDARDS.

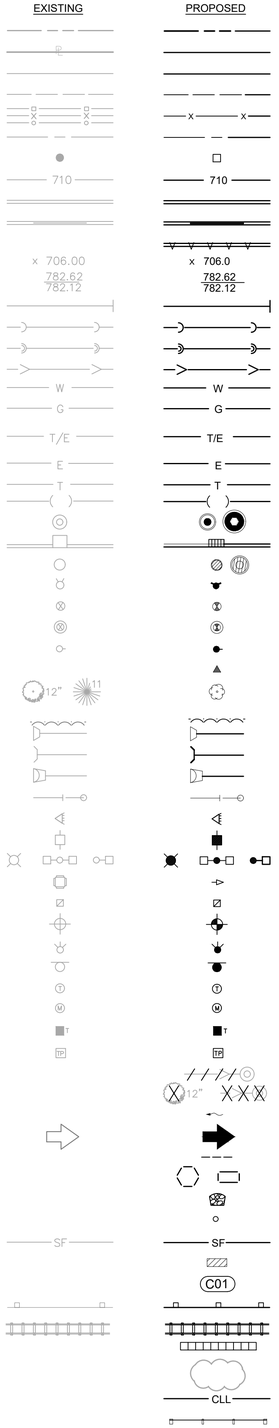
40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.

41. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS REQUIRED IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

43. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

LEGEND



ABBREVIATIONS

DESCRIPTION			
RIGHT-OF-WAY LINE	A	ARC LENGTH	
PROPERTY LINE (EXTERIOR)	B-B	BACK TO BACK OF CURB	
LOT LINE (INTERIOR)	B/C	BACK OF CURB	
EASEMENT LINE	BLDG	BUILDING	
FENCE LINE	BM	BENCHMARK	
CENTERLINE	B/P	BOTTOM OF PIPE	
PROPERTY CORNER	BV/VV	BUTTERFLY VALVE IN VALVE VAULT	
CONTOUR	C & G	CURB AND GUTTER	
CURB & GUTTER	CB	CATCH BASIN	
DEPRESSED CURB & GUTTER	℄	CENTERLINE	
REVERSE PITCHED CURB	CL	CLOSED LID	
SPOT ELEVATION	CO	CLEAN OUT	
TOP OF CURB ELEVATION	DIP	DUCTILE IRON PIPE	
EDGE OF PAVEMENT ELEVATION	DIA	DIAMETER	
UTILITY STUB	DWG	DUCTILE IRON WATER MAIN	
SANITARY SEWER	E	DRAWING	
SANITARY FORCE MAIN	EJ	EAST OR ELECTRIC OR EDGE	
STORM SEWER	ELEV	EXPANSION JOINT	
WATER MAIN	E/P	ELEVATION	
GAS MAIN	EX.	EDGE OF PAVEMENT	
UNDERGROUND TELEPHONE	F & CL	EXISTING	
& ELECTRIC DUCT BANK	F & G	FRAME & CLOSED LID	
BURIED CABLE-ELECTRIC	F & OL	FRAME & GRATE	
BURIED CABLE-TELEPHONE	FES	FRAME & OPEN LID	
ATLAS LOCATED UTILITY	F-F	FLARED END SECTION	
UTILITY STRUCTURE WITH CLOSED LID	FF	FACE TO FACE OF CURB	
CURB INLET	F/G	FINISHED FLOOR	
DRAINAGE STRUCTURE WITH OPEN LID	FH	FINISHED GRADE	
FIRE HYDRANT	F/L	FIRE HYDRANT	
VALVE IN VALVE BOX	G	FLOW LINE	
GATE VALVE IN VALVE VAULT	GV/VB	GAS LINE	
POST INDICATOR VALVE	GV/VV	GATE VALVE IN VALVE BOX	
THRUST BLOCK	HDCP	GATE VALVE IN VALVE VAULT	
TREE	HDPE	HANDICAP	
TREE LINE	HDW	HIGH DENSITY POLYETHYLENE PIPE	
CONCRETE HEADWALL	HOR	HEADWALL	
SUBMERGED HEADWALL	HP	HORIZONTAL	
FLARED END SECTION (F.E.S.)	HWL	HIGH POINT	
GUY WIRES	IE	HIGH WATER LEVEL	
FLOOD LIGHT	IN	INVERT ELEVATION	
UTILITY POLE	LF	INLET	
LIGHT STANDARD	LP	LINEAL FEET	
TRAFFIC SIGNAL POLE	L	LOW POINT OR LIGHT POLE	
HAND HOLE	ME	LEFT	
SOIL BORING	MH	MATCH EXISTING	
IRRIGATION HEADS	MW	MANHOLE	
SIGN	N	MONITORING WELL	
TELEPHONE MANHOLE	NIC	NORTH	
MONITORING WELL	NWL	NOT IN CONTRACT / NOT INCLUDED	
TELEPHONE PEDESTAL	OC	NORMAL WATER LEVEL	
TRANSFORMER PAD	OL	ON CENTER	
UTILITY TO BE ABANDONED	PC	OPEN LID	
FEATURE TO BE REMOVED	PCC	POINT OF CURVATURE	
STORMWATER FLOW DIRECTION		PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE	
STORMWATER OVERFLOW ROUTE	PGL	PROFILE GRADE LINE	
DITCH CHECK	PI	POINT OF INTERSECTION	
INLET FILTER BASKET	PL	PROPERTY LINE	
RIP RAP	PP	POWER POLE	
BOLLARD	PRC	POINT OF REVERSE CURVATURE	
SILT FENCE	PT	POINT OF TANGENCY	
WATER MAIN PROTECTION	PUE	PUBLIC UTILITY EASEMENT	
UTILITY CROSSING LABEL	PVC	POINT OF VERTICAL CURVATURE OR POLYVINYL CHLORIDE PIPE	
GUARDRAIL	PVI	POINT OF VERTICAL INTERSECTION	
RAILROAD TRACKS	PVT	POINT OF VERTICAL TANGENCY	
RETAINING WALL	R	RADIUS OR RIGHT	
REVISION DELINEATION	RCP	REINFORCED CONCRETE PIPE	
CONSTRUCTION LIMIT LINE	ROW	RIGHT OF WAY	
TREE PROTECTION FENCE	S	SLOPE OR SOUTH	
	SAN	SANITARY	
	SF	SILTATION FENCE	
	SFM	SANITARY FORCE MAIN	
	SHT	SHEET	
	SHW	SUBMERGED HEADWALL	
	SMH	SANITARY MANHOLE	
	STA	STATION	
	ST	STORM STRUCTURE OR STORM SEWER	
	STMH	STORM MANHOLE	
	T	TANGENT LENGTH OR TELEPHONE	
	T/C	TOP OF CURB	
	T/P	TOP OF PIPE	
	T/W	TOP OF WALL	
	TY	TYPE	
	TYP	TYPICAL	
	UP	UTILITY POLE	
	VC	VERTICAL CURVE	
	VERT	VERTICAL	
	VCP	VITRIFIED CLAY PIPE	
	W	WEST	
	WM	WATER MAIN	

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

GENERAL NOTES, LEGEND, AND ABBREVIATIONS

1855 N. HICKS ROAD
PALATINE, ILLINOIS

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Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

SPECIFICATIONS

EARTHWORK

1. THE GRADING OPERATIONS ARE TO BE INSPECTED BY A THIRD PARTY SOILS ENGINEER. THE CONTRACTORS REPRESENTATIVE MUST BE NOTIFIED PRIOR TO ANY UNSUITABLE SOIL REMOVAL AND MUST APPROVE, IN WRITING, ANY REMEDIATION. BOTH THE CONTRACTOR AND SOILS ENGINEER MUST BE PRESENT DURING REMEDIATION.

2. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED, UNLESS OTHERWISE NOTED. AREAS IN DETENTION FACILITIES NOTED TO BE ESTABLISHED WITH NATIVE VEGETATION SHALL REQUIRE A MINIMUM OF 12 INCHES OF TOPSOIL. REFER TO PLANTING PLANS TO VERIFY TOPSOIL THICKNESS REQUIREMENTS.

3. THE SURFACE VEGETATION, TOPSOIL, TRANSITIONAL MATERIAL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE STRUCTURAL FILL. IF THE UNDERLYING SUBGRADE IS FOUND TO BE UNSUITABLE FOR PROPER COMPACTION, CONTRACTOR TO CONSULT WITH SOILS ENGINEER PRIOR TO REMEDIATION.

4. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, BUILDING AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER, THE AUTHORITY HAVING JURISDICTION, AND THE CONTRACTOR.

5. ALL PAVEMENT SUBGRADE SHALL MEET THE REQUIREMENTS DETERMINED BY THE SOILS ENGINEER AND DOCUMENTED IN THE GEOTECHNICAL REPORT. IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT MEET THESE REQUIREMENTS, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH AS DETERMINED BY THE ENGINEER, SOILS ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.

6. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND OPEN SPACE AREAS SHALL BE WITHIN A 0.1' TOLERANCE OF DESIGN SUBGRADE.

7. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE SUBCONTRACTOR IN THE PRESENCE OF THE JURISDICTIONAL INSPECTOR, CONTRACTOR, AND SOILS ENGINEER.

8. BORROW PIT LOCATION(S) SHALL BE APPROVED BY THE OWNER, ENGINEER, AND GEOTECHNICAL ENGINEER.

SANITARY SEWER

1. SANITARY SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D2241 WITH AN SDR OF 26 WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.

   B. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).

2. MANHOLES SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "SEWER".

3. ALL SANITARY SEWER SHALL BE TESTED FOR LEAKAGE AND DEFLECTION IN ACCORDANCE WITH SECTION 31-1.12 AND 31-1.13 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

4. ALL SANITARY MANHOLES SHALL BE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH ASTM C969 OR ATSM C1244.

5. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. IF THE LOCAL JURISDICTION HAS MORE STRINGENT TESTING REQUIREMENTS THE CONTRACTOR SHALL ADHERE TO THE MORE STRINGENT REQUIREMENTS. THE COST SHALL BE INCIDENTAL TO THE CONTRACT.

WATERMAIN DISTRIBUTION SYSTEM

1. WATER MAIN SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIAL AS SPECIFIED ON THE PLANS:

   A. DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A21.51, AWWA C-151 WITH CEMENT LINING CONFORMING TO ANSI A21.4, AWWA C-104 AND PUSH-ON JOINTS CONFORMING TO ANSI A21.11, AWWA C-111. FITTINGS SHALL COMPLY WITH ANSI A21.10, AWWA C110. ALL DUCTILE IRON PIPE SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH AWWA C105.

   B. POLYVINYL CHLORIDE PIPE, PVC CONFORMING TO ASTM C-900, WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.

   C. WATER SERVICE LINES SHALL BE CONSTRUCTED OF CLASS K COPPER.

2. MINIMUM COVER OVER WATER MAIN SHALL BE 5' - 6" FROM FINISHED GRADE TO TOP OF PIPE.

3. VALVE VAULTS SHALL BE USED AT ALL VALVE LOCATIONS WHERE WATER MAIN IS 8" DIAMETER OR LARGER. VAULTS SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "WATER".

4. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. COST OF SAME SHALL BE INCIDENTAL TO THE UNIT PRICE FOR PIPE INSTALLED.

5. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASES, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS. THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.

6. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

STORM SEWER

1. STORM SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. REINFORCED CONCRETE PIPE (RCP) IN CONFORMANCE WITH IDOT STANDARD SPECIFICATIONS DETERMINATION FOR PIPE CLASS, AND CONFORMING TO ASTM C76. ALL STORM SEWER SHALL HAVE GASKETED JOINTS CONFORMING TO ASTM C-361, UNLESS OTHERWISE NOTED.

   B. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D3034 WITH ELASTOMERIC GASKETED JOINTS CONFORMING TO ASTM D3212.

   C. HIGH DENSITY POLYETHYLENE PIPE, HDPE, CONFORMING TO ASTM D3350 WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D3212.

   D. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).

2. STORM SEWER STRUCTURES SHALL BE PRECAST OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL). LIDS SHALL BE IMPRINTED "STORM".

IEPA CROSSING REQUIREMENTS

1. HORIZONTAL SEPARATION:

   A. WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION.

   B. WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
      I. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
      II. THE WATERMAIN IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
      III. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

   I. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

2. VERTICAL SEPARATION:

   A. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS, THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OR ANY SEWER OR DRAIN CROSSED, A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

   B. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING REQUIREMENTS OF SECTION 653.111 WHEN:
      I. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN 9A) ABOVE; OR
      II. THE WATERMAIN PASSES UNDER A SEWER DRAIN.

   C. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.

   D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

2. SURFACE COURSE AND BINDER COURSE SHALL BE HOT-MIX ASPHALT (HMA) CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

3. CURB & GUTTER AND SIDEWALK SHALL BE CLASS SI PORTLAND CEMENT CONCRETE CONFORMING TO IDOT STANDARD SPECIFICATIONS.

4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.

5. AGGREGATE BASE COURSES SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD AND BRICK, CONCRETE, OR HMA BASES SHALL BE PRIMED AT THE RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD WITH LIQUID ASPHALT CONFORMING TO THE IDOT STANDARD SPECIFICATIONS AND APPROPRIATE FOR PREVAILING WEATHER AND SITE CONDITIONS. PRIME COAT AND CLEANING THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.

6. PAVEMENT SHALL BE CONSTRUCTED ON A THOROUGHLY COMPACTED SUBGRADE MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. PRIOR TO PLACEMENT OF THE NEW PAVEMENT, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (MINIMUM 20 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE GEOTECHNICAL CONSULTANT.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS AND ½ INCH PREMOLDED FIBER EXPANSION JOINTS SHALL BE SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSIDERED TO BE ACCESSIBLE ROUTES AS DEFINED BY THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE SUBJECT TO ILLINOIS ACCESSIBILITY CODE (IAC) REQUIREMENTS, UNLESS OTHERWISE NOTED.

8. TESTING OF THE SUBBASE, BASE COURSE, BINDER COURSE, SURFACE COURSE, AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED TO PERFORM THE REQUIRED TESTS.

9. ASPHALT JOINTS FOR BINDER AND SURFACE COURSES ARE TO BE STAGGERED.

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

SPECIFICATIONS

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.x3co.com

DRAWING NO.
C1.1

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

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 SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF PALATINE HEIGHTS MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF 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 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC 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 WORK PHASE.

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 0.00 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 OF 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-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
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 BELOW 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	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ 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 PIPE 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 ("SHEWER-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 CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED 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 IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

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.

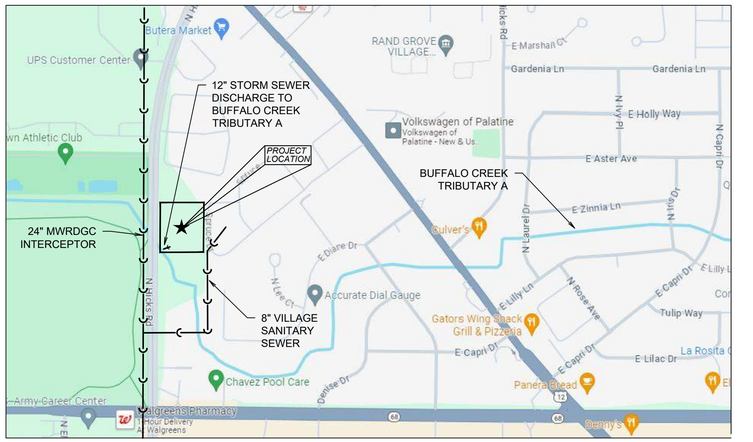
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE 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.



MWRD ROUTING MAP

NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

MWRD NOTES AND ROUTING MAPS

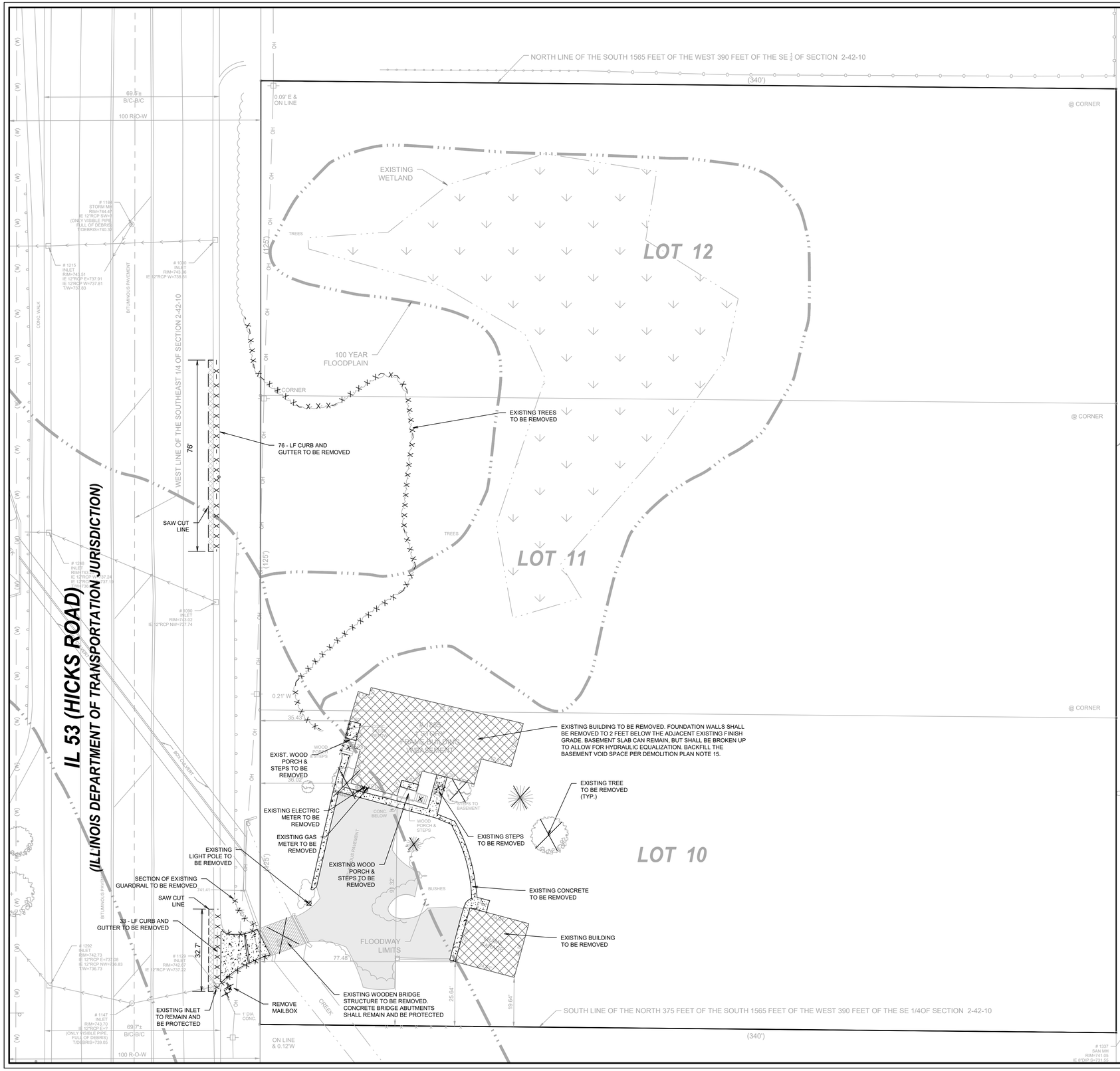
1855 N. HICKS ROAD

PALATINE, ILLINOIS

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DRAWING NO.
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DEMOLITION PLAN

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - SIDEWALK AND ON-SITE PAVEMENT
   - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLEY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDONMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS. CONTRACTOR TO COORDINATE WITH THE COOK COUNTY HEALTH DEPARTMENT (708-492-2000) FOR DIRECTION AND REQUIRED SEALING REPORT DOCUMENTATION.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

DEMOLITION LEGEND

- EXISTING BUILDING TO BE REMOVED, ASSOCIATED FOUNDATION SHALL ALSO BE REMOVED UNLESS NOTED OTHERWISE.
- EXISTING BITUMINOUS PAVEMENT TO BE REMOVED FULL DEPTH
- EXISTING CONCRETE PAVEMENT TO BE REMOVED FULL DEPTH
- IDOT PAVEMENT RESTORATION — MILL 1.5" ASPHALT SURFACE COURSE
- MISCELLANEOUS EXISTING ITEM TO BE REMOVED
- MISCELLANEOUS ITEM TO BE REMOVED
- SAWCUT LINE

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	
ORIGINAL ISSUE DATE: 03-28-2024		DESCRIPTION	
NO.	DATE		

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

DEMOLITION PLAN
1855 N. HICKS ROAD
PHASE
PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C2.0

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

PAVING LEGEND

HEAVY DUTY HMA PAVEMENT

1.5" BITUMINOUS SURFACE COURSE, HMA MIX "D", N50
3" BITUMINOUS BINDER COURSE HMA IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL/SY
10" AGGREGATE BASE COURSE, CA-6

REGULAR DUTY HMA PAVEMENT

1.5" BITUMINOUS SURFACE COURSE, HMA MIX "D", N50
2.25" BITUMINOUS BINDER COURSE HMA IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL/SY
8" AGGREGATE BASE COURSE, CA-6

IDOT PAVEMENT RESTORATION

1.5" EXISTING ASPHALT TO BE MILLED & PROPERLY DISPOSED OF BY CONTRACTOR
1.5" HOT MIX ASPHALT SURFACE COURSE, MIX D, N90

CONCRETE PAVEMENT

8" P.C. CONCRETE PAVEMENT WITH (6X6/W2.9XW2.9) W.W.F.
4" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

5" P.C. CONCRETE
4" AGGREGATE BASE COURSE - CA-6

PARKING SUMMARY

REGULAR SPACES	=	18
ACCESSIBLE SPACES	=	1
TOTAL SPACES	=	19

REVISIONS			
NO.	DATE	DESCRIPTION	

ORIGINAL ISSUE DATE: 03-28-2024 DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

LAYOUT AND PAVING PLAN

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C3.0

GRAPHIC SCALE
20 10 0 20
1" = 20'

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%. (REVISE FOR CITY OF CHICAGO PROJECTS)

STORMWATER SUMMARY

DETENTION VOLUME REQUIRED	0.856 AC.-FT.
DETENTION VOLUME PROVIDED @ HWL	0.900 AC.-FT.
VOLUME CONTROL VOLUME REQUIRED	0.058 AC.-FT.
VOLUME CONTROL VOLUME PROVIDED	0.068 AC.-FT.

NORTH LINE OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

EAST LINE OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10 AS MONUMENTED AND OCCUPIED

WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2-42-10

SOUTH LINE OF THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

IL 53 (HICKS ROAD)
(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

SPRUCE DR

LOT 12

EXISTING WETLAND

100 YEAR FLOODPLAIN

FLOODWAY LIMITS

PROPOSED BUILDING
FF=744.0
(TF=743.5)

HWL 740.25
NWL 737.33
BOTTOM = 737.00
DETENTION VOLUME = 0.90 AC-FT
VOLUME CONTROL = 0.068 AC-FT

02-02-400-056
OWNER: 1855 N HICKS LLC
420 SPRUCE DR
PALATINE, IL 60074
REC. JUNE 28, 2078
AS DOC NO. 24507142

REVISIONS			
NO.	DATE	DESCRIPTION	
NO.	DATE	DESCRIPTION	

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

ILLINOIS

GRADING PLAN

1855 N. HICKS ROAD

PALATINE

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

GRAPHIC SCALE
20 10 0 20
1" = 20'

DRAWING NO.
C4.0

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

EROSION CONTROL PLAN:

1. CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
3. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES. SEE INLET PROTECTION DETAIL ON SHEET C4.2.
4. EROSION CONTROL BLANKET (ROLLMAX ERONET S150 OR APPROVED EQUAL) SHALL BE PLACED ON ALL AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF SWALES WHERE NOTED.
5. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY V3 COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY AS REQUIRED BY THE IEPA PHASE II PERMIT PROGRAM REQUIREMENTS.

EROSION CONTROL LEGEND

- INLET FILTER BASKET
- RIP RAP
- SF — SILT FENCE
- EROSION CONTROL BLANKET FOR OVERFLOW ROUTE. N.A.G. P300 OR APPROVED EQUAL.

NORTH LINE OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

SOUTH LINE OF THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

EAST LINE OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10 AS MONUMENTED AND OCCUPIED

LOT 12

PROPOSED BUILDING
FF=744.0
(TF=743.5)

EXISTING WETLAND

100 YEAR FLOODPLAIN

FLOODWAY EMITS

STABILIZED CONSTRUCTION ENTRANCE
SEE DETAIL ON SHEET C4.2

DOUBLE ROW OF SILT FENCE

INLET FILTER BASKET (TYP.)
SEE DETAIL.

APPROXIMATE LOCATION OF TEMPORARY CONCRETE WASHOUT. EXACT LOCATION TO BE DETERMINED BY CONTRACTOR.

FLARED END SECTION
SEDIMENT TRAP
739.30± M.E.

HWL 740.25
NWL 737.33
BOTTOM = 737.00
DETENTION VOLUME = 0.90 AC-FT
VOLUME CONTROL = 0.068 AC-FT

RIP RAP (TYP.)
SEE DETAIL ON SHEET C4.2

DOUBLE ROW
OF SILT FENCE

24" IE = 737.78

24" IE = 737.55

743.5± M.E.

743.52± M.E.

743.54± M.E.

743.24± M.E.

T/C 743.00

T/C 742.10

R 741.50

LP 741.73

R 741.12

R 741.00

R 741.70

T/C 742.20

R 740.40

T/C 742.80
E/P 742.30

T/STOOP 743.90

T/STOOP 743.95

FG 742.50

HWL 740.25

NWL 737.33

02-02-400-066
OWNER: TAXPAYER OF
1420 SPRUCE DR
PALATINE, IL 60074

REC. JUNE 28, 2078
AS DOC. NO. 24507142

SPRUCE DR

IL 53 (HICKS ROAD)
(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

69.5'±
B/C-B/C
100 R/O-W

69.7'±
B/C-B/C
100 R-O-W

ON LINE
& 0.12'W

0.09' E.
ON LINE

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	

ORIGINAL ISSUE DATE: 03-28-2024 DESCRIPTION

NO.	DATE

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

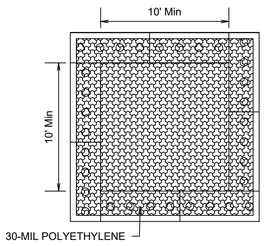
EROSION CONTROL PLAN

1855 N. HICKS ROAD
PALATINE, ILLINOIS

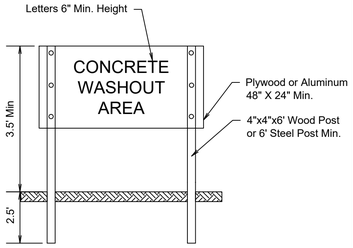
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.
C4.1

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



PLAN VIEW

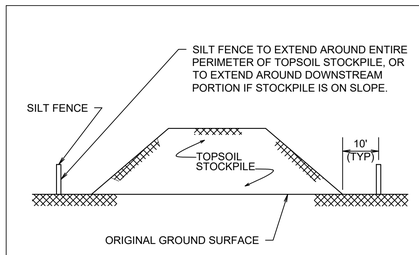


SIGN DETAIL

NOTES:

1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. CONCRETE COLLECTION AREA SECURED IN PLACE LINED WITH 30-MIL POLYETHYLENE OR APPROVED EQUIVALENT.

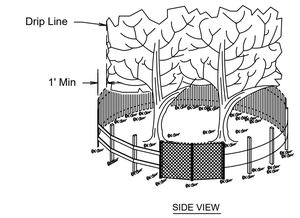
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL



NOTES:

1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. SEE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS TO MINIMIZE EROSION.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2 ". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
6. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE VILLAGE.

TEMPORARY TOPSOIL STOCKPILE



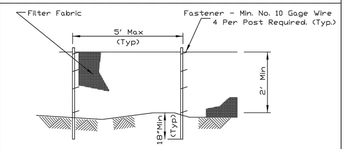
POST AND FENCE DETAIL

NOTES:

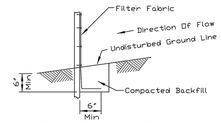
1. The fence shall be located a minimum of 1 foot outside the drip line 1. of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with 2. a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing 3. or any other material as approved by the engineer/inspector.

TREE PROTECTION - FENCING

SILT FENCE PLAN



ELEVATION



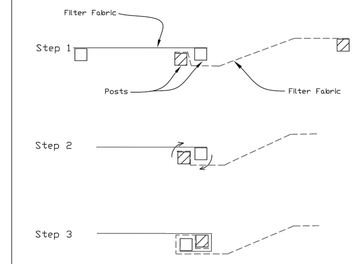
FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

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

STANDARD DWG. NO. IUM-620A
SHEET 1 OF 2
DATE 3-16-12

SILT FENCE - SPLICING TWO FENCES



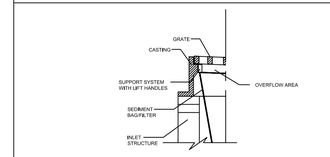
ATTACHING TWO SILT FENCES

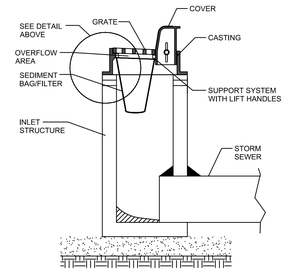
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

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

STANDARD DWG. NO. IUM-620B(W)
SHEET 1 OF 1
DATE 3-16-2012

INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION

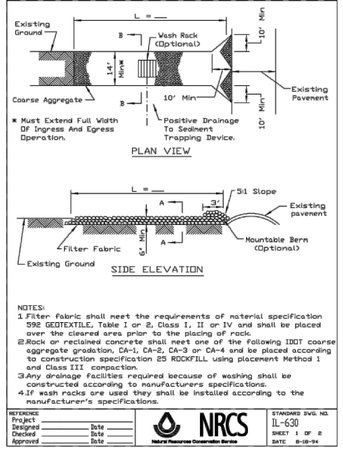




REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

STANDARD DWG. NO. IUM-561D
SHEET 1 OF 1
DATE 01-11-11

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

SIDE ELEVATION

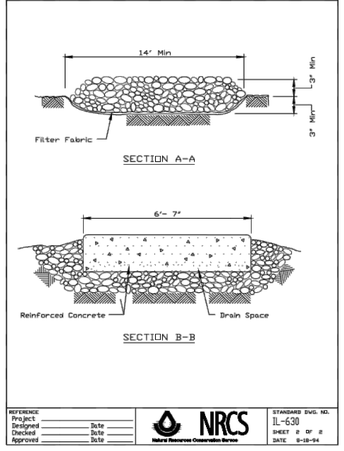
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2,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

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

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 1 OF 2
DATE 8-19-94

STABILIZED CONSTRUCTION ENTRANCE PLAN



SECTION A-A

SECTION B-B

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

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 2 OF 2
DATE 8-19-94

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

EROSION CONTROL DETAILS

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.2

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

PLANTING LEGEND

SHORELINE PLUGS

LENGTH = 633 LF

EMERGENT PLUG MIX

AREA = 0.22 AC

MESIC PRAIRIE SEED MIX

AREA = 0.41 AC

SEDGE MEADOW SEED MIX

AREA = 0.12 AC

WET PRAIRIE SEED MIX

AREA = 0.04 AC

NORTH LINE OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

EAST LINE OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10 AS MONUMENTED AND OCCUPIED

SOUTH LINE OF THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10

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

EXISTING WETLAND

LOT 12

100 YEAR FLOODPLAIN

PROPOSED BUILDING
FF=744.0
(TF=743.5)

HWL 740.25
NWL 737.00
BOTTOM = 737.00
DETENTION VOLUME = 0.68 AC-FT
STORAGE CONTROL = 0.068 AC-FT

SPRUCE DR

IL 53 (HICKS ROAD)
(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

02-02-400-056
OWNER: TAXPAYER OF
420 SPRUCE DR
PALATINE, IL 60074

REC. JUNE 28, 2078
AS DOC. NO. 24507142

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	
		ORIGINAL ISSUE DATE:	03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

DETENTION BASIN PLANTING PLAN

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.3

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

CONSTRUCTION AND REVEGETATION

This section of the plan details construction and revegetation of the naturalized stormwater facilities.

CONSTRUCTION, SOILS AND TOPDRESSING SPECIFICATIONS

Grading and excavation of the stormwater facilities shall be completed in accordance with the engineering plans in order to achieve the requisite storage volumes.

The following specifications shall be followed to minimize impacts to the stormwater facilities and provide a suitable medium for vegetation establishment:

1. All areas to be planted or seeded with native vegetation shall be over-excavated a minimum of 1 foot below final grade to allow for the placement of topdress material, unless a one-foot thick topsoil layer is present following excavation to proposed final grade.
2. Topdress material for the proposed naturalized vegetation areas can originate from on-site. These soils are adequate to promote native vegetation establishment. If additional topdress material is needed, the topdress material shall contain an organic matter content of 3% or more and a clay content of 27% or less.
3. Wheel-based vehicles (scrapers, endloaders, etc.) shall not be used for topdressing work. Only low ground pressure wide-track equipment (quadtrack tractor, wide track dozer, backhoe, or approved by Engineer) shall haul, move and spread topdress material.
4. Following the 1-foot of topdress placement, the surface shall be thoroughly disked using a small farm type disc (not a large construction disc) and/or Harley rake for all native seeding areas. Topdress material shall not be handled or the surface disked when wet.
5. No wheeled traffic shall occur in the naturalized seeding areas after the final disking is complete, with the exception of a small farm type tractor if used for seeding.
6. All construction activities in the naturalized areas must be done under dry conditions.

PRE-SEEDING AND PLANTING WEED CONTROL

If any areas identified on the Plan are not disturbed as a result of grading or lie fallow long enough following final grading to allow non-native/invasive species to germinate a pre seeding/plug planting weed control event shall take place using a non-selective aquatic safe herbicide. All herbicide shall be applied according to manufacturer's specifications to ensure that the treatment is successful. All treated areas shall allow 14 days to pass after treatment to allow the chemicals to work and break down prior to seeding or planting.

SEEDING SPECIFICATIONS

1. The seeding contractor shall furnish, transport, and install the native seed mixes as specified for the respective areas shown on the Plan.
2. Seeding activities of the permanent matrices shall be performed after the seed bed has been properly prepared, as applicable, between November 1 after the first frost and ending when snow cover exceeds 2-inches in depth or areas are covered with ice and June 15th of the following year.
3. If construction activities are finished outside the permanent seeding window, the area can be stabilized with a temporary cover crop or permanent seeded with a supplemental seeding during the prescribed window the following year if needed to achieve standards.
4. Seed shall be surface sown with a broadcast seeder and lightly raked in or with a native drop seeder.
5. All seed sources shall be within a 200-mile radius of the project site and be true to name and variety.
6. Seeding shall only occur in areas that will receive erosion blanket installation within 48 hours (see section below).

WETLAND PLANTING SPECIFICATIONS

1. The planting contractor shall furnish, transport and install all container grown plants for all planting zones as specified on plans.
2. Herbaceous planting activities shall be performed no earlier than May 15th and no later than July 1st under favorable conditions (i.e., proper hydrology).
3. All plugs shall be container grown in open bottom pots with the following minimum dimensions: 2 3/8 inches square by 3-inches deep or a minimum root area of 11 cubic inches. At time of planting, all plant plugs shall have minimum shoot heights of 14-inches and well-developed root systems that hold planting soil together when removed from the container. Soil saturation shall be maintained for all container plants until installation.
4. Plant material shall not be provided as dormant (i.e., sprouted tubers, sprouted rhizomes or bare root) unless specified in the plans.

PLANTING ZONES

Selection of the plant species in the stormwater facilities are based on their suitability to the anticipated soil and hydrologic conditions following construction. The hydrographs (Appendix III) indicate a quick drawdown to the Normal Water Line (NWL) with all events modeled to take 50 hours or less. As the plan indicates the stormwater basin has an underdrain system running below the basin bottom to promote ground water infiltration to provide additional water quality benefits before being discharged to the tributary to Buffalo Creek. The basin bottom is approximately four inches below the outlet elevation which may result in shallow inundation during periods of frequent precipitation in the wetter spring and fall months and saturated soil conditions during the summer months when frequency is less allowing greater time for groundwater infiltration to the underdrains.

A variety of native wetland plant plugs tolerant of large hydraulic fluctuations shall be installed in the shallow emergent bottom area of the stormwater basin. Plug installations shall be conducted only under suitable hydrologic conditions. If suitable hydrologic conditions are not established during the plant installation window, plant installation may be postponed until the subsequent growing season when appropriate hydrology is established.

A broad-spectrum mesic prairie, wet prairie and sedge meadow seed mixes comprised of native grasses, sedges and forbs will be installed on the stormwater basin slopes and comp storage areas. See Appendix II for the seed and plug mixes. These mixes are described below.

Mesic Prairie Seed Mix (0.44 acres). A broad-spectrum native seed mix, a mix that contains native grasses, sedges and forbs, shall be installed on the slopes of the stormwater basin. Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

Wet Prairie Seed Mix (0.21 acres). A wet prairie seed mix, a mix that contains native grasses, sedges and forbs, shall be installed along the slopes of the comp storage area and within the floodway/floodplain associated with the tributary to Buffalo Creek. Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

Sedge Meadow Seed Mix (0.12 acres). A sedge meadow seed mix, a mix that contains native grasses, sedges, rushes and forbs shall be installed in the bottom of the comp storage area to provide a seed mix tolerant of wetter soils and flooding associated with the tributary to Buffalo Creek. Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

Shoreline Plug Zone (633LF). Wetland plugs (Shoreline Plug Mix) shall also be installed around the shoreline of the stormwater basin to provide additional shoreline stabilization and help tolerate the hydrologic bounce of the basins. Plant plugs in the Shoreline Plug Mix shall be installed after the prairie has been seeded and blanket has been installed. Plant plugs for the Shoreline Plug Mix shall be established on the toe slope in two rows parallel to the entire shoreline into the erosion control blanket. Plugs in the "Shoreline Row" shall be established in one row parallel with the shoreline with plugs ~2-foot on center at the NWL elevation. Plugs in the "Upper Shoreline Row" shall be established in one row parallel with the shoreline with plugs ~2-foot on center on the slope 1.0 vertical foot above the "Shoreline Row".

Emergent Plug Mix (0.18 acres). The emergent plug mix shall be installed in the areas shown on the Plan. The emergent zone is designed 4-inches below the normal water level and will likely be inundated throughout the growing season and have saturated soils during the summer months due to ground water infiltration resulting from the underdrains. A total of 5,000 emergent plant plugs shall be installed per acre within this zone under suitable hydrologic conditions.

EROSION CONTROL BLANKET INSTALLATION SPECIFICATIONS

North American Green (NAG) S75 BioNet shall be installed over all seeding areas (mesic prairie, wet prairie and sedge meadow) as shown on the Plan. The blanket shall be installed within 48 hours and/or prior to forecasted rain, so no seeded area remains unprotected. Therefore, the area seeded shall be based on whatever can be blanketed within 48 hours. Installation of all erosion control materials shall be in accordance with the manufacturer's specifications

PREDATOR CONTROL

A predator control system shall be installed to help achieve the site goals and performance standards by discouraging herbivores such as but not limited to geese, ducks and muskrats from consuming and uprooting newly planted native plugs.

1. The materials shall include: 1-inch X 1-inch X 4-foot wood stakes with one end pointed, chicken wire fencing fabric or wire hardware cloth with mesh openings not to exceed 2-inches, 6-inch wire landscape staples, masons string and UV rated zip ties.
2. All areas receiving native plant plugs shall be protected by predator control fence. The fence, consisting of three-foot-high chicken wire fence mounted securely on 1-inch X 1-inch X 4-foot wood stakes in such a manner that one foot of wood stake with pointed end will extend below the fence fabric. The wood stakes will be no greater than 6 feet apart and installed approximately one foot deep into the soil so that the bottom of the fence fabric rests firmly on the soil surface. This fence shall be installed in conjunction with site seeding and native plug installation.
3. Fencing shall be installed above the NWL of all areas receiving plugs to make a protective perimeter. Wooden stakes shall be installed within the basin bottoms in a manner to allow masons twin to be strung across the top of the planted surface to deter geese and ducks from landing in the newly planted areas.
4. It is the responsibility of the contractor to remove the predator control fencing once the vegetation is established or the performance standards are met/sign off is achieved.

IRRIGATION

It is the responsibility of the restoration contractor to monitor the site during and after the wetland plant plugs are installed. Due to the unpredictable nature of precipitation events and underdrains drawing down the water level in the stormwater basin the contractor shall monitor site hydrology and implement an irrigation schedule if necessary to ensure proper hydrology during the first growing season to ensure the plants establish.

MANAGEMENT & MONITORING PLAN

This BMP Plan Summary and Management & Monitoring Plan (MMP) for the 1855 N. Hicks Road development establishes a means by which the stormwater facilities may be evaluated relative to pre-established goals and performance standards.

The duration of the monitoring program is three years, beginning with the completion of grading and planting. The three-year management and monitoring program will be the responsibility Shelter, Inc.

STORMWATER BASIN AND BMP MANAGEMENT

Proper management is critical for successful establishment of the proposed plant communities. Irrigation, periodic mowing, selective herbicide application and prescribed burning are commonly used as management techniques for natural plant communities.

The invasive species that require control include, but are not limited to, the following species provided in Table 1.

Table 1: Non-Native and Invasive Species
American Silver-Berry (*Elaeagnus commutata)*
Asian Bittersweet (*Celastrus orbiculatus*)
Garden Bird's-Foot-Trefoil (*Lotus corniculatus*)
Black Locust (*Robinia pseudoacacia*)
Bull Thistle *(Cirsium vulgare)*
Lesser Burrdock (*Arctium minus*)
Canadian Goldenrod (*Solidago canadensis*)
Canadian Thistle (*Cirsium arvense*)
Cat-Tail (*Typha* spp.)
Chinese Yam (*Discorea oppositifolia*)
Common Reed (*Phragmites australis)*
Crack Willow (*Salix fragilis*)
Creeping-Jenny (*Lysimachia nummularia*)
Crownvetch (*Securigera varia)*
Curly Pondweed (*Potamageton crispus*)
Dames Rocket (*Hesperis matronalis*)
Eurasian-Buttercup (*Ficaria verna*)
Eurasian Water-Milfoil (*Myriophyllum spicatum*)
European Barberry (*Berberis vulgaris*)
European Buckthorn (*Rhamnus cathartica*)
Garlic-Mustard (*Alliaria petiolata*)
Giant Hogweed (*Heracleum mantegazzianum*)
Glossy False Buckthorn (*Frangula alnus*)
Greater Flowering-Rush (*Butomus umbellatus*)
Japanese Barberry (*Berberis thunbergii*)
Japanese Bristle Grass (*Setaria faberi*)
Japanese Honeysuckle (*Lonicera japonica*)
Japanese Hop (*Humulus japonica*)
Japanese-Knotweed (*Reynoutria japonica*)
Japanese Stilt Grass (*Microstegium vimineum*)
Jetbead (*Rhodotypos scandens*)
Leafy Spurge (*Euphorbia esula*)
Littleleaf Linden (*Tilia cordata*)
Morrow's Honeysuckle (*Lonicera morrowii*)
Nodding Plumeless-Thistle (*Carduus nutans)*
Privet *(Ligustrum* spp.)
Purple Loosestrife (*Lythrum salicaria*)
Ragweed (*Ambrosia* spp.)
Rambler Rose (*Rosa multiflora*)
Red/White Clover (*Trifollium* spp.)
Reed Canary Grass *(Phalaris arundinacea*)
Russian Olive (*Elaeagnus angustifolia)*
Sandbar Willow (*Salix interior*)
Seaside Goldenrod (*Solidago sempevirens*)
Showy Fly-Honeysuckle (*Lonicera* x *bella*)
Spotted knapweed (*Centaurea stoebe* subsp. *micranthos*)
Tall Goldenrod (*Solidago altissima*)
Teasel (*Dipsacus* spp.*)*
Twinsisters (*Lonicera tatarica*)
Watercress (*Nasturtium officinale*)
Wild Parsnip (*Pastinaca sativa*)
Yellow Sweet-Clover (*Melilotus officinalis*)

First and Second Year Mowing. During the first two growing seasons after seeding, mowing or selective weed whipping the vegetation on the prairie slopes should occur as needed to maintain a plant height of no greater than 18 to 20 inches. To accomplish this, high-mowing the vegetation to a height of 6 to 9 inches several times during the growing season will be needed. Mowing will aid new plant growth as to allow more sunlight to reach young prairie seedlings. Mowing will aid in the control of annual weeds, which can undermine seeding efforts.

Herbicide Application. Management of the vegetation in all areas should include selective application of herbicide to control aggressive plant species, such as, but not limited to, reed canary grass (*Phalaris arundinacea*), cattails (*Typha spp*), purple loosestrife (*Lythrum salicaria*), common reed (*Phragmites australis*), thistles (*Cirsium spp.*), teasel (*Dipsacus spp.*), and sweet clover (*Melilotus spp.*). These species, including others, can displace desirable species, thereby reducing floristic diversity in the naturalized areas. Controlling these species will be required to achieve the performance standards for the project.

Natural regeneration of cattails, common reed and reed canary grass in the stormwater basin and comp storage area may likely occur following construction. A pre-planting control shall be conducted if any of these species or other weeds are present. Hand pulling cattails can be conducted when the cattails are small enough to ensure that the entire root is removed. Off-site disposal of cattails will be required. Larger cattails will require herbicide applications. Cattail and common reed coverage can be no greater than 5% in aggregate prior to plant installation. Aggressive control of these species will be required after planting and throughout the management period to ensure plant establishment. After planting, the hand-wick/bar-wick application method to control these species will likely be required.

A determination regarding the type of herbicide to be used should be made when it is known which nuisance species are present on the site. Depending on the target weed species, a selective herbicide may be available. The choice of herbicide and timing of herbicide application shall be made by a trained, experienced professional based on the target weed species and conditions. Care should be taken to monitor site weather conditions to limit herbicide drift, overspray, and ensure it is rainfast.

It is recommended that a minimum of four annual weed control application events are conducted throughout the three-year period. Below is a general guideline on the suggested schedule and target species for the application periods:

- Application Period One (early spring - April/May): problematic species such as, but not limited to, reed canary grass, red/white clover, cool season adventive grasses.
- Application Period Two (late spring to early summer - May/June): problematic species such as, but not limited to, teasel, white/yellow sweet clover, thistle.
- Application Period Three (mid to late summer - July/August): problematic species such as, but not limited to, tall goldenrod, hairy aster, ragweed, cattails, purple loosestrife.
- Application Period Four (late summer and fall - September/October): problematic species such as, but not limited to, reed canary grass, thistle, common reed, red/white clover, cool season grasses.

Prescribed Burning. One prescribed burn may be conducted in the naturalized area during the three-year period. If deemed safe by the contractor and owner, the prescribed burn should be scheduled in the spring or fall of the third full growing season. Prescribed burning can reduce exotic weed species that may establish from seeds or rootstock material in the topsoil that is in situ or placed in these areas. Additionally, burning encourages the growth of native plant species from the established mixes and inhibits the growth of certain non-native vegetation.

Long-Term Mowing in Lieu of Prescribed Burning. If burning is deemed unsafe, end of growing season mowing can be conducted instead. Mowing the vegetation at the end of the growing season around November would be conducted annually after the vegetation has established (after year 2). This end of growing season mowing will partially replace some of the benefits provided by fire, in an area where prescribed burning is not feasible, mowing will be to a height of 6-9 inches. The mowing will only occur under dry or frozen ground conditions, so that soil disturbance from wheel ruts is avoided.

PERFORMANCE STANDARDS

Performance standards are established for all proposed projects involving naturalized areas so that the relative success may be evaluated. If the performance standards are not achieved by the end of the three-year management and monitoring program, the permittee is responsible for correction of any deficiencies through further management activities, which may include replanting.

1. Within 3 months of seed installation (or three months into the growing season if dormant seeded), at least 90% of the seeded areas (mesic prairie, wet prairie and sedge meadow), as measured by aerial coverage, shall be vegetated. A minimum 90% vegetative coverage shall be achieved in the second year and maintained throughout, and at the end of the three-year period for this area.
2. At the end of the second growing season, relative coverage of non-native species in the mesic prairie, wet prairie and sedge meadow area cannot exceed 50%. As such, relative coverage of natives shall be 50% or greater at the end of the second growing season. At the end of the third growing season, relative coverage of non-native species in the mesic prairie, wet prairie and sedge meadow area cannot exceed 20%. As such, relative coverage of natives shall be 80% or greater at the end of the third growing season.
3. At the end of the third growing season, the top three most dominant species based on relative coverage in the naturalized area (mesic prairie, wet prairie, sedge meadow and emergent) shall not be non-native. These species shall include, but not be limited to, the following: reed canary grass (*Phalaris arundinacea*); common reed (*Phragmites australis*); field thistle (*Cirsium arvense*); buckthorn (*Rhamnus spp.*); cattails (*Typha spp.*); teasel (*Dipsacus spp.*); purple loosestrife (*Lythrum salicaria*); clover (*Trifolium spp.*); and sweet clover (*Melilotus spp.*).
4. Relative coverage of cattails shall be less than 15% throughout, and at the end of, the three-year period.
5. At the end of the third growing season the emergent planting zone shall achieve 70% or greater native relative cover.

MONITORING

Vegetation Monitoring. Annual vegetation monitoring in the naturalized areas shall be conducted during the three-year period beginning immediately following planting/seeding. Vegetative transects/quadrats shall be added following seeding and plant installation in a manner that represents the site and different plant communities. The vegetation monitoring inspections shall be conducted twice per year (May/June and August/September).

Annual Monitoring Report. An annual monitoring report will be submitted to the Metropolitan Water Reclamation District of Greater Chicago by January 31 of each year during the three-year period or until performance standards are met and signoff is achieved.

The annual report must include a review of site progression towards meeting the performance standards and propose any necessary remedial actions. More specifically, the monitoring report must contain the following information, which will be based on data collected during the monitoring inspections.

1. A summary of management activities conducted during the year.
2. Representative photographs depicting general site conditions.
3. Provide the top three dominant species and relative vegetative coverage as needed to evaluate the performance standards.
4. Evaluate the status of the areas relative to the performance standards.
5. Recommend management activities for the following year to address any issues related to site success.

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-26-2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

DETENTION BASIN PLANTING SPECIFICATIONS

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
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DRAWING NO.

C4.4

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HOD/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

MESIC PRAIRIE SEED MIX (0.44 acres)			
Type	Species	Common Name	Seeding Rate (lbs/ac)
Forbs	*Asclepias tuberosa*	Butterfly Weed	0.3125
	Aster laevis	Smooth Blue Aster	0.0625
	Aster novae-angliae	New England Aster	0.0625
	Astragalus canadensis	Canadian Milk Vetch	0.2500
	Baptisia leucantha	White Wild Indigo	0.5000
	Cassia fasciculata	Partridge Pea	0.2500
	Coreopsis lanceolata	Sand Coreopsis	0.1250
	Coreopsis palmata	Prairie Coreopsis	0.1250
	Coreopsis tripteris	Tall Coreopsis	0.1250
	Dalea candidum	White Prairie Clover	0.0630
	Dalea purpureum	Purple Prairie Clover	0.1250
	Desmodium illinoense	Illinois Tick-Trefoil	0.2500
	Echinacea pallida	Pale Purple Coneflower	0.2500
	Echinacea purpurea	Broad-leaved Pur. Coneflower	0.3125
	Eryngium yuccifolium	Rattlesnake Master	0.1875
	Euthamia graminifolia	Grass-Leaved Goldenrod	0.0625
	Lespedeza capitata	Round-Headed Bush Clover	0.1875
	Monarda fistulosa	Wild Bergamot	0.1250
	Penstemon digitalis	Foxglove Beard Tongue	0.1250
	Potentilla arguta	Prairie Cinquifoil	0.0625
	Pycnanthemum virginianum	Mountain Mint	0.0625
	Ratibida pinnata	Yellow Coneflower	0.2500
	Rudbeckia hirta	Black-eyed Susan	0.2500
	Rudbeckia subtomentosa	Sweet Black-eyed Susan	0.2500
	Silphium integrifolium	Rosin Weed	0.3125
	Solidago speciosa	Showy Goldenrod	0.0625
	Tradescantia ohiensis	Ohio Spiderwort	0.1875
	Verbena stricta	Hoary Vervain	0.1250
	Zizia aurea	Golden Alexanders	0.1875
		sub total	5.2505
Grasses & Sedges	*Andropogon gerardii*	Big Bluestem	1.000
	Bouteloua curtipendula	Side-oats Grama	6.000
	Carex bicknellii	Bicknells Sedge	0.125
	Carex brevior	Shorter Sedge	0.125
	Carex molesta	Field Oval Sedge	0.125
	Carex vulpinoidea	Fox Sedge	0.125
	Elymus canadensis	Canada Wild Rye	3.000
	Elymus virginicus	Virginia Wild Rye	2.000
	Panicum virgatum	Switch Grass	1.000
	Schizachyrium scoparius	Little Bluestem	6.000
		sub total	19.500
		Total Permanent Species:	24.751
Cover	*Avena sativa*	Seed Oats	32.000

WET PRAIRIE SEED MIX (0.21 acres)			
Type	Species	Common Name	Seeding Rate
Forbs	*Asclepias incarnata*	Swamp Milkweed	0.31250
	Bidens cernua	Nodding Bur Marigold	0.12500
	Boltonia asteroides	False Aster	0.06250
	Epilobium coloratum	Cinnamon Willow Herb	0.06250
	Euthamia graminifolia	Grass-Leaved Goldenrod	0.03125
	Eutrochium maculatum	Joe Pye Weed	0.12500
	Helenium autumnale	Sneezeweed	0.12500
	Liatris pycnostachya	Prairie Blazing Star	0.25000
	Lobelia cardinalis	Cardinal Flower	0.06250
	Lobelia siphilitica	Blue Lobelia	0.03125
	Lythrum alatum	Winged Loosetrife	0.00500
	Mimulus ringens	Monkey Flower	0.01563
	Oligoneuron riddellii	Riddell's Goldenrod	0.12500
	Physostegia virginiana	Obedient Plant	0.25000
	Pycnanthemum virginianum	Mountain Mint	0.06250
	Senna hebecarpa	Wild Senna	0.50000
	Symphyotrichum novae-angliae	New Endland Aster	0.12500
	Verbena hastata	Blue Vervain	0.18750
	Veronia fasciculata	Common Ironweed	0.12500
	Veronicastrum virginicum	Culvers Root	0.03125
		sub total	2.61438
Grasses & Sedges	*Calamagrostis canadensis*	Blue Joint Grass	0.12500
	Carex cristatella	Crested Oval Sedge	0.12500
	Carex scoparia	Lance-Fruited Oval Sedge	0.12500
	Carex tribuloided	Awl-Fruited Oval Sedge	0.12500
	Elymus riparius	Riverbank Rye	2.00000
	Elymus virginicus	Virginia Wild Rye	3.00000
	Glyceria striata	Fowl Manna Grass	0.12500
	Leersia oryziodes	Rice Cut Grass	0.50000
	Panicum virgatum	Switch Grass	1.50000
	Scirpus atrovirens	Dark-Green Bulrush	0.06250
	Scirpus cyperinus	Wool Grass	0.03125
	Scirpus pendulus	Rufous Bulrush	0.12500
	Spartina pectinata	Prairie Cord Grass	0.50000
		sub total	8.21875
		Total Permanent Species:	10.83313
Cover	*Avena sativa*	Seed Oats	32.000

SEDGE MEADOW SEED MIX (0.12 acres)			
Type	Scientific Name	Common Name	Seeding Rate (lbs/ac)
Forbs	*Asclepias incarnata*	Marsh Milkweed	0.35000
	Boltonia asteriodes recognita	False Aster	0.06250
	Coreopsis tripteris	Tall Coreopsis	0.37500
	Eupatorium perfoliatum	Common Boneset	0.06250
	Euthania graminifolia	Grass-leaved Goldenrod	0.06250
	Eutrochium maculatum	Spotted Joe-Pye Weed	0.06250
	Helenium autumnale	Sneezeweed	0.18750
	Iris virginica shrevei	Blue Flag Iris	1.00000
	Lobelia siphilitica	Great Blue Lobelia	0.06250
	Lycopus americanus	Water Horehound	0.06250
	Mentha arvensis	Wild Mint	0.06250
	Mimulus ringens	Monkey Flower	0.01563
	Penstemon digitalis	Foxglove Beard Tongue	0.12500
	Penthorum sedoides	Ditch Stonecrop	0.01563
	Physostegia virginiana	Obedient Plant	0.25000
	Pycnanthemum virginianum	Common Mountain Mint	0.06250
	Silphium perfoliatum	Cup Plant	0.50000
	Solidago gigantea	Late Goldenrod	0.06250
	Symphyotrichum lanceolatum	Panicled Aster	0.12500
	Symphyotrichum novae-angliae	New England Aster	0.12500
	Thalictrum dasycarpum	Purple Meadow Rue	0.18750
	Verbena hastata	Blue Vervain	0.25000
	Vernonia fasciculata	Iron Weed	0.25000
	Zizia aurea	Golden Alexanders	0.50000
		sub total	4.81875
Grasses & Sedges	*Calamagrostis canadensis*	Blue Joint Grass	0.12500
	Carex annectans xanthocarpa	Yellow Fox Sedge	0.06250
	Carex cristatella	Crested Oval Sedge	0.12500
	Carex frankii	Bristly Cattail Sedge	0.50000
	Carex hystericina	Porcupine Sedge	0.18750
	Carex molesta	Troublesome Sedge	0.25000
	Carex scoparia	Lance Fruited Oval Sedge	0.06250
	Carex stipata	Common Fox Sedge	0.25000
	Carex tribuloides	Awl-Fruited Sedge	0.06250
	Carex vulpinoidea	Brown Fox Sedge	0.12500
	Eleocharis erythropoda	Red-Rooted Spike Rush	0.12500
	Elymus canadensis	Canada Wild Rye	1.00000
	Elymus virginicus	Virginia Wild Rye	3.00000
	Glyceria striata	Fowl Mana Grass	0.12500
	Juncus dudleyi	Dudley's Rush	0.01563
	Juncus torreyi	Torrey's Rush	0.01563
	Leersia oryzoides	Rice Cut Grass	0.25000
	Panicum virgatum	Switch Grass	1.25000
	Scirpus atrovirens	Dark Green Bulrush	0.06250
	Scirpus cyperinus	Wool Grass	0.01563
	Scirpus pendulus	Red Bulrush	0.06250
	Spartina pectinata	Prairie Cord Grass	0.50000
		sub total	8.17188
		Total Permanent Species:	12.99063
Cove	*Avena sativa*	Seed Oats	32.000

SHORELINE PLUG ROWS Plants installed at toe of slope ~2' on center in two rows parallel with the shoreline (633LF)			
Row	Species	Common Name	Quantity
Shoreline Row	*Carex lacustris*	Lake Sedge	108
	Hibiscus laevis	Halberd Leaved Rose Mallow	36
	Iris virginica shrevei	Blue Flag	36
	Physostegia virginiana	Obedient Plant	72
	Scirpus atrovirens	Dark Green Bulrush	72
		Sub Total Plugs:	324
Upper Shoreline Row	*Asclepias incarnata*	Swamp Milkweed	36
	Carex emoryi	Riverbank Sedge	72
	Carex pellita	Woolly Sedge	72
	Liatris pycnostachya	Prairie Blazing Star	36
	Panicum virgatum	Switch Grass	108
		Sub Total Plugs:	324
		Total Plugs:	648

SHALLOW EMERGENT PLUG MIX (0.18 acres) (5,000 plugs per acre)		
Species	Common Name	Quantity
Acorus americanus	Sweet Flag	108
Iris virginica shrevei	Blue Flag	72
Juncus effusus	Soft Rush	108
Sagittaria latifolia	Common Arrowhead	72
Schoenoplectus fluviatilis	River Bulrush	108
Scirpus acutus	Hardstem bulrush	108
Scirpus pungens	Chairmaker's Rush	108
Scirpus validus creber	Great Bulrush	108
Sparganium eurycarpum	Bur Reed	108
	Total:	900

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

NATIVE SEED MIXES

1855 N. HICKS ROAD
PALATINE ILLINOIS

7325 Janes Avenue
Woodridge IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.5

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
   FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE, DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.

UTILITY CROSSINGS

- C01 24" STM B/P 737.31 *
  6" WM T/P 734.90
- C02 12" STM B/P 737.86 *
  6" WM T/P 735.40
- C03 12" STM B/P 736.88
  8" SAN T/P 736.06
- C04 8" SAN T/P 733.53
  EX. 15" STM B/P UNKNOWN
  VERIFY IN THE FIELD

*DENOTES WM PROTECTION SEE DETAIL ON C6.1

NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

ILLINOIS

UTILITY PLAN

1855 N. HICKS ROAD

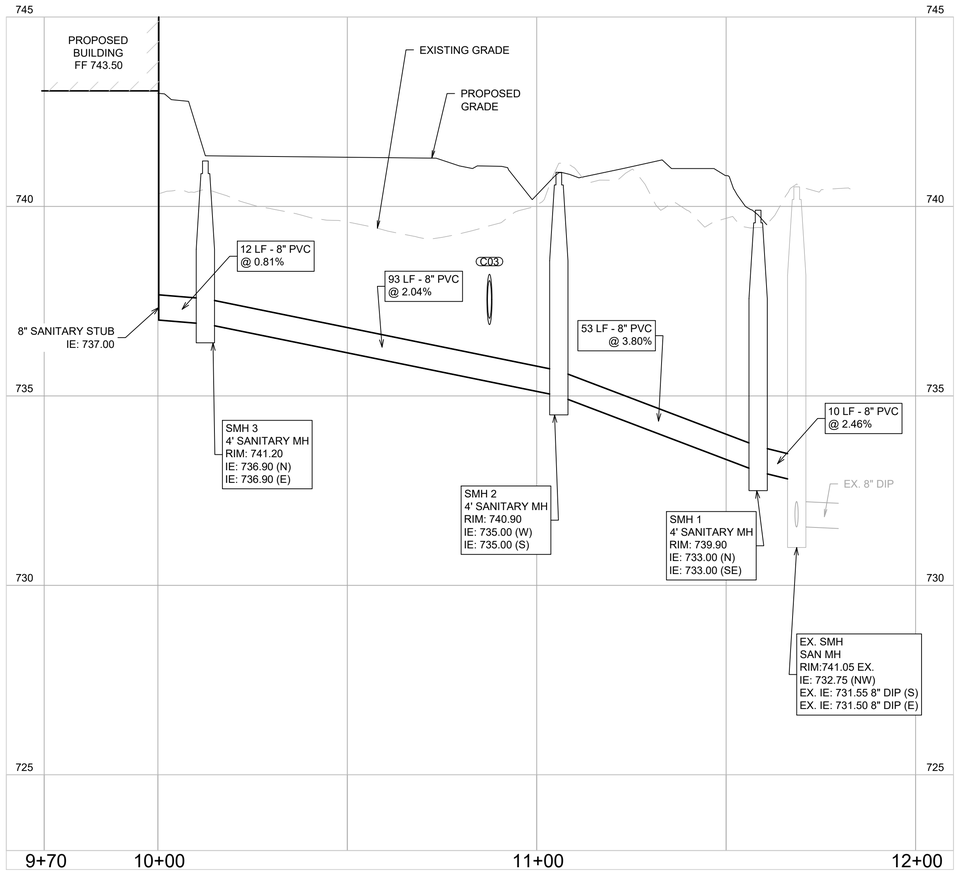
PALATINE

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Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

GRAPHIC SCALE
20 10 0 20
1" = 20'

DRAWING NO.
C5.0

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



SANITARY PROFILE
SCALE: HORIZ: 1"= 20'
VERT: 1" =2'

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	INVERT
FES 1-1	12" FES	737.00 (12" N)
FES 2-1	12" FES	737.00 (12" NE)
FES 3-1	24" FES	737.53 (24" NE)
FES 3-2	24" FES	737.78 (24" SW)
FES 4-1	12" FES	735.70 (12" NE)
FES 4-2	12" FES	737.33 (12" SW)

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
OW 1	OBSERVATION WELL	RIM: 741.02		736.00 (4" W)
OW 2	OBSERVATION WELL	RIM: 739.91		736.00 (4" S)
ST 1-1	4' MH (Open)	RIM: 740.40	737.25 (12" N)	737.25 (12" S)
ST 1-2	4' MH (Open)	RIM: 741.70	737.50 (12" NW)	737.50 (12" S)
ST 1-3	2' Inlet	RIM: 741.00		738.00 (12" SE)
ST 2-1	4' MH (Open)	RIM: 741.12	738.20 (12" N)	738.20 (12" SW)
ST 2-2	2' Inlet	RIM: 741.50		738.50 (12" S)
ST 4-1	4' MH (Closed) RESTRICTOR MANHOLE WITH 2.79" DIA. PLATE RESTRICTOR AND BACKFLOW PREVENTER	RIM: 741.50	737.20 (12" NE) 736.00 (4" SE)	736.00 (12" SW)

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	FINISHED GRADE
FH 1	FIRE HYDRANT	FG=742.20

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	RIM GRADE
VV 1	6" PRESSURE CONNECTION TO EXISTING 10" WATERMAIN	RIM=744.20

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

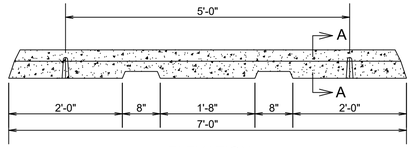
SANITARY PROFILES AND STRUCTURES TABLE

1855 N. HICKS ROAD
PHASE
PALATINE ILLINOIS

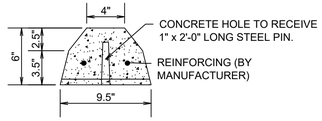
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DRAWING NO.
C5.1

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



ELEVATION

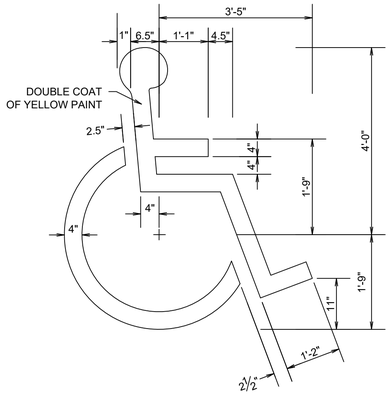


SECTION A-A

NOTES:

1. WHEEL STOPS TO BE CENTERED IN WIDTH OF PARKING STALLS.
2. STEEL PINS TO BE PROVIDED AS REQUIRED TO SECURE WHEEL STOPS.
3. WHEEL STOPS TO BE PLACED 1' OFFSET OF E/P

CONCRETE WHEEL STOP



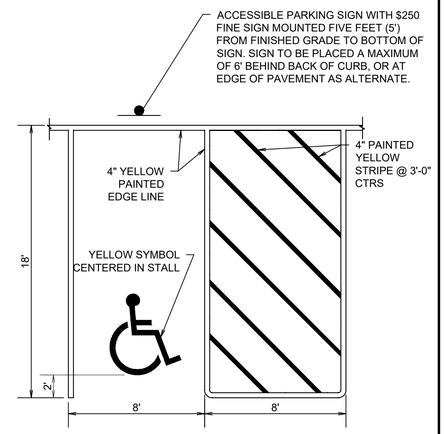
NOTE: SYMBOL TO BE CENTERED IN PARKING STALL.

PAINTED ACCESSIBLE STALL SYMBOL

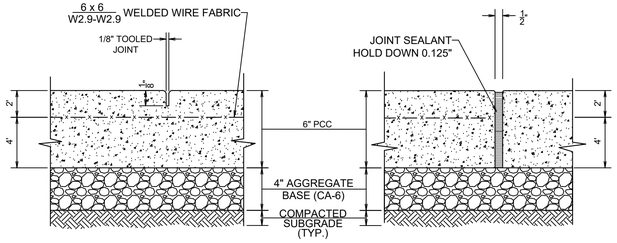


ACCESSIBLE PARKING SIGN
WITH $250 FINE SIGN
MUTCD R7-8, 12"x18"
MUTCD R7-8a, 12"x6"

ACCESSIBLE PARKING SIGN



ACCESSIBLE PARKING STALL



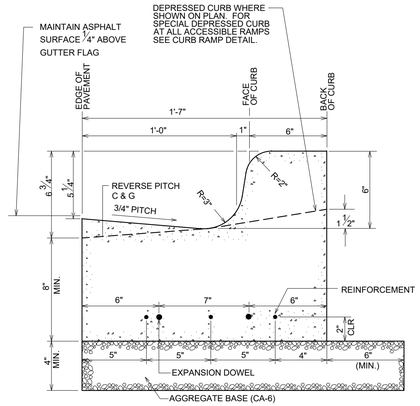
CONTRACTION JOINT DETAIL

EXPANSION JOINT DETAIL

(NOT APPROPRIATE FOR LARGE SLABS)

NOTE:
UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. & EXPANSION JOINTS TO BE 40'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

CONCRETE PAD W/ REINFORCEMENT

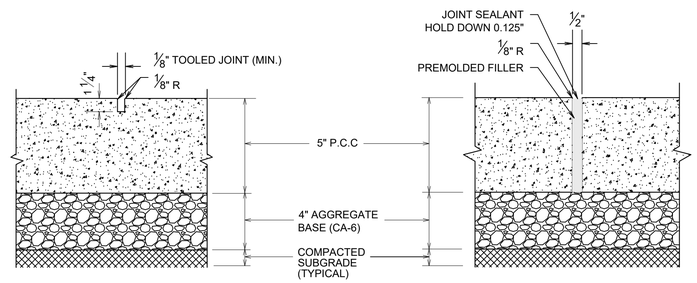


RELATIVE ELEVATIONS		
	STANDARD PITCH	REVERSE PITCH
E/P	0.00	0.00
GUTTER FLAG	-1/4" (-0.021)	+1/4" (+0.021)
FLOW LINE	-1" (-0.083)	+1" (+0.083)
T/C	+5" (+0.417)	+7" (+0.583)

NOTES:

1. REINFORCEMENT: PROVIDE 3 No.5 STEEL BARS, 10' LONG, CENTERED OVER ALL TRENCH CROSSINGS.
2. EXPANSION JOINT: PLACE AT ENDS OF ALL RADII, 5' ON EACH SIDE OF DRAINAGE STRUCTURES AND AT 45' MAX. INTERVALS IN STRAIGHT CURB & GUTTER. PROVIDE No. 6x18" LONG SMOOTH STEEL DOWEL BARS WITH 1" DIA. GREASE CAP THRU EXPANSION JOINTS. (3/4" THICK BITUMINOUS FILLER MATERIAL).
3. CONTRACTION JOINT: PROVIDE 2" DEEP CONTRACTION JOINTS AT 15' INTERVALS.
4. 2'-6" LONG TIE BAR ON 2'-6" CENTERS SHALL BE PROVIDED WHEN CURB IS ADJACENT TO P.C.C. PAVEMENT.
5. PROVIDE 2 NO. 6x2'-6" LONG TIE BARS TO CONNECT EXISTING AND NEW CURB AND GUTTER.

B6.12 CURB AND GUTTER



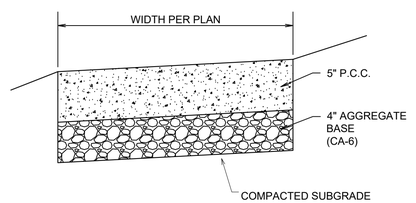
CONTRACTION JOINT DETAIL

EXPANSION JOINT DETAIL

NOTE:

UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. AND EXPANSION JOINTS TO BE 40' O.C. MAX., OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

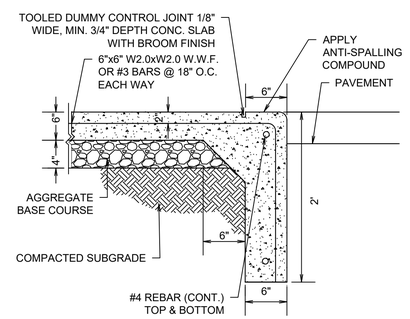
CONCRETE SIDEWALK



NOTES:

MINIMUM 1.0% SLOPE IN AT LEAST ONE DIRECTION. CONSTRUCTED CROSS SLOPE NOT TO EXCEED 2% AND LONGITUDINAL SLOPE NOT TO EXCEED 5%

CONCRETE SIDEWALK



NOTES:

1. SEE LAYOUT PLAN FOR CONCRETE SIDEWALK AND PAVEMENT SECTION DETAILS.

TURN - DOWN CURB AND SIDEWALK

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024 DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

CONSTRUCTION DETAILS

1855 N. HICKS ROAD

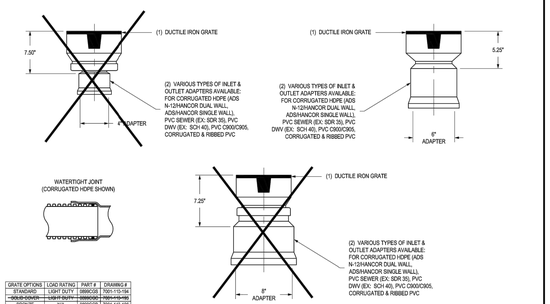
PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.
C6.0

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

NYLOPLAST 8" INLINE DRAIN: 2708AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0899CGS	7001-110-104
~~GRATE OPTION~~	~~LIGHT DUTY~~	~~0899CGS~~	~~7001-110-105~~
~~BRONZE~~	~~N/A~~	~~0899CGS~~	~~7001-110-106~~
~~DOME~~	~~N/A~~	~~0899DGS~~	~~7001-110-107~~

1 - GRATES/SUQ COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
3 - DIMENSIONS ARE FOR REFERENCE ONLY.
4 - ACTUAL DIMENSIONS MAY VARY.

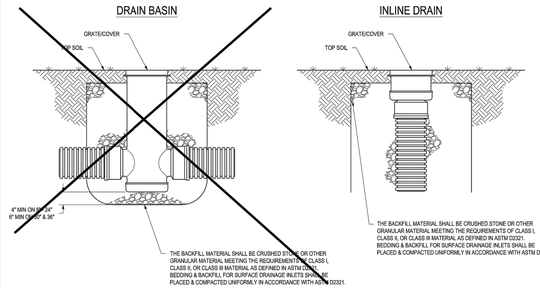
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DRAWN BY	CJA	MATERIAL	
DATE	06-25-08		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	07-19-13		
DWG SIZE	A	SCALE NTS SHEET 1 OF 1	DWG NO. 7003-110-000 REV G

Nyloplast — 3126 VERONA AVE. BUFORD, GA 30518 PHONE (770) 932-2811 FAX (770) 932-2440 www.nyloplast-us.com

TITLE: 8 IN INLINE DRAIN DESIGN DETAILS

NON TRAFFIC INSTALLATION



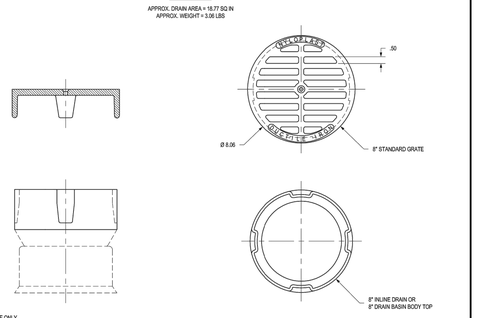
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DRAWN BY	CJA	MATERIAL	
DATE	9-30-09		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:25 SHEET 1 OF 1	DWG NO. 7001-110-111 REV F

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TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

0899CGS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-038

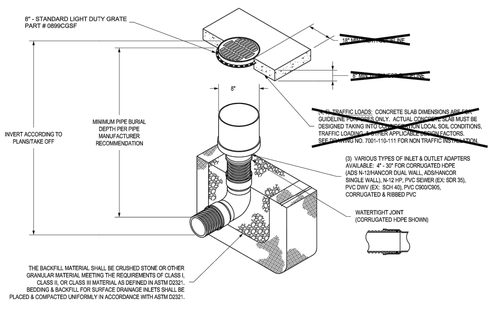
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DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	03-03-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-27-13		
DWG SIZE	A	SCALE 1:4 SHEET 1 OF 1	DWG NO. 7001-110-104 REV C

ADS Nyloplast — 3126 VERONA AVE. BUFORD, GA 30518 PHONE (770) 932-2811 FAX (770) 932-2440 www.nyloplast-us.com

TITLE: 8 IN STANDARD GRATE ASSEMBLY

NYLOPLAST INLINE DRAIN WITH STANDARD GRATE



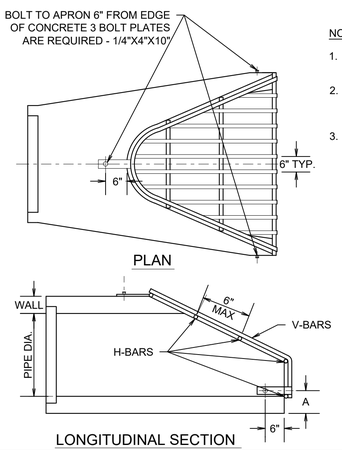
1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2 - 12" - 30" FRAMED N SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES ARE DIRECTLY ONTO INLINE DRAINS SEE DRAWING NO. 7003-110-000 & 7003-110-001.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL N-12 HP, & PVC SEWER (4" - 24").
4 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
5 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY, NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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DRAWN BY	EBC	MATERIAL	
DATE	1-23-08		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-15-16		
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7003-110-022 REV J

ADS Nyloplast — 3126 VERONA AVE. BUFORD, GA 30518 PHONE (770) 932-2811 FAX (770) 932-2440 www.nyloplast-us.com

TITLE: INLINE DRAIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL

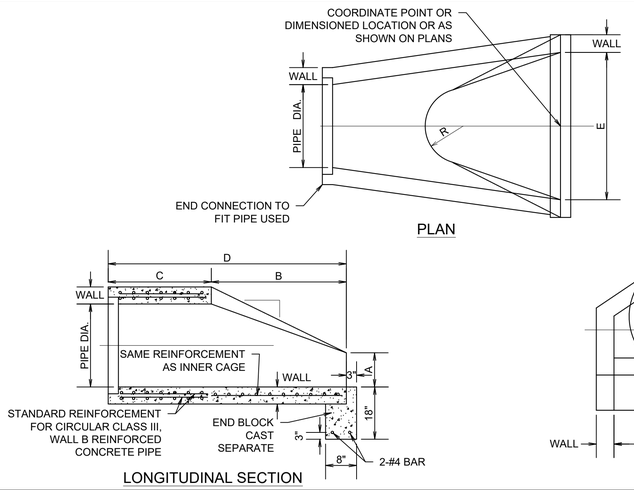


NOTES:

1. BARS AND PLATES ARE HOT-ROLLED STEEL.
2. BARS, PLATES AND PIPE ARE FINISHED WITH 2 COATS OF ALUMINUM PAINT.
3. BOLTS ARE GALVANIZED.

	APRON SIZE	V-BAR SIZE	H-BAR SIZE	NO. OF H-BARS REQ'D	BOLT DIA	"A" DIM
	INCHES				INCHES	
ROUND PIPE APRONS	12	1/2 DIA	5/8 DIA	3	1/2	4
	15	1/2 DIA	5/8 DIA	3	1/2	4 1/2
	18	1/2 DIA	5/8 DIA	4	1/2	4 1/2
	21	1/2 DIA	5/8 DIA	4	1/2	5
	24	5/8 DIA	3/4 DIA	4	1/2	5
	27	5/8 DIA	3/4 DIA	4	1/2	5 1/2
	30	5/8 DIA	3/4 DIA	4	1/2	5 1/2
	36	3/4 DIA	1 DIA	4	3/4	8
	42	3/4 DIA	1 DIA	4	3/4	8
	48	3/4 DIA	1 DIA	5	3/4	8
	54	3/4 DIA	1 1/2PIPE	5	3/4	8
	60	3/4 DIA	1 1/2PIPE	5	3/4	8
	66	3/4 DIA	1 1/2PIPE	6	3/4	8
	72	3/4 DIA	1 1/2PIPE	6	3/4	9
	84	3/4 DIA	1 1/2PIPE	7	3/4	10
	90	3/4 DIA	1 1/2PIPE	7	3/4	14

GRATE FOR FLARED END SECTION



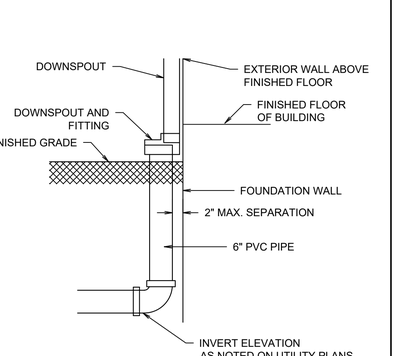
PIPE DIA.	WALL	A	B	C	D	E	R	SLOPE
12"	2"	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	9"	3:1
15"	2 1/4"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	3:1
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	12"	3:1
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	13"	3:1
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	14"	3:1
27"	3 1/4"	10 1/2"	4'-0"	25 1/2"	6'-1 1/2"	4'-6"	14 1/2"	3:1
30"	3 1/2"	12"	4'-6"	19 3/4"	6'-1 3/4"	5'-0"	15"	3:1
33"	3 3/4"	13 1/2"	4'-10 1/2"	39 3/4"	8'-1 3/4"	5'-6"	17 1/2"	3:1
36"	4"	15"	5'-3"	34 3/4"	8'-1 3/4"	6'-0"	20"	3:1
42"	4 1/2"	21"	5'-3"	35"	8'-2"	6'-6"	22"	3:1
48"	5"	24"	6'-0"	26"	8'-2"	7'-0"	22"	3:1
54"	5 1/2"	27"	5'-5"	35"	8'-4"	7'-6"	24"	2.4:1
60"	6"	35"	5'-0"	39"	8'-3"	8'-0"	*	2:1
66"	6 1/2"	30"	6'-0"	27"	8'-3"	8'-6"	*	2:1
72"	7"	36"	6'-6"	21"	8'-3"	9'-0"	*	2.26:1
78"	7 1/2"	36"	7'-6"	21"	9'-3"	9'-6"	*	2.12:1
84"	8"	36"	7'-6 1/2"	21"	9'-3 1/2"	10'-0"	*	1.94:1

* RADIUS AS FURNISHED BY MANUFACTURER

NOTES:

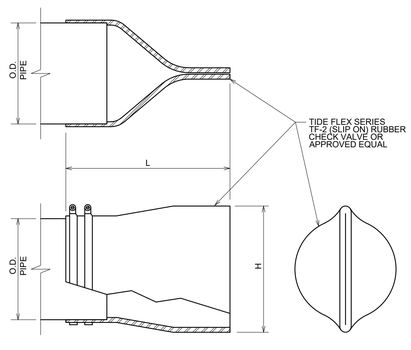
1. PRECAST CONCRETE FLARED END SECTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL B REINFORCED CONCRETE PIPE.
2. LENGTHS OF PIPE WHICH TERMINATE WITH A FLARED END SECTION INCLUDE THE LENGTH OF THE FLARED END SECTION.

PRECAST REINFORCED CONCRETE FLARED END SECTION



DOWNSPOUT CONNECTOR

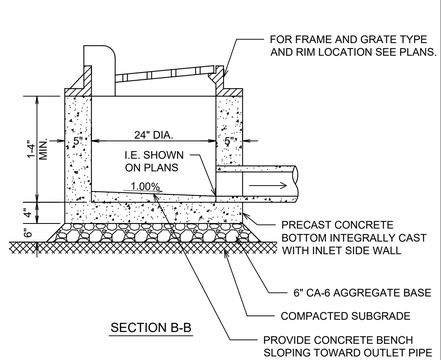
TO BE INSTALLED ON DOWNSTREAM PIPE WITHIN STRUCTURE ST 4-1



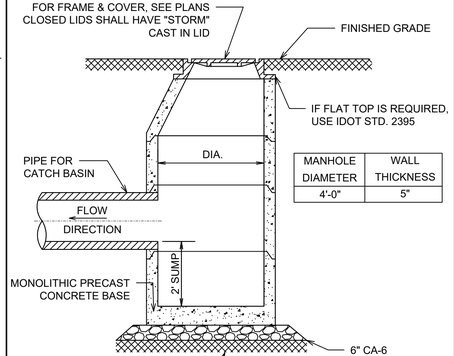
SIZE (NOM.)	PIPE OUTSIDE DIAMETER	LENGTH L	MAXIMUM HEIGHT H
12"	16"	26"	20"

DIMENSIONAL INFORMATION TO BE VERIFIED BY THE MANUFACTURER.

CHECK VALVE DETAIL (RUBBER SLIP ON TYPE)

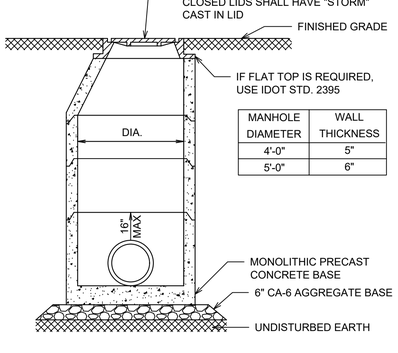


2' DIAMETER INLET



MANHOLE DIAMETER	WALL THICKNESS
4'-0"	5"

CATCH BASIN



MANHOLE DIAMETER	WALL THICKNESS
4'-0"	5"
5'-0"	6"

NOTES:

1. STRUCTURES ARE TO COMPLY WITH THE SECTION 32 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND IDOT HIGHWAY STANDARDS.

STORM MANHOLE

NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024 DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

CONSTRUCTION DETAILS

1855 N. HICKS ROAD

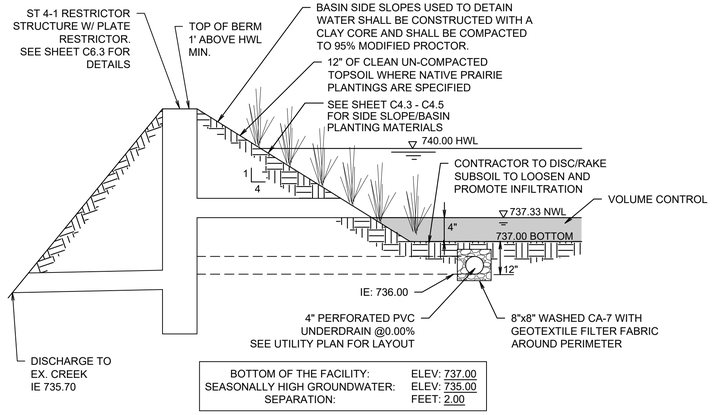
PHASE

PALATINE ILLINOIS

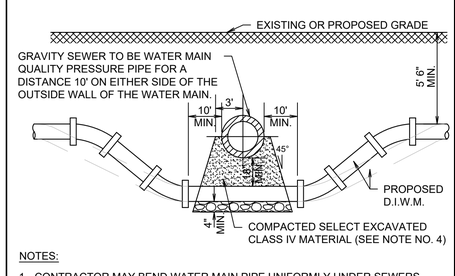
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C6.1

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



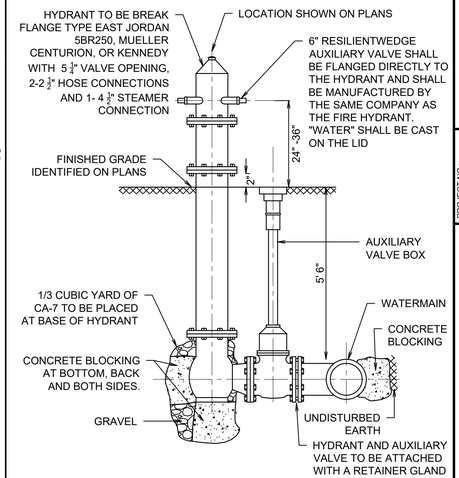
TYPICAL SECTION - STORMWATER MANAGEMENT FACILITY



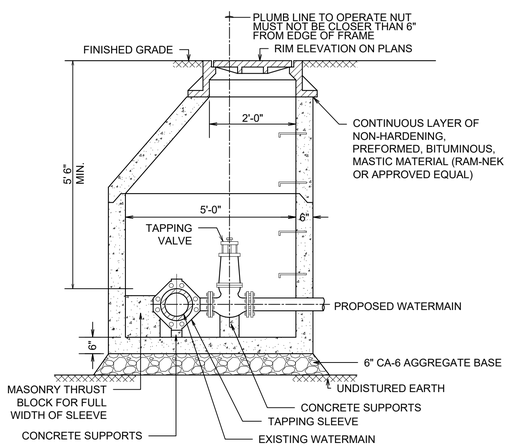
NOTES:

1. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN SIZE AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN SIZE. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATER MAIN DEPTH ARE REQUIRED OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE CLOW NO. F-1058, OR APPROVED EQUAL.
2. COMPACTED MATERIAL BELOW SEWER SHALL CONFORM TO STANDARD SPECIFICATION FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS STD. DWG. NO. 20. AND 23
3. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWERS SHALL COMPLY WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR SEWERS AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.

WATER MAIN CROSSING



HYDRANT ASSEMBLY



NOTES:

1. CONCRETE TO BE MINIMUM 4500 PSI AT 28 DAYS.
2. VAULTS TO BE MANUFACTURED WITH WELDED WIRE STEEL FABRIC CONFORMING TO ASTM A-185.
3. VAULTS TO BE MANUFACTURED TO COMPLY WITH ASTM DESIGNATION C-478 AND IDOT STANDARDS.
4. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH RUBBER GASKET O-RINGS PER ASTM C443.
5. SEE PLANS FOR FRAME AND GRATE INFORMATION.
6. CAST IRON STEPS TO BE PROVIDED AT 16" C-C WHEN REQUIRED.

PRESSURE CONNECTION

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024 DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

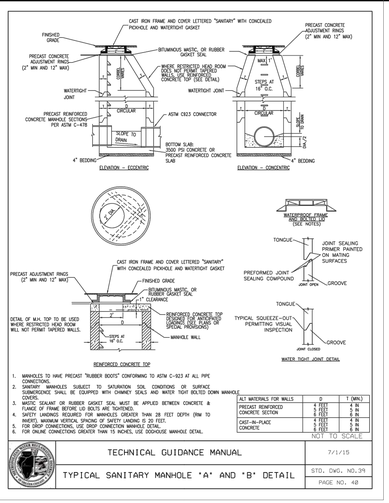
CONSTRUCTION DETAILS

1855 N. HICKS ROAD
PHASE
PALATINE
ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C6.2

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road : HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

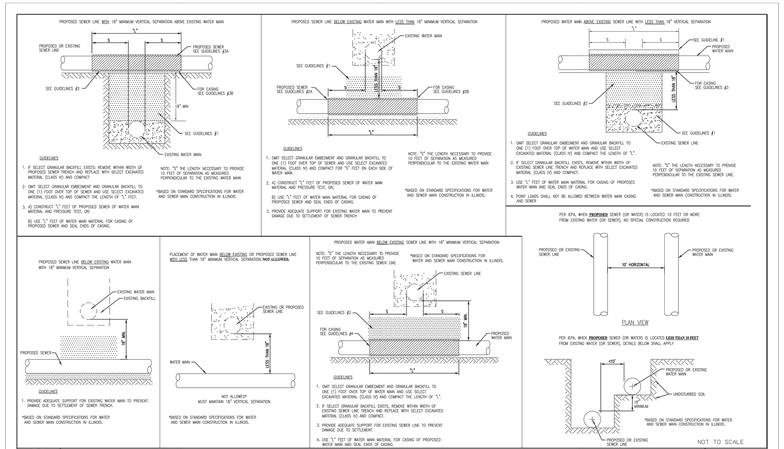


1. MANHOLES TO HAVE PRECAST "RUBBER BOOTS" CONFORMING TO ASTM C-923 AT ALL PIPE CONNECTIONS.
2. SANITARY MANHOLES SUBJECT TO SATURATION SOIL CONDITIONS OR SURFACE SUBMERGENCE SHALL BE EQUIPPED WITH CHAINEY SEALS AND WATER TIGHT SUNKEN MANHOLE COVERS.
3. PROPER SEALANT OR RUBBER GASKET SEAL MUST BE APPLIED BETWEEN CONCRETE & FLANGE OF FRAME BEFORE LID BOLTS ARE TIGHTENED.
4. SAFETY LADDINGS REQUIRED FOR MANHOLES GREATER THAN 20 FEET DEPTH (MIN TO INVERT). MINIMUM VERTICAL SPACING OF SAFETY LANDING IS 20 FEET.
5. FOR DROP CONNECTIONS, USE DROP CONNECTION MANHOLE DETAIL.
6. FOR INLINE CONNECTIONS GREATER THAN 15 INCHES, USE DIDGUISE MANHOLE DETAIL.

ALT MATERIALS FOR WALLS	D	T (MIN.)
PRECAST REINFORCED	4' TO 5'	6 IN.
CONCRETE SECTION	6' TO 7'	8 IN.
	8' TO 10'	10 IN.
CAST-IN-PLACE	4' TO 5'	8 IN.
CONCRETE	6' TO 10'	10 IN.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL SANITARY MANHOLE 'A' AND 'B' DETAIL	STD. DWG. NO.34
	PAGE NO. 40



GUIDELINES

1. 4" SELECT GRANULAR BACKFILL; EXISTS, TRENCH WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS 93 AND COMPACT.
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS 93 AND COMPACT THE LENGTH OF "L" FIST.
3. 4Q CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, ON;

   (I) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
4. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

NOTE: "L" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING WATER MAIN

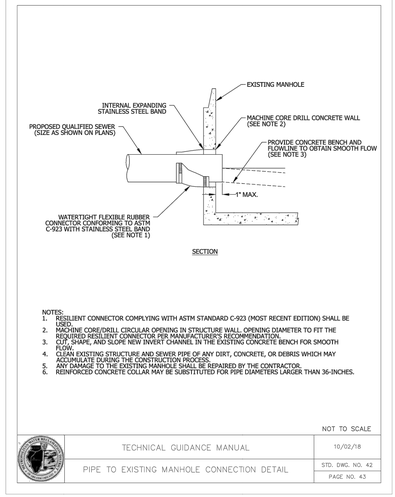
NOTE: "L" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

NOT ALLOWED*
MUST MAINTAIN 18" VERTICAL SEPARATION

NOTE: "L" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA)	STD. DWG. NO. 41
	PAGE NO. 42

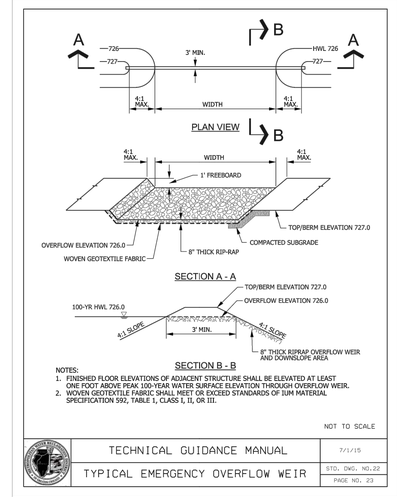


SECTION

NOTES:
1. RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. MACHINE CORE/DRILL CIRCULAR OPENING IN STRUCTURE WALL. OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
3. FLOW LINE, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
6. REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/02/18
PIPE TO EXISTING MANHOLE CONNECTION DETAIL	STD. DWG. NO. 42
	PAGE NO. 43



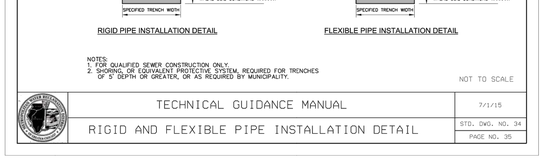
SECTION A - A

SECTION B - B

NOTES:
1. FINISHED FLOOR ELEVATIONS OF ADJACENT STRUCTURE SHALL BE ELEVATED AT LEAST ONE FOOT ABOVE PEAK 100-YEAR WATER SURFACE ELEVATION THROUGH OVERFLOW WEIR.
2. WOVEN GEOTEXTILE FABRIC SHALL MEET OR EXCEED STANDARDS OF IUM MATERIAL SPECIFICATION 592, TABLE 1, CLASS I, II, OR III.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
TYPICAL EMERGENCY OVERFLOW WEIR	STD. DWG. NO.22
	PAGE NO. 23



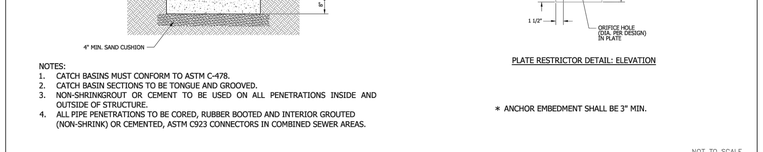
RIGID PIPE INSTALLATION DETAIL

FLEXIBLE PIPE INSTALLATION DETAIL

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

NOT TO SCALE

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



NOTES:
1. CATCH BASINS MUST CONFORM TO ASTM C-478.
2. CATCH BASIN SECTIONS TO BE TONGUE AND GROOVED.
3. NON-SHRINKGROUT OR CEMENT TO BE USED ON ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
4. ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR GROUTED (NON-SHRINK) OR CEMENTED, ASTM C923 CONNECTORS IN COMBINED SEWER AREAS.

PLATE RESTRICTOR DETAIL: SECTION

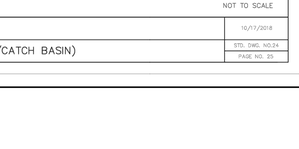


PLATE RESTRICTOR DETAIL: ELEVATION

* ANCHOR EMBEDMENT SHALL BE 3" MIN.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/17/2018
PLATE RESTRICTOR DETAIL (INSTALLED IN MANHOLE/CATCH BASIN)	STD. DWG. NO.24
	PAGE NO. 25



CATCH BASIN WITH OPTIONAL HOOD

REMOVABLE SNOUT OIL-WATER-DEBRIS SEPARATOR (OPTIONAL)

OUTLET PIPE

NOTES:
1. ALL HOODS SHALL BE CONSTRUCTED OF A FIBERGLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
2. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL).
3. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO X THE OUTLET PIPE DIAMETER (MIN.) BELOW THE INVERT OF THE OUTLET PIPES. X = 12"
5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE THE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
6. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
7. THE REMOVABLE HOOD SHALL BE ATTACHED TO THE STRUCTURE WITH THE SLOTTED TABS MOUNTED OVER ¾" STAINLESS STEEL BOLTS AND SLIDE-IN GASKETS.
8. HOOD SHALL BE SECURED TO STRUCTURE AT A MINIMUM DISTANCE OF X" OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES 12" (1) IS 6".
9. RESTRICTOR AND SNOUT WHEN PAIRED SHOULD BE INSTALLED IN SUCH A WAY THAT RESTRICTOR AND SNOUT REMAIN INSPECTABLE.
10. RESTRICTOR AND SNOUT HOOD SHALL BE CURVED TO INSIDE RADIUS OF STRUCTURE AND WATERTIGHT.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
REMOVABLE HOOD basin and water quality structure DETAIL	STD. DWG. NO.11
	PAGE NO. 12

NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024 DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

ILLINOIS

MWRD DETAILS

1855 N. HICKS ROAD

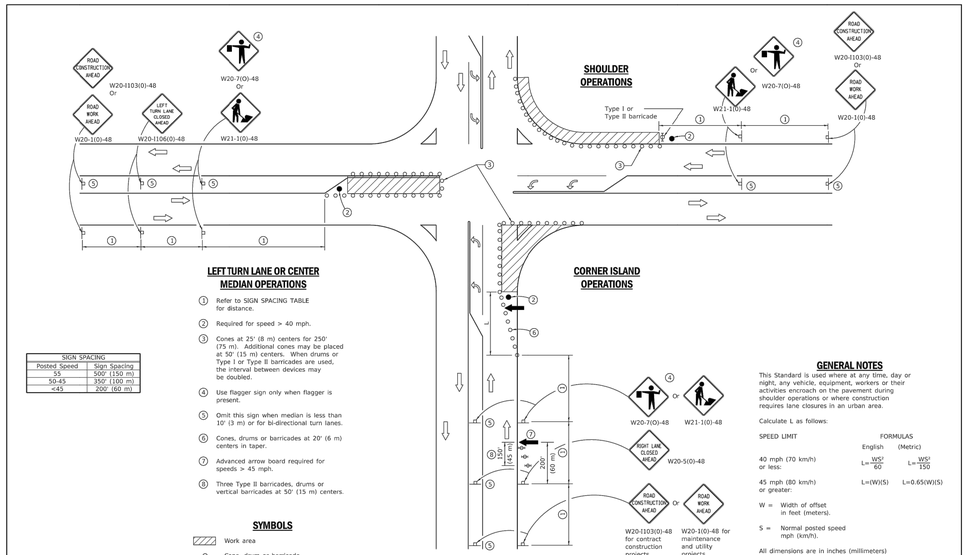
PALATINE

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C6.3

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



LEFT TURN LANE OR CENTER MEDIAN OPERATIONS

1. Refer to SIGN SPACING TABLE for distance.
2. Required for speed > 40 mph.
3. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
4. Use flagger sign only when flagger is present.
5. Omit this sign when median is less than 10' (3 m) or for bi-directional turn lanes.
6. Cones, drums or barricades at 20' (6 m) centers in taper.
7. Advanced arrow board required for speeds > 45 mph.
8. Three Type II barricades, drums or vertical barricades at 50' (15 m) centers.

SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Work area
- Cone, drum or barricade
- Sign on portable or permanent support
- Arrow board
- Barricade or drum with flashing light
- Flagger with traffic control sign

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement during shoulder operations or where construction requires lane closures in an urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

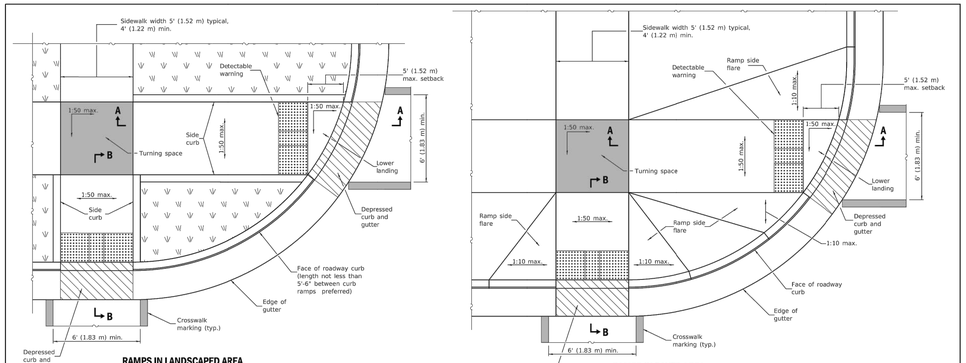
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-19

DATE	REVISIONS
4-1-16	Corrected sign number for
	LEFT TURN LANE CLOSED
	AHEAD.
1-1-14	Added devices at arrow
	board upstream from taper.
	Rev. workers sign number.

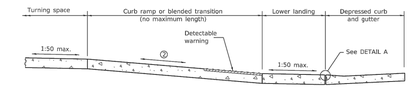
URBAN LANE CLOSURE, MULTILANE INTERSECTION

STANDARD 701701-10



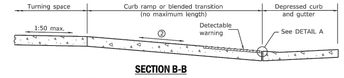
RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'

RAMPS IN PAVED AREA SETBACK ≤ 5'



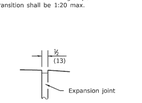
SECTION A-A

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

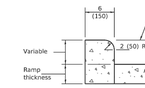


SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:26 max.



DETAIL A



SIDE CURB DETAIL

See Sheet 2 for GENERAL NOTES.

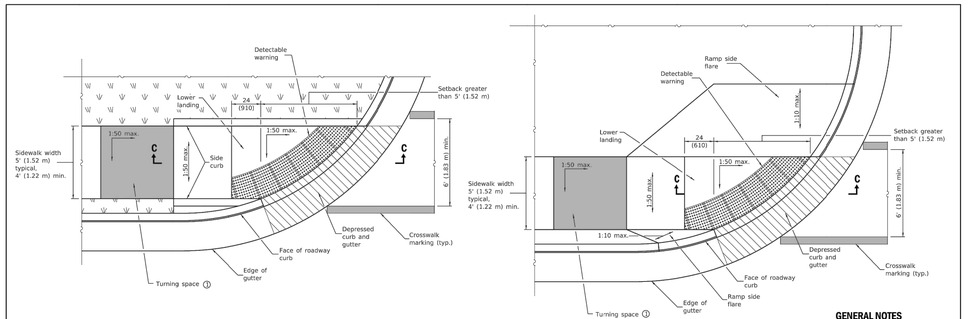
Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-19

DATE	REVISIONS
1-1-19	Removed "15-foot rule", added
	"Blended transitions" and placement
	tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at
	turning spaces and lower
	landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

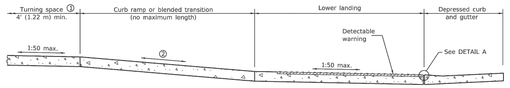
(Sheet 1 of 2)

STANDARD 424001-11



RAMP IN LANDSCAPED AREA SETBACK > 5'

RAMP IN PAVED AREA SETBACK > 5'



SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

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

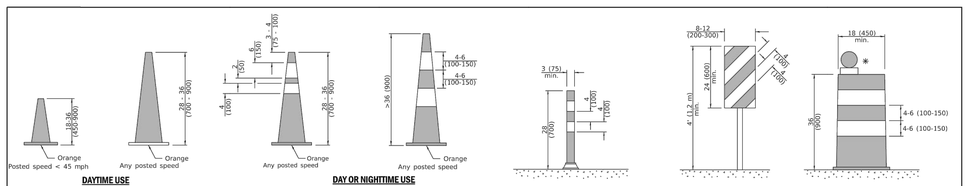
Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-19

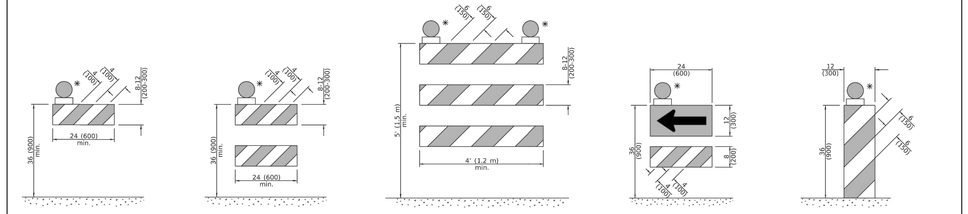
DATE	REVISIONS

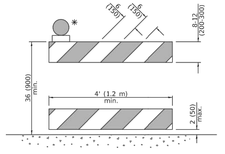
PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

STANDARD 424001-11







✳ Warning lights (if required)

GENERAL NOTES

All heights shown shall be measured above the pavement surface.

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

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF POLICY AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-19

DATE	REVISIONS
1-1-19	Revised cone usage and
	added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE
	SPEED LIMIT sign from
	orange to white background.

TRAFFIC CONTROL DEVICES

(Sheet 1 of 3)

STANDARD 701901-08

REVISIONS			
NO.	DATE	DESCRIPTION	
		ORIGINAL ISSUE DATE: 03-28-2024	
		DESCRIPTION	
NO.	DATE	DESCRIPTION	

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

IDOT DETAILS

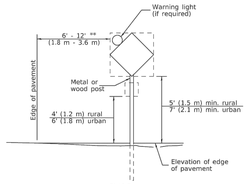
1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge IL 60517
630.724.9200 phone
www.v3co.com

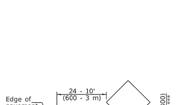
DRAWING NO.
C6.4

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



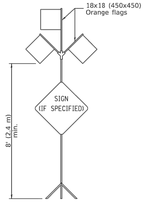
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.



SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE



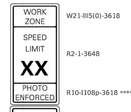
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



Sign assembly as shown on Standards or as allowed by District Operations.



This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

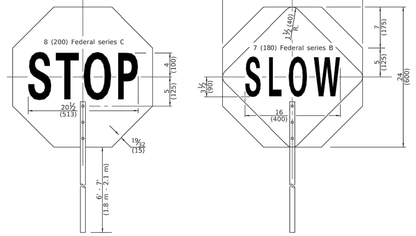
**** R10-1108p shall only be used along roadways under the jurisdiction of the State.



W12-1103-4848

WIDTH RESTRICTION SIGN

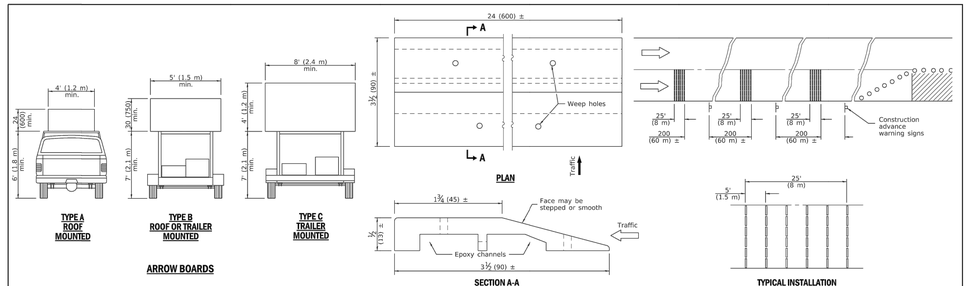
XX-XX' width and X miles are variable.



FLAGGER TRAFFIC CONTROL SIGN

Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
BD&RD 1-1-19

TRAFFIC CONTROL DEVICES
(Sheet 2 of 3)
STANDARD 701901-08



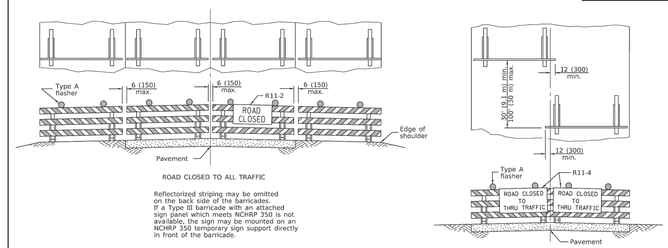
TYPE A ROOF MOUNTED

TYPE B ROOF OR TRAILER MOUNTED

TYPE C TRAILER MOUNTED

ARROW BOARDS

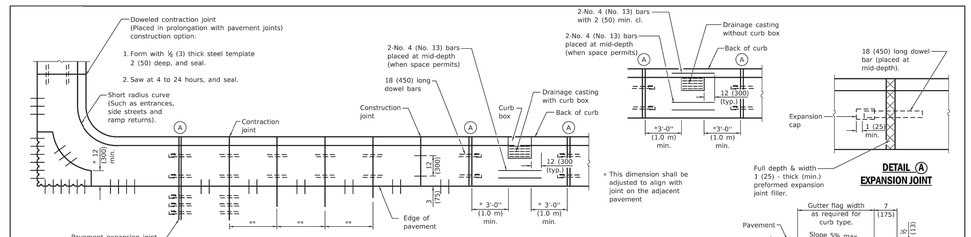
TEMPORARY RUMBLE STRIPS



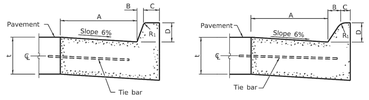
TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
BD&RD 1-1-19

TRAFFIC CONTROL DEVICES
(Sheet 3 of 3)
STANDARD 701901-08



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE



BARRIER CURB **MOUNTABLE CURB**

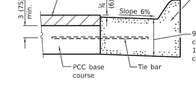
TABLE OF DIMENSIONS
BARRIER CURB

TYPE	A	B	C	D	R_1
B-6.06 ✦	5 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

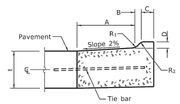
✦ For corner islands only.

TABLE OF DIMENSIONS
MOUNTABLE CURB

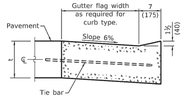
TYPE	A	B	C	D	R_1	R_2	
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)	
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)	
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA	
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA	
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA	
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA	
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA	
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA	
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA	
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA	



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)

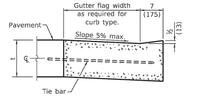


DEPRESSED CURB (TYPICAL)

DOWEL BAR TABLE

PAVEMENT THICKNESS	DOWEL BAR DIAMETER
10 (250) and greater	1½ (38)
8.01 (201) to 9.99 (249)	1¼ (32)
8 (200) and less	1 (25)

DATE	REVISIONS
1-1-22	Revised contraction joint spacing
	adjacent to pcc pavt. and
	DOWEL BAR TABLE.
1-1-18	New standard.



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Pavement thickness.

Longitudinal joint tie bars shall be No. 5 (No. 16) at 24 (600) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

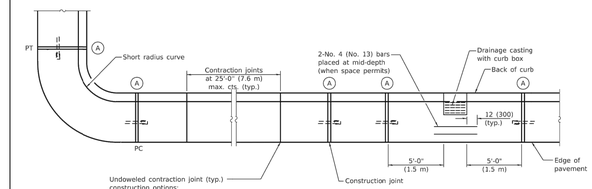
The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands except reference to Standard 606001 does not apply.

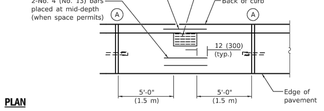
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED January 1, 2022
ENGINEER OF LOCAL ROADS AND STREETS
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT
BD&RD 1-1-18

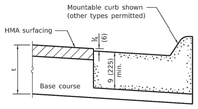
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)
B.L.R. 28-1



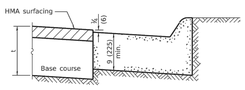
1. Form with ⅛ (3) thick steel template 2 (50) deep, and seal.
2. Saw 2 (50) deep at 4 to 24 hours, and seal.
3. Insert ¾ (20) thick preformed joint filler full depth and width.



PLAN

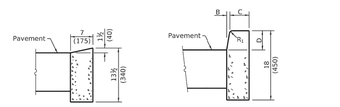


ON DISTURBED SUBGRADE



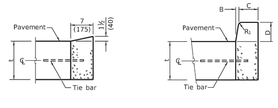
ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB **BARRIER CURB**

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB **BARRIER CURB**

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

Illinois Department of Transportation
APPROVED January 1, 2022
ENGINEER OF LOCAL ROADS AND STREETS
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT
BD&RD 1-1-18

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)
B.L.R. 28-1

IDOT DETAILS
1855 N. HICKS ROAD
PALATINE, ILLINOIS

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C6.4

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU III; and Rezoning to PD)

DRAWING INDEX

A1 SITE PLAN
BUILDING INFORMATION

A2 FLOOR PLAN
TRASH ENCLOSURE DETAILS

A3 CONTAINER PLAN

A4 ROOF PLAN

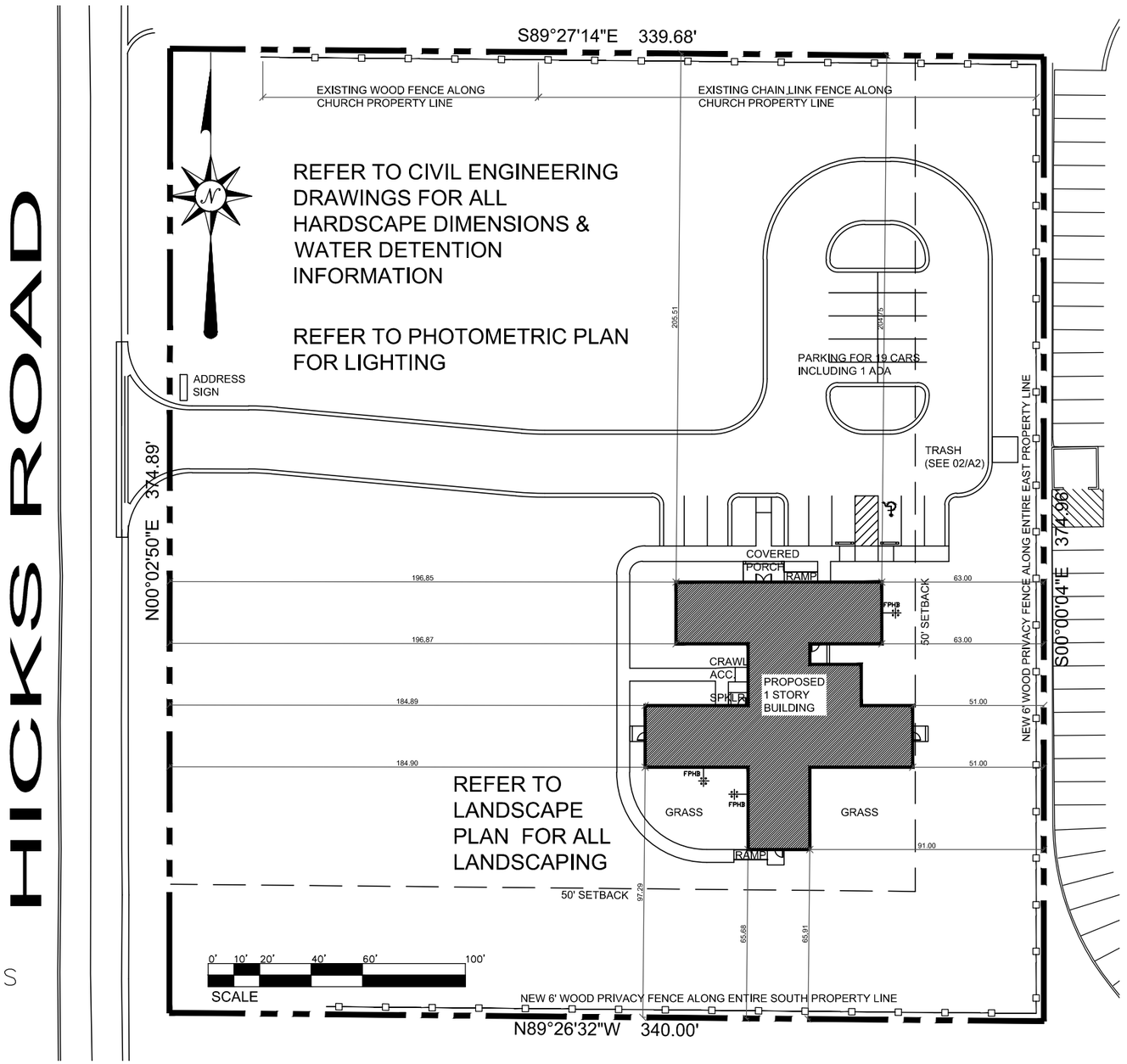
A5 NORTH ELEVATION
WEST ELEVATION

A6 SOUTH ELEVATION
EAST ELEVATION

BUILDING INFORMATION

CONSTRUCTION TYPE VB
RESIDENTIAL GROUP R-2 OCCUPANCY
OCCUPANT LOAD
- OFFICE AREAS = 428 SF @ 1:150 = 3 PERSONS
- RESIDENTIAL AREAS = 2005 SF @ 1:200 = 11 PERSONS
- SLEEPING ROOMS = 1 PER ROOM = 12 PERSONS
- TOTAL LOAD = 26 PERSONS

SPRINKLER SYSTEM: YES
BUILDING AREA = 6080 SF



01 SITE PLAN
SCALE: 1" = 50'-0"

7.C.1.s

SHEET NO. A-1

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD
PALATINE, IL

TOWN STUDIOS, INC.
1707 SHERMER ROAD
NORTHBROOK, IL 60062
PHONE: 847-498-0900

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

COVERED PORCH
16'-0" X 8'-0"

ADA RAMP 1

OFFICE 2
9'-0" X 12'-5"

OFFICE 1
15'-11" X 8'-0"

VESTIBULE
11'-2" X 7'-6"

EXIT 1

HALL
4'-0" WIDE

COMMUNITY SPACE
39'-4" X 23'-0"

FPHB

CLOSET

CONFERENCE
ROOM
18'-7" X 10'-3"

ADA
RESTROOM
8'-6" X 6'-0"

EXIT 5

STOOP 5
6'-8" X 8'-0"

DINING
23'-0" X 20'-2"

STUDY HALL
19'-2" X 15'-2"

STOOP 6
6'-8" X 5'-0"

BEDROOM 3
10'-0" X 7'-2"

BEDROOM 4
10'-0" X 7'-2"

BATH 2
11'-9" X 7'-0"

SPRINKLER
6'-2" X 7'-2"

KITCHEN
17'-8" X 14'-0"

HALL
5'-0" WIDE

LAUNDRY
7'-1" X 7'-2"

BATH 4
11'-9" X 7'-0"

BEDROOM 7
9'-7" X 7'-2"

BEDROOM 8
9'-7" X 7'-2"

STOOP 2
5'-0" X 6'-0"

EXIT 2

WEST HALL
7'-4" WIDE

EAST HALL
7'-4" WIDE

EXIT 4

STOOP 4
5'-0" X 6'-0"

BEDROOM 1
7'-2" X 10'-0"

BEDROOM 2
7'-2" X 10'-0"

BATH 1
11'-9" X 7'-0"

STORAGE
6'-4" X 7'-2"

OFFICE 3
7'-2" X 6'-2"

OFFICE 4
7'-2" X 6'-2"

UTILITY
6'-4" X 7'-2"

BATH 3
11'-9" X 7'-0"

BEDROOM 5
10'-0" X 7'-2"

BEDROOM 6
10'-0" X 7'-2"

FPHB

ADA
BATH 3
7'-0" X 11'-11"

BATH 4

FPHB

SOUTH HALL
7'-4" WIDE

ADA
BEDROOM 9
10'-0" X 7'-2"

BEDROOM 11
7'-2" X 10'-0"

ADA
BEDROOM 10
10'-0" X 7'-2"

BEDROOM 12
7'-2" X 10'-0"

ADA
EXIT 3

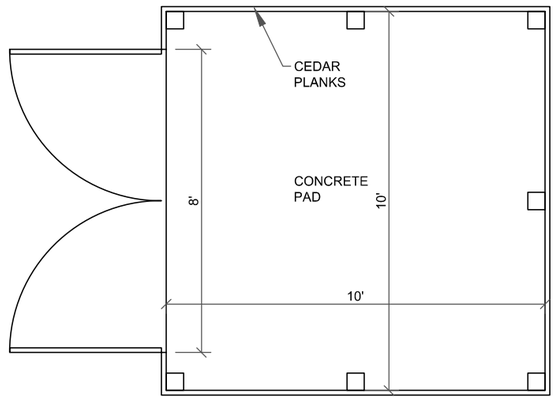
ADA RAMP 2

STOOP 3
6'-6" X 6'-0"

01 FLOOR PLAN

0' 2' 4' 8' 12' 20'

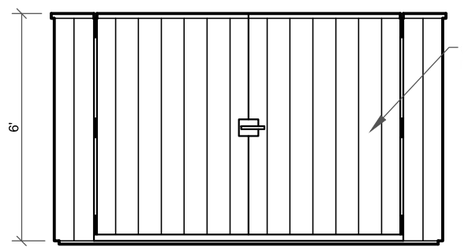
SCALE



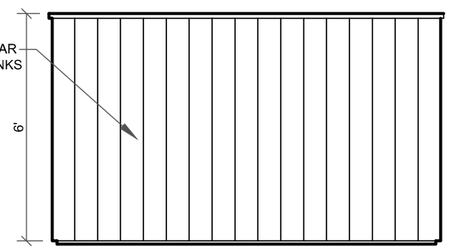
PLAN

0' 2' 4' 8'

SCALE



FRONT ELEVATION



TYPICAL BACK & SIDE ELEVATION

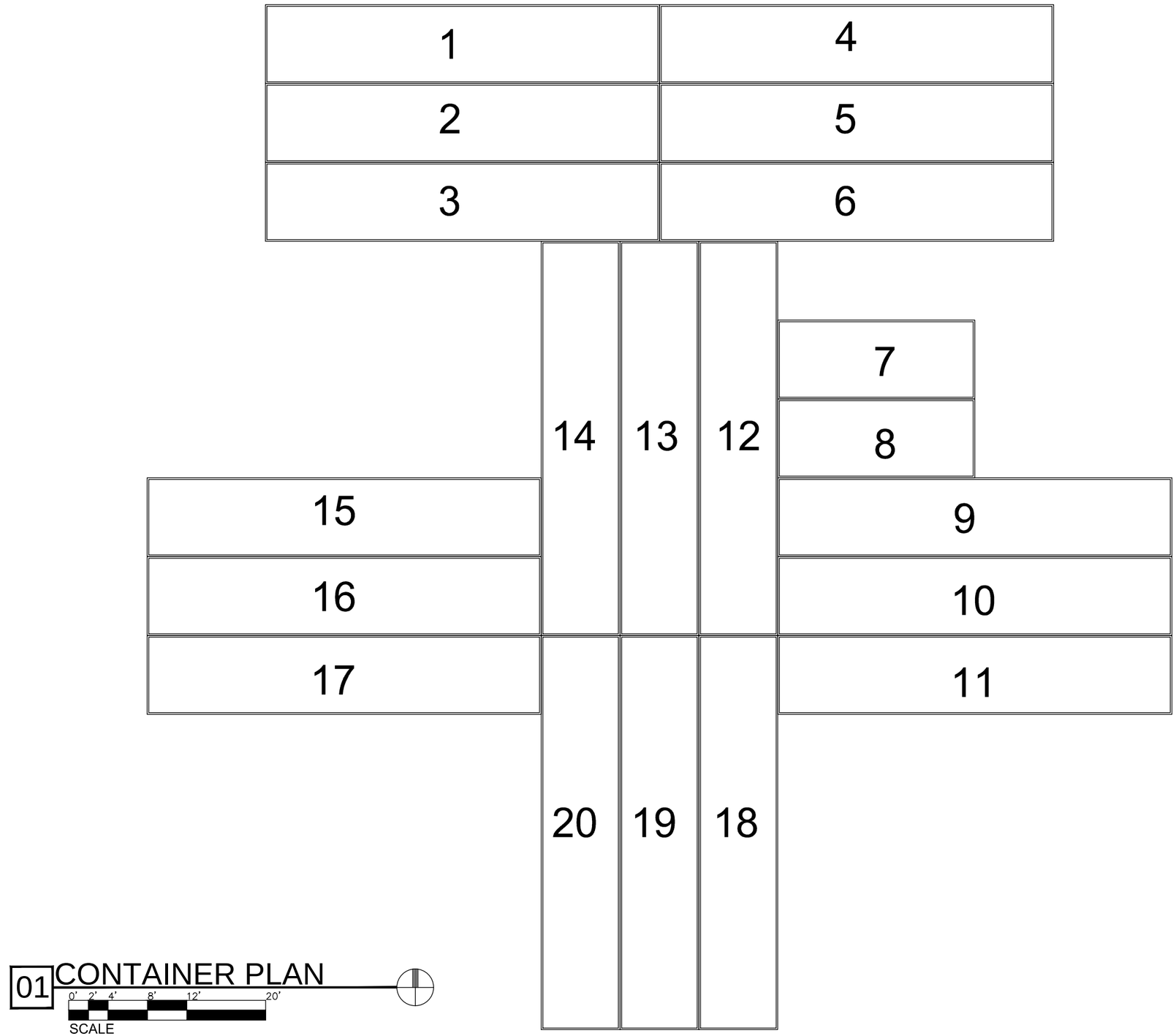
02 TRASH ENCLOSURE DETAILS

SHEET NO.	DATE:
A-2	03.29.24 V3
	04.09.24
	04.12.24
	05.09.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1707 SHERMER ROAD
PHONE: 847-498-0900

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



01 CONTAINER PLAN

0' 2' 4' 8' 12' 20'

SCALE

7.C.1.s

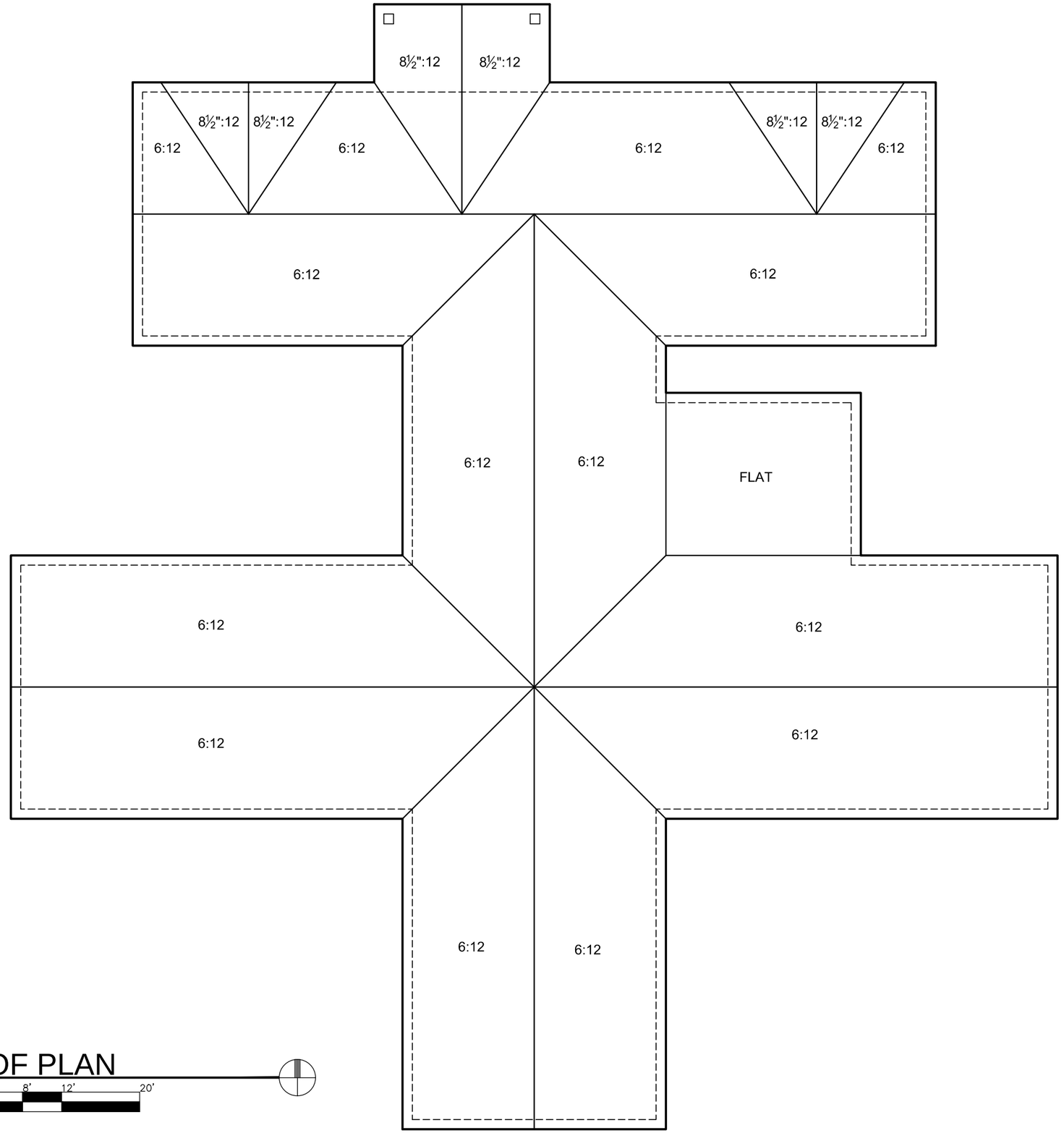
SHEET NO. A-3

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1207 SHERMER ROAD
PHONE: 847-498-0900

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



01 ROOF PLAN

0' 2' 4' 8' 12' 20'

SCALE

7.C.1.s

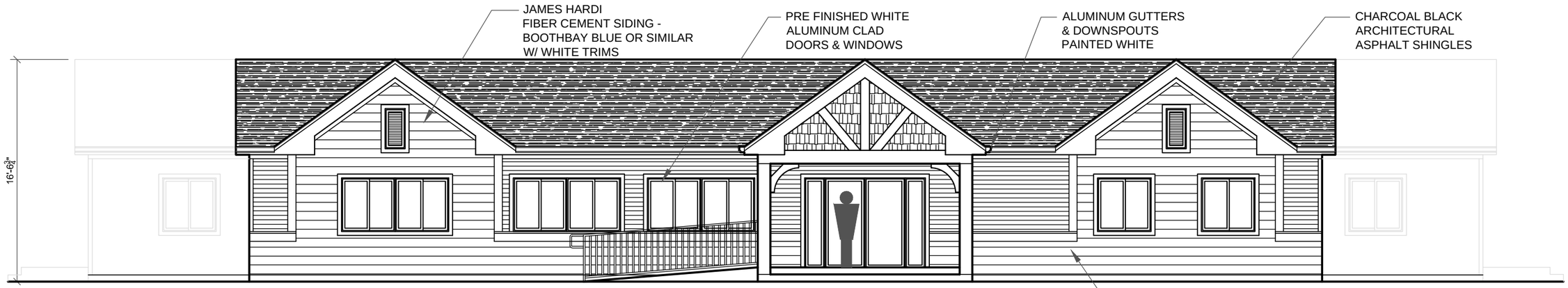
SHEET NO. A-4

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1207 SHERMER ROAD
PHONE: 847-498-0900

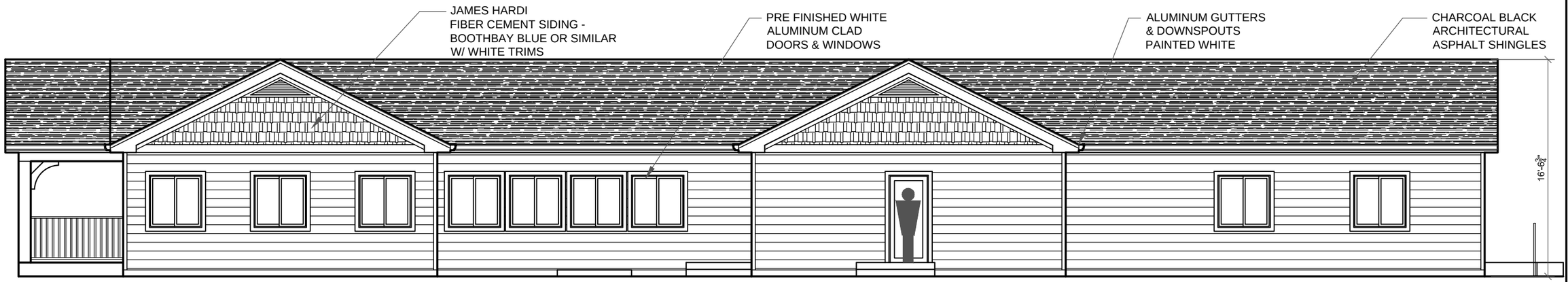
Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



01 NORTH (FRONT) ELEVATION

0' 2' 4' 8' 12' 20'

SCALE



02 WEST (RIGHT SIDE) ELEVATION

0' 2' 4' 8' 12' 20'

SCALE

7.C.1.s

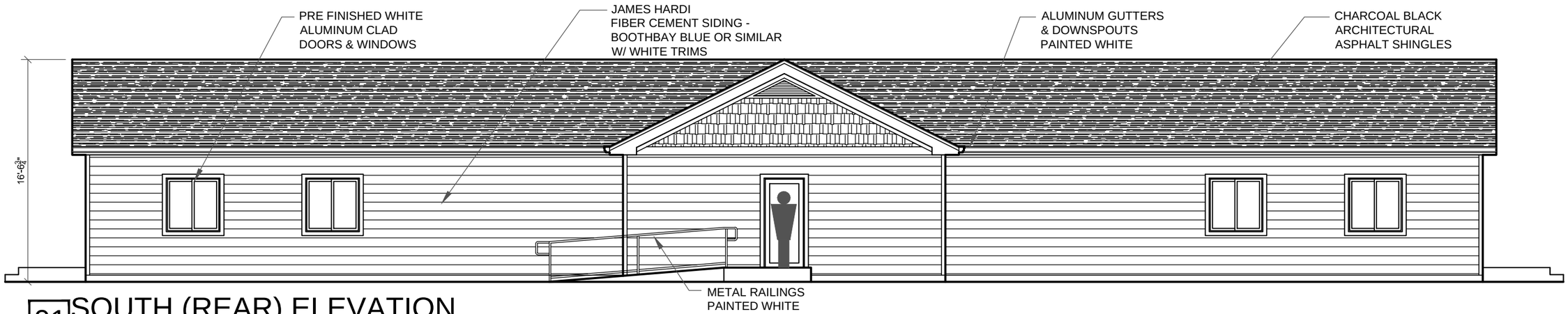
SHEET NO. A-5

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1207 SHERMER ROAD
PHONE: 847-498-0900

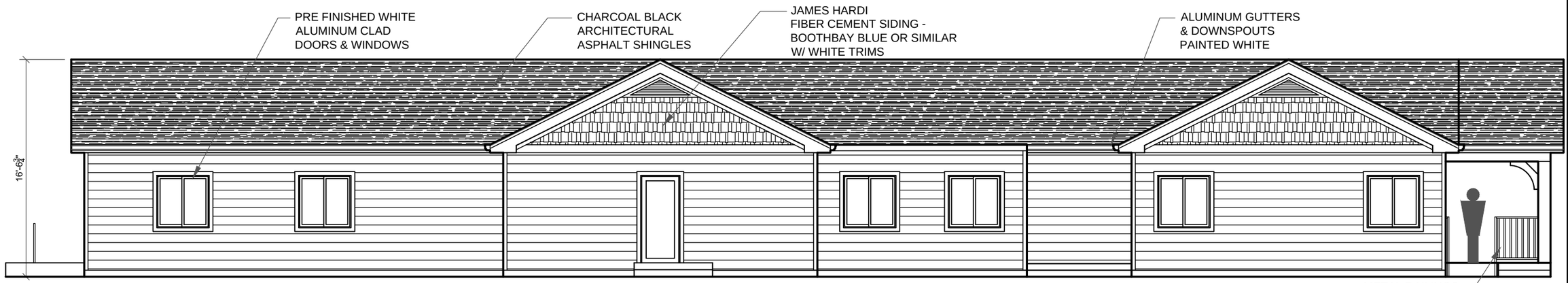
Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



01 SOUTH (REAR) ELEVATION

0' 2' 4' 8' 12' 20'

SCALE



02 EAST (LEFT SIDE) ELEVATION

0' 2' 4' 8' 12' 20'

SCALE

7.C.1.s

SHEET NO. A-6

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1207 SHERMER ROAD
PHONE: 847-498-0900

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

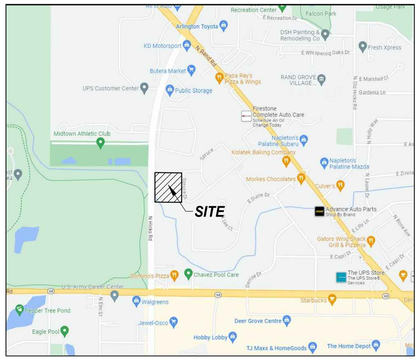
FINAL PLAT OF SUBDIVISION OF 1855 N. HICKS ROAD

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

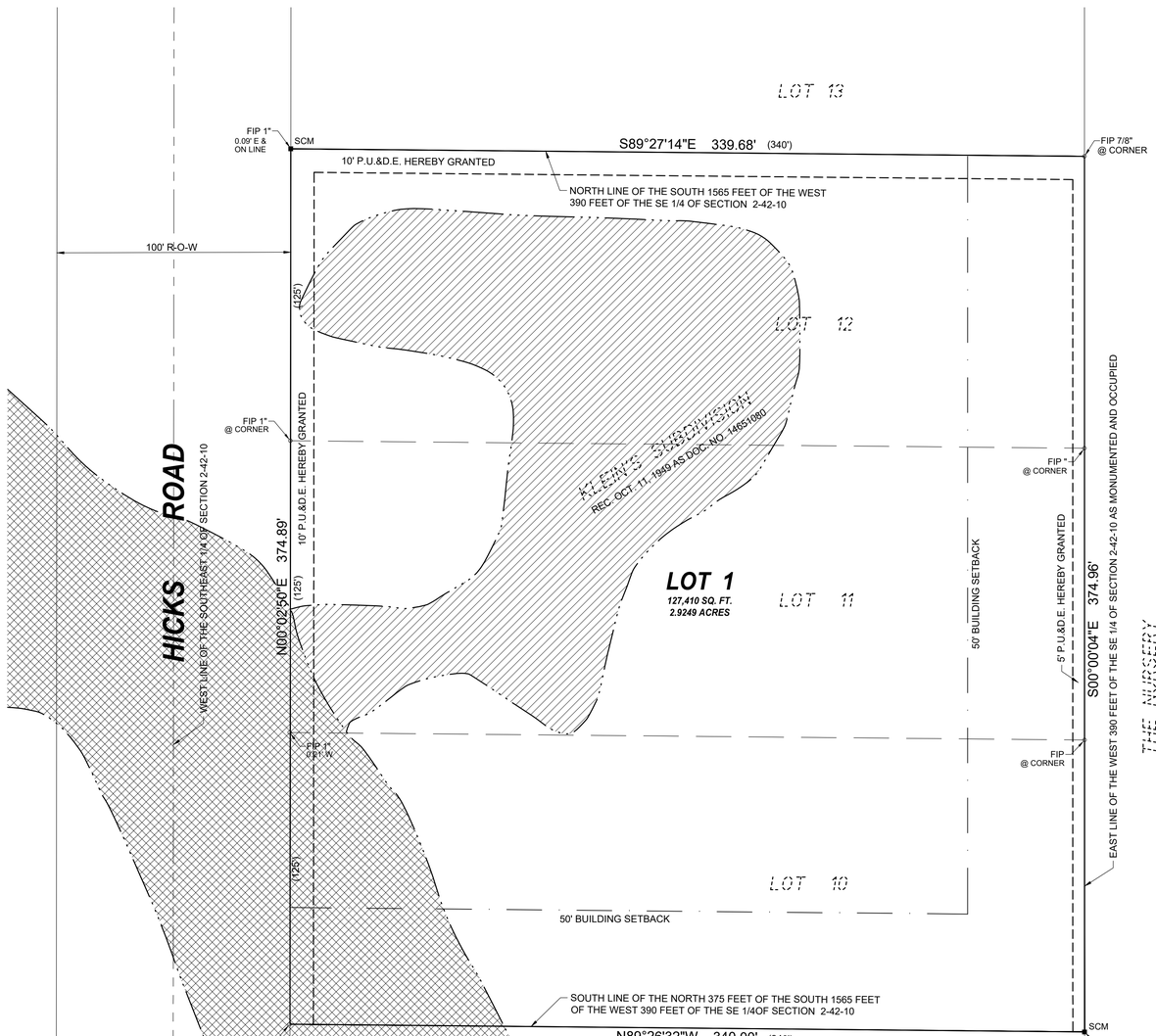
P.I.N.: 02-02-400-010
02-02-400-011
02-02-400-012

AREA

127,410 SQ. FT.
2.9249 ACRES



VICINITY MAP
NOT TO SCALE





GRAPHIC SCALE

30 0 15 30 60 120

1" = 30'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 42° 08' 32.67024" N
LONGITUDE 88° 02' 02.46266" W
ELLIPSOIDAL HEIGHT: 629.023 SFT
GROUND SCALE FACTOR 1.0000474857
ALL MEASUREMENTS ARE ON THE GROUND.

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- UNDERLYING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD PLAIN LINE AS SCALED FROM FEMA MAP
- REGULATORY FLOODWAY (ZONE AE)
- SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (ZONE AE)

N	NORTH
S	SOUTH
E	EAST
W	WEST
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
SCM ■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT

OWNER / DEVELOPER

Housing Opportunity Development Corporation
5340 Lincoln Avenue
Skokie, IL 60077
847-564-2992

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SEND NEXT TAX BILL TO:
NAME:
HOUSING OPPORTUNITY DEVELOPMENT CORP
ADDRESS: 5340 LINCOLN AVENUE
SKOKIE, IL 60077

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: PALATINE VILLAGE CLERK
ADDRESS: 137 W WOODS ST
PALATINE, IL 60067

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
SHELTER, INC.
1616 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004
847-595-0135

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	06/05/2024	ADDED PROPOSED EASEMENT DATA			

FINAL PLAT OF SUBDIVISION
1855 N. HICKS ROAD, PALATINE, IL

DRAFTING COMPLETED:	03-20-24	DRAWN BY:	MLP	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 30'

Project No: 230953.1
Group No: VP04.1
SHEET NO. 1 of 2

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)
C:\Users\230953\Drawings\ACAD\SWVP04\1PN\230953.dwg, 6/5/2024 10:58:18 AM, DWG To PDF.pc3

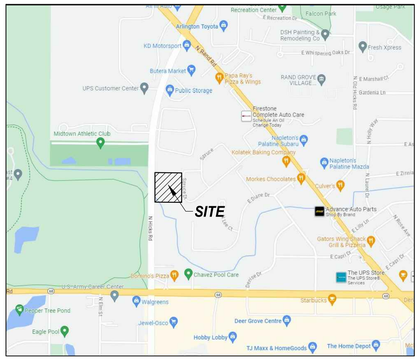
FINAL PLAT OF SUBDIVISION OF 1855 N. HICKS ROAD

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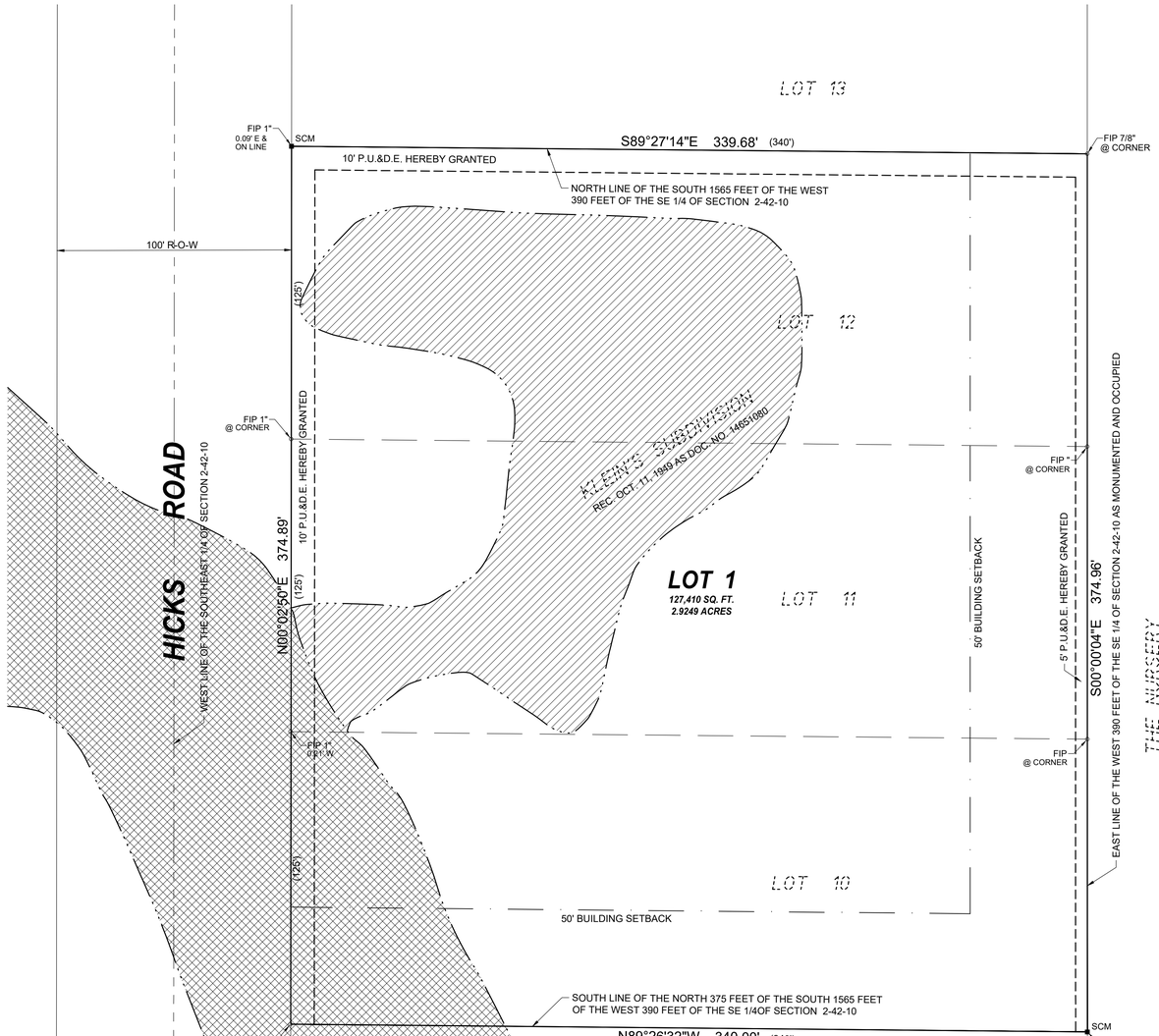
P.I.N.: 02-02-400-010
02-02-400-011
02-02-400-012

AREA

127,410 SQ. FT.
2.9249 ACRES



VICINITY MAP
NOT TO SCALE





GRAPHIC SCALE

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1" = 30'

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ELLIPSOIDAL HEIGHT: 629.023 SFT
GROUND SCALE FACTOR 1.0000474857
ALL MEASUREMENTS ARE ON THE GROUND.

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- EXISTING LOT LINE
- PROPOSED LOT LINE
- UNDERLYING LOT LINE
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- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD PLAIN LINE AS SCALED FROM FEMA MAP
- REGULATORY FLOODWAY (ZONE AE)
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N	NORTH
S	SOUTH
E	EAST
W	WEST
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
SCM ■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT

OWNER / DEVELOPER

Housing Opportunity Development Corporation
5340 Lincoln Avenue
Skokie, IL 60077
847-564-2992

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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NAME:
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ADDRESS: 5340 LINCOLN AVENUE
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Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
SHELTER, INC.
1616 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004
847-595-0135

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	06/05/2024	ADDED PROPOSED EASEMENT DATA			

FINAL PLAT OF SUBDIVISION
1855 N. HICKS ROAD, PALATINE, IL

DRAFTING COMPLETED:	03-20-24	DRAWN BY:	MLP	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 30'

Project No: 230953.1
Group No: VP04.1
SHEET NO. 1 of 2

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)
C:\2023\230953\Drawings\ACAD\SWV\VP04\1YN\230953.dwg, 6/5/2024 10:58:18 AM, DWG To PDF.pc3

FINAL PLAT OF SUBDIVISION
OF
1855 N. HICKS ROAD

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

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ ARE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

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

_____ _____
OWNER NAME (PRINT) OWNER NAME (SIGNATURE)

_____
OWNER ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES ON: _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT OF SUBDIVISION AND NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL AT _____, COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20 ___.

_____
COUNTY CLERK

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE UNDERSIGNED AS OWNERS OF THE PROPERTY WHICH WILL BE KNOWN AS 1855 N. HICKS ROAD IS LOCATED WITHIN THE BOUNDARIES OF:

COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 15
HIGH SCHOOL DISTRICT NO.. 211

IN COOK COUNTY, ILLINOIS.

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

_____ _____
OWNER NAME (PRINT) OWNER NAME (SIGNATURE)

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____
NOTARY PUBLIC

IDOT CERTIFICATE

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

_____ _____
DISTRICT ENGINEER DATE

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS DATED THIS _____ DAY OF _____, 20___.

SIGNED: _____
CHAIRMAN

ATTEST:_____
SECRETARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS DATED THIS _____ DAY OF _____, 20___.

SIGNED: _____
MAYOR

ATTEST:_____
VILLAGE CLERK

VILLAGE ENGINEER'S 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 HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 20___.

BY: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, 20___.

BY: _____
VILLAGE COLLECTOR

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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.

DATED THIS _____ DAY OF _____, 20___.

BY: _____ DATED: _____
OWNER

BY: _____ DATED: _____
ILLINOIS PROFESSIONAL ENGINEER

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICAL AND COMMUNICATIONS SERVICES, GAS, CABLE TELEVISION, STORM WATER DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY, AMERITECH, NORTHERN ILLINOIS GAS COMPANY, ANY CABLE COMMUNICATIONS FIRM OR COMPANY GRANTED A CABLE COMMUNICATIONS FRANCHISE BY THE VILLAGE OF PALATINE AND THE VILLAGE OF PALATINE, GRANTEES THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY,

FOR THE PLACEMENT, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, RELOCATION, REPLACEMENT AND REMOVAL OF WATERMAINS, STORM SEWERS, SANITARY SEWERS, DRAINAGE DITCHES AND SWALES, RETENTION PONDS, GAS MAINS, ELECTRICAL LINES, TELEPHONE LINES, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND RADIO SIGNALS, TOGETHER WITH ALL BRACES, GUYS, ANCHORS, MANHOLES, VALVES AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY IN CONNECTION UPON AND UNDER THE SUBDIVISION IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U. & D.E.), AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED (P.U. & D.E.) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, EXCEPT GARDEN, SHRUBS AND LANDSCAPING MAY BE PLACED OVER ANY SUB SURFACE FACILITIES THAT DO NOT UNREASONABLY INTERFERE WITH THE SAFETY, USEFULNESS OF UNREASONABLY RESTRICT TO, OR PREVENT THE PROMPT MAINTENANCE OF REPAIR OF ANY SUCH SUB SURFACE FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF THE VILLAGE OF PALATINE TO RECORD THIS PLAT OF SUBDIVISION OF 1855 N. HICKS ROAD WITH THE COOK COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

THIS 20TH DAY OF MARCH , A.D., 2024 .

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 10, 11 AND 12 AND THE EAST 1/2 OF THE STREET WEST AND ADJOINING SAID LOTS IN KLEIN'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1949 AS DOCUMENT NUMBER 14651080, ALSO DESCRIBED AS BEING THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 380 FEET OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT PART OF THE ABOVE DESCRIBED PROPERTY IS DETERMINED TO BE IN REGULATORY FLOODWAY (ZONE AE), PART IN SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (ZONE AE) AND PART IS IN AREA OF MINIMAL FLOODING (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS, PANEL NUMBER 17031 C0587J, EFFECTIVE DATE AUGUST 19, 2008.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF SAID VILLAGE OF PALATINE OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF SAID VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT WOODRIDGE, ILLINOIS THIS 20TH DAY OF MARCH , A.D., 2024 .

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

#3189 CHRISTOPHER D. BARTOSZ PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
SHELTER, INC.
1616 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004
847-595-0135

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	06/05/2024	ADDED PROPOSED EASEMENT DATA			

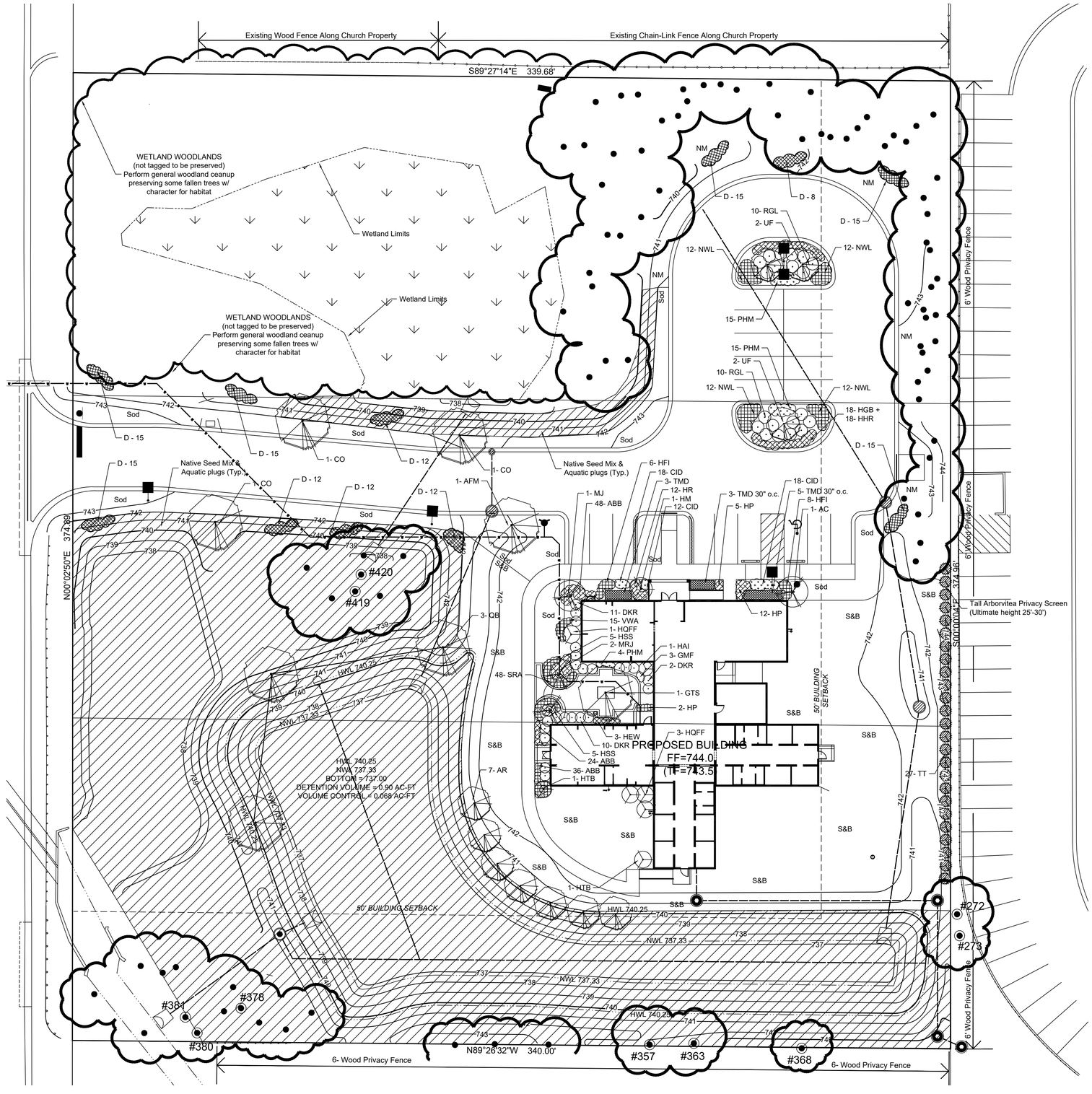
FINAL PLAT OF SUBDIVISION
1855 N. HICKS ROAD, PLAYTIME, IL

DRAFTING COMPLETED:	03-20-24	DRAWN BY:	MLP	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = N/A

Project No: 230953.1
Group No: VP04.1
SHEET NO. 2 of 2

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

C:\2023\230953\3D\awg\vaCAD\SVTVP04.1\PN\230953.dwg 6/5/2024 10:57:53 AM, DWG To PDF.pc3



PLANT LIST : PALATINE GROUP HOME, Palatine, IL (rev 5/24 for submission)

OVERALL SITE, PARKING LOT & BUILDING FOUNDATION

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFM	1	Acer f. 'Marmo'	Marmo Freeman Maple	2.5"BB
CO	3	Celtis occidentalis	Hackberry	2.5"BB
GTS	1	Gleditsis t.i.'Skyline'	Skyline Honeylocust	2.5" BB
QB	3	Quercus bicolor	Swamp White Oak	2.5"BB
UF	3	Ulmus minor x parv.'Frontier'	Frontier Elm	2.5"BB
DECIDUOUS ORNAMENTAL TREES				
AC	1	Amelanchier canadensis	Shadblow Serviceberry	6'BB-clump
AR	7	Alnus incana rugosa	Speckled Alder	6'BB-clump
HM	1	Heptacodium miconioides	Seven Son Flower	6'BB-clump
MJ	1	Magnolia 'Jane'	Jane Magnolia	6'BB-clump
MRJ	2	Malus 'Red Jewel'	Red Jewel Crabapple	6'BB-clump
EVERGREEN SHRUBS				
TMD	11	Taxus m.'Densiformis'	Dense Yew	30"
TT	27	Thuja o. 'Mission'	Techny Arborvitae	5'BB
DECIDUOUS SHRUBS				
DKR	23	Diervilla 'G2X885411'	Red Kodiak Diervilla	#3
HTB	1	Heptacodium m.'SMHMRF'	Temple of Bloom Seven Son Fl.	#5
HAI	1	Hydrangea a.'Incrediball'	Incrediball Hydrangea	#5
HQFF	4	Hydrangea p.'SMNHPM'	Quick Fire Fab Hydrangea	#5
RGL	20	Rhus a.'Gro-Low'	Gro-Low Sumac	#3
ORNAMENTAL GRASSES				
CID	48	Carex m. 'Ice Dance'	Ice Dance Sedge	#1(12"OC)
PHM	34	Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	#1(18"OC)
PERENNIALS & GROUNDCOVERS				
ABB	120pl	Ajuga r.'Bronze Beauty'	Bronze Beauty Ajuga(5-flat@24)	(12"OC)
GMF	3	Geranium s. 'Max Frei'	Max Frei Bloody Crainsbill	#1(18"OC)
HGB	36	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1(18"OC)
HRR	36	Hemerocallis 'Rosey Returns'	Rosey Returns Daylily	#1(18"OC)
HEW	3	Hosta 'Empress Wu'	Empress Wu Hosta	#1(42"OC)
HFI	14	Hosta 'Fire & Ice'	Fire & Ice Hosta	#1(24"OC)
HFB	2	Hosta 'Fragrant Bouquet'	Fragrant Bouquet Hosta	#1(30"OC)
HP	39	Hosta 'Patriot'	Patriot Hosta	#1(18"OC)
HSS	15	Hosta 'Sum & Substance'	Sum & Substance Hosta	#1(30"OC)
NJW	48	Nepeta x f.'Novanepjun'	Junior Walker Catmint	#1(24"OC)
PQ	2	Parthenocissus quinquefolia	Virginia Creeper	#2
SRA	48pl	Sedum r.'Angelina' Crooked	Yellow Stonecrop (2flats@24/fl)	(18"OC)
VWA	15	Veronica 'Wizard of Ahhs'	Wizard of Ahhs Speedwell	#1(18"OC)
SPRING BULBS (mix @ 6" OC)				
D	100	Narcissi 'King Alfred'	King Alfred Daffodil	
D	70	Narcissi 'Flower Record'	Flower Record Daffodil	

MATERIALS LIST:

440	SY	Sod (Kentucky Bluegrass Blend-mineral base-per Specs)
1280	SY	Seed & Blanket (See Specs)
100	SY	No Mow Fescue Seed Mix & Blanket (See L-1 & Specs)
27	CY	Mulch (Shredded non-dyed Hardwood)
27	CY	Compost (Mushroom or Yard Waste)
PATIO		
500	SF	Geometric Faux Slate Pavers (Silver Creek by Rochester Conc. Products) Color:Bluestine, Dry set See Sheet L-4
100	SF	Concrete Brick Pavers (Copthorne by Unilock) Color: Burgandy Dry set See Sheet L-4
26	LF	Concrete Curb (6")
1		Tree Grate (#TSB55 5'x5' plastic by PolyGrate) See Sheet L-4
1		Tree Grate Frame (5' Frame by PolyGrate) See Sheet L-4
2		Benches by Barco Products (6' on conc.pad) See Products Sheet L-5
1		Bench by Barco Products (4' on conc.pad) See Products Sheet L-5
2		Trash Receptacles by Barco Products with ground mount See L-5
1		Picnic Table by Barco Products (4'x4') #KBM1210 Sheet L-5
1		Picnic Table by Barco Products(4'x4'-wheelchair accessible#KBM1225

LEGEND

- Existing Shade Trees (Tagged) To Be Preserved
- #368 — Existing Shade Trees (Tagged) To Be Preserved (Quality Species)
- Proposed Shade Trees (Native Species)
- Proposed Ornamental Trees (Native Species)
- Large Deciduous Shrubs
- Dwarf Deciduous Shrubs
- Evergreen Hedge
- Upright Evergreen Shrubs
- Ornamental Grasses
- Perennials & Groundcovers
- Native Seed Mixes & Aquatic Plugs (See V3 Sheet C4.3)
- Sod — Sod = Kentucky Bluegrass Blend Mineral Base
- S&B — S&B = Kentucky Bluegrass/ Perennial Rye W/ Straw Blanket
- NM — NM = No-Mow Fescue Seed Mix W/ Straw Blanket

QUALITY SPECIES TREES TO BE PRESERVED

TAG #	COMMON NAME & SIZE
272	Black Walnut – 4.0"
273	Black Walnut – 6.0"
357	Hackberry – 6.0"
363	Hackberry – 4.0"
368	Hackberry - 7.0"
378	Black Walnut – 4.0"
380	Hackberry – 8.0'
381	Red Oak – 26.0"
419	Hackberry – 5.0"
420	Hackberry – 5.0"

NO MOW FESCUE SEED MIX
Prairie Nursery Westfield, WI

COMMON NAME	PERCENT	GERMINAT
SR5100 Chewings Fescue	23.52%	85%
Sheep Fescue	23.52%	85%
Dawson Red Fescue	11.76%	85%
SR100 Hard Fescue	11.76%	85%
Scaidis Hard Fescue	11.76%	85%
Creeping Red Fescue	11.70%	85%
Annual Ryegrass	3.88%	90%

Seed Rate 5 lbs per 100 sq. ft. or 220 lbs per acre

Know what's below. Call before you dig.

SCALE 1" = 20'
0 20 40

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REVISIONS

1 - Village Submission	2024-05-06

GROUP HOME FOR FOSTER CHILDREN

Palatine, IL

Housing Opportunity Development Corporation

JOHN M. RYAN no. 157-000129 LICENSED LANDSCAPE ARCHITECT STATE OF ILLINOIS

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

Landscape Architecture
Park & Recreation Design
Municipal Consulting

www.ivesryangroup.com

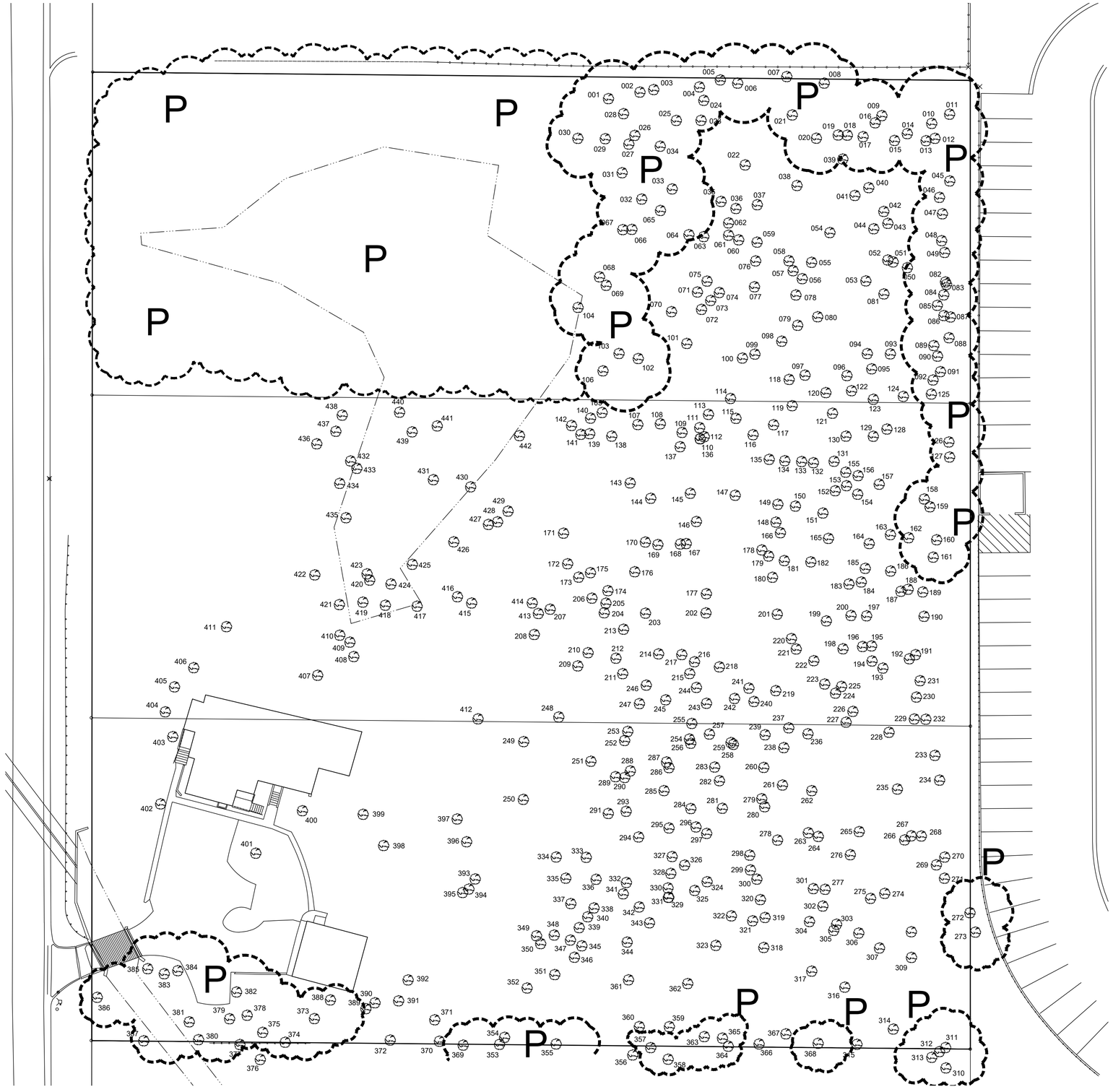
MASTER LANDSCAPE & AMENITIES PLAN

PROJECT NO.: 1823 - 9398 JOB NO.:

DATE: 2024-04-19
SCALE: 1"=20'
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET L-1

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-06 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)


P
P
P

92	092	6x4	Malus pumila	Apple	4
93	093	3x4	Malus pumila	Apple	4
94	094	4	Malus pumila	Apple	3
95	095	10	Prunus serotina	Black Cherry	3
96	096	4	Malus pumila	Apple	3
97	097	12	Prunus serotina	Black Cherry	3
98	098	7	Malus pumila	Apple	3
99	099	4	Malus pumila	Apple	5
100	100	2x7	Malus pumila	Apple	3
101	101	3x4	Malus pumila	Apple	4
102	102	6	Fraxinus pennsylvanica	Green Ash	6
103	103	13	Acer negundo	Ash-Leaf Maple	3
104	104	6	Acer negundo	Ash-Leaf Maple	3
105	105	6	Morus alba	White Mulberry	3
106	106	4x5	Malus pumila	Apple	3
107	107	4	Malus pumila	Apple	3
108	108	7	Malus pumila	Apple	3
109	109	4	Malus pumila	Apple	3
110	110	4	Malus pumila	Apple	3
111	111	2x4	Malus pumila	Apple	3
112	112	4	Malus pumila	Apple	3
113	113	2x5	Malus pumila	Apple	3
114	114	16	Prunus serotina	Black Cherry	2
115	115	4	Malus pumila	Apple	4
116	116	4	Malus pumila	Apple	4
117	117	6	Malus pumila	Apple	4
118	118	4	Malus pumila	Apple	3
119	119	5	Malus pumila	Apple	4
120	120	5	Malus pumila	Apple	3
121	121	4	Malus pumila	Apple	5
122	122	4	Malus pumila	Apple	5
123	123	3x4	Malus pumila	Apple	4
124	124	5	Malus pumila	Apple	5
125	125	16	Acer negundo	Ash-Leaf Maple	3
126	126	2x12	Acer negundo	Ash-Leaf Maple	3
127	127	20	Acer negundo	Ash-Leaf Maple	4
128	128	2x4	Malus pumila	Apple	4
129	129	4	Malus pumila	Apple	4
130	130	4	Malus pumila	Apple	3
131	131	4	Malus pumila	Apple	3
132	132	12	Malus pumila	Apple	3
133	133	5	Malus pumila	Apple	4
134	134	7	Malus pumila	Apple	3
135	135	6	Malus pumila	Apple	4
136	136	3x4	Malus pumila	Apple	4
137	137	8	Malus pumila	Apple	3
138	138	4	Morus alba	White Mulberry	3
139	139	4	Morus alba	White Mulberry	3
140	140	4	Morus alba	White Mulberry	3
141	141	4	Morus alba	White Mulberry	3
142	142	5	Morus alba	White Mulberry	3
143	143	5	Malus pumila	Apple	4
144	144	3x5	Malus pumila	Apple	3
145	145	3x6	Malus pumila	Apple	4
146	146	13	Malus pumila	Apple	3
147	147	2x5	Malus pumila	Apple	3
148	148	4	Malus pumila	Apple	4
149	149	6	Malus pumila	Apple	3
150	150	3x4	Malus pumila	Apple	4
151	151	2x4	Malus pumila	Apple	5
152	152	3x4	Malus pumila	Apple	4
153	153	5	Malus pumila	Apple	3
154	154	4	Malus pumila	Apple	3
155	155	2x5	Malus pumila	Apple	4
156	156	6	Malus pumila	Apple	3
157	157	2x5	Malus pumila	Apple	3
158	158	2x11	Ulmus pumila	Siberian Elm	3
159	159	2x13	Ulmus pumila	Siberian Elm	4
160	160	2x5	Malus pumila	Apple	4
161	161	13	Ulmus pumila	Siberian Elm	4
162	162	6	Malus pumila	Apple	3
163	163	6	Malus pumila	Apple	3
164	164	2x6	Malus pumila	Apple	3
165	165	4	Malus pumila	Apple	3
166	166	4	Malus pumila	Apple	4
167	167	4	Malus pumila	Apple	4
168	168	2x6	Malus pumila	Apple	3
169	169	3x4	Malus pumila	Apple	5
170	170	10	Morus alba	White Mulberry	3
171	171	2x4	Malus pumila	Apple	3
172	172	2x6	Malus pumila	Apple	4
173	173	5	Malus pumila	Apple	3
174	174	4	Malus pumila	Apple	3
175	175	2x5	Malus pumila	Apple	4
176	176	3x9	Malus pumila	Apple	4
177	177	4	Malus pumila	Apple	3
178	178	2x6	Malus pumila	Apple	3
179	179	2x5	Malus pumila	Apple	3
180	180	4	Malus pumila	Apple	4
181	181	2x6	Morus alba	White Mulberry	3
182	182	4	Malus pumila	Apple	4
183	183	5	Malus pumila	Apple	3
184	184	10	Malus pumila	Apple	3
185	185	2x4	Malus pumila	Apple	3
186	186	19	Malus pumila	Apple	3
187	187	2x10	Ulmus americana	American Elm	6
188	188	5	Malus pumila	Apple	4
189	189	5	Morus alba	White Mulberry	3
190	190	6	Malus pumila	Apple	3
191	191	4	Malus pumila	Apple	5
192	192	2x5	Malus pumila	Apple	3
193	193	5	Malus pumila	Apple	3
194	194	5	Malus pumila	Apple	6
195	195	6	Malus pumila	Apple	4
196	196	4	Malus pumila	Apple	4
197	197	2x4	Malus pumila	Apple	3
198	198	12	Prunus serotina	Black Cherry	3
199	199	2x5	Malus pumila	Apple	4
200	200	2x4	Malus pumila	Apple	4
201	201	12	Fraxinus pennsylvanica	Green Ash	6
202	202	2x5	Malus pumila	Apple	3
203	203	2x4	Malus pumila	Apple	3
204	204	6	Rhus hirta	Staghorn Sumac	5
205	205	6	Rhus hirta	Staghorn Sumac	5
206	206	5	Rhus hirta	Staghorn Sumac	5
207	207	6	Rhus hirta	Staghorn Sumac	5
208	208	6	Rhus hirta	Staghorn Sumac	5
209	209	5	Rhus hirta	Staghorn Sumac	6
210	210	6	Rhus hirta	Staghorn Sumac	6
211	211	6	Rhus hirta	Staghorn Sumac	5
212	212	6	Rhus hirta	Staghorn Sumac	5
213	213	4	Malus pumila	Apple	4
214	214	6	Malus pumila	Apple	3
215	215	6	Rhus hirta	Staghorn Sumac	5
216	216	5	Rhus hirta	Staghorn Sumac	5
217	217	4	Malus pumila	Apple	3
218	218	6	Malus pumila	Apple	3
219	219	8	Prunus serotina	Black Cherry	2
220	220	2x5	Malus pumila	Apple	4
221	221	2x4	Malus pumila	Apple	3
222	222	5	Malus pumila	Apple	3
223	223	4	Malus pumila	Apple	4
224	224	4	Malus pumila	Apple	5
225	225	11	Morus alba	White Mulberry	4
226	226	2x14	Morus alba	White Mulberry	4
227	227	4	Malus pumila	Apple	3
228	228	2x4	Malus pumila	Apple	3
229	229	2x4	Malus pumila	Apple	5
230	230	6	Malus pumila	Apple	3
231	231	4	Malus pumila	Apple	4
232	232	5	Malus pumila	Apple	4
233	233	5	Fraxinus pennsylvanica	Green Ash	6
234	234	22	Acer negundo	Ash-Leaf Maple	3
235	235	19	Acer negundo	Ash-Leaf Maple	4
236	236	2x4	Malus pumila	Apple	4
237	237	6	Prunus serotina	Black Cherry	3
238	238	8	Prunus serotina	Black Cherry	3
239	239	6	Prunus serotina	Black Cherry	3
240	240	2x4	Malus pumila	Apple	3
241	241	7	Prunus serotina	Black Cherry	2
242	242	2x5	Malus pumila	Apple	3
243	243	5	Malus pumila	Apple	5
244	244	5	Malus pumila	Apple	4
245	245	6	Rhus hirta	Staghorn Sumac	5
246	246	5	Rhus hirta	Staghorn Sumac	5
247	247	2x4	Rhus hirta	Staghorn Sumac	5
248	248	22	Acer negundo	Ash-Leaf Maple	3
249	249	16	Acer negundo	Ash-Leaf Maple	4
250	250	30	Acer saccharinum	Silver Maple	3
251	251	5	Rhus hirta	Staghorn Sumac	5
252	252	4	Rhus hirta	Staghorn Sumac	5
253	253	5	Rhus hirta	Staghorn Sumac	5
254	254	4	Rhus hirta	Staghorn Sumac	5
255	255	5	Malus pumila	Apple	4
256	256	6	Malus pumila	Apple	3
257	257	5	Malus pumila	Apple	3
258	258	2x6	Malus pumila	Apple	3
259	259	2x4	Malus pumila	Apple	4
260	260	2x5	Malus pumila	Apple	4
261	261	3x6	Malus pumila	Apple	3
262	262	8	Malus pumila	Apple	3
263	263	2x5	Malus pumila	Apple	3
264	264	2x6	Malus pumila	Apple	3
265	265	7	Prunus serotina	Black Cherry	3
266	266	6	Acer negundo	Ash-Leaf Maple	4
267	267	23	Morus alba	White Mulberry	4
268	268	10	Acer negundo	Ash-Leaf Maple	4
269	269	10	Acer negundo	Ash-Leaf Maple	4
270	270	5	Malus pumila	Apple	3
271	271	2x18	Acer negundo	Ash-Leaf Maple	4
272	272	4	Juglans nigra	Black Walnut	4
273	273	6	Juglans nigra	Black Walnut	3
274	274	4	Acer negundo	Ash-Leaf Maple	4
275	275	8	Acer negundo	Ash-Leaf Maple	3
276	276	6	Acer negundo	Ash-Leaf Maple	3
277	277	8	Malus pumila	Apple	4
278	278	6	Prunus serotina	Black Cherry	3
279	279	4	Malus pumila	Apple	4
280	280	7	Prunus serotina	Black Cherry	3
281	281	8	Prunus serotina	Black Cherry	3
282	282	4	Rhus hirta	Staghorn Sumac	3
283	283	4	Rhus hirta	Staghorn Sumac	5
284	284	4	Malus pumila	Apple	4
285	285	6	Malus pumila	Apple	3
286	286	5	Rhus hirta	Staghorn Sumac	5
287	287	5	Malus pumila	Apple	3
288	288	4	Rhus hirta	Staghorn Sumac	5
289	289	5	Rhus hirta	Staghorn Sumac	6
290	290	5	Rhus hirta	Staghorn Sumac	6
291	291	5	Rhus hirta	Staghorn Sumac	5
292	292	5	Rhus hirta	Staghorn Sumac	5
293	293	5	Rhus hirta	Staghorn Sumac	5
294	294	5	Rhus hirta	Staghorn Sumac	5
295	295	6	Morus alba	White Mulberry	4
296	296	6	Malus pumila	Apple	4
297	297	6	Prunus serotina	Black Cherry	3
298	298	2x4	Malus pumila	Apple	3
299	299	8	Prunus serotina	Black Cherry	3
300	300	7	Prunus serotina	Black Cherry	3
301	301	2x4	Malus pumila	Apple	3
302	302	2x6	Malus pumila	Apple	3
303	303	4x5	Malus pumila	Apple	3
304	304	3x4	Malus pumila	Apple	4
305	305	2x6	Malus pumila	Apple	4
306	306	6	Malus pumila	Apple	3
307	307	3x6	Malus pumila	Apple	3
308	308	5	Acer negundo	Ash-Leaf Maple	4
309	309	2x5	Malus pumila	Apple	3
310	310	2x16	Prunus serotina	Black Cherry	6
311	311	6	Acer negundo	Ash-Leaf Maple	5
312	312	19	Acer negundo	Ash-Leaf Maple	5
313	313	2x25	Morus alba	White Mulberry	5
314	314	17	Acer negundo	Ash-Leaf Maple	3
315	315	21	Prunus serotina	Black Cherry	6
316	316	5	Malus pumila	Apple	3
317	317	7	Acer negundo	Ash-Leaf Maple	3
318	318	4x5	Malus pumila	Apple	4
319	319	7	Malus pumila	Apple	3
320	320	5	Malus pumila	Apple	3
321	321	4x4	Malus pumila	Apple	3
322	322	2x5	Malus pumila	Apple	3
323	323	5	Acer negundo	Ash-Leaf Maple	4
324	324	6	Rhus hirta	Staghorn Sumac	5
325	325	5	Rhus hirta	Staghorn Sumac	5
326	326	4	Rhus hirta	Staghorn Sumac	5
327	327	4	Rhus hirta	Staghorn Sumac	5
328	328	4	Rhus hirta	Staghorn Sumac	5
329	329	4	Rhus hirta	Staghorn Sumac	5
330	330	4	Rhus hirta	Staghorn Sumac	5
331	331	4	Rhus hirta	Staghorn Sumac	5
332	332	4	Rhus hirta	Staghorn Sumac	5
333	333	4	Rhus hirta	Staghorn Sumac	5
334	334	4	Rhus hirta	Staghorn Sumac	5
335	335	6	Rhus hirta	Staghorn Sumac	5
336	336	5	Rhus hirta	Staghorn Sumac	5
337	337	6	Rhus hirta	Staghorn Sumac	5
338	338	5	Rhus hirta	Staghorn Sumac	5
339	339	4	Malus pumila	Apple	4
340	340	3x6	Malus pumila	Apple	3
341	341	6	Rhus hirta	Staghorn Sumac	5
342	342	5	Rhus hirta	Staghorn Sumac	5
343	343	2x4	Rhus hirta	Staghorn Sumac	5
344	344	4x5	Malus pumila	Apple	4
345	345	2x4	Malus pumila	Apple	4
346	346	12	Morus alba	White Mulberry	3
347	347	4	Malus pumila	Apple	4
348	348	7	Rhus hirta	Staghorn Sumac	5
349	349	4	Rhus hirta	Staghorn Sumac	5
350	350	5	Rhus hirta	Staghorn Sumac	5
351	351	5	Rhus hirta	Staghorn Sumac	5
352	352	6	Juniperus virginiana	Eastern Red-Cedar	3
353	353	18	Prunus serotina	Black Cherry	6
354	354	2x25	Morus alba	White Mulberry	4
355	355	2x12	Prunus serotina	Black Cherry	5
356	356	8	Prunus serotina	Black Cherry	5
357	357	6	Celtis occidentalis	Common Hackberry	3
358	358	29	Prunus serotina	Black Cherry	5
359	359	8	Acer negundo	Ash-Leaf Maple	3
360	360	5	Acer negundo	Ash-Leaf Maple	4
361	361	2x6	Malus pumila	Apple	3
362	362	9	Acer negundo	Ash-Leaf Maple	3
363	363	4	Celtis occidentalis	Common Hackberry	3
364	364	20	Prunus serotina	Black Cherry	5
365	365	14	Morus alba	White Mulberry	3
366	366	24	Acer negundo	Ash-Leaf Maple	5
367	367	20	Prunus serotina	Black Cherry	6
368	368	7	Celtis occidentalis	Common Hackberry	2
369	369	2x16	Prunus serotina	Black Cherry	3
370	370	8	Acer negundo	Ash-Leaf Maple	3
371	371	5	Acer negundo	Ash-Leaf Maple	4
372	372	18	Acer negundo	Ash-Leaf Maple	3
373	373	16	Acer negundo	Ash-Leaf Maple	4
374	374	10	Acer negundo	Ash-Leaf Maple	3
375	375	6	Morus alba	White Mulberry	3
376	376	4	Morus alba	White Mulberry	3
377	377	15	Acer negundo	Ash-Leaf Maple	3
378	378	4	Juglans nigra	Black Walnut	3
379	379	18	Acer saccharinum	Silver Maple	2
380	380	8	Celtis occidentalis	Common Hackberry	2
381	381	26	Quercus rubra	Northern Red Oak	3
382	382	19	Acer saccharinum	Silver Maple	3
383	383	11	Morus alba	White Mulberry	3
384	384	4	Acer negundo	Ash-Leaf Maple	4
385	385	10	Acer negundo	Ash-Leaf Maple	3
386	386	2x6	Acer negundo	Ash-Leaf Maple	4
387	387	23	Morus alba	White Mulberry	4
388	388	16	Acer negundo	Ash-Leaf Maple	4
389	389	26	Acer saccharinum	Silver Maple	4
390	390	6	Acer negundo	Ash-Leaf Maple	3
391	391	17	Ulmus pumila	Siberian Elm	4
392	392	26	Ulmus pumila	Siberian Elm	4
393	393	5	Rhus hirta	Staghorn Sumac	4
394	394	5	Rhus hirta	Staghorn Sumac	4
395	395	5	Rhus hirta	Staghorn Sumac	4
396	396	5	Rhus hirta	Staghorn Sumac	4
397	397	3x14	Acer saccharinum	Silver Maple	3
398	398	24	Tilia americana	American Basswood	2
399	399	9	Picea pungens	Colorado Blue Spruce	6
400	400	8	Taxus canadensis	American Yew	2
401	401	5	Picea pungens	Colorado Blue Spruce	3
402	402	12	Picea pungens	Colorado Blue Spruce	3
403	403	10	Picea pungens	Colorado Blue Spruce	4
404	404	15	Acer negundo	Ash-Leaf Maple	3
405	405	12	Picea pungens	Colorado Blue Spruce	3
406	406	9	Picea pungens	Colorado Blue Spruce	4
407	407	7	Morus alba	White Mulberry	3
408	408	11	Acer saccharinum	Silver Maple	4
409	409	37	Fraxinus pennsylvanica	Green Ash	6
410	410	2x8	Acer negundo	Ash-Leaf Maple	3
411	411	42	Acer saccharinum	Silver Maple	3
412	412	28	Acer negundo	Ash-Leaf Maple	5
413	413	4	Rhus hirta	Staghorn Sumac	5
414	414	6	Rhus hirta	Staghorn Sumac	5
415	415	3x6	Acer negundo	Ash-Leaf Maple	5
416	416	2x18	Morus alba	White Mulberry	3
417	417	3x6	Fraxinus pennsylvanica	Green Ash	6
418	418	7	Acer negundo	Ash-Leaf Maple	4
419	419	5	Celtis occidentalis	Common Hackberry	3
420	420	5	Celtis occidentalis	Common Hackberry	3
421	421	2x6	Acer negundo	Ash-Leaf Maple	4
422	422	6	Acer negundo	Ash-Leaf Maple	4
423	423	2x9	Acer saccharinum	Silver Maple	3
424	424	2x8	Acer negundo	Ash-Leaf Maple	4
425	425	7	Acer negundo	Ash-Leaf Maple	3
426	426	8	Acer negundo	Ash-Leaf Maple	3
427	427	6	Acer negundo	Ash-Leaf Maple	4
428	428	12	Acer negundo	Ash-Leaf Maple	4
429	429	2x6	Acer negundo	Ash-Leaf Maple	3
430	430	27	Acer saccharinum	Silver Maple	3
431	431	18	Ulmus americana	American Elm	6
432	432	10	Acer negundo	Ash-Leaf Maple	3
433	433	16	Morus alba	White Mulberry	5
434	434	10	Morus alba	White Mulberry	4
435	435	8	Morus alba	White Mulberry	5
436	436	14	Morus alba	White Mulberry	4
437	437	6	Acer negundo	Ash-Leaf Maple	4
438	438	10	Acer negundo	Ash-Leaf Maple	3
439	439	4	Morus alba	White Mulberry	3
440	440	6	Acer negundo	Ash-Leaf Maple	3
441	441	10	Acer negundo	Ash-Leaf Maple	3
442	442	11	Acer saccharinum	Silver Maple	3
443	443	2x4	Acer negundo	Ash-Leaf Maple	5

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REVISIONS

1 - Village Submission 2024-05-06

GROUP HOME FOR FOSTER CHILDREN

Palatine, IL

Housing Opportunity Development Corporation

STATE OF ILLINOIS
JOHN M. RYAN
no. 157-000129
LANDSCAPE ARCHITECT

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

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Municipal Consulting

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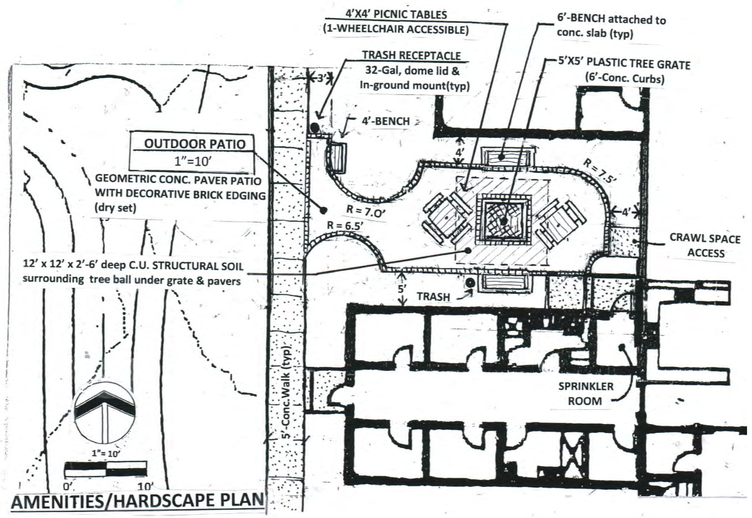
TREE SURVEY DATA

PROJECT NO.: JOB NO.:
1823 - 9398

DATE: 2024-04-19
SCALE: 1"=20'
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET L-3

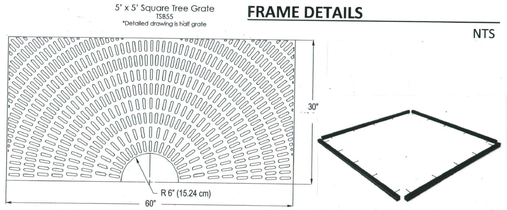
Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



AMENITIES/HARDSCAPE PLAN

RECYCLED PLASTIC TREE GRATE & FRAME DETAILS

NTS



5' Square PolyGrate™ Tree Grate

The 5-foot Square is an excellent solution for larger trees that require additional space near the planting surface. The center opening can be easily expanded with a standard saw to accommodate for larger tree trunk diameters.

Provide safe and easy passage to pedestrians with our all-plastic tree grate made from post-consumer recycled plastic. At only 58-pounds, the 5-foot Square is a lightweight option that can ship via UPS or FedEx, is easy to install, and will cost less than a third of comparable iron tree grates. Featuring a radial design with openings less than ½" W x 2 ¼" L, this tree grate will meet ADA compliance while maintaining a beautiful appearance for years to come.

- 60" L x 60" W x 2" H
- 12" diameter tree opening

5' PolyGrate™ Frame

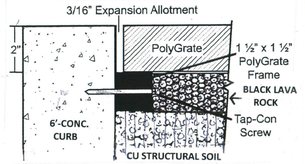
$82.24

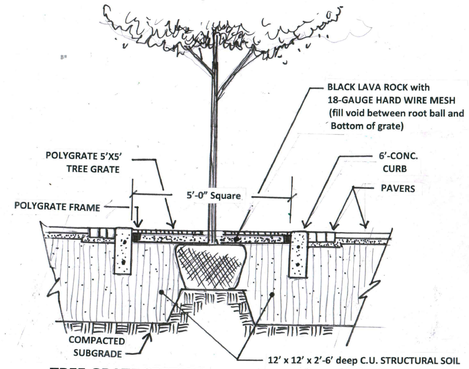
The 5-foot PolyGrate Frame is for use with the 5-foot Square [TSB55] tree grate. It's the ideal solution for installations without an existing concrete ledge for the tree grate to rest on.

- Includes: (4) 54" L pre-drilled support bars, (20) Tap-Con screws
- Quick solution for retrofit installations
- Lightweight, all-plastic material
- Tree Grate Compatibility: TSB55 [https://polygrate.com/product/5-square-tree-grate/]

PolyGrate
RECYCLED PLASTIC TREE GRATES

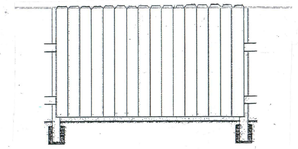
INSTALLATION WITH POLYGRATE FRAME (3.3A2)





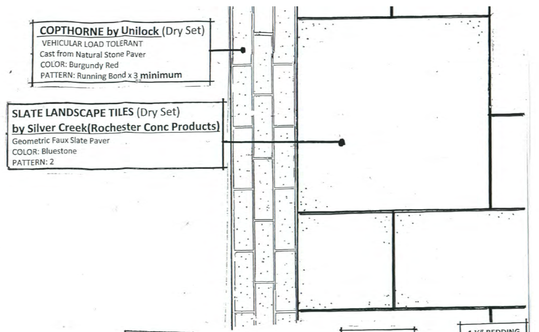
TREE GRATE SECTION

1/2 "= 1'-0"

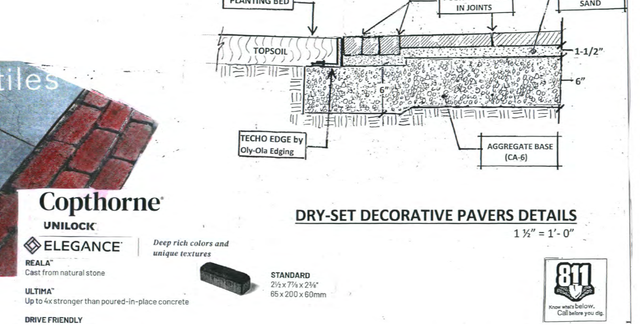


Dog Ear Solid Board

6'- SOLID WOOD PRIVACY FENCING







DRY-SET DECORATIVE PAVERS DETAILS

1 ½" = 1'- 0"

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

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REVISIONS

1 - Village Submission	2024-05-06

GROUP HOME FOR FOSTER CHILDREN

Palatine, IL

Housing Opportunity Development Corporation

STATE OF ILLINOIS — JOHN M. RYAN — no. 157-000129 — REGISTERED LANDSCAPE ARCHITECT

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

Landscape Architecture
Park & Recreation Design
Municipal Consulting

www.ivesryangroup.com

PATIO DETAILS & NOTES

PROJECT NO.: JOB NO.: 1823 - 9398

DATE: 2024-04-19
SCALE:
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET L-4

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

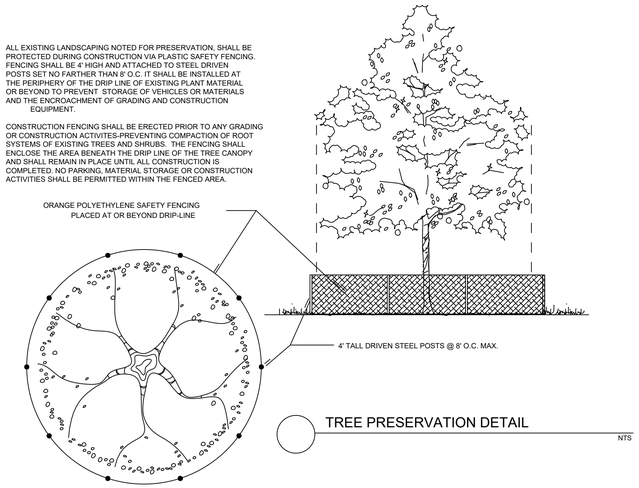
Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

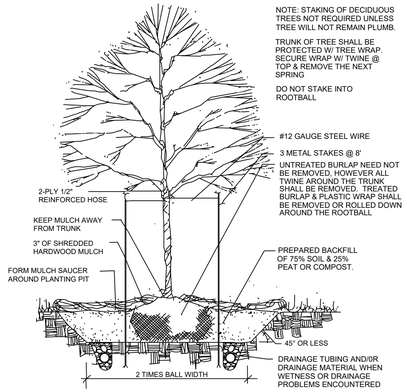
All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.



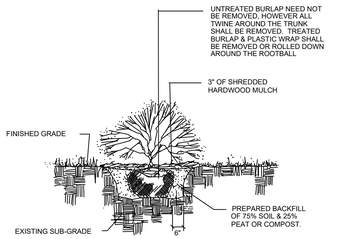
TREE PRESERVATION DETAIL

NTS



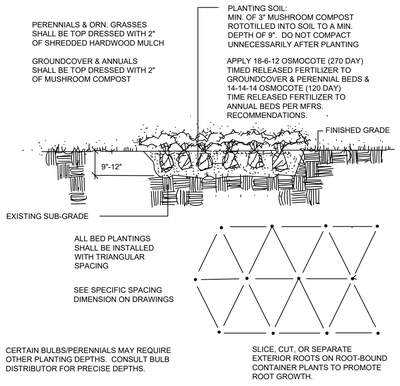
DECIDUOUS TREE

NTS



SHRUBS

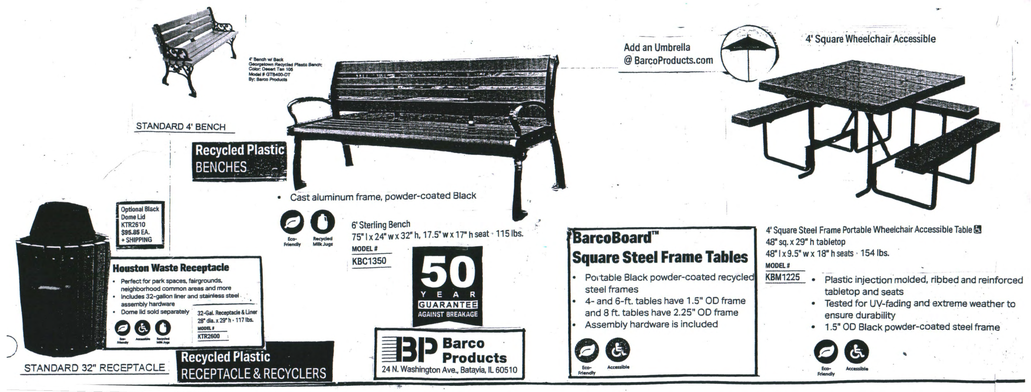
NTS



BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)

NTS



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REVISIONS

1 - Village Submission	2024-05-06

GROUP HOME FOR FOSTER CHILDREN

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Housing Opportunity Development Corporation

JOHN M. RYAN
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DETAILS, SITE FURNISHINGS & NOTES

PROJECT NO.: 1823 - 9398
JOB NO.: 9398

DATE: 2024-04-19
SCALE:
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET L-5

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE
The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE
Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS
Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL
Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:
A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.9 MULCH
Mulch shall consist of the following:

A. MUSHROOM COMPOST
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general mulching)
Shredded hardwood bark shall consist of finely shredded hardwood bark, free of sticks and leaves.

2.10 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.11 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.12 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor form the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease on May 31	
2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31	
2) Evergreen Tree planting to cease Oct. 15	
3) Perennial & Ornamental Grass planting to cease Oct. 15	

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE
Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below.
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:
1. PRIOR TO SEEDING AND/OR SODDING 10-0-20
Nitrogen..... 10%
Phosphorous..... 0%
Potash..... 20%

2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen..... 26%
Phosphorous..... 0%
Potash..... 4%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.terials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT	TYPE OF GRASS
1. CONVENTIONAL TURF GRASS MIX (if specified)	
60%	KENTUCKY BLUEGRASS (blend of 3 cultivars)
30%	PERENNIAL RYEGRASS (blend of 2 cultivars)
10%	CREEPING RED FESCUE
(Apply at 7 lbs./1,000 S.F. for mechanical seeding)	
2. SALT TOLERANT MIX (if specified)	
40%	'FULTS' ALKALI GRASS (PUCCINELLIA DISTANS)
30%	CREEPING RED FESCUE
20%	KENTUCKY BLUEGRASS
10%	PERENNIAL RYEGRASS
(Apply at 5 lbs./1,000 S.F. for mechanical seeding)	

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

1. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Cocnut Blanket (North American Green)
b. AEC Premier Straw/Cocnut Blanket (American Excelsior Company)
c. or equivalent

2.5 HYDROMULCH (if specified)
SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

2.6 SOD (if specified)
Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, 'Fults' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

2. The Contractor shall water all newly installed **sod** immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

2. The Contractor shall mow all **sodded** areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

2. **Sodded** area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

"No-Mow" Maintenance Program

Mowing

"No-Mow" lawns may require occasional mowing during the first two (2) years of establishment to control weeds, especially with lawns that are seeded in spring. Most annual weeds can be controlled by mowing at a heightof four inches (4") in the first growing season. If biennial weeds such as sweet clover, Queen Anne's Lace, burdock, etc. are a problem in the second year, they should be mowed at four inches (4") just as they begin to flower, usually around mid June. This carefully timed mowing will kill most biennials. A few may survive the mowing, and should be mowed at four inches (4") a second time when they re-bloom later in the season.

Once the "No-Mow" lawn is established there are four (4) basic mowing options "

- No mowing at all
- One late spring mowing, usually in early June when the seedheads appear
- Fall mowing with a mulching mower, especially in wooded areas to chop up fallen leaves
- Regular mowing, usually monthly, to maintain a more "cropped" appearance

No Mowing: This will result in a turf whose leaves grow to about six inches (6") in height that will drape over one another to create a low -growing meadow effect. Seedheads about two feet (2') tall will appear in early to mid June, creating a nice meadow effect. The seedheads will typically fall to the ground by late summer, and the lawn will revert to its normal height of about five to six inches.

Late Spring Mowing: Mowing the "No-Mow' lawn once a year in June when the seedheads appear at a height of four (4) to five (5) inches to remove the seedheads and the turf will re -grow to its normal height.

Fall Mowing: This as a good option for seedlings under or in open woodlands. The fescue grasses usually will not form seadhead s when growing in shade, so June mowing is not required to maintain a normal height. However, leaves from deciduous trees must either be raked up and removed, or chopped up with a mulching mower in order to prevent smothering of the turf over winter.

Regular Mowing: For a traditional manicured lawn look, regular mowing can be done every three (3) to four (4) weeks, or when the grass reaches a height of six inches (6"). Most fine fescues do not tolerate close mowing, and should be mowed no lower than 3.5 inches. Never remove more than one third of the total leaf material, or the turf will be damaged. Always cut grass with a sharp mower blade to minimize tearing of the leaves which will cause additional stress to the grass plant.

De-Thatching

Fine fescues tend to develop a thatch layer near the soil surface over time. Thatch is composed of dead grass that does not decompose. It can smother the growth of new grass shoots, reducing the density of the lawn and creating dead spots. The thatch layer also tends to retain moisture at the ground level, which can encourage the growth of fungal diseases. Thatch development is encouraged by high levels of soil Nitrogen, and is more common in rich soils and lawns that are regularly fertilized. If thatch builds up to a point where dead grass is visible and grass begins to thin out, the lawn should be de-thatched.

De-thatching can be accomplished using a mechanical de-thatcher or power rack, or by hand using a de-thatching rake. Set mechanical de-thatchers to a depth where they lift the tha tch without digging up the soil. If the thatch is particularly thick, the de-thatcher will need to be set deeper, and some soil disturbance will likely occur. The thatch should be racked out of the lawn and removed. If open soil is visible following de-thatching, the affected areas should then be over-seeded with "No-Mow" lawn mix.

Timing of de-thatching is very important. Cool season fescue lawns should be de-thatched in mid-spring after the grass has greened up and begun active growth. De-thatching in early spring before the lawn begins to grow tends to encourage weeds.

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REVISIONS

1 - Village Submission	2024-05-06

GROUP HOME FOR FOSTER CHILDREN

Palatine, IL

Housing Opportunity Development Corporation

STATE OF ILLINOIS
JOHN M. RYAN
no. 157-000129
LICENSED LANDSCAPE ARCHITECT

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

Landscape Architecture
Park & Recreation Design
Municipal Consulting

www.ivesryangroup.com

LANDSCAPE SPECIFICATIONS

PROJECT NO.: JOB NO.: 1823 - 9398

DATE: 2024-04-19
SCALE:
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET L-6

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

PROPERTY LINE

SL-1

SL-2

IL 53 (HICKS ROAD)

(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	CATALOG NO. & NOTES
SL-1	LITHONIA LIGHTING, D-SERIES SIZE 0 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P2, 45W, TYPE FORWARD THROW MEDIUM DISTRIBUTION WITH HOUSESIDE SHIELD	4	0.90	4000K	25'-0" POLE, 4" EXPOSED FOUNDATION, 6" CURB, 25'-10" MOUNTING HEIGHT	1 FIXTURE	DSX0-LED-P2-40K-70CRI-TFTM-MVOLT-HS SSS-25-4G-DM19AS-DBLXD
SL-2	LITHONIA LIGHTING, D-SERIES SIZE 0 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P2, 45W, TYPE FORWARD THROW MEDIUM DISTRIBUTION WITH HOUSESIDE SHIELD	1	0.90	4000K	25'-0" POLE, 4" EXPOSED FOUNDATION, 6" CURB, 25'-10" MOUNTING HEIGHT	2 FIXTURE @ 180 DEG.	DSX0-LED-P2-40K-70CRI-TFTM-MVOLT-HS SSS-25-4G-DM28AS-DBLXD

CALCULATED LIGHTING LEVELS (FOOT CANDLES)

	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
RESIDENTIAL PARKING LOT AREA	0.70	1.1	0.2	3.50	5.50



D-Series Size 0
LED Area Luminaire

d*series

Catalog number

Notes

Type

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by the color background.

Specifications

EPA: 0.44 ft² (0.04 m²)

Length: 26.18" (66.5 cm)

Width: 14.06" (35.7 cm)

Height H1: 2.26" (5.7 cm)

Height H2: 7.46" (18.9 cm)

Weight: 23 lbs (10.4 kg)

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[1]	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T4LG Type IV low glare[3] T4M Type IV medium T4VLG Type IV very low glare[3] T5FTM Type V forward throw medium T5M Type V medium T5LG Type V low glare[3] T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4,5] XVOLT (277V-480V)[5] 120 [6,7] 208 [6,7] 240 [6,7] 277 [6,7] 347 [6,7] 480 [6,7]	**Shipped included** SPA Square pole mounting (4ft drilling, 3.5" min. SQ pole) RPA Round pole mounting (4ft drilling, 3" min. RND pole) SPA5 Square pole mounting (4ft drilling, 5" min. SQ pole)[7] RPA5 Round pole mounting (4ft drilling, 5" min. RND pole)[7] SPA8B Square narrow pole mounting (4ft drilling, 3" min. SQ pole) WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 5fc.[9,10,11] PIR High/low, motion/ambient sensor, 8-40 mounting height, ambient sensor enabled at 5fc.[9,10] PER NEMA twist-lock receptacle only (control ordered separately)[12] PERS Five-pin receptacle only (control ordered separately)[12,13]	PE87 Seven-pin receptacle only (control ordered separately)[12,13] FAO Field adjustable output[14,15] BL30 Bi-level switched dimming, 30%[14,15] BL50 Bi-level switched dimming, 50%[14,15] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[15]	**Shipped included** BU Bausman shield (black finish standard)[16] L90 Left rotated optics[17] R90 Right rotated optics[17] CCE Coastal Construction[18] HA 50°C ambient operation[19] BAA Buy America(n) Act Compliant SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Lithonia Lighting

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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COMMERCIAL OUTDOOR

DSX0-LED Rev. 03/26/24 Page 1 of 9

SPRUCE DR

SSS Square Straight Steel Poles

ORDERING INFORMATION — Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDBXD

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness[1]	Mounting[2]	Options	Finish
SSS	10'-39' (for 12 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" Sq (0.120") 4G 4" Sq (0.179") 5C 5" Sq (0.120") 5G 5" Sq (0.179") 6G 6" Sq (0.179") (See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSC/KSE/KVH/KVHF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28.1PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/VSX/POWERR2[4]/KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	**Shipped installed** VD Vibration damper[5] HAnyy Horizontal arm bracket (1 fixture)[6,7] FBEyy Fixture to wire entry electrical[7,8] CPL12yy 1/2" coupling[7] CPL34yy 3/4" coupling[7] CPL1yy 1" coupling[7] NPL12yy 1/2" threaded nipple[7] NPL34yy 3/4" threaded nipple[7] NPL1yy 1" threaded nipple[7] EHHyy Extra handhole[9,10] STLHHC Steel handhole cover (standard is plastic, finish is smooth)[9] FBCSTL2PC 2 Piece steel base cover (standard is plastic)[9] IC Interior coating[10] LJAB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (includes NEC compliant cover) BAA Buy America(n) Act Compliant[11] VHA(original order) Match pole to prior order or project[12] **Other finishes** GALV Galvanized finish Architectural colors and special finishes[13] [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP35 5 year warranty extension RALF#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"	**Super durable paint colors** DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

NOTES:
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7 Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
2. PT opens top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. For 3 and 4 poles, YOS cannot be installed if provisions (EHH, FBC, NPL, CPL) are located higher than 2/3 of the pole's total height.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 39 = 1 and 2ft! 39 = 39-3
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 0° 3" centered from C = CPL12-3C
6. Horizontal arm is 36" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arms at the same height, specify with HAxyy.
   Example: HA2360.
7. FBC does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Combination of tenon-top and drill-mount includes extra handhole. EHH includes cover.
9. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
10. Provides enhanced corrosion resistance. N/A with GALV.
11. Not applicable to accessories or replacement parts.
12. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VHA is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
    Example: VHD10-36784
13. Must be quoted through NZD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: *Order as separate catalog number.*

PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

LITHONIA LIGHTING — POLE-SSS

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

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NOTES:

1. THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.
2. PAVEMENT CALCULATION AREAS ARE TAKEN WITHIN THE LIMITS OF PAVEMENT AREAS IDENTIFIED ON THIS PLAN.
3. THE PHOTOMETRIC PLAN WAS PREPARED CONSIDERING THE FIXTURES IN THE SCHEDULE ON THIS SHEET.

GRAPHIC SCALE

20 10 0 20

1" = 20'

NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: AM
DRAWN BY: AM

ILLINOIS

PHOTOMETRIC PLAN

1855 N. HICKS ROAD

PALATINE

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX 1.0

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

STORMWATER MANAGEMENT REPORT

PROJECT SITE:

1855 N. HICKS ROAD - PALATINE
THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

PREPARED FOR:

SHELTER, INC.
1616 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004

PREPARED BY:

V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, ILLINOIS 60517
630.724.9200

MARCH 28, 2024
REVISED JUNE 12, 2024

V3 Companies Project No. 230953.1

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

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Village of Palatine, Cook County, Illinois

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- USGS Hydrologic Map
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- FEMA Flood Insurance Rate Map
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- Adjusted Composite Runoff Curve Number (CN_{adj}) Calculation
- Nomograph Bulletin 75 Detention Storage Calculation
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- Storm Sewer Calculations

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- Compensatory Storage Calculations
- Compensatory Storage Exhibits

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

Section 1

Stormwater Management Narrative

1855 N. Hicks Road - Palatine
Palatine, Cook County, Illinois
Prepared by: V3 Companies, Ltd.

Introduction

The proposed 1855 N. Hicks Road development is located along N. Hicks Road in the Village of Palatine. The existing site has a total property area of 2.92+/- acres. The site currently developed with a single family home that will be demolished as part of the proposed redevelopment. The site is bound to the by an existing church to the north, single family residential to the south, multi-family residential to the east, and N. Hicks Road with Forest Preserve District of Cook County land to the west. The site Location and Aerial exhibits are included in Section 2. The proposed development will consist of a new group home building, parking lot, utilities, and stormwater management facilities.

Existing Conditions

The existing property is generally sloped from east to west and is ultimately tributary to the existing creek located at the southwest corner of the property. An isolated wetland measuring 0.28 acres was delineated at the northwest corner of the site. The wetland was confirmed to be isolated by the US Army Corps of Engineers based on the Jurisdictional Determination Dated March 13, 2024. Stormwater runoff from the onsite wetland currently discharges to the existing creek. As part of the proposed development, 0.08 acres of the existing wetland will be impacted. Impacts to the existing isolated wetland are to be reviewed and approved by the Metropolitan Water Reclamation District (MWRD).

According to the effective FEMA Flood Insurance Rate Map the project site contains a Zone AE Special Flood Hazard Area associated with the back water from Buffalo Creek Tributary A. The site Base Flood Elevation (BFE) is 739.70. This property also contains regulatory floodway at the southwest corner.

The soils on the project site are predominantly silt loam per the Soil Survey of Cook County. The map in Section 2 was prepared based on an NRCS Soil Survey Map of Cook County.

Proposed Conditions

The proposed project will include the construction of a group housing building with parking and a play area to the southeast of the building. The project will also include the development of a detention basin and compensatory storage area at the southern end of the property. The project will also include new underground utilities to service the proposed development to meet the stormwater management requirements of the MWRD Watershed Management Ordinance and Village requirements.

The proposed development will fill a portion of the existing the floodplain volume on the site, and compensatory storage volume is being provided at the southwest corner of the property at a 1:1.1 ratio as required by MWRD. Section 4 includes compensatory storage calculations and cross section exhibits demonstrating the appropriate compensatory storage has been provided.

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

Compensatory Storage Summary:

Increment	Floodplain Fill		Req'd Comp. Storage	Provided Comp. Storage	Excess Compensatory Storage
0-10	0.024 Acre-feet	× 1.0 =	0.024 Acre-feet	0.059 Acre-feet	0.035 Acre-feet
10-100	0.077 Acre-feet	× 1.0 =	0.077 Acre-feet	0.085 Acre-feet	0.008 Acre-feet
TOTAL =	0.101 Acre-feet	× 1.1 =	0.111 Acre-feet	0.144 Acre-feet	0.033 Acre-feet

The existing 0.20 acres of existing wetland that will not be impacted by the proposed development will be preserved and maintained.

Proposed Stormwater Management

Due to the size of the redevelopment, site runoff, stormwater detention, and volume control requirements must be met as specified in the WMO. The solution for providing both detention and volume control is the development of a new naturalized detention basin to the south of the property.

Runoff

The proposed development is located in the Upper Salt Creek Watershed which requires a maximum allowable release rate of 0.20 cfs/acre per the MWRD Watershed Management Ordinance. Table 1 below summarizes the allowable release for the 100-year, 24-hour storm event.

Table 1: Proposed Site Flowrates & Design Runoff Rate

Total Allowable (0.20 cfs/acre)	0.20 cfs/acre x 2.09 acres = 0.42 cfs

Detention

The detention system has been designed to the net allowable restricted flow listed in the table above for the 100-year, 24-hour storm event. Since volume control is below the invert of the overall detention system, a reduced CN value has been used for the detention calculations. Site runoff is captured in inlets throughout the site and is tributary to the detention system. Downspouts from the proposed building are to discharge at grade, and the flow will be routed to the detention basin before discharging offsite. The outlet structure for the detention system contains a steel plate restrictor with an orifice sized to release the net allowable rate at the design high water line. However, due the adjacent floodplain, the basin volume was sized assuming a tailwater condition based on the BFE associated with the adjacent creek. The outlet control structure will contain a backflow preventer, and will discharge directly to the existing creek.

The emergency overflow for the detention system are overland flow routes located throughout the property. The overland stormwater overflow is routed to the basin where it then flows to the adjacent creek which is consistent with the existing condition. In Table 2 below the information regarding the

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

overall detention system is provided. The calculations for these proposed conditions can be found in Section 3.

Table 2: Proposed Detention System Volumes, Restrictor Sizing, & Release Rate

Detention Volume		***Restrictor Size***	***Design Release Rate***
Required	*Provided*	*Plate Restrictor w/ Orifice*	*100-year Peak*
0.859 ac-ft	0.90 ac-ft	2.79 in	0.42 cfs

Volume Control

In order to meet the volume control requirement per the WMO, the detention basin has been designed to retain stormwater below the gravity outfall of the basin. 4" of water will be retained at the bottom of the basin which will provide 0.068 ac-ft of volume control. For this development, the required volume control storage volume is 0.058 ac-ft. The basin will contain underdrains and native vegetation to allow the stormwater to infiltrate into the native soils below.

Storm Sewer & Overflow Design

The proposed onsite storm sewer system has been designed to convey runoff from storms up to and including the 10-year event in accordance with the MWRD Watershed Management Ordinance. Inlet spacing, minimum pipe cover, ponding depths, and overland flood routing are in accordance with MWRD requirements. Storm sewer calculations and exhibits can be found in Section 3.

Overland overflow routes have been provided throughout the site to allow stormwater to flow from the site to the detention basin for storm events which exceed the design requirements of the storm sewer system.

Erosion and Sedimentation Control

The Final Engineering Plans include the necessary erosion control measures to effectively manage erosion and sediment on the project site during construction. A Stormwater Pollution Prevention Plan will be provided under separate cover consistent with the IEPA NPDES requirements for ILR10 permitting.

Conclusion

It is our opinion that the proposed stormwater management design conforms to the requirements of Watershed Management Ordinance and that the proposed improvements do not negatively impact the downstream properties or increase stormwater discharges from the site as compared to the existing conditions.

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

Section 2



7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Visio, Vertere, Virtute...
"The Vision To Transform with Excellence"

PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	09/05/2023
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	ESRI World Street Map
TITLE:	**PROJECT LOCATION**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	1

J:\2023\230953\NRP\FIG1\ag230953.mxd

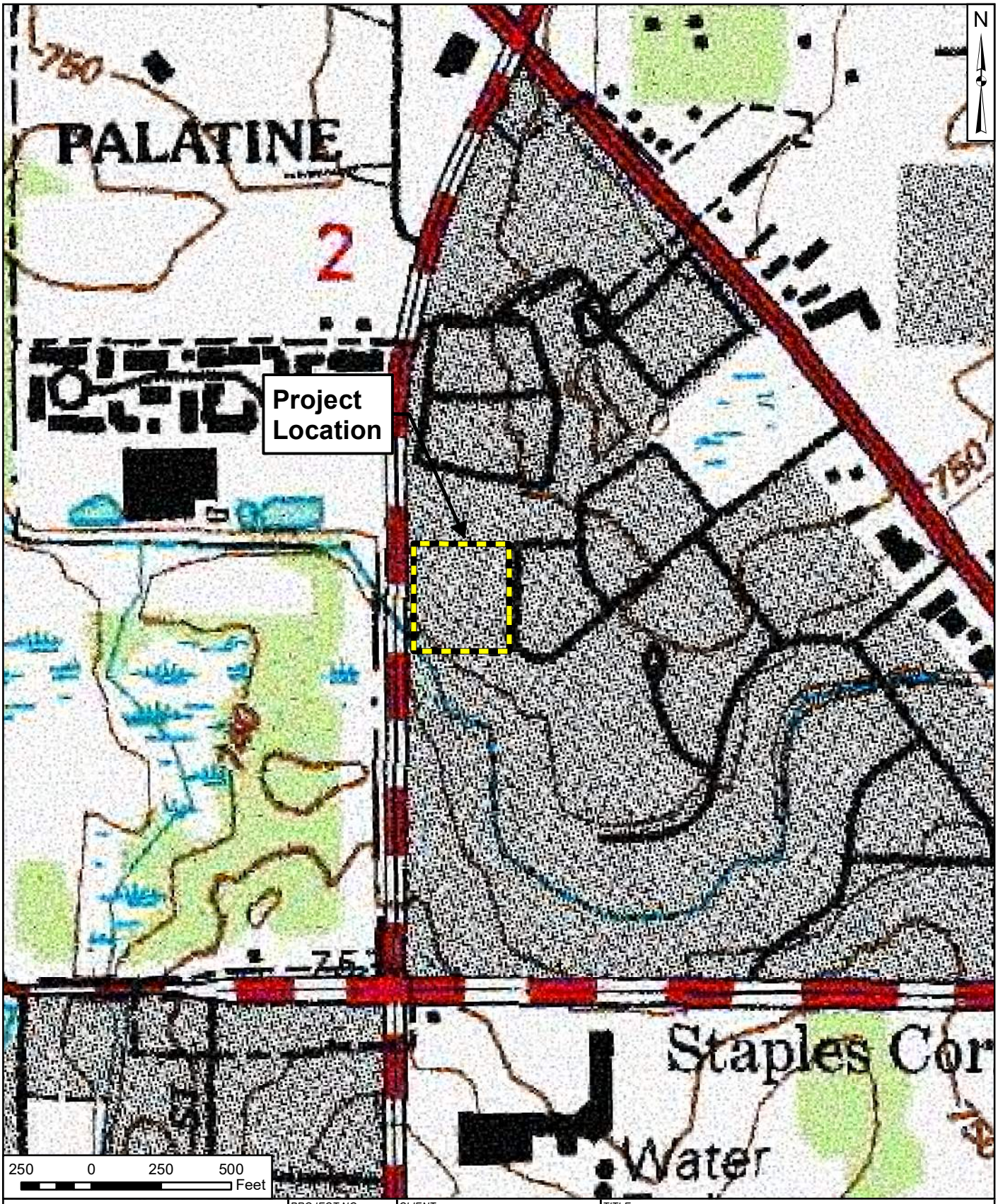
Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 230953 CREATED BY: AMM	CLIENT: Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082	TITLE: **AERIAL MAP**
	DATE: 09/05/2023	BASE LAYER: Cook County Aerial Imagery 2021	SITE: 1855 N. Hicks Road Palatine, Cook County, Illinois FIGURE: 2
Visio, Vertere, Virtute... *"The Vision To Transform with Excellence"*	SCALE: See Scale Bar		

J:\2023\230953\NBD\FIG1\fig230953.mxd

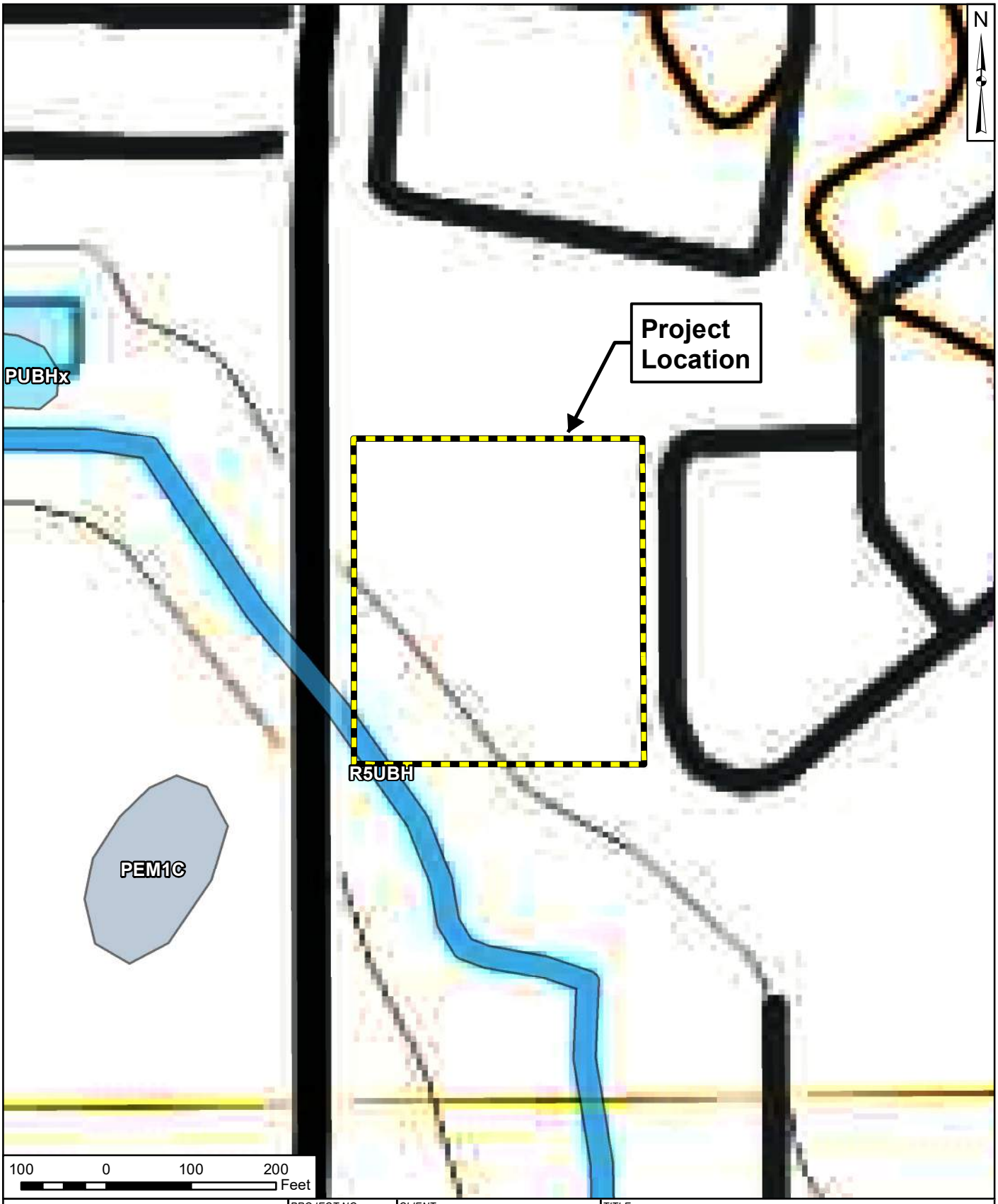
Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 230953 CREATED BY: AMM	CLIENT: Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082	TITLE: **USGS TOPOGRAPHIC MAP**
	DATE: 02/13/2024	BASE LAYER: USGS Topographic Map Lake Zurich Quadrangle (2021)	SITE: 1855 N. Hicks Road Palatine, Cook County, Illinois FIGURE: 3
Visio, Vertere, Virtute... *"The Vision To Transform with Excellence"*	SCALE: See Scale Bar		

J:\2023\230953\LD\2024-02-13\FIG3topo230953.mxd

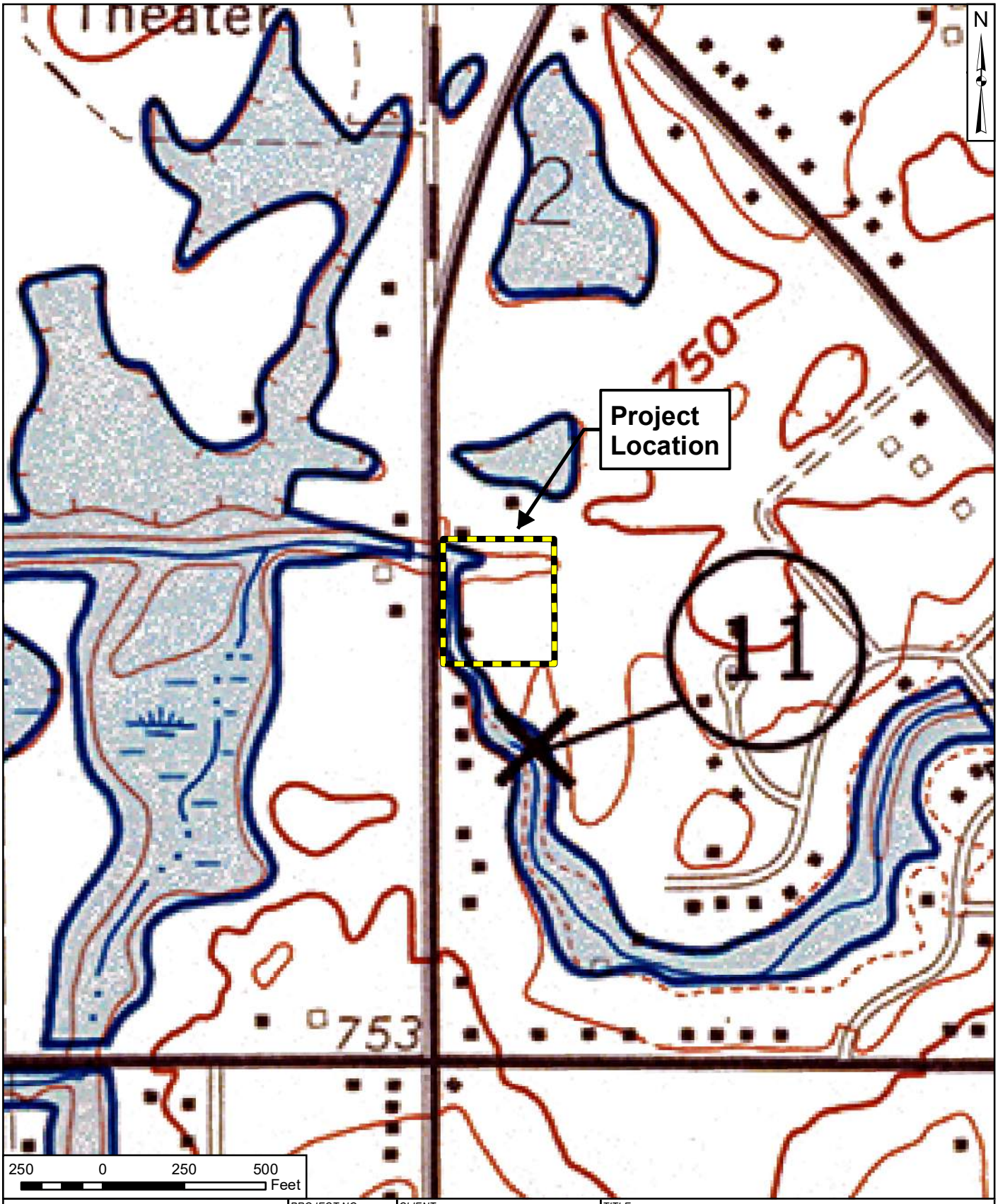
Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 230953	CLIENT: Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082	TITLE: **NATIONAL WETLANDS INVENTORY (NWI)**	
	CREATED BY: AMM			
	DATE: 02/13/2024	BASE LAYER: USGS Topographic Map Lake Zurich Quadrangle (2021)	SITE: 1855 N. Hicks Road Palatine, Cook County, Illinois	FIGURE: 4
Visio, Vertere, Virtute... *"The Vision To Transform with Excellence"*	SCALE: See Scale Bar			

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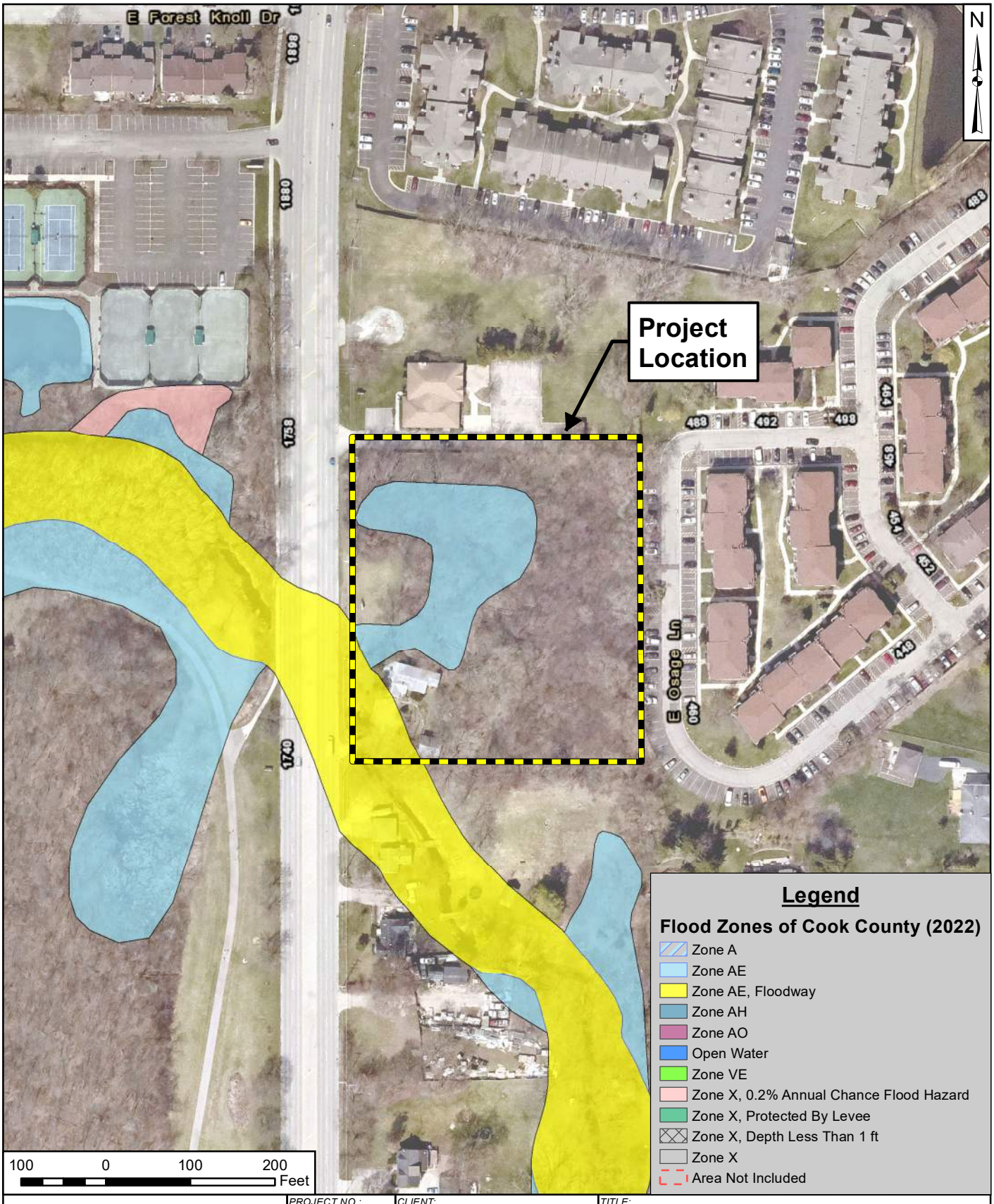
Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 230953 CREATED BY: AMM	CLIENT: Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082	TITLE: **USGS HYDROLOGIC ATLAS**	
	DATE: 02/13/2024	BASE LAYER: USGS Hydrologic Atlas Lake Zurich Quadrangle (1965)	SITE: 1855 N. Hicks Road Palatine, Cook County, Illinois	FIGURE: 5
Visio, Vertere, Virtute... *"The Vision To Transform with Excellence"*	SCALE: See Scale Bar			

J:\2023\230953\LD\2024-02-13\FIG5hydro230953.mxd

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



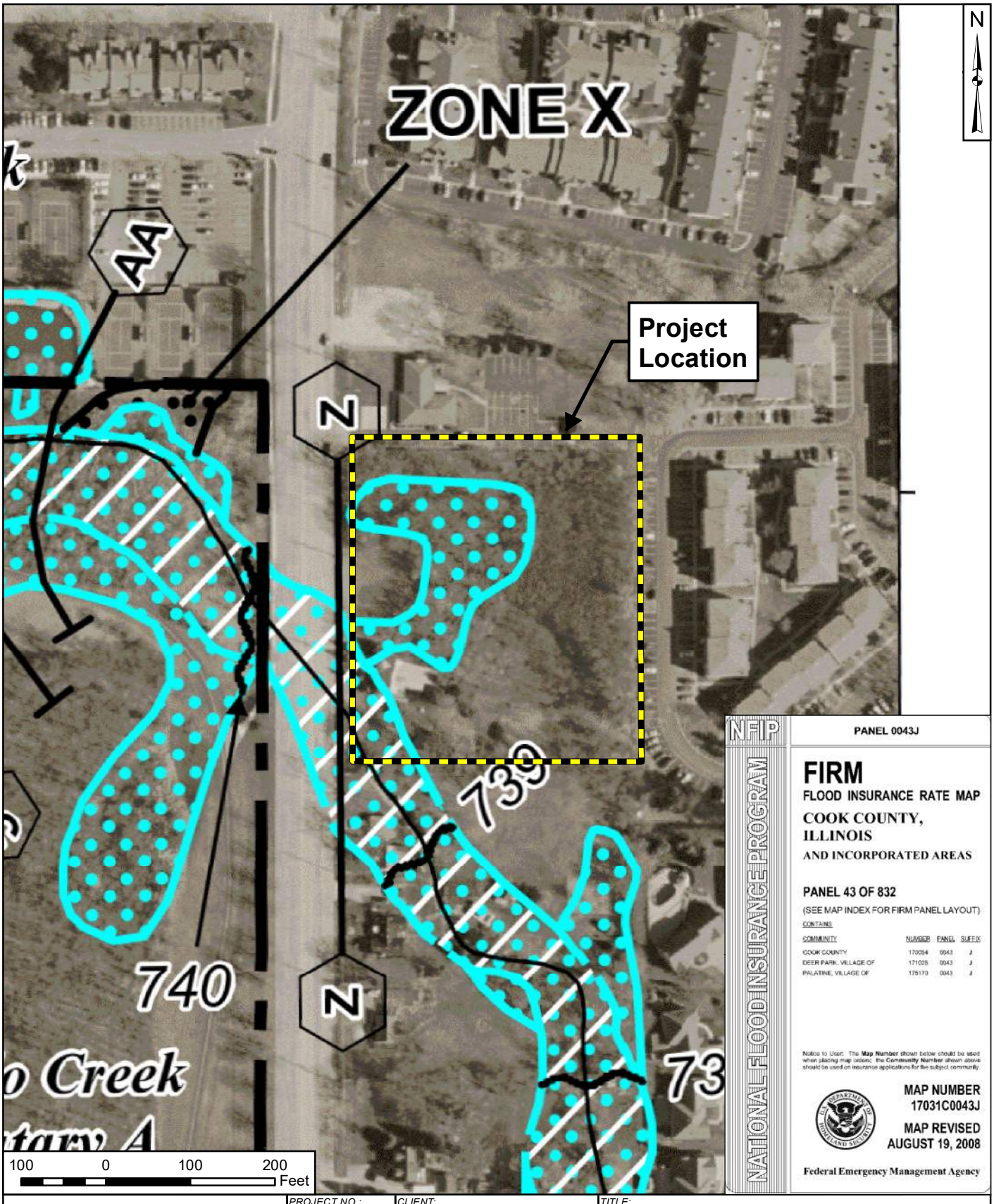
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630.724.9200 phone
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Visio, Vertere, Virtute...
"The Vision To Transform with Excellence"

PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	09/05/2023
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	Cook County Aerial Imagery (2022)
TITLE:	**FLOOD ZONES OF COOK COUNTY, ILLINOIS (2022)**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	6

J:\2023\230953\NP\FIGS.fh\230953.mxd

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



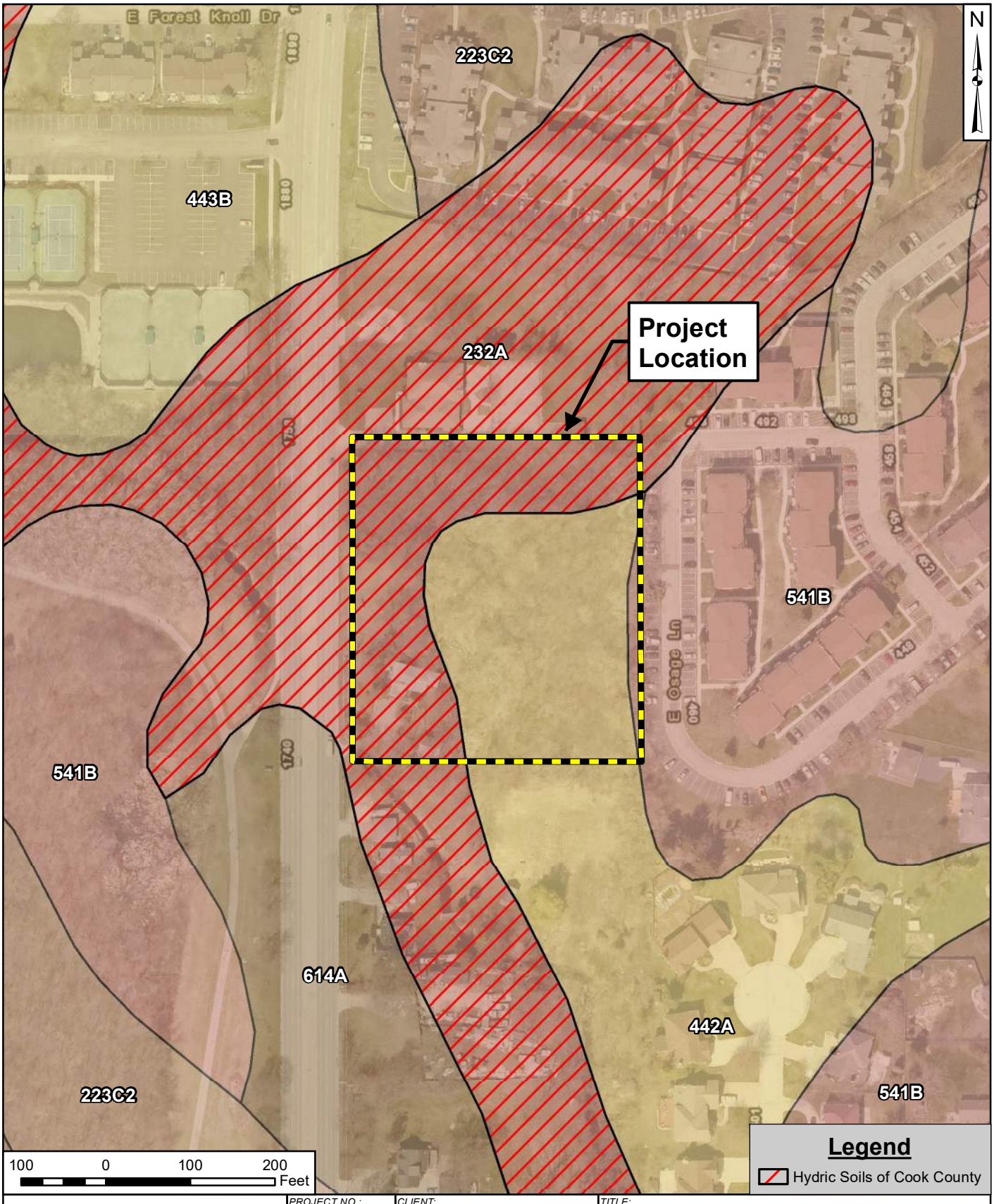
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PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	02/13/2024
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	FEMA FIRM Panel 17031C0043J Effective 08/19/2008
TITLE:	**FEMA FLOOD INSURANCE RATE MAP (FIRM)**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	7

J:\2023\230953\LD\2024-02-13\FIG7firm230953.mxd

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



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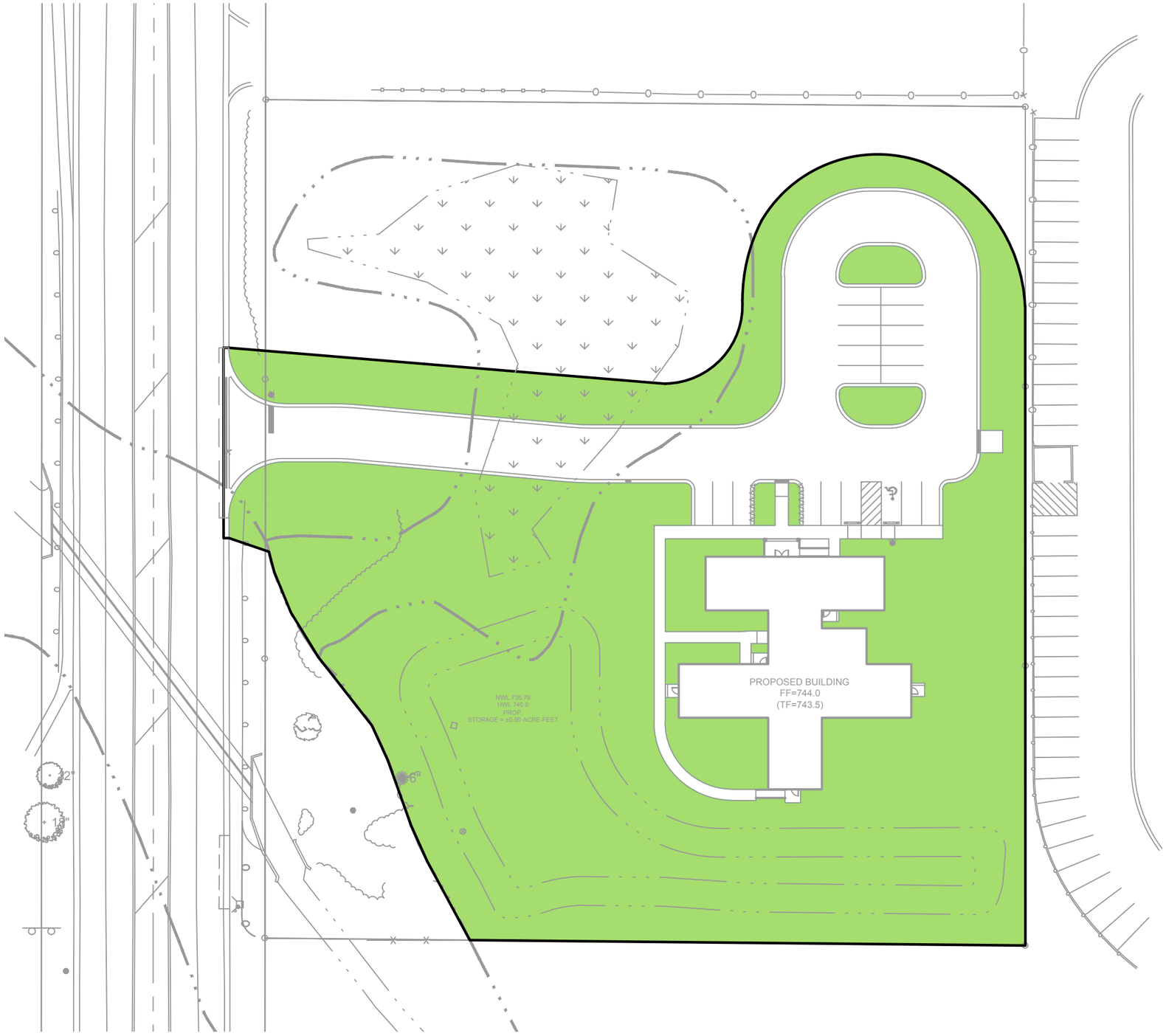
PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	02/13/2024
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	Cook County Aerial Imagery (2022)
TITLE:	**SOIL SURVEY OF COOK COUNTY, ILLINOIS**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	8

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Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

Section 3



LEGEND

IMPERVIOUS AREA = 0.63 AC (30%)

PERVIOUS AREA = 1.46 AC (70%)

TOTAL AREA = 2.09 AC

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1855 N. HICKS ROAD - PALATINE

PALATINE *ILLINOIS*

PERVIOUS/IMPERVIOUS EXHIBIT

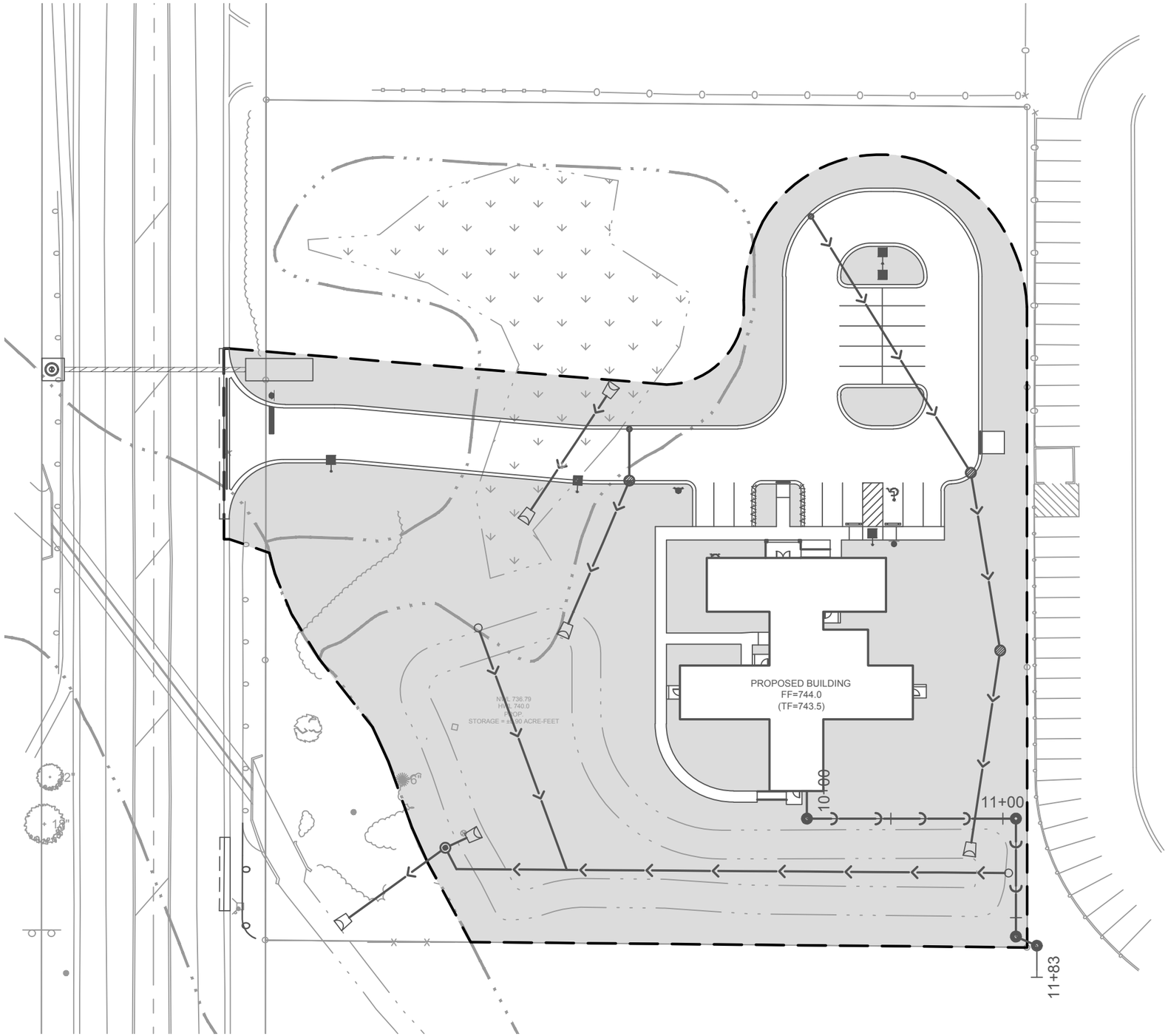
DATE: 03-25-24

0 25 50

SCAL

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Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



LEGEND

- OVERALL DEVELOPMENT BOUNDARY
- STANDARD STORM SEWER PIPE
- IMPERVIOUS AREA TRIBUTARY TO STORMWATER SYSTEM (0.69 AC)
- GREENSPACE TRIBUTARY TO STORMWATER SYSTEM (1.40 AC)

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1855 N. HICKS ROAD - PALATINE

PALATINE *ILLINOIS*

STORMWATER MANAGEMENT EXHIBIT

DATE: 03-25-24

0 25 50

SCAL

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Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: 1855 N. Hicks Road **PERMIT NUMBER:**

LOCATION: **DATE:** 3/27/2024

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Building and Parking	C	98	0.63	61.74
Pervious	C	74	0.67	49.58
Native Plantings	C	70	0.79	55.30
		TOTALS:	2.09	166.62

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{166.62}{2.09} \rightarrow \textbf{Composite CN} = \textbf{79.72}$$

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: 1855 N. Hicks Road - Palatine **PERMIT NUMBER:**

LOCATION: **DATE:** 3/27/2024

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	2.090	acres
2.	Total Impervious Area	0.630	acres
3.	Composite CN	79.72	
4.	Volume Control Storage Provided, VC_P	0.068	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	2.54	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	6.13	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	1.07	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.053	ac-ft
10.	Additional Volume Control Storage Provided	0.016	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	0.999	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		5.74	inches
13.	Adjusted Maximum Retention, S_{ADJ}		3.08	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	**76.48**

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: 1855 N. Hicks Road - Palatine **PERMIT NUMBER:**

LOCATION: **DATE:** 3/27/2024

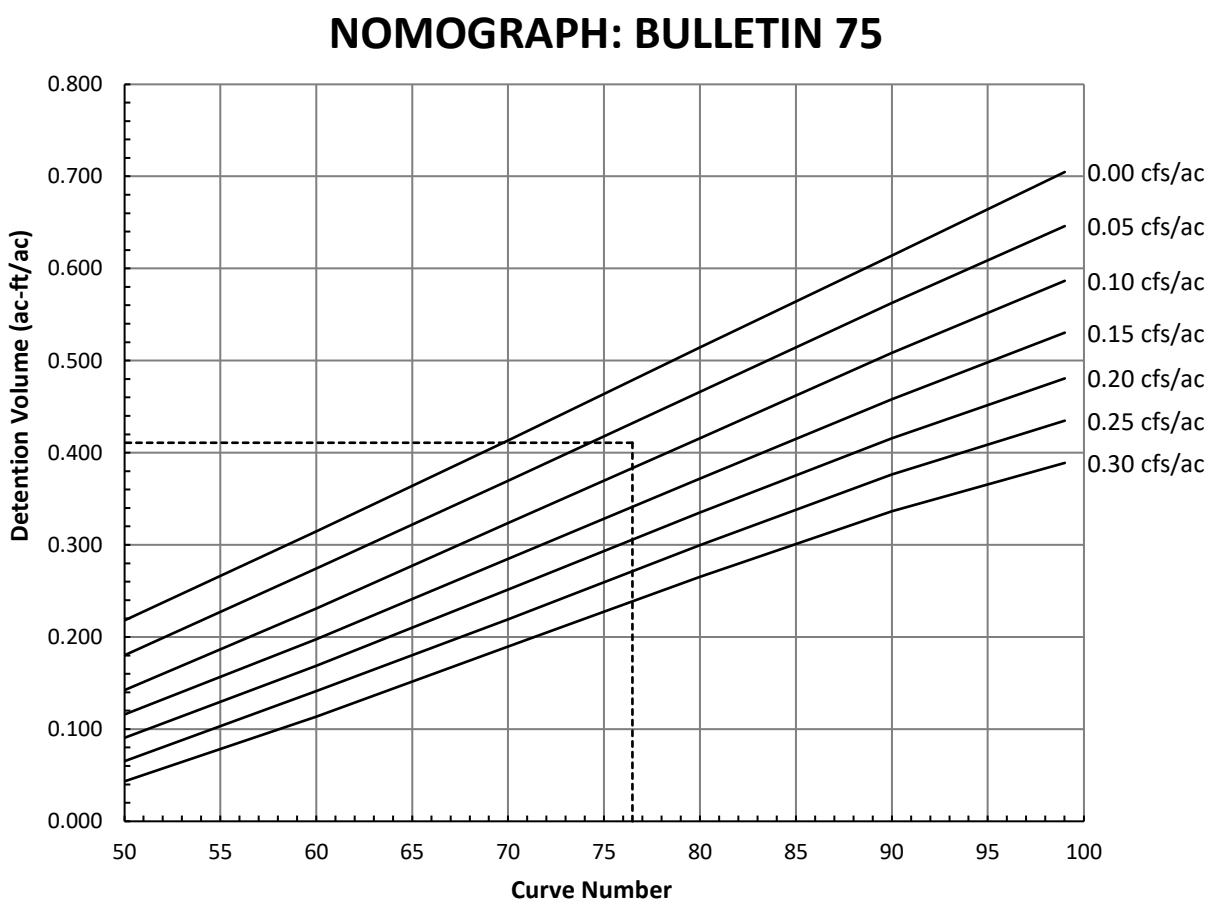
DEVELOPMENT INFORMATION

1.	Detained Area	2.090	acres
2.	Curve Number	76.48	
3.	Actual Release Rate	**0.150**	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	**0.859**	ac-ft

NOMOGRAPH



Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

PROPOSED STORAGE BASIN

PROJECT: **1855 N. HICKS ROAD - PALATINE**
V3 FILE NO.: 230953
DATE: 03/28/24
PREPARED BY: JRL
CHECKED BY:

PROPOSED BASIN

ELEVATION	AREA (acres)	AVERAGE AREA (acres)	STAGE VOLUME (acre-feet)	CUMULATIVE VOLUME (acre-feet)	COMMENT
737.33	0.216			0.00	*NWL*
		0.236	0.158		
738.0	0.256			0.16	
		0.287	0.287		
739.0	0.319			0.45	
		0.353	0.353		
740.0	0.387			0.80	
		0.395	0.099		
740.25	0.404			0.90	*HWL*

Total Volume Provided = **0.90** ac-ft

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

ORIFICE DISCHARGE RATE

PROJECT: 1855 N. Hicks Road - Palatine **PERMIT NUMBER:**

LOCATION: Palatine **DATE:** 3/28/2024

RESTRICTOR INFORMTION

1.	Orifice Number	1		
2.	Orifice diameter, *d*	2.84	in	
3.	Discharge Coefficient, C_d	0.61		
4.	Invert Elevation	736.00	ft	
5.	High Water Elevation, HWL	740.25	ft	
6.	Tail Water Elevation		ft	

ACTUAL RELEASE RATE

6.	Free Flow Actual Release Rate at HWL	**0.44**	cfs	
7.	Submerged Actual Release Rate at HWL		cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)
736.00	0.00		0.00
737.00	0.20		0.20
737.33	0.24		0.24
738.00	0.30		0.30
739.00	0.37		0.37
740.00	0.42		0.42
704.50	0.00		0.00

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

ORIFICE DISCHARGE RATE

PROJECT: 1855 N. Hicks Road - Palatine **PERMIT NUMBER:**

LOCATION: Palatine **DATE:** 3/28/2024

RESTRICTOR INFORMTION

1.	Orifice Number	1		
2.	Orifice diameter, *d*	2.79	in	
3.	Discharge Coefficient, C_d	0.61		
4.	Invert Elevation	736.00	ft	
5.	High Water Elevation, HWL	740.25	ft	
6.	Tail Water Elevation	739.70	ft	

ACTUAL RELEASE RATE

6.	Free Flow Actual Release Rate at HWL	**0.42**	cfs	
7.	Submerged Actual Release Rate at HWL	**0.15**	cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Submerged

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)	
736.00	0.00		0.00	
737.00	0.00		0.00	
738.00	0.00		0.00	
739.00	0.00		0.00	
740.00	0.11		0.11	
740.25	0.15		0.15	HWL

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

RUNOFF COEFFICIENT CALCULATION

PROJECT: 1855 N. Hicks Road
V3 FILE NO.: **230953**
DATE: 03/27/24
PREPARED BY: JRL
REVIEWED DATE:
REVIEWED BY:

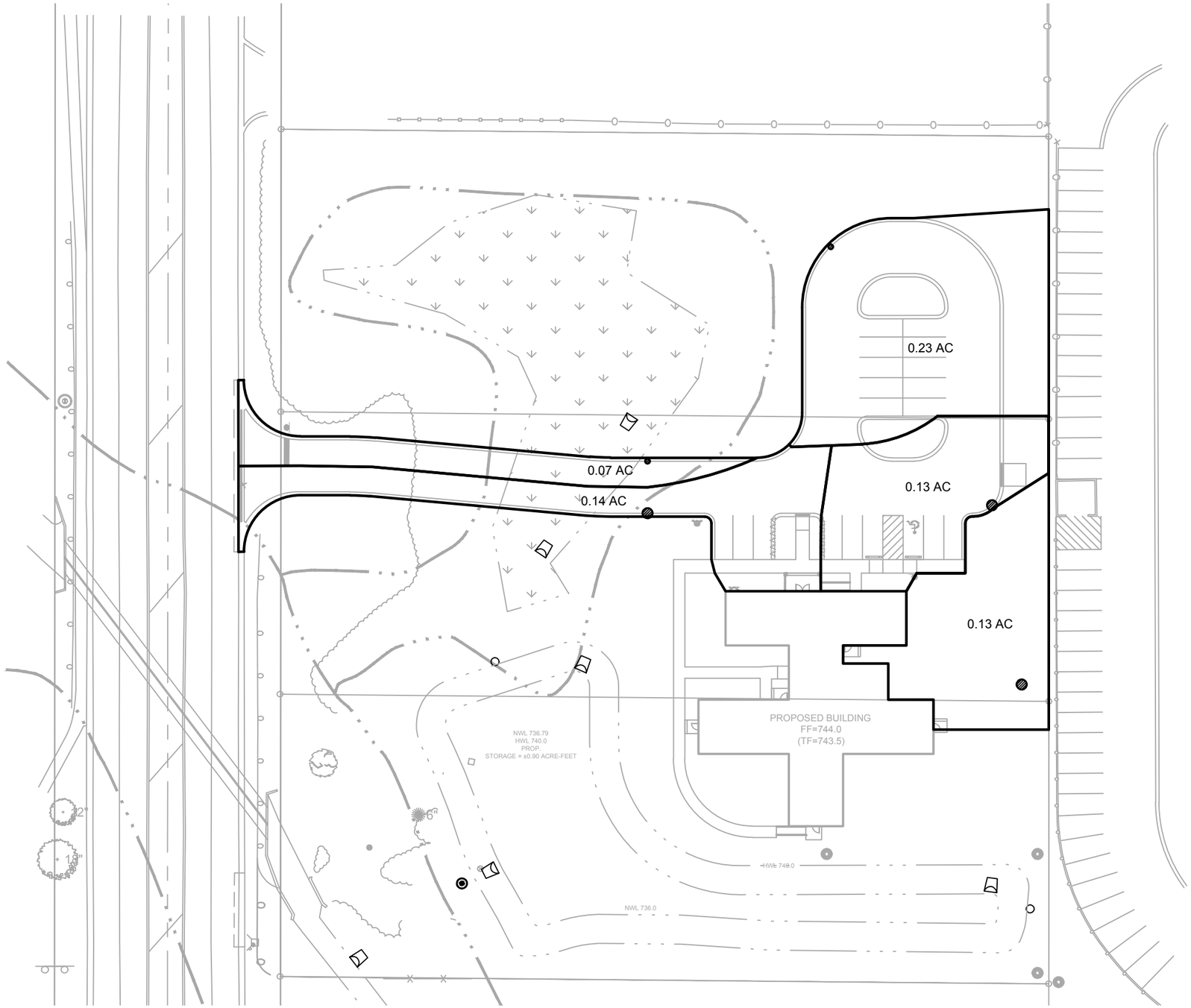
Impervious Area (ACRE)	1.46
Impervious c-factor	0.95
Pervious Area (ACRE)	0.63
Pervious c-factor	0.30
TOTAL AREA (ACRE)	2.09

$$C = \frac{0.95 * (\text{Impervious Area}) + 0.30 * (\text{Pervious Area})}{\text{Total Area}}$$

$$C = \frac{0.95 * 1.46 + 0.30 * 0.63}{2.09}$$

C = 0.75

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



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1855 N. HICKS ROAD - PALATINE

PALATINE *ILLINOIS*

INLET DRAINAGE AREA EXHIBIT

DATE: 03-27-24

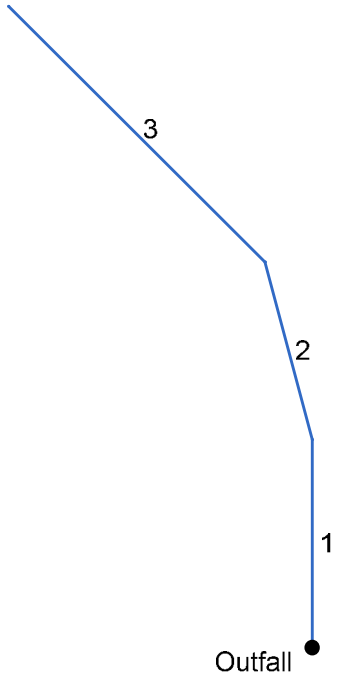
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Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road -

Storm Sewer Tabulation

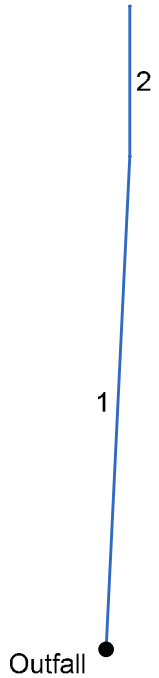
Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	92.810	0.13	0.49	0.74	0.10	0.36	15.0	15.0	4.9	1.77	1.85	2.68	12	0.27	737.00	737.25	737.79	738.04	737.00	740.40	ST 1-1 - FES
2	1	80.399	0.13	0.36	0.74	0.10	0.27	10.0	11.8	5.5	1.47	1.99	2.38	12	0.31	737.25	737.50	738.04	738.19	740.40	741.70	ST 1-2 - ST
3	2	134.791	0.23	0.23	0.74	0.17	0.17	10.0	10.0	5.9	1.01	2.17	2.28	12	0.37	737.50	738.00	738.19	738.47	741.70	741.00	ST 1-3 - ST

Project File: Run 1.stm | Number of lines: 3 | Run Date: 3/27/2024

NOTES:Intensity = 54.22 / (Inlet time + 8.00) ^ 0.77; Return period =Yrs. 10 ; c = cir e = ellip b = box

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road -

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road -

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	75.610	0.14	0.21	0.74	0.10	0.16	10.0	11.0	5.9	0.91	4.49	3.79	12	1.59	737.00	738.20	737.31	738.60	737.00	741.12	ST 2-1 - FES
2	1	23.000	0.07	0.07	0.74	0.05	0.05	10.0	10.0	6.0	0.31	4.07	1.68	12	1.30	738.20	738.50	738.60	738.73	741.12	741.50	ST 2-2 - ST

Project File: Run 2.stm | Number of lines: 2 | Run Date: 3/27/2024

NOTES:Intensity = 88.24 / (Inlet time + 15.50) ^ 0.83; Return period =Yrs. 10 ; c = cir e = ellip b = box

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road -

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

Section 4

COMPENSATORY STORAGE CALCULATIONS WORKSHEET

Table 3.14: Summary

PROJECT: 1855 N. Hicks Road - Palatine
V3 FILE NO.: 230953.10
DATE: 6/12/2024
PREPARED BY: CWH
REVISED:

Increment	Floodplain Fill			Req'd Comp. Storage*	Provided Comp. Storage	Excess Compensatory Storage
0-10	0.024 Acre-feet	×	1.0 =	0.024 Acre-feet	0.059 Acre-feet	0.035 Acre-feet
10-100	0.077 Acre-feet	×	1.0 =	0.077 Acre-feet	0.085 Acre-feet	0.008 Acre-feet
TOTAL =	0.101 Acre-feet	×	1.1 =	0.111 Acre-feet	0.144 Acre-feet	0.033 Acre-feet 53 CY

* Per WMO Compensatory Storage needs to be provided at a minimum ratio of 1:1 in each increment and 1.1:1 overall. The additional 0.1:1 can be provided in either increment.

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

COMPENSATORY STORAGE CALCULATIONS WORKSHEET

Table 3.13: Floodplain Fill

PROJECT: 1900 Spring Road - North
V3 FILE NO.: 16255.WHA
DATE: 3/2/2018
PREPARED BY: CWH
REVISED: 6/6/2016 1/22/2019

Incremental Volume - Fill (0-10)

Cross Section ID	STATION		AREA (Square Feet)	AVERAGE AREA (Square Feet)	DISTANCE B/W CROSS SECTIONS (Feet)	STAGE VOLUME (cubic feet)	CUMMULATIVE VOLUME (cubic feet)	COMMENT
XS 1	0+00.00	0.0	0.00	-	-	-	-	
XS 2	0+10.00	10.0	0.00	0.00	10.0	0.0	0.0	
XS 3	0+50.00	50.0	0.00	0.00	40.0	0.00	0.00	
XS 4	1+00.00	100.0	0.00	0.00	50.0	0.00	0.00	
XS 5	1+35.00	135.0	21.46	10.73	35.0	375.55	375.55	
XS 6	1+50.00	150.0	24.39	22.93	15.0	343.88	719.43	
XS 7	1+75.00	175.0	0.04	12.22	25.0	305.38	1024.80	
XS 8	1+85.00	185.0	0.00	0.02	10.0	0.20	1025.00	
XS 9	2+00.00	200.0	0.12	0.06	15.0	0.90	1025.90	
XS 10	2+25.00	225.0	0.00	0.06	25.0	1.50	1027.40	
XS 11	2+50.00	250.0	0.00	0.00	25.0	0.00	1027.40	
XS 12	2+75.00	275.0	0.02	0.01	25.0	0.25	1027.65	
XS 13	3+00.00	300.0	0.00	0.01	25.0	0.25	1027.90	
XS 14	3+25.00	325.0	0.00	0.00	25.0	0.00	1027.90	
XS 15	3+50.00	350.0	0.00	0.00	25.0	0.00	1027.90	
XS 16	3+60.00	360.0	0.00	0.00	10.0	0.00	1027.90	

TOTAL FILL **1027.90** **cf**
0-25 Increment 0.024 Acre-Feet

Incremental Volume - Fill (10-100)

Cross Section ID	STATION		AREA (Square Feet)	AVERAGE AREA (Square Feet)	DISTANCE B/W CROSS SECTIONS (Feet)	STAGE VOLUME (cubic feet)	CUMMULATIVE VOLUME (cubic feet)	COMMENT
XS 1	0+00.00	0.0	0.00	-	-	-	-	
XS 2	0+10.00	10.0	0.00	0.00	10.0	0.0	0.0	
XS 3	0+50.00	50.0	0.00	0.00	40.0	0.00	0.00	
XS 4	1+00.00	100.0	0.00	0.00	50.0	0.00	0.00	
XS 5	1+35.00	135.0	55.06	27.53	35.0	963.55	963.55	
XS 6	1+50.00	150.0	49.86	52.46	15.0	786.90	1750.45	
XS 7	1+75.00	175.0	3.21	26.54	25.0	663.38	2413.83	
XS 8	1+85.00	185.0	0.00	1.61	10.0	16.05	2429.88	
XS 9	2+00.00	200.0	13.03	6.52	15.0	97.73	2527.60	
XS 10	2+25.00	225.0	0.00	6.52	25.0	162.88	2690.48	
XS 11	2+50.00	250.0	0.12	0.06	25.0	1.50	2691.98	
XS 12	2+75.00	275.0	2.31	1.22	25.0	30.38	2722.35	
XS 13	3+00.00	300.0	3.64	2.98	25.0	74.38	2796.73	
XS 14	3+25.00	325.0	7.78	5.71	25.0	142.75	2939.48	
XS 15	3+50.00	350.0	18.63	13.21	25.0	330.13	3269.60	
XS 16	3+60.00	360.0	0.00	9.32	10.0	93.15	3362.75	

TOTAL FILL **3362.75** **cf**
25-100 Increment 0.077 Acre-feet

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

COMPENSATORY STORAGE CALCULATIONS WORKSHEET

Table 3.13: Floodplain Excavation

PROJECT: 1900 Spring Road - North
V3 FILE NO.: 16255.WHA
DATE: 3/2/2018
PREPARED BY: CWH
REVISED: 1/22/2019

Incremental Volume - Cut (0-10)

Cross Section ID	STATION	AREA (Square Feet)	AVERAGE AREA (Square Feet)	DISTANCE B/W CROSS SECTIONS (Feet)	STAGE VOLUME (cubic feet)	CUMMULATIVE VOLUME (cubic feet)	COMMENT
XS 1	0+00.00	0.00	-	-	-	-	
XS 2	0+10.00	0.00	0.00	10.0	0.0	0.0	
XS 3	0+50.00	0.00	0.00	40.0	0.00	0.00	
XS 4	1+00.00	0.00	0.00	50.0	0.00	0.00	
XS 5	1+35.00	0.00	0.00	35.0	0.00	0.00	
XS 6	1+50.00	0.00	0.00	15.0	0.00	0.00	
XS 7	1+75.00	19.32	9.66	25.0	241.50	241.50	
XS 8	1+85.00	22.04	20.68	10.0	206.80	448.30	
XS 9	2+00.00	22.96	22.50	15.0	337.50	785.80	
XS 10	2+25.00	20.53	21.75	25.0	543.63	1329.43	
XS 11	2+50.00	18.27	19.40	25.0	485.00	1814.43	
XS 12	2+75.00	21.08	19.68	25.0	491.88	2306.30	
XS 13	3+00.00	0.00	10.54	25.0	263.50	2569.80	
XS 14	3+25.00	0.00	0.00	25.0	0.00	2569.80	
XS 15	3+50.00	0.00	0.00	25.0	0.00	2569.80	
XS 16	3+60.00	0.00	0.00	10.0	0.00	2569.80	

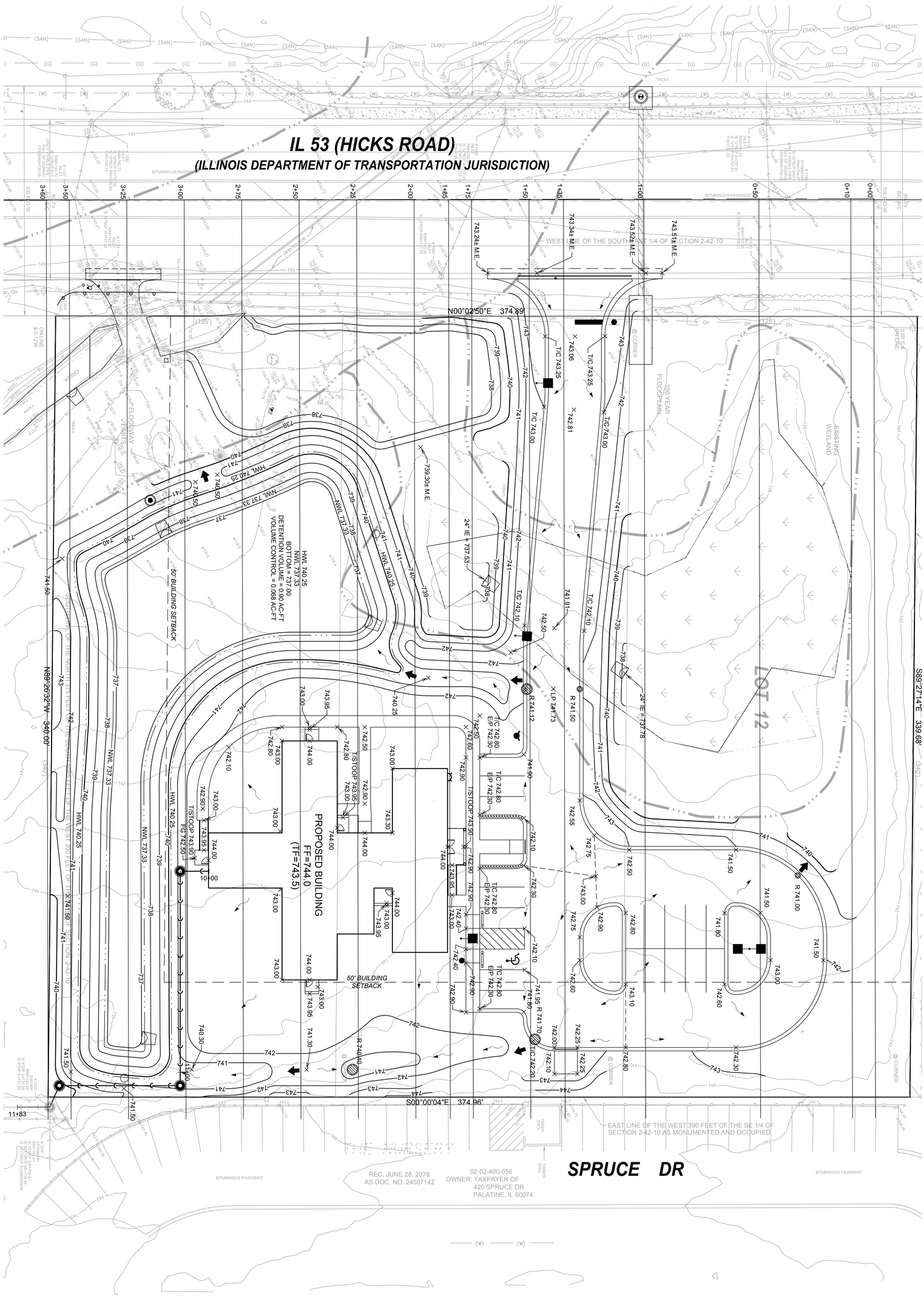
TOTAL CUT **2569.80** **cf**
0-25 Increment 0.059 Acre-Feet

Incremental Volume - Cut (10-100)

Cross Section ID	STATION	AREA (Square Feet)	AVERAGE AREA (Square Feet)	DISTANCE B/W CROSS SECTIONS (Feet)	STAGE VOLUME (cubic feet)	CUMMULATIVE VOLUME (cubic feet)	COMMENT
XS 1	0+00.00	0.00					
XS 2	0+10.00	0.00	0.00	10.0	0.0	0.0	
XS 3	0+50.00	0.00	0.00	40.0	0.00	0.00	
XS 4	1+00.00	0.00	0.00	50.0	0.00	0.00	
XS 5	1+35.00	0.00	0.00	35.0	0.00	0.00	
XS 6	1+50.00	0.00	0.00	15.0	0.00	0.00	
XS 7	1+75.00	38.68	19.34	25.0	483.50	483.50	
XS 8	1+85.00	39.90	39.29	10.0	392.90	876.40	
XS 9	2+00.00	24.63	32.27	15.0	483.98	1360.38	
XS 10	2+25.00	31.40	28.02	25.0	700.38	2060.75	
XS 11	2+50.00	23.62	27.51	25.0	687.75	2748.50	
XS 12	2+75.00	26.10	24.86	25.0	621.50	3370.00	
XS 13	3+00.00	0.00	13.05	25.0	326.25	3696.25	
XS 14	3+25.00	0.00	0.00	25.0	0.00	3696.25	
XS 15	3+50.00	0.00	0.00	25.0	0.00	3696.25	
XS 16	3+60.00	0.00	0.00	10.0	0.00	3696.25	

TOTAL CUT **3696.25** **cf**
25-100 Increment 0.085 Acre-feet

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;



EX4.1

DRAWING NO.

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ---- ILLINOIS

PROJECT NO.:	230953.1
PROJECT MANAGER:	SK
DESIGNED BY:	CWH
DRAWN BY:	SAV

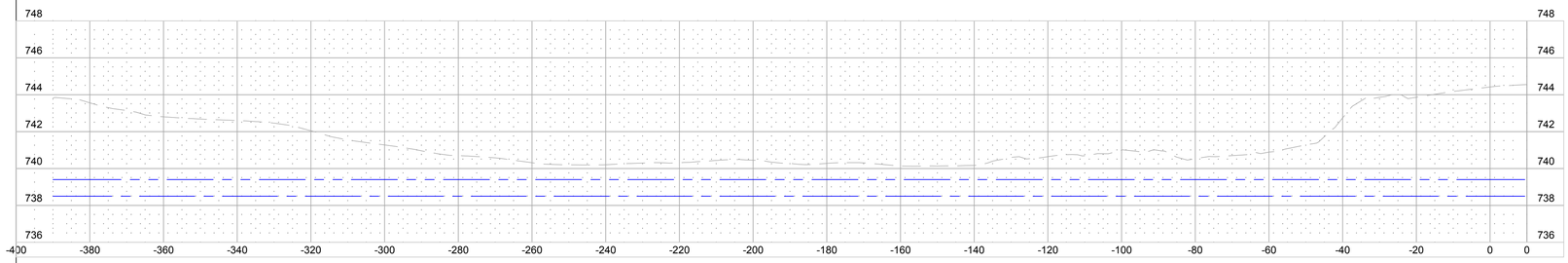
ORIGINAL ISSUE DATE: JUNE 12, 2024

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

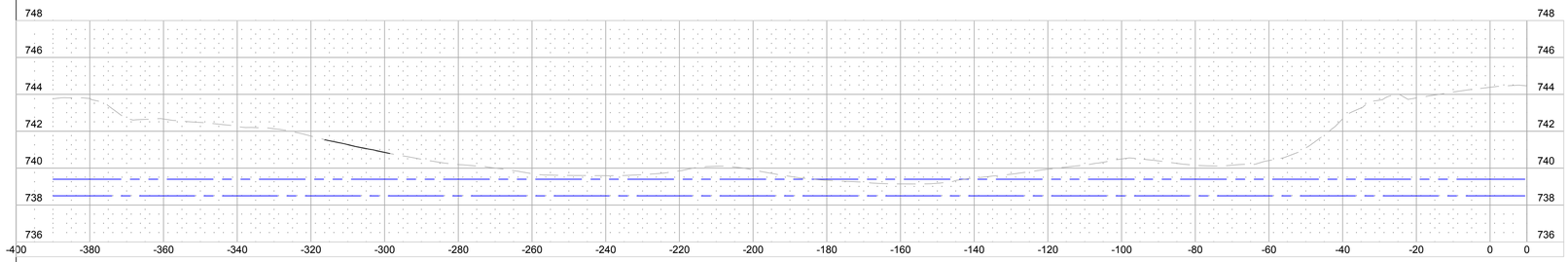
N:\2023\23095\3\Drawings\AC\ADNRE041\Design Drawings\comp230953.dwg 6/

0+00.00



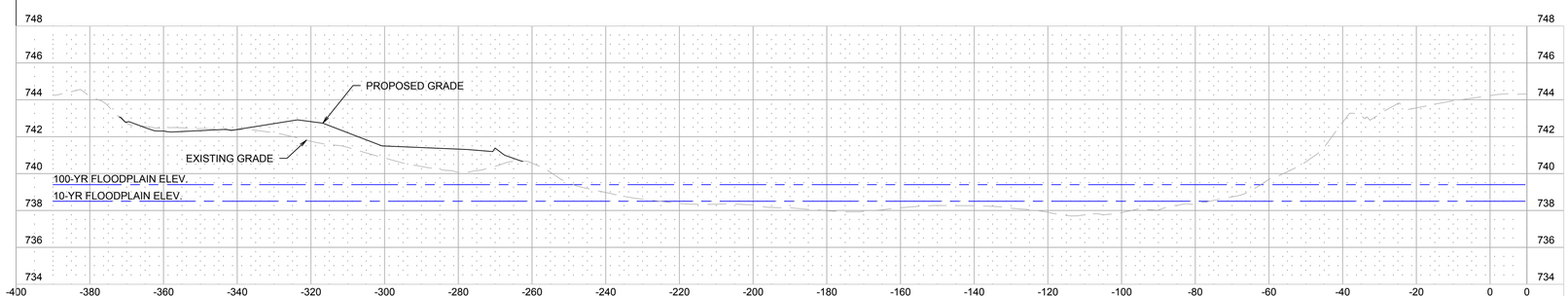
Material(s) at Station 0+00.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	0.00	0.00	0.00
10-100 Cut	0.00	0.00	0.00
10-100 Fill	0.00	0.00	0.00

0+10.00



Material(s) at Station 0+10.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	0.00	0.00	0.00
10-100 Cut	0.00	0.00	0.00
10-100 Fill	0.00	0.00	0.00

0+50.00



Material(s) at Station 0+50.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	0.00	0.00	0.00
10-100 Cut	0.00	0.00	0.00
10-100 Fill	0.00	0.00	0.00

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ILLINOIS

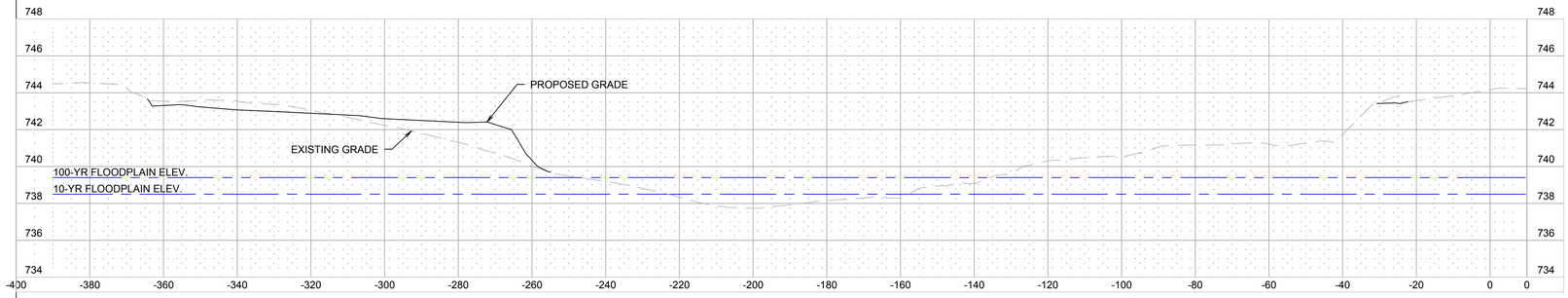
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.

EX4.2

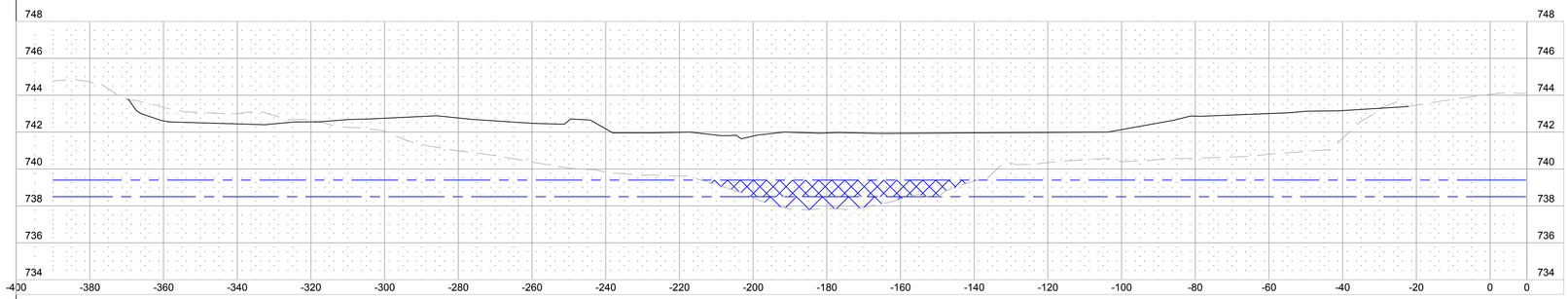
Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

1+00.00



Material(s) at Station 1+00.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	0.00	0.00	0.00
10-100 Cut	0.00	0.00	0.00
10-100 Fill	0.00	0.00	0.00

1+35.00



Material(s) at Station 1+35.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	21.46	13.91	13.91
10-100 Cut	0.00	0.00	0.00
10-100 Fill	55.06	35.69	35.69

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO.: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ILLINOIS

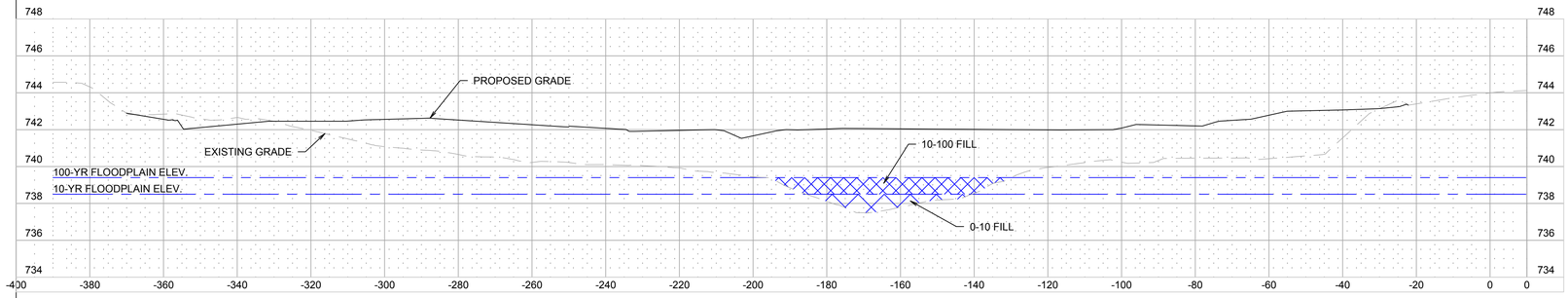
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX4.3

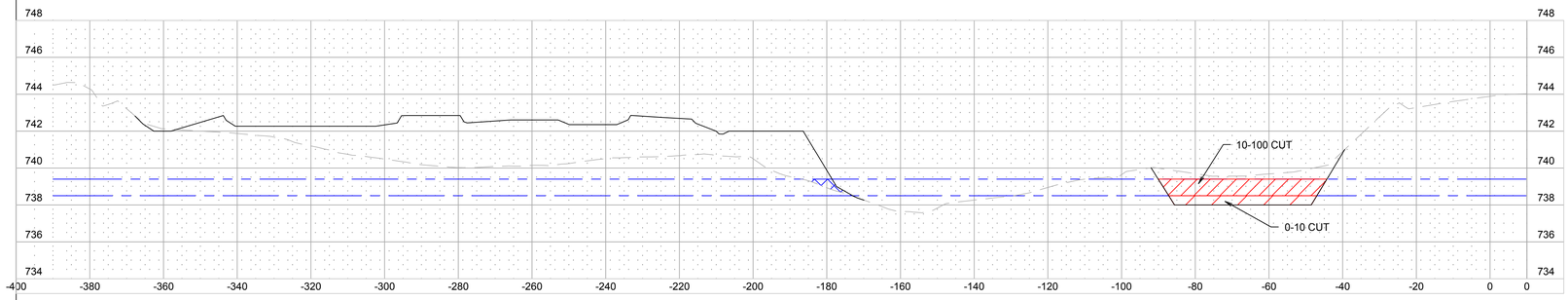
Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

1+50.00



Material(s) at Station 1+50.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	24.39	12.73	26.64
10-100 Cut	0.00	0.00	0.00
10-100 Fill	49.86	29.15	64.83

1+75.00



Material(s) at Station 1+75.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	19.32	8.94	8.94
0-10 Fill	0.04	11.31	37.95
10-100 Cut	38.68	17.91	17.91
10-100 Fill	3.21	24.57	89.40

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO.: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ILLINOIS

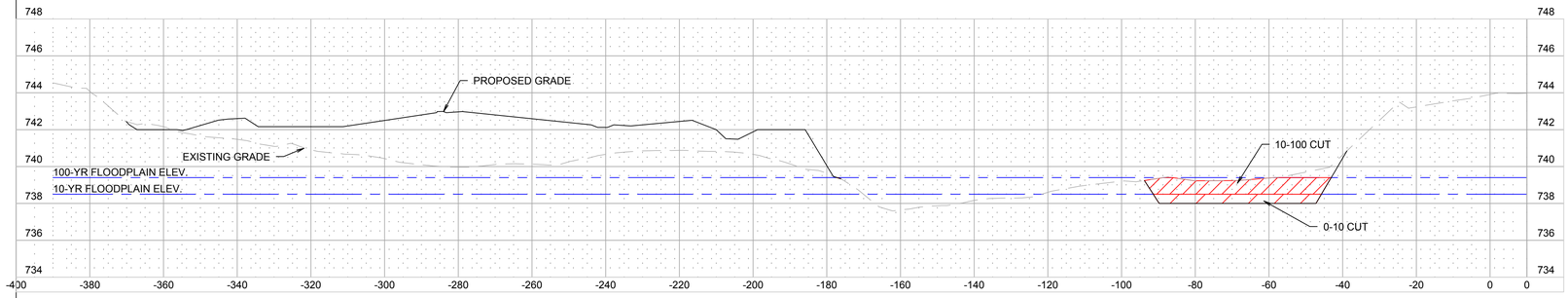
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.

EX4.4

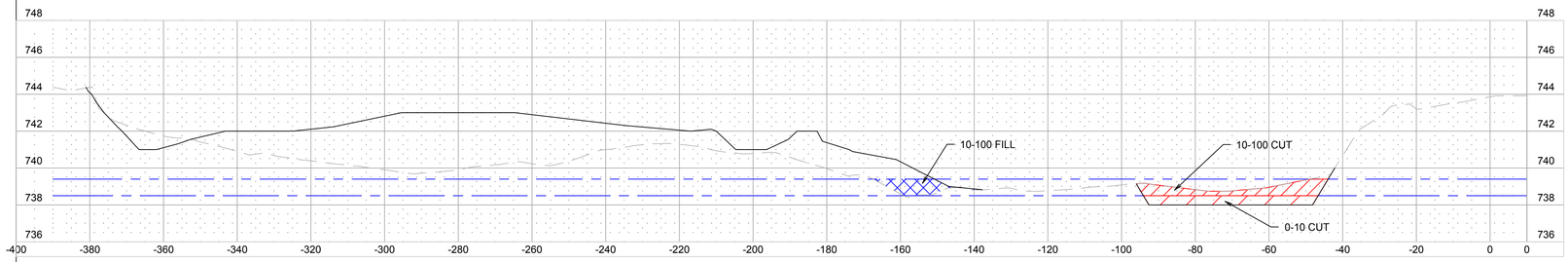
Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

1+85.00



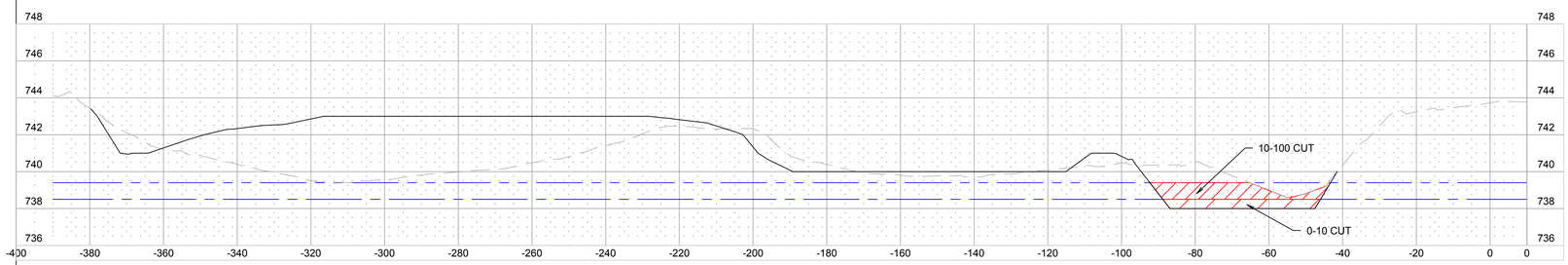
Material(s) at Station 1+85.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	22.04	7.66	16.60
0-10 Fill	0.00	0.01	37.96
10-100 Cut	39.90	14.55	32.46
10-100 Fill	0.00	0.59	90.00

2+00.00



Material(s) at Station 2+00.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	22.96	12.50	29.10
0-10 Fill	0.12	0.03	37.99
10-100 Cut	24.63	17.93	50.38
10-100 Fill	13.03	3.62	93.62

2+25.00



Material(s) at Station 2+25.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	20.53	20.13	49.24
0-10 Fill	0.00	0.05	38.04
10-100 Cut	31.40	25.94	76.32
10-100 Fill	0.00	6.03	99.65

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO.: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ILLINOIS

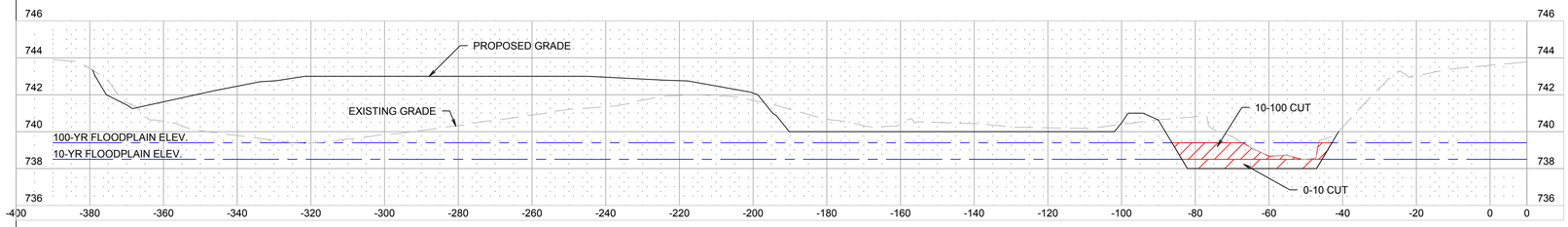
7325 Janes Avenue
Woodridge, IL 60517
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www.v3co.com

DRAWING NO.

EX4.5

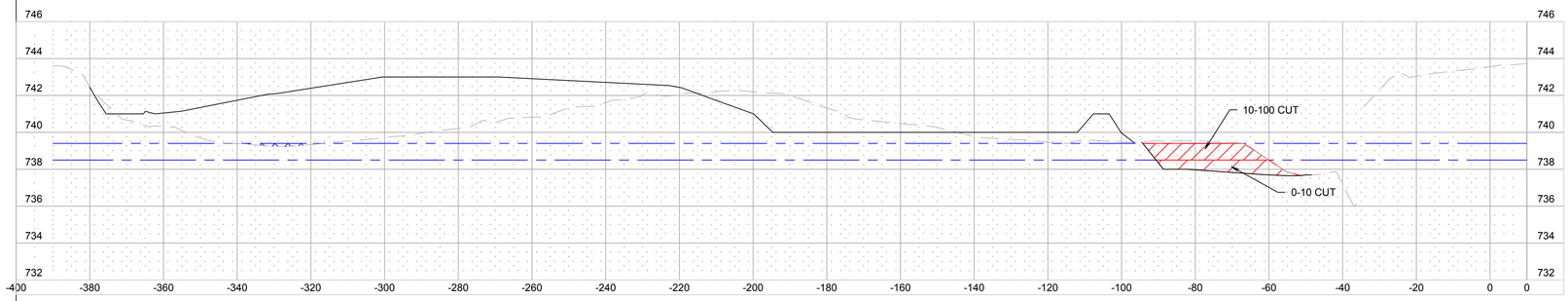
Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

2+50.00



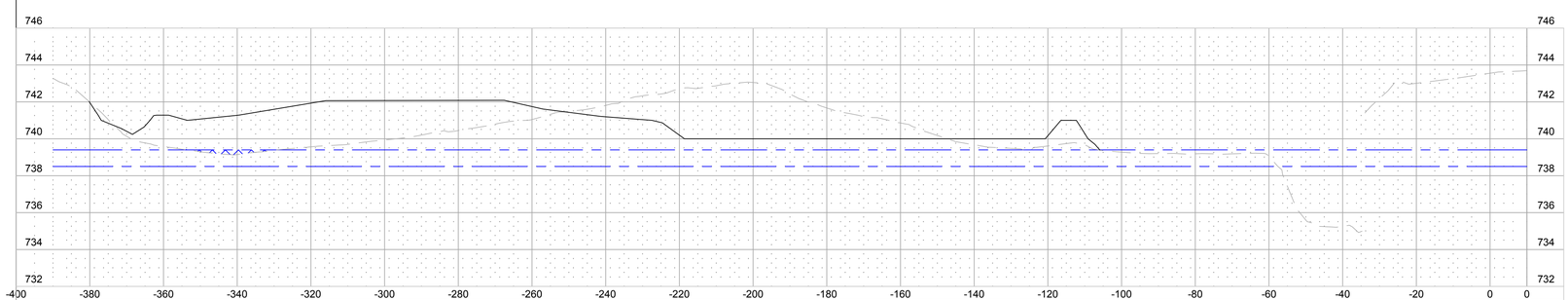
Material(s) at Station 2+50.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	18.27	17.96	67.20
0-10 Fill	0.00	0.00	38.04
10-100 Cut	23.62	25.47	101.80
10-100 Fill	0.12	0.05	99.70

2+75.00



Material(s) at Station 2+75.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	21.08	18.22	85.42
0-10 Fill	0.02	0.01	38.05
10-100 Cut	26.10	23.02	124.82
10-100 Fill	2.31	1.12	100.83

3+00.00



Material(s) at Station 3+00.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	9.76	95.18
0-10 Fill	0.00	0.01	38.06
10-100 Cut	0.00	12.08	136.90
10-100 Fill	3.64	2.76	103.59

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO.: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ---- ILLINOIS

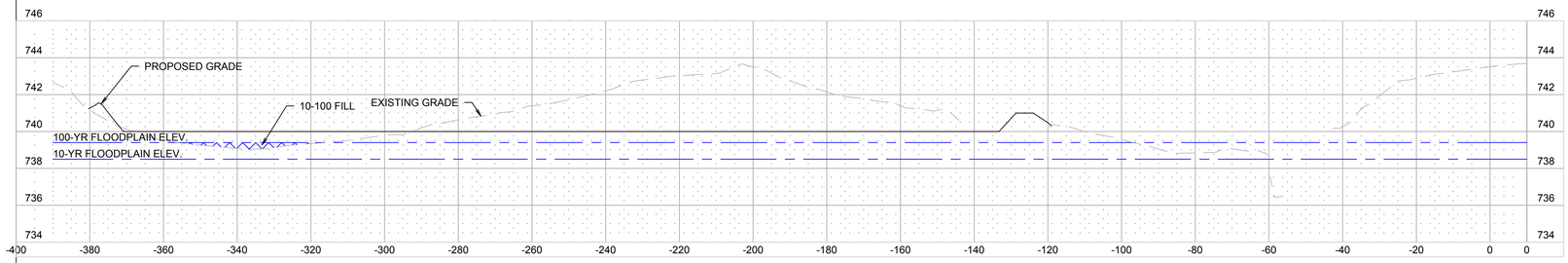
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX4.6

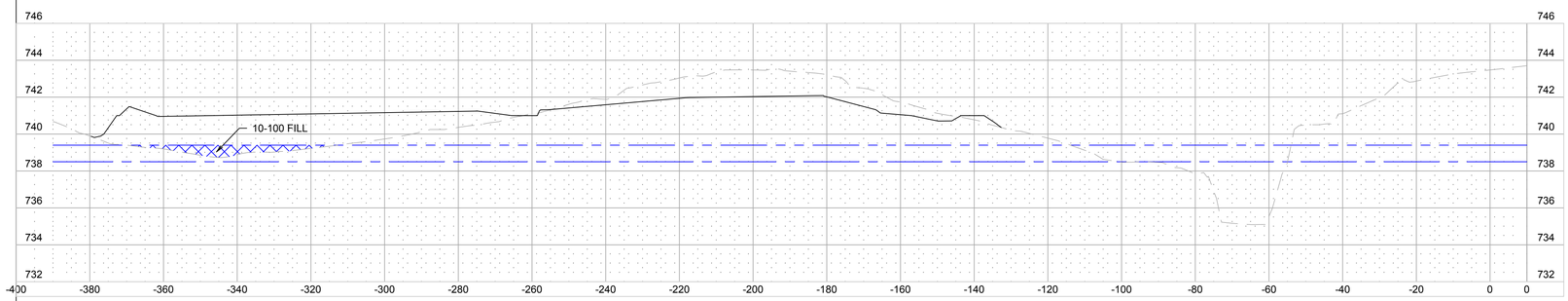
Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

3+25.00



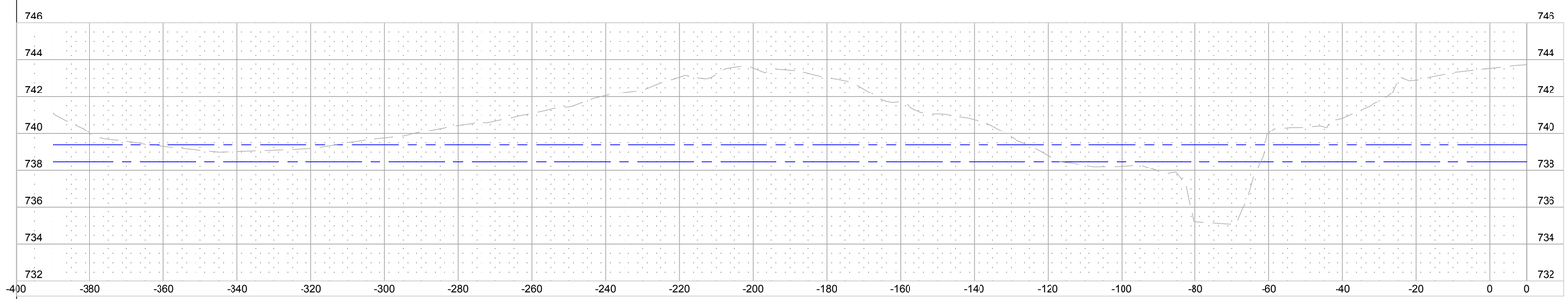
Material(s) at Station 3+25.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	95.18
0-10 Fill	0.00	0.00	38.06
10-100 Cut	0.00	0.00	136.90
10-100 Fill	7.78	5.29	108.87

3+50.00



Material(s) at Station 3+50.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	95.18
0-10 Fill	0.00	0.00	38.06
10-100 Cut	0.00	0.00	136.90
10-100 Fill	18.63	12.23	121.10

3+60.00



Material(s) at Station 3+60.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	95.18
0-10 Fill	0.00	0.00	38.06
10-100 Cut	0.00	0.00	136.90
10-100 Fill	0.00	3.45	124.55

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO.: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

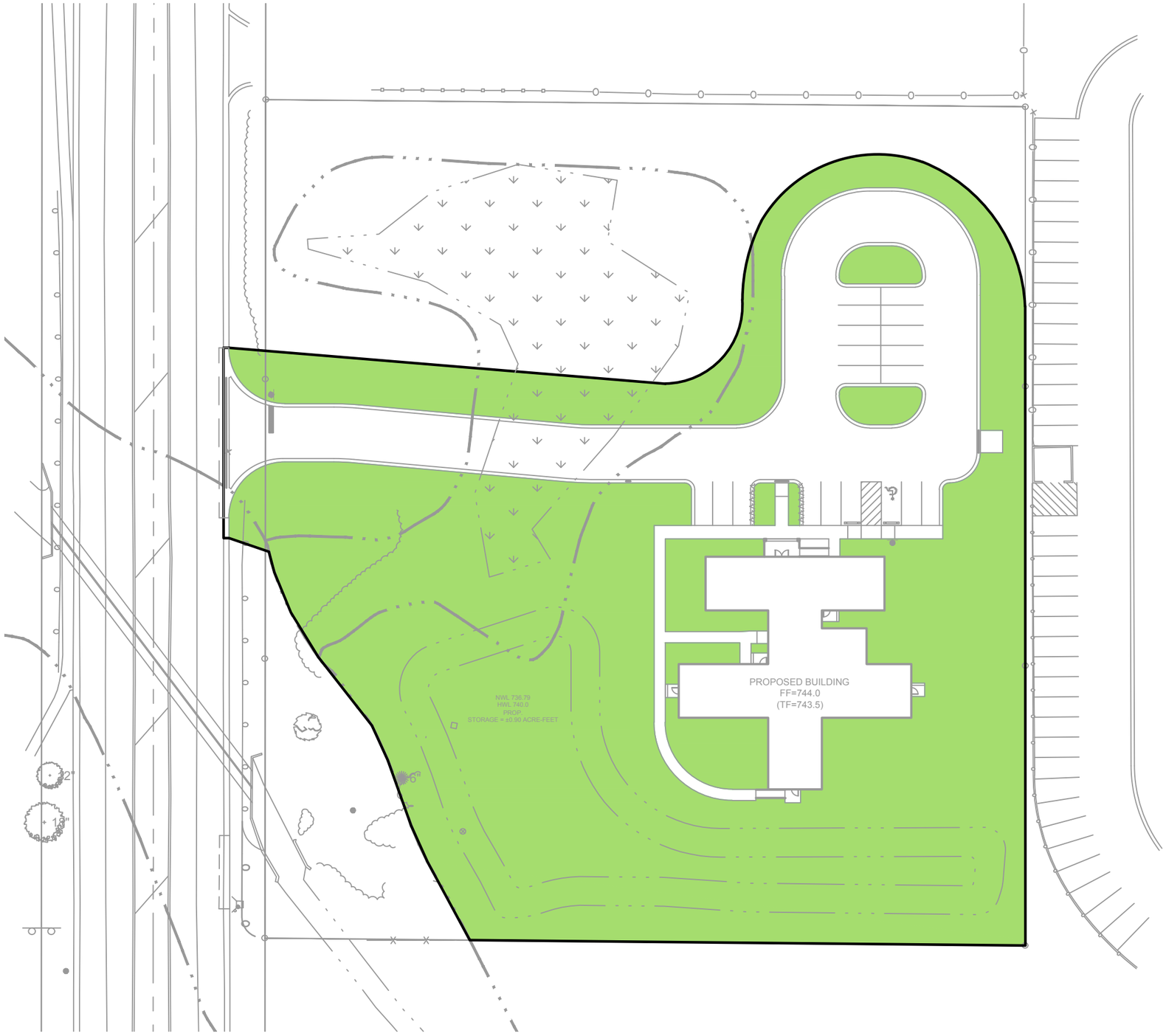
PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.

EX4.7

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



LEGEND

IMPERVIOUS AREA = 0.63 AC (30%)

PERVIOUS AREA = 1.46 AC (70%)

TOTAL AREA = 2.09 AC

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

1855 N. HICKS ROAD - PALATINE

PALATINE *ILLINOIS*

PERVIOUS/IMPERVIOUS EXHIBIT

DATE: 03-25-24

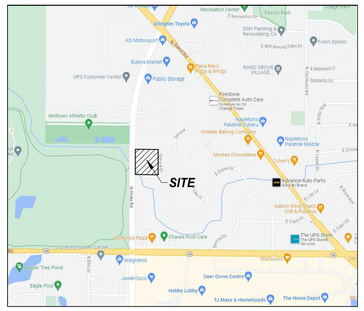
0 25 50

SCAL

E:\2023\230953\Drawings\ACAD\LD\S04\Misc Drawings\Pervious - Impervious Exhib

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY OF 1855 HICKS ROAD PALATINE, IL



VICINITY MAP
NOT TO SCALE

AREA

127,410 SQ. FT.
2.9249 ACRES

PARKING STALLS

NONE

LEGAL DESCRIPTION

LOTS 10, 11 AND 12 AND THE EAST 1/2 OF THE STREET WEST AND ADJOINING SAID LOTS IN KLEIN'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1949 AS DOCUMENT NUMBER 14651080, ALSO DESCRIBED AS BEING THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 380 FEET OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FLOOD HAZARD NOTE

PART OF THIS PROPERTY IS DETERMINED TO BE IN REGULATORY FLOODWAY (ZONE AE), PART IN SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (ZONE AE) AND PART IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0043J) EFFECTIVE DATE 8/19/2008.

BENCHMARK

SOURCE:

STATION DESIGNATION: C0053 1B (PID AJ2849)
ESTABLISHED BY: NGS
DATE: 06/27/12

ELEVATION: 738.25 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STATION IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF RT 68 AND IL RT 53, 29 FT SOUTH OF THE CENTERLINE OF EASTBOUND RT 68, STATION IS 180 FT NORTH NORTHEAST OF A 12 INCH CEMENT CULVERT, 62 FT EAST OF A PK NAIL IN THE PAVEMENT LOCATED IN NORTHBOUND RT 53, 40.2 FT NORTHEAST OF A PK NAIL IN A DECIDUOUS TREE, 29 FT WEST OF THE CONCRETE DITCH, 12 FT SOUTHEAST OF THE CONCRETE OVERPASS WALL, 11 FT SOUTH OF THE BACK OF CURB OF RT 68, AND 2.0 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST. ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.60 FT BELOW CAP. PK NAILS WERE SET IN WOOD PHYSICAL TIES.

SITE:

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 10-09-23

ELEVATION: 741.41 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CROSS CUT ON CONCRETE HEADWALL ON THE EAST SIDE OF N HICKS RD.

STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 10-09-23

ELEVATION: 741.76 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CROSS CUT ON CONCRETE HEADWALL ON THE EAST SIDE OF N HICKS RD.

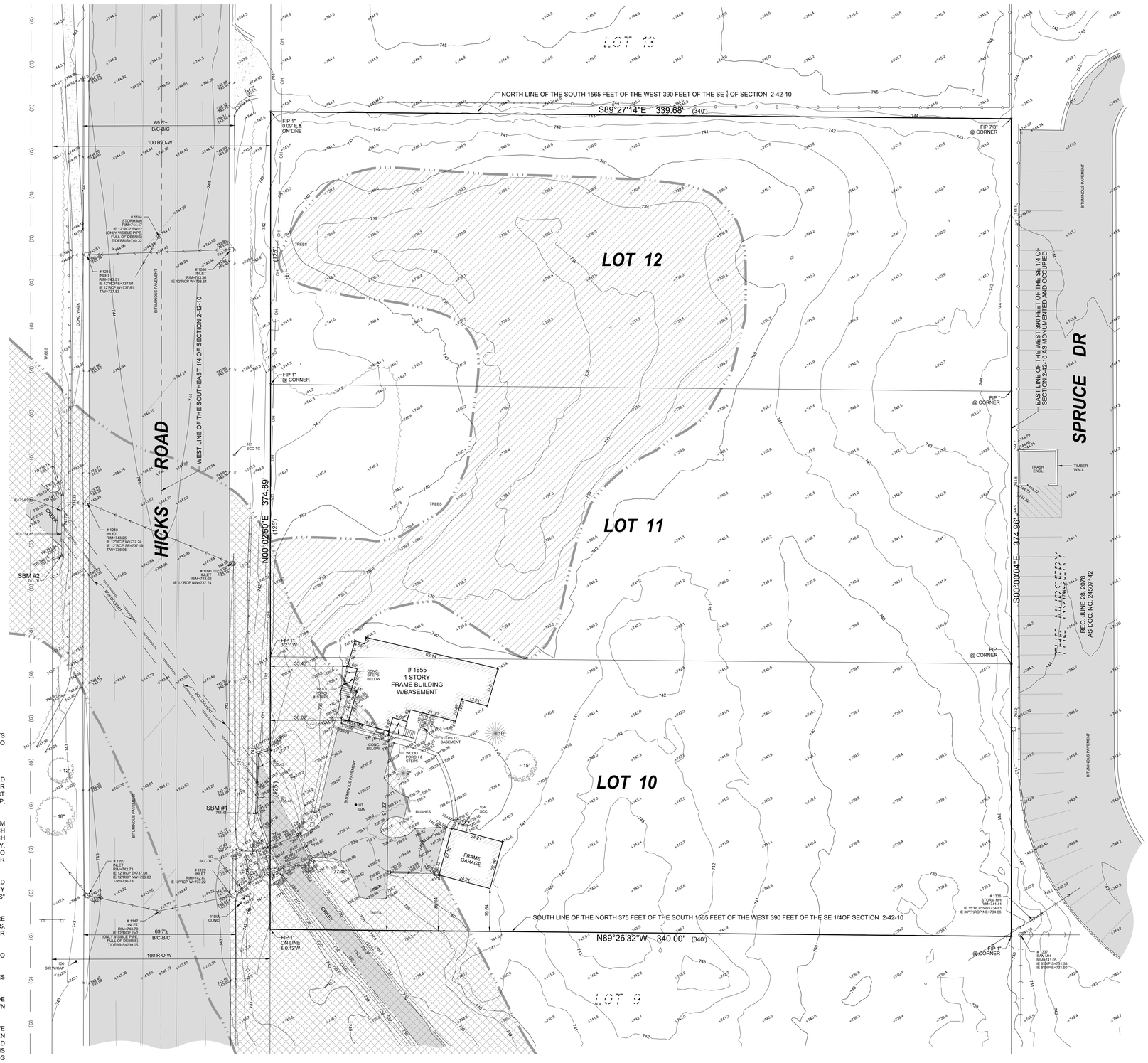
THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
5. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW AT THE TIME OF THIS SURVEY. SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO VILLAGE OF PALATINE ZONING ORDINANCES AS AMENDED.
11. A CURRENT FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. 772819, EFFECTIVE DATE AUGUST 24, 2023, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. ALL TITLE EXCEPTIONS AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE OR NOT A SURVEY MATTER



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 42° 08' 32.67024" N
LONGITUDE 88° 02' 02.46266" W
ELLIPSOIDAL HEIGHT: 629.023 SFT
GROUND SCALE FACTOR 1.0000474857
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

20 0 10 20 40 80
1" = 20'

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- TELEPHONE POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- SPRINKLER HEAD
- WATER METER
- FOUND DISK IN CONCRETE
- FOUND ROW MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- FOUND IRON PIPE
- FOUND IRON BAR
- FOUND BRASS MONUMENT
- FOUND CROSS NOTCH
- SET PK NAIL
- SET IRON PIPE
- SET MONUMENT
- SET TRAVERSE POINT
- SET CONCRETE MONUMENT

SECTION CORNER
QUARTER SECTION CORNER

ABBREVIATIONS

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- DIVISIONAL SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- (UGTV) UNDERGROUND CABLE TV
- (CATV) UNDERGROUND CABLE TV(ATLAS INFO.)
- (FO) UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- (E) UNDERGROUND ELECTRIC
- (E) UNDERGROUND ELECTRIC(ATLAS INFO.)
- (T) UNDERGROUND TELEPHONE
- (T) UNDERGROUND TELEPHONE(ATLAS INFO.)
- GAS MAIN
- (G) GAS MAIN(ATLAS INFO.)
- WATER MAIN
- (W) WATER MAIN (ATLAS INFO.)
- WATER SERVICE (ATLAS INFO.)
- SANITARY SEWER
- (SAN) SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- (STM) STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OH OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA
- DETECTABLE WARNING PAD
- FLOOD PLAIN LINE AS SCALED FROM FEMA MAP
- REGULATORY FLOODWAY (ZONE AE)
- SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (ZONE AE)

- 782.62 EXISTING TOP OF CURB ELEVATION
- 782.12 EXISTING FLOW LINE ELEVATION
- 782.62 EXISTING SPOT ELEVATION
- GFE GARAGE FINISHED FLOOR
- FFE FINISHED FLOOR
- TOF TOP OF FOUNDATION
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- FRM. FRAME
- BRK. BRICK
- TC TOP OF CURB
- DEP DEPRESSED CURB
- GUT GUTTER
- EP EDGE OF PAVEMENT
- F.L. FLOW LINE
- CONC. CONCRETE
- BIT. BITUMINOUS
- MH MANHOLE
- CW CONCRETE WALK
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TOP TOP OF PIPE(S)
- BW BOTTOM OF WALK
- FES FLARED END SECTION
- INV INVERT
- DIP DUCTILE IRON PIPE
- SD STORM DRAIN
- SAN SANITARY SEWER
- N. NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INGRESS & EGRESS EASEMENT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- (REC) RECORD DATUM
- (MEAS) MEASURED DATUM
- (CALC) CALCULATED DATUM
- <DEED> INFORMATION TAKEN FROM DEED
- ETAE EXCEPTION TO BLANKET EASEMENT
- (8) SCHEDULE B EXCEPTION

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A232483940 RECEIVED 09/05/23 .

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 09/05/23.

CONTACTS	RESPONSE
ATT/DISTRIBUTION	RESPONDED WITH ATLAS
COMED	NO RESPONSE
COMCAST	NO RESPONSE
METROPOLITAN WTR REC DIST	
NICOR GAS	RESPONDED WITH ATLAS
PALATINE, VILLAGE OF	NO RESPONSE
USIC LOCATING SERVICES	NO RESPONSE

(*) 24" SANITARY SEWER WEST OF N HICKS RD R-O-W

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: HOUSING OPPORTUNITY DEVELOPMENT CORPORATION;
THERESA MARCIC;
FIRS AMERICA TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9 AND 11(a) OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

THE FIELD WORK WAS COMPLETED ON OCTOBER 9, 2023.

DATED THIS 12TH DAY OF OCTOBER, A.D., 2023 .

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

Project No: 230953
Group No: VP01.1
SHEET NO. 1 of 1

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
1855 HICKS ROAD, PALATINE, IL

DRAFTING COMPLETED:	DRAWN BY:	PROJECT MANAGER:	SCALE:
10/12/23	MLP	CDB	1" = 20'

REVISIONS		
NO.	DATE	DESCRIPTION

PREPARED FOR:
Housing Opportunity Development Corporation
5340 Lincoln Avenue
Skokie, IL 60077
224-307-8329

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

Engineers
Scientists
Surveyors

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. PPD, PFPPS, SU III; and Rezoning to PD)

1. Shelter INC. is the approved supportive housing operator for the proposed residential use on the Subject Property, with Housing Opportunity Development Corporation (HODC) serving as the developer (or some sort of partnership between HODC and Shelter, Inc. as the developer). The formal relationship between Shelter, Inc. and HODC shall be documented as part of their application for final planned development review.

2. Any proposed changes to the designated operator (Shelter, INC.) or the developer (Shelter, Inc., HODC, or some partnership between Shelter, Inc. and HODC) shall require Village review and approval, including a Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.

3. Any proposed changes to the final Shelter Inc. business and operation plan shall require additional Village review and approval. This may include another Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.

4. As a condition of the Final Planned Development, the Village will require an established time frame for an operational review of the residential use and, if determined necessary by the Staff review, an additional Village Council review may be required. If additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Planned Development, at such time of the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances and Planned Development Ordinance.

5. The Final Engineering Plans shall be submitted and revised in a manner acceptable to the Village Engineer, including the parking lot and access to N. Hicks Road.

6. A LOMAF (Letter of Map Amendment Fill) shall be required before the issuance of a building permit. The sanitary on the west side of Hicks Road is a MWRD sanitary Interceptor. The Petitioner should be aware that the sanitary main will likely need to be extended from the rear of the property starting on E. Osage (an easement may be required).

7. The final Shelter, Inc. business and operation plan shall be revised in a manner acceptable to the Village Manager and Police Chief.

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

8. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

9. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.

10. Review fees, based upon the finally accepted EEOPC, shall be submitted in a manner acceptable to the Village Engineer.

11. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution and in compliance with the Chapter 6 and the Architectural Design Guidelines of the Village Code.

12. The final fencing plans, including the access gates, shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Fire Marshal.

13. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.

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

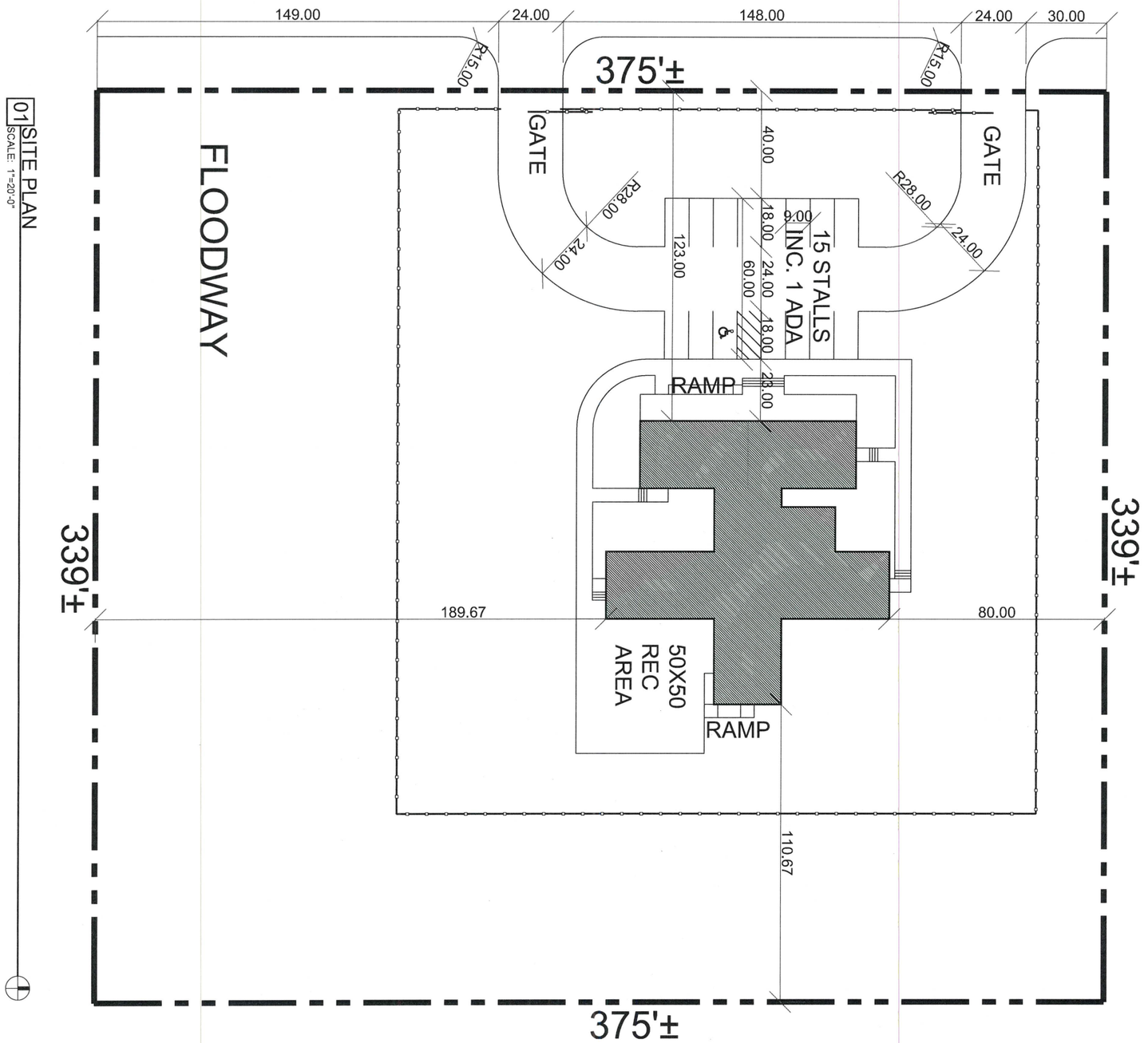
15. A Planned Development Letter of Credit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.

16. If required, a Final Plat of Subdivision (Consolidation) shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning, including any additional required easements.

17. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

N. HICKS ROAD



01 SITE PLAN
SCALE: 1"=20'-0"

TOWN STUDIOS, INC. 1297 SHERMER ROAD NORTHBROOK, ILLINOIS 60062 PHONE: 847-498-0900 WWW.TOWNSTUDIOS.COM	GROUP HOME FOR FOSTER CHILDREN 1855 HICKS ROAD PALATINE, ILLINOIS	DATE: 03.31.23	SHEET NO. A-1 OF 3 SHEETS

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

VILLAGE OF PALATINE

FINAL PLANNED DEVELOPMENT

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

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

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Richard Koenig, Housing Opportunity Development Corporation

2. Authorized Agent of Petitioner (if different):

   Name: Sara Larson Mercer

   Address: 5340 Lincoln Ave.

   Telephone No. 224-645-0082 Business No. 847-564-2900

   Email: slarsonmercer@hodc.org

   Relationship to Petitioner: HODC Community Development Manager

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

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

   1855 N. Hicks Rd.

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

6. Current zoning of property: R1 Size of the property: 2.93 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.:

This development will provide a 12-bed shelter for girls and young women who have experienced sex trafficking. Each pair of rooms will share a bathroom. The shelter features a large and homey living room, kitchen, therapy rooms, staff offices.

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

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

None

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.

See attached Checklist of Documents submitted for Planned Development review.

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

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

Signature: _____ Date: 4-23-2024

State of Illinois

County of Cook

This instrument was acknowledged before me on APRIL 23, 2024 by Jennifer Lynn Peyer

OFFICIAL SEAL
JENNIFER LYNN PEYER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/18/2026

Jennifer Lynn Peyer
Notary Public

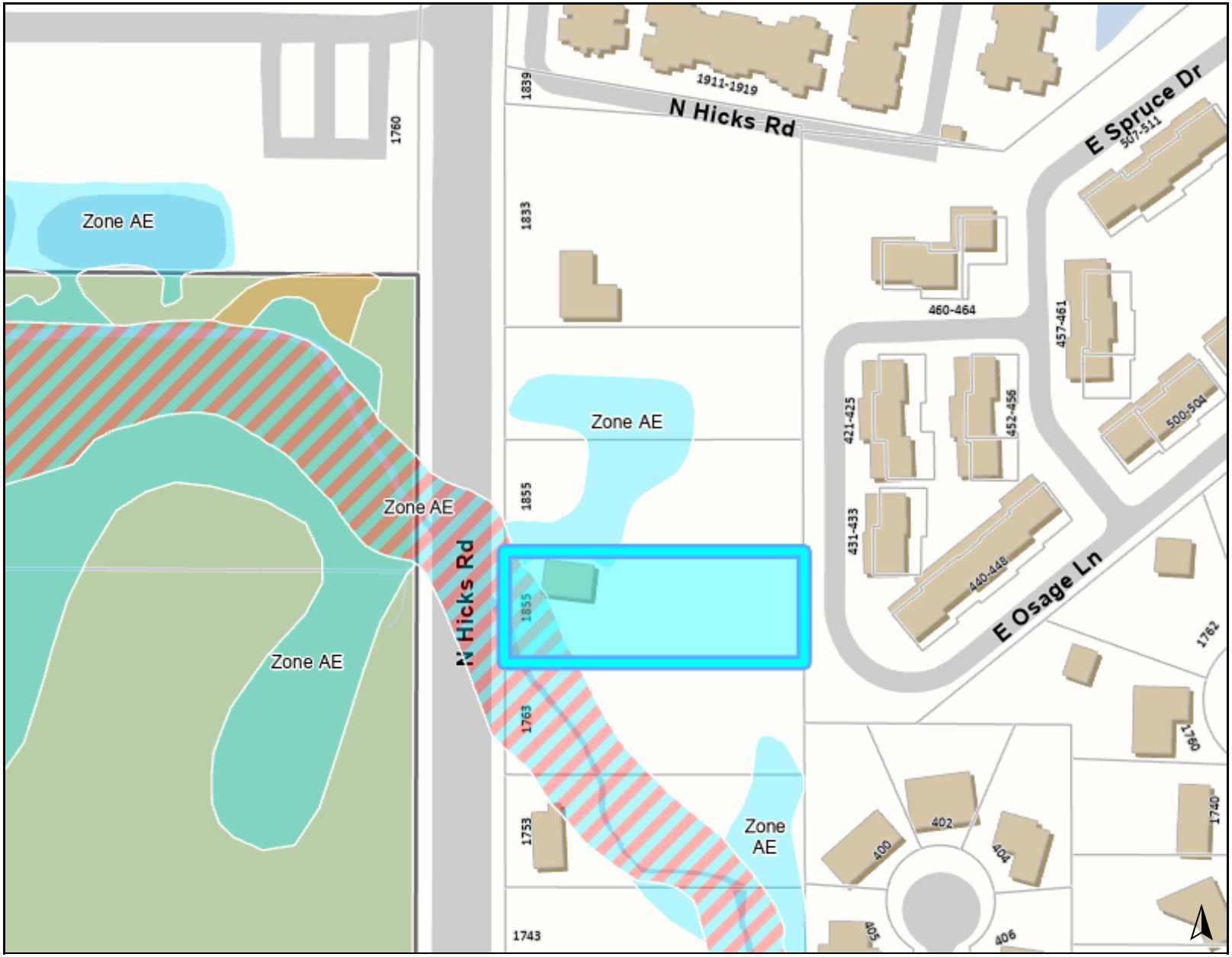
(Seal)

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

GISConsortium

1855 N Hicks Road



Legend

Federal Emergency Management Agency

Flood Hazard Boundaries

SFHA / Flood Zone Boundary

Flood Hazard Zones

Regulatory Floodway

0.2% Annual Chance Flood Hazard

0 300 600 ft

Print Date: 5/21/2024

Notes

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

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road -

1855 N. Hicks Road

Final Planned Development

Village Staff compiled business plan information addendum – Shelter, Inc.

This information was compiled from the initial PPD application materials, transmittal letters, and in-person meetings with Shelter Inc. for the proposed use.

1. The residential facility will be staffed by Shelter Inc. on a 24-hour, 7-day a week schedule at a minimum 3:1 ratio. When 12 residents are occupying the building, there will be four Shelter, Inc. employees present.

2. The residents will be females aged 12-18, who are identified as victims of sexual abuse or human trafficking and are placed in the residence in collaboration with DCFS and Shelter Inc. As outlined in the Shelter, Inc. DCFS Empowerment Grant application, all Shelter Inc. employees will have the DCFS minimum certifications necessary to serve in their employment capacities.

3. There will be no outside visitors permitted at the 1855 N. Hicks Road building, excepting known and scheduled visitors, approved by Shelter, Inc., for social workers, attorneys, specific maintenance personnel, and tutors, etc.

4. While residents will be allowed to enter and exit the building freely, during certain hours, it will be within the supervised knowledge of Shelter, Inc. staff. The facility will be secured, pursuant to DCFS requirements. As part of the proposed security protocols, the building will include interior and exterior security cameras.

5. Residents unauthorized leaving of the building: If a resident were to go missing and were located by the Police Department, Shelter, Inc. will accept the resident, without issue. If a circumstance arises where a resident can no longer best be served at this facility, Shelter, Inc. will work internally and directly with DCFS to resolve that transition.

6. Shelter, Inc. will work to establish a point of contact and liaison with the Palatine Police Department to ensure any necessary communication between Shelter, Inc. and Village of Palatine.

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE

(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 6TH day of JUNE, A.D. 20 24., and the last publication thereof was made on the 6TH day of JUNE, A.D. 20 24.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of JUNE A.D., 20 24.

By Todd Wenzl

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of JUNE A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Planning and Zoning Commission materials - June 25, 2024 (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill;

Attachment: DRAFT June 25 PZC minutes (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

III. PUBLIC HEARING

1. 1855 N. Hicks Road - a. Final Planned Development, b. Special Use for Fill in a Floodplain c. Preliminary and Final Plat of Subdivision (Plat Consolidation); and d. Rezoning to Planned Development. **- Recommend To Approve**

   FPD-000107-2024 - 1855 N HICKS RD

   Notice was published in the Journal & Topics on June 6TH, 2024 and mailed to the owners of the surrounding properties.

   Petitioner's Exhibits:

1. CSEC NARRATIVE FOR PUD APPLICATION FINAL V1
2. FINAL ENGINEERING PLANS V1
3. FINAL ARCHITECTURAL 1855 HICKS RD PUD 5/2/24
4. 1855 HICKS ROAD RENDERING 4.3_V1 ORIGIN
5. PLAT OF SUBDIVISION - CONSOLIDATION - 1855 N HICKS
6. PALATINE GRHM LANDSCPLAN SUBMISSION SET
7. PHOTOMETRIC PLAN
8. 1855 N HICKS STORMWATER MGMNT REPORT
9. ZONING APPLICATION - SIGNED V1
10. PUBLIC NOTICE

   Background:

   Mr. Vyverberg explains that the petitioners, Housing Opportunity Development Corporation (HODC) and Shelter, Inc., initially received Preliminary Planned Development approval in August 2023 for a 12-bedroom residential facility. The property now consists of three vacant lots and the petitioners proposes to redevelop the property with a new approximately 6,000 square foot residential building, with 12 bedrooms for 12 residents. The building also includes office space for support staff and counseling administration, to be staffed by Shelter, Inc.

   Sworn in petitioner: Richard Koenig, Executive Director, Housing Opportunity Development Corporation - 5340 Lincoln Ave., Skokie, IL - he states the development team is also present for questions or clarifications, if needed.

   Mr. Koenig explains that HODC has been a non-profit organization for 50 years, dedicated to ending the cycle of child abuse and operating safe homes and shelters. They have worked within the Palatine community for the past 30 years, focusing on helping families, seniors, and people with disabilities who need shelter or housing. The proposed new site aims to address a critical need in Illinois by creating a 12-bedroom house that provides a stable environment for victims of sexual abuse or human trafficking. The facility will include case

workers and 24/7 staffing on-site, employed by Shelter, Inc. The average stay for residents will be 6 months to 2 years, offering long-term support and services to help individuals achieve stability in their lives.

Mr. Koenig emphasizes that safety is their top priority. All residents will be thoroughly screened before being accepted into the program. The property will be fenced on three sides, equipped with cameras outside and in common areas inside the residence. No signage will be displayed, and the proximity to the police station, which is just two minutes away, enhances safety. He also mentions that the proposed development will add value to the surrounding properties. The existing dilapidated home has been demolished, and the new home will feature modern, energy-efficient, and code-compliant systems, including sprinklers.
Stormwater mitigation will be implemented on-site, reducing runoff and positively impacting stormwater management. The development is not expected to affect current traffic conditions significantly, as residents will not have cars, and staff will have no more than four vehicles. Construction is also expected to have minimal impact, as the building's exterior will be pre-manufactured, and shipping containers will be used for the interior construction foundations. This approach will ensure quick construction with minimal disruption to neighbors.
The new home will be situated on a three-acre wooded site, with efforts to preserve most trees and wetlands. The landscaping plan includes additional trees, shrubs, perennials, and groundcover around the building. There will be a courtyard on the west side of the building with further landscaping, and the building will be set back to minimize visibility from the road.
Since the original Planned Development meeting 11 months ago, the project has secured funding from DCFS, the existing dilapidated home has been demolished, and architectural and engineering plans have been completed. Mr. Koenig notes that site issues were identified during the engineering plans, leading to a change in the building's orientation from west-facing to north-facing. The revised plan includes 19 parking spaces.
Sworn In: Stan Kranenburg, V3 Companies - 7325 Janes Ave., Woodridge, IL
Mr. Kranenburg explains that after receiving preliminary approval, it was discovered that the original building site was on a floodplain. Instead of filling in the area and requesting FEMA to remap the floodplain, the decision was made to relocate the building to the high point of the site. This new location not only expedites the project timeline but also helps to preserve the site's natural characteristics and existing wetlands. This strategic move ensures that the development aligns better with environmental considerations and regulatory requirements.

Commissioner Friedman asks about any leveling or filling in the floodplain.
Mr. Kranenburg points out the floodplain location on the engineering plan, explaining that only a minimal amount of fill will be required for the driveway. He confirms that the access road has been relocated, ensuring easy access in and out during a flood event. The proposed fill is limited to what is necessary for the driveway installation, meets MWRD requirements, and has been approved by the

Attachment: DRAFT June 25 PZC minutes (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

Village Engineer.

Commissioner Friedman observes that the updated site plan includes an outdoor recreation area, noting that this is a new addition.
Mr. Koenig explains that the outdoor space is intended for informal use by the residents and is part of the landscape plan.
Commissioner Friedman asks if there is any hardscape in the outdoor area.
Mr. Koenig clarifies that it will be a mulched area, not landscaped.

Commissioner Bettenhausen notes that the fencing only secures three sides of the property.
Mr. Koenig responds by explaining that the access road is visually monitored, and he believes it does not require a fence. He also states that security cameras will be in place 24/7, and this area will be part of the continuous monitoring system.
Chairman Wood inquires if family visits would be allowed.
Mr. Koenig states that family visits would be prearranged and monitored by staff, with no walk-in visits, and most likely conducted off-site.
Chairman Wood asks if there is any background information on other locations, and since there is no facility like this in Illinois, whether there is information from other states.
Mr. Koenig responds that Carina Homann Santa Maria from Shelter, Inc. is better qualified to answer that question. Although she is not currently at the meeting, she is expected to arrive before final deliberations.
Chairman Wood then asks for information regarding the residents attending school.
Mr. Koenig explains that Carina is also better suited to answer this question but adds that residents will have study areas within the facility. The intent is to gradually reintegrate them into a normal life, including attending local schools, through a gradual process.
Commissioner Kolososki asks for clarification on the ADA entrance, noting that it appears to be the furthest from the parking lot.

Sworn In: Clifford Town - Town Studio Architects -1297 Shermer Rd., Northbrook, IL

Mr. Town addresses the question, stating that the main entrance is built to code and is ADA compliant. He further states that the rear entrance is to code for a secondary exit and there is a ramp at both exits and the rear is a secondary.
Commissioner Kolososki inquires if there will be lighting at this entrance.
Mr. Town confirms that security lights will be installed along the full perimeter of the building, ensuring adequate lighting at the ADA entrance.
Commissioner Bettenhausen notes the outdoor patio and expresses concern about safety or wheelchair accidents should there be any handicapped residents, mentioning the risk of rolling into the pond.
Mr. Town states that the ramp can be redirected and railing installed to avoid potential accidents, and this will be noted in the final drawings.
Commissioner Bettenhausen notes that on the civil drawings show the

Attachment: DRAFT June 25 PZC minutes (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

crawlspace and the landscape plans do not.
Mr. Town states it will by synced - it was a recent add and added a secondary means out of the crawl as a security.
Commissioner Bettenhausen asks if it will be locked.
Mr. Town states it is locked at the inside for safety reasons.

Commissioner Friedman asks if the residents will be able to go anywhere on foot.
Mr. Koenig states that the shelter would provide any needed transportation.

Further discussion regarding residents and how their time would be spent.
Mr. Koenig states that there is no fixed schedule for the residents. The goal is to work with them individually to help them get back to a normal lifestyle while looking for a permanent solution. He explains that the residents will have structured support, including counseling and case management, to assist them in this transition period. Activities and programs will be tailored to meet the needs of each resident, ensuring they have the necessary resources and guidance to achieve stability and independence.
Commissioner Roth-Wurster asks about the filling in of the flood plain and notes that the creek running through the property at the back may have a tendency to fill and wonders how it will impact the tributary work and if the added storm water will impact the natural flow.

Mr. Kranenburg, notes that there is both a Flood Plain and a Flood Way associated with the creek. He clarifies that they are not doing any filling or modifications to the flood way, as this would require special permitting. He explains that the flood plain is used for flood storage, and the fill being added is only to accommodate the access drive. He further states that the compensatory storage being provided exceeds the minimum requirements, ensuring that the added storm water will not negatively impact the natural flow of the creek or the surrounding area.
Commissioner Cavanaugh asks what type of fencing will be installed.
Mr. Koenig states that is will be 6’ wood privacy fence - Board on Board

Mr. Vyverberg provides an overview of the discussion and states that the Final Planned Development has slight modifications to the building location and will be constructed mainly of pre constructed materials. Petitioner and contractor have met with building staff and code reviewers and both have expressed their approval of the final plans.

Resident: Dennis Dwyer - 1032 W Raven Ln.
Mr. Dwyer asks how project is being funded.
Mr. Koenig states it is funded by DCFS
Mr. Dwyer asks if he can provide per person cost to that of an out of state facility
Mr. Koenig does not have that information and states the goal is to keep families in state.
Mr. Dwyer is disappointed that this information is not available and further inquired about the background of the residents.

Attachment: DRAFT June 25 PZC minutes (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

Mr. Vyverberg states that from a Staff perspective, the question is not relevant to the requested Final Planned Development, Preliminary and Final Plat of Subdivision/Consolidation, Special Use and Rezoning to Planned Development.

Resident: John Schuh - 405 E Diane Dr
Mr. Schuh states his property is on the other site of the creek and asks how close the resident will be to the creek.
The plans are referred to and he is satisfied with the distance to his house.

Sworn In: Carina H. Santa Maria - Executive Director of Shelter,Inc. - Owner and Operator of the proposed property.

Chairman Wood asks Ms. Santa Maria if, in her experience, security could be an issue with traffickers trying to locate or access the site.
Ms. Santa Maria states that other areas servicing similar residents have not encountered issues with individuals trying to approach the residents.
Chairman Wood asks if visitors would be allowed.
Ms. Santa Maria explains that all visits would be monitored, and case workers would decide if a visit is permitted. She adds that DCFS oversees the policies, and supervised visits may be allowed based on their guidelines.
Commissioner Friedman notes that the proximity is a good use with minimal risks to surrounding residents. He mentions that the original plan had security gates, but the new plan has eliminated them and wonders why.
Ms. Santa Maria states that due to donations, the high-level security monitoring systems will compensate for the removal of the security gates.

Commissioner Noonan asks if the residents will have the freedom to enjoy the space and roam the premises unsupervised and how they would get to jobs or school.
Ms. Santa Maria explains that transportation to schools would be provided by the district. She adds that there would be two vehicles for the residence, which would be used to transport residents to doctors' appointments or other necessary appointments.
Commissioner Bettenhausen inquires about the security monitoring and asks if it would be monitored 24/7.
Ms. Santa Maria confirms that it would be monitored 24/7.

STAFF RECOMMENDATION:
The Final Planned Development conforms to the Preliminary Planned Development requirements. Shelter Inc. and HODC have established operational histories for existing projects in the Village. Additionally, Shelter Inc. has identified an unmet need in the State to serve a supportive housing need. With the existing encumbrances on the property, Staff agrees that the proposed is an appropriate use and it conforms with the 2011 Comprehensive Plan

Attachment: DRAFT June 25 PZC minutes (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

recommendations for a multi-family use of this section of Hicks Road. Therefore, Staff recommends approval of the Final Planned Development, Preliminary and Final Plat of Subdivision (Plat of Consolidation), Special Use for Fill in a Floodplain, and Rezoning to Planned Development, subject to the following conditions:

1. **The development shall substantially conform to the required Preliminary Planned Development conditions, and the engineering plans by V3, last revised as part of the Final Planned Development submission, the architectural plans by Town Studios, last revised on 5/2/24, and submitted elevations, and the landscaping plans by IRG, Inc., except as such plans may be changed to conform to Village Codes and Ordinances.**

2. **The Final Engineering Plans and EEOPC shall be submitted in a manner acceptable to the Village Engineer and shall include cash in lieu of sidewalks along the Hicks Road frontage.**

3. **The final landscaping and plan shall be revised in a manner acceptable to the Director of Planning and Zoning.**
4. **All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**
5. **In conjunction with the building permit application, a construction management plan shall be submitted in a manner acceptable to Village and shall outline the proposed development schedule, identify the material delivery routes, and proposed parking areas for the contractors.**
6. **A $50,000 Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer.**
7. **The Public Improvement Letter of Credit in an amount of 115% of the require public improvements shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning and pursuant to the Code requirements. Review fees, based upon the finally accepted EEOPC, shall be submitted in a manner acceptable to the Village Engineer.**
8. **Any proposed changes to the designated operator (Shelter, INC.) or the developer (Shelter, Inc., HODC, or some partnership between Shelter, Inc. and HODC) shall require Village review and approval, including a Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.**
9. **The final Shelter Inc. business and operations' plan shall be revised in a manner acceptable to the Police Chief and Village Attorney.**
10. **Any proposed changes to the final Shelter Inc. business and operation plan shall require additional Village review and approval. This may include another Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.**

Attachment: DRAFT June 25 PZC minutes (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

11. **In addition to ongoing meeting and discussion with Shelter Inc. and the Police Department, the Village and Police Department shall conduct a 6-month and 9-month operational review of the residential use and, if determined necessary by the Staff review, an additional Village Council review may be required. If additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Planned Development, at such time of the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances and Planned Development Ordinance.**

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Bettenhausen.

DELIBERATIONS:

Commissioner Friedman states that the site plan changes made due to the flood plain result in a better layout for the residents functionally, as well as for security and safety. He expresses satisfaction with the updates.
Chairman Wood agrees that the design changes are improvements. She emphasizes that the health, safety, and welfare of the surrounding properties will not be negatively impacted and that the request will serve a greater purpose and cause. She highlights that there are no negative effects on the surrounding properties and praises the proven reputation of the organization. She notes that village staff and the police department have been actively involved and that this is a well-thought-out plan developed with expertise. She expresses confidence in the proposal, stating that it has met the standards and she is happy to have it in their town.
Commissioner Roth-Wurster acknowledges that many issues have been addressed and that due diligence has been done. She highlights Shelter, Inc.'s positive track record and states that this is a good use of the land.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on July 15th, 2024.

Attachment: DRAFT June 25 PZC minutes (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Rodney Bettenhausen, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert
ABSENT:	Fedota

Attachment: DRAFT June 25 PZC minutes (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE

(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 6TH day of JUNE, A.D. 20 24., and the last publication thereof was made on the 6TH day of JUNE, A.D. 20 24.

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"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of JUNE A.D., 20 24.

By Todd Wenzl

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of JUNE A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (2024-60 : 1855 N. Hicks Road - HODC/Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

Consider an Ordinance Approving the Village of Palatine's 2024 CDBG Action Plan

BACKGROUND:
As necessary for the Village's participation in the Community Development Block Grant (CDBG) program, the Department of Housing and Urban Development (HUD) requires that a Draft Action Plan is made available for a 30-day public review and comment period. The Village Council approved the commencement of this review on June 3, 2024. As no public comments were submitted during this time, it is now appropriate to submit the 2024 Action Plan to HUD. Therefore, Staff is recommending approval of the following:

> **Consider an Ordinance Approving the Village of Palatine's CDBG 2024 Action Plan.**

KEY ISSUES:
The Village's anticipated CDBG FY2024 entitlement amount is $480,133, which represents a 3.5% decrease from last year. Palatine's program-year runs from October 1st through September 31st. Per HUD regulations, the Village may recommend up to 15% ($72,019) for social service providers and up to 20% ($96,026) for program administration. The Village has historically utilized the remaining funds for public improvement projects and this year's Action Plan continues that recommendation.

For reference, the 2024 requested subrecipient funding totaled $81,000. The subrecipient application notice was posted on the Village's website on April 1 and Staff sent FY2024 CDBG notices to all social service agencies that applied for or received funding over the past four years.

The FY2024 Action Plan recommends CDBG funding for the following activities: program administration, public infrastructure, facility improvements (eligible projects associated with low- to moderate-income areas and clientele), childcare/community center administration, homelessness service and prevention, emergency transitional shelter program, supportive services for senior citizens, and counseling and advocacy for abuse victims. As required, the 30-day public comment period was noticed in the newspaper and began on June 3, 2024. Staff recommends the following CDBG expenditures for FY2024:

Administration and Infrastructure/Public Facilities			
Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Village of Palatine Planning & Zoning	CDBG Administration (maximum 20%)	$96,026	$96,026
Village of Palatine Public Works	Public Improvement Projects	$312,088	$312,088
Public Services	Social Service Agencies (maximum 15%)	$93,000	$72,019
	Total Requested	**$501,114**	

	Total Available		**$480,133**

Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Children's Advocacy Center	Child Abuse Counseling	$6,000	$5,000
Family Forward	Financial Assistance for Rent and Case Management	$3,000	$3,000
Northwest Compass		$10,000	$0
JOURNEYS	Homeless Services	$20,000	$18,000
POC	Case Management Service Coordinator	$24,000	$24,000
Palatine Township	Support Services for Older Adults	$10,000	$4,000
PTSCC	Resources and Programs for Very Low-Income Clients	$15,000	$14,019
WINGS	Homeless Services for Domestic Violence Victims	$5,000	$4,000
	Total Requested	**$93,000**	
	Total Available		**$72,019**

The full FY2024 Action Plan can be reviewed on the Village Website at

https://www.palatine.il.us/162/Community-Development-Block-Grant-Progra

ALTERNATIVES:
1. Approve the CDBG 2024 Action Plan.
2. Do not approve the CDBG 2024 Action Plan.

RECOMMENDATION:
Staff recommends approval of the CDBG 2024 Action Plan.

ACTION REQUIRED:
Consider an Ordinance Approving the Village of Palatine's FY 2024 Action Plan.

ATTACHMENTS:

- ORD CDBG 2024

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

ORDINANCE NO._____

AN ORDINANCE ADOPTING AND APPROVING THE VILLAGE OF PALATINE'S 2024 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the Village of Palatine prepared an Action Plan, which includes a housing affordability and public service plan, as well as an application for a Community Development Block Grant; and

WHEREAS, the required comment period was opened on June 3, 2024, a Public Hearing was held June 27, 2024 as required and a Public Meeting was held by the Village Council on July 15, 2024 to approve the 2024 Action Plan for the Palatine's Community Development Block Grant Program; and

WHEREAS, the 2024 Fiscal Year allocation from the Office of Community Planning and Development (U.S. Department of Housing and Development) for the Village of Palatine is $480,133 within the federal Community Development Block Grant (CDBG) Program; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) oversees the Village's use of the funds; and

WHEREAS, the Village of Palatine is required to submit a Consolidated Plan that includes a needs assessment, housing market study, 5-year strategic plan, and 1-year action plan; and

WHEREAS, the Action Plan shall be submitted to HUD 45 days prior to starting the Program Year which begins October 1, 2024; and

WHEREAS, the Mayor and Village Council of the Village of Palatine has determined that the Consolidated Plan and Action Plan and the use of CDBG funds can be of benefit in providing for resident's health, safety, and welfare and in meeting the community development and housing needs of its citizens.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois:

SECTION 1: The Mayor and Village Council of the Village of Palatine hereby approves the attached 2024 Action Plan, which includes an allocation of Community Development Block Grant funds in the amount of $480,133.

Attachment: ORD CDBG 2024 (2024-61 : 2024 CDBG Action Plan)

SECTION 2: **The Mayor and Village Council of the Village of Palatine hereby authorize the Village Manager to prepare and forward to the U.S. Department of Housing and Urban Development a submission of Palatine's 2024 Action Plan in accordance with federal guidelines. This Plan includes an application for federal Community Development Block Grant funds.**

SECTION 3: **This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.**

PASSED: This ____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of

_____, 2024

_____

Village Clerk

Attachment: ORD CDBG 2024 (2024-61 : 2024 CDBG Action Plan)

Consider a Motion to Award a Contract for the 2024 Water Main Replacement Contract 3 Project

BACKGROUND:
Peregrine Drive and Linden Avenue are recommended for water main replacement due to their age and the number of breaks that have occurred over the last several years. The water main replacement on Peregrine Drive will be from Falmore Drive to Quentin Road, including Peregrine Court and Tymore Court (approximately 3,045 feet). The water main replacement on Linden Avenue will be from Robertson Street to Ashland Avenue (approximately 1,437 feet).

KEY ISSUES:
- On Tuesday, July 2, 2024, eleven bids were received, ranging from a high of $2,669,947 to a low of $1,771,252.
- The lowest responsive and responsible bidder was Gerardi Sewer & Water Company of Addison, Illinois in the amount of $1,771,252.
- The Engineer's estimate was $1,907,394.

ALTERNATIVES:
1. Award the contract for the 2024 Water Main Replacement Contract 3 to Gerardi Sewer & Water.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2024 Water Main Replacement Contract 3 Project be awarded to Gerardi Sewer & Water.

BUDGET IMPACT:
Funding is available in the water fund of the 2024 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to award the contract for the 2024 Water Main Replacement Contract 3 Project to Gerardi Sewer & Water Company of Addison, Illinois in the amount of $1,771,252.

ATTACHMENTS:
- Bid Tabulation
- Location Map-Peregrine Drive
- Location Map-Linden Avenue

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

VILLAGE OF PALATINE

Bidding Summary
2024 Water Main Improvements Contract 3
July 2, 2024

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Gerardi Sewer & Water Co.	$ 1,771,252.00	Correct as Read
2	J. Congdon Sewer Service, Inc.	$ 1,808,005.54	Correct as Read
3	Bolder Contractors, Inc.	$ 1,886,973.05	Correct as Read
4	Holiday Sewer & Water Construction, Inc.	$ 1,950,000.00	Correct as Read
5	Mauro Sewer Construction, Inc.	$ 1,979,890.00	Correct as Read
6	Millenium Contracting Co.	$ 2,089,701.00	Correct as Read
7	Trine Construction Corp.	$ 2,090,600.00	Correct as Read
8	H. Linden & Sons Sewer and Water, Inc.	$ 2,109,942.00	Correct as Read
9	Acqua Contractors Corp.	$ 2,130,000.00	Correct as Read
10	A Lamp Concrete Contractors, Inc.	$ 2,284,929.00	Correct as Read
11	Martam Construction, Inc.	$ 2,669,947.00	Correct as Read

Attachment: Bid Tabulation (2024 Water Main Replacement Contract 3)

BID OPENING
Date: July 2, 2024
Time: 11:00 AM
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2024 Water Main Improvements Contract 3
DPW- 2423
Section # N/A

COMPUTED BY: KML

Red unit price = unit price is above median unit price
Blue unit price = unit price is equal to median unit price
Green unit price = unit price is below median unit price

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder Gerardi Sewer & Water Co. 1785 Armitage Court Addison, IL 60101 (630) 519-5116 UNIT PRICE	Low Bidder TOTAL	2 J. Congdon Sewer Service, Inc. 170-A Alexandra Way Carol Stream, IL 60188 (630) 510-2434 Fax (630) 510-9255 UNIT PRICE	2 TOTAL	3 Bolder Contractors, Inc. 316 Cary Point Drive Cary, IL 60013 (847) 236-0785 UNIT PRICE	3 TOTAL	4 Holiday Sewer & Water Constru 1000 N. Rand Rd., Ste. 116 Wauconda, IL 60084 (847) 526-3788 Fax (847) 526-3739 UNIT PRICE	4 TOTAL
1	TREE PROTECTION	EACH	116	$100.00	$11,600.00	$125.00	$14,500.00	$60.00	$6,960.00	$60.00	$6,960.00	$50.00	$5,800
2	TREE ROOT PRUNING	EACH	5	$50.00	250.00	125.00	$625.00	150.00	$750.00	500.00	2,500.00	50.00	250.
3	TRENCH BACKFILL	CU YD	3,054	$40.00	122,160.00	1.00	$3,054.00	0.01	$30.54	1.00	3,054.00	0.01	30.
4	LANDSCAPE RESTORATION	SQ YD	1622	$25.00	40,550.00	25.00	$40,550.00	22.00	$35,684.00	24.00	38,928.00	22.00	35,684.
5	SUPPLEMENTAL WATERING	UNIT	25	$50.00	1,250.00	40.00	$1,000.00	1.00	$25.00	1.00	25.00	1.00	25.
6	INLET FILTERS	EACH	30	$125.00	3,750.00	15.00	$450.00	50.00	$1,500.00	50.00	1,500.00	25.00	750.
7	FULL-DEPTH PAVEMENT PATCH	SQ YD	3087	$120.00	370,440.00	50.00	$154,350.00	43.00	$132,741.00	40.00	123,480.00	43.00	132,741.
8	DRIVEWAY PAVEMENT REMOVAL	SQ YD	153	$10.00	1,530.00	18.00	$2,754.00	25.00	$3,825.00	20.00	3,060.00	15.00	2,295.
9	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 3"	SQ YD	110	$22.00	2,420.00	43.00	$4,730.00	43.00	$4,730.00	80.00	8,800.00	43.00	4,730.
10	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8"	SQ YD	43	$125.00	5,375.00	106.00	$4,558.00	106.00	$4,558.00	200.00	8,600.00	106.00	4,558.
11	CURB & GUTTER REMOVAL & REPLACEMENT	FOOT	475	$40.00	19,000.00	51.00	$24,225.00	41.00	$19,475.00	47.00	22,325.00	52.00	24,700.
12	SIDEWALK REMOVAL & REPLACEMENT	SQ FT	1897	$12.00	22,764.00	12.00	$22,764.00	10.00	$18,970.00	14.65	27,791.05	13.00	24,661.
13	DETECTABLE WARNINGS	SQ FT	16	$30.00	480.00	52.00	$832.00	52.00	$832.00	90.00	1,440.00	52.00	832.
14	DUCTILE IRON WATER MAIN, ZINC COATED, CLASS 52, 6"	FOOT	543	$115.00	62,445.00	140.00	$76,020.00	130.00	$70,590.00	140.00	76,020.00	150.00	81,450.
15	DUCTILE IRON WATER MAIN, ZINC COATED, CLASS 52, 8"	FOOT	2748	$135.00	370,980.00	160.00	$439,680.00	146.00	$401,208.00	150.00	412,200.00	175.00	480,900.
16	DUCTILE IRON WATER MAIN, ZINC COATED, CLASS 52, 10"	FOOT	1494	$175.00	261,450.00	180.00	$268,920.00	163.00	$243,522.00	160.00	239,040.00	190.00	283,860.
17	WATER MAIN CASING PIPE, 18"	FOOT	256	$125.00	32,000.00	80.00	$20,480.00	50.00	$12,800.00	150.00	38,400.00	25.00	6,400.
18	GATE VALVE, 6"	EACH	5	$3,000.00	15,000.00	2400.00	$12,000.00	1,900.00	$9,500.00	2,500.00	12,500.00	2,550.00	12,750.
19	GATE VALVE, 8"	EACH	7	$3,500.00	24,500.00	3250.00	$22,750.00	2,200.00	$15,400.00	4,000.00	28,000.00	3,750.00	26,250.
20	GATE VALVE, 10"	EACH	7	$4,500.00	31,500.00	4400.00	$30,800.00	3,000.00	$21,000.00	6,000.00	42,000.00	5,750.00	40,250.
21	VALVE VAULT, 5'	EACH	19	$2,000.00	38,000.00	2500.00	$47,500.00	2,900.00	$55,100.00	5,000.00	95,000.00	2,500.00	47,500.
22	FIRE HYDRANT	EACH	14	$7,500.00	105,000.00	8000.00	$112,000.00	8,000.00	$112,000.00	10,000.00	140,000.00	8,500.00	119,000.
23	WATER SERVICE CONNECTION (COMPLETE) LONG SIDE	EACH	52	$3,000.00	156,000.00	3000.00	$156,000.00	3,500.00	$182,000.00	2,600.00	135,200.00	4,500.00	234,000.
24	WATER SERVICE CONNECTION (COMPLETE) SHORT SIDE	EACH	28	$2,500.00	70,000.00	2400.00	$67,200.00	3,200.00	$89,600.00	2,300.00	64,400.00	3,500.00	98,000.
25	WATER SERVICE BUILDING CONNECTION	EACH	3	$2,500.00	7,500.00	7500.00	$22,500.00	6,500.00	$19,500.00	10,000.00	30,000.00	7,500.00	22,500.
26	ABANDON EXISTING WATER VALVE	EACH	15	$750.00	11,250.00	300.00	$4,500.00	250.00	$3,750.00	500.00	7,500.00	100.00	1,500.
27	REMOVE EXISTING FIRE HYDRANT	EACH	13	$1,000.00	13,000.00	750.00	$9,750.00	350.00	$4,550.00	500.00	6,500.00	100.00	1,300.00

Attachment: Bid Tabulation (2024 Water Main Replacement Contract 3)

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TABULATION OF BIDS
FOR
2024 Water Main Improvements Contract 3
DPW- 2423
Section # N/A

COMPUTED BY: KML

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ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder Gerardi Sewer & Water Co. 1785 Armitage Court Addison, IL 60101 (630) 519-5116 UNIT PRICE	Low Bidder TOTAL	2 J. Congdon Sewer Service, Inc. 170-A Alexandra Way Carol Stream, IL 60188 (630) 510-2434 Fax (630) 510-9255 UNIT PRICE	2 TOTAL	3 Bolder Contractors, Inc. 316 Cary Point Drive Cary, IL 60013 (847) 236-0785 UNIT PRICE	3 TOTAL	4 Holiday Sewer & Water Constru 1000 N. Rand Rd., Ste. 116 Wauconda, IL 60084 (847) 526-3788 Fax (847) 526-3739 UNIT PRICE	4 TOTAL
28	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE)	EACH	13	$500.00	6,500.00	4500.00	$58,500.00	5,000.00	$65,000.00	4,000.00	52,000.00	5,500.00	71,500.
29	CUT AND CAP WATER MAIN	EACH	12	$1,000.00	12,000.00	100.00	$1,200.00	4,500.00	$54,000.00	900.00	10,800.00	100.00	1,200.
30	LINE STOP, 10"	EACH	1	$7,500.00	7,500.00	6500.00	$6,500.00	4,000.00	$4,000.00	13,000.00	13,000.00	6,000.00	6,000.
31	ADJUST WATER SERVICE	FOOT	25	$25.00	625.00	10.00	$250.00	10.00	$250.00	100.00	2,500.00	10.00	250.
32	SANITARY SERVICE ADJUST	FOOT	140	$50.00	7,000.00	50.00	$7,000.00	30.00	$4,200.00	100.00	14,000.00	25.00	3,500.
33	STORM SEWER, WATER MAIN QUALITY PIPE, 8"	FOOT	210	$65.00	13,650.00	80.00	$16,800.00	50.00	$10,500.00	100.00	21,000.00	80.00	16,800.
34	STORM SEWER, WATER MAIN QUALITY PIPE, 10"	FOOT	75	$85.00	6,375.00	90.00	$6,750.00	65.00	$4,875.00	130.00	9,750.00	90.00	6,750.
35	STORM SEWER, WATER MAIN QUALITY PIPE, 12"	FOOT	18	$100.00	1,800.00	120.00	$2,160.00	70.00	$1,260.00	200.00	3,600.00	100.00	1,800.
36	CATCH BASIN, TYPE A, 4' DIA, TYPE 1 FRAME & OPEN LID	EACH	1	$4,500.00	4,500.00	3200.00	$3,200.00	4,500.00	$4,500.00	6,000.00	6,000.00	4,500.00	4,500.
37	MANHOLE, TYPE A, 5' DIA, TYPE 1 FRAME & CLOSED LID	EACH	1	$5,000.00	5,000.00	6500.00	$6,500.00	5,500.00	$5,500.00	6,000.00	6,000.00	5,500.00	5,500.
38	DRAINAGE STRUCTURES TO BE ADJUSTED	EACH	1	$750.00	750.00	400.00	$400.00	920.00	$920.00	2,000.00	2,000.00	750.00	750.
39	MOBILIZATION	L SUM	1	$25,000.00	25,000.00	60000.00	$60,000.00	105,000.00	$105,000.00	110,000.00	110,000.00	125,000.00	125,000.
40	CONSTRUCTION LAYOUT	L SUM	1	$5,000.00	5,000.00	6500.00	$6,500.00	6,000.00	$6,000.00	4,000.00	4,000.00	1,733.46	1,733.
41	TRAFFIC CONTROL & PROTECTION	L SUM	1	$10,000.00	10,000.00	27500.00	$27,500.00	70,000.00	$70,000.00	55,000.00	55,000.00	10,000.00	10,000.
42	PRE-CONSTRUCTION VIDEO TAPING	L SUM	1	$1,000.00	1,000.00	2500.00	$2,500.00	1,000.00	$1,000.00	100.00	100.00	1,500.00	1,500.
43	CONTAMINATED WASTE DISPOSAL	CU YD	10	$50.00	500.00	100.00	$1,000.00	40.00	$400.00	200.00	2,000.00	50.00	500.
	TOTAL BID AS READ					**$**	**1,771,252.00**	**$**	**1,808,005.54**	**$**	**1,886,973.05**	**$**	**1,950,000.**
	TOTAL BID AS CORRECTED			**$**	**1,907,394.00**								
	PROPOSAL GUARANTEE					5.00%		5.00%		5.00%		5.00%	

Attachment: Bid Tabulation (2024 Water Main Replacement Contract 3)

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				5		6		7		8		9	
				Mauro Sewer Construction, Inc. 1251 Redeker Road Des Plaines, IL 60016 (847) 803-2033 Fax (847) 803-2034		Millenium Contracting Co. 5933 N. Knox Avenue Chicago, IL 60646 (847) 493-9577 Fax (312) 238-9401		Trine Construction Corp. 1041 Trine Court, Suite A St. Charles, IL 60174 (630) 668-4626 Fax (630) 668-4828		H. Linden & Sons Sewer and Water, 722 E. South Street, Unit D Plano, IL 60545 (630) 552-9955 Fax (630) 522-0955		Acqua Contractors Corp. 551 S. IL Route 83 Elmhurst, IL 60126 (630) 359-4648	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	TREE PROTECTION	EACH	116	$125.00	$14,500.00	$103.00	$11,948.00	$0.01	$1.16	$200.00	$23,200.00	$133.00	$15,428.0
2	TREE ROOT PRUNING	EACH	5	250.00	1,250.00	250.00	1,250.00	0.01	0.05	200.00	1,000.00	133.00	665.0
3	TRENCH BACKFILL	CU YD	3,054	33.00	100,782.00	31.00	94,674.00	65.44	199,853.76	53.00	161,862.00	30.00	91,620.0
4	LANDSCAPE RESTORATION	SQ YD	1622	26.00	42,172.00	34.00	55,148.00	17.50	28,385.00	20.00	32,440.00	23.00	37,306.0
5	SUPPLEMENTAL WATERING	UNIT	25	65.00	1,625.00	300.00	7,500.00	0.01	0.25	1.00	25.00	400.00	10,000.0
6	INLET FILTERS	EACH	30	175.00	5,250.00	350.00	10,500.00	0.01	0.30	185.00	5,550.00	200.00	6,000.0
7	FULL-DEPTH PAVEMENT PATCH	SQ YD	3087	63.00	194,481.00	48.00	148,176.00	73.90	228,129.30	72.00	222,264.00	53.00	163,611.0
8	DRIVEWAY PAVEMENT REMOVAL	SQ YD	153	30.00	4,590.00	40.00	6,120.00	12.50	1,912.50	10.00	1,530.00	11.00	1,683.0
9	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 3"	SQ YD	110	118.00	12,980.00	95.00	10,450.00	64.50	7,095.00	54.00	5,940.00	106.00	11,660.0
10	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8"	SQ YD	43	170.00	7,310.00	205.00	8,815.00	193.00	8,299.00	125.00	5,375.00	183.00	7,869.0
11	CURB & GUTTER REMOVAL & REPLACEMENT	FOOT	475	75.00	35,625.00	56.00	26,600.00	46.40	22,040.00	61.00	28,975.00	58.00	27,550.0
12	SIDEWALK REMOVAL & REPLACEMENT	SQ FT	1897	15.00	28,455.00	14.00	26,558.00	12.30	23,333.10	16.00	30,352.00	27.00	51,219.0
13	DETECTABLE WARNINGS	SQ FT	16	55.00	880.00	30.00	480.00	46.00	736.00	45.00	720.00	48.00	768.0
14	DUCTILE IRON WATER MAIN, ZINC COATED, CLASS 52, 6"	FOOT	543	95.00	51,585.00	133.00	72,219.00	119.68	64,986.24	130.00	70,590.00	183.00	99,369.0
15	DUCTILE IRON WATER MAIN, ZINC COATED, CLASS 52, 8"	FOOT	2748	135.00	370,980.00	145.00	398,460.00	122.65	337,042.20	140.00	384,720.00	160.00	439,680.0
16	DUCTILE IRON WATER MAIN, ZINC COATED, CLASS 52, 10"	FOOT	1494	170.00	253,980.00	164.00	245,016.00	160.45	239,712.30	165.00	246,510.00	188.00	280,872.0
17	WATER MAIN CASING PIPE, 18"	FOOT	256	175.00	44,800.00	105.00	26,880.00	149.71	38,325.76	200.00	51,200.00	104.00	26,624.0
18	GATE VALVE, 6"	EACH	5	2,500.00	12,500.00	2,500.00	12,500.00	3,910.55	19,552.75	2,500.00	12,500.00	2,160.00	10,800.0
19	GATE VALVE, 8"	EACH	7	3,500.00	24,500.00	3,000.00	21,000.00	4,666.36	32,664.52	3,000.00	21,000.00	3,000.00	21,000.0
20	GATE VALVE, 10"	EACH	7	4,500.00	31,500.00	4,000.00	28,000.00	5,825.84	40,780.88	3,800.00	26,600.00	4,275.00	29,925.0
21	VALVE VAULT, 5'	EACH	19	3,350.00	63,650.00	4,000.00	76,000.00	4,870.77	92,544.63	4,000.00	76,000.00	4,700.00	89,300.0
22	FIRE HYDRANT	EACH	14	9,000.00	126,000.00	8,333.00	116,662.00	8,252.55	115,535.70	8,000.00	112,000.00	7,000.00	98,000.0
23	WATER SERVICE CONNECTION (COMPLETE) LONG SIDE	EACH	52	4,000.00	208,000.00	5,056.00	262,912.00	4,113.06	213,879.12	4,000.00	208,000.00	4,200.00	218,400.0
24	WATER SERVICE CONNECTION (COMPLETE) SHORT SIDE	EACH	28	3,000.00	84,000.00	3,300.00	92,400.00	2,755.06	77,141.68	4,000.00	112,000.00	3,000.00	84,000.0
25	WATER SERVICE BUILDING CONNECTION	EACH	3	8,500.00	25,500.00	5,600.00	16,800.00	4,058.55	12,175.65	3,000.00	9,000.00	7,500.00	22,500.0
26	ABANDON EXISTING WATER VALVE	EACH	15	400.00	6,000.00	650.00	9,750.00	172.50	2,587.50	500.00	7,500.00	250.00	3,750.0
27	REMOVE EXISTING FIRE HYDRANT	EACH	13	500.00	6,500.00	650.00	8,450.00	424.38	5,516.94	750.00	9,750.00	250.00	3,250.00

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ITEM NO.	DESCRIPTION	UNIT	QUANTITY	5 Mauro Sewer Construction, Inc. 1251 Redeker Road Des Plaines, IL 60016 (847) 803-2033 Fax (847) 803-2034		6 Millenium Contracting Co. 5933 N. Knox Avenue Chicago, IL 60646 (847) 493-9577 Fax (312) 238-9401		7 Trine Construction Corp. 1041 Trine Court, Suite A St. Charles, IL 60174 (630) 668-4626 Fax (630) 668-4828		8 H. Linden & Sons Sewer and Water, 722 E. South Street, Unit D Plano, IL 60545 (630) 552-9955 Fax (630) 522-0955		9 Acqua Contractors Corp. 551 S. IL Route 83 Elmhurst, IL 60126 (630) 359-4648	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
28	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE)	EACH	13	4,500.00	58,500.00	7,000.00	91,000.00	5,092.50	66,202.50	4,000.00	52,000.00	8,500.00	110,500.0
29	CUT AND CAP WATER MAIN	EACH	12	1,000.00	12,000.00	2,500.00	30,000.00	1,273.13	15,277.56	1,200.00	14,400.00	500.00	6,000.0
30	LINE STOP, 10"	EACH	1	12,000.00	12,000.00	10,000.00	10,000.00	0.01	0.01	7,000.00	7,000.00	8,000.00	8,000.0
31	ADJUST WATER SERVICE	FOOT	25	75.00	1,875.00	50.00	1,250.00	0.01	0.25	10.00	250.00	25.00	625.0
32	SANITARY SERVICE ADJUST	FOOT	140	50.00	7,000.00	100.00	14,000.00	100.63	14,088.20	52.00	7,280.00	50.00	7,000.0
33	STORM SEWER, WATER MAIN QUALITY PIPE, 8"	FOOT	210	90.00	18,900.00	95.00	19,950.00	97.75	20,527.50	110.00	23,100.00	150.00	31,500.0
34	STORM SEWER, WATER MAIN QUALITY PIPE, 10"	FOOT	75	130.00	9,750.00	110.00	8,250.00	113.31	8,498.25	125.00	9,375.00	165.00	12,375.0
35	STORM SEWER, WATER MAIN QUALITY PIPE, 12"	FOOT	18	140.00	2,520.00	125.00	2,250.00	127.09	2,287.62	138.00	2,484.00	185.00	3,330.0
36	CATCH BASIN, TYPE A, 4' DIA, TYPE 1 FRAME & OPEN LID	EACH	1	5,000.00	5,000.00	5,600.00	5,600.00	5,597.25	5,597.25	4,000.00	4,000.00	4,000.00	4,000.0
37	MANHOLE, TYPE A, 5' DIA, TYPE 1 FRAME & CLOSED LID	EACH	1	7,000.00	7,000.00	5,600.00	5,600.00	5,942.25	5,942.25	5,000.00	5,000.00	6,750.00	6,750.0
38	DRAINAGE STRUCTURES TO BE ADJUSTED	EACH	1	1,000.00	1,000.00	783.00	783.00	1,211.00	1,211.00	1,500.00	1,500.00	1,200.00	1,200.0
39	MOBILIZATION	L SUM	1	15,000.00	15,000.00	60,000.00	60,000.00	102,950.73	102,950.73	10,000.00	10,000.00	42,460.00	42,460.0
40	CONSTRUCTION LAYOUT	L SUM	1	7,500.00	7,500.00	10,000.00	10,000.00	12,000.00	12,000.00	8,000.00	8,000.00	10,000.00	10,000.0
41	TRAFFIC CONTROL & PROTECTION	L SUM	1	59,500.00	59,500.00	30,000.00	30,000.00	7,800.00	7,800.00	95,000.00	95,000.00	28,911.00	28,911.0
42	PRE-CONSTRUCTION VIDEO TAPING	L SUM	1	1,950.00	1,950.00	5,000.00	5,000.00	15,535.59	15,535.59	3,000.00	3,000.00	2,500.00	2,500.0
43	CONTAMINATED WASTE DISPOSAL	CU YD	10	100.00	1,000.00	75.00	750.00	45.00	450.00	95.00	950.00	200.00	2,000.0
	TOTAL BID AS READ				**$ 1,979,890.00**		**$ 2,089,701.00**		**$ 2,090,600.00**		**$ 2,109,942.00**		**$ 2,130,000.0**
	TOTAL BID AS CORRECTED												
	PROPOSAL GUARANTEE			5.00%		5.00%		5.00%		5.00%		5.00%	

Attachment: Bid Tabulation (2024 Water Main Replacement Contract 3)

BID OPENING
Date: July 2, 2024
Time: 11:00 AM
Location: Village Hall

Red unit price = unit price is above median unit price
Blue unit price = unit price is equal to median unit price
Green unit price = unit price is below median unit price

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	10 A Lamp Concrete Contractors, I 1900 Wright Boulevard Schaumburg, IL 60193 (847) 891-6000 Fax (847) 891-6000 UNIT PRICE	10 TOTAL	11 Martam Construction, Inc 1200 Gasket Drive Elgin, IL 60120 (847) 608-6800 Fax (847) 608-6804 UNIT PRICE	11 TOTAL
1	TREE PROTECTION	EACH	116	$25.00	$2,900.00	$220.00	$25,520.00
2	TREE ROOT PRUNING	EACH	5	150.00	750.00	650.00	3,250.00
3	TRENCH BACKFILL	CU YD	3,054	1.00	3,054.00	58.00	177,132.00
4	LANDSCAPE RESTORATION	SQ YD	1622	17.00	27,574.00	25.00	40,550.00
5	SUPPLEMENTAL WATERING	UNIT	25	10.00	250.00	1.00	25.00
6	INLET FILTERS	EACH	30	15.00	450.00	320.00	9,600.00
7	FULL-DEPTH PAVEMENT PATCH	SQ YD	3087	60.00	185,220.00	99.00	305,613.00
8	DRIVEWAY PAVEMENT REMOVAL	SQ YD	153	21.50	3,289.50	21.00	3,213.00
9	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 3"	SQ YD	110	38.25	4,207.50	122.00	13,420.00
10	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8"	SQ YD	43	142.00	6,106.00	186.00	7,998.00
11	CURB & GUTTER REMOVAL & REPLACEMENT	FOOT	475	57.00	27,075.00	48.00	22,800.00
12	SIDEWALK REMOVAL & REPLACEMENT	SQ FT	1897	12.00	22,764.00	16.00	30,352.00
13	DETECTABLE WARNINGS	SQ FT	16	25.00	400.00	48.00	768.00
14	DUCTILE IRON WATER MAIN, ZINC COATED, CLASS 52, 6"	FOOT	543	142.00	77,106.00	154.00	83,622.00
15	DUCTILE IRON WATER MAIN, ZINC COATED, CLASS 52, 8"	FOOT	2748	164.00	450,672.00	168.00	461,664.00
16	DUCTILE IRON WATER MAIN, ZINC COATED, CLASS 52, 10"	FOOT	1494	205.00	306,270.00	186.00	277,884.00
17	WATER MAIN CASING PIPE, 18"	FOOT	256	150.00	38,400.00	216.00	55,296.00
18	GATE VALVE, 6"	EACH	5	1,530.00	7,650.00	2,460.00	12,300.00
19	GATE VALVE, 8"	EACH	7	2,200.00	15,400.00	3,240.00	22,680.00
20	GATE VALVE, 10"	EACH	7	3,275.00	22,925.00	3,920.00	27,440.00
21	VALVE VAULT, 5'	EACH	19	5,700.00	108,300.00	5,120.00	97,280.00
22	FIRE HYDRANT	EACH	14	8,800.00	123,200.00	10,680.00	149,520.00
23	WATER SERVICE CONNECTION (COMPLETE) LONG SIDE	EACH	52	4,850.00	252,200.00	4,720.00	245,440.00
24	WATER SERVICE CONNECTION (COMPLETE) SHORT SIDE	EACH	28	3,400.00	95,200.00	3,920.00	109,760.00
25	WATER SERVICE BUILDING CONNECTION	EACH	3	13,400.00	40,200.00	8,680.00	26,040.00
26	ABANDON EXISTING WATER VALVE	EACH	15	750.00	11,250.00	600.00	9,000.00
27	REMOVE EXISTING FIRE HYDRANT	EACH	13	575.00	7,475.00	1,060.00	13,780.00

Attachment: Bid Tabulation (2024 Water Main Replacement Contract 3)

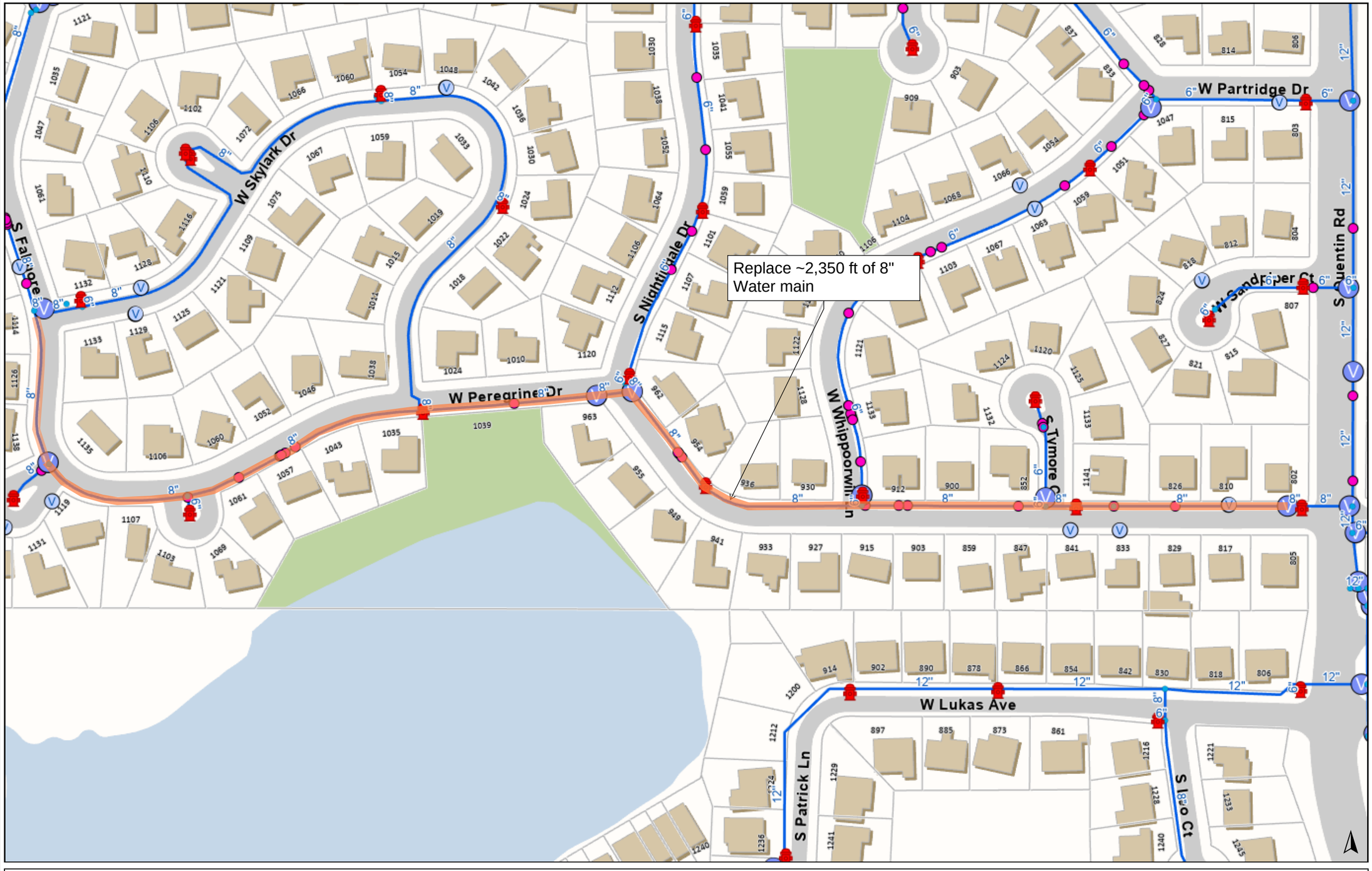
BID OPENING
Date: July 2, 2024
Time: 11:00 AM
Location: Village Hall

Red unit price = unit price is above median unit price
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				10		11	
				A Lamp Concrete Contractors, I 1900 Wright Boulevard Schaumburg, IL 60193 (847) 891-6000 Fax (847) 891-6000		Martam Construction, Inc 1200 Gasket Drive Elgin, IL 60120 (847) 608-6800 Fax (847) 608-6804	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
28	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE)	EACH	13	4,350.00	56,550.00	3,460.00	44,980.00
29	CUT AND CAP WATER MAIN	EACH	12	500.00	6,000.00	2,800.00	33,600.00
30	LINE STOP, 10"	EACH	1	7,000.00	7,000.00	8,820.00	8,820.00
31	ADJUST WATER SERVICE	FOOT	25	45.00	1,125.00	48.00	1,200.00
32	SANITARY SERVICE ADJUST	FOOT	140	90.00	12,600.00	94.00	13,160.00
33	STORM SEWER, WATER MAIN QUALITY PIPE, 8"	FOOT	210	134.00	28,140.00	118.00	24,780.00
34	STORM SEWER, WATER MAIN QUALITY PIPE, 10"	FOOT	75	148.00	11,100.00	132.00	9,900.00
35	STORM SEWER, WATER MAIN QUALITY PIPE, 12"	FOOT	18	182.00	3,276.00	185.00	3,330.00
36	CATCH BASIN, TYPE A, 4' DIA, TYPE 1 FRAME & OPEN LID	EACH	1	5,475.00	5,475.00	4,760.00	4,760.00
37	MANHOLE, TYPE A, 5' DIA, TYPE 1 FRAME & CLOSED LID	EACH	1	7,600.00	7,600.00	6,480.00	6,480.00
38	DRAINAGE STRUCTURES TO BE ADJUSTED	EACH	1	650.00	650.00	820.00	820.00
39	MOBILIZATION	L SUM	1	137,000.00	137,000.00	150,000.00	150,000.00
40	CONSTRUCTION LAYOUT	L SUM	1	4,000.00	4,000.00	9,000.00	9,000.00
41	TRAFFIC CONTROL & PROTECTION	L SUM	1	162,500.00	162,500.00	120,000.00	120,000.00
42	PRE-CONSTRUCTION VIDEO TAPING	L SUM	1	825.00	825.00	5,800.00	5,800.00
43	CONTAMINATED WASTE DISPOSAL	CU YD	10	80.00	800.00	137.00	1,370.00
			TOTAL BID AS READ		**$ 2,284,929.00**		**$ 2,669,947.00**
			TOTAL BID AS CORRECTED				
			PROPOSAL GUARANTEE		5.00%		5.00%

Attachment: Bid Tabulation (2024 Water Main Replacement Contract 3)

GISConsortium | West Peregrine Dr Water Main Replacement



Legend

Water Utilities

- Hydrant
- Water Fitting
- Water Valve: Open
- Water Service Valve: Open
- Water Main Break
- Water Main: Active

0 500 1000 ft

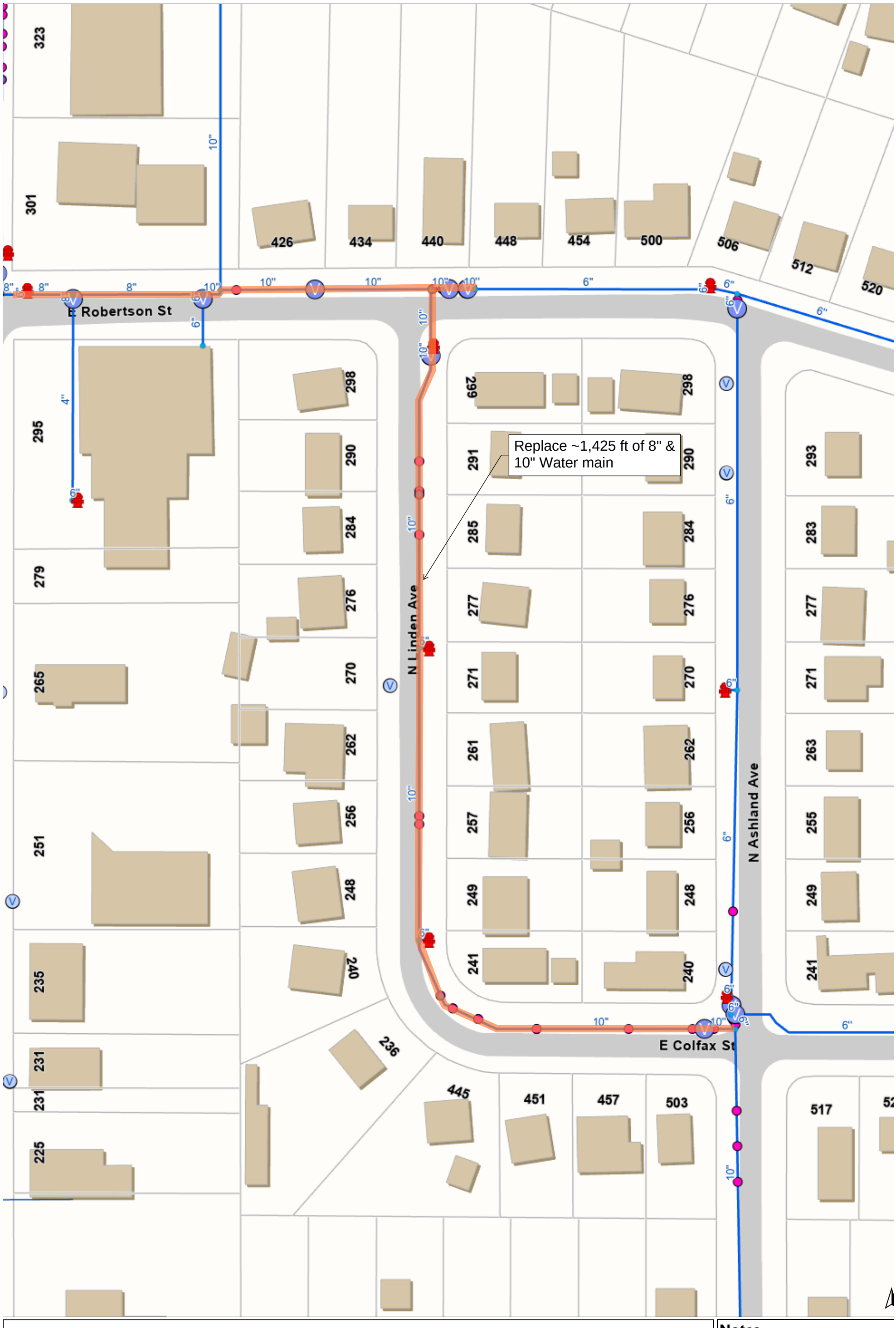
Print Date: 12/14/2023

Notes

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

Attachment: Location Map-Peregrine Drive (2024 Water Main Replacement Contract 3)

GISConsortium | N Linden Ave./E Robertson St. Water Main Replacement



0 150 300 ft

Print Date: 7/10/2024

Notes

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

Attachment: Location Map-Linden Avenue (2024 Water Main Replacement Contract 3)

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2024 Water Main Replacement Contract 3 Project

BACKGROUND:
Construction is scheduled for the 2024 Water Main Replacement Contract 3 Project. Work is tentatively scheduled to commence in August with construction to be substantially completed by early October.

KEY ISSUES:
- Utilizing construction engineering services is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during this construction project.
- A qualification-based selection process was used for selection of the recommended construction engineer.
- Doland Engineering completed the design and permitting for the Contract 1 project and demonstrated their ability to perform construction engineering on behalf of the Village in 2023 for water main replacement projects.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2024 Water Main Replacement Contract 3 Project.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2024 Water Main Replacement Contract 3 Project.

BUDGET IMPACT:
Funding is available in the Water Fund of the 2024 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2024 Water Main Replacement Contract 3 Project in the amount of $59,730.

ATTACHMENTS:

- Doland Proposal

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

Request for Proposal
2024 Watermain Improvements
Contract 3 (DPW-2423)
Construction Engineering Services
Village of Palatine

July 8, 2024

Submitted to:

Mr. George Ruppert, P.E.
Village Engineer
Village of Palatine

Submitted by:

DOLAND ENGINEERING, LLC

CelebratingOver50yearsof
ResponsibleEngineering
–ForNow,andtheFuture –

Attachment: Doland Proposal (2024 Water Main Replacement Contract 3 Construction Engineering Services)

DOLAND
ENGINEERING, LLC

July 8, 2024

Mr. George Ruppert
Village Engineer
Village of Palatine
200 E. Wood Street
Palatine, Illinois 60067

RE: 2024 Water Main Improvement – Contract 3 (DPW-2423)

Dear Mr. Ruppert,

It is with pleasure that Doland Engineering, LLC presents the Village of Palatine with this proposal for Water Main Improvement construction engineering services. We have a strong background in municipal engineering as we regularly provide construction engineering services to governmental agencies. We have served the Village of Palatine in the past on projects, and we are confident that the Village staff has been fully satisfied with the quality of our firm's work. During those projects, we have fostered a strong relationship with the Village of Palatine staff by providing the highest quality consulting services. As a result of our highly qualified staff, our clients have full confidence in our leadership, planning, oversight, schedule and budget adherence, through full project completion and close out. The member of our professional staff who will represent our firm regarding all matters related to this proposal will be myself, Desiree Doland. My contact information is as follows:

Desiree D. Doland, P.E.
Doland Engineering, LLC
334 E. Colfax Street, Suite C Palatine,
IL 60067
Ph. (847) 991-5088 x117
Email: ddoland@dolandengineering.com

I look forward to the opportunity to work with you and your staff.

Sincerely,

Desiree D. Doland, P.E.
C.E.O.

Attachment: Doland Proposal (2024 Water Main Replacement Contract 3 Construction Engineering Services)

TABLE OF CONTENTS

SECTION 1: Project Understanding/Approach

A. Project Understanding
B. Project Approach
C. Project Construction Services

SECTION 2: Project Organizational Chart

A. Organizational Chart

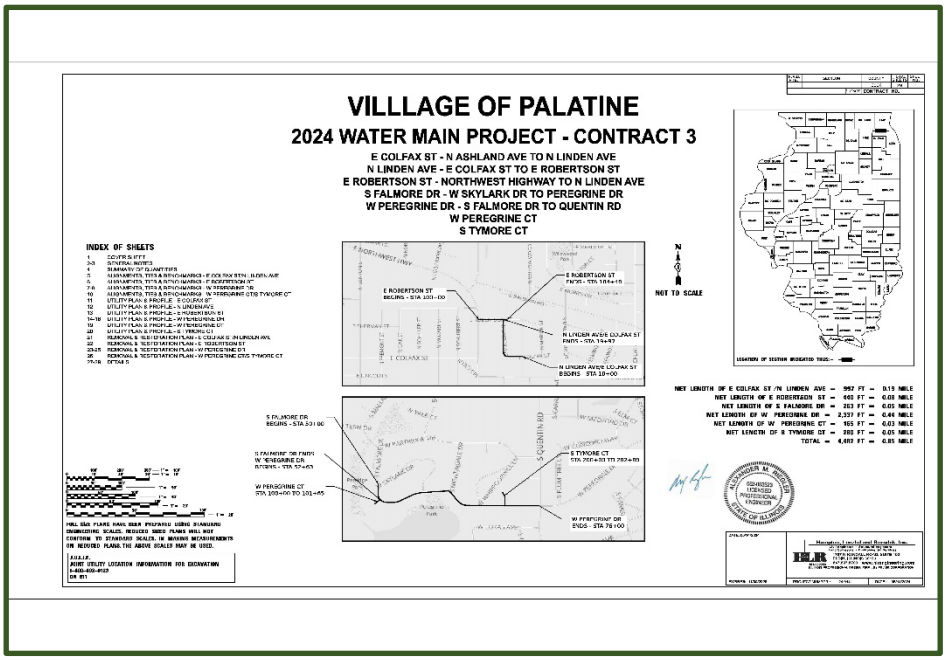
SECTION 3: Proposed Project Timeline and Fees

A. Project Timeline/Milestones
B. Construction Engineering Fee Schedule

Attachment: Doland Proposal (2024 Water Main Replacement Contract 3 Construction Engineering Services)

SECTION 1: PROJECT UNDERSTANDING/APPROACH

A. Project Understanding



We have reviewed the Final Engineering Plans and contract bid documents, including special provisions for the 2024 Water Main Improvements Contract 2. We have visited the site and performed a thorough inspection of all areas involved, taking special note of areas of concern for construction. This information, combined with our conversations with Village staff and our experience with prior construction engineering work for the Village of Palatine, gives us a complete understanding of this project and the expectations of the Village for a successful completion. Upon reviewing all the information, we find the main components of the project to be:

- Watermain Installation for new 6”, 8” & 10” water main
- Connections to existing water main systems at project limits
- Service connections to new water main
- Water valves in vaults for system isolation
- Storm Sewer replacements for water main quality pipe (or casing) as necessary to accommodate separation requirements
- Sanitary Sewer replacements for water main quality pipe (or casing) as necessary to accommodate separation requirements
- Roadway pavement, curb & gutter and sidewalk removal and replacement for open cut installations
- Landscape restoration

Attachment: Doland Proposal (2024 Water Main Replacement Contract 3 Construction Engineering Services)

B. Project Approach

We approach construction engineering projects with a very detailed eye from start to finish; this secures the success of the project. Upon reviewing the plans and specifications there are several areas we have identified as key concerns that will require special attention to ensure the successful execution of the construction operations. There are traffic control and vehicular access issues to be cognizant of for the safety of pedestrians and motorists alike. Of particular concern on this project is the high traffic volume associated with the Peregrine Drive access onto Quentin Road. Traffic Control accommodations will be highly imperative to guide motorists to use alternate routes for ingress and egress out of this residential neighborhood. Additionally, the Robertson Street access to Route 14 is heavily traveled and includes commercial driveway entrances. This access to commercial properties and the Route 14 access will need to be well signed for traffic control ahead of water main operations.

Therefore, coordination and scheduling will be of the highest importance throughout the project. Approaching the project with a preemptive view will aid in scheduling, safety, and budget adherence.

Project Coordination:

Involving all parties in the coordination and scheduling of the project from the beginning is essential to its success. There are several public entities whose transportation and access needs will be impacted by this project:

- Palatine Police Department
- Palatine Fire Department

We would like to give the Village, its safety providers (fire and police departments), an opportunity to discuss the project and the potential impact it may have on their organizations. We would like to forward the contractor's schedule, and all schedule updates, to the Police and Fire Departments to keep them informed and to allow them to provide us with any of their concerns related to the construction schedule.



Attachment: Doland Proposal (2024 Water Main Replacement Contract 3 Construction Engineering Services)

Utility Coordination:

It is imperative that a full review of all existing utilities and their crossing locations are verified prior to construction. We will work with the Contractor, as needed, for any exploratory excavations to determine elevations of utilities that may be in conflict. If needed, coordination with the utility companies will begin immediately so that any adjustments to the construction schedule can be made to ensure that there are no delays in progress of the project.

Traffic Control and Patterns:

With improvements being situated along a high-volume thoroughfare, maintenance of traffic and some short-duration temporary intersection closure is inherently necessary (particularly along Peregrine Drive and Robertson Street). Traffic control and signage will be critical to ensuring safety and continued flow of traffic. It will be imperative that the appropriate signage is in place and verified on a daily basis.



In addition to hauling trucks, there will be many material delivery trucks throughout the construction that will also need to be coordinated with the Contractor and our staff. The storing of materials will need to be determined prior to delivery and no materials will be allowed in areas that reduce sight distance or create a safety issue for both pedestrian and vehicular traffic.

Project Construction Services

We will perform construction observation and inspection services throughout the project duration on behalf of the Village of Palatine. Our RE services will be performed by professional and technical staff as warranted by the work being undertaken and all work will be under the direct supervision of a licensed professional engineer. The following tasks will be performed by our staff:

1) Pre-Construction Services
   - ❖ Ascertain the standard practices of the Village and become familiar with the contract documents
   - ❖ Prepare conformed bid documents
   - ❖ Prepare project files, Quantity and IDR Books
2) Construction Services

   On-site representation to accurately document and record by measure and/or computation all quantities used on the construction project and to ensure that project details and specifications are being implemented and followed. This observation will be full-time for this project which will allow us to be on-site for approximately 8-hours per day on average so that the construction operations can be viewed and inspected along with quantities and cost items adequately documents.
   - ❖ Preparing and submitting daily inspection reports and quality control reporting
   - ❖ Maintain a project daily diary
   - ❖ Advise and assist Village in resolving construction issues
   - ❖ Prepare design clarifications
   - ❖ Prepare Requests for Change (RFC)
   - ❖ Review and coordinate all Requests for Information (RFI's)
   - ❖ Verify contractor's adherence to the plans and special provisions
   - ❖ Monitor, maintain and update project schedule
   - ❖ Conduct regular meetings with contractor and applicable team members
   - ❖ Provide weekly construction activity reports
   - ❖ Review change orders for approval of extra work
   - ❖ Review contractor's submittals for conformance with contract documents
   - ❖ Develop project punchlist
   - ❖ Furnish and possess on-site all necessary field survey equipment necessary for measurement verification of contractor's work
3) Post-Construction / Project Close-out Services
   - ❖ Manage punchlist completion and documentation of all final waivers, closeout documents and record drawings
   - ❖ Assist in application for payment requests
   - ❖ Close-out project accounting and provide status of final project budget

SECTION 2: ORGANIZATIONAL CHART

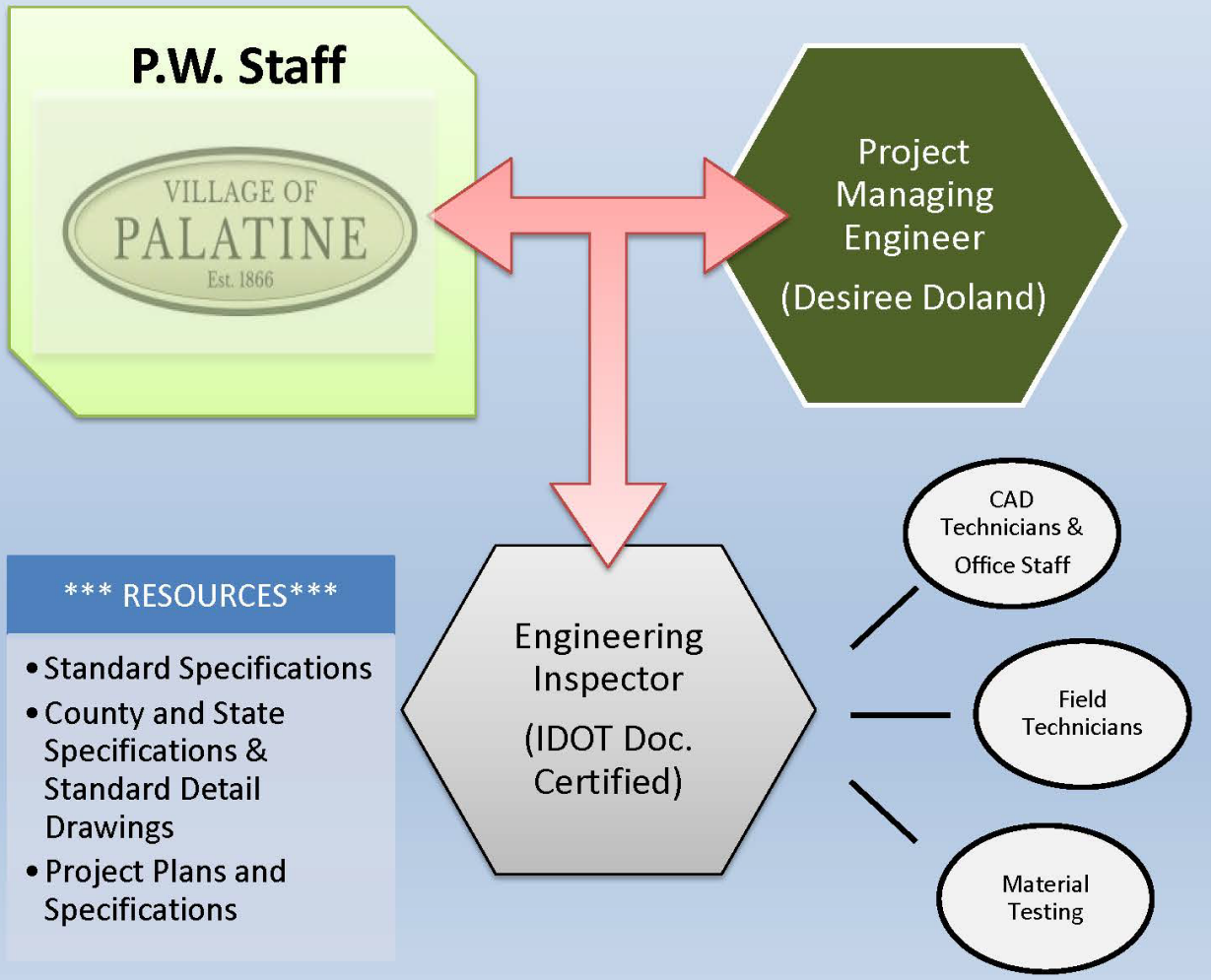
DOLAND ENGINEERING, LLC

2024 W.M. Improvements

Construction Oversight and Inspection Services

Organizational Chart

The illustration below represents how the key staff members will utilize necessary resources and identify communication paths



Attachment: Doland Proposal (2024 Water Main Replacement Contract 3 Construction Engineering Services)

SECTION 3: PROJECT TIMELINE AND FEES

A. Project Timeline/Milestones

We have spoken to the low bidder on this project to understand their anticipated construction schedule. Based upon this conversation, the contractor explained to us that they have an anticipated construction work period of between 59 and 62 full working days.

B. Construction Engineering Fee Schedule

For our fee establishment, we have used an anticipated 59-days work schedule for the contractor to complete this work. We further anticipate 3 contractor days for attention to punchlist items. This current anticipated contractor's work schedule was the basis for our man-hours for performing RE duties. A tabulation of the contractor's schedule and our associated inspection hours is tallied as follows:

Task	Contractor's Work Days	Professional Engineer (hrs.)	Construction Inspector (hrs.)
Task 1 Pre-Construction	0	4	24
Task 2 Construction Services	59	30	472
Task 3 Post-Construction	3	10	10
Total Estimated Hours		44	506
Hourly Rate		$150.00	$105.00
Total Fee		$6,600.00	$53,130.00
		Total Fee =	**$59,730.00**

Fee Forecast:
Based on the contractor's anticipated schedule, which will be overlapping with other water main projects, we were able to minimize the staff-hours for the PE on this project due to our ability to spread the PE time across two projects. While construction oversight is generally calculated to reflect approximately 10% of the construction cost, we have been able to reduce this fee structure down to approximately 3.4% of the construction contract value.
Total Fee: $59,730.00

This fee forecast is based upon the estimated hours of work of the responsible staff as tallied above. The actual billing will be submitted based upon the actual hours worked by our staff. For any work outside the scope of this proposal (including additional contractor's working days), we would provide you with a supplemental proposal based upon the above-listed hourly rates of the individual staff members.

Accepted By: _____

Title: _____

Date: _____

Attachment: Doland Proposal (2024 Water Main Replacement Contract 3 Construction Engineering Services)

Consider a Motion Authorizing the Village Manager to Execute an Amendment to the General Agreement for Use of Dark Fiber with Unite Private Network

BACKGROUND:
In June of 2011, the Village entered into a General Agreement with Unite Private Networks-Illinois (UPN) to provide Dark Fiber services in certain portions of the Village. One of these locations is along Hicks Road continuing onto Village property connecting the Police Headquarters to Fire Station 82. The Village uses this facility as primary network connections.

The existing fiber line on the Fire Station 82 property is in conflict with the proposed addition to accommodate the relocation of Fire Administration.

KEY ISSUES:
- Bids were received for the construction of the addition at Fire Station 82 on July 9th. There was excellent competition as 21 bids were received.
- Bids are now under review and tracking towards the August 5th Village Council meeting for award. It seems likely that the base bid, as well as potentially all alternates, can be awarded within the budgeted resources for this project.
- To accelerate the relocation of this utility now in conflict, it is recommended the lease amendment be approved to allow construction of the relocated facility which is necessary to accommodate our addition. Approving this now, in advance of the fire station construction contract, will allow the fire station to proceed in an expeditious manner once the contract is awarded.

ALTERNATIVES:
1. Authorize the Village Manager to execute Amendment 1 to the General Agreement with Unite Private Networks- Illinois, LLC.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the Amendment.

BUDGET IMPACT:
American Rescue Plan (ARPA) funds in the amount of $45,000 have been appropriated in the Capital Improvement Budget to accommodate this project.

ACTION REQUIRED:
A motion to authorize the Village Manager to execute Amendment 1 to the General Agreement with Unite Private Networks- Illinois, LLC.

ATTACHMENTS:
- Village of Palatine (IL) - Amendment 1 to DF Agreement - 50103 (Fiber Move) - 6-6-2024
- General Agreement
- Location Map

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

UPN ID: 1529; 50103

Amendment No. 1

to the General Agreement for Dark Fiber

This Amendment is related to that certain General Agreement for Dark Fiber executed on June 28, 2011 (the "Agreement") by and betwee Village of Palatine ("Customer") and Unite Private Networks-Illinois, LLC ("UPN"). This Amendment shall be effective as of the fina signature hereto ("Amendment Effective Date"). Customer and UPN each may hereinafter be referred to individually as a "Party" o collectively as the "Parties."

RECITALS

On June 28, 2011, Customer and UPN entered into the Agreement for the provisioning and deployment of certain Dark Fiber services; and

Customer and UPN are now electing to amend the Agreement to memorialize a change to the fiber entrance facilities at a service location.

In consideration of the foregoing and the mutual promises and covenants herein, and for other good and valuable consideration, the receip and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Amendment**

   a. UPN shall relocate the fiber entrance facilities at or near the service location 1475 Hicks Road, Village of Palatine, IL 60067 t another path in order to accommodate Customer's project (the "Fiber Move").

   b. Customer shall remit to UPN a one-time nonrecurring charge of $ $45,000.00 within thirty (30) days of receipt of UPN's invoic for the Fiber Move.

2. **Miscellaneous**

   a. Except as set forth in this Amendment, the Agreement shall remain in full force and effect. Capitalized words and terms not define in this Amendment shall have the meaning ascribed to them in the Agreement.
   b. The undersigned hereby warrant that (i) they are authorized agents of UPN and Customer, respectively; (ii) they have the authorit to enter into this Amendment on behalf of the Parties; and (iii) they bind the Parties to this Amendment and to the terms containe herein.

Unite Private Networks-Illinois, LLC:	**Village of Palatine:**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

Attachment: Village of Palatine (IL) - Amendment 1 to DF Agreement - 50103 (Fiber Move) - 6-6-2024 (Unite Private Network General Agreement

General Agreement

For Dark Fiber

Between

Unite Private Networks Illinois, LLC
950 West 92 Highway
Suite 203
Kearney, Missouri64060

And

Village of Palatine
200 E. Wood Street
Palatine, IL60067

Initial_____

Attachment: General Agreement (Unite Private Network General Agreement Amendment 1)

Indefeasible Right of Use

This Indefeasible Right of Use (the "Agreement" or alternatively "IRU") is entered into this ___ day of May, 2011, between Village of Palatine, (the "Customer") and Unite Private Networks Illinois, LLC ("UPN").

Recitals

A. UPN is inthe business of leasing Wide Area Network facilities ("WAN Facilities"), dark fiber services and providing telecommunications and Internet access services ("WAN Services") to school districts and other public and private enterprise Customers.

B. The Customer has received all approvals required by it to enter into this Agreement, under which UPN will lease Dark Fiber Services to the Customer.

Agreement

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Customer and UPN agree as follows:

1. Dark Fiber and Dark Fiber Services. UPN agrees to install the Dark Fiber and to provide the Dark Fiber Services to the Customer, in accordance with the terms of this Agreement. The Dark Fiber and Dark Fiber Services are described in Schedule A attached hereto. For clarity, subject to the option hereinafter described, the Dark Fiber will beowned by UPN. The Dark Fiber will be leased to the Customer and maintained and serviced in accordance with the terms and conditions of this Agreement (the "Dark Fiber Services").

2. Term. The Dark Fiber Services will have a termof twenty (20) years (the "Term"), commencing with the date on which the Dark Fiber is in good working order and operational, as described in Schedule A attached hereto, which shall be confirmed by UPN with a Service Commencement Letter described in Section 4(k).

3. Change Orders. Any changes in this Agreement, the Dark Fiber or the Dark Fiber Services, or any additional services to be provided by UPN to the Customer, will be set forth in a change order signed by both the Customer and UPN and the change order shall specify any agreed change in the consideration.

4. Delivery and Installation. UPN will deliver, install, configure, maintain and service the Dark Fiber, and the parties agree to coordinate and cooperate to schedule, facilitate, and carry out all delivery, installation, configuration, maintenance and service activities. Without limiting the generality of the foregoing, the parties agree as follows:

(a) Staging, Storage, and Access. During the installation of the Dark Fiber, the Customer agrees to provide UPN with (i) suitable staging and storage areas at Customer facilities for relevant equipment, materials, and components and (ii) such access to Customer facilities as may be necessary to efficiently carry-out the installation,

Initial_____

Attachment: General Agreement (Unite Private Network General Agreement Amendment 1)

as reasonably determined by UPN, provided that such access must be scheduled with the Customer in advance and, unless otherwise agreed by the Customer, must occur between 7:00 a.m. and 10:00 p.m. Monday through Saturday, but not on national holidays. Customer personnel may accompany UPN personnel during any installation work at any Customer facility.

(b) Substitute Materials. In the event that any materials or components of or relating to the Dark Fiber are not available for timely delivery and installation, UPN may substitute materials or components of equivalent or superior functionality and performance.

(c) Site Preparation. Prior to the installation of the dark fiber facilities, the Customer will clean and otherwise prepare all installation sites owned or controlled by the Customer, and will continue to maintain those sites (but not, for clarity, the Dark Fiber) following such installation.

(d) Debris Removal. UPN will remove from installation sites all debris resulting from the installation of Dark Fiber, including as appropriate by moving such debris to trash receptacles maintained by the Customer. The Customer will be responsible for trash removal from such receptacles.

(e) Landscaping. UPN will restore all landscaping disturbed by the UPN's installation, maintenance, or removal activities. The Customer will be responsible for landscape watering, including at restored landscaping sites.

(f) Non-WAN Facilities. The Customer is responsible for the installation, configuration, and maintenance of all facilities and components that are not WAN Facilities. At the Customer's request, UPN may install, configure, and maintain such facilities and components, subject to UPN's standard charges, terms, and conditions.

(g) Deviations. If, prior to or during the installation process, UPN, in its reasonable judgment, deems it necessary or prudent to deviate from the Installation Methodology and Configuration Design in a material way, it will present such deviation to the Customer for its approval.

(h) Special Needs. If additional labor or materials are needed to install or maintain the Dark Fiber Services due to unusual site requirements or other special needs or characteristics of the Customer or its facilities, as reasonably determined by UPN, UPN shall communicate these additional costs to the Customer and the Customer shall approve these additional expenditures before UPN commences work related to the unusual site requirements or other special needs. If the Customer does not approve the additional expenditures, UPN may elect to absorb the additional costs or this Agreement will terminate without any further obligation on the part of either party. In the event of the Agreement being terminated under the provisions of this Section 4(h), the customer shall be refunded all amounts paid under this Agreement less any actual costs incurred to date by UPN. UPN will provide documentation to substantiate the costs incurred to date.

(i) Maintenance. UPN is responsible for maintaining the WAN Facilities during the term of this Agreement so that the WAN Services are available 24 hours a day, seven-days-a-week. The Customer agrees to provide UPN with such access to its

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Attachment: General Agreement (Unite Private Network General Agreement Amendment 1)

facilities as may be necessary to efficiently carry out its maintenance activities, as reasonably determined by UPN, provided that, when practicable, (i) such access must be scheduled with the Customer in advance and (ii) unless otherwise agreed by the Customer, must occur between 7:00 a.m. and 9:00 p.m. Monday through Friday, excluding Customer holidays.Customer personnel may accompany UPN personnel during any maintenance work at any Customer facility. UPN shall provide 24-hour-a-day, seven-day-a-week support for the WAN Facilities and WAN Services. In the event there is any failure, disruption, malfunction or other system issues with the WAN Services or the WAN Facilities, UPN shall respond and commence corrective actions within four hours of the reported problem.

(j) Timeline. UPN and the Customer agree to the installation and configuration timeline set forth in Schedule B attached hereto. The District agrees to all reasonable extensions of the installation timeline necessitated by the actions or inactions of the Customer or otherwise resulting from circumstances beyond UPN's control.

(k). Service Commencement Letter. Upon completion of the installation, the Customer will receive a Service Commencement Letter from UPN that states the network has been tested and is operational. This letter serves as a final confirmation of completed services.

5. Fees and Payment. The Customer will pay for the leased Dark Fiber and Dark Fiber Services in the amounts set forth on Schedule C attached hereto, and otherwise in accordance with Schedule C and this Section 5.

(a) Partial Fees. In the event that any fees are payable on a monthly basis (or otherwise on a regular schedule), the fee for any partial month (or other relevant period) will be pro-rated accordingly.

(b) Due Dates and Late Payment Charges. All fees will be paid no later than 30 days following the payment date specified on Schedule C, or if Schedule C does not specify a payment date, then no later than 45 days following the receipt by the Customer of an invoice from UPN. Late payments will incur a late payment charge of (i) 1.5% for every month or partial month that the payment is late or (ii) if less, the maximum late payment charge permissible under applicable law.

(c) Taxes and Additional Charges. All applicable federal, state, local use, excise, sales or privilege taxes, occupation taxes, duties, regulatory fees or similar liabilities charged to or against UPN or the Customer because of the services furnished by UPN shall be assessed to and paid by the Customer. The Customer shall be required to provide documentation evidencing its' exemption from any such taxes or fees.

6. Customer Agreements and Acknowledgements. The Customer agrees as follows:

(a) Adequacy of Dark Fiber and Dark Fiber Services. The Customer acknowledges that the Dark Fiber and Dark Fiber Services described in Schedule A meet the Customer's requirements as set out in Exhibit C attached hereto and expressly made a

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Attachment: General Agreement (Unite Private Network General Agreement Amendment 1)

part hereof.

(b) Electrical Circuits and Energy. The Customer will provide all electrical circuits and all electrical energy required for the installation and operation of the Dark Fiber.

(c) Authority: Non-Violation. The Customer represents and warrants that (i) this Agreement has been duly authorized, executed, and delivered by the Customer, and (ii) the execution, delivery, and performance of this Agreement do not and will not conflict with, breach, or otherwise violate any of the organizational or governing documents of the Customer or any agreement or instrument to which the Customer is a party or by which the Customer is bound.

(d) Insurance. The Customer will procure and maintain insurance policies covering all loss and damage in respect of the WAN Facilities located at facilities under the Customer's control, including without limitation all materials and components located at Customer facilities prior to, during, or after the installation process, with appropriate coverage limits and other terms and conditions. The Customer will cause such insurance policies (i) to name UPN as an additional insured, (ii) to be endorsed to require at least 30 days notice to UPN prior to the effective date of any termination or cancellation of coverage, and (iii) to provide that in the event of any payment of any loss or damage thereunder, the insurers will have no rights of recovery against UPN. Upon request by UPN, the Customer agrees to provide proof of insurance meeting the requirements of this Section 6(d).

(e) Compliance with Law. The Customer represents and warrants that it will operate and use the Dark Fiber and Dark Fiber Services in compliance with all applicable law.

7. UPN Representations and Warranties. Subject in all cases to Section 16(i) below, UPN agrees as follows:

(a) Compliance with Law. UPN represents and warrants that it will comply with all applicable laws in installing the Dark Fiber and providing the Dark Fiber Services.

(b) Authority: Non-Violation. UPN represents and warrants that (i) this Agreement has been duly authorized, executed, and delivered by UPN, and (ii) the execution, delivery, and performance of this Agreement does not and will not conflict with, breach, or otherwise violate any of the organizational or governing documents of UPN or any agreement or instrument to which UPN is a party or by which UPN is bound.

(c) WAN Facilities Testing. UPN represents and warrants that the Dark Fiber will be in good working order and operational at the completion of installation.

(d) Industry Standards and Customer Specifications. UPN represents and warrants that (i) the Dark Fiber and the Dark Fiber Services shall meet or exceed generally accepted industry standards, and (ii) the Dark Fiber and the Dark Fiber Services will comply with the Customer's specifications. The Customer's requirements included the

Initial_____

Attachment: General Agreement (Unite Private Network General Agreement Amendment 1)

design, engineering, installation and construction of a system in a workmanlike manner and in accordance with industry standards and all applicable laws as reflected in Exhibit A to this Agreement.

8. Alterations and Attachments. The Customer may not make any alterations or attachments to the Dark Fiber without UPN's prior written consent which shall not be unreasonably withheld. UPN has no maintenance or other obligations whatsoever with respect to any alterations or attachments made to the Dark Fiber by the Customer without UPN's prior written consent. UPN is not responsible for any malfunction, non-performance, or performances degradation of the Dark Fiber, or any inability of UPN to satisfy its obligations under this Agreement, caused by, or resulting directly or indirectly from, any alteration or attachment made to the Dark Fiber by the Customer without UPN's prior written consent. The Customer is solely responsible for, and agrees to indemnify UPN against, all claims and damages caused by, or resulting directly or indirectly from, any alteration or attachment made to the Dark Fiber by the Customer without UPN's prior written consent.

9. Termination. Either party may terminate this Agreement for cause by giving written notice to the other party, and this Agreement will be terminated immediately upon such notice, as follows:

(a) By UPN. As it relates to termination by UPN, "for cause" means (i) the Customer's failure or refusal to make any payment due to UPN hereunder within 45 days after the Customer receives written notice from UPN of such failure or refusal, or (ii) the Customer's continuing failure or refusal to perform any other material obligation under this Agreement, subject to a reasonable cure period.

(b) By the Customer. As it relates to termination by the Customer, "for cause" means UPN's continuing failure or refusal to perform any material obligation under this Agreement, subject to a reasonable cure period which shall not extend beyond thirty (30) days or such other period of time as the parties may agree to cure such default.

Termination under this Section 9 shall not release either party from any remedy at law or equity available to the other party for breach of this Agreement.

10. Confidential Information. The parties do not contemplate exchanging confidential information. Each party agrees that it will not at any time, in any manner whatsoever, whether directly or indirectly, disclose to any person or entity, or use, any confidential information of the other party, except as required by law or as necessary for the performance or enforcement of this Agreement.

11. Independent Contractor Status. In the performance of its duties under this Agreement, UPN occupies the position of an independent contractor with respect to the Customer. Nothing contained herein may be construed as making the parties hereto partners or joint venturers, or creating a principal and agent relationship. UPN has no authority to create any obligation or responsibility on behalf of, or in the name of, the Customer, or otherwise to bind the Customer in any way.

12. Notices. Any notice, demand, waiver, or consent under this Agreement must be in writing and delivered by facsimile (receipt confirmed), by prepaid registered or certified mail (with return receipt requested), or by a national overnight courier service, addressed as follows:

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Attachment: General Agreement (Unite Private Network General Agreement Amendment 1)

If to UPN:	Unite Private Networks Illinois, LLC Attn: Legal P.O. Box 25526 Kansas City, MO 64119 Fax:(816)903-9401
If by overnight carrier.	Unite Private Networks Illinois, LLC Attn: Matthew Van Hoesen 950 W. 92 Highway, Suite 203 Kearney, MO 64060 Fax:(816)903-9401
If to the Customer:	Village of Palatine 200 E. Wood Street Palatine, Illinois 60067 ATTN: Village Manager

All such notices, demands, waivers, and consents will be effective upon receipt or refusal of delivery, whichever occurs first. Either party may change its address or facsimile number for purposes of this Section 12 by giving notice to the other party in accordance with this Section 12.

13. Force Majeure. Neither party will be liable for the failure to fulfill its obligations under this Agreement if and to the extent such failure is caused by an occurrence beyond its reasonable control, including, without limitation: expropriation or confiscation of facilities, compliance with any order or decree of any governmental authority; acts of war or terrorism, floods or abnormal severe weather; riots, rebellion, or sabotage; fires or explosions; labor disputes, strikes, or other conceited acts of workmen; accidents or other casualty; and failures of utilities, railroads, local exchange carriers, cities, municipalities, and other political subdivision to follow laws, agreements, or contracts. Further, neither party will be liable for delays caused by the inaction of utilities, local exchange carriers, cities, municipalities, or other political subdivisions in granting access to rights of way, poles, or any other required items needed for the installation or operation of the Dark Fiber.

14. Miscellaneous.

(a) Waivers. Any failure or delay by either party in exercising any right or remedy under this Agreement will not constitute a waiver of that right or remedy. Any waiver by either party of any right or remedy under this Agreement must be in writing and signed by the party waiving the right or remedy.

(b) Governing Law. The laws of the state of Illinois govern this Agreement, without regard to conflicts of law principles.

(c) Entire Agreement. This Agreement, including the Schedules and Exhibits attached hereto, constitutes the entire contract between the parties with respect to the subject matter hereof, and supersedes any and all other prior agreements or understandings, written or oral, including any and all documents exchanged between the parties in any competitive bidding process for the Dark Fiber and Dark Fiber Services (or similar facilities and services).

Initial_____

Attachment: General Agreement (Unite Private Network General Agreement Amendment 1)

(d) Amendments. Any amendment to this Agreement must be in writing and signed by both parties.

(e) Successors and Assigns. This Agreement is binding upon and inures to the benefit of the successors and permitted assigns of the parties to this Agreement.

(f) Headings. The headings contained in this Agreement are for convenience of reference only and may not be utilized in construing or interpreting this Agreement.

(g) Counterparts. This Agreement may be executed in counterparts, each of which will be deemed an original, but which together will constitute but one and the same instrument.

(h) Construction. This Agreement is to be construed as the joint and equal work product of each party, and may not be interpreted more or less favorably in respect of either party on account of its preparation or drafting.

(i) Limitations on Damages. Excluding damages related to termination without cause or termination for cause as delineated in Section 9 above and Service Level Interruption pursuant to the Service Level Agreement, neither party will be liable to the other party for an amount in excess of five hundred thousand dollars ($500,000) per occurrence and five million dollars ($5,000,000) in the aggregatefor any type of indemnification, damages, including but not limited to indirect or consequential damages, actual damages, punitive damages, lost profits or business revenue, lost business, failure to realize expected savings, lost or damaged data, other commercial or economic loss of any kind, any other type of damage not specifically spelled out in this paragraph, whether or not such damages are foreseeable by either party.

(j) Delivery by Facsimile Transmission. This Agreement may be delivered by facsimile transmission of signed signature pages, with executed originals to follow by overnight courier or certified mail (return receipt requested).

(k) Assignment. Neither party may assign its rights or obligations under this Agreement without the prior written consent of the other party, which may not withhold or delay its consent unreasonably. Notwithstanding the preceding sentence, UPN may, without the Customer's consent, (i) assign its rights and obligations under this Agreement to an affiliate, (ii) assign its right to receive payments under this Agreement to any creditor, and (iii) assign its rights and obligations under this Agreement to an entity acquiring all or substantially all of UPN's assets. Any purported assignment prohibited by this provision will be null and void.

(l) Severability. Any term or provision of this Agreement that is invalid or unenforceable in any situation in any jurisdiction (i) will be deemed modified to reflect the intent of the parties, determined by reference to the invalid or unenforceable term or provision, to the greatest permissible extent and (ii) will not affect the validity or enforceability of the remaining terms and provisions of this Agreement or the validity or enforceability of the offending term or provision in any other situation or jurisdiction.

Initial_____

Attachment: General Agreement (Unite Private Network General Agreement Amendment 1)

(m) Waiver of Jury Trial. Each party waives trial by jury with respect to any dispute regarding or arising under this Agreement.

(n) Time Limit for Legal Actions. All legal action, regardless of its form, relating to or arising under this Agreement must be commenced within the requisite period of time required for such action under the Illinois Statute of Limitations.

(o) Dispute Resolution. Each party agrees that, prior to taking any legal action, regardless of its form, relating to or arising under this Agreement, it will work in good faith with the other party in an effort to resolve the disputed matter.

(p) Indemnification. UPN agrees to indemnify, hold harmless and defend the Customer, its officers, employees, and agents thereof against all suits, actions, legal proceedings, claims, and demands of any kind, and against all damages, judgments for personal injuries, including death to any person (including but not limited to third parties, employees of Customer, employees of Contractor or any subcontractor and their dependents or personal representatives), loss, cost, expense and attorneys' fees, in any manner caused by, arising from, incidental to, connected with or growing out of any breach of this Agreement or any of the services provided under this Agreement. Notwithstanding the preceding sentence, UPN shall not be liable for any suits, actions, legal proceedings, claims, and demands of any kind, and against all damages, judgments for personal injuries, including death to any person (including but not limited to third parties, employees of Customer, employees of Contractor or any subcontractor and their dependents or personal representatives), loss, cost, expense and attorneys' fees, in any manner caused by, arising from, incidental to, connected with or growing out of any breach of this Agreement or any of the services provided under this Agreement due to the willful, malicious, and intentional acts on the part of the Customer, its officers, employees, and agents thereof.

(The balance of this page is intentionally blank.)IN WITNESS WHEREOF, the parties have caused this Agreement to be signed this day of May, 2011.

Village of Palatine

Name:

Title: Village Manager

United Private NetworksIllinois, LLC

Name:

Title:

Initial_____

Attachment: General Agreement (Unite Private Network General Agreement Amendment 1)

Schedule A: Dark Fiber and Dark Fiber Services

1 dark fiber pair (2 strands) over single-mode fiber optic cable, point-to-point connection between the following Customer locations (see map on following page):

FD 82

1475 N. Hicks	Village of Palatine, Illinois	60067
595 N. Hicks	Village of Palatine, Illinois	60067

PD HQ

2 dark fiber pair (4 strands) over single-mode fiber optic cable, point-to-point connection between the following Customer locations (see map on following page):

PD HQ

FD 85

595 N. Hicks	Village of Palatine, Illinois	60067
30 E. Colfax	Village of Palatine, Illinois	60067

Attachment: General Agreement (Unite Private Network General Agreement Amendment 1)

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Initial_____

Attachment: General Agreement (Unite Private Network General Agreement Amendment 1)

Schedule B: Installation Schedule

The anticipated delivery date shall be approximately 90 days after the successful acquisition of all necessary right of way and construction permits..

Attachment: General Agreement (Unite Private Network General Agreement Amendment 1)

Initial_____

Schedule C: Installation, Monthly Maintenance Payments, and Other Fees and/or Taxes

Installation or Other Up-Front Fees

$55,620 due upon contract signature
$129,780 due upon service provided at all addresses

.

Annual Maintenance Payments

Annual maintenance payment of $975 beginning upon the 1st anniversary of service and payable yearly thereafter until the expiration of the contract.

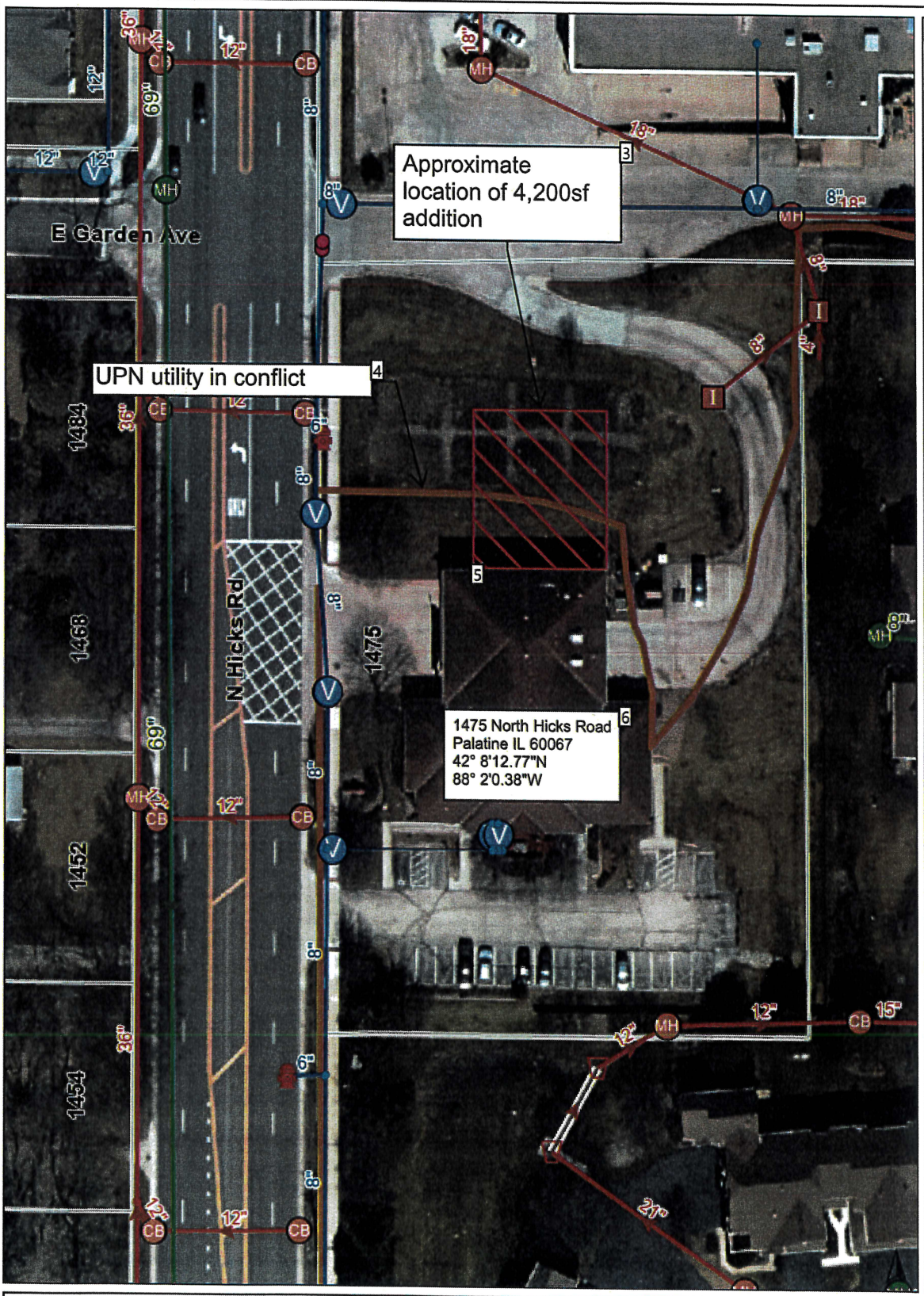
Other Fees and/or Taxes

All applicable federal, state, local use, excise, sales or privilege taxes, duties, regulatory fees or similar liabilities charged to or against UPN or the Customer because of the services furnished by UPN shall be assessed to and paid by the Customer. The Customer shall be required to provide by documentation of evidence that the Customer is exempt from any such fees or taxes.

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Attachment: General Agreement (Unite Private Network General Agreement Amendment 1)

Utility Conflict



Legend

- Water Utilities
  - Hydrant
  - Water Fitting
  - Water Valve
    - Open
  - Water Main Break
  - Water Lateral
    - Active
  - Water Main
    - Active
- Sanitary Utilities
  - Sanitary Manhole
  - Sanitary Main
    - Active
- Storm Utilities
  - Storm Catch Basin
  - Storm Inlet
  - Storm Manhole
  - Storm Fitting
  - Storm Flared End Section
  - Storm Main
    - Active
  - Storm Open Conveyance Channel
- Telecommunication Utilities
  - Telecommunication Lines
    - Below Ground

0 50 100 ft

Print Date: 2/2/2024

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

Notes

Attachment: Location Map (Unite Private Network General Agreement Amendment 1)

Consider a Motion to Approve Warrant 2024 #14

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 14 having been approved by the Village Council on 07/15/2024 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	236,018.86	32,701.63	-	-	268,720.49
Federal Equitable Sharing Fund	221	15,787.70	-	-	-	15,787.70
State Equitable Sharing Fund	222	-	2,873.95	-	-	2,873.95
Downtown TIF Fund	233	1,210.36	-	-	-	1,210.36
Capital Equipment Fund	401	39,960.59	-	-	-	39,960.59
Capital Improvements Fund	402	83,183.16	-	-	-	83,183.16
Water Fund	605	2,113,590.46	2,267.77	-	-	2,115,858.23
Sewer Fund	610	113,503.17	337.38	-	-	113,840.55
Refuse Fund	615	132,659.00	269,634.57	-	65.05	402,358.62
Parking Fund	620	3,167.03	233.28	-	-	3,400.31
Liability Insurance Fund	702	5,474.42	-	-	-	5,474.42
Fleet Services Fund	710	54,920.72	4,577.34	-	-	59,498.06
Insurance AP Fund	899	822.71	-	-	-	822.71
Total Report		**2,800,298.18**	**312,625.92**	**-**	**65.05**	**3,112,989.15**

ATTACHMENTS:

- Warrant #14

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Brad Helms

VILLAGE OF PALATINE

Warrant #14

Invoice Due Date Range 06/01/24 - 08/06/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1553 - Acme Truck & Brake Supply**									
01_406342	Parts - STOCK	Open		06/19/2024	07/18/2024	07/03/2024			140.00
01_406943	Parts - STOCK	Open		06/21/2024	07/21/2024	07/03/2024			481.26
01_408298	Parts - T-446	Open		06/28/2024	07/28/2024	07/03/2024			37.72
		Vendor **1553 - Acme Truck & Brake Supply** Totals				Invoices	3		$658.98
Vendor **5416 - Advance Auto Parts**									
6432415736091	Parts - T-487	Open		06/05/2024	07/11/2024	07/01/2024			445.38
6432415136189	Parts - G-024	Open		06/07/2024	07/11/2024	07/01/2024			23.44
6432415936187	Parts - G-004	Open		06/07/2024	07/11/2024	07/01/2024			40.91
6432415936188	Parts - G-013	Open		06/07/2024	07/11/2024	07/01/2024			113.39
6432416036258	Parts - G-008	Open		06/08/2024	07/11/2024	07/01/2024			47.58
6432416036261	Parts - Stock	Open		06/08/2024	07/11/2024	07/01/2024			125.97
6432416336343	Parts - G-015	Open		06/11/2024	07/11/2024	07/01/2024			33.59
6432416336344	Parts - Stock	Open		06/11/2024	07/11/2024	07/01/2024			125.97
6432416336345	Parts - G-002	Open		06/11/2024	07/11/2024	07/01/2024			72.37
6432416436397	Parts - G-018	Open		06/12/2024	07/12/2024	07/01/2024			102.93
6432416936597	Parts - M-999	Open		06/17/2024	07/17/2024	07/01/2024			15.63
6432417036626	Parts - Stock	Open		06/18/2024	07/18/2024	07/01/2024			14.87
6432417036638	Parts - G-004	Open		06/18/2024	07/18/2024	07/01/2024			23.44
6432417036639	Parts - Stock	Open		06/18/2024	07/18/2024	07/01/2024			14.87
6432417041743	Parts - G-001	Open		06/18/2024	07/18/2024	07/01/2024			33.59
6432417136680	Parts - Stock	Open		06/19/2024	07/19/2024	07/01/2024			3.90
6432417641953	Parts - T-524	Open		06/24/2024	07/24/2024	07/01/2024			15.19
6432418037087	Parts - Stock	Open		06/28/2024	07/28/2024	07/01/2024			16.05
6432418037108	Parts - G-010	Open		06/28/2024	07/28/2024	07/01/2024			34.31
		Vendor **5416 - Advance Auto Parts** Totals				Invoices	19		$1,303.38
Vendor **3030 - Advanced Automation & Control**									
23-4267	SCADA Radio System Upgrade	Open		06/11/2024	07/11/2024	07/01/2024			28,590.00
24-4504	SCADA Radio System Upgrade	Open		06/26/2024	07/26/2024	07/01/2024			9,530.00
24-4505	SCADA Radio System Upgrade-Additional Radios	Open		06/26/2024	07/26/2024	07/01/2024			32,750.00
		Vendor **3030 - Advanced Automation & Control** Totals				Invoices	3		$70,870.00
Vendor **2611 - Al Warren Oil Co**									
W1665263	Motor Fuel	Open		07/02/2024	08/01/2024	07/10/2024			2,682.20
W1665264	Motor Fuel	Open		07/02/2024	08/01/2024	07/10/2024			19,230.00
		Vendor **2611 - Al Warren Oil Co** Totals				Invoices	2		$21,912.20
Vendor **2496 - Altorfer Industries, Inc**									
P56C0050569	Parts - E-223	Open		06/27/2024	07/27/2024	07/03/2024			452.62

Attachment: Warrant #14 (2024-12 : Warrant 2024 # 14)

VILLAGE OF PALATINE

Warrant #14

Invoice Due Date Range 06/01/24 - 08/06/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor **2496 - Altorfer Industries, Inc** Totals			Invoices	1		$452.62
Vendor **2491 - Anderson Pest Solutions**									
65499982	hornets- 608 W Dorset	Open		07/02/2024	08/01/2024	07/08/2024			137.00
			Vendor **2491 - Anderson Pest Solutions** Totals			Invoices	1		$137.00
Vendor **1560 - Applied Geoscience Incorporated**									
062124-3	Material Testing for 2024 Street Resurfacing Program	Open		06/21/2024	07/21/2024	06/24/2024			18,850.00
			Vendor **1560 - Applied Geoscience Incorporated** Totals			Invoices	1		$18,850.00
Vendor **5021 - Arlington Heights Ford LLC**									
141910H	Parts - T-479	Open		06/17/2024	07/17/2024	07/03/2024			14.87
CM179264	Credit Memo	Open		07/03/2024	07/17/2024	07/03/2024			(2.03)
			Vendor **5021 - Arlington Heights Ford LLC** Totals			Invoices	2		$12.84
Vendor **1443 - Arlington Power Equipment**									
197032	Parts - PT-124	Open		06/05/2024	07/05/2024	07/03/2024			295.93
			Vendor **1443 - Arlington Power Equipment** Totals			Invoices	1		$295.93
Vendor **1841 - B & H Photo-Video**									
225487774	Camera Equipment for Forensic Unit (Flash Kit)	Open		07/05/2024	08/04/2024	07/09/2024			171.75
			Vendor **1841 - B & H Photo-Video** Totals			Invoices	1		$171.75
Vendor **3058 - Matt D Barry**									
2024-00000553	Senior Executive Institute Program Meal Per Diem	Open		07/09/2024	07/11/2024	07/10/2024			242.00
			Vendor **3058 - Matt D Barry** Totals			Invoices	1		$242.00
Vendor **2282 - Baxter And Woodman**									
0254970	NPDES Phase II Compliance Assistance	Open		06/01/2024	07/10/2024	07/09/2024			1,500.00
0260312	2024 NPDES Phase II Compliance Assistance	Open		06/17/2024	07/17/2024	06/14/2024			1,000.00
			Vendor **2282 - Baxter And Woodman** Totals			Invoices	2		$2,500.00
Vendor **1101 - Beverly Materials LLC**									
306274	Wash Stone-WMB Restoration Repair	Open		06/22/2024	07/22/2024	07/02/2024			1,753.72
			Vendor **1101 - Beverly Materials LLC** Totals			Invoices	1		$1,753.72
Vendor **5300 - BOS**									
64815	22 Liberty Office Chairs	Open		06/27/2024	07/12/2024	07/09/2024			15,787.70
			Vendor **5300 - BOS** Totals			Invoices	1		$15,787.70
Vendor **1857 - Brian Edward Landscaping Inc**									

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VILLAGE OF PALATINE

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Invoice Due Date Range 06/01/24 - 08/06/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
25114	Irrigation Repair at Parking Deck	Open		07/01/2024	07/31/2024	07/08/2024			615.00
25113	July 2024 Landscape Maintenance	Open		07/01/2024	07/31/2024	07/10/2024			10,296.00
		Vendor **1857 - Brian Edward Landscaping Inc** Totals				Invoices	2		$10,911.00
Vendor **4850 - Builders Asphalt, Llc**									
138538	Binder and Surface for Hot Paving	Open		05/31/2024	06/30/2024	07/02/2024			13,428.36
138617	Binder and Surface for Hot Paving	Open		05/31/2024	06/30/2024	07/02/2024			15,088.92
138628	Binder and Surface for Hot Paving	Open		05/31/2024	06/30/2024	07/02/2024			21,615.66
138629	Binder and Surface for Hot Paving	Open		05/31/2024	06/30/2024	07/02/2024			2,574.66
138645	Binder and Surface for Hot Paving	Open		05/31/2024	06/30/2024	07/02/2024			2,969.34
138656	Binder and Surface for Hot Paving	Open		05/31/2024	06/30/2024	07/02/2024			214.50
138697	Binder and Surface for Hot Paving	Open		05/31/2024	06/30/2024	07/02/2024			192.72
168734	Binder and Surface for Hot Paving	Open		05/31/2024	06/30/2024	07/02/2024			275.88
		Vendor **4850 - Builders Asphalt, Llc** Totals				Invoices	8		$56,360.04
Vendor **5135 - Builders Paving, LLC**									
2400904	2024 Street Resurfacing Program MFT Section #24-00000-00-GM	Open		06/24/2024	07/05/2024	06/26/2024			196,803.96
2401003	2024 Supplemental Street Resurfacing DPW-2417	Open		06/24/2024	07/05/2024	06/26/2024			12,774.90
		Vendor **5135 - Builders Paving, LLC** Totals				Invoices	2		$209,578.86
Vendor **5218 - Casey Automotive**									
30557749	Repairs & Maintenance - C-378	Open		06/21/2024	07/21/2024	07/03/2024			365.38
		Vendor **5218 - Casey Automotive** Totals				Invoices	1		$365.38
Vendor **1319 - Casey Equipment Company**									
P10371	Parts - E-220	Open		05/03/2024	06/30/2024	07/10/2024			1,448.93
		Vendor **1319 - Casey Equipment Company** Totals				Invoices	1		$1,448.93
Vendor **5195 - Castle Chevrolet North LLC**									
245671	Repairs & Maintenance - T-491	Open		06/19/2024	07/19/2024	07/03/2024			79.90
		Vendor **5195 - Castle Chevrolet North LLC** Totals				Invoices	1		$79.90

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **2453 - CDS Office Technologies**									
INV1623886	transfer Switch	Open		06/27/2024	07/27/2024	06/27/2024			1,075.00
INV1623979	CNMaestro Renewal	Open		06/28/2024	07/28/2024	07/02/2024			1,606.50
			Vendor **2453 - CDS Office Technologies** Totals			Invoices	2		$2,681.50
Vendor **2732 - CDW Government Inc**									
RT56844	Keeper Software	Open		06/16/2024	07/13/2024	06/26/2024			1,017.43
			Vendor **2732 - CDW Government Inc** Totals			Invoices	1		$1,017.43
Vendor **2555 - Chicago Parts & Sound**									
1-0449214	Parts - T-479	Open		06/17/2024	07/17/2024	07/03/2024			73.54
1-0452824	Parts - STOCK	Open		07/01/2024	07/31/2024	07/03/2024			343.38
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	2		$416.92
Vendor **3050 - Cintas #22**									
4196033661	Village Hall Carpets	Open		06/17/2024	07/17/2024	06/18/2024			151.55
4196596219	Shop Rags	Open		06/21/2024	07/21/2024	06/18/2024			17.60
4196596296	Uniform Cleaning	Open		06/21/2024	07/21/2024	06/18/2024			180.74
4197325394	CSF Carpets	Open		06/28/2024	07/28/2024	07/10/2024			155.65
4197325400	Shop Rags	Open		06/28/2024	07/28/2024	07/10/2024			17.60
4197325609	Uniform Cleaning	Open		06/28/2024	07/28/2024	07/10/2024			156.26
4197485719	Village Hall Carpets	Open		07/01/2024	07/31/2024	07/10/2024			151.55
			Vendor **3050 - Cintas #22** Totals			Invoices	7		$830.95
Vendor **4568 - CivicPlus**									
295684	Social Media Archiving Subscription	Open		05/26/2024	06/26/2024	06/19/2024			3,137.40
			Vendor **4568 - CivicPlus** Totals			Invoices	1		$3,137.40
Vendor **4694 - CMS Communications Inc**									
2403168-IN	Mitel Phones	Open		06/18/2024	07/18/2024	06/26/2024			810.00
			Vendor **4694 - CMS Communications Inc** Totals			Invoices	1		$810.00
Vendor **1488 - CNS Tire Supply**									
27278	Parts - PT-233	Open		05/29/2024	06/28/2024	07/03/2024			17.00
27302	Parts - STOCK	Open		06/21/2024	07/21/2024	07/03/2024			1,014.96
			Vendor **1488 - CNS Tire Supply** Totals			Invoices	2		$1,031.96
Vendor **3033 - Comcast Cable**									
CC 06-24 A	Backup Internet Connections	Open		06/16/2024	07/14/2024	06/26/2024			42.00
FD83 06-24 A	Backup Internet Connections	Open		06/24/2024	07/22/2024	07/02/2024			84.90
			Vendor **3033 - Comcast Cable** Totals			Invoices	2		$126.90
Vendor **2364 - Comm Consolidated School District #15**									
2nd Qtr 2024	Impact Fees	Open		07/02/2024	07/02/2024	07/02/2024			5,236.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
		Vendor **2364 - Comm Consolidated School District #15** Totals				Invoices	1		$5,236.00
Vendor **2980 - Commonwealth Edison**									
9314784000 6/24	Electricity-25 W. Palatine Rd American Data Building	Open		06/19/2024	07/19/2024	07/03/2024			48.67
		Vendor **2980 - Commonwealth Edison** Totals				Invoices	1		$48.67
Vendor **4690 - Concept Plumbing, Inc**									
6990	2024 Water Main Replacement Contract 2 DPW-2422	Open		06/26/2024	07/26/2024	07/09/2024			429,215.72
		Vendor **4690 - Concept Plumbing, Inc** Totals				Invoices	1		$429,215.72
Vendor **2741 - Conserv FS**									
65176660	Treflan & Dormant Oil	Open		06/20/2024	07/20/2024	06/25/2024			842.57
		Vendor **2741 - Conserv FS** Totals				Invoices	1		$842.57
Vendor **2981 - Continental Weather Service**									
195870	Monthly Weather Forecasting-July 2024	Open		07/01/2024	07/31/2024	07/02/2024			150.00
		Vendor **2981 - Continental Weather Service** Totals				Invoices	1		$150.00
Vendor **5150 - COPS and FIRE Personnel Testing Service**									
109166	2024 COPS and FIRE - PD 1 new hire (LO) Pre-employment Polygraph	Open		06/20/2024	06/25/2024	06/25/2024			175.00
		Vendor **5150 - COPS and FIRE Personnel Testing Service** Totals				Invoices	1		$175.00
Vendor **3840 - Crown Trophy**									
24388	Retirement Plaque for R. Bice	Open		07/08/2024	07/15/2024	07/09/2024			100.25
24389	Retirement Plaque Correction	Open		07/08/2024	07/15/2024	07/09/2024			20.00
24396	Retirement Plaque for M. Tulley	Open		07/09/2024	07/15/2024	07/09/2024			100.25
		Vendor **3840 - Crown Trophy** Totals				Invoices	3		$220.50
Vendor **4599 - Cummins Sales and Service**									
F2-56546	Parts - G-010 & G-026	Open		06/13/2024	07/13/2024	07/03/2024			796.43
		Vendor **4599 - Cummins Sales and Service** Totals				Invoices	1		$796.43
Vendor **4918 - DACRA Tech LLC**									
DT 2024-06-076	Municipal Enforcement Software Monthly Service & Citation Fee's	Open		06/30/2024	06/30/2024	07/09/2024			2,474.16
		Vendor **4918 - DACRA Tech LLC** Totals				Invoices	1		$2,474.16

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VILLAGE OF PALATINE

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Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1929 - Delta Sonic Car Wash Systems**									
INV-0016815	Car Wash	Open		06/28/2024	07/28/2024	07/03/2024			345.74
		Vendor **1929 - Delta Sonic Car Wash Systems** Totals				Invoices	1		$345.74
Vendor **5389 - Deux Frenchies LLC**									
240968	Food for K-9 "Jax" (Wagner)	Open		06/19/2024	07/11/2024	07/09/2024			73.15
241308	Food for K-9 "Hondo" (Contreras)	Open		07/10/2024	07/24/2024	07/09/2024			82.57
		Vendor **5389 - Deux Frenchies LLC** Totals				Invoices	2		$155.72
Vendor **1728 - Doland Engineering, LLC**									
24-10607	June 2024 Site Development Permit Inspection Fees	Open		06/30/2024	07/30/2024	07/09/2024			2,849.00
24-10608	June 2024 Engineering Plan Review Services	Open		06/30/2024	07/30/2024	07/09/2024			1,350.00
24-10617	2024 WM Replacement Contract 1/2 Const. Engineering DPW2421/2422	Open		06/30/2024	07/30/2024	07/09/2024			53,595.00
24-10622	Fire Stations 82 and 85 Renovations Pre-Construction Services	Open		06/30/2024	07/30/2024	07/09/2024			1,000.00
24-10625	2024 Water Main Extensions Design Engineering DPW-2425	Open		06/30/2024	07/30/2024	07/09/2024			15,200.00
24-10634	US 14 Water Main Ext. & Heron Valve Isolation Const Eng DPW-2224	Open		06/30/2024	07/30/2024	07/09/2024			1,470.00
		Vendor **1728 - Doland Engineering, LLC** Totals				Invoices	6		$75,464.00
Vendor **2786 - EJ Equipment Inc**									
P12844	Parts - T-454	Open		06/25/2024	07/25/2024	07/03/2024			430.50
		Vendor **2786 - EJ Equipment Inc** Totals				Invoices	1		$430.50
Vendor **5089 - Empire Printing, LLC**									
55684A	June 2024 Uniform Order	Open		06/25/2024	07/25/2024	07/03/2024			273.75
		Vendor **5089 - Empire Printing, LLC** Totals				Invoices	1		$273.75
Vendor **5439 - Everlights, Inc**									
0080141-IN	Light Bulb Recycling	Open		06/26/2024	07/26/2024	07/08/2024			2,584.80
		Vendor **5439 - Everlights, Inc** Totals				Invoices	1		$2,584.80
Vendor **2195 - FMP**									
50-5387186	Parts - G-004	Open		06/17/2024	07/17/2024	07/03/2024			63.20
50-5389373	Operating Supplies Lubricants & Additives - STOCK	Open		06/18/2024	07/18/2024	07/03/2024			76.92

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
50-5389400	Parts - T-460	Open		06/18/2024	07/18/2024	07/03/2024			274.00
162-181312	Parts - T-500	Open		06/28/2024	07/28/2024	07/03/2024			53.30
162-181519	Parts - T-458	Open		07/01/2024	07/31/2024	07/03/2024			273.86
			Vendor **2195 - FMP** Totals			Invoices	5		$741.28
Vendor **5073 - FulLife Safety LLC**									
70392	Black Rubber Boots - Palmer	Open		06/18/2024	07/18/2024	07/02/2024			214.00
70337	Parts - Stock	Open		06/18/2024	07/18/2024	07/09/2024			189.30
70394	Parts - Stock	Open		06/19/2024	07/19/2024	07/09/2024			37.80
			Vendor **5073 - FulLife Safety LLC** Totals			Invoices	3		$441.10
Vendor **5419 - Geo-Logic Associates, Inc**									
0269890	25 W. Palatine Road Garage Demo	Open		06/19/2024	07/19/2024	06/25/2024			1,210.36
			Vendor **5419 - Geo-Logic Associates, Inc** Totals			Invoices	1		$1,210.36
Vendor **1667 - Gilio Landscape Contractors**									
9721	501 N HIcks Rd 6/13/24	Open		06/18/2024	07/18/2024	06/24/2024			80.00
9722	651 S Benton 6/13/24	Open		06/18/2024	07/18/2024	06/24/2024			80.00
9723	651 S Benton 6/20/24	Open		06/21/2024	07/21/2024	06/24/2024			80.00
9725	1140 E Dundee Rd 6/20/24	Open		06/21/2024	07/21/2024	06/24/2024			80.00
9727	704 E Dundee 6/21/24	Open		06/24/2024	07/24/2024	06/24/2024			80.00
9748	grass 21 S Greenwood 6/28	Open		06/28/2024	07/28/2024	07/08/2024			80.00
9749	grass 21 S Greenwood 6/28	Open		06/28/2024	07/28/2024	07/08/2024			80.00
9756	grass 510 E Northwest Hwy	Open		06/30/2024	07/30/2024	07/08/2024			80.00
9758	grass 630 E Northwest Hwy 6/29	Open		06/30/2024	07/30/2024	07/08/2024			80.00
9760	grass 636 E Northwest Hwy 6/29	Open		06/30/2024	07/30/2024	07/08/2024			80.00
			Vendor **1667 - Gilio Landscape Contractors** Totals			Invoices	10		$800.00
Vendor **4753 - Granicus Llc**									
186545	Civic Streaming & Agenda & Minutes Renewal	Open		07/01/2024	07/31/2024	07/02/2024			1,730.20
			Vendor **4753 - Granicus Llc** Totals			Invoices	1		$1,730.20
Vendor **1638 - H & H Electric Co.**									
43680	Pole Replacement-1028 E. Carpenter Dr	Open		06/01/2024	07/11/2024	07/08/2024			2,995.77
			Vendor **1638 - H & H Electric Co.** Totals			Invoices	1		$2,995.77
Vendor **4971 - H. Linden & Sons Sewer and Water, Inc**									
1	2024 Water Main Improvements Contract 1 DPW-2421	Open		06/24/2024	07/24/2024	07/09/2024			399,529.35

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		Vendor **4971 - H. Linden & Sons Sewer and Water, Inc** Totals				Invoices	1		$399,529.35
Vendor **5025 - Hampton, Lenzini and Renwick, Inc**									
000020241382	2024 Water Main Replacement Contract 3 Design DPW-2423	Open		06/10/2024	07/10/2024	07/09/2024			4,987.50
		Vendor **5025 - Hampton, Lenzini and Renwick, Inc** Totals				Invoices	1		$4,987.50
Vendor **2141 - Hastings Air Energy Control**									
PS-I0007830	Plymovent Hose	Open		06/25/2024	07/24/2024	06/27/2024			1,162.42
		Vendor **2141 - Hastings Air Energy Control** Totals				Invoices	1		$1,162.42
Vendor **3116 - Bryan C Haupt**									
PWTRBH070824	Tool Reimbursement	Open		07/08/2024	07/11/2024	07/10/2024			51.95
		Vendor **3116 - Bryan C Haupt** Totals				Invoices	1		$51.95
Vendor **5046 - Hoosier Fire Equipment Inc**									
120165	Parts - T-412	Open		06/26/2024	07/26/2024	07/09/2024			176.45
120207	Parts - T-413	Open		07/01/2024	07/31/2024	07/09/2024			338.95
		Vendor **5046 - Hoosier Fire Equipment Inc** Totals				Invoices	2		$515.40
Vendor **4591 - IL Department of Innovation & Technology**									
T2426376	Custom Bandwidth	Open		06/17/2024	07/17/2024	07/02/2024			428.00
		Vendor **4591 - IL Department of Innovation & Technology** Totals				Invoices	1		$428.00
Vendor **3335 - Illinois Environmental Protection Agency**									
ILR4004162024	NPDES Storm Sewer System Permit	Open		06/18/2024	07/18/2024	07/02/2024			1,000.00
		Vendor **3335 - Illinois Environmental Protection Agency** Totals				Invoices	1		$1,000.00
Vendor **2822 - Illinois Secretary Of State**									
PWVM 2024 C-372	License Plate Renewal T-372	Open		06/01/2024	06/30/2024	07/03/2024			151.00
PWVM 2024 T-484	License Plate Renewal T-484	Open		06/01/2024	06/30/2024	07/03/2024			151.00
PWVM 2024 T-485	License Plate Renewal T-485	Open		06/01/2024	06/30/2024	07/03/2024			151.00
PWVM 2024 T-486	License Plate Renewal T-486	Open		06/01/2024	06/30/2024	07/03/2024			151.00
PWVM 2024 T-487	License Plate Renewal T-487	Open		06/01/2024	06/30/2024	07/03/2024			151.00
		Vendor **2822 - Illinois Secretary Of State** Totals				Invoices	5		$755.00
Vendor **1604 - Illinois State Police**									
20231101570	Fingerprinting for Liquor Licensing (1570-Nov)	Open		06/15/2024	07/15/2024	07/09/2024			56.50
		Vendor **1604 - Illinois State Police** Totals				Invoices	1		$56.50
Vendor **4503 - Industrial Safety Llc**									
1000166733	30-Minute Red Flares (10 Cases)	Open		06/25/2024	07/25/2024	07/09/2024			999.90

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor **4503 - Industrial Safety Llc** Totals			Invoices	1		$999.90
Vendor **4616 - Interstate All Battery Center**									
1903701056754	PEMA Garage Emergency Light Battery	Open		06/24/2024	07/24/2024	06/26/2024			16.30
1903701056771	Radar Sign Batteries	Open		06/24/2024	07/24/2024	07/02/2024			206.10
1903701056784	Radar Sign Batteries-Cunningham Drive	Open		06/25/2024	07/25/2024	07/02/2024			107.40
			Vendor **4616 - Interstate All Battery Center** Totals			Invoices	3		$329.80
Vendor **4951 - Interstate Batteries of North Chicago**									
23048431	Parts - Stock	Open		06/18/2024	07/18/2024	07/10/2024			386.25
8403821	Parts - PT-407, PT-35	Open		06/20/2024	07/20/2024	07/10/2024			392.46
			Vendor **4951 - Interstate Batteries of North Chicago** Totals			Invoices	2		$778.71
Vendor **4165 - J.M.L. Overhead Door Inc**									
3888	Station 85 Overhead Door Repair	Open		06/22/2024	07/21/2024	06/27/2024			650.00
			Vendor **4165 - J.M.L. Overhead Door Inc** Totals			Invoices	1		$650.00
Vendor **2695 - JG Uniforms Inc**									
132328	Misc Uniform/Equipment Items/Vest Carriers (Badges)	Open		06/21/2024	07/21/2024	07/09/2024			1,240.00
132709	Misc Uniform/Equipment Items/Vest Carriers (W. Campbell)	Open		07/01/2024	07/31/2024	07/09/2024			84.80
132129	Misc Uniform/Equipment Items/Vest Carriers (Glau)	Open		06/17/2024	07/17/2024	06/25/2024			11.50
132322	Misc Uniform/Equipment Items/Vest Carriers (Deluca)	Open		06/21/2024	07/21/2024	06/25/2024			15.00
			Vendor **2695 - JG Uniforms Inc** Totals			Invoices	4		$1,351.30
Vendor **3869 - John Nelson Architect Inc**									
JN 7/8/24	Plan Review/ Consultation Services 6/26-7/3	Open		07/08/2024	07/08/2024	07/08/2024			1,400.00
			Vendor **3869 - John Nelson Architect Inc** Totals			Invoices	1		$1,400.00
Vendor **1635 - Joseph D. Foreman & Company**									
334626	8" PVC Sewer Pipe	Open		06/27/2024	07/27/2024	07/02/2024			420.00
334665	Sanitary Tee & Non-Shear Coupling	Open		06/28/2024	07/28/2024	07/02/2024			366.00
			Vendor **1635 - Joseph D. Foreman & Company** Totals			Invoices	2		$786.00
Vendor **3488 - Kiesler's Police Supply Inc**									
IN241684	9MM Training Pistols (2)	Open		06/25/2024	07/25/2024	07/09/2024			933.00
			Vendor **3488 - Kiesler's Police Supply Inc** Totals			Invoices	1		$933.00

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Invoice Due Date Range 06/01/24 - 08/06/24
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **5137 - Lakeshore Recycling Systems, LLC**									
V936753	Waste Disposal	Open		06/30/2024	07/30/2024	07/02/2024			995.90
			Vendor **5137 - Lakeshore Recycling Systems, LLC** Totals			Invoices	1		$995.90
Vendor **2641 - Lyons Electric Company, Inc**									
19232	Monthly Traffic Signal Maintenance-June 2024	Open		06/30/2024	07/30/2024	07/08/2024			940.00
			Vendor **2641 - Lyons Electric Company, Inc** Totals			Invoices	1		$940.00
Vendor **5128 - M.J. Taylor Law, LLC**									
MJTAYLOR 6-27-24	Village Prosecution Legal	Open		06/27/2024	07/15/2024	06/27/2024			3,450.00
			Vendor **5128 - M.J. Taylor Law, LLC** Totals			Invoices	1		$3,450.00
Vendor **2561 - Major Case Assistance Team**									
2024-00000550	MCAT - 2024-25 Annual Dues	Open		07/01/2024	07/31/2024	07/09/2024			4,000.00
			Vendor **2561 - Major Case Assistance Team** Totals			Invoices	1		$4,000.00
Vendor **5066 - Marco Technologies LLC**									
531745412	Copier Maintenance Agreement	Open		06/15/2024	07/09/2024	06/26/2024			1,156.26
532152105	Copier Maintenance Agreement	Open		06/23/2024	07/23/2024	07/02/2024			574.00
			Vendor **5066 - Marco Technologies LLC** Totals			Invoices	2		$1,730.26
Vendor **4798 - Mario Prosperi**									
2024-00000549	Palatine PT '23 Refund	Open		07/09/2024	07/09/2024	07/09/2024			15,233.31
			Vendor **4798 - Mario Prosperi** Totals			Invoices	1		$15,233.31
Vendor **4780 - Marsh USA, Inc**									
349589872523	2024 Liquor Liability Street Fest	Open		06/14/2024	07/18/2024	06/25/2024			1,720.00
			Vendor **4780 - Marsh USA, Inc** Totals			Invoices	1		$1,720.00
Vendor **2756 - Mc Master Carr Supply Co.**									
28698423	Parts - Stock	Open		06/14/2024	07/14/2024	07/09/2024			49.96
29126894	Parts - Stock	Open		06/24/2024	07/24/2024	07/09/2024			177.99
			Vendor **2756 - Mc Master Carr Supply Co.** Totals			Invoices	2		$227.95
Vendor **2738 - Meade, Inc**									
708494	EVP Repairs-Northwest Highway and Hicks Road	Open		05/02/2024	07/10/2024	07/08/2024			579.95
			Vendor **2738 - Meade, Inc** Totals			Invoices	1		$579.95
Vendor **4600 - Meridian IT Inc**									

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549681	Reporting and Support Services: Commvault Licenses	Open		07/01/2024	08/01/2024	06/11/2024			641.30
			Vendor **4600 - Meridian IT Inc** Totals			Invoices	1		$641.30
Vendor **2737 - Mes Inc/Global**									
IN2071675	Posicheck SCBA Test Unit	Open		06/20/2024	07/19/2024	06/24/2024			25,581.47
			Vendor **2737 - Mes Inc/Global** Totals			Invoices	1		$25,581.47
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
103179	Safety Lane T-470, T-523, T-391, T-385, T-367	Open		06/28/2024	07/28/2024	07/09/2024			200.00
			Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals			Invoices	1		$200.00
Vendor **5447 - Kimberly A Milligan**									
2024-00000554	Lead Water Service Line Replacement Program Reimbursement	Open		07/03/2024	07/11/2024	07/09/2024			6,062.00
			Vendor **5447 - Kimberly A Milligan** Totals			Invoices	1		$6,062.00
Vendor **5430 - Modaxo Traffic Management**									
1724257	Red Light Camera Vendor Fees (May)	Open		06/14/2024	07/29/2024	07/09/2024			3,500.95
			Vendor **5430 - Modaxo Traffic Management** Totals			Invoices	1		$3,500.95
Vendor **5440 - Municipal Collections of America, Inc**									
65184	Remit Collection Processing Fees - Jun 2024	Open		06/30/2024	07/10/2024	07/10/2024			2,994.03
			Vendor **5440 - Municipal Collections of America, Inc** Totals			Invoices	1		$2,994.03
Vendor **5118 - Municipal GIS Partners, Inc**									
7495	Staffing consultants	Open		06/30/2024	07/30/2024	07/02/2024			19,170.36
			Vendor **5118 - Municipal GIS Partners, Inc** Totals			Invoices	1		$19,170.36
Vendor **5099 - NAPA Auto Parts**									
437140	Parts - PT-401	Open		05/30/2024	07/11/2024	07/10/2024			101.24
438527	Parts - G-018	Open		06/12/2024	07/12/2024	07/10/2024			21.49
438707	Parts - PT-401	Open		06/13/2024	07/13/2024	07/10/2024			202.48
438888	Parts - PT-241	Open		06/14/2024	07/14/2024	07/10/2024			3.46
439162	Parts - G-002	Open		06/17/2024	07/17/2024	07/10/2024			4.48
439449	Parts - Stock	Open		06/19/2024	07/19/2024	07/10/2024			88.95
439565	Parts - M-999	Open		06/20/2024	07/20/2024	07/10/2024			45.31
			Vendor **5099 - NAPA Auto Parts** Totals			Invoices	7		$467.41
Vendor **2616 - Nicor Gas**									

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
93126652572-6/24	Electricity-150 W. Wilson St. Clu Building	Open		06/17/2024	07/17/2024	07/03/2024			138.87
37917400006-6/24	Natural Gas-914 W. Lukas Avenue Square D Lift Station	Open		06/18/2024	07/17/2024	07/03/2024			45.83
39263126664-6/24	Natural Gas-25 W. Palatine Rd. American Data	Open		06/18/2024	07/18/2024	07/03/2024			46.42
55424779829-6/24	Natural Gas-1545-47 Shires Court Lift Station	Open		06/19/2024	07/19/2024	07/03/2024			45.49
25623386239-6/24	Natural Gas-1484 N. Oak Street Pepper Tree Lift Station	Open		06/20/2024	07/20/2024	07/03/2024			46.59
19505219626-6/24	Natural Gas-251 W. Colfax Street Parking Deck	Open		06/24/2024	07/24/2024	07/03/2024			151.70
83980510966-6/24	Natural Gas-550 N. Smith Street Well 7 Generator	Open		06/24/2024	07/24/2024	07/03/2024			44.23
46007255576-6/24	Natural Gas-804 W. Panorama Drive Deer Grove Lift Station	Open		06/25/2024	07/25/2024	07/03/2024			48.78
66457600006-6/24	Natural Gas-555 E. Dundee Road Hicks and Dundee Pump Station	Open		06/25/2024	07/25/2024	07/03/2024			48.24
68017400000-6/24	Natural Gas-137 W. Wood Street Train Station	Open		06/25/2024	07/25/2024	07/03/2024			175.33
70018165616-6/24	Natural Gas-432 W. Haleys Hill Court Dunhaven Woods Lift Station	Open		06/25/2024	07/25/2024	07/03/2024			47.52
36756460568-6/24	Natural Gas-884 E. Lilly Lane Rose and Lilly Lift Station	Open		06/27/2024	07/27/2024	07/03/2024			145.61
88097600006-6/24	Natural Gas-2175 N. Coach Road Long Grove Pump Station	Open		06/27/2024	07/27/2024	07/03/2024			64.84
			Vendor **2616 - Nicor Gas** Totals			Invoices	13		$1,049.45
Vendor **4231 - North Central Emergency Vehicles**									
0043066	Parts - T-459	Open		05/06/2024	07/11/2024	07/09/2024			889.75
			Vendor **4231 - North Central Emergency Vehicles** Totals			Invoices	1		$889.75
Vendor **1753 - North East Multi-Regional Trng.**									
357018	Ground Fighting Control Tactics - Instructor Development II (x2)	Open		06/25/2024	07/25/2024	07/09/2024			400.00
			Vendor **1753 - North East Multi-Regional Trng.** Totals			Invoices	1		$400.00
Vendor **1414 - Northwest Central 911 System**									
1640	Portable Radio Equipment	Open		06/30/2024	07/30/2024	07/09/2024			278.40
			Vendor **1414 - Northwest Central 911 System** Totals			Invoices	1		$278.40

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1413 - Northwest Central Dispatch Syst**									
9629	2024 Member Assessment Fee - PD & FD (August)	Open		07/01/2024	07/31/2024	07/09/2024			39,725.34
		Vendor **1413 - Northwest Central Dispatch Syst** Totals				Invoices	1		$39,725.34
Vendor **3002 - Northwest Community Hospital-OEHS**									
34228	Physicals/DOT Screening/Hepatitis B Titers & Immunizations	Open		07/01/2024	08/01/2024	07/03/2024			689.00
		Vendor **3002 - Northwest Community Hospital-OEHS** Totals				Invoices	1		$689.00
Vendor **2316 - Northwest Electrical Supply Co.**									
17609933	Pepper Tree LS Repair	Open		06/27/2024	07/27/2024	07/02/2024			250.02
		Vendor **2316 - Northwest Electrical Supply Co.** Totals				Invoices	1		$250.02
Vendor **1292 - Northwest Water Commission**									
PALQRTLY0624	Quarterly Payment 08/2024	Open		06/28/2024	08/01/2024	06/28/2024			1,036,405.20
		Vendor **1292 - Northwest Water Commission** Totals				Invoices	1		$1,036,405.20
Vendor **2715 - NSN Employer Services Inc**									
11151	2024 NSN (3rd Quarter) Unemployment Claims Management Services	Open		07/02/2024	07/03/2024	07/03/2024			299.42
		Vendor **2715 - NSN Employer Services Inc** Totals				Invoices	1		$299.42
Vendor **1567 - Nugent Consulting Group LLC**									
1417	2024 Nugent Consulting, LLC (3rd Quarter July-Sept Installment)	Open		06/24/2024	06/24/2024	06/24/2024			5,175.00
		Vendor **1567 - Nugent Consulting Group LLC** Totals				Invoices	1		$5,175.00
Vendor **5203 - ODP Business Solutions, LLC**									
31385770	Shared - Office Supplies & Paper	Open		06/30/2024	07/28/2024	07/09/2024			182.73
31385840	Department Copy Paper & Supplies	Open		06/30/2024	07/30/2024	07/09/2024			318.35
		Vendor **5203 - ODP Business Solutions, LLC** Totals				Invoices	2		$501.08
Vendor **1214 - On Time Embroidery Inc.**									
124610	Clothing	Open		07/01/2024	07/31/2024	06/27/2024			19.00
124930	Clothing	Open		07/01/2024	07/31/2024	06/27/2024			157.00
125537	Clothing	Open		07/01/2024	07/31/2024	06/27/2024			20.00
125921	Clothing	Open		07/01/2024	07/31/2024	06/27/2024			20.00
		Vendor **1214 - On Time Embroidery Inc.** Totals				Invoices	4		$216.00
Vendor **5151 - Pace Analytical Services, LLC**									

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
247207770	Water Sample Testing	Open		06/22/2024	07/22/2024	06/20/2024			460.00
247207841	Water Sample Testing	Open		06/24/2024	07/24/2024	06/20/2024			75.00
247208119	Water Sample Testing	Open		06/26/2024	07/26/2024	07/02/2024			460.00
		Vendor **5151 - Pace Analytical Services, LLC** Totals				Invoices	3		$995.00
Vendor **2572 - Paddock Publications, Inc**									
293683	4616621, 4616631	Open		06/19/2024	07/10/2024	06/25/2024			934.20
2024 - 310178	Daily Herald Annual Subscription	Open		06/27/2024	07/25/2024	06/27/2024			4.64
		Vendor **2572 - Paddock Publications, Inc** Totals				Invoices	2		$938.84
Vendor **1583 - Palatine Park District**									
2nd Qtr 2024	Impact Fees	Open		07/02/2024	07/02/2024	07/02/2024			7,000.18
		Vendor **1583 - Palatine Park District** Totals				Invoices	1		$7,000.18
Vendor **2167 - Pomp's Tire Service, Inc.**									
280162394	Parts - E-603	Open		06/27/2024	07/27/2024	07/09/2024			1,176.62
		Vendor **2167 - Pomp's Tire Service, Inc.** Totals				Invoices	1		$1,176.62
Vendor **2505 - Pro Fire Sales & Service Inc**									
1157	Gear Repair	Open		06/19/2024	07/18/2024	06/20/2024			704.00
		Vendor **2505 - Pro Fire Sales & Service Inc** Totals				Invoices	1		$704.00
Vendor **5182 - Cody Ringham**									
PWCDLCR062624	CDL Reimbursement	Open		06/26/2024	07/11/2024	07/10/2024			60.00
		Vendor **5182 - Cody Ringham** Totals				Invoices	1		$60.00
Vendor **4019 - Rush Truck Centers**									
3037713873	Repairs & Maintenance - T-381	Open		06/21/2024	07/21/2024	07/10/2024			15,075.77
3037707799	Parts - Stock	Open		06/24/2024	07/24/2024	07/09/2024			639.20
3037739881	Parts - T-381	Open		06/24/2024	07/24/2024	07/09/2024			665.22
3037818025	Parts - Stock	Open		06/28/2024	07/28/2024	07/09/2024			79.64
3037848932	Credit Memo	Open		07/01/2024	07/24/2024	07/09/2024			(106.40)
		Vendor **4019 - Rush Truck Centers** Totals				Invoices	5		$16,353.43
Vendor **3255 - Russo's Power Equipment Inc**									
SPI20708665	Oil	Open		06/18/2024	07/18/2024	07/09/2024			102.78
		Vendor **3255 - Russo's Power Equipment Inc** Totals				Invoices	1		$102.78
Vendor **5322 - SAE Customs Inc**									
5073	Police Department Vehicle Upfitting-T-532	Open		06/17/2024	07/17/2024	06/26/2024			12,728.41
5077	Police Department Vehicle Upfitting-T-532	Open		06/17/2024	07/17/2024	06/26/2024			498.28

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5082	Police Department Vehicle Upfitting-T-532	Open		06/24/2024	07/24/2024	06/26/2024			135.00
			Vendor **5322 - SAE Customs Inc** Totals			Invoices	3		$13,361.69
Vendor **1609 - Sherwin-Williams**									
5689-3	Road Striping Paint	Open		06/18/2024	07/18/2024	06/20/2024			94.50
9426-2	Road Striping Paint	Open		06/18/2024	07/18/2024	06/20/2024			3,986.60
			Vendor **1609 - Sherwin-Williams** Totals			Invoices	2		$4,081.10
Vendor **4308 - Solid Waste Agency of Northern Cook County**									
7602	Refuse Service - August	Open		07/01/2024	07/24/2024	07/09/2024			132,659.00
			Vendor **4308 - Solid Waste Agency of Northern Cook County** Totals			Invoices	1		$132,659.00
Vendor **1377 - Southern Computer Warehouse**									
INV00813076	CAT 6A Cable	Open		06/25/2024	07/25/2024	07/02/2024			421.24
			Vendor **1377 - Southern Computer Warehouse** Totals			Invoices	1		$421.24
Vendor **1422 - Spunky Dunkers**									
2024-00000551	Prisoner Meals (05/14/24 - 06/27/24)	Open		06/27/2024	07/15/2024	07/09/2024			124.80
			Vendor **1422 - Spunky Dunkers** Totals			Invoices	1		$124.80
Vendor **2313 - Standard Equipment Co**									
E50637	Parts - E-222	Open		06/14/2024	07/14/2024	07/09/2024			384.54
P50706	Parts - E-222	Open		06/19/2024	07/19/2024	07/09/2024			109.81
			Vendor **2313 - Standard Equipment Co** Totals			Invoices	2		$494.35
Vendor **4966 - T-Mobile**									
983355792-0624	Birchwood Cameras	Open		06/01/2024	07/02/2024	06/19/2024			76.60
965537055-0624	CS Telematics Program Monthly Service Fee-June	Open		06/29/2024	07/28/2024	07/10/2024			223.40
			Vendor **4966 - T-Mobile** Totals			Invoices	2		$300.00
Vendor **3787 - Township High School District 211**									
2nd Qtr 2024	Impact Fees	Open		07/02/2024	07/02/2024	07/02/2024			1,661.16
			Vendor **3787 - Township High School District 211** Totals			Invoices	1		$1,661.16
Vendor **4797 - Ultra Cleaning, Inc.**									
1168	Cleaning Services for CSF and Police HQ-June 2024	Open		06/30/2024	07/30/2024	07/08/2024			4,810.00
			Vendor **4797 - Ultra Cleaning, Inc.** Totals			Invoices	1		$4,810.00
Vendor **1181 - Union Pacific Railroad Company**									
333572395	Landscape Beautification Contract With UP	Open		06/12/2024	07/12/2024	07/10/2024			50.00
			Vendor **1181 - Union Pacific Railroad Company** Totals			Invoices	1		$50.00

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Vendor **2501 - United Parcel Service**									
00004E3E18254	Shipping Charges	Open		06/22/2024	07/22/2024	07/10/2024			45.55
			Vendor **2501 - United Parcel Service** Totals			Invoices	1		$45.55
Vendor **3156 - Utility Service Co, Inc**									
607134	North Supply 1 East Reservoir Water Tank Maintenance SemiAnnual	Open		07/01/2024	08/01/2024	07/10/2024			12,500.00
607188	Winston Tank Water Tank Maintenance Semi-Annual Fee	Open		07/01/2024	08/01/2024	07/10/2024			12,500.00
607189	North Supply 2 West Reservoir Water Tank Maintenance Semi-Annual	Open		07/01/2024	08/01/2024	07/10/2024			12,500.00
607234	Countryside Standpipe Water Tank Maintenance Semi-Annual Fee	Open		07/01/2024	08/01/2024	07/10/2024			12,500.00
607293	Countryside Ground Storage Water Tank Maintenance SemiAnnual Fee	Open		07/01/2024	08/01/2024	07/10/2024			12,500.00
			Vendor **3156 - Utility Service Co, Inc** Totals			Invoices	5		$62,500.00
Vendor **4825 - Verizon Connect NWF Inc**									
OSV000003339065	PW Telematics Program Monthly Service Fee - June	Open		07/01/2024	07/31/2024	07/10/2024			275.23
			Vendor **4825 - Verizon Connect NWF Inc** Totals			Invoices	1		$275.23
Vendor **3709 - Verizon Wireless**									
9966522340	Cellular Usage	Open		06/12/2024	07/04/2024	07/01/2024			4,587.15
			Vendor **3709 - Verizon Wireless** Totals			Invoices	1		$4,587.15
Vendor **4824 - Vestis First Aid**									
ORD4-013509	First Aid Cabinet Supplies	Open		06/26/2024	07/26/2024	07/09/2024			97.74
			Vendor **4824 - Vestis First Aid** Totals			Invoices	1		$97.74
Vendor **2780 - Walgreen Company**									
500097304	Prisoner Prescriptions (June)	Open		07/02/2024	07/31/2024	07/09/2024			11.99
			Vendor **2780 - Walgreen Company** Totals			Invoices	1		$11.99
Vendor **3901 - Wold Architects and Engineers Inc**									
94041	CSF Renovation Architectural and Engineering Services	Open		06/30/2024	07/30/2024	07/10/2024			130.00
			Vendor **3901 - Wold Architects and Engineers Inc** Totals			Invoices	1		$130.00
Vendor **1901 - Wurth Usa Inc**									
98152947	Parts - Stock	Open		06/25/2024	07/25/2024	07/09/2024			407.05

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			Vendor **1901 - Wurth Usa Inc** Totals			Invoices	1		$407.05
Vendor **2131 - Zarnoth Brush Works**									
0198604-IN	Parts - Stock	Open		06/21/2024	07/21/2024	07/09/2024			1,446.40
			Vendor **2131 - Zarnoth Brush Works** Totals			Invoices	1		$1,446.40
Vendor **1919 - Zoll Medical Corporation**									
3994251	EMS Batteries	Open		06/19/2024	07/18/2024	06/27/2024			1,569.48
3998290	Patient Cable	Open		06/24/2024	07/23/2024	06/27/2024			590.40
			Vendor **1919 - Zoll Medical Corporation** Totals			Invoices	2		$2,159.88
Vendor **Vipul Desai**									
2024-00000557	Sidewalk Replacement Program Reimbursement	Open		07/01/2024	07/11/2024	07/10/2024			479.25
			Vendor **Vipul Desai** Totals			Invoices	1		$479.25
Vendor **Roto-Rooter Services Company**									
2024-00000555	withdrawn permit /17717-2024/1058 S Plum Tree Ln	Open		07/10/2024	07/10/2024	07/10/2024			99.00
			Vendor **Roto-Rooter Services Company** Totals			Invoices	1		$99.00
Vendor **Jon Salva**									
2024-00000556	Sidewalk Replacement Program Reimbursement	Open		07/01/2024	07/11/2024	07/10/2024			2,296.85
			Vendor **Jon Salva** Totals			Invoices	1		$2,296.85
Vendor **Anna Toth**									
2024-00000552	Refund for health insurance over payment	Open		07/10/2024	07/10/2024	07/10/2024			822.71
			Vendor **Anna Toth** Totals			Invoices	1		$822.71
Vendor **Thomas Zeller**									
2024-00000558	50/50 Sidewalk Replacement Program Reimbursement	Open		07/05/2024	07/11/2024	07/10/2024			479.25
			Vendor **Thomas Zeller** Totals			Invoices	1		$479.25
			Grand Totals			Invoices	248		$2,800,298.18

Attachment: Warrant #14 (2024-12 : Warrant 2024 # 14)

VILLAGE OF PALATINE

Warrant #14 EFT #1

Payment Date Range 07/03/24 - 07/03/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **2048 - Quadient Finance USA, Inc**									
BH3781135061	Village Wide Postage Machine	Paid by EFT #11799		07/02/2024	07/03/2024	07/03/2024		07/03/2024	3,000.00
		Vendor **2048 - Quadient Finance USA, Inc** Totals				Invoices	1		$3,000.00
				Grand Totals		Invoices	1		$3,000.00

Attachment: Warrant #14 (2024-12 : Warrant 2024 # 14)

VILLAGE OF PALATINE

Warrant #14 EFT #2

Payment Date Range 07/09/24 - 07/09/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **4466 - JP Morgan Chase Bank Commercial Card**									
HSV-062524-1	SOCIETY FOR HUMAN RESOURC	Paid by EFT #11946		06/25/2024	07/09/2024	07/09/2024		07/09/2024	264.00
HSV-062524-2	ILLINOIS CITY COUNTY M DEKALB IL	Paid by EFT #11947		06/25/2024	07/09/2024	07/09/2024		07/09/2024	340.00
HSV-062524-3	BROADCAST MUSIC INC BM	Paid by EFT #11948		06/25/2024	07/09/2024	07/09/2024		07/09/2024	779.40
HSV-062524-4	ICMA ONLINE	Paid by EFT #11949		06/25/2024	07/09/2024	07/09/2024		07/09/2024	1,200.00
RTO-062524-1	SP RYANLONDON.COM	Paid by EFT #11943		06/25/2024	07/09/2024	07/09/2024		07/09/2024	85.00
RTO-062524-2	ICMA ONLINE	Paid by EFT #11944		06/25/2024	07/09/2024	07/09/2024		07/09/2024	810.00
RTO-062524-3	ILLINOIS CITY COUNTY M DEKALB IL	Paid by EFT #11945		06/25/2024	07/09/2024	07/09/2024		07/09/2024	634.75
FIN-062524-1	LL Bean Direct	Paid by EFT #11800		06/25/2024	07/09/2024	07/09/2024		07/09/2024	76.90
FIN-062524-2	LL Bean Direct	Paid by EFT #11801		06/25/2024	07/09/2024	07/09/2024		07/09/2024	105.95
FIN-062524-3	LL Bean Direct	Paid by EFT #11802		06/25/2024	07/09/2024	07/09/2024		07/09/2024	105.95
FIN-062524-4	Groot Industries	Paid by EFT #11803		06/25/2024	07/09/2024	07/09/2024		07/09/2024	269,634.57
FIN-062524-5	Federal Express	Paid by EFT #11804		06/25/2024	07/09/2024	07/09/2024		07/09/2024	49.37
PDM-062524-1	GFOA	Paid by EFT #11805		06/25/2024	07/09/2024	07/09/2024		07/09/2024	610.00
PJ-062524-1	Amazon MKTP	Paid by EFT #11937		06/25/2024	07/09/2024	07/09/2024		07/09/2024	248.84
PJ-062524-2	Amazon MKTP	Paid by EFT #11938		06/25/2024	07/09/2024	07/09/2024		07/09/2024	50.00
PJ-062524-3	IPELRA Collective Bargaining Simulation	Paid by EFT #11939		06/25/2024	07/09/2024	07/09/2024		07/09/2024	400.00
PJ-062524-4	Eagle Ridge Resort	Paid by EFT #11940		06/25/2024	07/09/2024	07/09/2024		07/09/2024	207.59
BDK-062524-1	Microsoft Azure	Paid by EFT #11891		06/25/2024	07/09/2024	07/09/2024		07/09/2024	10.93
BDK-062524-2	ChatGPT	Paid by EFT #11892		06/25/2024	07/09/2024	07/09/2024		07/09/2024	20.00
BDK-062524-3	Digicert	Paid by EFT #11893		06/25/2024	07/09/2024	07/09/2024		07/09/2024	816.00
LAS-062524-1	Deltec Tap Gateway	Paid by EFT #11920		06/25/2024	07/09/2024	07/09/2024		07/09/2024	30.00
LAS-062524-10	Office Depot	Paid by EFT #11929		06/25/2024	07/09/2024	07/09/2024		07/09/2024	12.09
LAS-062524-11	Amazon	Paid by EFT #11930		06/25/2024	07/09/2024	07/09/2024		07/09/2024	388.60
LAS-062524-12	Amazon	Paid by EFT #11931		06/25/2024	07/09/2024	07/09/2024		07/09/2024	80.05
LAS-062524-13	Phone Power	Paid by EFT #11932		06/25/2024	07/09/2024	07/09/2024		07/09/2024	228.94
LAS-062524-14	United	Paid by EFT #11933		06/25/2024	07/09/2024	07/09/2024		07/09/2024	529.96
LAS-062524-15	Google Cloud	Paid by EFT #11934		06/25/2024	07/09/2024	07/09/2024		07/09/2024	57.60
LAS-062524-2	DRI FormDocs	Paid by EFT #11922		06/25/2024	07/09/2024	07/09/2024		07/09/2024	478.07
LAS-062524-3	FS	Paid by EFT #11921		06/25/2024	07/09/2024	07/09/2024		07/09/2024	114.40
LAS-062524-4	Google Cloud	Paid by EFT #11923		06/25/2024	07/09/2024	07/09/2024		07/09/2024	.34
LAS-062524-5	FS	Paid by EFT #11924		06/25/2024	07/09/2024	07/09/2024		07/09/2024	114.40
LAS-062524-6	Udemy	Paid by EFT #11925		06/25/2024	07/09/2024	07/09/2024		07/09/2024	29.98
LAS-062524-7	FS	Paid by EFT #11926		06/25/2024	07/09/2024	07/09/2024		07/09/2024	70.42
LAS-062524-8	Amazon	Paid by EFT #11927		06/25/2024	07/09/2024	07/09/2024		07/09/2024	10.56
LAS-062524-9	Amazon	Paid by EFT #11928		06/25/2024	07/09/2024	07/09/2024		07/09/2024	29.97
DLG-062524-1	F S P IACE Skokie IL	Paid by EFT #11871		06/25/2024	07/09/2024	07/09/2024		07/09/2024	40.00
DLG-062524-2	Int'l Code Council	Paid by EFT #11872		06/25/2024	07/09/2024	07/09/2024		07/09/2024	995.00
MWJ-062524-1	WP*Building Code Mast	Paid by EFT #11960		06/25/2024	07/09/2024	07/09/2024		07/09/2024	29.00

Attachment: Warrant #14 (2024-12 : Warrant 2024 # 14)

VILLAGE OF PALATINE

Warrant #14 EFT #2

Payment Date Range 07/09/24 - 07/09/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
MWJ-062524-2	Int'l Code Council	Paid by EFT #11961		06/25/2024	07/09/2024	07/09/2024		07/09/2024	283.00
MWJ-062524-3	AMZN MKTP US	Paid by EFT #11962		06/25/2024	07/09/2024	07/09/2024		07/09/2024	59.63
MWJ-062524-4	WWW.Specialistid.com	Paid by EFT #11963		06/25/2024	07/09/2024	07/09/2024		07/09/2024	159.00
ARC-062524-1	Walmart	Paid by EFT #11912		06/25/2024	07/09/2024	07/09/2024		07/09/2024	160.74
ARC-062524-2	Classmarker.Com	Paid by EFT #11913		06/25/2024	07/09/2024	07/09/2024		07/09/2024	198.00
ARC-062524-3	2024 Collective Bargaining	Paid by EFT #11914		06/25/2024	07/09/2024	07/09/2024		07/09/2024	400.00
ARC-062524-4	Eagle Ridge Resort	Paid by EFT #11915		06/25/2024	07/09/2024	07/09/2024		07/09/2024	207.59
BJG-062524-1	Transunion Shareable	Paid by EFT #11935		06/25/2024	07/09/2024	07/09/2024		07/09/2024	60.00
BJG-062524-2	Transunion Shareable	Paid by EFT #11936		06/25/2024	07/09/2024	07/09/2024		07/09/2024	60.00
GBG-062524-1	Sheepdog Guardian Consulting	Paid by EFT #11809		06/25/2024	07/09/2024	07/09/2024		07/09/2024	225.00
PAC-062524-1	Vistaprint	Paid by EFT #11862		06/25/2024	07/09/2024	07/09/2024		07/09/2024	61.97
PAC-062524-2	Ray O'Herron Co	Paid by EFT #11863		06/25/2024	07/09/2024	07/09/2024		07/09/2024	1,459.11
PAC-062524-3	Ray O'Herron Co	Paid by EFT #11864		06/25/2024	07/09/2024	07/09/2024		07/09/2024	1,444.51
PAC-062524-4	Ray O'Herron Co	Paid by EFT #11865		06/25/2024	07/09/2024	07/09/2024		07/09/2024	1,479.57
PAC-062524-5	Amazon Marketplace	Paid by EFT #11866		06/25/2024	07/09/2024	07/09/2024		07/09/2024	(36.24)
PAC-062524-6	Amazon Marketplace	Paid by EFT #11867		06/25/2024	07/09/2024	07/09/2024		07/09/2024	(36.24)
WEN-062524-1	MOS Equipment	Paid by EFT #11911		06/25/2024	07/09/2024	07/09/2024		07/09/2024	2,873.95
ARL-062524-1	HMP Communications	Paid by EFT #11899		06/25/2024	07/09/2024	07/09/2024		07/09/2024	480.00
ARL-062524-2	Crowd Manager Training	Paid by EFT #11900		06/25/2024	07/09/2024	07/09/2024		07/09/2024	19.95
ARL-062524-3	Hotels.com	Paid by EFT #11901		06/25/2024	07/09/2024	07/09/2024		07/09/2024	486.54
ARL-062524-4	American	Paid by EFT #11902		06/25/2024	07/09/2024	07/09/2024		07/09/2024	14.26
ARL-062524-5	American	Paid by EFT #11903		06/25/2024	07/09/2024	07/09/2024		07/09/2024	176.96
CJZ-062524-1	Crowd Manger Training	Paid by EFT #11904		06/25/2024	07/09/2024	07/09/2024		07/09/2024	19.95
JBS-062524-1	ULINE	Paid by EFT #11876		06/25/2024	07/09/2024	07/09/2024		07/09/2024	208.05
JJA-062524-1	Lands End Business	Paid by EFT #11941		06/25/2024	07/09/2024	07/09/2024		07/09/2024	115.55
JJA-062524-2	Illinois Fire Inspector	Paid by EFT #11942		06/25/2024	07/09/2024	07/09/2024		07/09/2024	60.00
KV-062524-1	Menards	Paid by EFT #11906		06/25/2024	07/09/2024	07/09/2024		07/09/2024	59.98
KV-062524-2	Home Depot	Paid by EFT #11907		06/25/2024	07/09/2024	07/09/2024		07/09/2024	77.66
KV-062524-3	Home Depot	Paid by EFT #11908		06/25/2024	07/09/2024	07/09/2024		07/09/2024	(19.53)
KV-062524-4	Home Depot	Paid by EFT #11909		06/25/2024	07/09/2024	07/09/2024		07/09/2024	28.70
KV-062524-5	Crowd Manager Training	Paid by EFT #11910		06/25/2024	07/09/2024	07/09/2024		07/09/2024	19.95
MDB-062524-1	Woo-Pleasantly-Success	Paid by EFT #11964		06/25/2024	07/09/2024	07/09/2024		07/09/2024	395.00
MDB-062524-2	Crowd Manager Training	Paid by EFT #11965		06/25/2024	07/09/2024	07/09/2024		07/09/2024	19.95
MDB-062524-3	Elevated Safety	Paid by EFT #11966		06/25/2024	07/09/2024	07/09/2024		07/09/2024	326.33
MDB-062524-4	AB Kelly	Paid by EFT #11967		06/25/2024	07/09/2024	07/09/2024		07/09/2024	368.00
MON-062524-1	Crowd Manager Training	Paid by EFT #11868		06/25/2024	07/09/2024	07/09/2024		07/09/2024	19.95
NLB-062524-1	CPSE.STORE	Paid by EFT #11877		06/25/2024	07/09/2024	07/09/2024		07/09/2024	395.00
PMG-062524-1	Cafe Fourteen	Paid by EFT #11905		06/25/2024	07/09/2024	07/09/2024		07/09/2024	36.89
RRK-062524-1	Crowd Manager Training	Paid by EFT #11844		06/25/2024	07/09/2024	07/09/2024		07/09/2024	19.95
SAM-062524-1	Crowd Manager Training	Paid by EFT #11918		06/25/2024	07/09/2024	07/09/2024		07/09/2024	19.95
SAM-062524-2	The Village Inn	Paid by EFT #11919		06/25/2024	07/09/2024	07/09/2024		07/09/2024	134.53

Attachment: Warrant #14 (2024-12 : Warrant 2024 # 14)

VILLAGE OF PALATINE

Warrant #14 EFT #2

Payment Date Range 07/09/24 - 07/09/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
SEM-062524-1	TycoIntegrated Security	Paid by EFT #11950		06/25/2024	07/09/2024	07/09/2024		07/09/2024	96.75
SEM-062524-10	Amazon	Paid by EFT #11959		06/25/2024	07/09/2024	07/09/2024		07/09/2024	50.13
SEM-062524-2	TycoIntegrated Security	Paid by EFT #11951		06/25/2024	07/09/2024	07/09/2024		07/09/2024	109.12
SEM-062524-3	Batteries Plus	Paid by EFT #11952		06/25/2024	07/09/2024	07/09/2024		07/09/2024	131.76
SEM-062524-4	Dropbox	Paid by EFT #11953		06/25/2024	07/09/2024	07/09/2024		07/09/2024	119.88
SEM-062524-5	Amazon	Paid by EFT #11954		06/25/2024	07/09/2024	07/09/2024		07/09/2024	41.69
SEM-062524-6	Dropbox	Paid by EFT #11955		06/25/2024	07/09/2024	07/09/2024		07/09/2024	(482.31)
SEM-062524-7	Amazon	Paid by EFT #11956		06/25/2024	07/09/2024	07/09/2024		07/09/2024	80.07
SEM-062524-8	Amazon	Paid by EFT #11957		06/25/2024	07/09/2024	07/09/2024		07/09/2024	26.17
SEM-062524-9	Amazon	Paid by EFT #11958		06/25/2024	07/09/2024	07/09/2024		07/09/2024	9.56
AJB-062524-1	R&H Wholesale Supply	Paid by EFT #11880		06/25/2024	07/09/2024	07/09/2024		07/09/2024	503.99
AJB-062524-10	ebay	Paid by EFT #11889		06/25/2024	07/09/2024	07/09/2024		07/09/2024	89.92
AJB-062524-11	Supplyhouse.com	Paid by EFT #11890		06/25/2024	07/09/2024	07/09/2024		07/09/2024	91.74
AJB-062524-2	Zoro Tools Inc.	Paid by EFT #11881		06/25/2024	07/09/2024	07/09/2024		07/09/2024	156.28
AJB-062524-3	The Verdin Company	Paid by EFT #11882		06/25/2024	07/09/2024	07/09/2024		07/09/2024	1,104.99
AJB-062524-4	Grainger	Paid by EFT #11883		06/25/2024	07/09/2024	07/09/2024		07/09/2024	347.04
AJB-062524-5	ebay	Paid by EFT #11884		06/25/2024	07/09/2024	07/09/2024		07/09/2024	70.00
AJB-062524-6	Supplyhouse.com	Paid by EFT #11885		06/25/2024	07/09/2024	07/09/2024		07/09/2024	30.96
AJB-062524-7	Standard Electric Supply	Paid by EFT #11886		06/25/2024	07/09/2024	07/09/2024		07/09/2024	126.40
AJB-062524-8	Menards	Paid by EFT #11887		06/25/2024	07/09/2024	07/09/2024		07/09/2024	728.07
AJB-062524-9	Standard Electric Supply	Paid by EFT #11888		06/25/2024	07/09/2024	07/09/2024		07/09/2024	16.08
BTS-062524-1	North American Safety	Paid by EFT #11873		06/25/2024	07/09/2024	07/09/2024		07/09/2024	1,705.74
BTS-062524-2	North American Safety	Paid by EFT #11874		06/25/2024	07/09/2024	07/09/2024		07/09/2024	2,111.73
BTS-062524-3	North American Safety	Paid by EFT #11875		06/25/2024	07/09/2024	07/09/2024		07/09/2024	792.20
GSR-062524-1	Colorado State University	Paid by EFT #11878		06/25/2024	07/09/2024	07/09/2024		07/09/2024	800.00
JM-062524-1	Amazon.com	Paid by EFT #11810		06/25/2024	07/09/2024	07/09/2024		07/09/2024	266.88
JM-062524-10	Amazon.com	Paid by EFT #11819		06/25/2024	07/09/2024	07/09/2024		07/09/2024	308.70
JM-062524-11	Amazon.com	Paid by EFT #11820		06/25/2024	07/09/2024	07/09/2024		07/09/2024	396.04
JM-062524-12	SavATree	Paid by EFT #11821		06/25/2024	07/09/2024	07/09/2024		07/09/2024	148.00
JM-062524-13	Amazon.com	Paid by EFT #11822		06/25/2024	07/09/2024	07/09/2024		07/09/2024	(51.45)
JM-062524-14	Amazon Marketplace	Paid by EFT #11823		06/25/2024	07/09/2024	07/09/2024		07/09/2024	14.60
JM-062524-15	Amazon Marketplace	Paid by EFT #11843		06/25/2024	07/09/2024	07/09/2024		07/09/2024	93.88
JM-062524-16	Triple Crown Products	Paid by EFT #11824		06/25/2024	07/09/2024	07/09/2024		07/09/2024	45.25
JM-062524-17	Amazon Marketplace	Paid by EFT #11825		06/25/2024	07/09/2024	07/09/2024		07/09/2024	326.70
JM-062524-18	Amazon Marketplace	Paid by EFT #11826		06/25/2024	07/09/2024	07/09/2024		07/09/2024	26.77
JM-062524-19	Amazon Marketplace	Paid by EFT #11827		06/25/2024	07/09/2024	07/09/2024		07/09/2024	27.00
JM-062524-2	Amazon Marketplace	Paid by EFT #11811		06/25/2024	07/09/2024	07/09/2024		07/09/2024	19.16
JM-062524-20	Amazon Marketplace	Paid by EFT #11828		06/25/2024	07/09/2024	07/09/2024		07/09/2024	25.98
JM-062524-21	Amazon.com	Paid by EFT #11829		06/25/2024	07/09/2024	07/09/2024		07/09/2024	24.92
JM-062524-22	Amazon Marketplace	Paid by EFT #11830		06/25/2024	07/09/2024	07/09/2024		07/09/2024	22.00
JM-062524-23	Amazon.com	Paid by EFT #11831		06/25/2024	07/09/2024	07/09/2024		07/09/2024	72.20
JM-062524-24	Amazon Marketplace	Paid by EFT #11832		06/25/2024	07/09/2024	07/09/2024		07/09/2024	18.49

Attachment: Warrant #14 (2024-12 : Warrant 2024 # 14)

VILLAGE OF PALATINE

Warrant #14 EFT #2

Payment Date Range 07/09/24 - 07/09/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
JM-062524-25	Amazon Marketplace	Paid by EFT #11833		06/25/2024	07/09/2024	07/09/2024		07/09/2024	29.65
JM-062524-26	Amazon Marketplace	Paid by EFT #11834		06/25/2024	07/09/2024	07/09/2024		07/09/2024	191.87
JM-062524-27	Amazon.com	Paid by EFT #11835		06/25/2024	07/09/2024	07/09/2024		07/09/2024	55.02
JM-062524-28	Amazon Marketplace	Paid by EFT #11836		06/25/2024	07/09/2024	07/09/2024		07/09/2024	66.99
JM-062524-29	SavATree	Paid by EFT #11837		06/25/2024	07/09/2024	07/09/2024		07/09/2024	148.00
JM-062524-3	Amazon.com	Paid by EFT #11812		06/25/2024	07/09/2024	07/09/2024		07/09/2024	15.12
JM-062524-30	Amazon Marketplace	Paid by EFT #11838		06/25/2024	07/09/2024	07/09/2024		07/09/2024	32.25
JM-062524-31	Amazon Marketplace	Paid by EFT #11839		06/25/2024	07/09/2024	07/09/2024		07/09/2024	87.08
JM-062524-32	Amazon.com	Paid by EFT #11840		06/25/2024	07/09/2024	07/09/2024		07/09/2024	25.86
JM-062524-33	Amazon.com	Paid by EFT #11841		06/25/2024	07/09/2024	07/09/2024		07/09/2024	29.76
JM-062524-34	Einstein Bros-Online	Paid by EFT #11842		06/25/2024	07/09/2024	07/09/2024		07/09/2024	208.53
JM-062524-4	Amazon Marketplace	Paid by EFT #11813		06/25/2024	07/09/2024	07/09/2024		07/09/2024	144.08
JM-062524-5	Amazon.com	Paid by EFT #11814		06/25/2024	07/09/2024	07/09/2024		07/09/2024	85.88
JM-062524-6	Amazon.com	Paid by EFT #11815		06/25/2024	07/09/2024	07/09/2024		07/09/2024	23.99
JM-062524-7	Amazon.com	Paid by EFT #11816		06/25/2024	07/09/2024	07/09/2024		07/09/2024	85.13
JM-062524-8	Amazon.com	Paid by EFT #11817		06/25/2024	07/09/2024	07/09/2024		07/09/2024	(266.88)
JM-062524-9	Amazon Marketplace	Paid by EFT #11818		06/25/2024	07/09/2024	07/09/2024		07/09/2024	24.50
JRK-062524-1	Grainger	Paid by EFT #11895		06/25/2024	07/09/2024	07/09/2024		07/09/2024	62.19
JRK-062524-2	Grainger	Paid by EFT #11896		06/25/2024	07/09/2024	07/09/2024		07/09/2024	128.74
JRK-062524-3	Small Engines Pro Dealer	Paid by EFT #11897		06/25/2024	07/09/2024	07/09/2024		07/09/2024	195.69
JRK-062524-4	Cummins	Paid by EFT #11898		06/25/2024	07/09/2024	07/09/2024		07/09/2024	770.00
LW-062524-1	Home Depot	Paid by EFT #11845		06/25/2024	07/09/2024	07/09/2024		07/09/2024	469.84
MG-062524-1	Home Depot	Paid by EFT #11916		06/25/2024	07/09/2024	07/09/2024		07/09/2024	15.21
MG-062524-2	Home Depot	Paid by EFT #11917		06/25/2024	07/09/2024	07/09/2024		07/09/2024	19.97
MJK-062524-1	Menards	Paid by EFT #11859		06/25/2024	07/09/2024	07/09/2024		07/09/2024	479.00
MJK-062524-2	Menards	Paid by EFT #11860		06/25/2024	07/09/2024	07/09/2024		07/09/2024	302.51
MJK-062524-3	Sherwin Williams	Paid by EFT #11861		06/25/2024	07/09/2024	07/09/2024		07/09/2024	99.18
MWK-062524-1	Ebay	Paid by EFT #11846		06/25/2024	07/09/2024	07/09/2024		07/09/2024	77.80
MWK-062524-10	Grainger	Paid by EFT #11855		06/25/2024	07/09/2024	07/09/2024		07/09/2024	4.25
MWK-062524-11	Grainger	Paid by EFT #11856		06/25/2024	07/09/2024	07/09/2024		07/09/2024	27.47
MWK-062524-12	Ebay	Paid by EFT #11857		06/25/2024	07/09/2024	07/09/2024		07/09/2024	92.97
MWK-062524-13	Stengel Bros. Inc.	Paid by EFT #11858		06/25/2024	07/09/2024	07/09/2024		07/09/2024	561.27
MWK-062524-2	Mutual Ace Hardware	Paid by EFT #11847		06/25/2024	07/09/2024	07/09/2024		07/09/2024	50.37
MWK-062524-3	Grainger	Paid by EFT #11848		06/25/2024	07/09/2024	07/09/2024		07/09/2024	256.68
MWK-062524-4	Grainger	Paid by EFT #11849		06/25/2024	07/09/2024	07/09/2024		07/09/2024	153.04
MWK-062524-5	Grainger	Paid by EFT #11850		06/25/2024	07/09/2024	07/09/2024		07/09/2024	226.35
MWK-062524-6	Grainger	Paid by EFT #11851		06/25/2024	07/09/2024	07/09/2024		07/09/2024	60.69
MWK-062524-7	Grainger	Paid by EFT #11852		06/25/2024	07/09/2024	07/09/2024		07/09/2024	557.01
MWK-062524-8	Grainger	Paid by EFT #11853		06/25/2024	07/09/2024	07/09/2024		07/09/2024	14.30
MWK-062524-9	Grainger	Paid by EFT #11854		06/25/2024	07/09/2024	07/09/2024		07/09/2024	128.75
RLK-062524-1	Menards	Paid by EFT #11869		06/25/2024	07/09/2024	07/09/2024		07/09/2024	614.96
RLK-062524-2	Menards	Paid by EFT #11870		06/25/2024	07/09/2024	07/09/2024		07/09/2024	252.34

Attachment: Warrant #14 (2024-12 : Warrant 2024 # 14)

VILLAGE OF PALATINE

Warrant #14 EFT #2

Payment Date Range 07/09/24 - 07/09/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
SAD-062524-1	U of I Crop Science	Paid by EFT #11806		06/25/2024	07/09/2024	07/09/2024		07/09/2024	45.00
SAD-062524-2	Hobby Lobby	Paid by EFT #11807		06/25/2024	07/09/2024	07/09/2024		07/09/2024	46.73
SAD-062524-3	Home Depot	Paid by EFT #11808		06/25/2024	07/09/2024	07/09/2024		07/09/2024	7.98
SC-062524-1	Home Depot	Paid by EFT #11894		06/25/2024	07/09/2024	07/09/2024		07/09/2024	33.96
WES-062524-1	Home Depot	Paid by EFT #11879		06/25/2024	07/09/2024	07/09/2024		07/09/2024	9.97
	Vendor **4466 - JP Morgan Chase Bank Commercial Card** Totals					Invoices	168		$309,625.92
				Grand Totals		Invoices	168		$309,625.92

Attachment: Warrant #14 (2024-12 : Warrant 2024 # 14)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 06/28/2024

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	06/28/2024	265291	Utility Management Refund	RACHWALSKI , BERNADETTA		15.12

Account Type	Account Number	Transaction Date	Transaction Type

AP Accounts Payable ZBA Totals:	Transactions: 1		$15.12
Checks:	1	$15.12	

Attachment: Warrant #14 (2024-12 : Warrant 2024 # 14)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 07/01/2024

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	07/01/2024	265292	Utility Management Refund	PARKER , JANICE		49.93

Account Type	Account Number	Transaction Date	Transaction Type
Residential - Single Family	105033001-001	07/01/2024	Refund

AP Accounts Payable ZBA Totals:		Transactions: 1	$49.93
Checks:	1	$49.93	

Attachment: Warrant #14 (2024-12 : Warrant 2024 # 14)

Consider a Motion Approving the TwiLight Fun Run Including a Waiver of the Village's Sound Amplification Ordinance and Temporary Street Closures on August 9, 2024

BACKGROUND

The Palatine Park District would like to host their 2nd Annual, TwiLight Fun Run, at the Tom T. Hamilton Reservoir, 1037 N. Smith Street. They are requesting closure of streets throughout a portion of the Village for the run on Friday, August 9, 2024. The run will begin at 6:30pm and end at approximately 8:30pm. Based on the use of the speaker system and microphone, a sound waiver is necessary. The route is outlined on the attached map. The run/walk will offer the community a fun, safe, and family friendly activity. Notification of the event to area residents will be required.

KEY ISSUES

- The Council has previously approved this event in 2023.
- The Police Department will use on-duty personnel to assist with the event.
- In conjunction with the event, the Petitioner is requesting a waiver of the Village's sound amplification ordinance to allow announcements through a speaker system (amplified sound) from 6:30 PM - 8:30 PM.

ALTERNATIVES

1. Approve the temporary closure of streets and sound waiver.
2. Do not approve the temporary closure of streets and sound waiver.

RECOMMENDATION

Action is at the discretion of the Committee.

ACTION REQUIRED

Action is at the discretion of the Committee.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Brad Helms

Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for the 3rd Annual St. Thomas of Villanova Parish Picnic on Saturday, August 3, 2024

BACKGROUND:
St. Thomas of Villanova wishes to hold their 3rd annual Parish Picnic event on Saturday, August 3, 2024 from 11AM to 10PM at 1141 E. Anderson Drive. The picnic entails an outdoor mass, kid's events, food tent, drinks and music. In conjunction with the event, St. Thomas is requesting the following approvals:

Waiver of the Sound Amplification Ordinance for an outdoor mass on Saturday, August 3 from 5:00 - 6:00 PM and live music from 6:30 - 9:30 PM

KEY ISSUES:
The Picnic event details are as follows:

- Saturday, August 3 from 11 AM to 10 PM;
- Bring together parish for a day and night of food, drinks and music;
- Estimated attendance of 500 - 600 people;
- Live music, outdoor mass (5 - 6PM), kids events;
- Food tent;
- Beer and wine.

ALTERNATIVES:
1. Approve the St. Thomas of Villanova Parish Picnic.
2. Do not approve the event.

RECOMMENDATION:
Staff recommends action at the Village Council's discretion for approval of the St. Thomas of Villanova Parish Picnic.

ACTION REQUIRED:
A motion to approve the St. Thomas of Villanova Parish Picnic and related sound waiver request.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Brad Helms

Consider an Ordinance Amending Chapter 10 - Existing Structures of the Palatine Code of Ordinances

BACKGROUND:
From time to time, it is necessary to review different sections and chapters of the Village's Code of Ordinances. Staff has completed such an analysis of Chapter 10 - Existing Structures and are recommending several revisions.

KEY ISSUES:
The following outlines the significant revisions included within the proposed amendments:

- Amend the definitions section, including adjustments to existing definitions and the addition/removal of other definitions.
- Remove several existing sections that are either repetitive or areas that the Village does not enforce.
- Amend Section 10-15 regarding the licensing of rental units and related requirements.
- Amend the annual inspection requirements for multiple dwelling unit buildings, requiring 25% of the units to be inspected annually, but allowing the Village to inspect additional units if deemed necessary based on the findings of the Village's minimum annual inspections.
- Expands the applicable inspection cancellation fees to include those instances when a unit(s) cannot be accessed, or the inspection cannot be conducted safely.

ALTERNATIVES:
1. Approve ordinance amending Chapter 10.
2. Do not approve ordinance amending Chapter 10.

RECOMMENDATION:
Staff recommends approval of the ordinance amending Chapter 10 of the Code of Ordinances.

ACTION REQUIRED:
Motion to approve the ordinance amending Chapter 10 of the Code of Ordinances.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Brad Helms

Consider Ordinances and a Resolution Granting Final Planned Development, Preliminary and Final Plat of Subdivision/Consolidation, Special Use for Fill in the Floodplain, and a Rezoning to Planned Development at 1855 N. Hicks Road

BACKGROUND:
Housing Opportunity Development Corporation and Shelter, Inc., received Preliminary Planned Development approval in August 2023 for a 12-bedroom residential facility. Shelter Inc. would provide housing for young women (ages 12-18) who experienced commercial sexual exploitation and domestic trafficking. Shelter Inc. indicates that the proposed home would be the first in Illinois, with the current population relocated out of state to receive services. Therefore, the Petitioners are requesting approval of the following:

1. Final Planned Development;
2. Special Use for Fill in a Floodplain, with compensatory storage provided;
3. Preliminary and Final Plat of Subdivision (Plat Consolidation); and
4. Rezoning to Planned Development.

KEY ISSUES:

- The Subject Property, consisting of 3 lots, encompasses 2.924 acres and was previously occupied by a single-family home. After receiving preliminary Planned Development approval, HODC acquired the property, and the home and garage were subsequently demolished. Since the initial approval, the Petitioners have completed the necessary architectural and engineering plans for the final approvals.
- Through final engineering, the proposed building location was adjusted to avoid impact to the existing floodplain/wetland on the property. The building size (approximately 6,100 SF), floorplan, and layout (12 individual bedrooms & 6 bathrooms) are consistent with the Preliminary Planned Development approval. Shelter Inc. would maintain 4 offices to staff the residence on a 24-hour basis, at a 3:1 ratio, with 4 Shelter Inc. staff members present at full occupancy.
- The following details the initial and revised standards building information:

	Setbacks	**Building square footage**
PPD Approved	FY=123 ft.; SY(N) = 80; SY(S)= 189.67; & RY = 110.67	PPD = 6,080 SF;
FPD Revised	FY=184.9; SY(N)=205.51; SY(S)=65.68; & RY=51.00	FPD = 6,080 SF
Parking provided	PPD= 15 spaces; FPD = 19	Elevations: Container built building, with James Hardie siding. This is consistent with the PPD.

Architecture:

- The main entrance and covered porch realigned to a western orientation. By shifting the building, the parking lot also transitioned the north side of the building, with 19 spaces provided. The site is accessed through one curb cut and driveway leading to the parking lot and building.
- The floorplan continues to include a community space area for the residents, full-service kitchen, dining area, and approximately 300 square foot study hall to allow the residents to continue their schooling, while living at the residence. Counseling services would also be provided on a needed basis. The home would be licensed through DCFS, which also provided the necessary funding for the home.
- The exterior of the building will be of a Hardie Board cement fiber board cladding, with shipping containers used as the underlying construction for the interior construction foundation. The Petitioners and the general contractor met with the Building Division to better understand the various Code requirements and construction process.
- The exterior materials would comply with the monotony code requirements of the building code and Staff and the Petitioners worked with the architectural plans to include additional window openings and elements on the west side of the building, to further accommodate the transition of the building. This is reflected in the architectural plans. Video surveillance and monitoring of the exterior and common areas would be provided on a 24-hour basis.
- The proposed landscaping plans preserve many of the existing trees and plantings north, east, and southwest of the building and proposed additional trees, shrubs, and perennials and groundcover around the building. There is also a private courtyard area on the west side of the building, which contains additional landscaping and materials.
- With the revised building location and maintenance of many of the exiting trees, it is not necessary to propose fencing and a gate along Hick Road, as was initially contemplated. The south and eastern side will be enclosed with a new 6-foot wood privacy fence, which connects to the existing fencing on the property to the north of the Subject Property.

Engineering:

- The final engineering plans are consistent with the preliminary plans and are conditionally recommended by the Village Engineer. The final engineering plans, contemplate a limited amount of fill in the floodplain, with compensatory storage provided, to construct the access driveway. This requires a Special Use and compensatory storage to allow fill in the floodplain. The compensatory storage exceeds the minimum 1:1.1 ratio for filling the floodplain and Staff also notes that the Code permits driveways in the floodplain, but the fill requires Special Use review.
- A storm water detention basin is in the southwest corner of the property and utilizes the existing contours to manage stormwater, as required by MWRD and Village Code. With the exception of the fill and detention basin, the building and parking lot are located on stable contours of the property and no additional fill is required. Utilities exist proximate to the site, with the watermain connection

coming from the west side of Hicks Road and the necessary sanitary connection coming through easement from southeast.

- With the existing floodplain and wetland encumbrances on the property, Staff agrees that the proposed is an appropriate use and it conforms with the 2011 Comprehensive Plan recommendations for a multi-family use of this section of Hicks Road.

ALTERNATIVES:

1. Approve the Final Planned Development, Preliminary & Final Plat of Subdivision/Consolidation, Special Use for Fill in the Floodplain, with compensatory storage, and Rezoning to Planned Development for the proposed HODC/Shelter Inc supportive housing.
2. Do not approve the Final Planned Development, Preliminary & Final Plat of Subdivision/Consolidation, Special Use for Fill in the Floodplain, with compensatory storage, and Rezoning to Planned Development for the proposed HODC/Shelter Inc supportive housing.

RECOMMENDATION:

Public Hearing:	Planning & Zoning Commission - June 25, 2024
Residents testifying:	2: Questions about the proximity of the residence to the creek and clarification questions about the residents, proposed funding, and proposed per person costs and out of state cost information.
Vote:	The Planning & Zoning Commission voted unanimously to approve the requested Final Planned Development, Preliminary and Final Plat of Subdivision/Consolidation, Special Use for Fill in a Floodplain, and a Rezoning to Planned Development.

ACTION REQUIRED:

A motion to approve the ordinances and resolution granting final planned development approval, preliminary and final plat of subdivision/consolidation, special use for fill in a floodplain, with compensatory storage, a rezoning to planned development for the property at 1855 N. Hicks Road.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Brad Helms

Consider an Ordinance Approving the Village of Palatine's 2024 CDBG Action Plan

BACKGROUND:
As necessary for the Village's participation in the Community Development Block Grant (CDBG) program, the Department of Housing and Urban Development (HUD) requires that a Draft Action Plan is made available for a 30-day public review and comment period. The Village Council approved the commencement of this review on June 3, 2024. As no public comments were submitted during this time, it is now appropriate to submit the 2024 Action Plan to HUD. Therefore, Staff is recommending approval of the following:

> **Consider an Ordinance Approving the Village of Palatine's CDBG 2024 Action Plan.**

KEY ISSUES:
The Village's anticipated CDBG FY2024 entitlement amount is $480,133, which represents a 3.5% decrease from last year. Palatine's program-year runs from October 1st through September 31st. Per HUD regulations, the Village may recommend up to 15% ($72,019) for social service providers and up to 20% ($96,026) for program administration. The Village has historically utilized the remaining funds for public improvement projects and this year's Action Plan continues that recommendation.

For reference, the 2024 requested subrecipient funding totaled $81,000. The subrecipient application notice was posted on the Village's website on April 1 and Staff sent FY2024 CDBG notices to all social service agencies that applied for or received funding over the past four years.

The FY2024 Action Plan recommends CDBG funding for the following activities: program administration, public infrastructure, facility improvements (eligible projects associated with low- to moderate-income areas and clientele), childcare/community center administration, homelessness service and prevention, emergency transitional shelter program, supportive services for senior citizens, and counseling and advocacy for abuse victims. As required, the 30-day public comment period was noticed in the newspaper and began on June 3, 2024. Staff recommends the following CDBG expenditures for FY2024:

Administration and Infrastructure/Public Facilities			
Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Village of Palatine Planning & Zoning	CDBG Administration (maximum 20%)	$96,026	$96,026
Village of Palatine Public Works	Public Improvement Projects	$312,088	$312,088
Public Services	Social Service Agencies (maximum 15%)	$93,000	$72,019
	Total Requested	**$501,114**	

	Total Available		**$480,133**

Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Children's Advocacy Center	Child Abuse Counseling	$6,000	$5,000
Family Forward	Financial Assistance for Rent and Case Management	$3,000	$3,000
Northwest Compass		$10,000	$0
JOURNEYS	Homeless Services	$20,000	$18,000
POC	Case Management Service Coordinator	$24,000	$24,000
Palatine Township	Support Services for Older Adults	$10,000	$4,000
PTSCC	Resources and Programs for Very Low-Income Clients	$15,000	$14,019
WINGS	Homeless Services for Domestic Violence Victims	$5,000	$4,000
	Total Requested	**$93,000**	
	Total Available		**$72,019**

The full FY2024 Action Plan can be reviewed on the Village Website at

https://www.palatine.il.us/162/Community-Development-Block-Grant-Progra

ALTERNATIVES:
1. Approve the CDBG 2024 Action Plan.
2. Do not approve the CDBG 2024 Action Plan.

RECOMMENDATION:
Staff recommends approval of the CDBG 2024 Action Plan.

ACTION REQUIRED:
Consider an Ordinance Approving the Village of Palatine's FY 2024 Action Plan.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Brad Helms

Consider a Motion to Award a Contract for the 2024 Water Main Replacement Contract 3 Project

BACKGROUND:
Peregrine Drive and Linden Avenue are recommended for water main replacement due to their age and the number of breaks that have occurred over the last several years. The water main replacement on Peregrine Drive will be from Falmore Drive to Quentin Road, including Peregrine Court and Tymore Court (approximately 3,045 feet). The water main replacement on Linden Avenue will be from Robertson Street to Ashland Avenue (approximately 1,437 feet).

KEY ISSUES:
- On Tuesday, July 2, 2024, eleven bids were received, ranging from a high of $2,669,947 to a low of $1,771,252.
- The lowest responsive and responsible bidder was Gerardi Sewer & Water Company of Addison, Illinois in the amount of $1,771,252.
- The Engineer's estimate was $1,907,394.

ALTERNATIVES:
1. Award the contract for the 2024 Water Main Replacement Contract 3 to Gerardi Sewer & Water.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2024 Water Main Replacement Contract 3 Project be awarded to Gerardi Sewer & Water.

BUDGET IMPACT:
Funding is available in the water fund of the 2024 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to award the contract for the 2024 Water Main Replacement Contract 3 Project to Gerardi Sewer & Water Company of Addison, Illinois in the amount of $1,771,252.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Brad Helms

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2024 Water Main Replacement Contract 3 Project

BACKGROUND:
Construction is scheduled for the 2024 Water Main Replacement Contract 3 Project. Work is tentatively scheduled to commence in August with construction to be substantially completed by early October.

KEY ISSUES:
- Utilizing construction engineering services is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during this construction project.
- A qualification-based selection process was used for selection of the recommended construction engineer.
- Doland Engineering completed the design and permitting for the Contract 1 project and demonstrated their ability to perform construction engineering on behalf of the Village in 2023 for water main replacement projects.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2024 Water Main Replacement Contract 3 Project.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2024 Water Main Replacement Contract 3 Project.

BUDGET IMPACT:
Funding is available in the Water Fund of the 2024 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2024 Water Main Replacement Contract 3 Project in the amount of $59,730.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Brad Helms

Consider a Motion Authorizing the Village Manager to Execute an Amendment to the General Agreement for Use of Dark Fiber with Unite Private Network

BACKGROUND:
In June of 2011, the Village entered into a General Agreement with Unite Private Networks-Illinois (UPN) to provide Dark Fiber services in certain portions of the Village. One of these locations is along Hicks Road continuing onto Village property connecting the Police Headquarters to Fire Station 82. The Village uses this facility as primary network connections.

The existing fiber line on the Fire Station 82 property is in conflict with the proposed addition to accommodate the relocation of Fire Administration.

KEY ISSUES:
- Bids were received for the construction of the addition at Fire Station 82 on July 9th. There was excellent competition as 21 bids were received.
- Bids are now under review and tracking towards the August 5th Village Council meeting for award. It seems likely that the base bid, as well as potentially all alternates, can be awarded within the budgeted resources for this project.
- To accelerate the relocation of this utility now in conflict, it is recommended the lease amendment be approved to allow construction of the relocated facility which is necessary to accommodate our addition. Approving this now, in advance of the fire station construction contract, will allow the fire station to proceed in an expeditious manner once the contract is awarded.

ALTERNATIVES:
1. Authorize the Village Manager to execute Amendment 1 to the General Agreement with Unite Private Networks- Illinois, LLC.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the Amendment.

BUDGET IMPACT:
American Rescue Plan (ARPA) funds in the amount of $45,000 have been appropriated in the Capital Improvement Budget to accommodate this project.

ACTION REQUIRED:
A motion to authorize the Village Manager to execute Amendment 1 to the General Agreement with Unite Private Networks- Illinois, LLC.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Brad Helms

Consider an Ordinance Reducing the Security Deposit and Commencing the One-Year Maintenance Period for Taylor Estates Subdivision at 301-305 N. Clyde Avenue

BACKGROUND:
The Subject Property includes a 2-lot residential subdivision at 301-305 N. Clyde Avenue. On March 21, 2022, the Village accepted a public improvement security deposit in the amount of $70,417.60 to ensure the completion of the required public improvements for the Taylor Estates Subdivision. JB Homes of Illinois, LLC, completed all of the required public improvements and has requested a reduction down to $7,041.76 of the corresponding security deposit. Therefore, the developer is seeking approval of the following:

Authorization for a reduction of the public improvement security deposit and commencement of the one-year maintenance period.

KEY ISSUES:
- The Petitioner has completed the required public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Taylor Estates Subdivision. The Village Engineer has inspected the improvements and approved the reduction request and commencement of the one-year maintenance period.
- The $63,375.84 reduction request includes all required public improvements. The remaining funds will ensure the completion for all the required one-year maintenance period (10%) for the subdivision.

ALTERNATIVES:
1. Authorize the reduction of the public improvement security deposit and commencement of the maintenance period.
2. Do not authorize the reduction of the public improvement security deposit and commencement of the maintenance period.

RECOMMENDATION:
A motion to approve a resolution granting a security deposit reduction and commencement of the one-year maintenance period for Taylor Estates Subdivision.

ATTACHMENTS:
- Aerial Map
- RES - Reduction and maintenance

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Brad Helms

GISConsortium

Taylor Estates Subdivision



0 150 300 ft

Print Date: 7/3/2024

Notes

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

Attachment: Aerial Map (Security Deposit Reduction -& Maintenane Period - Taylor Estates (CA))

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REDUCTION OF SECURITY DEPOSIT AND COMMENCEMENT OF THE ONE-YEAR MAINTENANCE PERIOD FOR TAYLOR ESTATES SUBDIVISION, PURSUANT TO THE VILLAGE OF PALATINE MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02

WHEREAS, on the 6th day of May, 2024, JB Homes of Illinois, LLC for good and valuable consideration agreed to install certain public improvements in the Taylor Estates Subdivision (301-305 N. Clyde Avenue); and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the Taylor Estates Subdivision, located at 301 N. Clyde Avenue, a Security Deposit in the amount of $70,417.60 was deposited with the Village of Palatine on the 21st day of March 2022 to ensure the completion of the project improvements; and

WHEREAS, JB Homes of Illinois, LLC has completed all of the required public improvements, which were inspected and accepted by the Village Engineer and has therefore applied for a reduction of the letter of credit in the amount of $63,375.84; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements

Attachment: RES - Reduction and maintenance (Security Deposit Reduction -& Maintenane Period - Taylor Estates (CA))

to have been satisfactorily completed and the one-year maintenance period may commence.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Palatine that:

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of $63,375.84 and the letter of credit is hereby reduced to $7,041.76 and the one-year maintenance period may commence.

PASSED: This _____ day of_____, 2024.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2024.

_____
Village Clerk

Attachment: RES - Reduction and maintenance (Security Deposit Reduction -& Maintenane Period - Taylor Estates (CA))